



CITY OF PORT WENTWORTH

PLANNING COMMISSION

APRIL 8, 2024

Council Meeting Room

Regular Meeting

3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

Mr. Sean Register gave the invocation. Mr. Jason Stewart led the 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	Present	
Adriana Tatum-Howard	Planning Commissioner	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

Items 6.A and 7.C were withdrawn.

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

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Mar 11, 2024 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Charlene Middleton, Planning Commissioner
SECONDER: Sean Register, Planning Commissioner
AYES: Moore, Senati-Martinez, Brown, Stewart, Middleton, Register, Tatum-Howard
ABSENT: Gray

6. SITE PLAN/SUBDIVISION APPROVAL

- A. An application for approval of a General Site Plan has been submitted by John Northup as Agent for William K. Pfeiffer et al. for "Meinhard Road". PINs # 7-0976-01-038,039,040,041Y, & 055 located in the 3rd Council District, on Meinhard Road, zoned R-5.

Scott Weathers of Advenir-Oakley was present to speak on behalf of the site plan.

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

7. ZONING MAP AMENDMENTS (REZONING)

- A. A Zoning Map Amendment Application has been submitted by Yash Development, LLC as Agent for William Grainger and Yash Development, LLC, requesting to rezone 11.87 acres from R-1 to C-1, to allow for multifamily development with retail. PINs # 7-0976-01-004, 7-0976-01-005, located in the 1st Council District at 920 and 924 Highway 30.

Mr. Josh Yellin was present to speak on behalf of Yash Development. Mr. Yellin outlined details of the proposed development. Mr. Senati-Martinez asked if there were elevation drawings of future buildings and if space at the north of the property would house amenity structures. Mr. Yellin replied that more details would be included at time of site plan and the common area west of the cell tower would be vacant recreation/amenity space.

Ms. Avril Roy-Smith (16 Roseberry Circle) was present and expressed concern regarding a potential increase in traffic.

Ms. Georgia Benton (135 Saussy Road) was present and stated that she did not feel there was not enough information provided on the project and that location was difficult to identify in the presentation.

Annette Hickey was present to speak on behalf of the owner, William Grainger, and expressed that residential development of the type of the proposed development was needed in Port Wentworth.

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

- B. A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for SPH-21, LLC, requesting to rezone 24.952 of 45.2 acres from R-1 to R-5, to allow for multifamily residential development. PIN # 7-0976-02-035, located in the 1st Council District, on Saussy Road and Georgia Highway 21.

Chief Lance Moore recused himself from this item.

Mr. Phillip McCorkle was present to speak on behalf of the rezoning. Mr. McCorkle presented details of proposed development.

Mr. Laray Benton (135 Saussy Road) was present and expressed concern regarding no DRI study having been done as he believed the proposed development to be mixed use. Mr. Benton also expressed concern regarding drainage complications due to new development, and adherence to USACE regulation.

Ms. Georgia Benton (135 Saussy Road) was present and expressed concerns regarding storm water, ground water, and waste water, as well as potential harm to historical and cultural resources.

Avril Roy-Smith (16 Roseberry) was present and expressed concern regarding possible increase in traffic.

RESULT:	APPROVED [5 TO 0]
MOVER:	Charlene Middleton, Planning Commissioner
SECONDER:	Sean Register, Planning Commissioner
AYES:	Senati-Martinez, Brown, Middleton, Register, Tatum-Howard
ABSTAIN:	Moore
ABSENT:	Gray

- C. A Zoning Map Amendment Application has been submitted by GW Investments, LLC as Agent for Edward Johnson and David Wilson, requesting to rezone 1.85 acres from R-1 to C-2, to allow for retail development. PINs # 7-0975-02-011 and 7-0975-02-012 on Georgia Highway 21, in the 1st Council District.

8. ADJOURNMENT



 Chairman

The foregoing minutes are true and correct and approved by me on this 13th day of May, 2024.



 Secretary