

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

Present: Linda Smith, Sylvia Hinely, Jerry Bogus, Lynn Jeffers, Joe McCullough

Staff: Brian Harvey, Director of Development Services

Absent: Stafford Geoghagan and Julie Perry

DETAILS OF BUSINESS CONDUCTED

ADOPTION OF MINUTES

A. Planning Commission Meeting – April 20, 2015

Hinely-1
Bogus-2
All-3

UNFINISHED BUSINESS

SITE PLAN / SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by Thao Nguyen Le, on behalf of Greenland Developers, Inc., for PIN #: 7-0906-04-058 (Mulberry Avenue Tract B, Lot 58) for a General Development Site Plan to allow a Strip Mall / Shopping Center Commercial Development in a M-P-O (Master Plan Overlay) Zoning District

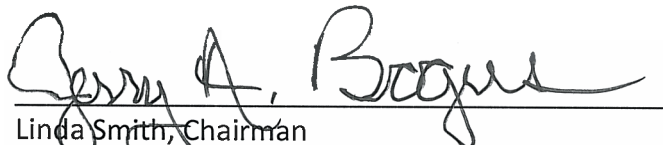
Mr. Harvey described the Site Plan Review Application and informed the Planning Commission that the application was complete. The applicant was present to answer questions from the Planning Commission. Sylvia Hinely asked the applicant about the development and the types of businesses that might lease space. The applicant responded that he may not develop for a year or two, but that he expected a nail shop in one of the tenant spaces. Mr. Harvey advised the Planning Commission that the applicant's intended uses would have to comply with the M-P-O Zoning standards. Joe McCullough asked if the applicant would have to come back to the Planning Commission for additional approvals of businesses. Mr. Harvey responded that the applicant will be required to file a Specific Development Site Plan prior to any development activity. Jerry Bogus asked if the lots were zoned commercial. Mr. Harvey responded that the property is currently zoned M-P-O, and, that the M-P-O zoning classification does allow commercial uses that comply with the Zoning Ordinance. Carole Hoggue, realtor representing the applicant, stated that the applicant did not want to spend the money to buy this land if his

development concept would not be approved by the City of Port Wentworth. Jerry Bogus made a motion to approve the application. Sylvia Hinely asked Jerry Bogus to amend his motion to require the applicant to include a specific list of potential tenants. Jerry Bogus did not amend his motion, and Joe McCullough seconded the motion for approval of the application.

Bogus-1
McCullough-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



Linda Smith, Chairman

The foregoing minutes are true and correct and approved by me on this 20 day of July, 2015.



Stafford Geoghagan, Secretary