



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

OCTOBER 10, 2022

Council Meeting Room

Regular Meeting

6:30 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

Commissioner Holland led the Prayer and Pledge of Allegiance.

### 3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Lauree Morris	Planning Commissioner	Present	
Lance Moore	Planning Commissioner	Present	
Omar Senati-Martinez	Planning Commissioner	Present	
Abby Brown	Planning Commissioner	Present	
Jason Stewart	Chairman	Present	
John Holland	Planning Commissioner	Present	
Steve Davis	City Manager	Present	

### 4. APPROVAL OF AGENDA

#### 1. Approval of Agenda

Commissioner Morris made a motion that the agenda not be approved due to questioning the legality of the board and committee and asked that the City Attorney to provide Georgia Code or Federal law regarding this committee. There was no second. Motion fails due to lack of a second. Commissioner Holland made a motion to approve the agenda. Commissioner Brown seconded the motion to approve. The vote to approve was unanimous with the exception of Commissioner Morris who abstained from voting.

**RESULT:** ADOPTED [4 TO 0]  
**MOVER:** John Holland, Planning Commissioner  
**SECONDER:** Abby Brown, Planning Commissioner  
**AYES:** Moore, Senati-Martinez, Brown, Holland  
**ABSTAIN:** Morris

### 5. ADOPTION OF MINUTES

#### A. Planning Commission - Regular Meeting - Sep 12, 2022 6:30 PM

Commissioner Morris made a motion that the minutes not be approved due to questioning the legality of the board and committee. There was no second. Motion fails due to lack of a second. Commissioner Senati-Martinez made a motion to approve the minutes. Commissioner Holland seconded the motion to approve. The vote to approve was unanimous with the exception of Commissioner Morris who abstained from voting.

<b>RESULT:</b>	<b>ACCEPTED [4 TO 0]</b>
<b>MOVER:</b>	Omar Senati-Martinez, Planning Commissioner
<b>SECONDER:</b>	John Holland, Planning Commissioner
<b>AYES:</b>	Moore, Senati-Martinez, Brown, Holland
<b>ABSTAIN:</b>	Morris

## 6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by David Smith, Kimley-Horn, on behalf of Joseph H. Honerlein, for PIN # 70976 01012B (640 Highway 30) to Rezone from RA (Residential Agriculture) to P-C-3 (Planned General Business) Zoning District for the purpose of a Convenience Store / Fuel Service Station (Parker's kitchen)

Rusty Windsor, Kimley-Horn was present on behalf of the applicant and Parker's Kitchen. Commissioner Senati-Martinez asked that since the truck pumps were removed, do they have plans to come back and modify the site later to serve trucks. Mr. Windsor responded at this time they intend to do just automobile use. Commissioner Holland asked where the main entrance to the site would be. Mr. Windsor responded that currently they will have right in and right outs on both Highway 30 and Effingham Parkway. Chairman Stewart asked what the nature of the rezoning request. Mr. Windsor responded that it was required for the use. Commissioner Senati-Martinez asked if they have spoke with GDOT about access. Mr. Windsor stated they did have a pre application meeting with GDOT and it was GDOT that suggested having shared access with the existing driveway on Highway 30. Commissioner Holland asked if there would be a turn lane from the traffic circle towards Highway 21. Mr. Windsor responded that no they would have to go around the round-a-bout to enter the site off Effingham Parkway and that the site would be built along with the Effingham Parkway. Commissioner Morris asked what the protection plan is for the large trees. Mr. Windsor responded they would answer that question when they came back with a site plan.

**Public Hearing:**

- Freddy Kendrick - 614 Highway 30, has concerns with the project due to access.
- Georgia Benton - 135 Saussy Rd, traffic concerns
- Laray Benton - 135 Saussy Rd, are there any other plans to build anything other than a gas station. Daniel Ben-Yisrael, Parker's Kitchen stated that the plan for this property is just the Parker's Gas station and convenience store.
- Avril Roy Smith - Lakeshore, traffic concerns
- Ms Gray - Pineforest, traffic concerns

The public hearing was closed. After several minutes of discussion, Commissioner Holland made a motion to deny the application. Commissioner Moore seconded the motion to deny. The vote to deny was unanimous with the exception of Commissioner Morris who abstained from voting.

<b>RESULT:</b>	<b>APPROVED [4 TO 0]</b>
<b>MOVER:</b>	John Holland, Planning Commissioner
<b>SECONDER:</b>	Lance Moore, Planning Commissioner
<b>AYES:</b>	Moore, Senati-Martinez, Brown, Holland
<b>ABSTAIN:</b>	Morris

## 7. ZONING TEXT AMENDMENTS (ORDINANCES)

## 8. SITE PLAN/SUBDIVISION APPROVAL

- A. 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

Jason Chambless, Thomas & Hutton was present on behalf of the applicant. Commissioner Senati-Martinez asked questions regarding water and sewer connections and water / sewer agreement. Mr. Davis asked questions regarding access.

Public Hearing:

- Georgia Benton - 135 Saussy Rd, traffic concerns
- Laray Benton - 135 Saussy Rd, traffic concerns
- Avril Roy Smith - Lakeshore, spoke against the application
- Ms Gray - Pineforest, traffic concerns

The public hearing was closed. After several minutes of discussion, Commissioner Holland made a motion to approve with the following condition that all comments from the Public Works Director and comments from Commissioner Holland are met. Commissioner Brown seconded the motion. The vote to approve was unanimous with the exception of Commissioner Morris who abstained from voting.

<b>RESULT:</b>	<b>APPROVED [4 TO 0]</b>
<b>MOVER:</b>	Lance Moore, Planning Commissioner
<b>SECONDER:</b>	Abby Brown, Planning Commissioner
<b>AYES:</b>	Moore, Senati-Martinez, Brown, Holland
<b>ABSTAIN:</b>	Morris

9. NEW BUSINESS

10. ADJOURNMENT

- A. Motion

<b>RESULT:</b>	<b>ADOPTED [4 TO 0]</b>
<b>MOVER:</b>	John Holland, Planning Commissioner
<b>SECONDER:</b>	Lance Moore, Planning Commissioner
<b>AYES:</b>	Moore, Senati-Martinez, Brown, Holland
<b>ABSTAIN:</b>	Morris

  
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Chairman

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

Secretary