

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, Julie Perry, and Stafford Geoghagan

Staff: Brian Harvey, Director of Development Services

Absent: Joe McCullough and Lynn Jeffers

DETAILS OF BUSINESS CONDUCTED

ADOPTION OF MINUTES

A. Planning Commission Meeting – March 16, 2015

Hinely-1
Bogus-2
All-3

UNFINISHED BUSINESS

SITE PLAN / SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Shauna Rice for PIN #: 7-0978A-02-005 (10 Stenson Way) to allow the operation of a pre-school in a single-family residence located in a P-RIP (Planned Residential Institutional) Zoning District

Mr. Harvey described the Site Plan Review Application and informed the Commission that the application was complete. Mike Yardman (6 Laurel Lane), Manager of the Newport Homeowners' Association, stated that the site plan application would violate the subdivision covenants due to materials storage and additional employees. The applicant, Shauna Rice, stated that she is aware of the covenants, and, that she had an earlier conversation with Mr. Yardman who stated that she could operate a business in her home. Sylvia Hinely asked Mr. Yardman how the proposed business would violate the covenants of the subdivision. Mr. Yardman stated that the HOA supports home-based businesses without customers and additional employees. After some additional discussion, Sylvia Hinely made a motion to approve the site plan application. Jerry Bogus seconded the motion to approve.

Hinely-1
Bogus-2
All-3

- B. Site Plan Review Application submitted by Chad Zittrouer, P. E., Kern & Co., LLC, on behalf of Inter Metro Properties GA, LLC, for PIN #'s: 7-0002-01-001 and 7-0003-01-001 (Flonell Avenue) to Allow an Access Road and Additional Storage Area in a P-I-2 (Planned Industrial) Zoning District

Mr. Harvey described the Site Plan Review Application and informed the Commission that the application was complete; however, that the EPD approval and GDOT approval have not been received, at this time. The applicant, Chad Zittrouer, presented the Commission with a different site plan than the one which was filed with the application. Mr. Harvey informed the applicant that it was inappropriate to consider a different site plan during this hearing. The applicant asked to present the plan in order to get some public feedback. The Planning Commission agreed to hear the public comments. Several residents in the area expressed their concerns about any expansion of the existing truck yard due to noise, light, dust, and traffic impacts on their residential properties. The applicant stated that the fence would require some additional work due to a material change from an earlier approved design, and, that some landscaping would be replaced due to plant loss. After some additional discussion, Sylvia Hinely made a motion to table the application for one month pending changes to the site plan. Julie Perry seconded the motion.

Hinely-1
Perry-2
All-3

- C. Alcoholic Beverage License Application submitted by Paresh Patel for a Beer / Wine License for Port Wentworth Food Mart (225 South Coastal Highway) located in a P-C-1 (Planned Neighborhood Business) Zoning District

Mr. Harvey described the Alcoholic Beverage License Application and informed the Commission that the application was complete, and, that the applicant passed the criminal history check through the Port Wentworth Police Department. Mr. Harvey also informed the Commission that the applicant provided three residents of the City as personal references. The applicant was not present. Mr. Harvey commented that the applicant was notified of the hearing date. After some discussion regarding the applicant's absence, Julie Perry made a motion to approve the Alcoholic Beverage License Application. Stafford Geoghagan seconded the motion to approve.

Perry-1
Geoghagan-2
Bogus, Perry,
Geoghagan-3
Hinely-4

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

Geoghagan – 1
Bogus – 2
All – 3



Linda Smith, Chairman

The foregoing minutes are true and correct and approved by me on this 15th day of June, 2015.

for 

Stafford Geoghagan, Secretary