



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

OCTOBER 8, 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	Present	
Donna Blalock	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Present	
Maurice Rahn	Planning Commissioner	Absent	
Brian Harvey	Director of Development Services	Present	

### 4. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Sep 10, 2018 6:30 PM

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

### 5. ZONING MAP AMENDMENTS (REZONING)

A. Application to Amend the Zoning Map submitted by Phillip McCorkle, McCorkle & Johnson LLP., on behalf of L-A Savannah Crossgate, LLC., for PIN # 7-0033-01-004 (Crossgate Road) to rezone the property from EDZ (Economic Development Zone) to P-I-1 (Planned Industrial).

Mr. Harvey informed the Planning Commission that the application was complete, and, that the Development Impact Assessment was pending comment responses from the applicant. The initial comments were received this afternoon, and the applicant has not had an opportunity to respond. Mr. McCorkle was present to answer any questions about the application. Mr. McCorkle stated that the concept for this proposed development would be very similar to the Dynacraft project (all masonry construction and no container stacking). The Planning Commission asked several questions about fire flows, traffic, noise, and other potential impacts. Lamar Mercer, with Thomas & Hutton engineering, was present to answer technical questions. Greg Potter, with Stravinski Development Group, was also present to answer questions about the building exterior. Curley Cooper,

107 Myrtle Drive, spoke in favor of the project. Garnasia Bogus, 908 Barnsley Road, spoke against the project, stating, "my home is my asset, and I don't want to live behind warehouses". David Ayers, 901 Barnsley Road, spoke against the project, stating, "the railroad backs up to my house", and we have seen several copperhead snakes and coyotes due to the development of Dynacraft. Laura Morris, 831 Barnsley Road, spoke against the project stating that this project would hurt her property value. Vernon Morris, 831 Barnsley Road, stated that he can't sell his property due to these developments, and, that he is 100% against this project. Mr. McCorkle was allowed to respond to the comments of the residents, and he stated that a manufacturing use (as would be allowed in a EDZ zoning district) would be worse on the neighborhood. After several minutes of discussion, Rosetta Franklin made a motion to deny the application. The motion failed due to lack of a second. Rufus Bright made a motion to approve conditional upon satisfactory completion of the DIA review and comments. Larry Longo seconded the motion to approve. The vote to approve the application was unanimous.

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

- B. Application to Amend the Zoning Map submitted by Phillip McCorkle, McCorkle & Johnson LLP., on behalf of Cliff Beard and Curley and Mary Cooper for PIN #'s 7-0018-02-015 & 7-0018-02-016 (106 and 107 Myrtle Drive) to rezone the property from P-C-2 (Planned Community Business) to P-I-2 (Planned Industrial).

Mr. Harvey informed the Planning Commission that the application was complete. Mr. McCorkle was present to answer questions, and he explained that this rezoning is being requested to accommodate a planned road from the Dynacraft development to Grange Road. This road is being designed to further aid in removing truck traffic off of Highway 21. Greg Potter, with Stravinski Development Group spoke in favor of the rezoning and the project. After a brief discussion, Donna Blalock made a motion to approve the application. Rufus Bright seconded the motion to approve. The vote to approve the application was unanimous.

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

**6. ZONING TEXT AMENDMENTS (ORDINANCES)**

**7. SITE PLAN/SUBDIVISION APPROVAL**

- A. Alcoholic Beverage License Application submitted by Ivet Perez Hernandez for a Beer / Wine License, Pouring - Beer, Wine, & Liquor License, and Sunday Sales License for Agave Bar and Grill Company (7222 Coldbrook Station Circle) located in a P-C-3 (Planned General Business) Zoning District

Mr. Harvey informed the Planning Commission that the application was complete. Mr. Harvey advised that the applicant has passed the public safety background check and provided references as required by the application. The applicant was present to answer questions from the Planning Commission. After a brief discussion, Rufus Bright made a motion to approve the application. Donna Blalock seconded the motion to approve. The vote to approve the application was unanimous.



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

- B. Subdivision Application submitted by Lamar Mercer, P.E., Thomas and Hutton Engineering Inc., on behalf of BEP Rice Hope. LLC., for PIN # 7-0906-04-069 (Parkside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Parkside Phase 1D) for the purpose of Single-Family Homes

Mr. Harvey informed the Planning Commission that the application was complete. Murray Marshall was present to explain the application and answer questions. After a brief discussion, Larry Longo made a motion to approve the application. Donna Blalock seconded the motion to approve. The vote to approve the application was unanimous.

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

- C. Site Plan Review Application submitted by BEP - Rice Hope LLC., for PIN # 7-0906-04-069 (Parkside Blvd) for a Specific Development Plan to allow a Single-Family Residential Development in a MPO (Master Plan Overlay) Zoning District

Mr. Harvey informed the Planning Commission that the application was complete. Murray Marshall was present to explain the application and answer questions. Lamar Mercer, with Thomas & Hutton, was present to answer technical questions. Mr. Harvey advised the Planning Commission that the engineers are still working out comments on the technical details of this submittal. After a brief discussion, Donna Blalock made a motion to approve the application. Rufus Bright seconded the motion to approve. The vote to approve the application was unanimous.

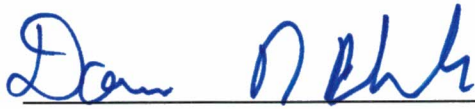
**RESULT:**           **APPROVED [UNANIMOUS]**  
**MOVER:**           Donna Blalock, Planning Commissioner  
**SECONDER:**       Rufus Bright, Planning Commissioner  
**AYES:**             Longo, Bright, Franklin, Blalock, Rollf  
**ABSENT:**          Rahn

**8. NEW BUSINESS**

Larry Longo informed the Planning Commission that he was resigning, effective immediately, due to moving his residence out of the City of Port Wentworth. He thanked his fellow Commissioners and the City Council for the opportunity to serve. Chairman Jerry Bogus thanked Mr. Longo for his service.

**9. ADJOURNMENT**

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



Jerry Bogus, Chairman

Donna N Blalock

The foregoing minutes are true and correct and approved by me on this 12 day of November, 2018.



Larry Longo, Secretary