



CITY OF PORT WENTWORTH

PLANNING COMMISSION

FEBRUARY 11, 2019

Council Meeting Room

Regular Meeting

6:30 PM

305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Vice-Chairman Donna Blalock called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Vice-Chairman Donna Blalock led in Prayer and the Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Donna Blalock	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Absent	
Maurice Rahn	Planning Commissioner	Present	
Lauree Morris	Planning Commissioner	Present	
CJ Neesmith	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	

4. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Jan 14, 2019 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Rufus Bright, Planning Commissioner
SECONDER: Lauree Morris, Planning Commissioner
AYES: Bright, Franklin, Rahn, Morris, Neesmith
ABSENT: Rollf

5. ZONING MAP AMENDMENTS (REZONING)

6. ZONING TEXT AMENDMENTS (ORDINANCES)

7. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Chad Zittrouer, Kern & Co, LLC., on behalf of Northpoint Industrial, LLC., for PIN #'s 7-0039-01-043, 7-0039-01-022Z, 7-0039-02-001, 7-0039-02-006, 7-0039-02-011Y, 7-0039-02-011Z, 7-0039-02-005, 7-0039-02-007 (Pinder Point Road) for a General Development Site Plan to allow a Warehouse Development in a P-I-1 (Planned Industrial) Zoning District

Mr. Harvey informed the Planning Commission that the application was complete. The applicant was present to answer questions. The Planning Commission asked the applicant several questions about truck traffic effects on Highway 21, stormwater runoff and the use of the lake on/near the subject property, St. Augustine canal, and the environmental

factors of noise, dust, and light. The applicant replied that all engineering had not been completed as this was a general development plan, at this time, and that the additional work would address all of the stated issues and concerns. Several residents of the area spoke about the development plan. Angela and Andrea Anderson, 138 Pinder Point, said they were in favor of the plan: "we are surrounded by 300 acres of warehouses. This property is zoned for warehouses, and we are ready to get out. It's just progress". William Bell, 109 Pinder Point, spoke in favor of the plan: "My property has been devalued almost \$500,000.00, and my equity is steady going down". Susan Edenfield and Anna Brennan, Swimming Pool Association, spoke in favor of the plan: "This is worthless property to us as it sits now". Ashley Burnsed, 211 Pinder Point, spoke in favor of the applicaton. Glen Burnsed, property owner, spoke in favor of the application. Andrew Seaver, 201 Pinder Point, spoke against the plan: "I was given an offer, but why should I be forced to sell? It will all be over if this is approved". After several minutes of discussion, C. J. Neesmith made a motion to approve the application. Rosetta Franklin seconded the motion to approve. The motion passed by a 4-1 vote.

RESULT:	APPROVED [4 TO 1]
MOVER:	CJ Neesmith, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Bright, Franklin, Morris, Neesmith
NAYS:	Rahn
ABSENT:	Rollf

8. OFFICER ELECTIONS

Mr. Harvey informed the Planning Commission that he would serve as the Commission Secretary. Lauree Morris nominated Donna Blalock for the office of Chairman. Rufus Bright seconded the nomination of Donna Blalock. The vote was unanimous. Rosetta Franklin nominated C. J. Neesmith for the office of Vice Chairman. Lauree Morris seconded the nomination of C. J. Neesmith. Commissioners Franklin, Morris, and Rahn voted for C. J. Neesmith. Commissioner Bright voted against. The motion passed.


9. ADJOURNMENT

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



 Chairman

The foregoing minutes are true and correct and approved by me on this 11th day of March, 2019.



 Secretary