



CITY OF PORT WENTWORTH

PLANNING COMMISSION

JANUARY 13, 2020

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Donna Blalock called the meeting to order

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commission Rufus Bright led the prayer and pledge of allegiance

3. ROLL CALL - SECRETARY

In the absence of the Secretary, Chairman Blalock took roll call.

Attendee Name	Title	Status	Arrived
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Donna Blalock	Planning Commission Chairman	Present	
Wanda Rolf	Planning Commissioner	Present	
Maurice Rahn	Planning Commissioner	Present	
Lauree Morris	Planning Commissioner	Present	
CJ Neesmith	Planning Commissioner	Absent	
Brian Harvey	Director of Development Services	Absent	

4. APPROVAL OF AGENDA

1. Approval of Agenda

RESULT: ADOPTED [UNANIMOUS]
MOVER: Lauree Morris, Planning Commissioner
SECONDER: Rufus Bright, Planning Commissioner
AYES: Bright, Franklin, Rolf, Rahn, Morris
ABSENT: Neesmith

5. ADOPTION OF MINUTES

- A. Planning Commission - Regular Meeting - Nov 18, 2019 6:30 PM

It is noted for the record that the December 2019 meeting was not held due to an absence of a quorum.

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

- 6. **ZONING MAP AMENDMENTS (REZONING)**
- 7. **ZONING TEXT AMENDMENTS (ORDINANCES)**
- 8. **SITE PLAN/SUBDIVISION APPROVAL**

- A. Site Plan Review Application submitted by Kelly Mahoney for PIN #: 7-0976-02-021 (Newport Blvd) for a Specific Development Site Plan to allow an Apartment Development a P-RIP (Planned Residential Institutional) Zoning District.

Commissioner Rollf asked for clarification on the fact sheet (DOC ID: 2195), which contained an inconsistency with the application (i.e.: project consist of seven 3-story 24-unit). Jessica Vick, Roberts Civil Engineering, on behalf of the Petitioner acknowledge the fact sheet presented to the Planning Commission contained a misprint. The project consists of nine 3-story 24-unit apartment buildings and two 3-story 36-unit apartment buildings.

Jessica Vick presented the application and offered to answer any questions. Marcus Wiedower, the representative of the property owner, addressed the Commission in addition to Ms. Vick. Commissioner Morris asked if the numerous issues brought up by the City Engineer had been addressed. Jessica Vick stated that they are planning to address these issues and the project drawings will be updated. The Commissioners asked several questions regarding the wetland setbacks, property access, stormwater drainage and traffic. The Commission was informed that a traffic study was performed by the Georgia Department of Transportation (DOT), and that DOT was addressing dedicated turn lanes for the project. In addition, the Commission was informed that a separate project was in the works for the purchase of additional property to benefit ingress/egress for this project. Janet Hester of 440 Meinhart Road expressed her concerns of adolescents trespassing into the woods onto their property and causing damage.

After several minutes of discussion, Commissioner Franklin moved to approve the application with the stipulation that the applicants meet with Robert and Wendyln Hester, the adjacent property owners, to address their concerns. Commissioner Rollf seconded the motion. The vote to approve the application with the stipulation was unanimous.

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

- B. Site Plan Review Application submitted by Jay Maupin, PE., Maupin Engineering, Inc., on behalf of Jay Andrews, PWJB, LLC., for PIN #: 7-0906-04-030 (4 Magnolia Blvd) for a Specific Development Site Plan to allow a Restaurant with Commercial Spaces in a M-P-O (Master Plan Overlay) Zoning District.

Jay Maupin, Maupin Engineering, presented the application and offered to answer any questions. Jay Andrews, PWJCB, LLC, the owner, also addressed the Commission. Jay Maupin stated they were in the process of addressing the concerns raised by the City Engineer. Commissioner Morris asked why the total disturbed acreage was larger than the total land acreage for the site. Jay Maupin replied that the total disturbed acreage

contains land within the right of way. After several minutes of discussion, Commissioner Morris made a motion that the application be approved with the stipulation that the comments of the City Engineer be addressed. Commissioner Bright seconded. The vote to approve the application with the stipulation was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lauree Morris, Planning Commissioner
SECONDER:	Rufus Bright, Planning Commissioner
AYES:	Bright, Franklin, Rolf, Rahn, Morris
ABSENT:	Neesmith

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjournment

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rosetta Franklin, Planning Commissioner
SECONDER:	Lauree Morris, Planning Commissioner
AYES:	Bright, Franklin, Rolf, Rahn, Morris
ABSENT:	Neesmith

Donna D. Blalock

Chairman

The foregoing minutes are true and correct and approved by me on this 10 day of February, 2020.

Brian Harvey

Secretary