



CITY OF PORT WENTWORTH

PLANNING COMMISSION

JUNE 8, 2020

Via Teleconference GoToMeeting

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
Bill Herrin	Planning Commissioner	Present	
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	Absent	
Lauree Morris	Planning Commissioner	Present	
CJ Neesmith	Planning Commissioner	Present	
Gabrielle Nelson	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: Bill Herrin, Planning Commissioner
SECONDER: CJ Neesmith, Planning Commissioner
AYES: Herrin, Bright, Franklin, Rollf, Morris, Neesmith, Nelson
ABSENT: Rahn

5. ADOPTION OF MINUTES

- A. Planning Commission - Regular Meeting - May 11, 2020 6:30 PM

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

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Phillip R. McCorkle, McCorkle & Johnson, LLP., on behalf of Randy Finch, Shelly Howell, Joey T. Finch, Bonnie Ward, and Michelle Hodges for PIN #'s 7-0003-01-012 & 7-0003-01-013 (Flonnel Ave) to Rezone from R-A (Residential Agriculture) to P-I-2 (Planned Industrial) Zoning District.

Mr. Harvey stated the application was complete. The applicant, Phillip McCorkle, was present and gave a brief presentation of the project. Chad Zittrouer was also present to answer any questions. Commissioner Morris asked why the last page of the DIA was incomplete. Mr. Zittrouer responded that he did not finish the sentence but the existing guard shack and gate will be used for this property. Commissioner Morris asked about the traffic impact study. Mr. Zittrouer responded that it will be provided with the development plan. Mr. Harvey responded that the engineers are still reviewing but that this development was master planned, and that this is the last piece of property for this development and that there should be no impact on Highway 21. Chairman Blalock asked what the site would be used for. Mr. Zittrouer responded that it would be used for overflow parking of trailers. After several minutes of discussion, Commissioner Morris made a motion to approve the agenda with the condition that the full development standards and requirements be submitted with the specific development plan and all engineering comments be resolved. Commissioner Bright seconded the motion with conditions. The vote was unanimous.

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

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by Joshua Cox, Buckel Design Group, on behalf of Parker's #16, LLC., for PIN #'s 7-0035-01-003 & 7-0035-01-004 (6000 Highway 21) for a Specific Development Site Plan to expand existing Fuel Station operations in a P-C-3 (Planned General Business) Zoning District

Mr. Harvey stated the application was complete. The applicant, Josh Cox, was present. Mr. Cox gave a brief presentation and offered to answer any questions the Commission may have. Commissioner Morris asked if the comments from the Engineer have been addressed. Mr. Cox responded that they were working on revising and responding to the comments. Commissioner Neesmith made a motion to approve. After several minutes of discussion, Commissioner Herrin seconded the motion to approve. The vote was unanimous.

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

- 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 Specific Development Site Plan to allow Commercial Retail Development (Dollar General) in a P-C-1 (Planned Neighborhood Business) Zoning District

Mr. Harvey stated the application was complete. The applicant, Buckley Davis, was present. Mr. Davis gave a brief presentation of the project and offered to answer any questions the Commission may have. Commissioner Morris asked about the large Oak trees on the property. Mr. Davis replied that the trees will have to be removed because they would not survive the construction activities. After several minutes of discussion, Commissioner Herrin made a motion to approve the application. Commissioner Neesmith seconded the motion to approve. The vote was unanimous.

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

9. **NEW BUSINESS**

10. **ADJOURNMENT**

- A. Adjournment

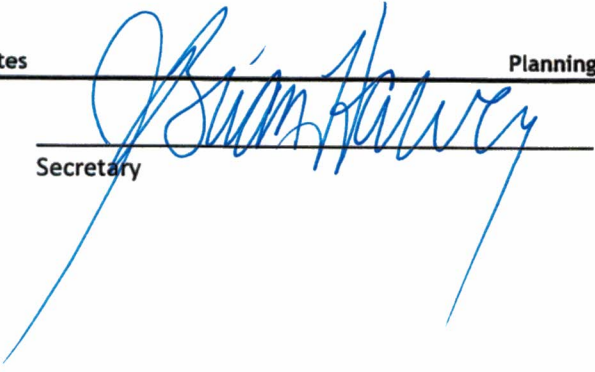
RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rufus Bright, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Bright, Franklin, Rollf, Morris, Neesmith, Nelson
ABSENT:	Rahn

Donna D. Blalock

Chairman

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

Secretary

A handwritten signature in blue ink, appearing to read "Susan Hawley", is written over a horizontal line. The signature is fluid and cursive, with the first name "Susan" being more prominent than the last name "Hawley".