



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

MARCH 9, 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

Rufus Bright led the Prayer and Pledge of Allegiance.

### 3. ROLL CALL - SECRETARY

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

### 4. APPROVAL OF AGENDA

#### 1. APPROVAL OF AGENDA

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Rufus Bright, Planning Commissioner  
**SECONDER:** CJ Neesmith, Planning Commissioner  
**AYES:** Bright, Franklin, Rollf, Rahn, Neesmith  
**ABSENT:** Morris

### 5. ADOPTION OF MINUTES

#### A. Planning Commission - Regular Meeting - Feb 10, 2020 6:30 PM

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

### 6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Teramore Development, LLC., on behalf of Toni W. Barker and John T. Williams for PIN #'s 7-0010-13-021, 7-0010-13-022 and 7-0010-13-024 (120 Cantyre St, 810 Crossgate Road and 122 Cantyre Street ) to Rezone from R-1 (Residential (One-Family) to P-C-1 (Planned Neighborhood Business) Zoning District.

Mr. Harvey stated the application was complete. Phillip McCorkle, McCorkle and Johnson, LLP., and Chris Waldheim, Teramore Development, LLC., was present and offered to answer any questions. Commissioner Bright asked about the type of wood used for the fence. Mr. Waldheim responded that it would be a pressure treated fence. Chrystal Sanders, 118 Cantyre St, spoke against the application stating traffic concerns with semi-trucks and cars. Valerie Zamora, 111 Cantyre St, spoke against the application. Wanda Rolf, 836 Crossgate Rd, spoke in favor of the application. Toni Barker, 810 Crossgate Road, 120 & 120 1/2 Cantyre St, spoke in favor for the application stating it was a great opportunity for the downtown area. Maurice Rahn, 501 Bonnybridge Rd, spoke against the application. After several minutes of discussion, CJ Neesmith made a motion to approve the application. Rosetta Franklin seconded the motion. The vote: Neesmith, Franklin, and Rolf - Aye, Rahn and Bright - Nay. The motion passes 3-2.

<b>RESULT:</b>	<b>APPROVED [3 TO 2]</b>
<b>MOVER:</b>	CJ Neesmith, Planning Commissioner
<b>SECONDER:</b>	Rosetta Franklin, Planning Commissioner
<b>AYES:</b>	Franklin, Rolf, Neesmith
<b>NAYS:</b>	Bright, Rahn
<b>ABSENT:</b>	Morris

## 7. ZONING TEXT AMENDMENTS (ORDINANCES)

### 8. SITE PLAN/SUBDIVISION APPROVAL

- A. Alcoholic Beverage License Application submitted by Arie Kotler, GPM Southeast, LLC., for a Beer / Wine and Sunday Sales License for GPM Southeast, LLC., DBA Fast Market # 4551 (7308 Highway 21) located in a P-C-1 (Planned Neighborhood Business) Zoning District

Mr. Harvey stated the application was complete. Kayla Dine, Store Manager, was present to answer any questions. Commissioner Rahn asked about the references. After a brief discussion, CJ Neesmith made a motion to approve the application. Rosetta Franklin seconded the motion. The vote was unanimous.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	CJ Neesmith, Planning Commissioner
<b>SECONDER:</b>	Rosetta Franklin, Planning Commissioner
<b>AYES:</b>	Bright, Franklin, Rolf, Rahn, Neesmith
<b>ABSENT:</b>	Morris

- B. Site Plan Review Application submitted by Teramore Development, LLC., on behalf of Toni W. Barker, John T. Williams, and Ronald H. Hinely for PIN #'s: 7-0010-13-021, 7-0010-13-022, 7-0010-13-023, 7-0010-13-024 (120 & 122 Cantyre St and 802 & 810 Crossgate Road) for a General Development Site Plan to allow Commercial Retail Development in a P-C-1 (Planned Neighborhood Business) Zoning District

Mr. Harvey stated the application was complete. Phillip McCorkle, McCorkle and Johnson, LLP., and Chris Waldheim, Teramore Development, LLC., was present and offered to answer any questions. After several minutes of discussion, CJ Neesmith made a motion to approve the application. Rosetta Franklin seconded the motion. The vote: Neesmith, Franklin, Bright and Rolf - Aye, Rahn - Nay. The motion passes 4-1.

<b>RESULT:</b>	<b>APPROVED [4 TO 1]</b>
<b>MOVER:</b>	CJ Neesmith, Planning Commissioner
<b>SECONDER:</b>	Rosetta Franklin, Planning Commissioner
<b>AYES:</b>	Bright, Franklin, Rolf, Neesmith
<b>NAYS:</b>	Rahn
<b>ABSENT:</b>	Morris

- C. Subdivision Application submitted by Ray Pittman, Pittman Engineering Co., LLC., on behalf of Coopers Hills, LLC., for PIN #: 7-0976-02-025 (Newport Boulevard) located in a P-RIP (Planned Residential Institutional) Zoning District for a Final Plat of a Major Subdivision (Newport Square Townhomes) for the purpose of Multi-Family Townhomes

Mr. Harvey stated the application was complete. Ray Pittman, Pittman Engineering Co., LLC., was present and offered to answer any questions. The Commission had no questions. Rosetta Franklin made a motion to approve. CJ Neesmith seconded the motion to approve. The vote was unanimous.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rosetta Franklin, Planning Commissioner
<b>SECONDER:</b>	CJ Neesmith, Planning Commissioner
<b>AYES:</b>	Bright, Franklin, Rolf, Rahn, Neesmith
<b>ABSENT:</b>	Morris

- D. Site Plan Review Application submitted by Greg Potter, SCM Augusta Road 1115, LLC., on behalf of Stravinski Development Group, LLC., for PIN # 7-0033-01-006 (5816 Highway 21) for a Specific Development Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

Mr. Harvey stated the application was complete, however, the application was still under engineer review. Phillip McCorkle, McCorkle and Johnson, LLP., gave a brief presentation and offered to answer any questions. Greg Potter, Stravinski Development Group, LLC., was present and spoke in favor of the application. After a brief discussion, Rosetta Franklin made a motion to approve the application. CJ Neesmith seconded the motion to approve. The vote was unanimous.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rosetta Franklin, Planning Commissioner
<b>SECONDER:</b>	CJ Neesmith, Planning Commissioner
<b>AYES:</b>	Bright, Franklin, Rolf, Rahn, Neesmith
<b>ABSENT:</b>	Morris

**9. NEW BUSINESS**

**10. ADJOURNMENT**

- A. ADJOURNMENT

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Rufus Bright, Planning Commissioner
<b>SECONDER:</b>	Maurice Rahn, Planning Commissioner
<b>AYES:</b>	Bright, Franklin, Rollf, Rahn, Neesmith
<b>ABSENT:</b>	Morris

*Donna D. Stalck*

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Chairman

The foregoing minutes are true and correct and approved by me on this 13 day of APRIL, 2020.

*Brian Harvey*

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Secretary