



CITY OF PORT WENTWORTH

PLANNING COMMISSION

NOVEMBER 14, 2022

Council Meeting Room

Regular Meeting

3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Stewart called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Gray 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	Present	
Abby Brown	Planning Commissioner	Absent	
Jason Stewart	Chairman	Present	
John Holland	Planning Commissioner	Absent	
Christopher Gray	Planning Commissioner	Present	
Nishant Randerwala	Planning Commissioner	Present	
Charlene Middleton	Planning Commissioner	Present	
Sean Register	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	
Melanie Ellis	Building Inspector	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

RESULT: ADOPTED [UNANIMOUS]
MOVER: Sean Register, Planning Commissioner
SECONDER: Omar Senati-Martinez, Planning Commissioner
AYES: Moore, Senati-Martinez, Gray, Randerwala, Middleton, Register
ABSENT: Brown, Holland

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Oct 10, 2022 6:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Omar Senati-Martinez, Planning Commissioner
SECONDER:	Lance Moore, Planning Commissioner
AYES:	Moore, Senati-Martinez, Gray, Randerwala, Middleton, Register
ABSENT:	Brown, Holland

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Daniel Ben-Yisrael, Drayton Parker Companies, on behalf of Frank Neville Floyd, for PIN #'s 70976 02003, a portion of 70976 02029 and a portion of 70976B01001B (Northwest intersection of Highway 21 and 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)

The applicant Daniel Ben-Yisrael was present and offered to answer any questions the commission may have.

Public Comments:

1. Avril Roy-Smith - Roseberry Cir - stated that another gas station / convenience store is not needed.

There being no further public comments, the public hearing was closed.

Commissioner Discussion: Commissioner Gray asked if this is going to be gas only or if they will be adding truck diesel. Mr. Ben-Yisrael stated that they have discussions internally if they would build a hybrid station that would include truck diesel, but the most recent concept site plan did show the high flow diesel being removed but if the property was rezoned to C-3 that would be an option. Commissioner Register asked if any programs had been used to take in consideration of all types of vehicles that would use this facility. Mr. Ben-Yisrael stated that yes and they are in the process of doing a traffic study for the site. Commissioner Moore asked if left turns for trucks onto Hwy 30. Mr. Ben-Yisrael stated that would be the intent but they would have to examine it further. Commissioner Senati-Martinez asked any conversations with GDOT about giving access. Cody Rogers, EMC Engineering Services, responded that yes they have spoke with GDOT and GDOT is favorable to giving them access on Highway 21 and Highway 30. Chairman Stewart asked Mr. Harvey to give the differences between C1, C2 and C3 zoning classifications. Mr. Ben-Yisrael stated that their hybrid truck stop is different than your traditional truck stops, regarding having truck parking and the store being smaller in square footage. Commissioner Middleton stated concerns with traffic and safety with the increase of trucks. Mr. Ben-Yisrael stated that this site wants to serve the existing truck traffic and that it will not attract new truck traffic. Commissioner Moore stated that in his opinion a C-2 zoning designation would be more appropriate for this site. Mr. Ben-Yisrael stated they would want to stay with the P-C-3 zoning designation. Mr. Ben-Yisrael stated that he has spoken to the neighbors and they are in favor of the application. Commissioner Middleton made a motion to deny the application. Commissioner Gray seconded the motion to deny. The vote passes 5-1

RESULT:	APPROVED [5 TO 1]
MOVER:	Charlene Middleton, Planning Commissioner
SECONDER:	Christopher Gray, Planning Commissioner
AYES:	Moore, Senati-Martinez, Gray, Randerwala, Middleton
NAYS:	Register
ABSENT:	Brown, Holland

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Subdivision Application submitted by Cody Rogers, P.E., EMC Engineering Services, Inc., on behalf of Forrest and William Floyd for PIN #'s: 70976 02003, 70976 02029, and 70976B01001B (Northwest Quadrant of the Intersection of Highway 21 and Highway 30) located in a R-A (Residential Agriculture) Zoning District for a Final Plat of a Major Subdivision (Floyd Property - 9.525 Acres) for the purpose of retail and other business development

The applicant Cody Rogers was present and offered to answer any questions the commission may have.

Public Comments:

1. Avril Roy-Smith - Roseberry Cir - asked what the application was for. Mr. Rodger's explained that it is partly a recombination and partly a subdivision.

There being no further public comments, the public hearing was closed.

Commissioner Discussion: Chairman Stewart asked Mr. Harvey if the subdivision plat met the requirements of the ordinance. Mr. Harvey stated yes. Commissioner Senati-Martinez made a motion to approve the application. Commissioner Register seconded the motion to approve. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Omar Senati-Martinez, Planning Commissioner
SECONDER:	Sean Register, Planning Commissioner
AYES:	Moore, Senati-Martinez, Gray, Randerwala, Middleton, Register
ABSENT:	Brown, Holland

- B. Site Plan Review Application submitted by Nate Fuss, Bohler of behalf of Double Reverse, LLC., for PIN # 70037 02018 (150 Highway 30) for a General Development Site Plan to allow a RV / Boat Storage (Bespoke Port Wentworth) in a P-C-3 (Planned General Business) Zoning District

The applicant Nate Fuss was present and offered to answer any questions the commission may have.

There being no public comments, the public hearing was closed.

Commissioner Discussion: Chairman Stewart asked Mr. Harvey if this was an allowable use in the P-C-3 zoning district. Mr. Harvey responded yes. Chairman Stewart asked if there would be any screening. The Owner responded that yes the property would be fenced using materials approved by the City. Commissioner Moore asked if there would be fire suppression. The Owner stated yes they would follow all the requirements. Commissioner Register made a motion to approve the application. Commissioner Moore seconded the motion to approve. The vote was unanimous.

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

- C. Site Plan Review Application submitted by Scott Monson, Thomas & Hutton on behalf of Port Wentworth SFR, LLC., for PIN # 7-0906-04-024 (Magnolia Blvd, Parcel 4 - A portion of Tract A1-1 of the Chisholm Tract) for a Specific Development Site Plan to allow a Single Family Rental Community in a M-P-O (Master Plan Overlay) Zoning District

The applicant Scott Monson was present. Mr. Monson gave a brief presentation and offered to answer any questions the commission may have.

Public Comments:

1. Avril Roy-Smith - Roseberry Cir - concerned about the amount of rentals in Port Wentworth

There being no further public comments, the public hearing was closed.

Commissioner Discussion: Commissioner Moore asked what the width of roads is and what the separation between buildings. Mr. Monson responded that the road width was 24 feet and the separation would be a minimum of 10 feet. Commissioner Senati-Martinez asked about the emergency access on Blackcreek Rd. Mr. Monson stated it would be for emergency vehicles only. Commissioner Moore made a motion to approve the application. Commissioner Gray seconded the motion to approve. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lance Moore, Planning Commissioner
SECONDER:	John Holland, Planning Commissioner
AYES:	Moore, Senati-Martinez, Holland, Gray, Randerwala, Middleton, Register
ABSENT:	Brown

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjournment

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Omar Senati-Martinez, Planning Commissioner
SECONDER:	Sean Register, Planning Commissioner
AYES:	Moore, Senati-Martinez, Gray, Randerwala, Middleton, Register
ABSENT:	Brown, Holland

Chairman

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

Secretary