



CITY OF PORT WENTWORTH

PLANNING COMMISSION

DECEMBER 10, 2018

Council Meeting Room

Regular Meeting

6:30 PM

305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Vice-Chairman Donna Blalock called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Vice-Chairman Donna Blalock led in Prayer and the Pledge of Allegiance

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Absent	
Donna Blalock	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Present	
Maurice Rahn	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	

4. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Nov 12, 2018 6:30 PM

Vice-Chairman Donna Blalock requested to amend the minutes from November in the following manner: Item #8 / The resignation of Jerry Bogus, and, Item #9 / Adjournment.

RESULT: ACCEPTED AS AMENDED [UNANIMOUS]
MOVER: Wanda Rollf, Planning Commissioner
SECONDER: Rufus Bright, Planning Commissioner
AYES: Bright, Rollf, Rahn
ABSENT: Franklin

5. ZONING MAP AMENDMENTS (REZONING)

A. Zoning Map Amendment Application submitted by Jay Maupin, Maupin Engineering, Inc., on behalf of Rayfield Reeves, R&R Property Ventures for PIN #'s 7-0976C-01-002, 7-0976C-01-004, 7-0976C-08-001, 7-0976D-08-002 (Highway 30) to Rezone from R-A (Residential Agriculture) to P-C-3 (Planned General Business) Zoning District.

Mr. Harvey informed the Planning Commission that the application was complete. The applicant, Jay Maupin, Maupin Engineering, 114 W. 42nd Street, Savannah, was present to answer questions. The Planning Commission asked several questions regarding traffic impacts, proposed ingress and egress from the site, and potential development. After a brief discussion, Maurice Rahn 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:	Maurice Rahn, Planning Commissioner
SECONDER:	Rufus Bright, Planning Commissioner
AYES:	Bright, Rollf, Rahn
ABSENT:	Franklin

6. ZONING TEXT AMENDMENTS (ORDINANCES)

7. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by Jay Maupin, Maupin Engineering, Inc., on behalf of Rayfield Reeves, R&R Property Ventures for PIN #'s 7-0976C-01-002, 7-0976C-01-004, 7-0976C-08-001, 7-0976D-08-002 (Highway 30) for a General Development Site Plan to allow a flex space development in a P-C-3 (Planned General Business) Zoning District.

Mr. Harvey informed the Planning Commission that the application was complete. The applicant, Jay Maupin, Maupin Engineering, 114 W. 42nd Street, Savannah, was present to answer questions. The owner, Rayfield Reeves, 48 Wisteria Lane, Richmond Hill, Georgia, was also present to answer any questions. The applicant presented the site plan and explained the concept to the Planning Commission. The Planning Commission asked several questions regarding parking, traffic impacts, and potential development. After a brief discussion, Maurice Rahn made a motion to approve the application. Wanda Rollf seconded the motion to approve. The vote to approve the application was unanimous

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

- B. Subdivision Application submitted by Lamar Mercer, PE., Thomas and Hutton Engineering Inc., on behalf of BEP Rice Hope LLC., for PIN # 7-0906-04-076 (Lakeside Boulevard) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Lakeside at Rice Hope Phase 1C) for the purpose of Single-Family Homes

Mr. Harvey informed the Planning Commission that the application was complete. Ryan Strickland, Thomas & Hutton Engineering, was present on behalf of the applicant to present the preliminary plat and answer questions. Murray Marshall spoke in favor of the application. After a brief discussion, Wanda Rollf made a motion to approve the application. Maurice Rahn seconded the motion to approve the application. The vote to approve the application was unanimous.

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

- C. Alcoholic Beverage License Application submitted by Yomikaben Patel for a Beer / Wine and Sunday Sales License for Rameswaram, LLC (101 North Coastal Highway) located in a P-C-2 (Planned Community 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. After a brief discussion, Rufus Bright made a motion to approve the application. Maurice Rahn seconded the motion to approve the application. The vote to approve the application was unanimous.

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

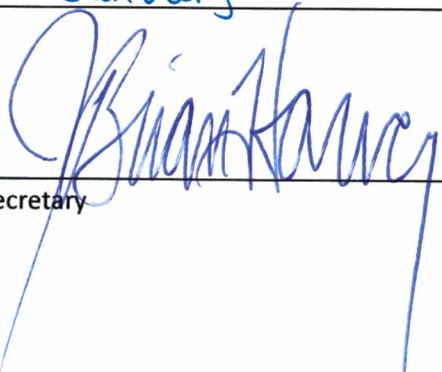
8. ADJOURNMENT

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



Chairman

The foregoing minutes are true and correct and approved by me on this 14 day of January, ~~2018~~ 2019



Secretary