



CITY OF PORT WENTWORTH

PLANNING COMMISSION

FEBRUARY 12, 2024

Council Meeting Room

Regular Meeting

3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Jason Stewart called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Sean Register led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Lance Moore	Planning Commissioner	Present	
Omar Senati-Martinez	Planning Commissioner	Absent	
Abby Brown	Planning Commissioner	Present	
Jason Stewart	Chairman	Present	
Christopher Gray	Planning Commissioner	Absent	
Charlene Middleton	Planning Commissioner	Absent	
Sean Register	Planning Commissioner	Present	
Adriana Tatum-Howard	Planning Commissioner	Present	
Katie Dunnigan	City Planner	Present	
Melanie Ellis	Building Official	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

RESULT: APPROVED [UNANIMOUS]
MOVER: Sean Register, Planning Commissioner
SECONDER: Lance Moore, Planning Commissioner
AYES: Moore, Brown, Register, Tatum-Howard
ABSENT: Senati-Martinez, Gray, Middleton

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Jan 8, 2024 3:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Abby Brown, Planning Commissioner
SECONDER: Sean Register, Planning Commissioner
AYES: Moore, Brown, Register, Tatum-Howard
ABSENT: Senati-Martinez, Gray, Middleton

6. ZONING MAP AMENDMENTS (REZONING)

- A. A Zoning Map Amendment Application submitted by Philip R. McCorkle as Agent for Inter Metro Properties (GA), LLC, requesting to rezone 2.6 acres from R-1 to I-1, to allow for expansion of a logistics yard. PIN # 7-0003-01-006, located in the 4th Council District, at 324 Flannel Avenue.

Philip McCorkle was present to speak for the rezoning. Mr. McCorkle summarized the intended use of the parcel upon successful rezoning and identified that adjoining properties are currently zoned I-1 and owned by Inter Metro, while property across the street was unlikely to ever be developed. Mr. McCorkle expressed that he would confer with City Attorney, Scott Robichaux, to address recommendations in the Staff report.

City Attorney, Scott Robichaux, elaborated that a condition was recommended to combine the parcel with adjacent property to correct insufficient acreage for the I-1 zoning district.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sean Register, Planning Commissioner
SECONDER:	Adriana Tatum-Howard, Planning Commissioner
AYES:	Moore, Brown, Register, Tatum-Howard
ABSENT:	Senati-Martinez, Gray, Middleton

- B. Zoning Map Amendment Application submitted by Southern Wood Company, LLC as Agent for Yash Desai, requesting to rezone 15.38 of 22.59 acres from C-2 to R-3, to allow for a multi-family residential development. PIN # 7-0037-02-004, located in the 3rd Council District, on Georgia Highway 21.

Chairman Jason Stewart asked for clarification that the requested new zoning for this item was R-5, not R-3 as stated on the agenda. Katie Dunnigan, City Planner confirmed that R-5 was the intended zoning.

John Farmer, project engineer, was present and described the 288-unit apartment complex to be developed after successful rezoning. Mr. Farmer stated that improvement to the development design (such as amenities at the southern end of the property) had been included as a result of feedback at the neighborhood meeting for the project. City Manager, Steve Davis, asked for verification that a previously discussed gate would be installed between residential and commercial uses. Mr. Farmer confirmed that the gate would be installed at the northern property line of the residential development.

Public Comments:

- Avril Roy-Smith - 116 Roseberry Blvd - Expressed concern over already busy traffic conditions on both Newport Blvd and Magellan Blvd. Ms. Roy-Smith questioned what the city would do to mitigate the impact on existing residents and current commuters, expressing that their needs should be taken in to consideration.

- Mewyn Turner - 1 Hawser Way - Presented that he felt builders should be held to following project plans. Mr. Turner also verified that the development would be multi-family and not single-family.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lance Moore, Planning Commissioner
SECONDER:	Abby Brown, Planning Commissioner
AYES:	Moore, Brown, Register, Tatum-Howard
ABSENT:	Senati-Martinez, Gray, Middleton

- C. Zoning Map Amendment Application submitted by City of Port Wentworth, requesting to rezone 20.85 acres from R-3 to PUD, to allow for residential development. PIN # 7-0014-06-001, located in the 2nd Council District, between Coleraine Drive and Barnsley Road

City Manager, Steve Davis, presented that this city-owned parcel was in an ideal location for the proposed Habitat for Humanity project, and that the development would extend Falkirk Street, and act as a "catalyst to jumpstart redevelopment" of the downtown area.

Public Comments:

- Manda Faye Dunigan - 409 Cantyre Street - Introduced a group a present neighboring residents. Ms. Dunigan read a declaration which she claimed to be signed by more than 120 people. She added that she would look forward to a partnership with Habitat for Humanity if done properly. City Manager Steve Davis asked if the City could be provided with a copy of the declaration, to which Ms. Dunigan answered: "eventually".
- Glenn Hibberts - 10 Coleraine - Stated that, as a long-time resident, he had seen many area subdivisions built. Mr. Hibberts indicated displeasure in the lack of notification for the public hearing, stating he only learned of the meeting through an article in the paper. He named his primary concerns to include impact on property values, increased traffic, and increased railway noise.
- Kip Braswell - 108 Cantyre - Mr. Braswell stated that he enjoys the quietness of hi neighborhood. He expressed concern for increased traffic and noise pollution from development, as well as the danger of increased human/train conflict.
- Avril Roy-Smith - 116 Roseberry Blvd - Ms. Roy-Smith spoke about her concerns that utility infrastructure should be improved prior to any significant development, and that, because Habitat for Humanity builds were usually spread out, their clients might be unable to fully integrate in to the community.
- Jenny Jackson - 401 Cantyre - Presented concerns regarding the destruction of natural habitat. Ms. Jackson highlighted that trees provide a cooling effect, air filtration, and erosion control, in addition to homes and nourishment for their habitat. Ms. Jackson asserted that she considered Habitat for Humanity to be a community asset.
- Joey Porsga - 113 Coleraine - Expressed concern that approval of this item could potentially constitute "spot-zoning". Additionally, he felt the prevalence of wetlands would lead to drainage issues, and that the existing sewer lines were inferior to withstanding proposed necessary expansion.
- Lori Morris - 831 Barnsley Road - Both agreed with the prior statements of residents and stated that Habitat for Humanity was a great program. Ms. Morris said that the citizen requests presented were not a big ask. She also questioned whether or not Port Wentworth had submitted a complete application.
- Linda Smith - 828 Barnsley Road - Stated that Habitat for Humanity was a welcome project, but wanted to verify that the housing program was one ownership. Ms. Smith also asked how much of the wooded area would be preserved.

City Manager, Steve Davis, responded to many of the concerns put forth by residents, including that there was potential but no known plan for railway expansion, that a large portion of tree cover would remain, and that an oversized retention pond was planned for the development to also assist in overall neighborhood drainage.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lance Moore, Planning Commissioner
SECONDER:	Sean Register, Planning Commissioner
AYES:	Moore, Brown, Register, Tatum-Howard
ABSENT:	Senati-Martinez, Gray, Middleton

- 7. **ZONING TEXT AMENDMENTS (ORDINANCES)**
- 8. **SITE PLAN/SUBDIVISION APPROVAL**
- 9. **NEW BUSINESS**
- 10. **ADJOURNMENT**
 - A. **Adjournment**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Abby Brown, Planning Commissioner
SECONDER:	Adriana Tatum-Howard, Planning Commissioner
AYES:	Moore, Brown, Register, Tatum-Howard
ABSENT:	Senati-Martinez, Gray, Middleton


Chairman

The foregoing minutes are true and correct and approved by me on this 11th day of March, 2024.


Secretary