



CITY OF PORT WENTWORTH

PLANNING COMMISSION

MARCH 8, 2021

Via Teleconference GoToMeeting

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman CJ Neesmith called the meeting to order

2. PRAYER AND PLEDGE OF ALLEGIANCE

Vice-Chairman Bright led the Prayer and Pledge of Allegiance

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rolf	Planning Commissioner	Present	
Maurice Rahn	Planning Commissioner	Absent	
Lauree Morris	Planning Commissioner	Present	
CJ Neesmith	Chairman	Present	
Gabrielle Nelson	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	
Melanie Ellis	Permit Technician	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

RESULT: ADOPTED [UNANIMOUS]
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Rufus Bright, Planning Commissioner
AYES: Herrin, Bright, Franklin, Rolf, Morris, Nelson
ABSENT: Rahn

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Jan 11, 2021 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Rufus Bright, Planning Commissioner
AYES: Herrin, Bright, Franklin, Rolf, Morris, Nelson
ABSENT: Rahn

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., of behalf of Anthony Steele, Glenn Steele, Gary Wiggin, Lynn Jeffers, Sr., James Steele-Executor of the Estate of Fred Steele, Donnelly Marks-attorney-in-fact for Samuel Varnedoe, Jr., Comer Varnedoe Meadows, for PIN's # 7-0976-02-017, 7-0975-01-015, 7-0906-01-001B, portion of 7-0975-01-025, 7-0975-01-017A, 7-0975-01-026Y, 7-0975-01-026Z, 7-0975-01-016, 7-0976-02-041, portion of 7-0976-02-043 (Highway 21 & Jeffers Road) to Rezone from RA (Residential Agriculture) to P-I-1 (Planned Industrial) Zoning District for the purpose of Warehousing

Mr. Harvey stated the application was complete. Phillip McCorkle and Chad Zittrouer were present to represent the application. Mr. McCorkle gave an overview of the project and offered to answer any questions the Commission may have. Commissioner Herrin asked where the new traffic light would be installed for this project. Mr. McCorkle responded the traffic light would be at the intersection of Highway 21 and Lakeside Blvd. Commissioner Herrin asked if this project backed up to other projects across the Effingham County line. Mr. McCorkle responded that the project does back up to the Chesterfield project that is just across the Effingham County line. Commissioner Herrin asked about the berms and living conditions of the surrounding property owners, specifically the residents on Grant Road. Mr. McCorkle explained that the surrounding property owners where several hundred feet away from the property lines, and with the distance and required berms, the noise from the warehouse development should not impact the residents. Commissioner Morris asked if the Traffic and Noise study had been completed. Mr. McCorkle responded that both studies were currently being done and would be completed prior to the City Council meeting. Commissioner Morris asked that the minutes reflect that the DIA was not included in the packet. Mr. Harvey responded that the DIA is technical information that is under review by City engineers and that it is not included in the packet due to the size but it is available for review at the Development Services office. Chairman Neesmith asked if there were plans in the future to expand this development. Mr. McCorkle answered that yes there could be an expansion. Brian Orr spoke in favor to the traffic light being installed in correlation with this project. After several minutes of discussion, Commissioner Herrin made a motion to approve the application contingent upon all the engineering comments be resolved prior to City Council. Commissioner Bright seconded the motion. Commissioners Herrin, Bright, Rollf, and Nelson voted Yay. Commissioners Morris and Franklin voted Nay. The motion passes 4 to 2.

RESULT:	APPROVED [4 TO 2]
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rufus Bright, Planning Commissioner
AYES:	Herrin, Bright, Rollf, Nelson
NAYS:	Franklin, Morris
ABSENT:	Rahn

- B. Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., of behalf of R&R Property Ventures, LLC., for PIN # 7-0976C-01-004 (Highway 30) to Rezone from P-C-3 (Planned General Business) to P-R-M (Planned Multi-Family Residential) Zoning District for the purpose of Multi-Family Housing

Mr. Harvey stated the application was complete. Phillip McCorkle and Nathan Long were present to represent the application. Mr. McCorkle gave a brief overview of the project. Nathan Long gave a more detailed project overview and offered to answer any questions the commission may have. Commissioner Bright commented on his concerns with the

traffic generated by this development and that traffic is already bad on Highway 30 during peak hours of the day. Mr. Long respond that the traffic memo that he provided is an example of the projected traffic with this type of multifamily development and that the traffic impact would be increased if the property were developed under the current commercial uses as zoned. Commissioner Herrin asked how close the project was to the railroad tracks on Highway 30 and about the traffic. Mr. Long responded that a traffic study would be completed during the Specific Site Plan submittal and review process. Commissioner Morris asked if this the site plan would change from what has been submitted, especially the amount of green space. Mr. Long respond that the developer's intent was to use this site plan layout and not make substantial changes to the amount of greenspace shown on the concept plan. There were no public comments. After several minutes of discussion, Commissioner Herrin made a motion to approve the application. Commissioner Morris seconded the motion to approve. Commissioners Herrin, Morris, Rolf, and Nelson voted Yay. Commissioners Bright and Franklin voted Nay. The motion passes 4 to 2.

RESULT:	APPROVED [4 TO 2]
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Lauree Morris, Planning Commissioner
AYES:	Herrin, Rolf, Morris, Nelson
NAYS:	Bright, Franklin
ABSENT:	Rahn

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., of behalf of R&R Property Ventures, LLC., for PIN # 7-0976C-01-004 (Highway 30) to allow a multi-family development in a P-R-M (Planned Multi-Family Residential) Zoning District.

Mr. Harvey stated the application was complete. Phillip McCorkle and Nathan Long were present to represent the application. Due to the general site plan being discussed under item 6B there were no further questions from the Commission. There were no public comments. After a brief discussion, Commissioner Morris made a motion to approve. Commissioner Herrin seconded the motion to approve. Commissioners Morris, Herrin, Rolf, Nelson and Franklin voted Yay. Commissioner Bright voted Nay. The motion passed 5 to 1.


RESULT:	APPROVED [5 TO 1]
MOVER:	Lauree Morris, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Franklin, Rolf, Morris, Nelson
NAYS:	Bright
ABSENT:	Rahn

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjournment

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rufus Bright, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Bright, Franklin, Rollf, Morris, Nelson
ABSENT:	Rahn



Chairman

The foregoing minutes are true and correct and approved by me on this 12 th day of April, 2021.



Secretary