



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

AUGUST 13, 2018

Council Meeting Room

Regular Meeting

6:30 PM

305 SOUTH COASTAL HIGHWAY  
PORT WENTWORTH, GA 31407

**1. CALL MEETING TO ORDER**

Chairman Jerry Bogus called the meeting to order.

**2. PRAYER AND PLEDGE OF ALLEGIANCE**

Chairman Jerry Bogus led in Prayer and the Pledge of Allegiance.

**3. ROLL CALL - SECRETARY**

Attendee Name	Title	Status	Arrived
Jerry Bogus	Planning Commissioner	Present	
Larry Longo	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Donna Blalock	Planning Commissioner	Present	
Wanda Rolf	Planning Commissioner	Present	
Maurice Rahn	Planning Commissioner	Absent	
Brian Harvey	Director of Development Services	Present	

**4. ADOPTION OF MINUTES**

A. Planning Commission - Regular Meeting - Jul 9, 2018 6:30 PM

**RESULT:** ACCEPTED [UNANIMOUS]  
**MOVER:** Larry Longo, Planning Commissioner  
**SECONDER:** Donna Blalock, Planning Commissioner  
**AYES:** Longo, Bright, Franklin, Blalock, Rolf  
**ABSENT:** Rahn

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

A. Application to Amend the Zoning Map submitted by Phillip McCorkle, McCorkle & Johnson, LLP., on behalf of Greenland Developers, Inc., for PIN #'s 7-0977-01-027 and 7-0977-01-028 to rezone the properties from P-C-3 (Planned Community Business) to P-I-2 (Planned Industrial) Zoning district.

Mr. Harvey informed the Planning Commission that the application was complete. Phillip McCorkle made a presentation to the Planning Commission and compared the proposed warehousing use to a business park use. McCorkle stated that a warehousing development would have much less impact on neighboring properties than a business park. McCorkle stated that noise and traffic would be greater in a business park development. McCorkle stated that a warehouse would provide a significant financial benefit to the City and that a warehouse use would create several hundred jobs for local residents. McCorkle stated that the Ports Authority has created a demand for warehousing in this area. Commissioner Rolf asked about the Hendley Road improvement plan. Chad Zittrouer, PE, stated that the owner would upgrade the road at

his expense, and, that the road is in poor condition and will need to be upgraded soon. Angela Scruggs / 158 Grace Lane Rincon / expressed several concerns including school buses stacking on Hendley Road, property flooding, diesel fumes from 18 wheelers, and excessive noise. Sally Holland / 49 Braxton Manor Drive / expressed concerns regarding traffic and public safety. Jacquelyn Lee / 43 Braxton Manor Drive / expressed concerns regarding traffic and reminded the Planning Commission that the residents have been fighting this rezoning attempt for several years. Kerry Smart / 109 Ferguson Road / expressed concerns regarding traffic and public safety. Ms. Smart stated, "We don't want no more trucks, and we don't want no warehouses." Pastor Roberts / Mt. Moriah Church / said he as against warehouses in a residential neighborhood. Janet Hester / 440 Meinhard Road / expressed concerns regarding traffic and public safety. Ms. Hester informed the Planning Commission regarding the sales history of the property and stated that the owner(s) do not live in Port Wentworth. J. P. Robinson / 225 Grant Road / expressed concerns about the traffic and public safety. Mr. Robinson stated, "someone is going to get killed by one of these big trucks. Lets be fair to the people who live in this area." Wilbur Hurst / 220 Monteith Road / expressed concerns regarding traffic. Lenora Hudson / 104 Roseberry Circle / expressed concerns about traffic and public safety. Wilson Burns / property owner / stated, "we realize the issues with the traffic; however, we feel like this is the better use of the property as a whole." Mr. Harvey read the Criteria for Making a Zoning Decision into the record. After several minutes of discussion, Commissioner Bright made a motion to deny the application. Rosetta Franklin seconded the motion to deny the application. The vote to deny the application was unanimous.

<b>RESULT:</b>	<b>DEFEATED [UNANIMOUS]</b>
<b>MOVER:</b>	Rufus Bright, Planning Commissioner
<b>SECONDER:</b>	Rosetta Franklin, Planning Commissioner
<b>AYES:</b>	Longo, Bright, Franklin, Blalock, Rollf
<b>ABSENT:</b>	Rahn

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

**7. SITE PLAN/SUBDIVISION APPROVAL**

- A. Site Plan Review Application submitted by Phillip McCorkle, McCorkle & Johnson, LLP., on behalf of Greenland Developers, Inc., for PIN #'s: 7-0977-01-027 and 7-0977-01-028 (Hendley Road) for a General Development Site Plan to allow Warehouses in a P-I-2 (Planned Industrial) Zoning District

Due to the unanimous vote to recommend denying the rezoning application, Donna Blalock made a motion to deny the site plan review application. Rufus Bright seconded the motion to deny. The vote to deny the application was unanimous.

<b>RESULT:</b>	<b>DEFEATED [UNANIMOUS]</b>
<b>MOVER:</b>	Donna Blalock, Planning Commissioner
<b>SECONDER:</b>	Rufus Bright, Planning Commissioner
<b>AYES:</b>	Longo, Bright, Franklin, Blalock, Rollf
<b>ABSENT:</b>	Rahn

- B. Site Plan Review Application submitted by Jessica Vick, Roberts Civil Engineering, on behalf of Premier Kings Companies, for PIN # 7-0907-01-006 (Lot B, Waterford Shoppes) for a Specific Development Plan to allow a Restaurant (Burger King) in a P-C-1 (Planned Neighborhood Business) Zoning District

Mr. Harvey informed the Planning Commission that the application was complete, and he distributed the latest comments from Goodwyn, Mills, & Cawood. Jessica Vick was present to answer questions from the Commission. Commissioner Franklin asked when the restaurant intended to open if approved. Ms. Vick responded January or February of

2019. J. P. Robinson / 225 Grant Road / asked where the restaurant will be built. After a brief discussion, Larry Longo made a motion to approve the application. Donna Blalock seconded the motion to approve. The vote to approve the application was unanimous.

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

- C. Subdivision Application submitted by Newton Wallace, Kern & Company, LLC., on behalf of Landmark 24, for PIN # 7-0906-01-032 (Miller Park Road) located in a P-R-M (Planned Multi-Family Residential) Zoning District for a Final Plat of a Major Subdivision (Rice Creek, Tract C-2 Phase II) for the purpose of Single-Family Homes.

Mr. Harvey informed the Planning Commission that the application was complete, and he advised that the maintenance bonds will be paid prior to the City Council meeting this month. Chad Zittrouer was present to answer questions from the Commission. J. P. Robinson / 225 Grant Road / asked where the subdivision is located. After a brief discussion, Rufus Bright made a motion to approve the application. Donna Blalock seconded the motion to approve. The vote to approve the application was unanimous.

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

**8. ADJOURNMENT**

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

  
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 Jerry Bogus, Chairman

The foregoing minutes are true and correct and approved by me on this 10<sup>th</sup> day of September, 2018.

  
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 for Larry Longo, Secretary