



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

JANUARY 16, 2018

Council Meeting Room

Regular Meeting

6:30 PM

305 SOUTH COASTAL HIGHWAY  
PORT WENTWORTH, GA 31407

**1. CALL MEETING TO ORDER**

Chairman Joseph Dobry called the meeting to order.

**2. PRAYER AND PLEDGE OF ALLEGIANCE**

Chairman Joseph Dobry led in Prayer and the Pledge of Allegiance.

**3. ROLL CALL - SECRETARY**

Attendee Name	Title	Status	Arrived
Joseph Dobry	Chariman	Present	
Jerry Bogus	Planning Commissioner	Present	
Larry Longo	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Absent	
Rosetta Franklin	Planning Commissioner	Present	
Donna Blalock	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	

**4. ADOPTION OF MINUTES**

A. Planning Commission - Regular Meeting - Dec 11, 2017 6:30 PM

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jerry Bogus, Planning Commissioner
<b>SECONDER:</b>	Rosetta Franklin, Planning Commissioner
<b>AYES:</b>	Bogus, Longo, Franklin, Blalock
<b>ABSENT:</b>	Bright

**5. ZONING MAP AMENDMENTS (REZONING)**

**6. ZONING TEXT AMENDMENTS (ORDINANCES)**

**7. SITE PLAN/SUBDIVISION APPROVAL**

A. Subdivision Application submitted by Michael Hussey, Sundial Land Surveying, PC., on behalf of Fox Haven Properties, LLC, for PIN #: 7-0978-01-025 (Roseberry Circle) located in a P-RIP (Planned Residential Institutional) Zoning District for a Final Plat of a Major Subdivision (St. Augustine Town Homes) for the purpose of Townhomes

Mr. Harvey informed the Commission that the application was complete. Michael Hussey was present on behalf of the applicant to answer any questions. After a few brief comments, Rosetta Franklin made a motion to approve the application. Larry Longo seconded the motion to approve.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rosetta Franklin, Planning Commissioner
<b>SECONDER:</b>	Larry Longo, Planning Commissioner
<b>AYES:</b>	Bogus, Longo, Franklin, Blalock
<b>ABSENT:</b>	Bright

- B. Subdivision Application submitted by Terry Coleman, Coleman Company Inc., on behalf of BEP Rice Hope LLC., for PIN # 7-0906B-14-003 (Lakeside Boulevard) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Parkside Subdivision) for the purpose of Single-Family Homes

Mr. Harvey informed the Commission that the application was complete. Greg Coleman was present on behalf of the applicant to answer any questions. After a few brief comments, Jerry Bogus made a motion to approve the application. Rosetta Franklin seconded the motion to approve.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jerry Bogus, Planning Commissioner
<b>SECONDER:</b>	Rosetta Franklin, Planning Commissioner
<b>AYES:</b>	Bogus, Longo, Franklin, Blalock
<b>ABSENT:</b>	Bright

- C. Site Plan Review Application submitted by Greg Coleman, Coleman Company, Inc., on behalf of BEP Rice Hope LLC for PIN #: 7-0906B-14-003 (Lakeside Boulevard) for a Specific Development Plan to allow a Single Family Residential Development in a MPO (Master Plan Overlay) Zoning District

Mr. Harvey informed the Commission that the application was complete. Greg Coleman was present on behalf of the applicant to answer any questions. The Commission asked several questions about the proposed drainage ditch located between the existing homes and the proposed home sites in the approved plans. Mr. Coleman responded to the questions and assured the Commission that the drainage would work as designed. Murray Marshall, on behalf of the owner, also assured the Commission that the drainage would work or it will be repaired at the expense of the developer. After a few brief comments, Larry Longo made a motion to approve the application. Donna Blalock seconded the motion to approve.

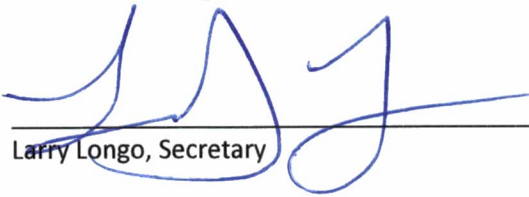
<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Larry Longo, Planning Commissioner
<b>SECONDER:</b>	Donna Blalock, Planning Commissioner
<b>AYES:</b>	Bogus, Longo, Franklin, Blalock
<b>ABSENT:</b>	Bright

#### 8. ADJOURNMENT

There being no further business to discuss, Commissioner Bogus made a motion to adjourn the meeting. Commissioner Franklin seconded the motion to adjourn. The vote was unanimous.

  
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 Joseph Dobry, Chairman

The foregoing minutes are true and correct and approved by me on this 9<sup>th</sup> day of April, 2018.



Larry Longo, Secretary