



CITY OF PORT WENTWORTH

PLANNING COMMISSION

FEBRUARY 12, 2018

Council Meeting Room

Regular Meeting

6:30 PM

305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Joseph Dobry called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Chairman Joseph Dobry led in Prayer and the Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Joseph Dobry	Chariman	Present	
Jerry Bogus	Planning Commissioner	Present	
Larry Longo	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Donna Blalock	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	

4. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Jan 16, 2018 6:30 PM

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Larry Longo, Planning Commissioner
SECONDER:	Rufus Bright, Planning Commissioner
AYES:	Dobry, Bogus, Longo, Bright, Franklin, Blalock

5. ZONING MAP AMENDMENTS (REZONING)

6. ZONING TEXT AMENDMENTS (ORDINANCES)

7. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Maupin Engineering, on behalf of Rick Lee for PIN #: 7-0035-01-002 (6232 Highway 21) for a Specific Development Site Plan to allow an Office Addition in a P-C-3 (Planned Community Business) Zoning District.

Mr. Harvey informed the Commission that the application was complete. The applicant was present to answer questions. The commissioners asked several questions including proposed use, parking effects, and traffic stacking on Highway 21. The applicant stated that the addition would have no effect on existing operations. After a brief discussion, Donna Blalock made a motion to approve the application. Rosetta Franklin seconded the motion to approve. The vote to approve the application was unanimous.

RESULT: APPROVED [UNANIMOUS]
MOVER: Donna Blalock, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Dobry, Bogus, Longo, Bright, Franklin, Blalock

- B. Site Plan Review Application submitted by Jitendra Patel for PIN #: 7-0906-04-031 (6 Magnolia Boulevard) for a General Development Site Plan to allow a Liquor Store in a M-P-O (Master Plan Overlay) Zoning District.

Mr. Harvey informed the Commission that the application was complete. The applicant was present to answer questions. The Commissioners asked several questions including access drives, parking and lot layout, and architectural standards and materials. The applicant answered all questions, and Murray Marshall (Rice Hope Architectural Review Board) affirmed that the building would be finished in stone with no exposed metal in accordance with the subdivision's standards. After a brief discussion, Larry Longo made a motion to approve the application. Rosetta Franklin seconded the motion to approve. The Commission voted unanimously to approve the application.

RESULT: APPROVED [UNANIMOUS]
MOVER: Larry Longo, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Dobry, Bogus, Longo, Bright, Franklin, Blalock


- C. Alcoholic Beverage License Application submitted by Jitendra Patel for a Package Shop License for Riya Beverage 2 LLC., (6 Magnolia Boulevard) located in a M-P-O (Master Plan Overlay) Zoning District.

Mr. Harvey informed the Commission that the application was complete. The applicant was present to answer questions. The Commissioners asked several questions including hours of proposed operation, additional uses for commercial spaces, and alcoholic beverage sales policies. The applicant answered all questions. After a brief discussion, Jerry Bogus made a motion to approve the application. Donna Blalock seconded the motion to approve. The Commission voted unanimously to approve the application.

RESULT: APPROVED [UNANIMOUS]
MOVER: Jerry Bogus, Planning Commissioner
SECONDER: Donna Blalock, Planning Commissioner
AYES: Dobry, Bogus, Longo, Bright, Franklin, Blalock

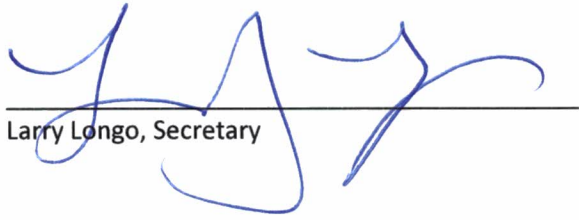
8. ADJOURNMENT

There being no further business to discuss, Commissioner Bogus made a motion to adjourn the meeting. Commissioner Longo 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 9th day of April, 2018.



Larry Longo, Secretary