



CITY OF PORT WENTWORTH

PLANNING COMMISSION

SEPTEMBER 12, 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	
Lauree Morris	Planning Commissioner	Present	
CJ Neesmith	Planning Commissioner	Absent	
Janet Hester	Planning Commissioner	Absent	
Melanie Ellis	Building Inspector	Present	
Steve Davis	City Manager	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

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

5. ADOPTION OF MINUTES

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

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

6. ZONING MAP AMENDMENTS (REZONING)

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Alcoholic Beverage License Application submitted by An Lin Ruan, for a Pouring Beer / Wine / Liquor and Sunday Sales License for Milan Ruan Inc., DBA Milan Grill Bar (7202 Highway 21) located in a P-C-3 (Planned General Business) Zoning District

The applicant was not present at the meeting to represent the application. Vice-Chairman Morris asked Mr. Davis if the applicant had passed the background check done by the City of Port Wentworth Police Department. Mr. Davis responded yes.

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.

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

- B. Site Plan Review Application submitted by Hillpointe, LLC., of behalf of Ameridevelopment Pooler, LLC., for PIN # 71017 01014 (Highway 30) for a General Development Site Plan to allow a multi-family development (Marion Village Apartments) in a P-R-M (Planned Residential Multifamily) Zoning District

Jessica Vick, Roberts Civil Engineering, was present on behalf of the developer and gave a brief overview of the project. Vice-Chairman Morris asked if the proposed road through the project would impact the wetlands. Mrs. Vick responded that there would be no additional impacts to the wetlands and there is a wetland disturbance permit already issued on the property several years ago. Mr. Davis asked if the second entrance (closest to Hodgeville Road) could be moved due to the impact it may have on the intersection of Hodgeville Road and Highway 30. Mrs. Vick stated they would look at moving the entrance location.

Public Hearing:

-Charles Covert, Highway 30, raised concerns about the intersection of Highway 30 and Hodgeville Road. Mr. Covert asked if once the water and sanitary sewer utilities are extended, would residents be able to connect. Mr. Davis responded yes, as long as they pay the applicable tap and connection fees.

-Avril Roy-Smith, Roseberry Cir, asked if there would be any impacts on the wetlands. Mrs. Vick responded that there would be no additional impacts on the wetlands.

After the public hearing was closed, Vice-Chairman Morris asked if there would be an environmental study done. Mrs. Vick responded that a DRI was underway. Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

- C. Subdivision Application submitted by Jason Bryant, P.E., Pittman Engineering, Co., on behalf of Forestar (USA) Real Estate Group Inc., for PIN # 70906 04042 (Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Lakeside at Rice Hope Phase 24) for the purpose of Single-Family Homes

The applicant, Jason Bryant, was present and gave a brief overview of the project. Mr. Davis asked if the berm would from neighboring phases along I-95 would be extended to the project. Mr. Bryant responded yes.

Public Hearing:

-Ralph Duxbury, Lakeside Drive, asked if these would be rentals. Mr. Bryant responded that he was not sure.

-Richard Gilardi, Lakeside Drive, asked in what order the phases would be built. Mr. Bryant stated that phase 20 would be built prior to phase 24, because phase 24 would be an extension of the previous phase.

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

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjournment

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


Chairman

The foregoing minutes are true and correct and approved by me on this 14 day of November, 2022.


Secretary