



CITY OF PORT WENTWORTH

PLANNING COMMISSION

APRIL 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

Commissioner 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 Rolf	Planning Commissioner	Present	
Maurice Rahn	Planning Commissioner	Present	
Lauree Morris	Planning Commissioner	Present	
CJ Neesmith	Planning Commissioner	Present	
Bill Herrin	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: Lauree Morris, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Bright, Franklin, Rolf, Rahn, Morris, Neesmith, Herrin

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Mar 9, 2020 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Rufus Bright, Planning Commissioner
SECONDER: CJ Neesmith, Planning Commissioner
AYES: Bright, Franklin, Rolf, Rahn, Morris, Neesmith, Herrin

6. ZONING MAP AMENDMENTS (REZONING)

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Alcoholic Beverage License Application submitted by Sean Fatzinger, Enmark Stations, Inc., for a Pouring Beer / Wine / Liquor and Sunday Sales License for Fuzzy's Taco Shop #8201 (7002 Highway 21, Suite B) located in a P-C-3 (Planned General Business) Zoning District

Mr. Harvey stated the application was complete. The applicant, Sean Fatzinger, was present to answer any questions. Commissioner Morris asked about the references. After a brief discussion, Rosetta Franklin made a motion to approve the application. CJ Neesmith seconded the motion. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: CJ Neesmith, Planning Commissioner
AYES: Bright, Franklin, Rollf, Rahn, Morris, Neesmith, Herrin

- B. Alcoholic Beverage License Application submitted by Walton Carroll III, Enmark Stations, Inc., for a Beer / Wine and Sunday Sales License for Enmark Stations, Inc dba Enmarket #820 (7002 Highway 21) located in a P-C-3 (Planned General Business) Zoning District

Mr. Harvey stated the application was complete. The applicant, Doug Carroll, was present to answer any questions. Commissioner Herrin asked if this was a new application or renewal. Mr. Carroll responded that the Enmark previously had the license but it had expired once the building had been demolished. After a brief discussion, Lauree Morris made a motion to approve the application. Rufus Bright seconded the motion. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Lauree Morris, Planning Commissioner
SECONDER: Rufus Bright, Planning Commissioner
AYES: Bright, Franklin, Rollf, Rahn, Morris, Neesmith, Herrin

- C. Subdivision Application submitted by Neil P. McKenzie, P.E., Coleman Company Inc., on behalf of Bald Eagle Partners for PIN # 7-0906-04-091 (Rice Hope Road) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Mulberry Tract Phase II) for the purpose of Single-Family Homes

Mr. Harvey stated the application was complete. The applicant, Neil McKenzie, was present to answer any questions. After a brief discussion, Bill Herrin made a motion to approve the application. CJ Neesmith seconded the motion. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Bill Herrin, Planning Commissioner
SECONDER: CJ Neesmith, Planning Commissioner
AYES: Bright, Franklin, Rollf, Rahn, Morris, Neesmith, Herrin

- D. Site Plan Review Application submitted by Neil McKenzie, P.E., on behalf of Bald Eagle Partners for PIN #: 7-0906-04-091 (Rice Hope Road) for a Specific Development Plan to allow a Single Family Residential Development in a MPO (Master Plan Overlay) Zoning District

Mr. Harvey stated the application was complete. The applicant, Neil McKenzie, was present to answer any questions. After a brief discussion, Lauree Morris made a motion to approve the application contingent upon all engineer comments be resolved before any development can begin. Bill Herrin seconded the motion. The vote was unanimous.

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

9. NEW BUSINESS

10. ADJOURNMENT

A. ADJOURNMENT

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

Donna D. Stalck

Chairman

The foregoing minutes are true and correct and approved by me on this 11 day of MAY, 2020.

Brian Harvey

Secretary