



CITY OF PORT WENTWORTH

PLANNING COMMISSION

APRIL 12, 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 Rufus 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	
Lauree Morris	Planning Commissioner	Present	
CJ Neesmith	Planning Commissioner	Present	
Gabrielle Nelson	Planning Commissioner	Late	
Brian Harvey	Director of Development Services	Present	
Melanie Ellis	Permit Technician	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

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

5. ADOPTION OF MINUTES

- A. Planning Commission - Regular Meeting - Mar 8, 2021 6:30 PM

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

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Joe McNamee for PIN's # 7-0906-02-003B & 7-0906-02-009 (8173 Old Highway 21) to Rezone from PUD-O (Planned Unit Development - Office) to P-C-1 (Planned Neighborhood Business) Zoning District for the purpose of Commercial Uses

The applicant Joe McNamee was present and gave a brief overview of why he would like to rezone his property and offered to answer any questions the Commission may have. Commissioner Morris asked exactly where the property was located. Mr. McNamee responded with the location of the property, which is on Highway 21 before you get to Randall's Package shop. There were no public comments. After several minutes of discussion, Commissioner Herrin made a motion to approve. Commissioner Morris seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Lauree Morris, Planning Commissioner
AYES: Herrin, Bright, Franklin, Rolf, Morris
ABSENT: Nelson

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 L-A Savannah Crossgate, LLC., for PIN # 7-0035-01-007 (Northeast corner of Crossgate Rd & Jimmy DeLoach Parkway) for a General Development Site Plan to allow a warehouse development in a P-I-1 (Planned Industrial) Zoning District

The applicant, Phillip McCorkle was present. Mr. McCorkle gave a brief presentation and offered to answer any questions the commission may have. Commissioner Rolf asked what the plan is to keep trucks from going down Crossgate Road on the Highway 25 side of the railroad tracks. Mr. McCorkle responded that it's his understanding that additional "no truck" signage has been installed on Crossgate Road and that traffic citations issued by City of Port Wentworth Police would possibly assist in the stopping the truck traffic. Commissioner Rolf suggested the need for a traffic camera on Crossgate Road to issue tickets, similar to what is at the school. Commissioner Morris asked about buffers around the stormwater pond. Mr. McCorkle stated that more information on the buffer around the pond would be in the specific site plan once the pond has been designed. There were no public comments. After several minutes of discussion, Commissioner Morris made a motion to approve. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Lauree Morris, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Herrin, Bright, Franklin, Rolf, Morris, Nelson

- B. Site Plan Review Application submitted by Claret Communities, LLC., of behalf of Simz Investment Company, LLC., for PIN # 7-0976-02-027 (Highway 30) for a General Development Site Plan to allow a multi-family development in a P-RIP (Planned Residential Institutional) Zoning District

John Paul Moore, Thomas & Hutton, was present on behalf of the applicant. Mr. Moore gave a presentation on the project and offered to answer any questions the commission may have. Commissioner Bright asked if the items in the Department of the Army letter included in the application packet had been addressed. Mr. Moore responded that the letter addressed the wetlands on the property and they would not be disturbing them. Commissioner Bright asked questions regarding traffic concerns on Highway 30. Mr.

Moore stated they would do a full traffic study for the specific development plan. Commissioner Herrin and Nelson stated the traffic on Highway 30 and Highway 21 currently is very dangerous. Nathan Long, Thomas & Hutton, stated that by the time this project construction is completed the GDOT improvements at the intersection of Highway 30 and Highway 21 should be completed. Commissioner Morris asked what the plan was to keep trash out of the wetland areas. Mr. Moore responded that the stormwater on the site would drain to the detention pond and be treated before discharged. Bill Rovolis, 104 Commonwealth Ave, asked about the total units of the project and if there would be any access from the property to Berrin Road. Mr. Moore responded 364 total units and there would be no access to Berrin Road from this project. Lee Terry, Claret Communities, LLC., stated this is a high quality project. After several minutes of discussion, Commissioner Morris made a motion to approve. Commissioner Franklin seconded the motion. Commissioner's Herrin, Franklin, Rollf, Morris and Nelson voted Yay. Commissioner Bright voted Nay. The motion passes 5-1.

RESULT:	APPROVED [5 TO 1]
MOVER:	Lauree Morris, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Morris, Nelson
NAYS:	Bright

- C. Site Plan Review Application submitted by Joshua Cox, Buckel Design Group of behalf of Parker's #16 LLC., for PIN # 7-0035-01-003 & 7-0035-01-004 (6000 Highway 21) for a Specific Development Site Plan to allow a Truck Stop Expansion in a P-C-3 (Planned General Business) Zoning District

The applicant, Josh Cox, was present. Mr. Cox gave a presentation of the project and offered to answer any questions the Commission may have. Commissioner Herrin asked there would be any overnight parking. Mr. Cox responded that it is fueling operations only, no overnight truck parking. Commissioner Morris asked if they have responded to any of the comments from the City engineer review. Mr. Cox responded that they are working to resubmit soon. There were no public comments. After several minutes of discussion, Commissioner Morris made a motion to approve condition upon all engineer comments being addressed. Commissioner Herrin seconded the motion. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lauree Morris, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Bright, Franklin, Rollf, Morris, Nelson

- D. Site Plan Review Application submitted by John Farmer, P.E., Fretus Engineering, LLC., of behalf of Yash Desai, Stature Investments for PIN # 7-0037-02-007 (Magellan Blvd, Port City Car Wash) for a Specific Development Site Plan to allow a Car Wash in a P-C-3 (Planned General Business) Zoning District

The applicant, John Farmer, was present. Mr. Farmer gave a brief presentation of the project and offered to answer any questions the Commission may have. Commissioner Herrin asked where this project was located. Mr. Farmer stated it was the property straight across from City Hall on Magellan Blvd. Commissioner Morris asked if they have responded to the City engineer's comments. Mr. Farmer responded they are working on resubmitting. Commissioner Bright asked what were the plans for the crosswalk. Mr. Farmer answered that they would be the standard ADA crosswalk with signage and markings. There were no public comments. After several minutes of discussion, Commissioner Morris made a motion to approve with the condition that all engineer comments be addressed. Commissioner Bright seconded the motion. The vote was unanimous.

RESULT: APPROVED [UNANIMOUS]
MOVER: Lauree Morris, Planning Commissioner
SECONDER: Rufus Bright, Planning Commissioner
AYES: Herrin, Bright, Franklin, Rolf, Morris, Nelson

9. NEW BUSINESS

Commissioner Herrin asked that training be provided for the Commission. Mr. Harvey answer that he would work on it.

10. ADJOURNMENT

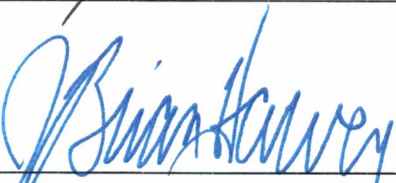
A. Adjournment

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



Chairman

The foregoing minutes are true and correct and approved by me on this 10th day of
May, 2021.



Secretary