



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

NOVEMBER 18, 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            | Present |         |
| CJ Neesmith      | Planning Commissioner            | Absent  |         |
| Brian Harvey     | Director of Development Services | Present |         |
| Melanie Ellis    | Administrative Secretary         | Present |         |

### 4. APPROVAL OF AGENDA

#### 1. Approval of Agenda

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

### 5. ADOPTION OF MINUTES

#### A. Planning Commission - Regular Meeting - Oct 14, 2019 6:30 PM

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

### 6. ZONING MAP AMENDMENTS (REZONING)

### 7. ZONING TEXT AMENDMENTS (ORDINANCES)

Minutes Acceptance: Minutes of Nov 18, 2019 6:30 PM (ADOPTION OF MINUTES)

**8. SITE PLAN/SUBDIVISION APPROVAL**

- A. Site Plan Review Application submitted by Phillip R. McCorkle, McCorkle & Johnson, LLP., on behalf of L-A Savannah Crossgate, LLC., for PIN # 7-0035-01-008 (1500 Crossgate Road) for a General Development Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

Mr. Harvey informed the Commission that the application was complete. The applicant, Phillip McCorkle, presented the application and offered to answer any questions. The Commissioners asked several questions regarding property access, parking, hours of operation, loading areas, and traffic. Rick Lee, Cargo Group, asked that the applicant be required to complete a traffic study. After several minutes of discussion, Commissioner Bright made a motion that the application be approved with the requirement that the applicant provide an updated traffic study. Commissioner Morris seconded the motion. The vote to approve the application with an updated traffic study was unanimous.

|                  |                                       |
|------------------|---------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>           |
| <b>MOVER:</b>    | Rufus Bright, Planning Commissioner   |
| <b>SECONDER:</b> | Lauree Morris, Planning Commissioner  |
| <b>AYES:</b>     | Bright, Franklin, Rollf, Rahn, Morris |
| <b>ABSENT:</b>   | Neesmith                              |

- B. Site Plan Review Application submitted by Chad Zittrouer, Kern & Co, LLC., on behalf of Duke Realty for PIN #7-0039A-01-003 (605 Expansion Blvd) for a Specific Development Plan to allow a Warehouse Addition in a P-I-1 (Planned Industrial) Zoning District

Mr. Harvey informed the Commission that the application was complete. Dan Valentine, Kern & Co., presented the application and offered to answer any questions. The Commissioners asked several questions regarding traffic, location, and site plan accuracy. After several minutes of discussion, Commissioner Morris made a motion that the application be approved with the notation that the site plan contained several features that have already been constructed. Commissioner Bright seconded the motion. The vote to approve the application with the notation was unanimous.

|                  |                                       |
|------------------|---------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>           |
| <b>MOVER:</b>    | Lauree Morris, Planning Commissioner  |
| <b>SECONDER:</b> | Rufus Bright, Planning Commissioner   |
| <b>AYES:</b>     | Bright, Franklin, Rollf, Rahn, Morris |
| <b>ABSENT:</b>   | Neesmith                              |

- C. Site Plan Review Application submitted by Eagle Engineering, Inc., on behalf of Chatham Healthcare Properties, Inc., for PIN # 7-0010-02-001 (1000 Dorset Road) for a Specific Development Plan to allow a Parking Lot Addition in a P-RIP (Planned Residential Institutional) Zoning District

Mr. Harvey informed the Commission that the application was complete. The applicant, Frank Gray, presented the application and offered to answer any questions. The Commissioners asked several questions regarding property access, parking, and engineering comments. After several minutes of discussion, Commissioner Rahn made a motion that the application be approved. Commissioner Rollf seconded the motion. The vote to approve the application was unanimous.

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

9. NEW BUSINESS

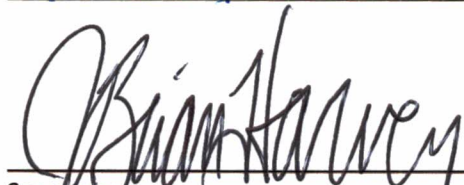
10. ADJOURNMENT

A. Adjournment

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

  
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 Chairman

The foregoing minutes are true and correct and approved by me on this 13 day of JANUARY, 2019.

  
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 Secretary

Minutes Acceptance: Minutes of Nov 18, 2019 6:30 PM (ADOPTION OF MINUTES)