



CITY OF PORT WENTWORTH

PLANNING COMMISSION

AUGUST 14, 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

Scott Robichaux 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	
Christopher Gray	Planning Commissioner	Absent	
Nishant Randerwala	Planning Commissioner	Absent	
Charlene Middleton	Planning Commissioner	Present	
Sean Register	Planning Commissioner	Absent	
Melanie Ellis	Building Inspector	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

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

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Jul 10, 2023 3:30 PM

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

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)

The applicant, Daniel Ben-Yisrael, was present and gave an overview of the project.

Public Hearing

- Avril Roy-Smith - Roseberry Cir - spoke about traffic and access concerns.
- Georgia Benton - Saussy Rd - spoke against the application.
- Dominique Lavier - spoke about traffic concerns.

After the public hearing was closed, Chairman Stewart verified with the City Attorney, Scott Robichaux, that if the application was submitted prior to the adoption of the New Zoning Ordinance, this application would fall under the old Zoning Ordinance. Commissioner Moore made a motion to approve the application. Commissioner Senati-Martinez seconded the motion to approve. The vote was unanimous.

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

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Subdivision Application submitted by Jason Bryant with Pittman Engineering, on behalf of Forestar (USA) Real Estate Group Inc., for PIN #'s 7-0906-04-054 and 7-0906-04-063 (Lakeside Blvd., Port Wentworth, Ga) 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 (Rice Hope Lakeside Phase 25) for the purpose of a Single-Family Subdivision

The applicant, Jason Bryant, was present and gave a overview of the project. Commissioner Senati-Martinez made a motion to approve the application with the condition that all roads be striped. Commissioner Brown approved the motion. The vote was unanimous.

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

- B. Subdivision Application submitted by Jason Bryant with Pittman Engineering, on behalf of Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-063 (Lakeside Blvd., Port Wentworth, Ga) 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 (Rice Hope Lakeside Phase 27) for the purpose of a Single-Family Subdivision

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

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

- C. Subdivision Application submitted by Jason Bryant with Pittman Engineering, on behalf of Forestar (USA) Real Estate Group Inc., for PIN #'s 7-0906-04-041, 7-0906-04-054 and 7-0906-04-063 (Lakeside Blvd., Port Wentworth, Ga) 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 (Rice Hope Lakeside Phase 29B) for the purpose of a Single-Family Subdivision

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

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

- D. Site Plan Review Application submitted by Forestar (USA) Real Estate Group Inc. for PIN #'s 70906 04041, 054, 063 (Lakeside Blvd.) for a Specific Development Site Plan to allow a Major Subdivision (Lakeside at Rice Hope Phase's 25, 27, & 29B) 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.A.

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

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjournment

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


Chairman

The foregoing minutes are true and correct and approved by me on this 11 day of September, 2023.


Secretary