



CITY OF PORT WENTWORTH

ZONING BOARD OF APPEALS

JANUARY 16, 2018

Council Meeting Room

Regular Meeting

6:00 PM

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

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. ADOPTION OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jun 12, 2017 6:00 PM

5. UNFINISHED BUSINESS

6. NEW BUSINESS

1. Zoning Board of Appeals Use Application submitted by C. L. Case for PIN #: 7-0007-03-006 (8 North Coastal Highway Suite C) to use the property for a Heating and Air-Conditioning and Appliance Repair Business in a P-C-2 (Planned Community Business) Zoning District.

- Public Hearing
- Action

7. ADJOURNMENT



CITY OF PORT WENTWORTH

ZONING BOARD OF APPEALS

JUNE 12, 2017

Council Meeting Room

Regular Meeting

6:00 PM

305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Linda Smith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Chairman Linda Smith led in Prayer and the Pledge of Allegiance

3. ROLL CALL

Attendee Name	Title	Status	Arrived
Linda Smith	Chairperson	Present	
Sylvia Hinely	Board Member	Present	
Julie Perry	Board Member	Absent	
Joseph Dobry	Board Member	Present	
Stafford Geoghagan	Board Member	Present	
Jerry Bogus	Board Member	Absent	
Larry Longo	Board Member	Present	
Brian Harvey	Director of Development Services	Present	

4. ADOPTION OF MINUTES

- Zoning Board of Appeals Minutes for August 15, 2016

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joseph Dobry, Board Member
SECONDER:	Sylvia Hinely, Board Member
AYES:	Hinely, Dobry, Geoghagan, Longo
ABSENT:	Perry, Bogus

5. UNFINISHED BUSINESS

6. NEW BUSINESS

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

Mr. Harvey informed the Board that the application was complete and explained the conditional use application. The applicant was present to answer questions. The Zoning Board of Appeals asked several questions about the existing buildings and current uses, traffic impacts, business capacity, ingress from Highway 21, and business hours. After several minutes of discussion, Sylvia Hinely made the motion to approve the conditional use application. Joe Dobry seconded the motion to approve.

Minutes Acceptance: Minutes of Jun 12, 2017 6:00 PM (Adoption of Minutes)

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Sylvia Hinely, Board Member
SECONDER: Joseph Dobry, Board Member
AYES: Hinely, Dobry, Geoghagan, Longo
ABSENT: Perry, Bogus

7. ADJOURNMENT

There being no further business to discuss, Board Member Geoghagan made a motion to adjourn the meeting. Board Member Dobry seconded the motion to adjourn. The vote was unanimous.

Joseph Dobry, Chairman

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2018.

Larry Longo, Secretary

Minutes Acceptance: Minutes of Jun 12, 2017 6:00 PM (Adoption of Minutes)



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

Meeting: 01/16/18 06:00 PM
Department: Public Services
Category: Planning/Zoning Item
Prepared By: Brian Harvey
Department Head: Brian Harvey

SCHEDULED

AGENDA ITEM (ID # 1804)

DOC ID: 1804

Zoning Board of Appeals Use Application submitted by C. L. Case for PIN #: 7-0007-03-006 (8 North Coastal Highway Suite C) to use the property for a Heating and Air-Conditioning and Appliance Repair Business in a P-C-2 (Planned Community Business) Zoning District.

Issue/Item: Zoning Board of Appeals Use Application submitted by C. L. Case for PIN #: 7-0007-03-006 (8 North Coastal Highway Suite C) to use the property for a Heating and Air-Conditioning and Appliance Repair Business in a P-C-2 (Planned Community Business) Zoning District.

Background: Case Cool Air intends to lease a tenant space at 8 North Coastal Highway Suite C and operate a Heating and Air-Conditioning and Appliance Repair Business.

Facts and Findings: Building, Heating, Plumbing, or Electrical Contractors and Related Construction Contractors are conditional uses in the C-2 Zoning District, and the following standards shall apply:

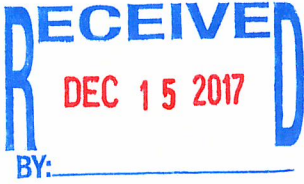
A. Outdoor storage of materials and construction equipment shall not be permitted in this district, and prefabricating of construction materials such as ventilating ducts and eaves shall not be permitted unless otherwise permitted in this district except where such prefabrication work shall be conducted entirely within a building, shall require no outdoor storage of materials, scrap, or finished product, generate no noise, dust, or odor beyond the confines of the building and shall only be incidental to the contracting activity. The applicant has been made aware of the requirements, and she has said that her business will comply, if approved.

Funding: N/A

Recommendation: The Zoning Board of Appeals will hear this application on January 16, 2018 at 6:00PM.

ATTACHMENTS:

- ZBOA USE APPLICATION Case Cool Air 8 N Coastal Hwy JANUARY 2018 (PDF)



APPLICATION
CITY OF PORT WENTWORTH ZONING BOARD OF APPEALS

Date Filed: _____
Case Number: _____

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

PLEASE PRINT OR TYPE:

Name of Applicant: Case Cool Air

Property Location: 8 N Coastal Hwy Ste C
Address/Street Name Lot Number

Pin
Subdivision/Ward: Bonnie Bridge 7-0007-03-006 Zoning District: PC-2

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

NAME	ADDRESS	ZIP CODE
Joel Butler	7 Antrim St, Port Wentworth, GA	31407
Antonio Mason	5 Antrim St, Port Wentworth, GA	31407
Monica Stokes	9 Antrim St, Port Wentworth, GA	31407
David Gunnels SR	8 N Coastal Hwy Port Wentworth, GA	31407
David Gunnels	6 Appleby, Port West Worth	31407
Daisy Godbee	Birkenhead St, Port Wentworth	31407
Patricia McCallum	11 Antrim St Port Wentworth	31407
Patricia McCallum	301 Bonnie Bridge Rd PW, GA	31407
<u>See Attached</u>		

James Sneets

REASON FOR APPEAL: Check appropriate section(s).

- () A decision of the Zoning Administrator which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
- An application to establish a use which must be approved by the Board of Appeals.
- () A request to vary:
 - () ___ foot ___ yard variance () ___ lot width variance
 - () ___ lot area variance () ___ setback variance
 - () Fence variance () ___ % building coverage variance
- () A request for extension of a non-conforming use.
- () Other: _____

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

Most if not all services will be performed in the field at customers homes or place of business. Case Cool Air operated with

The laws governed by the environmental protection act. It is our duty that allowing Case

Cool Air to office out of 8 N. Coastal Hwy will not have a substantial impact on the community in regards to increased traffic, noise, or any other concerns. We will comply with City Ordinances, and work diligently with the City. We are excited to bring a small business to Port Wentworth and look forward to an ongoing relationship with the City & citizens alike. We feel with strict EPA laws our business will not have an impact on the public health, safety, morals, or welfare of the community.
Thank you.

CJ Case

Signature of Applicant

412 Turnberry St, Port Wentworth, GA

Mailing Address of Applicant

(912) 657-4814 31417

Telephone Number

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

FOR OFFICE USE:

Notice of hearing sent: _____

Property Posted: _____

Date of Hearing: _____

Notice Published in Newspaper: _____

Attachment: ZBOA USE APPLICATION Case Cool Air 8 N Coastal Hwy JANUARY 2018 (1804 : ZBOA Use Application 8 North Coastal Highway

F. D. Todd 16 Hwy 17 Pw, GA 31407
 East Point Investment 14 N Coastal Hwy, Pw, GA 31407
 Wanda Nettles 12 N. Coastal Hwy, Pw, GA 31407
 Four Boys LLC 10 N Coastal Hwy, Pw, GA 31407
 Southern Region Industrial 8 Birkenhead Rd, Pw GA 31407
 Daisy Golbee 11 ~~100~~ Highway 17, Pw, GA 31407
 DSI Realty Co 1 Birkenhead st Port Wentworth GA 31407
 Jonnie Berry 1 Appleby Rd, Pw, GA 31407
 Pedro Becerra 2 Appleby Rd, Pw, GA 31407
 Sadie Herrington 4 Appleby Rd, Pw, GA 31407