



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

FEBRUARY 14, 2022

Council Meeting Room

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	Present	
Wanda Rolf	Planning Commissioner	Present	
Lauree Morris	Planning Commissioner	Present	
CJ Neesmith	Planning Commissioner	Present	
Janet Hester	Planning Commissioner	Present	
Jeff Sopson	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	
Melanie Ellis	Building Inspector	Present	

### 4. APPROVAL OF AGENDA

#### 1. Approval of Agenda

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Rosetta Franklin, Planning Commissioner  
**SECONDER:** Bill Herrin, Planning Commissioner  
**AYES:** Herrin, Franklin, Rolf, Morris, Hester, Sopson

### 5. ADOPTION OF MINUTES

#### A. Planning Commission - Regular Meeting - Jan 10, 2022 6:30 PM

**RESULT:** ACCEPTED [UNANIMOUS]  
**MOVER:** Bill Herrin, Planning Commissioner  
**SECONDER:** Rosetta Franklin, Planning Commissioner  
**AYES:** Herrin, Franklin, Rolf, Morris, Hester, Sopson

### 6. ZONING MAP AMENDMENTS (REZONING)

### 7. ZONING TEXT AMENDMENTS (ORDINANCES)

### 8. SITE PLAN/SUBDIVISION APPROVAL

- A. Alcoholic Beverage License Application submitted by Susan Mueller for a Beer / Wine License for Chop Barbershop dba Chop Port Wentworth, LLC., (4 Magnolia Blvd, STE 300) located in a MPO (Master Plan Overlay) Zoning District

The applicant, Susan Mueller, was present and offered to answer any questions the commission may have. Commissioner Sopson asked how they monitor who gets a beer. Ms. Mueller stated that each client gets offered one beer when they come in the door and that the alcohol is kept behind the front counter. Commissioner Herrin asked if beer is the only thing offered. Ms. Mueller responded they offer only one beer but also offer soft drinks as well. There were no public comments. Commissioner Morris made a motion to approve the application. Commissioner Rolf 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>	Wanda Rolf, Planning Commissioner
<b>AYES:</b>	Herrin, Franklin, Rolf, Morris, Hester, Sopson

- B. Site Plan Review Application submitted by Phillip McCorkle, McCorkle, Johnson & McCoy LLP., of behalf of LRE Crossgate North, LLC., for PIN # 7-0035-01-007 (Northeast corner of Crossgate Rd & Jimmy Deloach Parkway) for a General Development Site Plan to allow a warehouse development in a P-I-1 (Planned Industrial) Zoning District

The applicant, Phillip McCorkle, was present and gave a brief presentation of the project. Commissioner Morris asked if there would be a stop sign at the at the intersection of the project and Crossgate Road. Mr. McCorkle responded there would be a stop sign. Commissioner Hester asked if the proposed berm would affect the natural flow of water and would it affect flooding in the neighborhood. Jason Chambless, Thomas & Hutton, responded they would consider all the drainage when designing the site plan. Commissioner Rolf asked if the speed limit could be reduced due to the number of car parking spaces that is required by this development. Mr. McCorkle responded that would be a City decision. There were no public comments. Commissioner Franklin 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>	Rosetta Franklin, Planning Commissioner
<b>SECONDER:</b>	Bill Herrin, Planning Commissioner
<b>AYES:</b>	Herrin, Franklin, Rolf, Morris, Hester, Sopson

- C. Subdivision Application submitted by Neil P. McKenzie, P.E., Coleman Company Inc., on behalf of BEP Rice Hope, LLC., for PIN # 7-0906-04-091 (Mulberry Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Mulberry Tract Phase 3) for the purpose of Single-Family Homes

The applicant, Neil McKenzie, was present and gave a brief presentation of the project. Commissioner Hester asked where the stormwater would go off site. Mr. McKenzie responded it would flow through the other BEP property and discharge into Knoxboro Creek. There were no public comments. Commissioner Morris made a motion to approve the application. Commissioner Hester 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>	Janet Hester, Planning Commissioner
<b>AYES:</b>	Herrin, Franklin, Rollf, Morris, Hester, Sopson

- D. Site Plan Review Application submitted by Neil P. McKenzie, P.E., Coleman Company, LLC., on behalf of BEP Rice Hope, LLC., for PIN # 7-0906-04-091 (Mulberry Blvd) for a Specific Development Site Plan to allow a Residential Subdivision (Mulberry Tract Phase 3) in a MPO (Master Plan Overlay) Zoning District.

The applicant, Neil McKenzie, was present and gave a brief presentation of the project. There were no questions from the Commission. There were no public comments. Commissioner Herrin 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>	Bill Herrin, Planning Commissioner
<b>SECONDER:</b>	Rosetta Franklin, Planning Commissioner
<b>AYES:</b>	Herrin, Franklin, Rollf, Morris, Hester, Sopson

## 9. NEW BUSINESS

### A. Officer Elections

Commissioner Rollf made the motion to nominate CJ Neesmith for Chairman, Lauree Morris for Vice-Chairman, and Brian Harvey for Secretary. Commissioner Franklin seconded the motion. The vote was unanimous.

## 10. ADJOURNMENT

### A. Adjournment

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

  
Chairman

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

  
Brian Harvey

Secretary