



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

APRIL 11, 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**

Mr. Harvey notified the Commission that Jeff Sopson has resigned from the Planning Commission.

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rolf	Planning Commissioner	Absent	
Lauree Morris	Planning Commissioner	Present	
CJ Neesmith	Planning Commissioner	Present	
Janet Hester	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	
Melanie Ellis	Building Inspector	Present	

**4. APPROVAL OF AGENDA**

1. Approval of Agenda

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

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

**5. ADOPTION OF MINUTES**

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

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

## 6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson & McCoy, LLP., on behalf of Pointe Grand Savannah, LLC., for PIN # 7-0037-02-019 (Newport Blvd) to Rezone from P-C-3 (Planned General Business) to P-RIP (Planned Residential Institutional) Zoning District for the purpose of multi-family apartments

The applicant, Phillip McCorkle, was present. Mr. McCorkle gave a brief overview of the project and offered to answer any questions the Commission may have. Commissioner Morris asked how many apartment units in this development. Mr. McCorkle responded 244. Commissioner Herrin asked if there would be any single-family homes in this development. Mr. McCorkle responded no. Commissioner Herrin responded that he would like to see more single-family home projects in the City. Commissioner Hester asked if the increase of children due to the new apartments was considered for the over crowding of the schools. Mr. McCorkle responded that the Chatham County school board was the responsible party to increase school capacity.

-Public Comments: Murray Marshall - spoke in favor of the application.

Commissioner Herrin made a motion to approve the application. Commissioner Morris seconded the motion to approve. Commissioners Herrin, Franklin and Morris voted Yes. Commissioner Hester voted No. Motion passed 3-1.

<b>RESULT:</b>	<b>APPROVED [3 TO 1]</b>
<b>MOVER:</b>	Bill Herrin, Planning Commissioner
<b>SECONDER:</b>	Lauree Morris, Planning Commissioner
<b>AYES:</b>	Herrin, Franklin, Morris
<b>NAYS:</b>	Hester
<b>ABSENT:</b>	Rollf

- B. Zoning Map Amendment Application submitted by Neil McKenzie, Coleman Company on behalf of William Grah & Wendelyn Hester for PIN #'s 7-0978-05-002 & 7-0978-05-014 (462 & 468 Monteith Road) to Rezone from R-A (Residential Agriculture) to P-R-M (Planned Residential Multifamily) Zoning District for the purpose of a residential townhome development

Application was requested to be withdrawn by the applicant. The request to withdraw the application was voted on during the Adoption of the Agenda.

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

## 7. ZONING TEXT AMENDMENTS (ORDINANCES)

## 8. SITE PLAN/SUBDIVISION APPROVAL



- A. 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 Specific 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. Mr. Singleton gave a brief overview of the project and offered to answer any questions the Commission may have. Commissioner Morris asked if the wetland jurisdictional determination was done. Mr. Singleton stated when the Stop n Stor was originally developed this site was prepared as well and they would not be disturbing any wetlands with this project. Commissioner Hester asked if the elevation would be raised. Mr. Singleton responded that no, they would only do enough grading to level the site. Commissioner Morris asked if the City Engineer comments had been satisfied. Mr. Singleton responded that he was working on responding to the comments. There were no public comments. Commissioner Franklin made a motion to approve the application with the condition that all engineer comments be addressed. Commissioner Herrin seconded the motion to approve with the condition. 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, Morris, Hester
<b>ABSENT:</b>	Rollf

- B. Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton, on behalf of Chance Raehn, Chesterfield, LLC., for PIN # 7-0906-01-039 (Augusta Road) for a Specific Development Site Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

The applicant, Felipe Toledo, was present. Mr. Toledo gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked what the status of the intergovernmental agreement between Effingham County and The City of Port Wentworth for water and sewer was. Mr. Toledo responded that it was currently being reviewed by his client. Commissioner Hester asked how do they make sure the berm does not become a dam and cause the surrounding neighbors to flood. Mr. Toledo responded that the berm is engineered to not cause any flooding and that the berm for this project is on the high side of the property and should not cause any flooding. 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, Morris, Hester
<b>ABSENT:</b>	Rollf

- C. Site Plan Review Application submitted by Port Wentworth SFR, LLC., for PIN # 7-0906-04-024 (Magnolia Blvd, Parcel 4 - A portion of Tract A1-1 of the Chisholm Tract) for a General Development Site Plan to allow a Single Family Rental Community in a M-P-O (Master Plan Overlay) Zoning District

Scott Monson, Thomas & Hutton, was present on behalf of the applicant. Mr. Monson gave a overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked about the buffer between the single-family rental project and the multi-family project. Mr. Monson responded that a buffer was not required between the projects but there was a 20 foot building setback. There were no

public comments. Commissioner Herrin made a motion to approve. 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, Morris, Hester
<b>ABSENT:</b>	Rollf

- D. Site Plan Review Application submitted by Toss Allen, P.E., Allen Engineering Services, LLC., on behalf of Peachtree Development and Investments, LLC., for PIN # 7-0037-02-008 (Magellan Blvd) for a General Development Site Plan to allow an Advanced Auto Parts Store in a P-C-3 (Planned General Business) Zoning District

The applicant, Toss Allen, was present. Mr. Allen gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked if there was any direct access from the project to Highway 21. Mr. Allen responded that no, the only access was to Magellan Blvd and through the Murphy's gas station. Commissioner Hester made the statement that this would increase the traffic on Magellan Blvd. There were no public comments. Commissioner Franklin 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>	Rosetta Franklin, Planning Commissioner
<b>SECONDER:</b>	Janet Hester, Planning Commissioner
<b>AYES:</b>	Herrin, Franklin, Morris, Hester
<b>ABSENT:</b>	Rollf

- E. Site Plan Review Application submitted by Ben Lockhart, EMC Engineering Services, Inc., on behalf of Christian Orr, Simoncre for PIN # 7-0037-02-016 (Magellan Blvd) for a General Development Site Plan to allow a Carvana Dealership in a P-C-3 (Planned General Business) Zoning District

Christian Orr was present via Zoom. Mr. Orr gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Hester asked if they plan on hiring local people. Mr. Orr responded yes. Commissioner Morris asked if the storage parking would be asphalt or porous payment. Mr. Orr responded that it was planned to be asphalt. Commissioner Morris asked if other Green alternatives could be looked at instead of asphalt. Mr. Orr stated he would look into other alternatives and speak with his client. Commissioner Herrin 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>	Bill Herrin, Planning Commissioner
<b>SECONDER:</b>	Janet Hester, Planning Commissioner
<b>AYES:</b>	Herrin, Franklin, Morris, Hester
<b>ABSENT:</b>	Rollf

## 9. NEW BUSINESS

## 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, Morris, Hester
<b>ABSENT:</b>	Rollf

*Shawne Morris*  
vice Chairman

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

*Brian Harvey*  
Secretary