



CITY OF PORT WENTWORTH

PLANNING COMMISSION

JULY 12, 2021

Council Meeting Room

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

Commissioner 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	Absent	
Lauree Morris	Planning Commissioner	Absent	
CJ Neesmith	Planning Commissioner	Present	
Gabrielle Nelson	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	
Melanie Ellis	Building Inspector	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, Nelson
ABSENT: Rollf, Morris

5. ADOPTION OF MINUTES

- A. Planning Commission - Regular Meeting - Jun 14, 2021 6:30 PM

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

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., on behalf of Samuel Varnedoe, Jr., and Comer Varnedoe Meadows, for PIN's #'s 7-0976-02-044, portion of 7-0976-02-043, 7-0976-02-042, 7-0976-02-040, 7-0976-02-039, 7-0976-02-037, and a portion of 7-0976-02-036 (Saussy Road) to Rezone from RA (Residential Agriculture) to P-I-1 (Planned Industrial) Zoning District for the purpose of Warehousing

The applicant, Phillip McCorkle, was present. Mr. McCorkle gave an overview of the project and offered to answer any questions the commission may have. Commissioner Nelson asked what type of warehouses these would be and how many employees. Mr. McCorkle responded that at this time they do not know what companies will be in the warehouses and they estimate between 400 to 800 employees. Commissioner Herrin asked what the impact would be on the residents that live on Saussy Road. Mr. McCorkle responded that there will be minimum impact on the residents and the closest warehouse would be 1500 feet away from the closest home. He also stated there would be a 100-foot buffer with a 15-foot-high berm between the property and the residents.

Public Comments:

- LaRay Benton - 135 Saussy Road - Spoke against the application
- Tonya Brown - 150 Berrien Road - Spoke against the application
- Lashawn Benton - 135 Saussy Road - Spoke against the application
- J. P. Robinson - 225 Grant Road - Spoke against the application
- Janet Bryant - 154 Berrien Road - Spoke against the application

After the public comment section was closed, Commissioner Nelson made a motion to Deny this application. Commissioner Bright seconded the motion to Deny the application. The vote to deny was unanimous

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

- B. Zoning Map Amendment Application submitted by Thomas Exley Jr., and the Estate of Thomas Exley Sr., for PIN # 7-0906-01-028 (Highway 21) to Rezone from RA (Residential Agriculture) to P-C-2 (Planned Community Business) and P-R-M (Planned Residential Multifamily) Zoning Districts for the purpose of a mixed-use development.

Murray Marshall was present on behalf of the applicant. Mr. Marshall gave an overview of the project and offered to answer any questions the commission may have. Commissioner Nelson asked how many homes would be in this development. Mr. Marshall answered that they estimate around 200 units. Chairman Neesmith asked what type of commercial project would be under the P-C-2 zoning. Mr. Marshall answered that they envision a strip type commercial development, similar to what is near the Lakeside Blvd entrance of Rice Hope. Commissioner Bright asked if this development would use the same path for the pedestrian bridge overpass. Mr. Marshall answered yes, they will encourage residents to use the pedestrian bridge. Commissioner Nelson asked if the residents in Rice Creek had been notified. Mr. Marshall answered that all property owners within the 250 feet were notified per the City ordinance and that signs have been posted.

Public Comments:

- J. P. Robinson - 225 Grant Road - Asked questions regarding stormwater runoff and the impact on Black Creek. Mr. Marshall responded that currently Rice Creek drains through

this property and into Black Creek and this project would tie into the existing drainage and that the development must retain post-development runoff on the site.

LaRay Benton - 135 Saussy Road - Asked where the entrance to the development would be and if the project would have any amenities. Mr. Marshall answer that the entrance would be at the existing curb cut on Rice Mill Road and that they will ask permission from GDOT to have a right in - right out off Highway 21 and that this type of project would have some type of amenities.

After the public comments section was closed, Commissioner Nelson asked if once this project would be similar to Jasper Village and that there would not be any negative impact on the storm drainage to the existing residents of Rice Creek. Mr. Marshall responded that the development should be a product that is competition for Jasper Village and that there will be no impact on the existing residents because this project is downhill from Rice Creek and that they will capture all the runoff that is required by regulation. Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote to approve the application was unanimous.

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

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by Shane Malek, Next Chapter Neighborhoods for PIN # 7-0906-04-064 (Old Highway 21) for a General Development Site Plan to allow a Single-Family Home Development (Jasper Village Phase II) in a M-P-O (Master Plan Overlay) Zoning District

The applicant, Shane Malek, was present. Mr. Malek gave an overview of the project and offered to answer any questions the commission may have. Commissioner Nelson asked what the price range for these units was. Mr. Malek answered that the 1-bedroom started around \$1150 a month in rent and the range goes up from there and this includes all the maintenance associated with the homes. Commissioner Nelson asked if the traffic in that area had been impacted. Mr. Malek stated that so far he has seen or heard any negative complaints on the traffic. Chairman Neesmith asked where the entrance for this phase would be. Mr. Malek responded that there would be the main entrance to Old Augusta Road, and they would like to improve and use Moore Drive as well. Commissioner Herrin asked if they would pave Moore Drive. Mr. Malek responded yes, they would like to pave if allowed to use it.

Public Comments:

Lashawn Benton - 150 Berrin Road - Asked about the fire separation between homes. Mr. Malek stated that they build to the fire code requirements and the homes would have a 10-foot separation.

Phillip Moore - 96 Moore Drive - Asked if the road that they are using for a construction road would remain in use after the development was finished. Mr. Malek responded that they do not want to use that road for the development and the road would stay as is.

LaRay Benton - 135 Saussy Road - Asked if Old Highway 21 would be included in this project. Mr. Malek responded the improvements to Moore Drive would stop at Old Highway 21.

Betty Moore - 96 Moore Drive - Spoke in favor for the application.

After the public comments section was closed, Commissioner Bright made a motion to approve the application. Commissioner Nelson seconded the motion to approve the application. The vote to approve was unanimous.

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

9. NEW BUSINESS

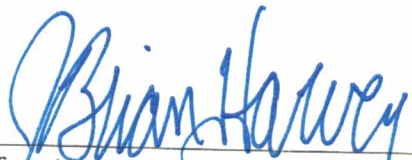
10. ADJOURNMENT

A. Adjournment

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


Chairman

The foregoing minutes are true and correct and approved by me on this 13th day of September, 2021.


Secretary