



CITY OF PORT WENTWORTH

PLANNING COMMISSION

SEPTEMBER 18, 2017

Council Meeting Room

Regular Meeting

6:30 PM

305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Linda Smith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Chairman Linda Smith led in Prayer and the Pledge of Allegiance

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Linda Smith	Chairperson	Present	
Sylvia Hinely	Planning Commissioner	Present	
Joseph Dobry	Planning Commissioner	Present	
Jerry Bogus	Planning Commissioner	Absent	
Larry Longo	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Absent	
Rosetta Franklin	Planning Commissioner	Present	
Donna Blalock	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	

4. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Aug 14, 2017 6:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Sylvia Hinely, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Hinely, Dobry, Longo, Franklin, Blalock
ABSENT:	Bogus, Bright

5. ZONING MAP AMENDMENTS (REZONING)

6. ZONING TEXT AMENDMENTS (ORDINANCES)

7. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Ardmore Port Wentworth, LLC., for PIN # 7-0906-04-062 (in the vicinity of Mulberry Ave) for a General Development Site Plan to allow a Multi-Family Apartment Development in a M-P-O (Master Plan Overlay) Zoning District.

Mr. Harvey informed the Commission that the application was complete. Murray Marshall was present on behalf of the applicant to answer any questions. Commissioners asked numerous questions about the proposed development including: time frame of construction, utility easements, architectural standards, traffic, amenities, and

participation in the Rice Hope HOA. After several minutes of discussion, Joe Dobry made a motion to approve the application. Sylvia Hinely seconded the motion to approve. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joseph Dobry, Planning Commissioner
SECONDER:	Sylvia Hinely, Planning Commissioner
AYES:	Hinely, Dobry, Longo, Franklin, Blalock
ABSENT:	Bogus, Bright

- B. Alcoholic Beverage License Application submitted by Travis Booth for a Beer / Wine License for Quik-Way Retail Associates II, LTD (7308 Highway 21) located in a P-C-1 (Planned Neighborhood Business) Zoning District.

Mr. Harvey informed the Commission that the application was complete and that the applicant passed the required criminal background check. Melanie Lucas, district manager, was present on behalf of the applicant to answer any questions. Commissioner Hinely informed Ms. Lucas that alcoholic beverage licenses are a privilege, not a right. Ms. Lucas stated that she understood. Larry Longo made a motion to approve the application. Rosetta Franklin seconded the motion to approve. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Longo, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Hinely, Dobry, Longo, Franklin, Blalock
ABSENT:	Bogus, Bright

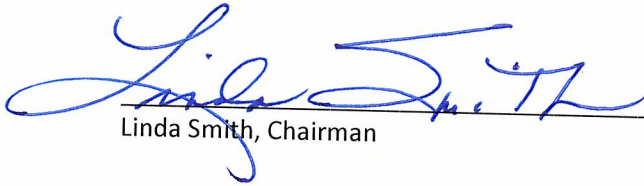
- C. Alcoholic Beverage License Application submitted by Charlene Singleton for a Beer / Wine License, Pouring - Beer, Wine, & Liquor License, and Sunday Sales License for Boomer's Inc (7202 Highway 21) located in a P-C-3 (Planned General Business) Zoning District.

Mr. Harvey informed the Commission that the application was complete and that the applicant passed the required criminal background check. The applicant, Charlene Singleton, was present to answer any questions. Commissioners asked questions regarding business hours and the type of restaurant. Ms. Singleton advised that "Boomers" will be a family type restaurant serving soul food, barbeque, and seafood. Commissioner Hinely informed Ms. Singleton that alcoholic beverage licenses are a privilege, not a right. Ms. Singleton stated that she understood. Sylvia Hinely made a motion to approve the application. Rosetta Franklin seconded the motion to approve. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sylvia Hinely, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Hinely, Dobry, Longo, Franklin, Blalock
ABSENT:	Bogus, Bright

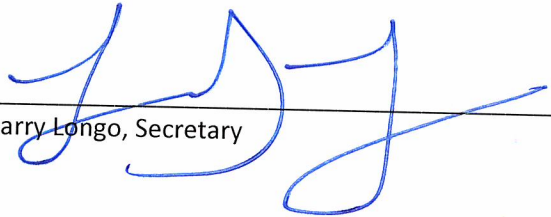
8. ADJOURNMENT

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



Linda Smith, Chairman

The foregoing minutes are true and correct and approved by me on this 9th day of October, 2017.



Larry Longo, Secretary