



CITY OF PORT WENTWORTH

PLANNING COMMISSION

NOVEMBER 12, 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	
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Donna Blalock	Planning Commissioner	Present	
Wanda Rolf	Planning Commissioner	Present	
Maurice Rahn	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	

4. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Oct 8, 2018 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Rufus Bright, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Bright, Franklin, Blalock, Rolf, Rahn

5. ZONING MAP AMENDMENTS (REZONING)

6. ZONING TEXT AMENDMENTS (ORDINANCES)

7. SITE PLAN/SUBDIVISION APPROVAL

A. Alcoholic Beverage License Application submitted by James A. Haslam III for a Beer / Wine License for Pilot Travel Center #071 (7001 Highway 21) 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 represented by employee, Anthony Howard, who was present to answer questions. The applicant explained that the corporation was changing names (from PFJ Southeast LLC to Pilot Corporation) which prompted the request for a new license. After a brief discussion, Wanda Rolf 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: Wanda Rollf, Planning Commissioner
SECONDER: Rufus Bright, Planning Commissioner
AYES: Bright, Franklin, Blalock, Rollf, Rahn

- B. Site Plan Review Application submitted by Stephen Doyle, Structured Real Estate, on behalf of PNC Bank, N.A., for PIN # 7-0037-02-004 (a portion of Tract 4, being a portion of Savannah Gateway West - Phase 1, Highway 21) for a General Development Site Plan to allow a Gander Outdoors / Camping World in a P-C-3 (Planned General Business) Zoning District

Mr. Harvey informed the Planning Commission that the application was complete. The applicant, Stephen Doyle, was present to answer questions. Mr. Doyle presented the conceptual site plan. The Planning Commission asked several questions about access to the site, buffering from adjacent residential zoning districts, and additional land outside of the project area. After a brief discussion, Rosetta Franklin made a motion to approve the application. Rufus Bright seconded the motion to approve the application. The vote to approve the application was unanimous.

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

- C. Site Plan Review Application submitted by Sean Register, on behalf of Port Fuel Center, LLC., for PIN #'s 7-0018-02-001, 002, 003, 004, 005, 006, 007, 008, 009, 009A, 010, 011, 012, 013, 014, 016, 7-0018-03-012, 013, 7-0018-01-003A, 004 (290 Augusta Road) for a Specific Development Site Plan to allow a Truck Stop / Gas Station in a P-C-3 (Planned General Business) Zoning District.

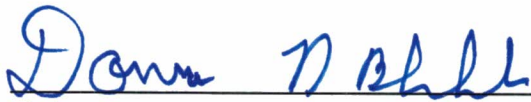
Mr. Harvey informed the Planning Commission that the application was complete; however, the engineers were still working to resolve design issues. The applicant, Sean Register, was present to answer questions. Mr. Register presented his site plan and explained the proposed development. The Planning Commission asked several questions about drainage, property access, and buffering. Diane Sims, 115 Azalea Ave., Rincon, stated that she owns a property near this proposed development and is concerned about drainage and buffers from noise and lighting. Michael Shiver, representing Kerr Courier Service, also stated he has similar concerns. Mr. Register responded that he will be happy to meet with the owners of those properties to discuss their concerns. After a brief discussion, Donna Blalock made the motion to approve the application contingent upon all engineering details being resolved to the satisfaction of the City. Wanda Rollf seconded the motion to approve the application. The vote to approve the application was unanimous.

RESULT: APPROVED [UNANIMOUS]
MOVER: Donna Blalock, Planning Commissioner
SECONDER: Wanda Rollf, Planning Commissioner
AYES: Bright, Franklin, Blalock, Rollf, Rahn

Resignation of Jerry Bogus

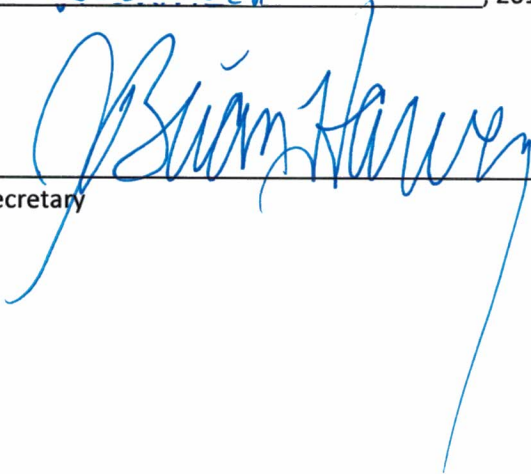
8. ADJOURNMENT

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



Chairman

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



Secretary