



CITY OF PORT WENTWORTH

PLANNING COMMISSION

JUNE 13, 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 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	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	
Steve Davis	City Manager	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

Item 6A was requested to be removed from the agenda by the applicant. The agenda was approved with the requested change.

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

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - May 9, 2022 6:30 PM

Meeting minutes tabled to next month due to minute corrections requested by Commissioner's Hester and Morris.

RESULT: **TABLED [UNANIMOUS]**
MOVER: Janet Hester, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Herrin, Franklin, Morris, Hester
ABSENT: Rollf, Neesmith

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by The Dewitt-Tilton Group on behalf of ANJPK Property, LLC for PIN #'s 7-0978-02-004 & 7-0978-02-007 (906 Meinhard Road) to Rezone from R-A (Residential Agriculture) to P-C-2 (Planned Community Business) Zoning District for the purpose of a Gas Station / Convenience Store and Retail Store

Application withdrawn by applicant. Agenda correction approved during item 4.1.

RESULT: **WITHDRAWN [UNANIMOUS]**
MOVER: Janet Hester, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Herrin, Franklin, Morris, Hester
ABSENT: Rollf, Neesmith

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by Katy Parker for PIN # 7-0906-03-019 (302 Rice Hope Plantation Rd) for a General Development Site Plan to allow a Residential Substance Use Recovery Facility in a R-A (Residential Agriculture) Zoning District

The applicant, Katy Parker, was present. Dr. Parker's architect Chad Lord was also present. Mr. Lord gave a brief overview of the project.

-Public Hearing

- Georgia Benton, 135 Saussy Road - spoke against the application
- Vince Thompson, 8144 Old Hwy 21 - spoke against the application
- Angela Steel Scruggs, 158 Grace Lane, Rincon - spoke against the application
- Thomas Haralson, 100 Roseberry Cir - spoke against the application
- Mrs. Harry Stewart, 502 Rice Hope Plantation Road - spoke against the application
- Toyna Brown, Berrien Road - spoke against the application
- Murray Marshall, 196 Coffee Point Dr, Savannah - spoke against the application
- Trent Thompson, 8140 Old Hwy 21, spoke against the application
- Carol Johnson, 121 Rice Hope Plantation Road, spoke against the application
- Dawn Sample, 920 Meinhard Rd, spoke against the application
- Donna Archer, 125 Rice Hope Plantation Rd, spoke against the application
- Trevor Ferguson, 6 Laurel Ridge Ct, spoke against the application
- Jason Todd, 8142 Old Hwy 21, spoke against the application
- Christine Stewart, 504 Rice Hope Plantation Rd, spoke against the application

After the public hearing was closed, Dr. Parker responded to some of the concerns. Dr. Parker stated that the facility would be staffed 24 hours a day, 7 days a week and she currently resides at the location and intends on moving somewhere nearby. Dr. Parker explained the clients will not be allowed to leave the property without a staff member, the clients will not be allowed to have vehicles, and there is a screening process that each client has to go to before being accepted. Commissioner Morris asked how many vehicles would come and go to the property each day. Dr. Parker responded that there will be around 15 full time staff members and some outside counselors. Commissioner Hester made the comment that she appreciates what Dr. Parker is trying to do but does not think this is the appropriate location for this type of facility. Commissioner Morris asked if

they have approached the Health Department to make sure the septic system would be able to handle the amount of people that would live in the house. Dr. Parker has not. Commissioner Franklin made the motion to Deny the application. Commissioner Herrin seconded the motion to Deny the application. The vote to Deny the application was unanimous.

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

- B. Site Plan Review Application submitted by Claret Communities, LLC., of behalf of Simz Investment Company, LLC., for PIN # 7-0976-02-027 (Highway 30) for a General Development Site Plan to allow a multi-family development (Noble Vines Phase II) in a P-RIP (Planned Residential Institutional) Zoning District

Nikhil Duggiral with Thomas & Hutton, was present and gave an overview of the project. Commissioner Hester asked if the developers/applicants had a community meeting. Mr. Duggiral stated no they have not. Commissioner Morris asked what the buffer between the wetlands and the building would be. Mr. Duggiral stated a buffer is not required but he believes the closest building is around 30 feet from the wetland. Commissioner Morris asked if a tree survey has been done. Mr. Duggiral stated there was and they would protect any significant trees as designed by City ordinance. Steve Davis stated that he was concerned about the setback only being 20 foot from Highway 30.

-Public Hearing

--Georgia Benton, 135 Saussy Road - spoke against the application.

--Janet Bryant, 154 Berrien Road - spoke against the application

--Vince Thompson, 8104 Old Hwy 21, asked questions about the City tree ordinance

After the public hearing was closed, Mr. Duggiral answered concerns raised. There were several comments made regarding the note on the plans stating "Berrien Road - 30' R/W (This Section Closed) near phase 1 of the project. Mr. Duggiral explained that the comment was just from the surveyors that the road was closed or impassable when the survey was done and the Developer had no intentions of closing Berrien Road. After several minutes of discussion, Commissioner Morris made motion to approve the application with the condition that a 50 foot buffer between the wetlands and development be implemented and that the setback from Highway 30 be increased. Commissioner Herrin seconded the motion to approve with conditions. Commissioners Herrin, Franklin, and Morris voted Yay. Commissioner Hester voted Nay. The motion was approved 3-1.

RESULT:	APPROVED [3 TO 1]
MOVER:	Lauree Morris, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Franklin, Morris
NAYS:	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