



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

DECEMBER 12, 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 Register led the Prayer and Pledge of Allegiance.

**3. ROLL CALL - SECRETARY**

Attendee Name	Title	Status	Arrived
Lance Moore	Planning Commissioner	Absent	
Omar Senati-Martinez	Planning Commissioner	Present	
Abby Brown	Planning Commissioner	Present	
Jason Stewart	Chairman	Present	
John Holland	Planning Commissioner	Absent	
Christopher Gray	Planning Commissioner	Absent	
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:** Abby Brown, Planning Commissioner  
**AYES:** Senati-Martinez, Brown, Randerwala, Middleton, Register  
**ABSENT:** Moore, Holland, Gray

**5. ADOPTION OF MINUTES**

- A. Planning Commission - Regular Meeting - Nov 14, 2022 3:30 PM

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

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

**7. ZONING TEXT AMENDMENTS (ORDINANCES)**

**8. SITE PLAN/SUBDIVISION APPROVAL**

- A. Site Plan Review Application submitted by White Oak Development Partners, LLC on behalf of PWJB, LLC., for PIN #'s 70906 04033 and 70906 04034 (5 & 7 Magnolia Blvd) for a General Development Site Plan to allow a Self-Storage Facility (Silo Self Storage) in a M-P-O (Master Plan Overlay) Zoning District

Kennon Strowd, Roberts Civil Engineering, was present on behalf of the applicant.

Public Comments:

-Avril Roy-Smith - Roseberry Cir - stated that she had spoke with residents of Rice Hope and they are not happy with this proposed development due to traffic concerns and that another storage unit was not needed.

-Kennon Strowd replied that traffic would be minimum due to the use only creates 10-15 trips per a day and that the development would match the current look of the rest of the development. Mr. Strowd also stated there would be no outside storage.

Commissioner Middleton asked if both buildings would look the same. Mr. Strowd responded yes.

Commissioner Randerwala asked if both buildings would be built at the same time. Mr. Strowd responded yes

Commissioner Senati asked if the parcels would be combined or they would have to use two water meters and that the road is not wide enough.

After the public hearing was closed, Commissioner Register made a motion to approve the item with the condition that the road width would meet the City standards and that either the parcels would be combined or two water meters installed. Commissioner Brown seconded the motion to approve with conditions. The vote to approve with the condition was unanimous.

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

- B. Alcoholic Beverage License Application submitted by Shahid Mehmood for a Beer / Wine and Sunday Sales License for Mehmood Traders 2022, LLC., DBA Fast Market (7308 Highway 21) located in a P-C-1 (Planned Neighborhood Business) Zoning District

The applicant, Shahid Mehmood, was present and stated that he was a new owner and offered to answer any questions.

Public Hearing:

-Avril Roy-Smith - Roseberry Cir - spoke in favor of the application

After the public hearing was closed, Commissioner Brown made a motion to approve the application. Commissioner Senati seconded the motion to approve. The vote was unanimous.

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

**9. NEW BUSINESS**

**10. ADJOURNMENT**

A. Adjournment

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

Chairman

The foregoing minutes are true and correct and approved by me on this 9<sup>th</sup> day of

January, 2023

Secretary