



CITY OF PORT WENTWORTH

PLANNING COMMISSION

MARCH 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	Absent	
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

Agenda was approved with the removal of item 6.A due to the applicant withdrawing the application.

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

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Feb 14, 2022 6:30 PM

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

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Charles Teel, Hunter, Maclean, Exley & Dunn, P.C., on behalf of Lula Ghyll Roberts Cheatham for PIN # 7-0975-02-010 (Highway 21) to Rezone from R-A (Residential Agriculture) to P-C-1 (Planned Neighborhood Business) Zoning District for the purpose of a Motorcycle Repair & Parts Shop.

Application withdrawn by Applicant.

RESULT:	WITHDRAWN [UNANIMOUS]
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Hester, Sopson
ABSENT:	Morris

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Subdivision Application submitted by Lamar Mercer, PE., Thomas & Hutton Engineering Inc., on behalf of BEP Rice Hope, LLC., for PIN # 7-0906-04-069 (100 Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Final Plat of a Major Subdivision (Parkside Phase 1D-2) for the purpose of Single-Family Homes

The applicant, Lamar Mercer, was present. Mr. Mercer gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. 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.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rosetta Franklin, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Hester, Sopson
ABSENT:	Morris

- B. Site Plan Review Application submitted by Paul Lerner for PIN #:7-0906-04-091 & 7-0906-04-063 (Mulberry Blvd Extension) for a Specific Development Site Plan to Extend Mulberry Blvd in a M-P-O (Master Plan Overlay) Zoning District.

Ray Pittman was present on behalf of the applicant. Mr. Pittman gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. 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.

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

- C. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-2 Phase V) for the purpose of Single-Family Homes

Kennon Strowd was present on behalf of the applicant. Mr. Strowd gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. 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.

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

- D. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-1 Phase VI) for the purpose of Single-Family Homes

Kennon Strowd was present on behalf of the applicant. Mr. Strowd gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. 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.

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

9. NEW BUSINESS

1. A Resolution of the Mayor and City Council of the City of Port Wentworth to Amend the Zoning Ordinance Regarding the Approval of Final Plats

Mr. Harvey gave a overview of the resolution. Commissioner Herrin asked if the Planning Commission would be covered under the City's insurance when making decisions. Mr. Harvey stated he would have to check.

-Public Hearing

--Murray Marshal spoke in favor of the resolution.

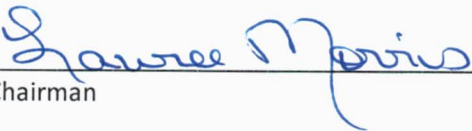
Commissioner Franklin made a motion to approve. Commissioner Herrin seconded the motion to approve. Commissioners Franklin, Herrin, Rolf, and Sopson voted Yay. Commissioner Hester voted Nay. The motion passes 4-1.

RESULT:	APPROVED [4 TO 1]
MOVER:	Rosetta Franklin, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Hester
NAYS:	Sopson
ABSENT:	Morris

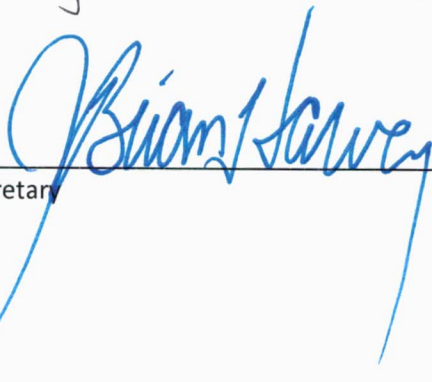
10. ADJOURNMENT

A. Adjournment

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


Chairman

The foregoing minutes are true and correct and approved by me on this 9 day of May, 2022.


Secretary