



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

JUNE 12, 2023

Council Meeting Room

Regular Meeting

7:00 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	Absent	
Abby Brown	Planning Commissioner	Present	
Jason Stewart	Chairman	Present	
Christopher Gray	Planning Commissioner	Absent	
Nishant Randerwala	Planning Commissioner	Present	
Charlene Middleton	Planning Commissioner	Present	
Sean Register	Planning Commissioner	Present	
Melanie Ellis	Building Inspector	Present	

### 4. APPROVAL OF AGENDA

#### 1. Approval of Agenda

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

### 5. ADOPTION OF MINUTES

#### A. Planning Commission - Regular Meeting - May 8, 2023 3:30 PM

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

### 6. ZONING MAP AMENDMENTS (REZONING)

### 7. ZONING TEXT AMENDMENTS (ORDINANCES)

**8. SITE PLAN/SUBDIVISION APPROVAL**

- A. Site Plan Review Application submitted by Patrick Warner, Coleman Company Inc., on behalf of Inter Metro Properties GA, LLC, for PIN #'s 70003 01001, 70003 01002, 70003 01011, 70003 01010, 70003 01009, 70003 01012, 70003 01013, 70003 01005, 70003 01014, 70002 01003, 70002 01002, 70002 01002A, 70002 01001, 70002 01001A, 70001 04008, 70001 04009 & 70001 04010 (230 Flonell Avenue) for a General Development Site Plan to allow for the expansion of an existing trailer yard, a new warehouse & associated infrastructure in a P-I-2 (Planned Industrial) Zoning District

Greg Coleman, Coleman Company, was present on behalf of the applicant. Mr. Coleman gave a brief overview of the project and offered to answer any questions the Commission may have.

Public Hearing:

- Louise Brown - 6598 Hwy 21 - spoke about the original zoning approval and the condition of a commercial fence and buffer next to her property and that the fence had not been built yet.
- Joe McVeigh - spoke on behalf of the owner and stated that they would start working on the fence construction.

After the public hearing was closed, Commissioner Randerwala made a motion to approve the application. Commissioner Brown 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>	Abby Brown, Planning Commissioner
<b>AYES:</b>	Moore, Brown, Randerwala, Middleton, Register
<b>ABSENT:</b>	Senati-Martinez, Gray

- B. Site Plan Review Application has been submitted by Patrick Warner, Coleman Company Ins., on behalf of Inter Metro Properties GA, LLC PIN #'s 70003 01001, 70003 01002, 70003 01005, 70003 01009, 70003 01010, 70003 01011, 70003 01012, 70003 01013, & 70003 01014 (230 Flonell Avenue) for a Specific Development Site Plan to allow the expansion of an existing trailer yard & associated infrastructure in a P-I-2 (Planned Industrial) Zoning District

Patrick Warner, Coleman Company, was present. Mr. Warner gave a brief overview of the project and offered to answer any questions the Commission may have.

There were no public comments.

After the public hearing was closed, 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, Brown, Randerwala, Middleton, Register
<b>ABSENT:</b>	Senati-Martinez, Gray

**9. NEW BUSINESS****10. ADJOURNMENT**

## A. Adjournment

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

  
Chairman

The foregoing minutes are true and correct and approved by me on this 10 day of July, 2023.

  
Secretary