



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

APRIL 10, 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 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	Present	
Abby Brown	Planning Commissioner	Present	
Jason Stewart	Chairman	Present	
John Holland	Planning Commissioner	Present	
Christopher Gray	Planning Commissioner	Absent	
Nishant Randerwala	Planning Commissioner	Absent	
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:** John Holland, Planning Commissioner  
**AYES:** Moore, Senati-Martinez, Brown, Holland, Middleton, Register  
**ABSENT:** Gray, Randerwala

### 5. ADOPTION OF MINUTES

#### A. Planning Commission - Regular Meeting - Mar 13, 2023 3:30 PM

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

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

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

**8. SITE PLAN/SUBDIVISION APPROVAL**

- A. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multifamily) Zoning District for a Final Plat of a Major Subdivision (Rice Creek Tract C-1 Phase V) for the purpose of Single-Family Homes

The applicant was not present at the meeting. There were no public comments. After discussion, Commissioner Senati-Martinez made a motion to approve the item. Commissioner Register seconded the motion. The vote was unanimous.

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

- B. Site Plan Review Application submitted by Claret Communities, LLC., for PIN # 7-0976-02-027 (Highway 30) for a Specific Development Site Plan to allow a Multi-family Development (Noble Vines Phase 2) in a P-RIP (Planned Residential Institutional) Zoning District

Nathan Long, Thomas & Hutton, was present on behalf of the applicant. Mr. Long gave a brief overview of the project.

**Public Hearing:**

- Avril Roy Smith - Roseberry Cir - spoke about traffic concerns.

After the public hearing was closed, Commissioner Holland asked if a traffic study had been done. Mr. Long responded that a traffic study was done under phase 1 of the project. Commissioner Register asked if the project was the same as the concept presented with the rezoning application for the property. Mr. Long responded that there was actually a reduction in units from the concept plan. Commissioner Register made a motion to approve the application. Commissioner Moore seconded the motion to approve. The vote was unanimous.

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

**9. NEW BUSINESS**

**10. ADJOURNMENT****A. Adjournment**

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

  
Chairman

The foregoing minutes are true and correct and approved by me on this 5<sup>th</sup> day of MAY, 2023.

  
Secretary