



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

JANUARY 9, 2023

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 Holland 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	Present	
Jason Stewart	Chairman	Present	
John Holland	Planning Commissioner	Present	
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	
Steve Davis	City Manager	Present	

### 4. APPROVAL OF AGENDA

#### 1. Approval of Agenda

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

### 5. ADOPTION OF MINUTES

#### A. Planning Commission - Regular Meeting - Dec 12, 2022 3:30 PM

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

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

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

**8. SITE PLAN/SUBDIVISION APPROVAL**

- A. Subdivision Application submitted by Neil Sharma, PW Hotel, LLC., PIN # 70037 02016 (Magellan Blvd and Highway 30) located in a P-C-3 (Planned General Business) Zoning District for a Final Plat of a Minor Subdivision (Lot 1, Lot 2, & Lot 3 Formerly Parcel 1, Former Broadman Tract) for the purpose of a Hotel Development

Ben McKay, Maupin Engineering, was present on behalf of the applicant.

**Public Hearing:**

- Avril Roy-Smith - Roseberry Cir - stated that she has spoken with several of her neighbors and they are not in favor of the hotel development. Ms. Smith also stated that hotels create high traffic and would cause traffic problems.

- Ben McKay responded that the lot is being subdivided for future development of a hotel and possible retail developments. Commissioner Senati asked if the existing drainage would be reduced. Mr. McKay responded that the area has a master drainage plan and cannot be changed. Commissioner Holland asked how many parking spots would be at the hotel. Mr. McKay responded that it would meet the City requirements. Commissioner Senati asked about access to the lots. Mr. McKay responded they would use the existing curb cuts off Magellan Blvd. Chairman Stewart asked Mr. Harvey if the plat meets the City requirements for a subdivision plat. Mr. Harvey responded yes.

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

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

**9. NEW BUSINESS**

**10. ADJOURNMENT**

- A. Adjournment

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

  
Chairman

The foregoing minutes are true and correct and approved by me on this 13<sup>th</sup> day of March, 2023.

  
Secretary