

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

Present: Linda Smith, Julie Perry, Sylvia Hinely, Joe McCullough, Larry Longo, Stafford Geoghagan

Absent: Jerry Bogus

Staff: Brian Harvey, Director of Development Services

DETAILS OF BUSINESS CONDUCTED

ADOPTION OF MINUTES

A. Planning Commission Meeting – September 21, 2015

Hinely-1
Perry-2
All-3

UNFINISHED BUSINESS

Mr. Harvey informed the Planning Commission that Item 8B (Preliminary Plat of a Major Subdivision / Newport Phase VI A) is not ready for consideration due to some pending issues with the application and engineering reviews. Sylvia Hinely made a motion to amend the agenda to remove Item 8B. Stafford Geoghagan seconded the motion.

Hinely-1
Geoghagan-2
All-3

SITE PLAN / SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Waypoint Savannah Owner, LLC, for PIN #'s: 7-0906-04-037, 7-0906-04-067, 7-0906-04-065, and, 7-0906-04-024 (203 Magnolia Boulevard) for a General Development Plan to allow a Multi-Family Apartment Development in a MPO (Master Plan Overlay) Zoning District

Mr. Harvey described the Site Plan Review Application and informed the Planning Commission that the application was complete. Rod Teachey and Justin Adams with Waypoint and Ryan Thompson, Nathan Long, and Lamar Mercer with Thomas & Hutton gave a presentation to the Planning Commission describing the proposed development and renovations to existing

properties. Julius Robinson (Grant Road) asked about any potential effect to the drainage canal running under Highway 21. The applicants responded that the proposed development was smaller than the original master plan and, therefore, should not negatively affect drainage in the area. Guy Lamb (26 Hasty Point Road) asked about the number of entrances planned from Highway 21. The applicants responded that there would only be one existing entrance to the property. Murray Marshall (BEP Realty) asked about the proposed density. Applicants responded that the density would be equal to or less than previously approved. Mr. Harvey reminded the Planning Commission that this was a General Development Plan, and, that the applicants would have to come back with a Specific Development Plan prior to any construction activities. The Planning Commission discussed several issues with the applicants including mixed use occupancy, parking, and commercial development. After several minutes of discussion, Stafford Geoghagan made a motion to approve the application. Joe McCullough seconded the motion to approve.

Geoghagan-1
McCullough-2
All-3

- B. Subdivision Application submitted by Michael Hussey with Sundial Land Surveying, PC on behalf of Royal Pavilion Properties, LLC for PIN #: 7-0978-05-013 (Extension of Tiller Way) located in a P-RIP (Planned Residential Institutional) Zoning District for a Preliminary Plat of a Major Subdivision (Newport Phase VI A) for the purpose of Single-Family Homes

This item was removed from the agenda

- C. Alcoholic Beverage License Application submitted by Angel Kitchen, on behalf of Port Side Seafood, 7202 Highway 21, Port Wentworth, Georgia 31407 to allow Sunday Sales in a P-C-3 (Planned General Business) Zoning District

Mr. Harvey described the Alcoholic Beverage License Application and informed the Planning Commission that the application was complete. Mr. Harvey also informed the Commission that the applicant passed the criminal history check through the Port Wentworth Police Department, and provided three residents of the City as personal references. The applicant was present, and she stated that her establishment is primarily a restaurant with alcohol sales, not a bar. Joe McCullough informed the applicant that an alcoholic beverage license approval by the City is a privilege and not a right. The applicant stated that she understood. Sylvia Hinely asked about the operating hours and if the business would be family oriented. The applicant responded that the business would be open from 11:00AM – 10:00PM Sunday through Thursday and 11:00AM – 11:00PM Friday and Saturday. The applicant assured the Commission that the business will remain family oriented. After several minutes of discussion,

Julie Perry made a motion to approve the application. Stafford Geoghagan seconded the motion to approve.

Perry-1
Geoghagan-2
All-3

- D. Alcoholic Beverage License Application submitted by Angel Kitchen, on behalf of Port Side Seafood, 7202 Highway 21, Port Wentworth, Georgia 31407 to allow Pouring – Beer, Wine, & Liquor in a P-C-3 (Planned General Business) Zoning District

Mr. Harvey described the Alcoholic Beverage License Application and informed the Planning Commission that the application was complete. Mr. Harvey also informed the Commission that the applicant passed the criminal history check through the Port Wentworth Police Department, and provided three residents of the City as personal references. The applicant was present, and she stated that her establishment is primarily a restaurant with alcohol sales, not a bar. After several minutes of discussion, Stafford Geoghagan made a motion to approve the application. Joe McCullough seconded the motion to approve.

Geoghagan-1
McCullough-2
All-3

- E. Alcoholic Beverage License Application submitted by Will Catlette, on behalf of Lucky Nomad’s Pub, 7222 Highway 21, Port Wentworth, Georgia 31407 to allow Sunday Sales in a P-C-3 (Planned General Business) Zoning District

Mr. Harvey described the Alcoholic Beverage License Application and informed the Planning Commission that the application was complete. Mr. Harvey also informed the Commission that the applicant passed the criminal history check through the Port Wentworth Police Department, and provided three residents of the City as personal references. The applicant was not present. Doug Tomlinson (222 Phillips Avenue) stated that the applicant should be present for the hearing. After several minutes of discussion, Sylvia Hinely made a motion to deny the application based on the applicant not being present. Stafford Geoghagan seconded the motion to deny.

Hinely-1
Geoghagan-2
All-3

- F. Alcoholic Beverage License Application submitted by Will Catlette, on behalf of Lucky Nomad's Pub, 7222 Highway 21, Port Wentworth, Georgia 31407 to allow Pouring – Beer, Wine, & Liquor in a P-C-3 (Planned General Business) Zoning District

Mr. Harvey described the Alcoholic Beverage License Application and informed the Planning Commission that the application was complete. Mr. Harvey also informed the Commission that the applicant passed the criminal history check through the Port Wentworth Police Department, and provided three residents of the City as personal references. The applicant was not present. Sylvia Hinely made a motion to deny the application based on the applicant not being present. Stafford Geoghagan seconded the motion to deny.

Hinely-1
Geoghagan-2
All-3

There being no further business to discuss, Commissioner Geoghagan made a motion to adjourn the meeting

Geoghagan– 1
Perry– 2
All – 3


Linda Smith, Chairman

The foregoing minutes are true and correct and approved by me on this 16th day of November, 2015.


Stafford Geoghagan, Secretary