

**Call to Order:** Chairman Linda Smith called the meeting to order and led the Prayer and the Pledge of Allegiance.

**Present:** Linda Smith, Joe Dobry, Jerry Bogus, Sylvia Hinely, and Julie Perry

**Absent:** Larry Longo and Stafford Geoghagan

**Staff:** Brian Harvey, Director of Development Services, and Elizabeth Pavlis, City Attorney

<b>DETAILS OF BUSINESS CONDUCTED</b>
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**ADOPTION OF MINUTES**

A. Planning Commission Meeting – October 17, 2016

Linda Smith noted a correction to the minutes for the address of resident Jim Richie. Mr. Harvey advised that he will make the noted correction.

Dobry-1  
Perry-2  
All-3

**ZONING MAP AMENDMENTS (REZONING)**

A. Zoning Map Amendment Application submitted by John C. Wylly Jr., for PIN #: 7-0907-01-003 (Highway 21) to Rezone from a R-A (Residential Agriculture) to a P-RIP (Planned Residential Institutional) Zoning District

Mr. Harvey informed the Commission that the application was complete and there were no exceptions to the conceptual plan by the City's Engineer or other departments. Mr. Harvey read the zoning criteria into the record. The applicant, John C. Wylly, Jr., made a few comments and offered to answer any questions. The Planning Commission asked the applicant numerous questions regarding the proposed rezoning and conceptual development to include: traffic impacts, access points to and from the property, security, environmental impacts on adjacent properties, property history, and development quality standards. Resident Janet Hester, Meinhard Road, spoke against the rezoning application. C. J. Chance, Hussey, Gay, & Bell (representing the property owner), spoke in favor of the rezoning application. After several minutes of discussion amongst the Planning Commission, Jerry Bogus made a motion to approve the rezoning application. Joe Dobry seconded the motion to approve.

Bogus-1  
Dobry-2  
Bogus, Dobry, Perry, -3  
Hinely-4

### SITE PLAN / SUBDIVISION APPROVAL

- A. Subdivision Application submitted by Michael Hussey with Sundial Land Surveying, PC on behalf of Fox Haven Properties, LLC for PIN #: 7-0978-01-025 (Roseberry Circle) located in a P=RIP (Planned Residential Institutional) Zoning District for a Preliminary Plat of a Major Subdivision (Lakeshore Phase IV Town Homes) for the purpose of Single-Family Homes

Mr. Harvey informed the Commission that the application was complete and there were no exceptions to the application by the City's other departments. Mr. Harvey distributed an email, received this date, from the City Engineer recommending approval, ".....contingent upon resolution of our previous comments and receipt of concurrence with the recent jurisdictional delineation from the US Army Corps of Engineers." The applicant, Michael Hussey, made a short presentation and described the project. Michael Hussey also stated his concurrence with the City Engineer's recommendation and assured the Planning Commission that all comments would be addressed as required by the City of Port Wentworth. Jerry Bogus made a motion to approve the Subdivision Application. Julie Perry seconded the motion to approve.

Bogus-1  
Perry-2  
All-3

- B. Alcoholic Beverage License Application submitted by Charles DeMello for a Beer / Wine License for Pilot Travel Center #071 (7001 Highway 21) located in a P-C-3 (Planned General Business) Zoning District

Mr. Harvey informed the Commission that the application was complete and there were no exceptions to the application by the City's police department. Mr. Harvey also advised that this application is a renewal due to a corporate name change. Joe Dobry made a motion to approve the application. Jerry Bogus seconded the motion to approve.

Dobry-1  
Bogus-2  
All-3


C. Alcoholic Beverage License Application submitted by Joshua Ware for a Beer / Wine License for Flash Foods #146 (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 there were no exceptions to the application by the City's police department. Mr. Harvey also advised that this application is a renewal due to a change in ownership. Julie Perry made a motion to approve the application. Joe Dobry seconded the motion to approve.

Perry-1  
Dobry-2  
All-3

There being no further business to discuss, Commissioner Bogus made a motion to adjourn the meeting

Bogus- 1  
Hinely- 2  
All - 3

  
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Linda Smith, Chairman

The foregoing minutes are true and correct and approved by me on this 9<sup>th</sup> day of

January, 2017.

  
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Stafford Geoghagan, Secretary