



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

JANUARY 10, 2022

Via Teleconference GoToMeeting

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21  
PORT WENTWORTH, GA 31407

### 1. CALL MEETING TO ORDER

Chairman CJ Neesmith called the meeting to order.

### 2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Herrin led the Prayer and Pledge of Allegiance.

### 3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Late	
Wanda Rolf	Planning Commissioner	Absent	
Lauree Morris	Planning Commissioner	Present	
CJ Neesmith	Planning Commissioner	Present	

### 4. APPROVAL OF AGENDA

#### 1. Approval of Agenda

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Bill Herrin, Planning Commissioner  
**SECONDER:** Lauree Morris, Planning Commissioner  
**AYES:** Herrin, Morris, Neesmith  
**ABSENT:** Franklin, Rolf

### 5. ADOPTION OF MINUTES

#### A. Planning Commission - Regular Meeting - Dec 13, 2021 6:30 PM

**RESULT:** ACCEPTED [UNANIMOUS]  
**MOVER:** Bill Herrin, Planning Commissioner  
**SECONDER:** Lauree Morris, Planning Commissioner  
**AYES:** Herrin, Morris, Neesmith  
**ABSENT:** Franklin, Rolf

### 6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Josh Yellin, HunterMaclean, on behalf of Yash Development LLC., for PIN # 7-0976-01-005 (920 Highway 30) to Rezone from RA (Residential Agriculture) to P-C-3 (Planned General Business) Zoning District for the purpose of a Grocery Store / Retail Sales / Fuel Service Station

The applicant, Josh Yellin, was present and gave a brief presentation of the project. Commissioner Herrin asked if they knew what type of restaurant would be put there. Mr. Yellin stated they do not know what restaurant would be there and that the current proposal did not have a drive thru proposed. Commissioner Morris asked if the set back would be cleared land or if there would be vegetation planted in the set back. Scott Burns, engineer on the project, stated that the proposed plan is to have some of the detention in the front of the project. Commissioner Herrin asked how this would affect the traffic and the surrounding neighborhood. Scott Burns stated that at the next phase of the project a traffic study would be completed and they would follow GDOT's requirements. Commissioner Franklin asked if it would be a regular grocery store? Mr. Yellin stated it would be a 8000 square feet grocery store.

-Public Hearing

--Annette Hickey - asked if the project is on the right side or the left side of Highway 30. Mr. Yellin responded that they are on the opposite side of Lakeshore Subdivision. Asked which residents did Mr. Patel speak with about the project. Mr. Yellin stated he was able to speak to the adjacent property owners. Ms. Annette stated she was concerned about the traffic and getting out on Highway 30. Mr. Yellin stated they would follow the recommendation of the traffic study for their entrances and lane changes on Highway 30.

After the public hearing was closed, Commissioner Morris made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Lauree Morris, Planning Commissioner
<b>SECONDER:</b>	Bill Herrin, Planning Commissioner
<b>AYES:</b>	Herrin, Franklin, Morris
<b>ABSENT:</b>	Rollf

## 7. ZONING TEXT AMENDMENTS (ORDINANCES)

## 8. SITE PLAN/SUBDIVISION APPROVAL

- A. Alcoholic Beverage License Application submitted by Vijaykumar Dinubhai Patel for a Package Shop and Sunday Sales License for Z. J. Beverages LLC., DBA Port City Spirit (6 Magnolia Blvd, Ste D) located in a M-P-O (Master Plan Overlay) Zoning District

The applicant, Vijaykumar Patel, was present and offered to answer any questions the commission may have. There were no questions from the commission. There were no public comments. Commissioner Morris made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Lauree Morris, Planning Commissioner
<b>SECONDER:</b>	Rosetta Franklin, Planning Commissioner
<b>AYES:</b>	Herrin, Franklin, Morris
<b>ABSENT:</b>	Rollf

- B. Alcoholic Beverage License Application submitted by Vijaykumar Dinubhai Patel for a Package Shop and Sunday Sales License for Aquarius Bro, LLC., DBA Rice Hope Liquors (7938 Highway 21, Ste 500) located in a M-P-O (Master Plan Overlay) Zoning District

The applicant, Vijaykumar Patel, was present and offered to answer any questions the commission may have. There were no questions from the commission. There were no public comments. Commissioner Morris made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.



<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Lauree Morris, Planning Commissioner
<b>SECONDER:</b>	Bill Herrin, Planning Commissioner
<b>AYES:</b>	Herrin, Franklin, Morris
<b>ABSENT:</b>	Rollf

- C. Subdivision Application submitted by Paul Herrin for PIN #: 7-0906-03-010 (300 Rice Hope Plantation Road) located in a R-A (Residential Agricultural) Zoning District for a Final Plat of a Major Subdivision (A Major Subdivision of Tract 1-1, The Plantation of Rice Hope) for the purpose of Single-Family use

The applicant, Paul Herrin, was present and offered to answer any questions the commission may have. Commissioner Morris asked how access will be given to the different tracts. Mr. Herrin responded that there are easements on the plat for the different tracts and they can access off of Rice Hope Plantation Road. Chairman Neesmith asked how many homes would be built. Mr. Herrin responded 3 or 4 for the most and he was subdividing for estate planning for his family.

-Public Hearing

--Trent Thompson, 8140 Old Highway 21, spoke against the application due to drainage concerns and that Rice Hope Plantation Road was a private road and he would have to get access granted from all property owners that own the road.

--Scott DeCain, BEP Rice Hope, stated that the drainage issue has not been resolved and that he does not object to the subdivision but that nothing can be allowed to slow any of the drainage.

--Vince Thompson, 8144 Old Highway 21, spoke against the application due to drainage concerns.

After the public hearing portion was closed, Commissioner Herrin made a motion to approve the application with the condition that the City pursues the drainage issues. Commissioner Franklin seconded the motion to approve with the condition. Commissioner Morris asked to make a counter motion that the application be approved with no conditions. Commissioner Herrin and Franklin voted Yay to the motion to approve with the condition that the City pursues the drainage issues. Commissioner Morris voted Nay. The motion passes 2 to 1.

<b>RESULT:</b>	<b>APPROVED [2 TO 1]</b>
<b>MOVER:</b>	Bill Herrin, Planning Commissioner
<b>SECONDER:</b>	Rosetta Franklin, Planning Commissioner
<b>AYES:</b>	Herrin, Franklin
<b>NAYS:</b>	Morris
<b>ABSENT:</b>	Rollf

- D. Site Plan Review Application submitted by Chuck Singleton, Coleman Company, Inc., on behalf of Stop N Stor 7, LLC., for PIN # 7-0906-01-038 (8901 Highway 21) for a General Development Site Plan to allow a Storage Unit Building in a P-C-2 (Planned Community Business) Zoning District

The applicant, Chuck Singleton, was present and gave a brief overview of the project and offered to answer any questions the commission may have. There were no questions from the commission.

-Public Hearing

--Vince Thompson, 8144 Old Highway 21, spoke stating he has concerns due to the drainage and traffic. Mr. Singleton stated the drainage goes away from Highway 21 and that this facility creates very little additional traffic.

After the public hearing portion was closed, Commissioner Morris made a motion to approve the application. Commissioner Franklin seconded the motion. The vote was unanimous.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Lauree Morris, Planning Commissioner
<b>SECONDER:</b>	Rosetta Franklin, Planning Commissioner
<b>AYES:</b>	Herrin, Franklin, Morris
<b>ABSENT:</b>	Rollf

**9. NEW BUSINESS**

Chairman Neesmith made an announcement that he would like to delay the elections for officers until the City Council appoints new members to the commission. All Commissioners present agreed with the Chairman.

**10. ADJOURNMENT**

A. Adjournment

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Rosetta Franklin, Planning Commissioner
<b>SECONDER:</b>	Bill Herrin, Planning Commissioner
<b>AYES:</b>	Herrin, Franklin, Morris
<b>ABSENT:</b>	Rollf

  
Chairman

The foregoing minutes are true and correct and approved by me on this 14 day of February, 2022.

  
Secretary