

# Community Participation Plan Port Wentworth Comprehensive Plan



*Submitted to:*

**Georgia Department of  
Community Affairs**

*By:*

**City of Port Wentworth, Georgia**

**July 2007**

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## Introduction

The word community can be defined as a population of people living in a common location. There can be a wide variation when it comes to the basic social, professional, economic, and political values of the residents that make up a community. In preparing a Comprehensive Plan, it is important to work with citizens to identify the issues and challenges unique to their community. The Comprehensive Planning process begins with an evaluation of the current strengths and needs of the community followed by a vision for the future. This Community Participation Program is designed to give citizens the opportunity to take part in the planning process in an effort to gain support for proposed programs from the public and to produce a document that best reflects the overall vision for the community. An innovative and comprehensive public involvement program will ensure that the public feels vested in results of the planning process.

The Department of Community Affairs (DCA) requires that a Community Participation Program be implemented as part of the Comprehensive Planning Process as outlined in the Rules for Comprehensive Planning, Section 110-12-1-.04. The goal for the Program as outlined in the Rules is as follows:

*“The purpose of the Community Participation Program is to ensure that the local comprehensive plan reflects the full range of community values and desires, by involving a diverse spectrum of stakeholders in development of the Community Agenda. This broad-based participation in developing the Community Agenda will also help ensure that it will be implemented, because many in the community are involved in its development and thereby become committed to seeing it through.”*

The DCA also requires that a plan for the Community Participation Program be developed and submitted to DCA for approval prior to the start of the public involvement process. This document outlines the City’s strategy to develop and implement a public involvement program for the City of Port Wentworth’s Comprehensive Plan and is hereby submitted to DCA for approval.

# 1. Scope

The mission of the Community Participation Plan is to provide citizens the opportunity to make their voices heard by taking part in the development of the Comprehensive Plan. An effective community participation program should be designed to educate the public as well as provide an opportunity for citizens to be part of the planning process. The participation strategies outlined in this report have been selected to assure that citizens understand the planning process and that multiple opportunities for public involvement exist.

To facilitate development and submittal of the Community Assessment and this document (Community Participation Plan), one public involvement strategy has already been implemented. Three public meetings were held, in accordance with the DCA Rules for Comprehensive Planning, to introduce the plan and increase public awareness throughout the process and before the Community Assessment and Community Participation Plan were submitted to the DCA.

Upon approval of the Community Involvement Plan from the DCA, the City will begin its public involvement program with a web-based community survey. The community survey will give citizens the chance to express their opinions in an informal and anonymous setting. Educational material will be available at City Hall, on the website, and on the cable channel to keep the public informed throughout the process. Public meetings will be convened to review the draft development strategies, issues and opportunities presented in the Community Assessment as they related to the various communities within Port Wentworth. Finally, prior to submittal of the Community Agenda, at the conclusion of the planning process, a fourth public meeting will be held to present the Agenda to the public. The following public involvement strategies have been selected by the City as part of the public involvement strategy and are discussed in this report:

- Public Meetings
- Community Meetings
- Community Survey
- Public Information & Outreach

In most cases, informing and educating the public is not enough. The most successful strategy is one that also gets citizens involved in the decision making process that will shape the future of their community. The City intends to accomplish this goal by providing various levels of public involvement, which have the potential to reach all citizens. The community survey will be administered in order to provide an avenue for the general public to provide input. Citizens that want to take a greater role in the planning process will have the option to participate in community events such as public meetings and/or community meetings. Participating citizens will have the opportunity to work directly with the City during the development of the Community Agenda.

Implementing the tasks outlined in this report will improve the overall quality of the plan by defining the values of the community and working together to accomplish those goals. Additionally, involving the public during the planning stage will help to garner support for the Comprehensive Plan and its eventual implementation.

## 2. Public Meetings

The state minimum standards require that a Public Hearing be held before City Council to inform the public regarding the status of the Comprehensive Plan and to adopt a resolution to submit the Community Assessment and Community Participation Plan to the DCA. The City's consultant presented the work completed for the Community Assessment and Community Participation Plan to the City of Port Wentworth Planning and Zoning Commission on April 2, 2007 and July 16, 2007. The comprehensive planning process was introduced to the City of Port Wentworth Council on September 28, 2006 and July 26, 2007. All meetings were open to the public and advertised in accordance with City procedures. Schedules were posted on the City's website and agendas were made publicly available at City Hall before the meetings. Please see Appendix B for copies of the agendas for these meetings. The following items were presented at the public meetings:

- Existing Land Use Map
- Community Character Map
- Areas that Require Special Attention Map
- Issues & Opportunities
- Data Assessment
- Quality Community Objectives Assessment
- Public Involvement Strategy
- Project Schedule

These initial public meetings provided citizens with an opportunity to ask questions and voice any concerns about the proposed strategy for public involvement and plan development. Another round of public meetings will be held prior to final adoption of the Community Agenda.

## **3. Identification of Public Participation Techniques**

### **3.1 Community Meetings**

A great part of the success of the Comprehensive Plan will be dependent on community involvement. Effective involvement from the communities that comprise the City will ensure that the Plan gains community wide support, addresses the issues and concerns of the general population, and is ultimately implemented. The benefits of community involvement include:

- Citizens increasingly desire to be involved in decisions that affect their community.
- People with different areas of expertise contribute ideas, resulting in a well thought out plan with better solutions.
- Fellow citizens tend to support programs in which they had involvement during the planning phase.
- By allowing residents, special interest groups, and business leaders to be involved, planners and decision-makers have the chance to think “outside the box.”
- Involving “citizen experts” helps facilitate communication.
- Working together provides the opportunity to understand other people’s concerns and issues.
- Community involvement allows for a more interconnected community.
- Community support builds program momentum and keeps the project moving forward.
- Citizen comments are heard and responded to early in the process, which leads to more effective program implementation and future acceptance.

It is important that a free flow of information be maintained between the City and the various communities. This is important because the people that comprise the Stakeholder Committee live and work within the community, and they will be the best resource to convey the Plan’s message. The City should consider that in order to effectively implement the future Comprehensive Plan, the Community Participation Program must create an awareness of land use, development, and community related issues and opportunities.

### 3.1.1 Community Meeting Strategy

Four Community Meetings will be held during the public involvement phase in order to provide opportunity for all of the identified communities within the City to participate in the planning process. The communities will be chosen to represent the various character areas and stakeholders within the City of Port Wentworth. The four communities for which a meeting will be specifically held include:

- Rural Villages/Rural Residential Area
- Suburban Areas
- Traditional Village
- Commercial/Industrial Community and Business Leaders

Community meetings will be held in an available meeting space as close to the community as possible. The Commercial/Industrial Community and Business Leader meeting will be held in conjunction with the Chamber of Commerce to ensure the greatest possible attendance. Each meeting will follow the general agenda below:

- I. Presentation: Comprehensive Planning Requirements, Procedures, and Schedule. This presentation will include a summary of the Community Assessment and planning work to date.
- II. Group Activity: The participants will be broken up into several groups (depending on attendance) to discuss the Character Area(s) specific to their community. The Group will be asked to review the draft definition and recommended development strategies and make comments and recommended changes. In addition, each group will be asked to identify issues and opportunities that affect their community.
- III. Group Presentation: Each group will present their revised Character Area and Issues & Opportunities to the community.

The City will advertise these meetings within each community through direct mailings, emails, the City's website, and handouts available at City Hall. Notifications will be provided to a combination of individual citizens, community leaders, church leaders, and the Chamber of Commerce. "Read ahead" material will be available on the City's website and will be available at City Hall. Experience has shown that making "read ahead" material available leads to more productive meetings by allowing the Stakeholders to review the information in advance. Stakeholder meetings will be held in an informal but professional manner to create an environment that will facilitate participation and to show due respect to the participants who are donating their time. Meetings will be held after work hours and will be limited to a maximum of two hours per meeting.

### **3.2 Community Survey**

In an effort to increase public involvement, the City will develop a community survey to gain feedback from citizens. The community survey is an effective tool as it is available to a large population at a minimal cost for the City and a minimal time commitment to the participants. A digital survey will be posted on the City website and hard copy surveys will be available at City Hall. The survey will contain questions on a wide range of community related topics. This would include showing pictures of different development patterns and asking citizens to rate them.

The results of the surveys will be tabulated and examined by the City. Based on the results, the City will incorporate the main issues and concerns of the citizens into the development of the future vision.

### **3.3 Public Information & Outreach**

In addition to the strategies identified above, the City will produce handouts to update citizens about the content and progress of the Comprehensive Planning process. The City will also ensure that all community participation opportunities are well publicized, so that all residents and property owners in the City of Port Wentworth have an opportunity to provide input. The City will utilize the following Public Information techniques:

- *Media Kit (Press Package).* A packet of information will be provided to the press containing information/facts to write an article (or a series of several articles) on the Comprehensive Plan. This press release will also contain information on the Community Meetings and Community Survey. A City contact name and phone number will also be included.
- *Newsletter.* The City of Port Wentworth issues a quarterly newsletter that is mailed to all residents of the City. This newsletter is also available at City Hall. The City will include information about the Community Meetings, Community Survey and other public involvement/information opportunities and schedule. This task will be performed at the beginning of the community participation program to encourage residents of the City to get involved in the process and will be repeated towards the end of the program to give residents a “last chance” to participate.
- *Informational Handouts(s).* These handouts and/or fact sheets will be simple and straightforward in order to explain the Comprehensive Planning process and what it is designed to accomplish. There may be more than one handout to explain various aspects of the Comprehensive Plan. The handouts will be made available at City Hall and will be distributed at public meetings.
- *Websites.* Websites are a great method of getting information out to a large group of people. A section or link will be added to the City’s website for the Comprehensive

Plan that will allow for quick immediate information for the general public. The webpage will include information on the program, dates for public meetings, the community survey, and a link to e-mail any questions or concerns. This website address will be listed in all materials designed for the program. The website also provides an opportunity to catalog appropriate public documents and make them available to the public through use of downloadable PDF files.

### 3.4 Public Involvement Schedule

Public Involvement Tasks	2007				
	Aug	Sep	Oct	Nov	Dec
Approval of Strategy from DCA					
Community Meetings					
Meeting 1: Traditional Village					
Meeting 2: Rural Neighborhoods/Rural Residential					
Meeting 3: Suburban					
Meeting 4: Commercial/Industrial					
Survey					
Media Press Kit					
Newsletter					
Informational Brochures					
Website					

**Appendix A**  
**Project Team Meeting Summaries**

**CITY OF PORT WENTWORTH  
COMPREHENSIVE PLAN**

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*Project Team Meeting #1  
August 8, 2006 10:00 AM*

## AGENDA

- I. Planning Requirements**
  - a. New DCA Rules
  - b. State Planning Recommendations
  
- II. GIS Data and Mapping Component**
  - a. Review of existing GIS datasets
  - b. Current Land Use Data Collection / Categories
  - c. Potential Character Areas
  - d. Area Requiring Special Attention
  
- III. Data Assessment**
  - a. Status
  - b. Responsibilities
  
- IV. Issues and Opportunities**
  - a. Issues and Opportunities State Planning Recommendations
  
- V. Quality Community Objectives**
  - a. Assessment Tool
  
- VI. Adjourn**
  - a. Schedule next meeting
  - b. Give homework assignments

**CITY OF PORT WENTWORTH  
COMPREHENSIVE PLAN**

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*Project Team Summary  
August 8, 2006 10:00 AM*

## Summary

### **I. GIS Data and Mapping Component**

- a. Review of existing GIS datasets – ISE will review existing GIS datasets to see what information we have and/or need to obtain. ISE will also look into acquiring Pictometry images/software for Port Wentworth and any associated costs to do so. Phillip will look into acquiring the wetlands layer produced by Thomas & Hutton.
- b. Current Land Use Data Collection / Categories – ISE will begin field collection and production of the City's existing Land Use map next week. Phillip will be reviewing the current land use classifications and amending them as necessary.
- c. Potential Character Areas – Phillip will create the initial Character Area map, which will then be digitized by ISE and reviewed/revised by the Project Team.
- d. Zoning Map – ISE will update the zoning map as discussed.
- e. Digital Plats – The City will work to provide ISE with digital plats of current developments (Rice Hope, Newport, Lake Shore, etc.)

### **II. Data Assessment**

- a. Population Projections – ISE will work on the initial population projections using the Certificates of Occupancy and build out schedule provided by the City. This will be completed by the next Project Team meeting.
- b. Census Block Groups – ISE will provide the City with a population map based on Census Block Groups

### **III. Other Items**

- a. Industry Database – ISE will create a database and map of industries using the City's business license database.

### **IV. Upcoming Dates**

- a. Next Project Team Meeting – **August 22, 2006 @ 10:00 AM**
- b. Council Meeting – **August 24, 2006 @ 7:00 PM**

**Appendix B**  
**Public Meeting Agendas**

REGULAR MEETING OF MAYOR AND COUNCIL  
AGENDA  
September 28, 2006

6:30 pm – Pre-Agenda

7:00 pm – Regular Meeting of Mayor and Council

1. CALL MEETING TO ORDER
2. PRAYER AND PLEDGE OF ALLEGIANCE
3. ROLL CALL – CLERK OF COUNCIL
4. APPROVAL OF AGENDA
5. PUBLIC HEARING
  - A. Site Plan Review Application submitted by Northpoint Industrial, LLC for PIN #: 7-0039A-01-003 (Godley Road/Jimmy DeLoach Parkway) located in a P-C-1 zoning district
  - B. Subdivision Application (Final Plat) submitted by Rice Hope Development, Inc. for PIN #: 7-0906-04-019 (Highway 21), Lakeside Phase 1B-1 at Rice Hope
  - C. Subdivision Application (Final Plat) submitted by Rice Hope Development, Inc. for PIN #: 7-0906-04-002, 009 & 011 (Highway 21), Rice Hope Highway 21 Commercial Parcels 1-7
  - D. Ordinance No. 06-28, Filling of Swimming Pools
  - E. Ordinance No. 06-29, Sanitation New Service Fee
  - F. Ordinance No. 06-30, Budget Adjustment – FY07
6. RECOGNITION OF VISITORS
  - A. Courtney Power, ISE, Comprehensive Plan
  - B. Joe Buck, Candidate for School Board President
  - C. Andrew Quarterman, 327 Meinhard Road
7. ELECTIONS AND APPOINTMENTS
8. ADOPTION OF MINUTES
  - A. Regular Meeting of Mayor and Council – August 24, 2006
9. COMMUNICATIONS & PETITIONS
10. STATUS OF CITY REPORT
11. RESOLUTIONS/ORDINANCES/PROCLAMATIONS
  - A. Ordinance No. 06-25, Yard Trimming Regulations, *Second Reading (First Reading – 8/24/06)*
  - B. Ordinance No. 06-28, Filling of Swimming Pools, *First Reading*
  - C. Ordinance No. 06-28, Filling of Swimming Pools, *Second Reading*
  - D. Ordinance No. 06-29, Sanitation New Service Fee, *First Reading*
  - E. Ordinance No. 06-29, Sanitation New Service Fee, *Second Reading*
  - F. Ordinance No. 06-30, Budget Adjustment – FY07, *First Reading*
  - G. Ordinance No. 06-30, Budget Adjustment – FY07, *Second Reading*
12. UNFINISHED BUSINESS

13. NEW BUSINESS

- A. Site Plan Review Application submitted by Northpoint Industrial, LLC for PIN #: 7-0039A-01-003 (Godley Road/Jimmy DeLoach Parkway) located in a P-C-1 zoning district
- B. Subdivision Application (Final Plat) submitted by Rice Hope Development, Inc. for PIN #: 7-0906-04-019 (Highway 21), Lakeside Phase 1B-1 at Rice Hope
- C. Subdivision Application (Final Plat) submitted by Rice Hope Development, Inc. for PIN #: 7-0906-04-002, 009 & 011 (Highway 21), Rice Hope Highway 21 Commercial Parcels 1-7
- D. Automatic Aid Agreement with Garden City (Fire)
- E. Quit Claim Deed to Lift Station on Grange Road
- F. Capital Broadband Agreement for Cable Service in Rice Hope
- G. Automatic Aid Agreement with Pooler for Fire Service
- H. Well Permit Application for Parkside Subdivision
- I. GovDeals Sellers Agreement
- J. RDS Debt Collection Agreement
- K. Pay Request #5 – O’Leary Road Waterline
- L. Agreement for Grant Administration Services
- M. Contract for Engineering Services – North Area Water Transmission Main
- N. Agreement with Georgia Ports Authority for Police Service and Assistance
- O. Increase of Utility Reconnection Fee
- P. Port Wentworth Chamber of Commerce Budget FY07
- Q. Agreement for Accounting Services

14. EXECUTIVE SESSION - To Discuss a Legal Matter

15. ADJOURNMENT

*City of Port Wentworth*  
**PLANNING COMMISSION WORKSHOP**

**AGENDA**

April 2, 2007 at 5:30 pm

1. Comprehensive Plan

*City of Port Wentworth*  
**PLANNING COMMISSION MEETING**

**AGENDA**

July 16, 2007 at 6:30 pm

- 1. CALL MEETING TO ORDER**
- 2. PRAYER AND PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL - SECRETARY**
- 4. ADOPTION OF MINUTES**
  - A. Planning Commission Meeting – June 18, 2007
- 5. UNFINISHED BUSINESS**
- 6. SITE PLAN/SUBDIVISION APPROVAL**
  - A. Subdivision Application submitted by Shore Thing, LLC for PIN #: 7-0978-05-012 (Southside Meinhard Road at Highway 30), Final Plat for Lakeshore, Phase 3
  - B. Site Plan Review Application submitted by Distribution Services International for PIN #: 7-0009-02-002 & 7-0009-02-003 (1 Birkenhead Street) for a warehouse expansion located in a P-I-1 (Planned Industrial) zoning district – **SITE PLAN AVAILABLE FOR REVIEW AT CITY HALL**
  - C. Site Plan Review Application submitted by NRPH, Inc. for PIN #: 7-0035-01-005 (1000 Crossgate Road) for a warehouse expansion located in a P-I-1 (Planned Industrial) zoning district – **SITE PLAN AVAILABLE FOR REVIEW AT CITY HALL**
- 7. DEVELOPMENT PLANS**
- 8. ZONING MAP AMENDMENTS (REZONING)**
- 9. ZONING TEXT AMENDMENT (ORDINANCES)**
- 10. OTHER**
  - A. Comprehensive Plan Presentation
- 11. ADJOURNMENT**

**REGULAR MEETING OF MAYOR AND COUNCIL**  
**AGENDA**

**July 26, 2007**

6:30 pm – Pre-Agenda

7:00 pm – Regular Meeting of Mayor and Council

1. **CALL MEETING TO ORDER**
2. **PRAYER AND PLEDGE OF ALLEGIANCE**
3. **ROLL CALL – CLERK OF COUNCIL**
4. **APPROVAL OF AGENDA**
5. **RECOGNITION OF VISITORS**
6. **ELECTIONS AND APPOINTMENTS**
7. **ADOPTION OF MINUTES**
  - A. Regular Meeting of Mayor and Council – June 28, 2007
  - B. Special Called Meeting of Mayor and Council – July 5, 2007
8. **COMMUNICATIONS & PETITIONS**
9. **STATUS OF CITY REPORT**
10. **RESOLUTIONS/ORDINANCES/PROCLAMATIONS**
  - A. Ordinance No. 07-23, Zoning Text Amendment Application submitted by Roland J. Geiger for PIN # 7-0978-07-02 (432 Monteith Road) to allow grading company in a C-1 (Neighborhood Business) Zoning District, (First Reading – 6/28/07) Second Reading
  - B. Resolution No. 07-25, Community Assessment & Community Participation Plan
  - C. Proclamation No.07-26, National Night Out
11. **UNFINISHED BUSINESS**
  - A. Site Plan Application submitted by Kennedy Ragsdale & Associate Inc. for PIN # 7-0906-04-016 (East side of I-95 across from the Visitor's Center) (Delayed from 06/28/07)
  - B. Acceptance of the Frontage Road Holiday Inn Express (Delayed from 06/28/07)
  - C. Agreement with Access for Telecommunication Services (Delayed from 6/28/07)

12. **NEW BUSINESS**

- A. Subdivision Application submitted by Shore Thing, LLC for PIN #: 7-0978-05-012 (Southside Meinhard Road at Highway 30), Final Plat for Lakeshore, Phase 3

Public Hearing

Action

- B. Site Plan Review Application submitted by Distribution Services International for PIN #: 7-0009-02-002 & 7-0009-02-003 (1 Birkenhead Street) for a warehouse expansion located in a P-I-1 (Planned Industrial) zoning district

Public Hearing

Action

- C. Site Plan Review Application submitted by NRPH, Inc. for PIN #: 7-0035-01-005 (1000 Crossgate Road) for a warehouse expansion located in a P-I-1 (Planned Industrial) zoning district

Public Hearing

Action

- D. Revision to a Recorded Plat for Rice Hope Commercial Property
- E. Kelly Software Agreement for the purchase and maintenance of Building Permit Software
- F. Acceptance of bid for Junie's Lounge

13. **EXECUTIVE SESSION** – To Discuss a Legal Matter

14. **ADJOURNMENT**

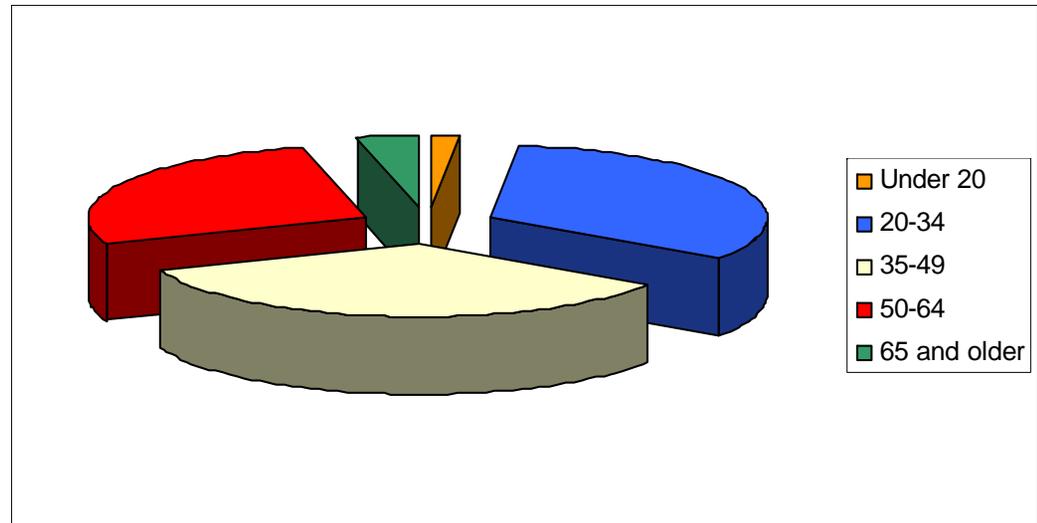
# City of Port Wentworth *Comprehensive Plan*



## PUBLIC OPINION SURVEY RESULTS

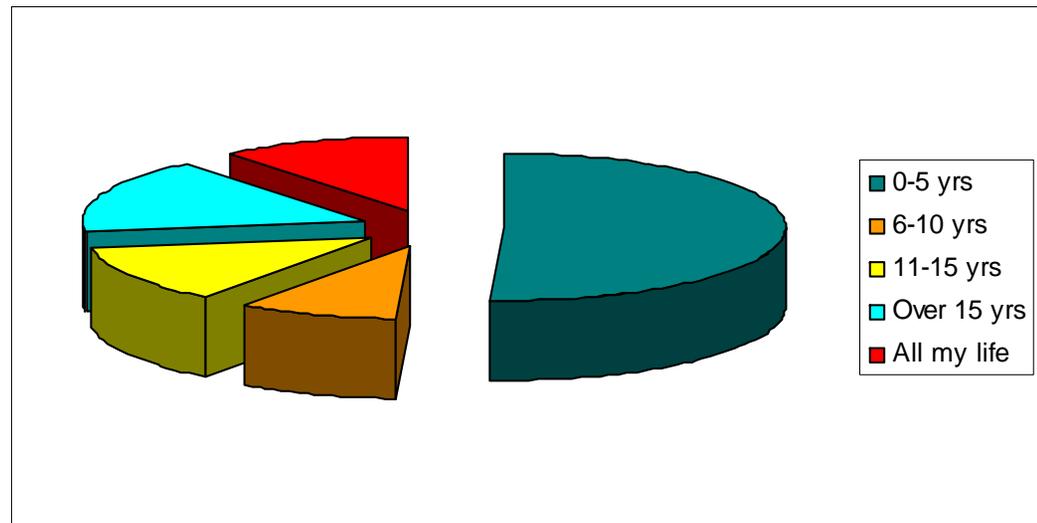
Which of the following categories describes your age?

	Percent
Under 20	1.80%
20-34	32.70%
35-49	34.50%
50-64	27.30%
65 and older	3.60%



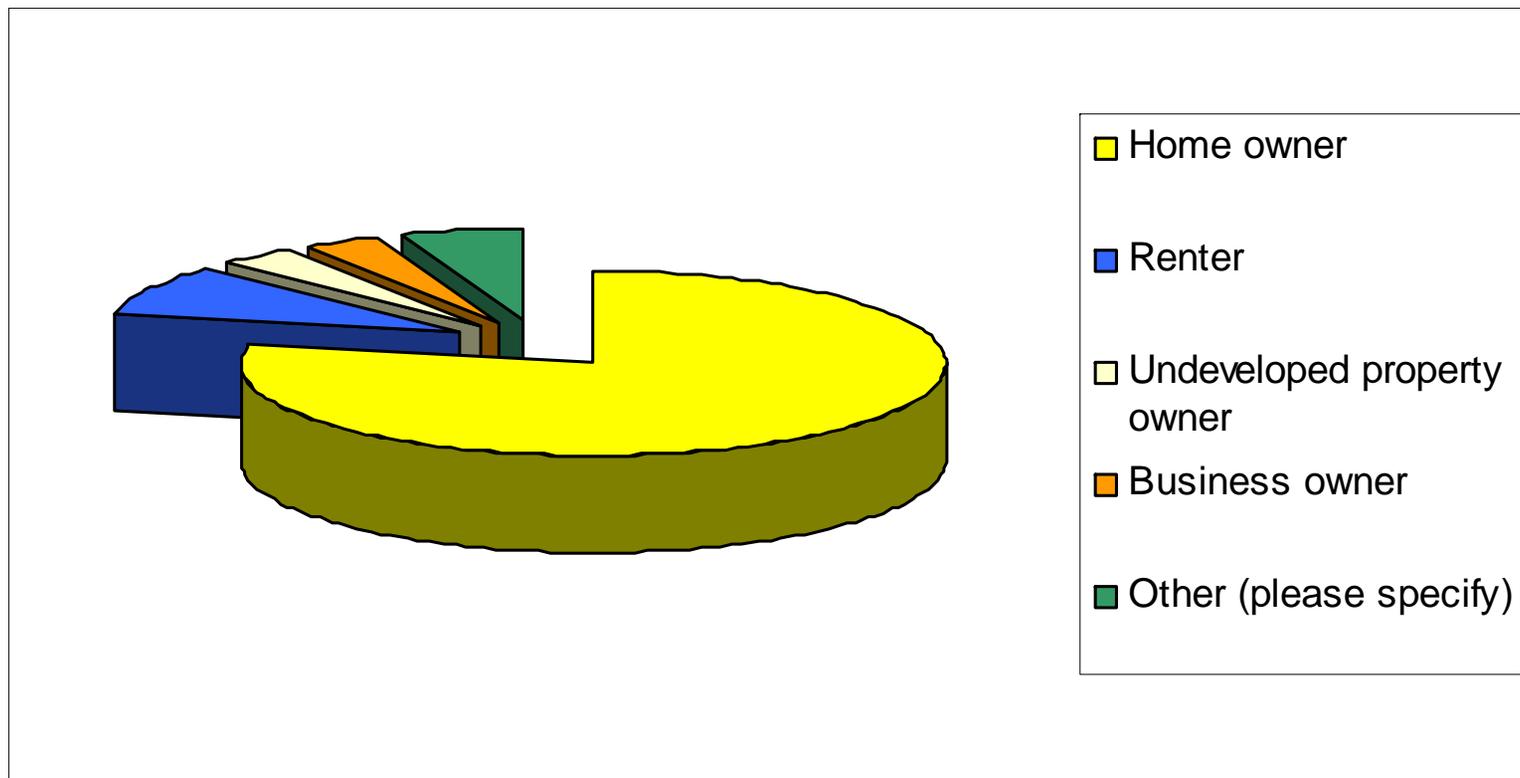
How long have you lived or owned property in Port Wentworth?

	Percent
0-5 yrs	50.90%
6-10 yrs	9.10%
11-15 yrs	12.70%
Over 15 yrs	16.40%
All my life	10.90%



Which of the following best describes your current status?

	Percent
Home owner	78.20%
Renter	9.10%
Undeveloped property owner	3.60%
Business owner	3.60%
Other (please specify)	5.50%



Please rate the following characteristics according to how important they were to you when you moved to Port Wentworth.

	<b>Important</b>	<b>Not Important</b>
<b>Employment/Job</b>	<b>83.0% (44)</b>	<b>17.0% (9)</b>
To be close to family and friends	52.8% (28)	47.2% (25)
To be located in the Coastal Georgia Region	47.1% (24)	52.9% (27)
The general aesthetics and attractiveness of the area	67.3% (35)	32.7% (17)
The variety of retirement services	15.7% (8)	84.3% (43)
The quality of health care	43.1% (22)	56.9% (29)
The quality of schools	66.7% (34)	33.3% (17)
The cultural activities available here	47.1% (24)	52.9% (27)
The recreational activities available here	49.0% (25)	51.0% (26)
Youth activities available here	46.0% (23)	54.0% (27)
Access to the natural environment and activities related to the natural environment	51.0% (25)	49.0% (24)
<b>Quality/pace of life</b>	<b>80.8% (42)</b>	<b>19.2% (10)</b>
<b>Affordability of property and homes</b>	<b>77.8% (42)</b>	<b>22.2% (12)</b>
It is close to City of Savannah	74.1% (40)	25.9% (14)

Do you think the City needs more, less, or the same amount of the following types of housing?

	More	Less	Same	Don't Know
Single-Family Residential	77.8% (42)	3.7% (2)	16.7% (9)	1.9% (1)
Apartments	25.9% (14)	44.4% (24)	22.2% (12)	7.4% (4)
Town homes	30.2% (16)	30.2% (16)	32.1% (17)	7.5% (4)
Multi-Families	22.2% (12)	53.7% (29)	16.7% (9)	7.4% (4)
Mixed Use Residential	31.5% (17)	42.6% (23)	14.8% (8)	11.1% (6)
Mobile Homes	3.8% (2)	86.8% (46)	3.8% (2)	5.7% (3)

Do you feel there is a need for more of the following special housing in the City?

	Yes	No	Don't Know
Housing for young couples/families	77.4% (41)	17.0% (9)	5.7% (3)
Workforce Housing	44.2% (23)	42.3% (22)	13.5% (7)
Adult Housing (50+)	68.5% (37)	18.5% (10)	13.0% (7)
Housing for disabled or individuals with special needs	41.5% (22)	20.8% (11)	37.7% (20)

Which of the following land uses do you think is most appropriate for Crossgate Rd. corridor?

	Percent
Commercial development only, residential down-zoning prohibited	29.40%
A mix of single family detached residential development and commercial development	27.50%
Mixed use development that is primarily commercial development with some upstairs residential development.	19.60%
None of the above	23.50%

Are you satisfied with the layout and architectural design of the following types of new development?

	Yes	No	Don't Know
Commercial Development	31.5% (17)	57.4% (31)	11.1% (6)
New Residential Development	54.7% (29)	32.1% (17)	13.2% (7)
Historic Restoration	24.5% (13)	47.2% (25)	28.3% (15)

Would you be in favor of setting aside portions of land as permanently protected open space/parks?

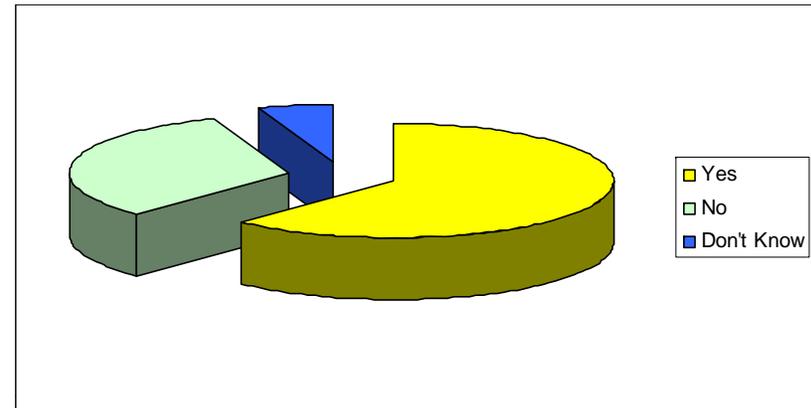
	Percent
Yes	86.50%
No	5.80%
Don't Know	7.70%

Please rate your agreements with the following statements:

	Agree	Disagree	No Opinion
If development patterns continue, Port Wentworth will lose its uniqueness	59.6% (31)	34.6% (18)	5.8% (3)
Development patterns of single-family homes should continue	84.6% (44)	13.5% (7)	1.9% (1)
Commercial development patterns should continue	58.0% (29)	38.0% (19)	4.0% (2)
The City should develop programs/regulations/incentives that preserve historic buildings	84.3% (43)	5.9% (3)	9.8% (5)
The City should develop programs/regulations/incentives for architectural design	84.0% (42)	10.0% (5)	6.0% (3)
The City should develop regulations that require green space preservation in new development	94.1% (48)	2.0% (1)	3.9% (2)
The City should consider the following when new development is proposed:			
a. public costs for new services	81.3% (39)	10.4% (5)	8.3% (4)
b. the availability of adequate infrastructure	89.8% (44)	6.1% (3)	4.1% (2)
c. impacts on residential and small business property taxes	83.7% (41)	14.3% (7)	2.0% (1)
Variances should be granted only when they meet the land code's definition of a hardship.	68.0% (34)	16.0% (8)	16.0% (8)

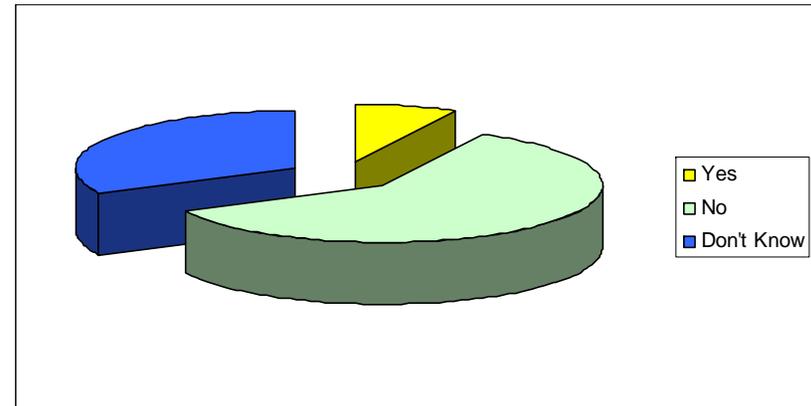
Are you aware of how your property and surrounding property is zoned and what is allowed or not allowed to be built in your area?

Response	Percent
Yes	62.30%
No	32.10%
Don't Know	5.70%



Do you think the City of Port Wentworth has done enough to protect historic resources?

Response	Percent
Yes	7.50%
No	60.40%
Don't Know	32.10%

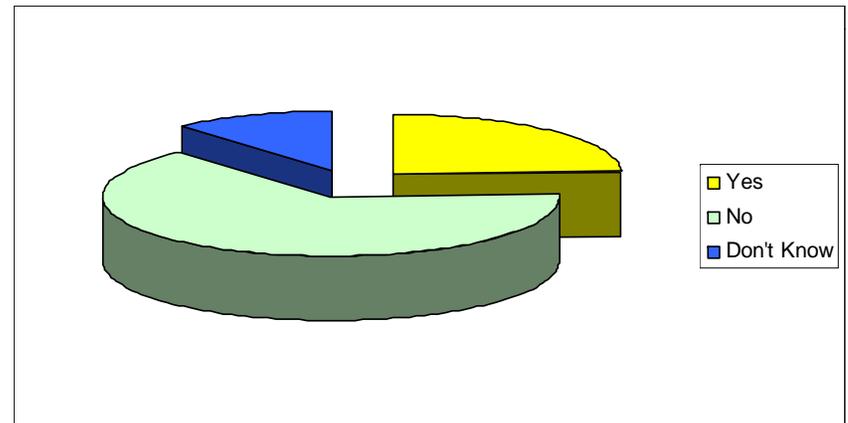


## Where are you employed?

	Percent
In Port Wentworth	17.00%
In Unincorporated Chatham County	0.00%
In Garden City	9.40%
In Savannah	35.80%
In Effingham County	1.90%
Other	26.40%
I'm Retired	7.50%
I'm Unemployed	1.90%

## Do you feel there are adequate employment opportunities in the City of Port Wentworth?

	Percent
Yes	24.50%
No	64.20%
Don't Know	11.30%



Do you think more of the following commercial businesses are needed in Port Wentworth?

	More	Less	Same
Restaurant	92.3% (48)	3.8% (2)	3.8% (2)
Retail/Shopping	94.3% (50)	1.9% (1)	3.8% (2)
Hotel	14.3% (7)	34.7% (17)	51.0% (25)
Family entertainment	94.1% (48)	2.0% (1)	3.9% (2)
Teen entertainment	77.6% (38)	12.2% (6)	10.2% (5)
After work hours entertainment	44.0% (22)	32.0% (16)	24.0% (12)
Day care (child)	63.3% (31)	16.3% (8)	20.4% (10)
Eco-tourism businesses	62.7% (32)	5.9% (3)	31.4% (16)
Parking	34.7% (17)	8.2% (4)	57.1% (28)
Privately funded Convention Center	54.0% (27)	26.0% (13)	20.0% (10)
Private funding Banquet Hall	56.0% (28)	20.0% (10)	24.0% (12)
Other	29.6% (8)	18.5% (5)	51.9% (14)

Do you think we need the following recreational facilities on Port Wentworth?

	Yes	No	Don't Know
Public Pool	38.5% (20)	48.1% (25)	13.5% (7)
Skate Park	57.7% (30)	36.5% (19)	5.8% (3)
Miniature Golf	59.6% (31)	26.9% (14)	13.5% (7)
Nature-based Interpretive Center	69.2% (36)	21.2% (11)	9.6% (5)
Outdoor Amphitheatre	59.6% (31)	34.6% (18)	5.8% (3)
Visitors Center	54.9% (28)	43.1% (22)	2.0% (1)
Historical Interpretive Center	67.3% (35)	25.0% (13)	7.7% (4)
Indoor Theatre	88.7% (47)	9.4% (5)	1.9% (1)

Which of the following patterns of commercial development do you think is best for the City?

	Percent
Concentrated in limited locations along major streets	52.90%
Scattered throughout the City	13.70%
In designated areas within each neighborhood	27.50%
I don't know	2.00%
Other (please specify)	3.90%

Please rank the following natural resources issues in accordance with their importance.

	Very Important	Moderately Important	Not Important
Greenspace/openspace preservation	71.2% (37)	26.9% (14)	1.9% (1)
Habitat preservation	65.4% (34)	30.8% (16)	3.8% (2)
Water Quality	92.5% (49)	5.7% (3)	1.9% (1)
Stormwater management	81.1% (43)	17.0% (9)	1.9% (1)
Water conservation	66.0% (35)	30.2% (16)	3.8% (2)
Future water supply	79.2% (42)	18.9% (10)	1.9% (1)
Adequate wastewater treatment capacity	90.6% (48)	7.5% (4)	1.9% (1)
Threatened & endangered species protection	54.7% (29)	35.8% (19)	9.4% (5)
Light pollution	67.9% (36)	28.3% (15)	3.8% (2)
Noise pollution	75.5% (40)	22.6% (12)	1.9% (1)
Tree canopy/preservation	73.6% (39)	24.5% (13)	1.9% (1)

Please rank the following recreational public facilities in accordance with their importance for Port Wentworth.

	Very Important	Moderately Important	Not Important
Parks	85.7% (42)	14.3% (7)	0.0% (0)
Trails/multiuse paths	62.7% (32)	31.4% (16)	5.9% (3)
Museums/Historic Sites	51.0% (26)	43.1% (22)	5.9% (3)
Library	80.0% (40)	18.0% (9)	2.0% (1)
Sports fields	51.0% (26)	43.1% (22)	5.9% (3)
Playgrounds	66.7% (34)	33.3% (17)	0.0% (0)
Public Gym	50.0% (25)	42.0% (21)	8.0% (4)
Houlihan Landing and Boat Ramp	51.0% (26)	39.2% (20)	9.8% (5)

Please rate your level of satisfaction with each of the following.

	Satisfied	No Opinion	Dissatisfied
Solid waste collection	71.2% (37)	9.6% (5)	19.2% (10)
Parks	13.7% (7)	33.3% (17)	52.9% (27)
Sidewalks	22.0% (11)	30.0% (15)	48.0% (24)
Drainage Systems	35.3% (18)	21.6% (11)	43.1% (22)
Cleanliness of Public Spaces	30.0% (15)	36.0% (18)	34.0% (17)
Traffic congestion	21.2% (11)	5.8% (3)	73.1% (38)
Law enforcement response time	76.9% (40)	21.2% (11)	1.9% (1)
Fire-fighting response time	65.4% (34)	30.8% (16)	3.8% (2)
First Responder response time	69.2% (36)	28.8% (15)	1.9% (1)
Traffic laws enforcement	75.0% (39)	19.2% (10)	5.8% (3)
Street and road signage	65.4% (34)	17.3% (9)	17.3% (9)
Storm warning mechanism	31.4% (16)	54.9% (28)	13.7% (7)
Disaster/emergency planning	35.3% (18)	54.9% (28)	9.8% (5)
Housing numbering system	55.8% (29)	26.9% (14)	17.3% (9)
Code enforcement	34.6% (18)	44.2% (23)	21.2% (11)
Condition of City Streets	37.3% (19)	17.6% (9)	45.1% (23)
Adequacy of curb cuts	30.0% (15)	38.0% (19)	32.0% (16)
Overall appearance and cleanliness	40.4% (21)	26.9% (14)	32.7% (17)

How much of a priority do you feel the following issues are for the City of Port Wentworth?

	High Priority	Low Priority	Not a Priority
<b>Community Character</b>	<b>89.6% (43)</b>	4.2% (2)	6.3% (3)
Main Street Beautification/Redevelopment	64.6% (31)	18.8% (9)	16.7% (8)
Historic preservation of homes	61.7% (29)	25.5% (12)	12.8% (6)
Availability of cultural activities within the City	52.1% (25)	35.4% (17)	12.5% (6)
Alternate transportation	48.9% (23)	38.3% (18)	12.8% (6)
Creating a guideline for future development	75.0% (36)	20.8% (10)	4.2% (2)
Restaurant/retail development	78.3% (36)	19.6% (9)	2.2% (1)
<b>Walkable Communities</b>	<b>87.2% (41)</b>	8.5% (4)	4.3% (2)
Greenspace/openspace preservation	78.3% (36)	19.6% (9)	2.2% (1)
Water conservation	72.9% (35)	22.9% (11)	4.2% (2)
Recreation opportunities	68.8% (33)	27.1% (13)	4.2% (2)
Community Policing	68.8% (33)	27.1% (13)	4.2% (2)
Education Opportunities	78.7% (37)	19.1% (9)	2.1% (1)
Traffic congestion	76.6% (36)	12.8% (6)	10.6% (5)
Parking	21.7% (10)	41.3% (19)	37.0% (17)
Small business retention & recruitment	72.3% (34)	17.0% (8)	10.6% (5)
<b>A safe and family oriented environment.</b>	<b>91.5% (43)</b>	8.5% (4)	0.0% (0)
Neighborhood watch program	79.2% (38)	16.7% (8)	4.2% (2)

Should Port Wentworth develop a project to honor the inventor of the cotton gin, Eli Whitney, which was invented at a historic plantation, Mulberry Grove, in the Port Wentworth area?

	Percent
Yes	79.20%
No	13.20%
Not Sure	7.50%

Would you support the concept of a multi-sport regional recreation complex being built in Port Wentworth?

	Percent
Yes	75.50%
No	15.10%
Not Sure	9.40%

If yes to the previous question, would you support this recreational complex, if it resulted in a property tax increase?

	Percent
Yes	54.90%
No	33.30%
Not Sure	11.80%

Is there a need for Chatham Area Transit to provide bus service to connect Port Wentworth to the existing Savannah, Garden City and Chatham County routes?

	Percent
Yes	56.60%
No	22.60%
Not Sure	20.80%

If yes, would you be willing to pay additional property taxes to fund this service? The cost of the service would equate to approximately \$57/year for an average single family residential home.

	Percent
Yes	40.00%
No	42.20%
Not Sure	17.80%

## Are you in favor of the following transportation related projects

	Yes	No	Not Sure
Construction of and overpass over the new Port Authority Rail Line on SR 307.	47.1% (24)	27.5% (14)	25.5% (13)
I-95 Welcome Center	46.0% (23)	36.0% (18)	18.0% (9)
Improvements to Grange Road between SR 25 and SR 21.	49.0% (25)	17.6% (9)	33.3% (17)
Improvements to SR 307 (Dean Forest Road) from R.B. Miller Road to SR 21	38.8% (19)	28.6% (14)	32.7% (16)
SR 30 / Bonny bridge Road relocation	38.0% (19)	30.0% (15)	32.0% (16)
Improvements to the Houlihan Bridge (SR 25) over the Savannah River	45.1% (23)	23.5% (12)	31.4% (16)
Adding additional lanes to Hwy 21.	80.0% (40)	12.0% (6)	8.0% (4)
Northwest Toll way (Jimmy DeLoach Parkway Extension). This project is proposed to be constructed east of Hwy 21	52.3% (23)	27.3% (12)	20.5% (9)
SR 21 and would provide connection to the Jimmy Deloach Parkway	55.6% (25)	24.4% (11)	20.0% (9)
Benton Blvd.	40.4% (19)	27.7% (13)	31.9% (15)
Richmond Road / Black Creek Road. Construction of new road.	44.9% (22)	16.3% (8)	38.8% (19)

Do you use the existing Park and Ride?

	Percent
Yes	7.50%
No	92.50%

Do you expect to move during the next 5 years?

	Percent
Yes	28.30%
No, if no move to end	71.70%

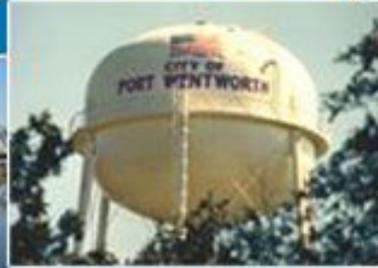
Where do you plan to move?

	Percent
Different neighborhood or another area within Port Wentworth	4.50%
Same neighborhood, just a different house or apartment.	0.00%
Nearby area (Savannah, Chatham County, Effingham County, etc.)	22.70%
Out of the area	36.40%
Not Sure	36.40%

What are your primary reasons for moving?  
(check all that apply)

	Percent
Change in employment	12.30%
Family considerations	10.50%
Housing prices too high	1.80%
Taxes too high	8.80%
Feel crowded	3.50%
Too much traffic	10.50%
Schools	10.50%
Crime	1.80%
Want a bigger home	7.00%
Want a smaller home	0.00%
Want a less expensive home	0.00%
Want a more expensive home	1.80%
Too much tourist activity	0.00%
Not enough tourist activity	1.80%
Not enough activities for my age group	5.30%
No Reason	7.00%

# City of Port Wentworth



## Comprehensive Plan

The City of Port Wentworth is asking for your participation in a community survey to provide input on the City's plan for the future.

Public participation is crucial in developing a plan that best represents the needs of the community.

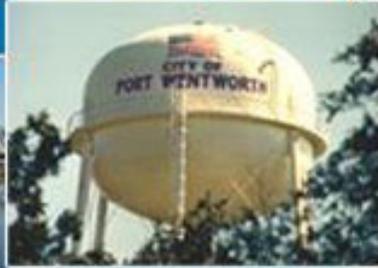
To access the community survey and to learn about other ways to get involved, visit the City's website or the Chamber's site at:

[www.cityofportwentworth.com](http://www.cityofportwentworth.com)      [www.portwentworthga.com](http://www.portwentworthga.com)

Thank you for your interest in the future of your City.



# City of Port Wentworth



## Comprehensive Plan

The City of Port Wentworth is asking for your participation at a Community Meeting to provide input on the City's plan for the future.

Public participation is crucial in developing a plan that best represents the needs of the community.

Join us and support your community!

**WHEN:** November 13, 2007 from 5:30 – 7:30 PM

**WHERE:** Rice Hope Community Center.



**CITY OF PORT WENTWORTH  
COMPREHENSIVE PLAN**

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*Public Meeting Summary*

*White Oak Baptist Church*

*December 11, 2007 5:30 – 7:30 PM*

**MEETING SUMMARY**

**GENERAL COMMENTS**

- Files current available on City website and Chamber website are corrupt. ISE will work with the City of Port Wentworth to resolve this issue so documents can be downloaded and viewed by public.
- Re-evaluate the population projections used in the data assessment. Get G-Stat data from City to ensure that the population projections best reflect future trends in the City.
- Ensure that the data assessment adequately emphasizes the aging population trends in the City as well as the growth in the school aged cohorts
- Change the Character Area name to “Historic Rural Neighborhood”
- Adjust boundaries of the Monteith/Meinhard Historic Rural Neighborhood as shown on the map.
- Ensure that residential character areas are buffered from industry and heavy commercial.
- Adjust the northern boundary of the “Community Gateway” Character Area to include the Food Lion site.
- Concern about the negative impacts associated with the potential Effingham Highway transportation project, specifically about the Rt. 5 phase.
- Formation of a historical committee to oversee preservation of historic sites/buildings

The following definition for the Historic Rural Neighborhood Character Area was revised based on our discussion at this meeting:

**HISTORIC RURAL NEIGHBORHOOD REVISED DEFINITION:**

This character area includes historic neighborhood areas with low density residential development, neighborhood scale commercial uses, and organic development patterns. Defining characteristics are a sense of community and long standing connections between the residents and the land.

**Future development patterns with the Historic Rural Neighborhoods (revised):**

- Ensure that new development, infill development and redevelopment are consistent with the traditional architectural and design style.
- Provide signage to designate each rural village area.
- Involve each community in the development of a community concept plan for their community.

- Ensure that the existing zoning allows only for uses compatible with the defined community character.
- Design for greater pedestrian orientation and access.
- Maintain rural neighborhood atmosphere while accommodating appropriate family-oriented commercial uses to serve residents, such as
  - Doctor's Offices
  - Restaurants
  - Day Care
- Encourage compatible architecture styles that maintain the regional rural character.
- Do not allow "franchise" or "corporate" architecture.
- Wherever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and equestrians, for both tourism and recreational purposes.
- Traditional single-family residential uses at limited densities
- Limit / prohibit instances of spot zoning
- Optional water and sewer service for areas currently on septic where financially feasible
- Sidewalk/Streetscape plan (potential for bikeways and street lights)
- Better maintenance of infrastructure (storm sewer)
- Addition of Public Use Buildings
  - Schools
  - Senior Center
  - Community Center
  - Recreational Uses
  - Greenspace
  - Library/Computer lab
  - Neighborhood park / resource center
- Preserve and improve connectivity of neighborhoods to surrounding road and sidewalk network.
- New development adjacent to this neighborhood should be required to include landscaping & vegetated buffers
- Identify, preserve and promote historic and cultural resources.

**COMMENT CARDS:**

The following written comments were submitted at this meeting:

- Transportation alternative
  - When, where, and how will these take place
- There is a need to use more updated information to project growth and population. The data presented does not accurately project the immediate need for schools in Port Wentworth
- Data presented does not show the need for recreational resource facilities for youth and senior citizens
- I do not approve of the City Comprehensive Plan as it is now. The City has not identified any of the historical areas in the northern section of the City.

- Our future growth should include a high school and middle school in Port Wentworth Montheith area or the Highway 21 area near the Effingham-Chatham County line.
- A home for elderly should be included

**ATTENDEES:**

James Smart  
 Glenn Jones (Mayor, City of Port  
 Wentworth)  
 Walter Ferguson  
 Rosemary Ferguson  
 W J Johnson  
 Ella Robinson  
 Julius Robinson  
 Icon Thomas  
 Mabic Thomas  
 Emma Williams  
 Juerlene Williams  
 Edward B  
 Johny Lee H  
 Jessica Washington  
 Victoria Stub  
 James Williams  
 Charles Hunter

Jodi Hawks  
 Lenny  
 Michael Howard (Councilman Elect)  
 Alexander Hicks  
 Janet Hester  
 James Curry (Councilman Elect)  
 George Benton  
 B Douglas  
 Fredric Ferguson  
 Sonia Evans Wesley  
 Robin Shubert  
 E Taylor  
 Johnnie Johnson  
 Bill Pfeiffer  
 Harvey Ferguson  
 John White  
 Courtney Power (ISE staff)  
 Edward DiTommaso (ISE Staff)

# SIGN-IN (PLEASE PRINT)

NAME

EMAIL

PHONE

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Yvonne Bryant  
Glenn Jones

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12/11/07

Fredrick Ferguson 113 Ferguson Rd. 966-5822

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12/11/07

set  
Σ-mail

→ Robin R Shubert 330 Monteith Rd  
R Shubert@GAports.com

Elaine Taylor 231 Scarborough Street 232-5785

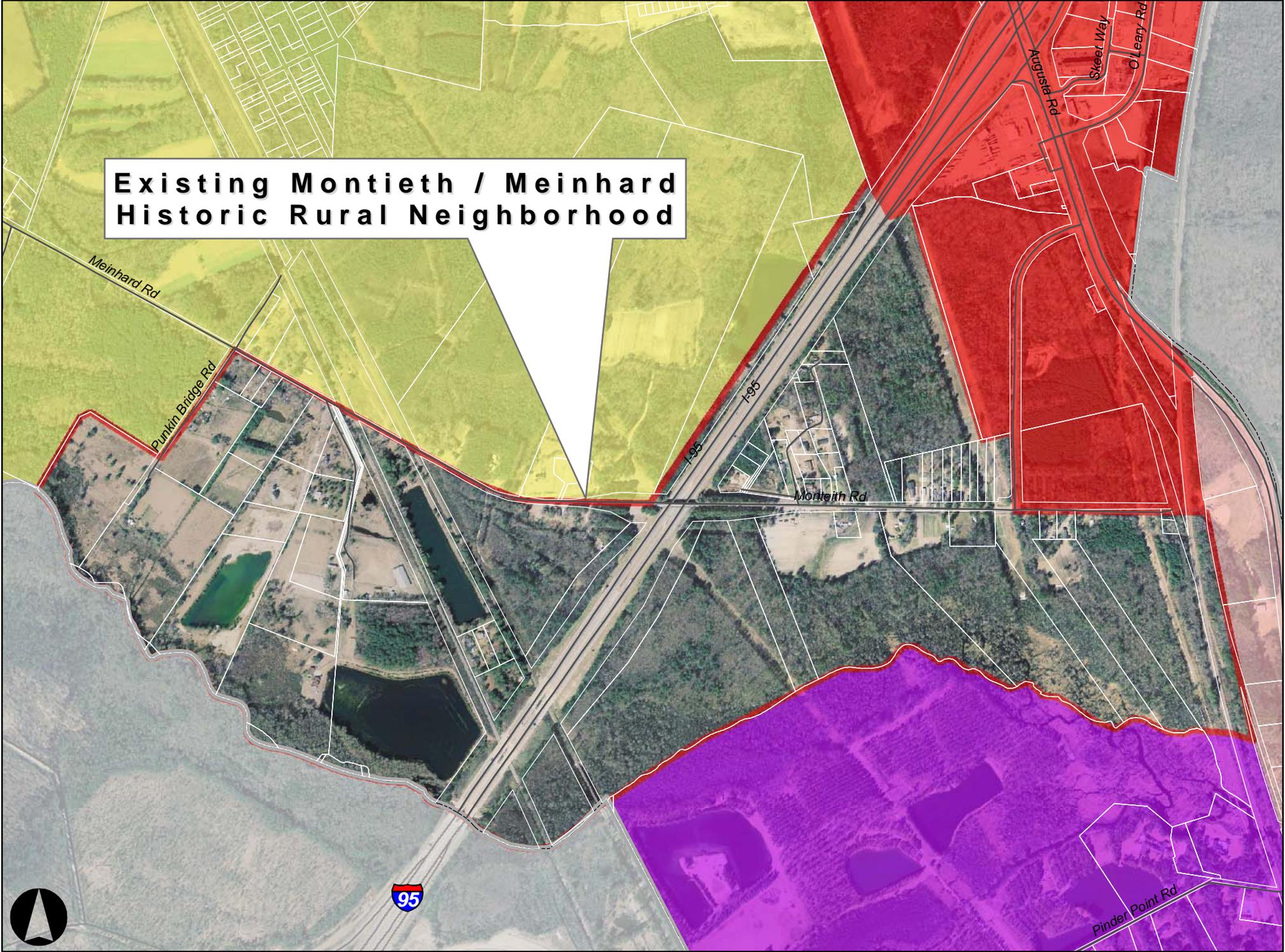
Johnnie Johnson 30 Harley Dr 964-6044

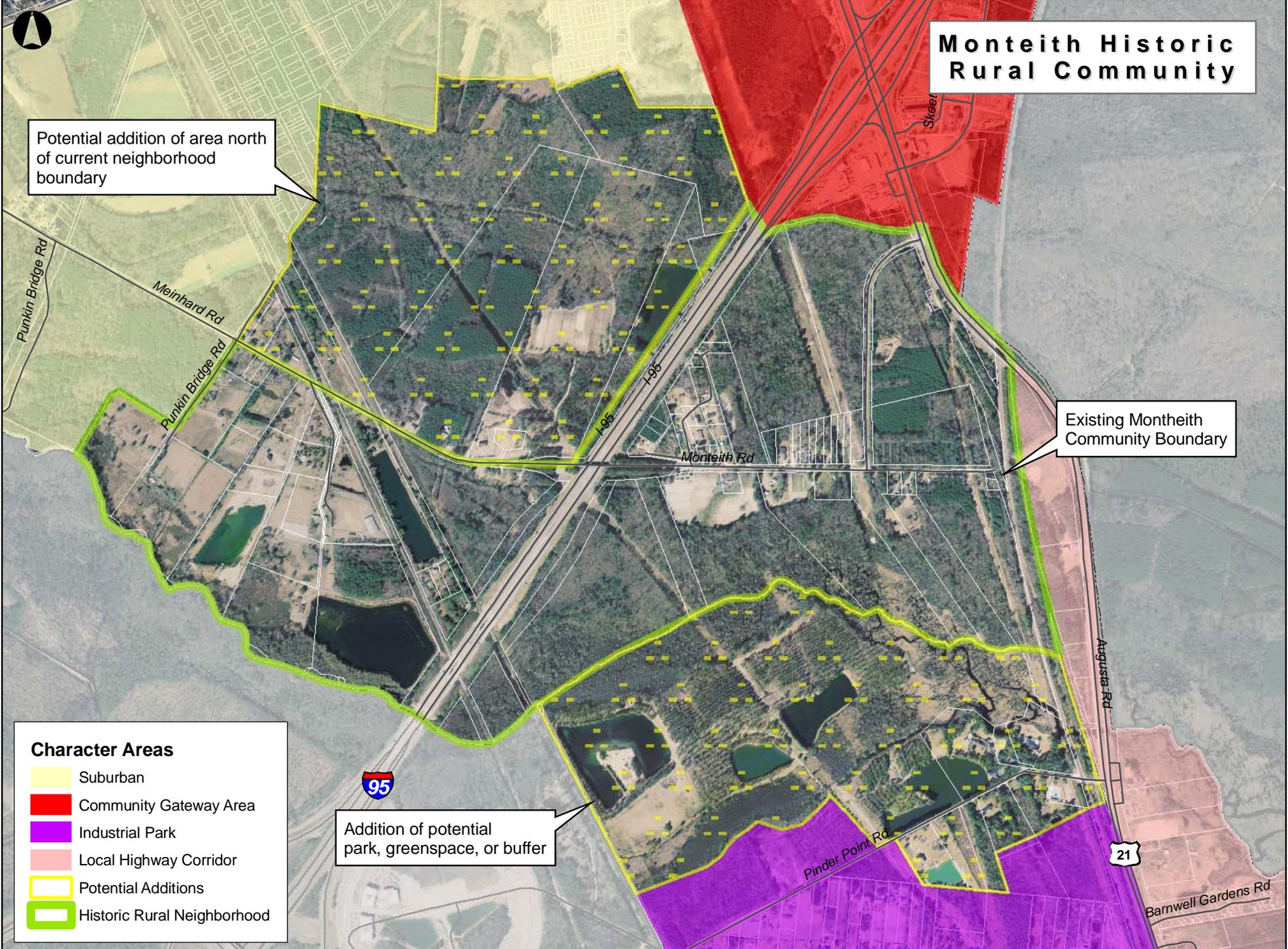
Bill Pfeiffer 1100 MEINHARD Rd 965-1030

Harvey Ferguson 12/11/07

John L White 6366398

**Existing Montieth / Meinhard  
Historic Rural Neighborhood**





**Monteith Historic Rural Community**

Potential addition of area north of current neighborhood boundary

Existing Monteith Community Boundary

Addition of potential park, greenspace, or buffer

**Character Areas**

- Suburban
- Community Gateway Area
- Industrial Park
- Local Highway Corridor
- Potential Additions
- Historic Rural Neighborhood



**City of Port Wentworth  
Comprehensive Plan Issues Survey Results**

The following table contains the results of the issues survey conducted at the Public Meeting held January 31, 2008.

	<i>Agree</i>	<i>Disagree</i>	<i>No Opinion</i>
<b>POPULATION</b>			
The number of school age children is likely to increase dramatically.	23	1	1
Existing schools do not have sufficient capacity for the current population and cannot accommodate the expected increase school age children.	23	0	2
Existing recreational facilities for school age children are insufficient to meet current and future needs.	21	2	2
As the population grows there will be a need to expand City services including: solid waste collection; wastewater capacity; public works and public safety.	25	0	0
Other:			
Other:			
Other:			
<b>ECONOMIC DEVELOPMENT</b>			
Additional population proximate to the downtown district is needed to support the neighborhood-based businesses and revitalize the downtown district.	12	4	9
Significant truck traffic on Highway 25 discourages foot and car traffic and makes neighborhood scale commercial development along this corridor difficult.	18	4	3
The aesthetics of the downtown district do not encourage customers and contribute to a negative perception of this area.	13	3	9
Much of the land in the downtown district is owned by only a few landholders, some of whom do not live in Port Wentworth.	13	2	10
Port Wentworth needs to be more proactive on redevelopment projects in the downtown district.	12	4	8
Adequate parking is not available in the downtown district.	12	1	12
Port Wentworth does not have a sufficient number or variety of restaurants or retail shops.	14	2	9
Code enforcement for vacant or derelict buildings and commercial truck traffic needs to be increased.	12	4	9
Truck traffic will increase which will cause congestion and traffic safety issues.	15	1	9

	<b>Agree</b>	<b>Disagree</b>	<b>No Opinion</b>
The State has not adequately planned for offsite impacts.	10	0	15
There is development pressure for warehousing.	9	2	14
Port Wentworth is not known for its historical significance, and many of the historic sites in Port Wentworth are not widely recognized.	16	0	9
Other: <i>1 comment: "Lots of wetland is being destructed."</i>			
Other:			
Other:			
<b>HOUSING</b>			
Infill development and redevelopment in residential areas are sometimes out of character with the architectures/density of the surrounding area.	8	2	15
There needs to be a variety of housing options for people of varying income levels and life stages.	13	1	11
There is a trend in the traditional village for owner occupied residences to convert to rental.	6	1	18
Other:			
Other:			
Other:			
<b>LAND USE</b>			
Undeveloped land between Highway 25 and Highway 21 has been identified by developers for warehousing.	9	2	14
The City desires this property to be residential development with some commercial development along the Highway 25 corridor, in accordance with designated character areas.	6	1	18
The Jimmy DeLoach Parkway extension will also run through the middle of this property, which is identified as being part of a residential area.	4	2	19
Commercial development must be appropriate for the surrounding land uses, i.e. intensive commercial uses such as warehousing are not appropriate for neighborhoods.	8	3	14
Land use patterns and zoning should encourage the preservation of rural communities such as Swamp Fox.	8	2	15
Other:			
Other:			

	<i>Agree</i>	<i>Disagree</i>	<i>No Opinion</i>
Other:			
<b>TRANSPORTATION</b>			
Truck traffic on Highway 25 creates a dangerous environment for pedestrians and cars and inhibits the commercial development potential.	14	2	9
Accidents are increasing due to the conflict between GPA related truck traffic and passenger vehicles.	12	1	12
Traffic on Highway 21 is continuing to increase and congestion will worsen when current development projects off Highway 21 are complete.	14	1	10
There is no public transit.	11	0	14
Other:			
Other:			
Other:			
<b>NATURAL &amp; CULTURAL RESOURCES</b>			
Many of the existing historic sites have been developed with little consideration for the significance of the site.	12	0	13
Much development of adjacent historic areas has taken place beyond the control of the City.	11	1	13
There are few remaining artifacts that related to the history of the area.	10	2	13
There is no facility where people can visit to learn about the history of the center.	13	1	11
Development entities, public officials, and citizens are not aware of local history or the need to conserve/protect that history.	14	1	10
There are not adequate linkages between greenspace, parks, cultural or historic interest points, local trail systems, state designated bike routes, and existing trails in neighboring communities.	11	2	12
The Savannah Wildlife Refuge is an important ecological resources located adjacent to the City of Port Wentworth.	17	0	8
Houlihan Bridge Boat Facilities needs improvement.	14	0	11
Ongoing development is increasing the amount of impervious surface and decreasing the amount of greenspace available for infiltration of stormwater.	13	2	10
Citizens, developers and local officials do not often fully understand the environmental impacts of development.	17	1	7
Other: 1 comment: "Just moved from New Jersey."			

	<i>Agree</i>	<i>Disagree</i>	<i>No Opinion</i>
Other:			
Other:			
<b>FACILITIES &amp; SERVICES</b>			
Development is outpacing the ability of the City to provide services.	10	4	11
The capacity of existing community facilities and utilities should be evaluated and considered during future land use planning.	15	0	10
Existing wastewater treatment facility is inadequate.	10	2	13
Wastewater is the limiting factor on new growth.	9	3	13
The communities ISO (Fire Insurance) rating could be improved.	11	1	13
The State of Georgia has issued the Coastal Georgia Water and Wastewater Plan with new requirements for water withdrawal permit holders.	9	1	15
This City has a significant inflow & infiltration problem within its existing wastewater collection system.	11	2	12
Other:			
Other:			
Other:			

*[Handwritten signature]*  
**SIGN IN**

NAME	EMAIL	ADDRESS
James Williams Sr.	9639862	314 Monteith Rd Pt. Went Worth GA 31407
Fredrick Leslie S.	2249956	317 MONTEITH RD PT. W'WORTH 31407
ROBERT L BRYN	216	
Edward Bisant		154 Perrin Rd
Marebecca Bygatt		
Wilbert Hurst SR		220 MONTITH, GA, PT WENTWORTH
Bobby Douglas		220 Grant Rd
W. J. JOHNSON		250 MONTITH RD
M. K. Stafford		602 W. 45th St. (25)
F. M. Jennings		1236 E- 33rd St,
Louise S Reynolds		217 Monteith R.D,
Myron Williams.		7 Allen Brook Drive
Shirley Ferguson		102 Ferguson Rd. - Port Wentworth
Charles Ferguson		103 Ferguson Rd. - Port Wentworth
Carolyn Johnson		239 Monteith Rd, Port Wentworth GA 31407
James Steele		8168 Hwy 21 Port Wentworth
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Gregory h Bayat	118 Berrien Rd	965-9869 31407
Judy M. Robab	101 Roberts Rd Port Wentworth, GA	mailing P.O. Box 7056 Auck, GA 31418

# City of Port Wentworth *Comprehensive Plan*

## Community Assessment Port Wentworth Comprehensive Plan



Submitted to:  
Georgia Department of  
Community Affairs

By:  
City of Port Wentworth, Georgia

July 2007



## Community Participation Plan Port Wentworth Comprehensive Plan



Submitted to:  
Georgia Department of  
Community Affairs

By:  
City of Port Wentworth, Georgia

July 2007



## Technical Addendum Data Assessment Port Wentworth Comprehensive Plan



Submitted to:  
Georgia Department of  
Community Affairs

By:  
City of Port Wentworth, Georgia

July 2007



# Port Wentworth Comprehensive Plan *Overview*

- Rules of Georgia Department of Community Affairs (DCA), Chapter 110-12-1
  - Updated May 2005
- Comprehensive Plan
  - Community Assessment
  - Public Participation Program
  - Community Agenda
- Port Wentworth Submission Schedule:
  - Assessment and Participation Program: August 2007
  - Community Agenda Report: June 2008



# Port Wentworth Comprehensive Plan

## *Community Assessment*

- Development Pattern Assessment
  - Existing Land Use
  - Community Character Areas
  - Areas Requiring Special Attention
- Census Data Assessment
  - Technical Addendum
- Community Issues and Opportunities
  - Based on existing conditions and future vision
- Quality Community Objectives
  - Fifteen objectives proposed by DCA



# Port Wentworth Comprehensive Plan

## *Character Areas*

- Identify the defining and desirable character of the unique areas/neighborhoods within Port Wentworth.
  - Develop recommended development strategies for each Character Area.
  - Character Areas will influence future Land Use and Zoning decisions within the City.
- Traditional Village
  - Rural Neighborhood
  - Rural Residential
  - Suburban
  - Mixed Use
  - Industrial
  - Community Gateway
  - Local Highway Corridor
  - Major Highway Corridor



# Port Wentworth Comprehensive Plan

## *Traditional Village*

- This character area comprises the historic downtown district surrounded by older residential areas with more traditional development patterns. Characteristics include grid street pattern; sidewalks; small, regular lots; and neighborhood-scale businesses.



# Port Wentworth Comprehensive Plan

## *Rural Neighborhood*

- This character area includes historic neighborhood areas with low density residential development, neighborhood scale commercial uses, and organic development patterns. Defining characteristics are a sense of community and long standing connections between the residents and the land.



# Port Wentworth Comprehensive Plan

## *Rural Residential*

- This area is rural, undeveloped land with little development pressure for suburban growth. Development patterns include low pedestrian orientation and access, very large lots, open space, and high degree of building separation.



# Port Wentworth Comprehensive Plan

## *Suburban*

- These areas are 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 or cluster development patterns.



# Port Wentworth Comprehensive Plan

## *Mixed Use*

- This is an area that has a mix of residential, office, and commercial uses. Commercial uses should be designed to meet local residents' daily needs and match the character of the surrounding neighborhoods.



# Port Wentworth Comprehensive Plan

## *Industrial*

- Land uses in this area include higher intensity manufacturing, assembly, processing or warehouse activities.



# Port Wentworth Comprehensive Plan

## *Community Gateway*

- This character area includes the developed or undeveloped land surrounding the intersection of I-95 and Highway 21 that serves as an important entrance or means of access to the community. Features include location of trucking stops and shelters and associated service businesses.



# Port Wentworth Comprehensive Plan

## *Local Highway Corridor*

- A local highway corridor is developed or undeveloped land paralleling a local highway that has the potential to experience uncontrolled strip development if growth is not properly managed. Streetscape and pedestrian enhancements are encouraged.

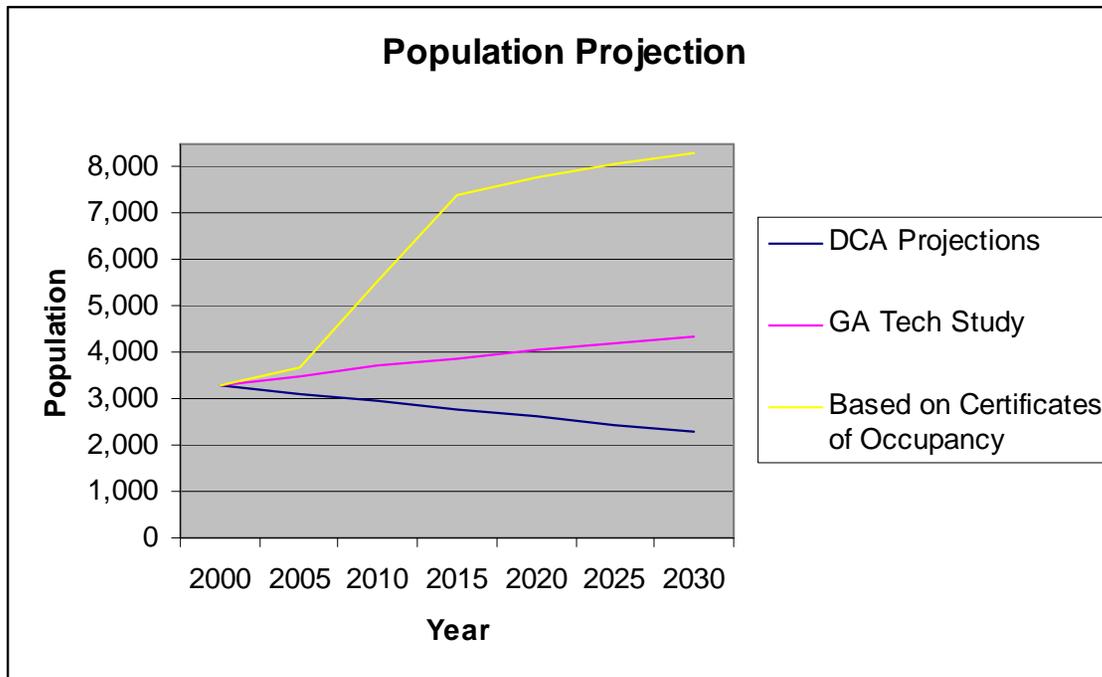


# Port Wentworth Comprehensive Plan

## *Data Assessment*

- Population Growth

	1990	2000	2005	2010	2015	2020	2025	2030
DCA Projections	4,012	3,276	3,108	2,941	2,773	2,605	2,437	2,270
GA Tech Study	4,012	3,276	3,502	3,701	3,883	4,050	4,198	4,341
Based on Certificates of Occupancy	4,012	3,276	3,657	5,525	7,392	7,762	8,072	8,314



# Port Wentworth Comprehensive Plan

## *Data Assessment*

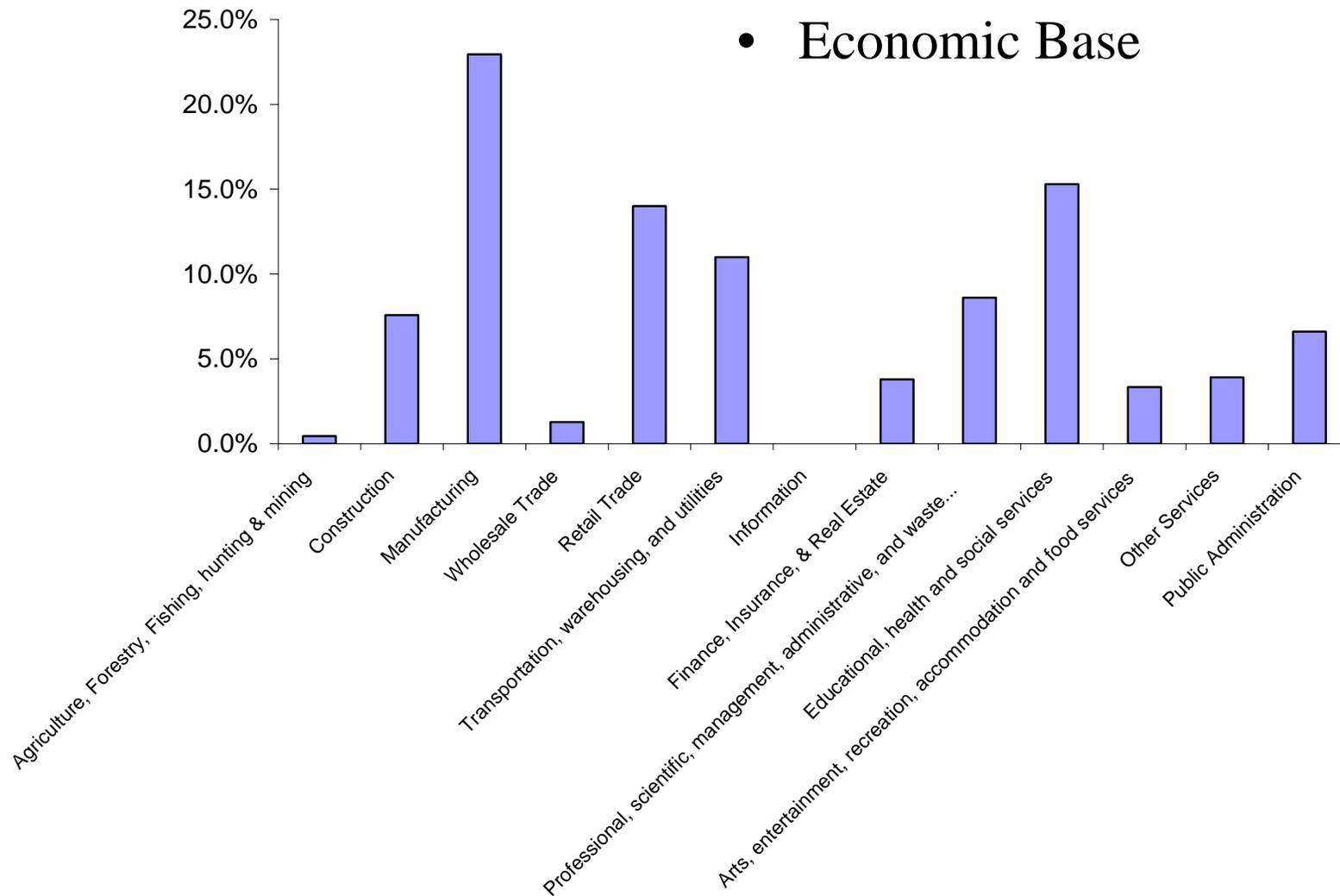
- Average Household Income

Jurisdiction	1990	2000	% Increase
Port Wentworth	\$29,761	\$48,208	62.0%
Chatham County	\$34,078	\$53,742	57.7%
Georgia	\$36,810	\$80,077	117.5%



# Port Wentworth Comprehensive Plan

## *Data Assessment*



# Port Wentworth Comprehensive Plan

## *Data Assessment*

- Commuting Patterns

Commuting Patterns	Port Wentworth	Chatham County
Car, truck, or van - - drove alone	86.6%	76.4%
Car, truck, or van - - carpooled	10.5%	13.4%
Public transportation (including taxicab)	0.5%	3.2%
Walked	0.5%	2.9%
Other means	0.9%	1.6%
Worked at home	1.0%	2.5%
<b>Mean travel time to work (minutes)</b>	<b>19.9</b>	<b>22.3</b>

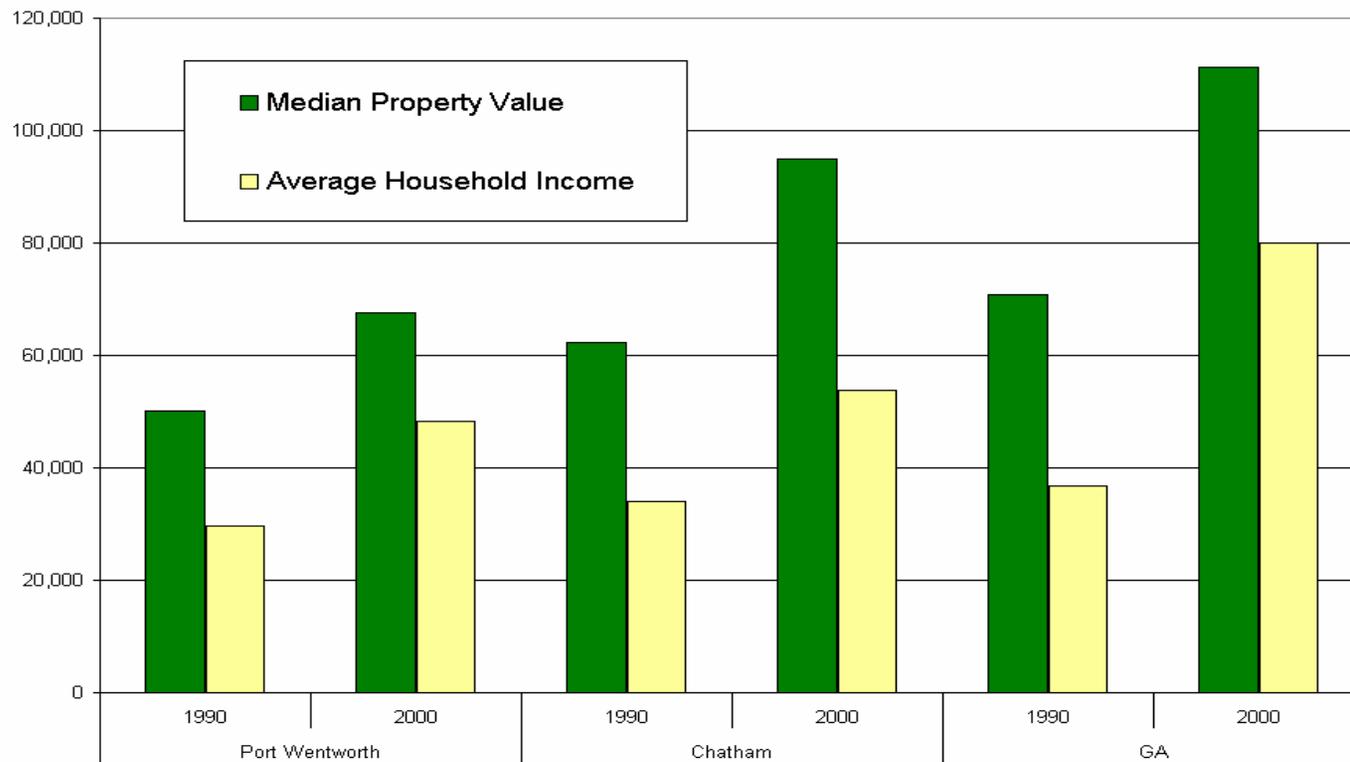
Category	Port Wentworth		Chatham County	
	1990	2000	1990	2000
Total population	4,012	3,276	216,935	232,048
Worked in City Limits	8.3%	5.0%	42.5%	42.4%
Worked outside City Limits	37.1%	41.9%	1.2%	1.6%



# Port Wentworth Comprehensive Plan

## *Data Assessment*

- Median Property Value vs. Average Household Income
  - Average sale price of property based on 2004 Chatham County BOA = **\$140,000**



# Port Wentworth Comprehensive Plan

## *Issues & Opportunities*

- Population Growth
- Economic Development
- Natural & Cultural Resources
- Facilities and Services
- Intergovernmental Coordination
- Transportation
- Housing
- Land Use



# Port Wentworth Comprehensive Plan

## *Population Growth*

- *Major Trend:* Despite a decrease in population prior to the 2000 Census, population is likely to grow rapidly for the next ten years due to several major residential housing developments within the City. More families are moving to Port Wentworth because of the affordability of the new housing stock leading to an increase in the average household size and a decrease in the average age.



# Port Wentworth Comprehensive Plan

## *Economic Development*

- *Major Trend:* Port Wentworth's downtown historic district is in decline and no longer serves as a focal point for the community.
- *Major Trend:* The Georgia Ports Authority and Gulfstream are expanding and this has a significant impact on the City of Port Wentworth.
- *Major Trend:* There is a potential for history based tourism and ecotourism in Port Wentworth; however it has not been adequately supported.



# Port Wentworth Comprehensive Plan

## *Natural and Cultural Resources*

- *Major Trend:* Development is diminishing ecological integrity, historic integrity, and cultural significance of community resources.
- *Major Trend:* Land development activities are increasing stormwater runoff which impairs water quality, increases demand on the existing stormwater infrastructure, and creates flooding problems.



# Port Wentworth Comprehensive Plan

## *Facilities and Services*

- *Major Trend:* New development has put a strain on existing facilities and services.



# Port Wentworth Comprehensive Plan

## *Housing*

- *Major Trend:* Existing housing trends in the City are positive. There is a sufficient variety of housing types, density and price points.



# Port Wentworth Comprehensive Plan

## *Land Use*

- *Major Trend:* There is not an up-to-date future land use plan for the City, and development has not always been coordinated with the character of the surrounding neighborhood.



# Port Wentworth Comprehensive Plan

## *Transportation*

- *Major Trend:* The existing level of service for the transportation network is poor and does not provide a useful network of roadways, connectivity, and alternative modes.



# Port Wentworth Comprehensive Plan

## *Intergovernmental Coordination*

- *Major Trend:* The City benefits from more coordination with other local, county, and State governments/agencies, regional agencies, private agencies, the business community, and the public.



# Port Wentworth Comprehensive Plan

## *Quality Community Objectives*

### DCA adopted Fifteen QCOs:

1. Traditional Neighborhoods
2. Infill Development
3. Transportation Alternatives
4. Regional Identity
5. Resource Conservation
6. Open Space Preservation
7. Environmental Protection
8. Growth Preparedness
9. Appropriate Business
10. Employment Options
11. Housing Choices
12. Education Opportunities
13. Local Self-Determination
14. Regional Cooperation
15. Sense of Place

***QCOs should be used as guidelines for future development patterns and policies to encourage sustainable, livable, vital communities.***



# Port Wentworth Comprehensive Plan

## *Next Steps: Community Agenda*

- Vision
  - Character Areas
  - Future Land Use Map
  - Quality Community Objectives
  - Desired Design Patterns and Architectural Styles
- Issues and Opportunities for Port Wentworth
- Implementation Plan
  - Policies
  - Short Term Work Program

