



CITY OF PORT WENTWORTH

PLANNING COMMISSION

JULY 11, 2022

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman 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 Wanda Rolf has resigned from the Planning Commission.

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
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	
Steve Davis	City Manager	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

Mr. Harvey notified the Commission that items 6.B. and 6.C. has been requested to be tabled by the applicant.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Lauree Morris, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Herrin, Franklin, Morris, Hester

5. ADOPTION OF MINUTES

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

RESULT: ACCEPTED AS AMENDED [UNANIMOUS]
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Herrin, Franklin, Morris, Hester

B. Planning Commission - Regular Meeting - Jun 13, 2022 6:30 PM

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Janet Hester, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Franklin, Morris, Hester

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by the City of Port Wentworth, for PIN #'s 70913 01013 (18 Gulfstream Road), 70913 01012 (60 Clifton Boulevard), 70913 01007 (84 Clifton Boulevard), 70913 01010 (Gulfstream Road), 70913 01008 (34 Gulfstream Road), 70913 01011 (116 Gulfstream Road), 70913 01001 (120 Gulfstream Road), 70914 01001B (120 Gulfstream Road), 70914 01001A (Gulfstream Road), 70970A02004 (Gulfstream Road), 70970A02006 (20 Mincey Boulevard), 70970A02007 (24 Mincey Boulevard), 70970A02003 (32 Mincey Boulevard), 70914 01003 (46 Mincey Boulevard), 70914 01004 (60 Mincey Boulevard), and 70970A01002 (190 Gulfstream Road) to zone the properties P-I-2 (Planned Industrial) for the purpose of establishing City of Port Wentworth Zoning Districts.

Mr. Harvey gave a brief history of the properties and the reasoning why this was coming before the Planning Commission now. Commissioner Morris asked if the property owners have been notified of the zoning change. Mr. Harvey responded that it is his understanding from the City Attorney there has been conversations with the property owners about the change. Commissioner Morris questioned why the City is just now rezoning this property to industrial after the moratorium for industrial was just put in place and why this couldn't wait. Mr. Harvey responded that what the City is doing is assigned a zoning district to already industrial use. Commissioner Hester asked if there where any tax implications. Mr. Harvey stated that would be up to the Chatham County tax assessor's office.

Public Hearing

- Kelly Powell - Port Wentworth --spoke against the application
- Abraham Maynard - Lakeshore --spoke against the application
- Murray Marshall - spoke for the application
- Zack Hurdle - Property Owner - spoke for the application

After several minutes of discussion, Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion. Commissioners Herrin, Franklin and Neesmith voted Yay. Commissioners Hester and Morris voted Nay. The motion passes 3-2.

RESULT:	APPROVED [3 TO 2]
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Franklin, Neesmith
NAYS:	Morris, Hester

- B. 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

Item tabled by request of the applicant.

RESULT:	DELAYED [UNANIMOUS]	Next: 8/8/2022 6:30 PM
MOVER:	Lauree Morris, Planning Commissioner	
SECONDER:	Rosetta Franklin, Planning Commissioner	
AYES:	Herrin, Franklin, Morris, Hester	

- C. Zoning Map Amendment Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of Buck Island, LLC., & BEP Land Investors, LLC., for PIN # 70906 04011 (Rice Hope Road) to Rezone from M-P-O (Master Plan Overlay) to P-I-1 (Planned Industrial) Zoning District for the purpose of a warehouse development (Rice Hope Commerce Center)

Item tabled by request of the applicant.

RESULT:	DELAYED [UNANIMOUS]	Next: 9/12/2022 6:30 PM
MOVER:	Lauree Morris, Planning Commissioner	
SECONDER:	Rosetta Franklin, Planning Commissioner	
AYES:	Herrin, Franklin, Morris, Hester	

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. 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 Specific 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 and gave a brief overview of the project. Commissioner Hester asked Mr. Davis about any traffic improvements on Highway 30 that he was aware of. Mr. Davis responded that the GDOT project is currently underway.

Public Hearing

-Kelly Powell - Port Wentworth -- spoke against the application
-Sabrina Purvis - Port Wentworth -- spoke against the application due to traffic concerns
-Fiona Parks - Port Wentworth -- spoke against the application due to traffic concerns
-April Roy Smith - Port Wentworth -- spoke against the application due to traffic concerns
-Thomas - Port Wentworth -- spoke against the application

After several minutes of discussion, Commissioner Franklin made a motion to approve the application. Commissioner Hester seconded the motion to approve. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rosetta Franklin, Planning Commissioner
SECONDER:	Janet Hester, Planning Commissioner
AYES:	Herrin, Franklin, Morris, Hester

- B. 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, Felipe Toledo, was present and gave a brief overview of the project. Commissioner Morris asked if there was a median on the access road. Mr. Toledo responded that it was a striped median. Commissioner Morris asked if the developer could

triple any plantings on the side of the project where residents live. Mr. Toledo responded that there is a berm in the site plan but he would also ask the developer about more plantings.

There were no public comments.

Commissioner Morris made a motion to approve the application with the condition that additional evergreen plantings be added to shield neighbors. Commissioner Herrin second the motion. Commissioners Morris, Herrin, and Franklin voted Yay. Commissioner Hester voted Nay. The motion passes 3-1.

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

- C. Site Plan Review Application submitted by Marc Liverman, P.E., Atlantic Coast Consulting, Inc., on behalf of Drayton-Parker Companies, LLC., for PIN # 70035 01010 (Highway 21) for a Specific Development Site Plan to allow a Truck & Chassis Yard (Port Wentworth Truck and Chassis Storage Yard) in a P-I-1 (Planned Industrial) Zoning District

The applicant, Marc Liverman, and Greg Parker was present. Mr. Liverman gave a brief overview of the project. Commissioner Hester asked how they intend to keep the dust clouds down. Mr. Liverman responded the tenant would be responsible for regular maintenance and the tall tree plantings would help keep dust down.

There were no public comments.

Commissioner Morris made a motion to approve the application with the condition that there be no container stacking. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

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

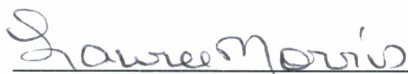
9. NEW BUSINESS

-Commissioner Morris asked what the plan was for the moratorium.

10. ADJOURNMENT

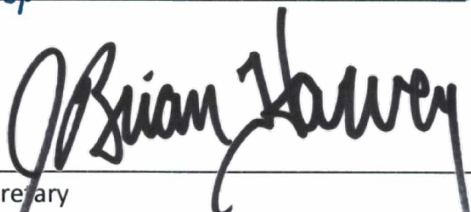
- A. Adjournment

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



Chairman, Vice

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



Secretary