



CITY OF PORT WENTWORTH

PLANNING COMMISSION

JULY 10, 2023

Council Meeting Room

Regular Meeting

3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Jason 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	Absent	
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

Chairman Stewart notified the Commission that item 6.A was requested to be tabled by the applicant to the August 2023 meetings and that according to the City Attorney items 8.B-E could be heard under a single public hearing.

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

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Jun 12, 2023 7:00 PM

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

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 02029, a portion of 70976 02003, and a portion of 70976B 01001B (intersection of Highway 21 and Highway 30) to Rezone from RA (Residential Agriculture) to C-2 (Community Business) Zoning District for the purpose of a Convenience Store / Fuel Service Station (Parker's Kitchen)

RESULT: DELAYED [UNANIMOUS] **Next: 8/14/2023 3:30 PM**
MOVER: Sean Register, Planning Commissioner
SECONDER: Nishant Randerwala, Planning Commissioner
AYES: Moore, Senati-Martinez, Randerwala, Middleton, Register
ABSENT: Brown, Gray

- B. Zoning Map Amendment Application submitted by John D Northup, III, with Bouhan Falligant LLP, on behalf of the Pfeiffer Family Living Trust; William K Pfeiffer Jr & Charlotte G Pfeiffer, for PIN #'s 70976 01055 & 70976 01041Y, (1100 Meinhard Rd., Port Wentworth, GA) to Rezone from R-A (Residential Agriculture) to R-M (Residential Multifamily) Zoning District (R-5 Multi-Family Residential, under Newly Adopted Zoning Ordinance) for the purpose of a cottage development community called LEO Cottages at Port Wentworth.

The applicant, John D Northup, was present and gave a overview of the project. Scott Weathers was present on behalf of the ownership and also gave a presentation of the project.

Public Hearing

- Avril Roy-Smith - Roseberry Cir - Spoke in favor of the application.

After the public hearing was closed, Commissioner Moore asked about fire separation. Mr. Weathers responded they would meet all fire codes. Commissioner Randerwala made a motion to approve. Commissioner Moore seconded the motion to approve. The vote was unanimous.

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

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by Louis Yuan on behalf of Rxnow LLC, for PIN # 70906 04044 (7896 Ga Highway 21) for a General Development Site Plan to allow a Commercial Development (Wentworth Plaza) in a M-P-O (Master Plan Overlay) Zoning District (PUD Zoning District, Planned Unit Development, under Newly Adopted Zoning Ordinance)

Sharita Lal, was present on behalf of the applicant. Ms. Lal requested the application be delayed until the August 2023 meetings due to the concept plan changing. Commissioner Register made a motion to delay. Commissioner Senati seconded the motion. The vote was unanimous.

RESULT:	DELAYED [UNANIMOUS]	Next: 8/14/2023 3:30 PM
MOVER:	Sean Register, Planning Commissioner	
SECONDER:	Omar Senati-Martinez, Planning Commissioner	
AYES:	Moore, Senati-Martinez, Randerwala, Middleton, Register	
ABSENT:	Brown, Gray	

- B. Subdivision Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC, for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Wentworth Grove Phase 1) for the purpose of a Single-Family Rental Subdivision

The applicant, Scott Monson, was present and gave an overview of the project. Mr. Monson explained that the intention would be to dedicate the water and sanitary sewer utilities. The streets and stormwater drainage would remain private and maintained by the Ownership.

Public Hearing

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

After the public hearing was closed, Commissioner Senati suggested that a Development Agreement between the development and the City be in place prior to approval. Commissioner Register made a motion to approve the application with the condition that a Development Agreement between the City and the Developer be in place prior to City Council approving the application. Commissioner Middleton seconded the motion. The vote was unanimous.

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

- C. Subdivision Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC, for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Wentworth Grove Phase 2) for the purpose of a Single-Family Rental Subdivision

This application was reviewed and voted on under item 8.B.

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

- D. Subdivision Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC, for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Wentworth Grove Phase 3) for the purpose of a Single-Family Rental Subdivision

This application was reviewed and voted on under item 8.B.

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

- E. Site Plan Review Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) for a Specific Development Site Plan to allow a Single-Family Rental Subdivision (Wentworth Grove) in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance)

This application was reviewed and voted on under item 8.B.

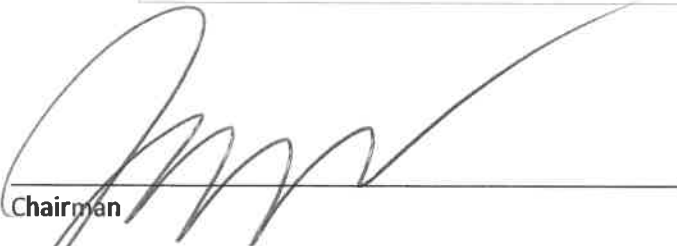
RESULT: **APPROVED [UNANIMOUS]**
MOVER: Sean Register, Planning Commissioner
SECONDER: Charlene Middleton, Planning Commissioner
AYES: Moore, Senati-Martinez, Randerwala, Middleton, Register
ABSENT: Brown, Gray

9. NEW BUSINESS

10. ADJOURNMENT

- A. Adjournment

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


Chairman

The foregoing minutes are true and correct and approved by me on this 14 day of August, 2023.


Secretary