



CITY OF PORT WENTWORTH

PLANNING COMMISSION

MAY 9, 2022

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Vice-Chairman Lauree Morris called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Franklin 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	Absent	
Lauree Morris	Planning Commissioner	Present	
CJ Neesmith	Planning Commissioner	Absent	
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

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

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Apr 11, 2022 6:30 PM

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

6. ZONING MAP AMENDMENTS (REZONING)

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by Kim Thomas, Dewitt Tilton Group on behalf of Brian Orr for PIN # 7-0906-02-002 (8191 Old Highway 21) for a Specific Development Site Plan to allow a Truck Shop in a P-C-2 (Planned Community Business) Zoning District

The applicant, Kim Thomas, was present. Jay Maupin, Maupin Engineering was also present on behalf of the applicant. Mr. Maupin gave an brief overview of the project and offered to answer any questions the commission may have. Janet Hester asked if the hydrology report was submitted and that she had some stormwater concerns. Mr. Maupin responded that the report was submitted with site plan application and that part of the development plan they are showing to clear out the existing ditches and downstream drainage ditches. Lauree Morris asked why there would be no trees planted along highway 21. Mr. Maupin responded that they were going to screen for the residential properties. There were no public comments. Vice-chairman Morris made a motion to approve the application with the condition that all engineer comments be resolved. Commissioner Herrin seconded the motion with conditions. The vote was unanimous.

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

- B. Site Plan Review Application submitted by Allen Engineering Services, LLC., on behalf of Shane Malek, Next Chapter Neighborhoods for PIN # 7-0906-04-064 (Old Highway 21) for a Specific Development Site Plan to allow a Single-Family Home For Rent Development (Jasper Village Phase II) in a M-P-O (Master Plan Overlay) Zoning District

The owner, Shane Malek, was present and gave a brief presentation of the projects and offered to answer any questions the commission may have. Rosetta Franklin asked if the homes are available for purchase. Mr. Malek responded that they are for rent only. Janet Hester asked questions regarding if these would be "Airbnb rentals". Mr. Malek stated that lease agreement does not allow the unit to be used as a "Airbnb". Lauree Morris asked what the rent is for these units. Mr. Malek stated that the rent is at a premium rate. There were no public comments. Commissioner Hester made a motion to deny the application. Commissioner Franklin seconded the motion. Commissioners Hester and Franklin voted Yes. Commissioners Herrin and Morris voted No. The vote was a tie. After several minutes of discussion, Commissioner Herrin made a motion to approve the application with the condition that all engineer comments be addressed. Commissioner Franklin seconded the motion with conditions. Commissioners Herrin, Franklin and Morris voted Yes. Commissioner Hester voted no. The motion to approve with conditions passed 3-1.

RESULT:	APPROVED [3 TO 1]
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Franklin, Morris
NAYS:	Hester
ABSENT:	Rollf, Neesmith

- C. Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton of behalf of LRE Crossgate North, LLC., for PIN # 7-0035-01-007 (Northeast corner of Crossgate Rd & Jimmy Deloach Parkway) for a Specific Development Site Plan to allow a warehouse development (NFI Crossgate Industrial Park) in a P-I-1 (Planned Industrial) Zoning District

The applicant was not present. There were no public comments. Commissioner Herrin made a motion that this application be tabled. Commissioner Franklin seconded the motion. The vote was unanimous.

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

- D. Site Plan Review Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of CH Realty IV - Sansone, I, LLC., for PIN # 7-0977-01-028 (Hendley Road) for a Specific Development Site Plan to allow a Warehouse / Distribution Center (Legacy Park Building 2) in a P-I-2 (Planned Industrial) Zoning District

The applicant, Chad Zittrouer, was present. Mr. Zittrouer gave a brief presentation and offered to answer any questions the commission may have. Janet Hester asked several questions regarding the road closure, site access and stormwater concerns. There was an in-depth conversation regarding the developers not closing Hendley Road and not utilizing Hendley road as the site access, but to seek alternate access to the development. The closure and use of Hendley Road for this development will negatively impact the residents and add more traffic to the already congested intersection of Highway 21 and Hendley Road. Lauree Morris asked if on the original rezoning application was all of the proposed development shown. Mr. Zittrouer responded that yes there was and excess of a million square feet of warehouse proposed. Lauree Morris asked questions regarding wetlands and any impacts to them. Mr. Zittrouer stated that they have the wetland permit and that the credits for any impacts have been paid for.

Public Hearing:

- Robin Shubert, 230 Monteith Road - spoke against the application
- Mable Thomas, 208 Monteith Road - spoke against the application

Commissioner Herin made a motion that the application be tabled. Commissioner Hester seconded the motion. The vote was unanimous.

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

- E. Site Plan Review Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of CH Realty IV - Sansone, I, LLC., for PIN # 7-0977-01-027 (Hendley Road) for a Specific Development Site Plan to allow a Warehouse / Distribution Center (Legacy Park Building 3) in a P-I-2 (Planned Industrial) Zoning District

The applicant, Chad Zittrouer, was present. Mr. Zittrouer gave a brief presentation and offered to answer any questions the commission may have. There were no public comments. Vice-Chairman Morris made a motion that the application be tabled until the concerns of the road closure was agreed upon. Commissioner Franklin seconded the motion. The vote was unanimous.

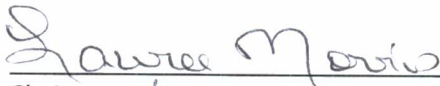
RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lauree Morris, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Franklin, Morris, Hester
ABSENT:	Rollf, Neesmith

9. NEW BUSINESS


10. ADJOURNMENT

A. Adjournment

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


Chairman, Vice

The foregoing minutes are true and correct and approved by me on this 12 day of September, 2022.


Secretary