

CITY OF PORT WENTWORTH

PLANNING COMMISSION

JANUARY 8, 2024

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, City Attorney, 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	
Charlene Middleton	Planning Commissioner	Present	
Sean Register	Planning Commissioner	Absent	

4. APPROVAL OF AGENDA

1. Approval of Agenda

Agenda approved with the withdrawal of item 6A by the applicant.

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

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Nov 13, 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, Register

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Hannah Hester for PIN #'s 7-0977-01-002A, 008, 010, 011 / 7-0977A-01-001, 002, 003, 004, 005 / 7-0979-01-011, 015, 014 (110 Ferguson Rd., 240, 228, 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

Withdrawn by applicant

RESULT:	WITHDRAWN [UNANIMOUS]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

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Subdivision Application submitted by Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-042 (Lakeside Blvd.) 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 26) for the purpose of a Single-Family Subdivision.

Jason Bryant, Pittman Engineering, was present on behalf of the applicant. There were no questions. Commissioner Middleton made a motion to approve the item. Commissioner Senati-Martinez seconded the motion to approve. The vote was unanimous.

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

- B. Subdivision Application submitted by Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-042 (Lakeside Blvd.) 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 28) for the purpose of a Single-Family Subdivision.

Jason Bryant, Pittman Engineering, was present on behalf of the applicant. There were no questions. Commissioner Middleton made a motion to approve the item. Commissioner Senati-Martinez seconded the motion to approve. The vote was unanimous.

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

- C. Subdivision Application submitted by Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-042 (Lakeside Blvd.) 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 30) for the purpose of a Single-Family Subdivision.

Jason Bryant, Pittman Engineering, was present on behalf of the applicant. There were no questions. Commissioner Middleton made a motion to approve the item. Commissioner Senati-Martinez seconded the motion to approve. The vote was unanimous.

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

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjournment

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



Chairman

The foregoing minutes are true and correct and approved by me on this 12th day of February, 2024.



Secretary