



CITY OF PORT WENTWORTH

PLANNING COMMISSION

MAY 13, 2019

Council Meeting Room

Regular Meeting

6:30 PM

305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Donna Blalock called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Rufus Bright led the prayer and the 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	Absent	
Lauree Morris	Planning Commissioner	Present	
CJ Neesmith	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	

4. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Apr 8, 2019 6:30 PM

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

5. ZONING MAP AMENDMENTS (REZONING)

6. ZONING TEXT AMENDMENTS (ORDINANCES)

7. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Murray Marshall on behalf of RHTC, LLC for PIN #'s 7-0906-01-035 & 7-0906-01-036 (Highway 21 and Rice Mill Rd) for a General Development Site Plan to allow a Car Wash in a P-C-2 (Planned Community Business) Zoning District.

The applicant, Murray Marshall, presented his site plan and offered to answer questions. The Planning Commission had several questions regarding stormwater drainage, lot lines, pond maintenance, noise, and water disposal. Mr. Marshall responded to each question and assured the Commission that this would be a very low impact use. After a brief discussion, Commissioner Neesmith made a motion to approve the application.

Commissioner Franklin seconded the motion to approve. The vote to approve the application was unanimous.

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

- B. Site Plan Review Application submitted by Tim Gaylor, Gaylor Contracting, Inc., on behalf of Mahesh Randerwala for PIN #: 7-0037-01-035 (Lot 5, Coldbrook Station Road) for a Specific Development Site Plan to allow a Liquor Store / Commercial Spaces in a P-C-3 (Planned General Business) Zoning District.

Mr. Harvey advised the Commission that the application was complete; however, the application is still under technical review by City engineers. David Aspinwall, the applicant's engineer, and the owner, Mr. Randerwala were present to answer questions. The Planning Commission had several questions regarding drainage, the floodzone of the property, and site location. Mr. Aspinwall answered the questions, and stated that he had a recent meeting with the reviewing engineers and believes that all issues will be resolved before the May Council meeting. After a brief discussion, Commissioner Morris made a motion to approve the application contingent upon all of the City engineers' concerns being addressed by the applicant in the plans and a letter of concurrence from the City's engineers that all standards and technical requirements have been met. Commissioner Rolf seconded the motion. The vote to approve the application was unanimous.

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

8. NEW BUSINESS

1. Discussion of Bylaws

Mr. Harvey thanked Commissioner Morris for preparing the working draft of the Commission bylaws. The Commission and Mr. Harvey discussed the existing bylaws and several suggestions regarding "Membership terms and appointments". Mr. Harvey advised that he will consult the City Administrator regarding several of the suggestions and report back to the group so that they might continue working on a final draft.

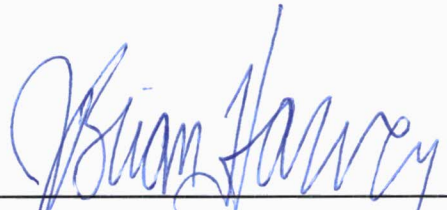
9. ADJOURNMENT

There being no further business to discuss, Commissioner Bright made a motion to adjourn the meeting. Commissioner Neesmith seconded the motion



Chairman

The foregoing minutes are true and correct and approved by me on this 10th day of June, 2019.


Secretary