



CITY OF PORT WENTWORTH

PLANNING COMMISSION

JULY 9, 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	Planning Commissioner	Present	
Larry Longo	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Absent	
Donna Blalock	Planning Commissioner	Present	
Wanda Rolf	Planning Commissioner	Present	
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 - Jun 11, 2018 6:30 PM

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

5. ZONING MAP AMENDMENTS (REZONING)

A. Application to Amend the Zoning Map submitted by Phillip McCorkle, McCorkle & Johnson, LLP., on behalf of Greenland Developers, Inc., for PIN #'s 7-0977-01-027 and 7-0977-01-028 to rezone the properties from P-C-3 (Planned Community Business) to P-I-2 (Planned Industrial) Zoning district.

Mr. Harvey informed the Commission that the application was complete. The applicant Phillip McCorkle, McCorkle & Johnson, LLP., was present and gave a brief presentation and offered to answer any questions the Commission may have. Chad Zittroer, Kern & Co, LLC., was also present. Larry Longo asked questions regarding the engineer's report, noise, how would warehouse benefit the community, and buffers. Wanda Rolf asked about truck stacking on Highway 21. Donna Blalock asked what the hours of operation would be. Rufus Bright asked about the number of trucks and the diesel smell. Maurice Rahn asked about the stormwater runoff and flood mitigation. Tara Smart, 109 Ferguson

Road, spoke against the application stating that nobody talked to her about the project and the traffic concerns. Angela Steele-Scruggs, 158 Grace Lane, Rincon, spoke against the application. Mabel Thomas, 208 Monteith Road, spoke against the application. Janet Hester, 440 Meinhard Road, spoke against the application. After several minutes of discussion Larry Longo made a motion to deny the application based on the engineers report. Rufus Bright seconded the motion to deny. The vote to deny was unanimous.

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

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 Greenland Developers, Inc., for PIN #'s: 7-0977-01-027 and 7-0977-01-028 (Hendley Road) for a General Development Site Plan to allow Warehouses in a P-I-2 (Planned Industrial) Zoning District

The applicant Phillip McCorkle, McCorkle & Johnson, LLP., was present to answer questions. Larry Longo made the motion to deny the application due to the rezoning application being denied. Rufus Bright seconded the motion to deny. The vote was unanimous.

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

- B. Subdivision Application submitted by Travis G. Burke, Coleman Company Inc., on behalf of Bald Eagle Partners for PIN # 7-0906-04-062 (Rice Hope Road) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Mulberry Tract Phase I) for the purpose of Single-Family Homes

Mr. Harvey informed the Commission that the application was complete. Travis Burke, Coleman Company Inc, and Murray Marshall were present on behalf of the applicant and gave a brief presentation and offered to answer any questions the Commission may have. Maurice Rahn asked several questions regarding stormwater runoff. Mr. Burke responded to Mr. Rahn's questions. After several minutes of discussion Rufus Bright made a motion to approve the application. Larry Longo seconded the motion to approve. The motion passed 4 to 1.

RESULT: APPROVED [4 TO 1]
MOVER: Rufus Bright, Planning Commissioner
SECONDER: Larry Longo, Planning Commissioner
AYES: Longo, Bright, Blalock, Rollf
NAYS: Rahn
ABSENT: Franklin


- C. Site Plan Review Application submitted by Bald Eagle Partners for PIN #: 7-0906-04-062 (Rice Hope Road) for a Specific Development Plan to allow a Single Family Residential Development in a MPO (Master Plan Overlay) Zoning District

Mr. Harvey informed the Commission that the application was complete. Travis Burke, Coleman Company Inc, and Murray Marshall were present on behalf of the applicant and gave a brief presentation and offered to answer any questions the Commission may have. Donna Blalock asked about the price range of these homes and if they will be rentals. Mr. Marshal responded that at this time he did not know if the homes will be rentals. Larry Longo asked if this phase would be a part of the existing HOA. Mr. Marshal responded that this phase will be a part of the existing HOA. After several minutes of discussion Donna Blalock made a motion to approve the application with the condition that all engineering comments are addressed prior to the City Council meeting. Wanda Rollf seconded the motion to approve with the listed conditions. The motion passed 4 to 1.

RESULT: APPROVED [4 TO 1]
MOVER: Donna Blalock, Planning Commissioner
SECONDER: Wanda Rollf, Planning Commissioner
AYES: Longo, Bright, Blalock, Rollf
NAYS: Rahn
ABSENT: Franklin

8. ADJOURNMENT

There being no further business to discuss, Commissioner Blalock 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