



CITY OF PORT WENTWORTH

PLANNING COMMISSION

APRIL 8, 2019

Council Meeting Room

Regular Meeting

6:30 PM

305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Donna Blalock called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Rufus Bright led the 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 Commission Chairman	Present	
Wanda Rolf	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 - Mar 11, 2019 6:30 PM

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

5. ZONING MAP AMENDMENTS (REZONING)

6. ZONING TEXT AMENDMENTS (ORDINANCES)

7. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Jay Maupin, PE., Maupin Engineering, Inc., on behalf of Neil Sharma, Arya Hospitality, for PIN #: 7-0037-01-027 (305 Raley Road) for a Specific Development Site Plan to allow a Hotel in a P-C-3 (Planned General Business) Zoning District

Mr. Harvey advised the Commission that the application was complete; however, the application is still under technical review by City engineers. The applicant, Jay Maupin, was present to answer questions. The Planning Commission had several questions regarding the proposed lighting plan, stormwater run-off and drainage, and flood prevention. Mr. Maupin responded to the questions and assured the Commission that all

noted items would be addressed to the full satisfaction of City engineers and staff. After a brief discussion, Commissioner Morris made a motion to approve the application contingent upon final approval of all technical information by City engineers and staff. Commissioner Bright seconded the motion to approve. The vote to approve the application was unanimous.

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

- B. Subdivision Application submitted by EMC Engineering Services, Inc., on behalf of William C. Conaway; Article VIII Credit Trust under the will of Richard E. Carter; Roy Smithberg; Paul A. Kaluzne Jr.; J. Curtis Lewis III for PIN #: 7-0035-01-003 (Intersection of Crossgate Rd & Highway 21) located in a P-C-3 (Planned General Business) Zoning District for a Final Plat of a Minor Subdivision (A Portion of the Southern Region Industrial Realty Tract) for the purpose of future development.

Mr. Harvey advised the Commission that the application was complete. The applicant, Cody Rogers, was present to answer questions. The Planning Commission asked about the proposed use of the property. Mr. Rogers answered that the owner had no immediate plans for developing the property. After a brief discussion, Commissioner Bright made a motion to approve the application. Commissioner Rahn seconded the motion to approve. The vote to approve the application was unanimous.

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

8. NEW BUSINESS

The Planning Commission and Mr. Harvey discussed the existing Bylaws and concluded that the Bylaws should be updated to reflect current procedures and correct grammatical errors. Mr. Harvey will present a draft at the next scheduled meeting.

9. ADJOURNMENT

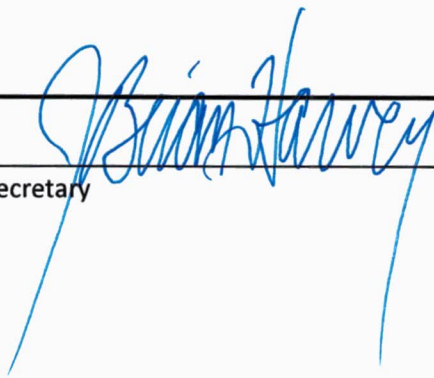
There being no further business to discuss, Commissioner Morris made a motion to adjourn the meeting. Commissioner Bright seconded the motion to adjourn. The vote was unanimous.



 Chairman

The foregoing minutes are true and correct and approved by me on this 13 day of MAY, 2019.

Secretary

A handwritten signature in blue ink, appearing to read "Brim Harvey", is written over a horizontal line. The signature is fluid and cursive, with the first name "Brim" being more prominent than the last name "Harvey".