



CITY OF PORT WENTWORTH

PLANNING COMMISSION

JUNE 11, 2018

Council Meeting Room

Regular Meeting

6:30 PM

305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Jerry Bogus called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Chairman Jerry Bogus led in Prayer and the Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Jerry Bogus	Chairman	Present	
Larry Longo	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Donna Blalock	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Absent	
Andy Quinney	Planning Commissioner	Absent	
Maurice Rahn	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	
Melanie Ellis	Administrative Secretary	Present	

4. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - May 14, 2018 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Larry Longo, Planning Commissioner
SECONDER: Donna Blalock, Planning Commissioner
AYES: Longo, Bright, Franklin, Blalock, Rahn
ABSENT: Rollf, Quinney

5. ZONING MAP AMENDMENTS (REZONING)

A. Application to Amend the Zoning Map submitted by Phillip McCorkle, McCorkle & Johnson, LLP., on behalf of Inter Metro Properties (GA), LLC., for PIN #'s 7-0002-01-001A, 7-0002-01-001, 7-0002-01-002, 7-0002-01-002A, & 7-0002-01-003 (6520, 5630, 6532, & 6548 Highway 21) to rezone the properties from P-C-3 (Planned Community Business) & RA (Residential Agriculture) to P-I-2 (Planned Industrial)

Mr. Harvey informed the Commission that the application was complete. The applicant, Phillip McCorkle, was present and gave a brief presentation and offered to answer any questions the Commission may have. The Commission asked several questions regarding stormwater run-off and traffic concerns. After several minutes of discussion Larry Longo made the motion to approve the application with the following conditions: item 3 B-4 be corrected, and engineer report on the traffic study be favorable to the City. Rosetta

Franklin seconded the motion to approve with the listed conditions. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Longo, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Longo, Bright, Franklin, Blalock, Rahn
ABSENT:	Rollf, Quinney

6. ZONING TEXT AMENDMENTS (ORDINANCES)

7. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by Phillip McCorkle, McCorkle & Johnson, LLP., on behalf of Inter Metro Properties (GA), LLC., for PIN #'s 7-0002-01-001A, 7-0002-01-001, 7-0002-01-002, 7-0002-01-002A, & 7-0002-01-003 (6520, 6530, 6532, 6546, & 6548 Highway 21) for a General Development Site Plan to allow warehouses in a P-C-3 (Planned General Business) Zoning District

Mr. Harvey informed the Commission that the application was complete. The applicant, Phillip McCorkle, was present and gave a brief presentation and offered to answer any questions the Commission may have. The Commission asked several questions regarding stormwater detention. After several minutes of discussion Larry Longo made the motion to approve the application. Rufus Bright seconded the motion to approve. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Longo, Planning Commissioner
SECONDER:	Rufus Bright, Planning Commissioner
AYES:	Longo, Bright, Franklin, Blalock, Rahn
ABSENT:	Rollf, Quinney

- B. Site Plan Review Application submitted by Sherry Davis for PIN # 7-0020-01-010 (409 Grange Rd) for a General Development Site Plan to allow a trucking facility with an office in a P-I-2 (Planned Industrial) Zoning District

Mr. Harvey informed the Commission that the application was complete. The applicant, Sherry Davis, was present and gave a brief presentation and offered to answer any questions the Commission may have. The Commission asked several questions about which site plan in the packet was correct. After several minutes of discussion Rufus Bright made the motion to approve the application. Rosetta Franklin seconded the motion to approve. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rufus Bright, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Longo, Bright, Franklin, Blalock, Rahn
ABSENT:	Rollf, Quinney

- C. Site Plan Review Application submitted by Haydon Rollins, Hussey, Gay, & Bell, on behalf of CRN Development, LLC., for PIN # 7-0037-01-012 (Coldbrook Station Cir) for a Specific Development Site Plan to allow a multi-family apartment development in a P-R-M (Planned Residential Multi-Family) Zoning District

Mr. Harvey informed the Commission that the application was complete. C.J. Chance was present on behalf of the applicant and gave a brief presentation and offered to answer

any questions the Commission may have. The Commission asked several questions regarding the engineer approval, property maintenance, wetland permits and pumpstation access. After several minutes of discussion Larry Longo made the motion to approve the application with the following conditions: a maintenance agreement be executed, easements and all permits be applied for and approved. Rosetta Franklin seconded the motion to approve with the listed conditions. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Longo, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Longo, Bright, Franklin, Blalock, Rahn
ABSENT:	Rollf, Quinney

- D. Subdivision Application submitted by Joshua Akins, Coleman Company, INC., on behalf of Bald Eagle Partners, for PIN # 7-0906B-14-003 (Birch Circle) located in a M-P-O (Master Plan Overlay) Zoning District for a Final Plat of a Major Subdivision (Parkside Subdivision, Phase 1-C) for the purpose of Single-Family Homes

Mr. Harvey informed the Commission that the application was complete. Greg Coleman and Murray Marshall was present on behalf of the applicant and gave a brief presentation and offered to answer any questions the Commission may have. The Commission asked several questions regarding stormwater run-off and the maintenance bond. After several minutes of discussion Rufus Bright made the motion to approve the application with the following conditions: the drainage will work properly and if not the owner / developer will fix at their expense. Donna Blalock seconded the motion to approve with the listed conditions. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rufus Bright, Planning Commissioner
SECONDER:	Donna Blalock, Planning Commissioner
AYES:	Longo, Bright, Franklin, Blalock, Rahn
ABSENT:	Rollf, Quinney


8. NEW BUSINESS

- A. Carl Vinson Institute of Government Training Opportunities

Mr. Harvey explained the training opportunities to the Commission. Mr. Harvey also informed the Commission that Andy Quinney has resigned from the Planning Commission due to health concerns.

9. ADJOURNMENT

There being no further business to discuss, Commissioner Franklin made a motion to adjourn the meeting. Commissioner Bright seconded the motion to adjourn. The vote was unanimous.



 Jerry Bogus, Chairman

The foregoing minutes are true and correct and approved by me on this 10th day of September, 2018.

for  _____
Larry Longo, Secretary