



CITY OF PORT WENTWORTH

PLANNING COMMISSION

MAY 10, 2021

Council Meeting Room

Regular Meeting

7:00 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 Rollf	Planning Commissioner	Present	
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: Rufus Bright, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Herrin, Bright, Franklin, Rollf, Morris, Nelson

5. ADOPTION OF MINUTES

- A. Planning Commission - Regular Meeting - Apr 12, 2021 6:30 PM

RESULT: ACCEPTED AS AMENDED [UNANIMOUS]
MOVER: Rufus Bright, Planning Commissioner
SECONDER: Gabrielle Nelson, Planning Commissioner
AYES: Herrin, Bright, Franklin, Rollf, Morris, Nelson

6. ZONING MAP AMENDMENTS (REZONING)

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by NGI Acquisitions, LLC., on behalf of Tom Exley for PIN # 7-0907-01-003 (Highway 21) for a General Development Site Plan to allow a Multifamily Apartment Complex (Novare) in a P-RIP (Planned Residential Institutional) Zoning District

Mr. Harvey stated the application was completed. Scott Munson with Thomas & Hutton was present on behalf of the applicant. Mr. Munson gave an overview of the project. Commissioner Nelson asked where the property was located. Mr. Munson responded that the closest properties would be the Pineforest subdivision. Commissioner Morris asked if the density exhibit that was received is acceptable for this type of site plan application. Mr. Harvey responded that the provided plan was acceptable due to this is a general development site plan application. There were no public comments. Commissioner Bright made a motion to approve. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

- B. Site Plan Review Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of CH Realty IX - Sansone, Savannah 21-95, L.P., for a portion of PIN # 7-0977-01-028 (Hendley Road) for a General Development Site Plan to allow a Warehouse / Distribution Center (Lineage) in a P-I-2 (Planned Industrial) Zoning District

The applicant, Chad Zittrouer was present and gave an overview of the project. Commissioner Morris asked if the access to this site was on Hendley Road. Mr. Zittrouer responded yes the access was off Hendley Road and that all the improvements to Hendley Road that was required when at the time of Rezoning of the property would be done in conjunction with this project. Rob Sangdahl, Lineage Logistics, gave an overview of what Lineage is, a cold storage supply chain management company, and how their process works. They will process imported produce from the Ports by taking in the bulk fruit / vegetable, fumigate if needed, repackage and export out to stores for sale. Mr. Sangdahl stated that they estimate around 65 jobs and about 80 truck a day. The overall project is a reduction in size than shown in the concept plan that was presented during the rezoning process. Richard Desmeule, RKB Architects, spoke about the building construction. Commissioner Franklin asked to confirm the location on Hendley Road and how the trucks would come and go from the site. Mr. Sangdahl stated that the trucks will have to go to and from the site via Hendley Road and Highway 21. Mr. Zittrouer stated they would have a turnaround at the entrance for any truck that come down Hendley Road to be able to safely turn around to go back out to Highway 21. The improvements that will be done at the intersection of Highway 21 and Hendley Road include an extension of the existing left turn lane on Highway 21 and a dedicated right turn lane on Hendley Road to Highway 21. Mr. Zittrouer also explained that a traffic analysis had been conducted and a traffic light was warranted according to the study but does not guarantee GDOT would allow a red light at the intersection of Hendley Road and Highway 21. Commissioner Nelson asked about the benefit to the community with only 65 jobs added and if Lineage had reached out to the community. Mr. Zittrouer responded that Lineage has had very little contact with the community but the current owner of the entire industrial park had a meeting with the community several weeks ago and agreed to deed approximately 10 acres to the Church at the end of Monteith Road. Commissioner Morris asked if this the only development that will take place on Hendley Road. Mr. Zittrouer responded no this would not be the only development in the Park. Commissioner Morris asked if the greenery showed on the plan would remain or if it would be removed. Mr. Zittrouer responded that the greenery would remain surrounding the building. Commissioner Rolf asked how many trucks would be allowed on the left turn lane on Highway 21. Mr. Zittrouer answered that the turn lane on highway 21 would exceed the required length by GDOT. Commissioner Nelson asked if the road improvements would be completed during the Lineage project. Mr. Zittrouer responded they would be completed in conjunction with the Lineage project and that the landowners are under contractual agreement to complete the improvements

and that no certificate of occupancy would be issued until the improvements were done. Chairman Neesmith asked if the fumigation process was chemical or ultraviolet. Mr. Sangdahl responded it was chemical. There were no public comments. Commissioner Morris made a motion to approve. Commissioner Bright seconded the motion to approve. Commissioner's Herrin, Bright, Franklin, Rolf and Morris voted Yes. Commissioner Nelson voted No. The motion passes 5-1.

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

- C. Site Plan Review Application submitted by Pete Schoenauer, Tidewater Engineering, Inc., on behalf of PSM 2021, LLC., for a portion of PIN # 7-0037-02-004 (Magellan Blvd, Home 2 Suites) for a Specific Development Site Plan to allow a Hotel in a P-C-3 (Planned General Business) Zoning District

The applicant Pete Schoenauer, Tidewater Engineering was present. Mr. Schoenauer gave a overview of the project and offered to answer any questions. Commissioner Rolf asked where the location of this project was. Mr. Schoenauer answered the project was behind Bojangles on Magellan Blvd. Commissioner Morris asked if the entire site would be cleared. Mr. Schoenauer responded that yes the whole site would be cleared, so that the stormwater linear pond that would serve the entire parcel. Commissioner Nelson asked if they had a estimated completion date. Mr. Schoenauer responded that he does not have a date but the owners were ready to start as soon as they had all their approvals. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Nelson seconded the motion to approve. The vote was unanimous.

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

- D. Subdivision Application submitted by Lamar Mercer, PE., Thomas & Hutton, on behalf of BEP Rice Hope LLC., for PIN # 7-0906-04-076 (Cold Creek Pass) located in a M-P-O (Master Plan Overlay) Zoning District for a Final Plat of a Major Subdivision (Lakeside at Rice Hope Phase 1C-2) for the purpose of Single-Family Homes

The applicant, Lamar Mercer, Thomas & Hutton, was present and gave a brief overview of the project. Commissioner Nelson asked if there was anymore room to develop in that area of Rice Hope. Mr. Mercer responded that not in the Lakeside phase. Commissioner Morris asked if the documents in the letter in the packet were under review by the City. Mr. Harvey responded that the close out package was under review by the City. There were no public comments. Commissioner Franklin made a motion to approve. Commissioner Nelson seconded the motion to approve. The vote was unanimous.

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

- E. Subdivision Application submitted by Neil P. McKenzie, P.E., Coleman Company Inc., on behalf of Bald Eagle Partners for PIN # 7-0906-04-091 (Rice Hope Road) located in a M-P-O (Master Plan Overlay) Zoning District for a Final Plat of a Major Subdivision (Mulberry Tract Phase II) for the purpose of Single-Family Homes

The applicant, Neil McKenzie, Coleman Company Inc., was present and gave a brief overview of the project. Commissioner Nelson asked if there was anymore room to develop in that area of Rice Hope. Mr. McKenzie responded that yes. There were no public comments. Commissioner Rollf made a motion to approve. Commissioner Franklin seconded the motion to approve. The vote was unanimous.


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

9. NEW BUSINESS

10. ADJOURNMENT


- A. Adjournment

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



 Chairman

The foregoing minutes are true and correct and approved by me on this 14th day of June, 2021.



 Secretary