



CITY OF PORT WENTWORTH

PLANNING COMMISSION

OCTOBER 12, 2020

Via Teleconference GoToMeeting

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Vice-Chairman CJ Neesmith 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	Absent	
Wanda Rolf	Planning Commissioner	Absent	
Maurice Rahn	Planning Commissioner	Absent	
Lauree Morris	Planning Commissioner	Present	
CJ Neesmith	Planning Commissioner Vice Chairman	Present	
Gabrielle Nelson	Planning Commissioner	Absent	
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: Herrin, Bright, Franklin, Morris, Neesmith
ABSENT: Blalock, Rolf, Rahn, Nelson

5. ADOPTION OF MINUTES

- A. Planning Commission - Regular Meeting - Sep 14, 2020 6:30 PM

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

6. ZONING MAP AMENDMENTS (REZONING)

- A. Application to Amend the Zoning Map submitted by Phillip R. McCorkle, McCorkle, Johnson & McCoy, LLP., on behalf of Chesterfield, LLC., for PIN #'s 7-0906-01-028 & 7-0906-01-039 (Augusta Road) to rezone the properties from R-A (Residential Agriculture) to P-I-1 (Planned Industrial)

Mr. Harvey stated the application was complete. The applicant, Phillip McCorkle, was present and offered to answer any questions the commission may have. Commissioner Morris asked several questions regarding the Traffic Study, Campaign Contribution page of the application and if there was an agreement between Effingham County and the City of Port Wentworth. Mr. McCorkle responded that the traffic study was approved by Effingham County, there were no campaign contributions, and there was no agreement yet. Commissioner Herrin made a motion to approve. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

- B. Application to Amend the Zoning Map submitted by Gary Wiggin for PIN # 7-0975-01-025 (Highway 21) to rezone a portion of the property from R-A (Residential Agriculture) to P-R-M (Planned Residential Multifamily)

Mr. Harvey stated the application was complete. Lamar Mercer was present on behalf of the applicant and gave a brief overview of the project. Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by John Farmer, PE., Fretus Engineering, LLC., on behalf of Yash Desai, Stature Investments, for PIN #: 7-0037-02-007 (Magellan Boulevard) for a General Development Site Plan to allow Car Wash in a P-C-3 (Planned General Business) Zoning District

Mr. Harvey stated the application was complete. The applicant, John Farmer, was present and gave a brief presentation of the project. Commissioner Herrin asked where the driveway would be. Mr. Farmer responded the enter and exit would be on Magellan Blvd.

Commissioner Morris asked if the City Engineer had reviewed this project and if this was an existing commercial subdivision. Mr. Harvey responded that it has not been reviewed by the City engineer because it was an general development plan and will be reviewed by City Engineer when the specific development plan comes back before the commission. Mr. Farmer answered that it was an existing commercial subdivision. Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

- B. Site Plan Review Application submitted by Matt Frazier, PE., Thomas & Hutton, on behalf of Effingham County Board of Commissioners for PIN #: 7-0976-01-047 (Hodgeville Road) for a Specific Development Site Plan to allow Booster Pump Station in a R-A (Residential Agriculture) Zoning District

Mr. Harvey stated the application was complete. The applicant, Matt Frazier, was present and gave a brief presentation of the project. Commissioner Morris asked if the engineering comments have been resolved. Mr. Frazier responded they are still working on the comments. Commissioner Bright made the motion to approve with the condition that all engineer comments be resolved. Commissioner Frankin seconded the motion with the condition. The vote was unanimous.

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

9. NEW BUSINESS

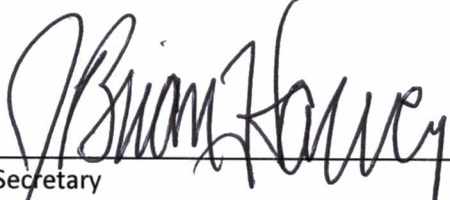
10. ADJOURNMENT

- A. Adjournment

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

Chairman

The foregoing minutes are true and correct and approved by me on this 9 day of November, 2020.


Secretary