



CITY OF PORT WENTWORTH

PLANNING COMMISSION

SEPTEMBER 9, 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 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	
Melanie Ellis	Permit Technician	Present	

4. APPROVAL OF AGENDA

1. Accept the Agenda

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

5. ADOPTION OF MINUTES

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

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

6. ZONING MAP AMENDMENTS (REZONING)

- A. Application to Amend the Zoning Map submitted by Steven E. Scheer, Scheer, Montgomery & Call, P.C., on behalf of Greenland Developers, Inc., for PIN #'s 7-0977-01-027, 7-0977-01-028, & 7-0977-02-002 (Hendley Drive & Monteith Road) to rezone the properties from P-C-3 (Planned General Business) to P-I-2 (Planned Industrial)

Commissioner Rufus Bright stated he would recuse himself from this item and abstain from voting. Mrs. Ellis advised the Commission that the application was complete. The applicant, Steven Scheer, gave a brief presentation of the application which included the following statements: this project would give the adjacent property owners more protection that the existing zoning does in regards to landscaping, berms, and buffers, that the City could not force property owners to connect to the water and sewer utilities that will be extended due to this project, there would be no truck traffic allowed on Monteith Road, improvements would be made to Hendley Drive, there would be no detriment to the adjacent property owners in regards to drainage and there would be no violation of the noise ordinance. Chad Zittrouer, Kern & Co, LLC., gave a brief description of the technical details of the project such as the following: the shoulders of Hendley Drive will be widened by 4 foot on each side, acceleration and deceleration lanes will be added at each entry point, that the stormwater detention will make up 20% of the project area, noise will not impact the adjacent property owners, the frontage road entrance to the business located at 6811 Highway 21 will be relocated. Commissioner Rolf asked How will you stop trucks on Monteith Road? Chad Zittrouer answer that the weight limit on Hendley Road will be removed but the weight restrictions will still be in effect on Monteith Road. Commissioner Rolf asked about the intersection at Highway 21 and Hendley Drive. Chad Zittrouer responded there will be a dedicated left turn and right turn lane at the intersection of Hendley Drive and Highway 21. Chairman Blalock asked how many community meetings where there? Chad Zittrouer responded that there were 2 community meetings. Janet Hester, 440 Meinhard Road, spoke against the application. Ms. Hester read the criteria for rezoning, stated industrial use does not go with the existing residential community, that the existing zoning is a viable option for the property owners, what impacts will it make on emergency vehicles driving town Hendley Drive and Monteith Road, and how will they stop trucks coming off of the Benton Blvd once it has tied into Meinhard Road. Willie Johnson, 250 Monteith Road spoke against the application mentioning traffic concerns, and does not want this to become another Grange Road. Debra Matthews, member of Mt. Moriah Baptist Church, spoke against the application, stating this will interfere with the Church's future plans and does not need industrial in this community. Pastor Dale Montgomery, 615 Meinhard Road, spoke against the application, stating he would like to see smart development in this area, traffic concerns, and what are the future benefits of warehouses. Jackie Lee, 43 Braxton Manor Drive, spoke against the application, stating we have fought this for years and traffic concerns. Hubert Hicks, 145 Monteith Road, spoke against the application. Carrie Smart, 109 Ferguson Road, spoke against the application, stating flooding concerns, traffic, not safe for the children and what about the Recreation Center. Robert Johnson, 150 Fox Glen Ct, spoke against the application. Angela Scruggs, 158 Grace Lane, Rincon, member of Mt. Moriah Baptist Church, spoke against the application stating traffic concerns. Rufus Bright, 54 Tiller Way, spoke about the project stating that it would benefit the community by supplying water and sewer utilities and drainage improvement. Yolanda Preyer, Richmond Hill, member of Mt. Moriah Baptist Church, spoke against the application stating traffic concerns, future plans with the Church to do schools or daycare. Steven Scheer made the statement they would receive more protection that will come with a zoning classification of I-2 verses C-3. Terry Landing, 6811 Highway 21, spoke against the application asking how it would affect his business, would be required to connect to the City water and sewer utilities that would be extended with this project. After a brief discussion among the commission members Commissioner Neesmith made a motion to deny the application. Commissioner Franklin seconded the motion to deny. Commissioners Frankin, Rolf, Rahn and Neesmith voted to Yes. Commissioner Bright abstained from the vote. The motion passed. The application was denied.

RESULT:	DEFEATED [4 TO 0]
MOVER:	CJ Neesmith, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Franklin, Rolf, Rahn, Neesmith
ABSTAIN:	Bright
ABSENT:	Morris

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by Steven E. Scheer, Scheer, Montgomery & Call, P.C., on behalf of Greenland Developers, Inc., for PIN #'s: 7-0977-01-027, 7-0977-01-028, & 7-0977-02-002 (Hendley Drive & Monteith Road) for a General Development Site Plan to allow Industrial Warehousing / Distribution in a P-I-2 (Planned Industrial) Zoning District

Commissioner Rufus Bright stated he would recuse himself from this item and abstain from voting. Mrs. Ellis advised the Commission that the application was complete. The applicant, Steven Scheer was present. After a brief discussion among the commission members Commissioner Neesmith made a motion to deny the application. Commissioner Franklin seconded the motion to deny. Commissioners Frankin, Rolf, Rahn and Neesmith voted to Yes. Commissioner Bright abstained from the vote. The motion passed. The application was denied.

RESULT:	DEFEATED [4 TO 0]
MOVER:	CJ Neesmith, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Franklin, Rolf, Rahn, Neesmith
ABSTAIN:	Bright
ABSENT:	Morris

- B. Site Plan Review Application submitted by Chad Zittrouer, Kern & Co, LLC., on behalf of Inter Metro Properties for PIN #'s: 7-0002-01-004A, 7-0003-01-001, & 7-0003-01-002 (202 & 230 Flannel Ave) for a Specific Development Site Plan to allow an Office Building in a P-I-2 (Planned Industrial) Zoning District

Mrs. Ellis advised the Commission that the application was complete. The applicant, Chad Zittrouer, Kern & Co, LLC., was present and presented the site plan and offered to answer any questions. Commissioner Rolf asked where this property was located and accessed from. Chad Zittrouer answered her question by showing the site plan and the location. After a brief discussion Commissioner Franklin made a motion to approve. Commissioner Neesmith seconded the motion. The vote was unanimous. The application passed.

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

- C. Site Plan Review Application submitted by Carter Engineering Consultants, Inc., on behalf of T&T Exley Properties, LLC., and RHTC, LLC., dba RHTC Exley Joint Venture for PIN #: 7-0906-01-035 (Highway 21) for a Specific Development Site Plan to allow a Car Wash in a P-C-2 (Planned Community Business) Zoning District

Mrs. Ellis advised the Commission that the application was complete. Murray Marshall was present on behalf of the owners. Mr. Marshall gave a brief presentation and offered to answer any questions. After a brief discussion among the Commission, Commissioner Neesmith made a motion to approve the applicant contingent upon the engineers comments being completed. Commissioner Rollf second the motion to approve with contingent upon the engineers comments being completed. The vote was unanimous. The motion passes with the contingency upon the engineer comments being completed.

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

9. NEW BUSINESS

No new business to discuss

10. ADJOURNMENT

There being no further business to discuss, Commissioner Franklin made a motion to adjourn the meeting. Commissioner Bright seconded the motion. The vote was unanimous.

Chairman

The foregoing minutes are true and correct and approved by me on this 14 day of October, 2019.

Secretary