



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

MAY 13, 2024

Council Meeting Room

Regular Meeting

3:30 PM

7224 GA HIGHWAY 21  
PORT WENTWORTH, GA 31407

1. **CALL MEETING TO ORDER**
2. **PRAYER AND PLEDGE OF ALLEGIANCE**  
Mr. 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	Absent	
Jason Stewart	Chairman	Present	
Christopher Gray	Planning Commissioner	Absent	
Charlene Middleton	Planning Commissioner	Present	
Sean Register	Planning Commissioner	Present	
Adriana Tatum-Howard	Planning Commissioner	Absent	
Doug Highsmith	Planning Commissioner	Present	

#### 4. APPROVAL OF AGENDA

1. Approval of Agenda

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Sean Register, Planning Commissioner
<b>SECONDER:</b>	Charlene Middleton, Planning Commissioner
<b>AYES:</b>	Moore, Stewart, Middleton, Register, Highsmith
<b>ABSENT:</b>	Senati-Martinez, Brown, Gray, Tatum-Howard

#### 5. ADOPTION OF MINUTES

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

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Charlene Middleton, Planning Commissioner
<b>SECONDER:</b>	Lance Moore, Planning Commissioner
<b>AYES:</b>	Moore, Stewart, Middleton, Register, Highsmith
<b>ABSENT:</b>	Senati-Martinez, Brown, Gray, Tatum-Howard

#### 6. ZONING MAP AMENDMENTS (REZONING)

- A. A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Sainamo, LLC, requesting to rezone 10.172 acres from R-1 to C-2, to allow for hospitality and commercial development. PIN # 7-0976B-01-002, 7-0976B-01-003, 7-0976B-01-018, & 7-0976-02-028, located in the 1st Council District, on Georgia Highway 21.

Phillip McCorkle was present to speak for the rezoning. Mr. McCorkle stated that the site of the proposed development was a good location due the area surrounding the intersection of Highways 30 & 21 being a developing commercial node.

Avril Roy-Smith (16 Roseberry Circle) was present and questioned as to whether residents in the surrounding area were in favor of the proposed rezoning.

Georgia Benton (135 Saussy Road) was present and presented that the City ordinances required a neighborhood meeting prior to application. Ms. Benton further expressed concerns regarding preservation of historical sites, partially with regards to stormwater.

Chairman Jason Stewart asked City Planner, Katie to verify that the ordinance presented by Ms. Benton was from the PUD regulations and not for C-2 rezoning. Ms. Dunnigan verified that this was the case and further agreed that a community meeting would not be required until prior to submission of application for a general site plan.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Charlene Middleton, Planning Commissioner
<b>SECONDER:</b>	Sean Register, Planning Commissioner
<b>AYES:</b>	Moore, Middleton, Register, Highsmith
<b>ABSENT:</b>	Senati-Martinez, Brown, Gray, Tatum-Howard

- B. A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC, requesting to rezone 200.9 of 223.3 acres from R-1 to I-1, to allow for warehouse development. PIN# 7-0975-01-001 located in the 1st Council District, on Saussy Road.

Phillip Mc Corkle was present to speak on behalf of the rezoning application and stated agreement with Staff's recommendations. Mr. McCorkle addressed questions from the Commission by saying that access would be provided through the industrial park on to Highway 21, access via Highway 30 was not currently a viable option.

Avril Roy-Smith (16 Roseberry Cir.) was present and expressed gladness that there would be no access on Highway 30. Ms. Roy-Smith expressed concern for the impact on quality of life to surrounding long-time residents.

Georgia Benton (135 Saussy Road) was present and stated concern regarding the impact to nearby property values, displacement of surface water, disruption of quality of life.

Mr. McCorkle suggested the possible additional condition to approval that no traffic be allowed on Saussy or Berrien Roads.

Eddie Puckett (45 Corsair Cir.) was present and voiced concern about the development meeting required setbacks, green space, and buffers. Mr. Puckett expressed his belief that citizens were not being provided adequate information.

City Manager, Steve Davis voiced support for the added condition barring access from Saussy and Berrien Roads. Mr. Davis then added the suggested condition that a development agreement be reached between the applicant and the City prior to issuance of development permits.

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

- C. A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC, requesting to rezone 22.4 of 223.3 acres from R-1 to I-1. PIN# 7-0975-01-001 located in the 1st Council District, off Saussy Road.

Items 6b, 6c, and 6d were heard and commented on together.

**RESULT:** DEFEATED [UNANIMOUS]  
**MOVER:** Charlene Middleton, Planning Commissioner  
**SECONDER:** Lance Moore, Planning Commissioner  
**AYES:** Moore, Middleton, Register, Highsmith  
**ABSENT:** Senati-Martinez, Brown, Gray, Tatum-Howard

- D. A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC, requesting to rezone +/- 1.62 acres from R-1 to I-1. PINs # 7-0976D-03-002, 7-0976D-04-003, 7-0976D-04-006, 7-0976D-10-001 located in the 1st Council District, on 3rd Street, 4th Street, and Highway 30.

Items 6b, 6c, and 6d were heard and commented on together.

**RESULT:** DEFEATED [UNANIMOUS]  
**MOVER:** Sean Register, Planning Commissioner  
**SECONDER:** Charlene Middleton, Planning Commissioner  
**AYES:** Moore, Middleton, Register, Highsmith  
**ABSENT:** Senati-Martinez, Brown, Gray, Tatum-Howard

**7. SITE PLAN/SUBDIVISION APPROVAL**

- A. A Special Use Permit Application has been submitted by Will Rushing as Agent for Bonzo C. Reddick, Trustee of Addison Irrevocable Settlement Trust, to allow for a service station in the C-3 zoning district. PINs # 7-0033-01-002 located in the 2nd Council District, 5990 Georgia Highway 21.

David Smith was present to speak for the Special Use Permit and General Site Plan Approval. Mr. Smith outlined the project. Chairman Jason Stewart asked Mr. Smith about the proposed left turn on to Crossgate Road. Mr. Smith replied that a traffic impact analysis had been conducted and that GDOT had been approached about changing the left turn signal phasing at Crossgate and Highway 21. With regard to the requested deviation from required access distance from the Crossgate/Highway 21 intersection, Mr. Smith cited a lack of property depth and that the proposed access is actually farther from the intersection than the current driveway, which would allow for alignment with the existing Parker's on the opposite side of Crossgate Road.

Georgia Benton (135 Saussy Road) was present and questioned the safety of turning left out of the proposed site.

Avril Roy-Smith (16 Roseberry) was present and suggested that required distances were established for a reason and should not be deviated from.

Commission discussion included weighing the risk of allowing a left turn on to Crossgate with potential hinderance to future business should the Crossgate entry point be right in/right out only. Conditions added to the recommendation for approval were that the applicant submit a full narrative, and that full access to the site be dependent on GDOT committing to change the phasing of the left turn signal at Crossgate/Highway 21.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Charlene Middleton, Planning Commissioner
<b>SECONDER:</b>	Doug Highsmith, Planning Commissioner
<b>AYES:</b>	Moore, Middleton, Register, Highsmith
<b>ABSENT:</b>	Senati-Martinez, Brown, Gray, Tatum-Howard

- B. Will Rushing as Agent for Bonzo C. Reddick, Trustee of Addison Irrevocable Settlement Trust, requests approval of a General Site Plan for a service station in the C-3 zoning district. PINs # 7-0033-01-002 located in the 2nd Council District, 5990 Georgia Highway 21.

This item was discussed and conditioned with item 7A.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Charlene Middleton, Planning Commissioner
<b>SECONDER:</b>	Lance Moore, Planning Commissioner
<b>AYES:</b>	Moore, Middleton, Register, Highsmith
<b>ABSENT:</b>	Senati-Martinez, Brown, Gray, Tatum-Howard

- 8. NEW BUSINESS
- 9. ADJOURNMENT

  
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 Chairman

The foregoing minutes are true and correct and approved by me on this 8<sup>pm</sup> day of July, 2024.

  
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 Secretary