



CITY OF PORT WENTWORTH

PLANNING COMMISSION

NOVEMBER 13, 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 Official	Present	

4. APPROVAL OF AGENDA

1. APPROVAL OF AGENDA

Table item 6.B. by applicant request.

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

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Sep 11, 2023 6:30 PM

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

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Steven & Janet Hester for PIN # 70978 05016 (440 Meinhard Rd) to Rezone from R-1 (Single-Family Residential) to C-2 (Community Business) Zoning District

Hannah Hester was present on behalf of the applicant. Ms. Hester gave an overview of the project.

Public Hearing: There were no public comments.

After the public hearing was closed, Mr. Register made the statement that usually when you are looking at something like this there is a reason why or something in motion so there is a need for it to be done, like a client or project, and if he heard that he would give it more consideration. Chief Moore stated he thinks that we could use a little more information to be able to make a decision. Ms. Middleton agreed that more information is needed. Commissioner Randerwala agreed that more information is needed. Mr. Stewart asked Ms. Hester if there was a letter of intent from someone to be placed on the property. Ms. Hester stated there is not but they are in pursuit of those. Mr. Stewart asked if there had been any traffic analysis. Ms. Hester responded that on the site plan there is a proposed road that connects from Meinhard to the New Park road. After several minutes of discussion, Commissioner Senati-Martinez made a motion to recommend to deny the application to City Council. Commissioner Middleton seconded the motion to recommend denial. The vote to recommend to deny the application to City Council was unanimous.

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

- B. Zoning Map Amendment Application submitted by Hannah Hester for PIN #'s 7-0977-01-002A, 004, 008, 010, 011, 012, 013, 014, 015, 016 / 7-0977A-01-001, 002, 003, 004, 005 / 7-0979-01-011, 015, 014 (110 & 134 Ferguson Rd., 240, 228, 230, 220, 216, 212, 208, 314, 306, 257, 269, 239 Monteith Rd., Body of Christ Church & Ministries Properties, Jessie Mae Beckett(Washington) Property & Jonathan Williams Property on Monteith Rd.) to Rezone from R-1 (Single-Family Residential) to I-1 (Industrial) Zoning District

RESULT:	DELAYED [UNANIMOUS]	Next: 12/11/2023 3:30 PM
MOVER:	Sean Register, 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. Special Use Permit Application submitted by TR Long Engineering, P.C., on behalf of Clifton Landfill Inc, for PIN # 7-0913-01-010 (Clifton Blvd.) for outside storage for the 5.01 acres site in a I-1 (Industrial) Zoning District

The applicant Trent Long, TR Long Engineering, P.C., was present and gave an overview of the project.

Public Hearing - there were no public comments.

Commissioner Register made a motion to recommend approval to City Council. Commissioner Senati-Martinez seconded the motion to recommend approval to City Council. The vote was unanimous.

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

- B. Site Plan Review Application submitted by Clifton Landfill Inc., for PIN # 70913 01010 (Clifton Blvd) for a General Development Site Plan to allow a outdoor storage area in a I-1 (Industrial) Zoning district.

Trent Long, TR Long Engineering, P.C., was present on behalf of the applicant and gave a overview of the project.

Public Hearing - there were no public comments.

Commissioner Senati-Martinez made a motion to recommend approval to City Council. Commissioner Moore seconded the motion to recommend approval to City Council. The vote was unanimous.

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

9. NEW BUSINESS

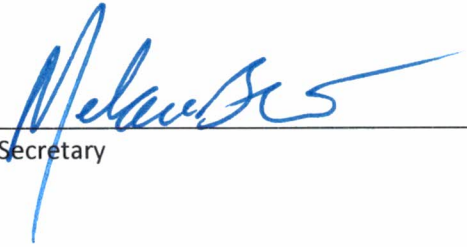
10. ADJOURNMENT

- A. Adjournment

RESULT: ADOPTED [UNANIMOUS]
MOVER: Omar Senati-Martinez, Planning Commissioner
SECONDER: Nishant Randerwala, 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 8 day of January, 2023.



Secretary