



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

APRIL 9, 2018

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Council Meeting Room

Regular Meeting

6:30 PM

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305 SOUTH COASTAL HIGHWAY  
PORT WENTWORTH, GA 31407

1. **CALL MEETING TO ORDER**
2. **PRAYER AND PLEDGE OF ALLEGIANCE**
3. **ROLL CALL - SECRETARY**
4. **ADOPTION OF MINUTES**
  - A. Planning Commission - Regular Meeting - Feb 12, 2018 6:30 PM
  - B. Planning Commission - Regular Meeting - Mar 12, 2018 6:30 PM
5. **ZONING MAP AMENDMENTS (REZONING)**
6. **ZONING TEXT AMENDMENTS (ORDINANCES)**
7. **SITE PLAN/SUBDIVISION APPROVAL**
  - A. Alcoholic Beverage License Application submitted by Hemin Patel for a Beer / Wine License for Niti Inc 7 (1250 Highway 30) located in a P-C-3 (Planned General Business) Zoning District.
    - Public Hearing
    - Action
8. **ADJOURNMENT**



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

FEBRUARY 12, 2018

Council Meeting Room

Regular Meeting

6:30 PM

305 SOUTH COASTAL HIGHWAY  
PORT WENTWORTH, GA 31407

### 1. CALL MEETING TO ORDER

Chairman Joseph Dobry called the meeting to order.

### 2. PRAYER AND PLEDGE OF ALLEGIANCE

Chairman Joseph Dobry led in Prayer and the Pledge of Allegiance.

### 3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Joseph Dobry	Chariman	Present	
Jerry Bogus	Planning Commissioner	Present	
Larry Longo	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Donna Blalock	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	

### 4. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Jan 16, 2018 6:30 PM

**RESULT:** ACCEPTED AS AMENDED [UNANIMOUS]  
**MOVER:** Larry Longo, Planning Commissioner  
**SECONDER:** Rufus Bright, Planning Commissioner  
**AYES:** Dobry, Bogus, Longo, Bright, Franklin, Blalock

### 5. ZONING MAP AMENDMENTS (REZONING)

### 6. ZONING TEXT AMENDMENTS (ORDINANCES)

### 7. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Maupin Engineering, on behalf of Rick Lee for PIN #: 7-0035-01-002 (6232 Highway 21) for a Specific Development Site Plan to allow an Office Addition in a P-C-3 (Planned Community Business) Zoning District.

Mr. Harvey informed the Commission that the application was complete. The applicant was present to answer questions. The commissioners asked several questions including proposed use, parking effects, and traffic stacking on Highway 21. The applicant stated that the addition would have no effect on existing operations. After a brief discussion, Donna Blalock made a motion to approve the application. Rosetta Franklin seconded the motion to approve. The vote to approve the application was unanimous.

Minutes Acceptance: Minutes of Feb 12, 2018 6:30 PM (ADOPTION OF MINUTES)

**RESULT:**           **APPROVED [UNANIMOUS]**  
**MOVER:**           Donna Blalock, Planning Commissioner  
**SECONDER:**       Rosetta Franklin, Planning Commissioner  
**AYES:**             Dobry, Bogus, Longo, Bright, Franklin, Blalock

- B. Site Plan Review Application submitted by Jitendra Patel for PIN #: 7-0906-04-031 (6 Magnolia Boulevard) for a General Development Site Plan to allow a Liquor Store in a M-P-O (Master Plan Overlay) Zoning District.

Mr. Harvey informed the Commission that the application was complete. The applicant was present to answer questions. The Commissioners asked several questions including access drives, parking and lot layout, and architectural standards and materials. The applicant answered all questions, and Murray Marshall (Rice Hope Architectural Review Board) affirmed that the building would be finished in stone with no exposed metal in accordance with the subdivision's standards. After a brief discussion, Larry Longo made a motion to approve the application. Rosetta Franklin seconded the motion to approve. The Commission voted unanimously to approve the application.

**RESULT:**           **APPROVED [UNANIMOUS]**  
**MOVER:**           Larry Longo, Planning Commissioner  
**SECONDER:**       Rosetta Franklin, Planning Commissioner  
**AYES:**             Dobry, Bogus, Longo, Bright, Franklin, Blalock

- C. Alcoholic Beverage License Application submitted by Jitendra Patel for a Package Shop License for Riya Beverage 2 LLC., (6 Magnolia Boulevard) located in a M-P-O (Master Plan Overlay) Zoning District.

Mr. Harvey informed the Commission that the application was complete. The applicant was present to answer questions. The Commissioners asked several questions including hours of proposed operation, additional uses for commercial spaces, and alcoholic beverage sales policies. The applicant answered all questions. After a brief discussion, Jerry Bogus made a motion to approve the application. Donna Blalock seconded the motion to approve. The Commission voted unanimously to approve the application.

**RESULT:**           **APPROVED [UNANIMOUS]**  
**MOVER:**           Jerry Bogus, Planning Commissioner  
**SECONDER:**       Donna Blalock, Planning Commissioner  
**AYES:**             Dobry, Bogus, Longo, Bright, Franklin, Blalock

**8. ADJOURNMENT**

There being no further business to discuss, Commissioner Bogus made a motion to adjourn the meeting. Commissioner Longo seconded the motion to adjourn. The vote was unanimous.

\_\_\_\_\_  
 Joseph Dobry, Chairman

The foregoing minutes are true and correct and approved by me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Minutes Acceptance: Minutes of Feb 12, 2018 6:30 PM (ADOPTION OF MINUTES)

\_\_\_\_\_  
Larry Longo, Secretary

Minutes Acceptance: Minutes of Feb 12, 2018 6:30 PM (ADOPTION OF MINUTES)



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

MARCH 12, 2018

Council Meeting Room

Regular Meeting

6:30 PM

305 SOUTH COASTAL HIGHWAY  
PORT WENTWORTH, GA 31407

### 1. CALL MEETING TO ORDER

Chairman Joseph Dobry called the meeting to order.

### 2. PRAYER AND PLEDGE OF ALLEGIANCE

Chairman Joseph Dobry led in Prayer and the Pledge of Allegiance.

### 3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Joseph Dobry	Chariman	Present	
Jerry Bogus	Planning Commissioner	Absent	
Larry Longo	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Donna Blalock	Planning Commissioner	Present	
Wanda Rolf	Planning Commissioner	Present	
Andy Quinney	Planning Commissioner	Absent	
Maurice Rahn	Planning Commissioner	Present	
Melanie Ellis	Administrative Secretary	Present	

### 4. ADOPTION OF MINUTES

### 5. ZONING MAP AMENDMENTS (REZONING)

### 6. ZONING TEXT AMENDMENTS (ORDINANCES)

### 7. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by Ardmore Port Wentworth, LLC., for PIN # 7-0906-04-062 (in the vicinity of Mulberry Ave) for a Specific Development Site Plan to allow a Multi-Family Apartment Development in a M-P-O (Master Plan Overlay) Zoning District.

Barret Hagen, Hagen Engineering, was present on behalf of the application and gave a short presentation of the project, and offered to answer any questions the Commission may have. Brantley White, Ardmore Residential, was also present. The Commission asked several questions regarding how the building would look, utilities, existing road conditions, school capacity, retention ponds and pond maintenance. Murray Marshall spoke in favor of the application. After several minutes of discussion, Larry Longo made the motion to approve the application with the following conditions: all required permits be obtained, the street will be brought up to City standards and if a bond is required it is posted. Donna Blalock seconded the motion to approve with the listed conditions. The vote was unanimous.

Minutes Acceptance: Minutes of Mar 12, 2018 6:30 PM (ADOPTION OF MINUTES)

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Larry Longo, Planning Commissioner
<b>SECONDER:</b>	Donna Blalock, Planning Commissioner
<b>AYES:</b>	Longo, Bright, Franklin, Blalock, Rolf, Rahn
<b>ABSENT:</b>	Bogus, Quinney

#### 8. ADJOURNMENT

There being no further business to discuss, Commissioner Longo made a motion to adjourn the meeting. Commissioner Rolf seconded the motion to adjourn. The vote was unanimous.

\_\_\_\_\_  
Joseph Dobry, Chairman

The foregoing minutes are true and correct and approved by me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Larry Longo, Secretary



**Planning Commission**  
305 South Coastal Highway  
Port Wentworth, GA 31407

Meeting: 04/09/18 06:30 PM  
Department: Public Services  
Category: Planning/Zoning Item  
Prepared By: Melanie Ellis  
Department Head: Brian Harvey

**SCHEDULED**

**AGENDA ITEM (ID # 1872)**

DOC ID: 1872

## **Alcoholic Beverage License Application submitted by Hemin Patel for a Beer / Wine License for Niti Inc 7 (1250 Highway 30) located in a P-C-3 (Planned General Business) Zoning District.**

**Issue/Item:** Alcoholic Beverage License Application submitted by Hemin Patel for a Beer / Wine License for Niti Inc 7 (1250 Highway 30) located in a P-C-3 (Planned General Business) Zoning District.

**Background:** The Alcoholic Beverage License Application has been submitted due to a change in ownership.

**Facts and Findings:** The applicant, Hemin Patel, has properly completed and filed the City application and paid all applicable fees. Mr. Patel has listed three residents of the City as references, and he has passed the criminal background check conducted by the Port Wentworth Police Department.

**Funding:** N/A

**Recommendation:** The Planning Commission will hear this application on Monday, April 9, 2018 at 6:30 P.M.

**ATTACHMENTS:**

- Alcoholic Beverage License Application 1250 Hwy 30 APRIL 2018 (PDF)

DATE: 3/19/18  
YEAR OF: 2018

- License Type(s)
- Package Shop \$2165.80
  - Beer/Wine \$720.40
  - Pouring-Beer/Wine/Liquor \$2575.00
  - Wine \$265.00
  - Sunday Alcohol Sales \$450.00
  - Admin Fee(All Licenses) \$100
- Total: ~~1270.40~~ 820.40

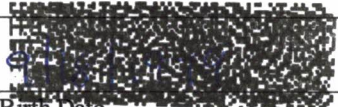
**City of Port Wentworth**  
**APPLICATION FOR**  
**ALCOHOLIC BEVERAGE LICENSE**


**A) GENERAL INFORMATION:**

Business Name (as registered with the Clerk of the Superior Court in Chatham County) Niti Inc 7 Type of Business Gas Station with C-Store

Business Location 1250 Hwy 30, Pt Wentworth, GA 31407 Business Phone # 912-695-3761

Distance from nearest school or church (please indicate distance in miles or feet) None Zoning District PC-3

Mailing Address 59 Gateway Dr, Pooler, GA 31322 Birth Date 

Name of Applicant Hemin-Patel Title officer Birth Date 

Applicant's Address 59 Gateway Dr, Pooler, GA 31322 Applicant's Phone # 912-695-3761

Business Owner's Name (if different from Applicant) Same as above Business Owner's Phone # \_\_\_\_\_

Business Owner's Address \_\_\_\_\_

**B) BRIEF PERSONAL HISTORY:**

Please provide a brief personal history (i.e. education, previous employments, owned businesses and the 5 most recent place of residence (feel free to attach additional pages if needed) :

Education: Computer Science  
Have been self-employed since last 12 years.

**C) CRIMINAL BACKGROUND (background check is required):**

Has the applicant ever been convicted of any crime, violation of law or served time in prison?  Yes  No

If you answered yes to the above question please explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attachment: Alcoholic Beverage License Application 1250 Hwy 30 APRIL 2018 (1872 : Alcoholic Beverage License Application 1250 Hwy 30



D) FINANCIAL INTERESTS:

List all persons with financial interest in this business. Corporations must list all stockholders who own more than 10% of the corporation (feel free to attach additional pages if needed):

Name	Address	%Ownership
Hemin. Patel	59 Caterway Dr Posters GA 31322	25%
Rajesh. Patel	151 Village Lake Dr, Posters, GA 31322	25%
Veeraj. Patel	146 Copper Creek Cir, Posters, GA 31322	50%

Describe the interest owned or held by the applicant in the premises:

Operator and officer.

D) BUSINESS DETAILS:

Are you the  Owner or  Tenant of this business location? If tenant, please provide landlord information.

Randy Hadden 998-6742  
 Landlord name Landlord Ph#  
 9987 HWY 23 N. Metter, GA 30439  
 Landlord Address

What other kinds of business will be conducted at this location?

Gas, Grocery, lottery, ATM, Beer & wine, Tobacco.

Will the applicant operate business in person?  Yes  No If not, please list the name of the manager.

Manager's Name Manager's Ph #

In whose name will the income taxes be due on profits arising from the operation of said business?

Niti Inc 7

E) REFERENCES:

Please list 3 citizens of Port Wentworth as references:

Name	Address	Phone#
Ashish - Patel	4 Holly Spring Cir Pt Wentworth GA 31407	912-604-7559
Bijal - Bhatt	44 Gordage Cir Pt Wentworth GA 31407	912-659-5116
YOMIKA PATEL	203 ANTRIN ST. PORT WENTWORTH, GA 31407	912-354-6007

All of the foregoing information is hereby given and all of the following statements are hereby made on oath, willfully, knowingly, and absolutely, and the same is and are hereby sworn to be true under penalty for false swearing, as provided by law.



Sworn to and subscribed before me this 19 day of March 2018  
 [Signature]  
 Notary Public

[Signature]  
 Applicant's Signature

Attachment: Alcoholic Beverage License Application 1250 Hwy 30 APRIL 2018 (1872 : Alcoholic Beverage License Application 1250 Hwy 30



Attachment: Alcoholic Beverage License Application 1250 Hwy 30 APRIL 2018 (1872 : Alcoholic Beverage License Application 1250 Hwy 30

**Private Employer Exemption Affidavit Pursuant To O.C.G.A. § 36-60-6(d)**

By executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm, or corporation employs ten (10) or fewer employees and is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 36-60-6.

NITI INC  
Name of Exempt Private Employer

I hereby declare under penalty of perjury that the foregoing is true and correct. Executed on MAR, 19, 2018 in PT. WENTWORTH (city), GA (state).

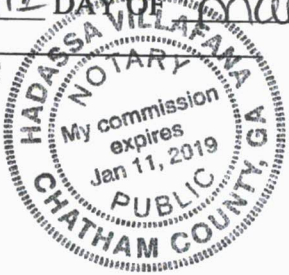
[Signature]  
Signature of Authorized Officer or Agent

Hemish Patel  
Printed Name and Title of Authorized Officer or Agent

**\*\*NOTE\*\*** This document may be notarized at City Hall IF you provide photo ID and sign this document in the presence of our notary. This is a complimentary service and no fee will be charged.

SUBSCRIBED AND SWORN BEFORE ME  
ON THIS THE 19<sup>th</sup> DAY OF MARCH, 2018.

NOTARY PUBLIC



Attachment: Alcoholic Beverage License Application 1250 Hwy 30 APRIL 2018 (1872 : Alcoholic Beverage License Application 1250 Hwy 30

# Affidavit Verifying Status for City Public Benefit Application

Name of Business: NITI INC 7

By executing this affidavit under oath, as an applicant for a City of Port Wentworth, Georgia Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit or other public benefit as referenced in O.C.G.A. Section 50-36-1, I am stating the following with respect to my application for a City of Port Wentworth, Business License or Georgia Occupational Tax Certificate, Alcohol License, Taxi Permit or other public benefit (circle one) for

NITI INC 7

[Name of natural person applying on behalf of individual, business, corporation, partnership, or other private entity]

1.)  I am an United States citizen

OR

2.)  I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.\*

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of Code Section 16-10-20 of the Official Code of Georgia.

[Signature] 3-19-18  
SIGNATURE of Applicant Date

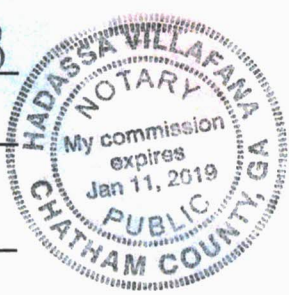
HEMIN PATEL  
PRINTED NAME of Applicant

\* \_\_\_\_\_  
Alien Registration Number for Non-Citizens

SUBSCRIBED AND SWORN  
BEFORE ME ON THIS THE  
14th DAY OF March, 2018

[Signature]  
Notary Public

1/1/19  
Commission Expiration Date



**\*\*NOTE\*\*** This document may be notarized at City Hall **IF** you provide a photo ID and sign this document in the presence of our notary. This is a complimentary service and no fee will be charged.

**\*Note: O.C.G.A. § 50-36-1 (e)(2) requires that aliens under Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:**

\_\_\_\_\_

CITY OF PORT WENTWORTH  
(912) 964-4379

REC#: 00187473 3/19/2018 4:19 PM  
OPER: HV TERM: 004  
REF#: 3336

TRAN: 111.0000 BUSINESS LICENSE  
0930-12/31/18 NITI INC 7  
BEER/WINE 720.40CR  
ADMINISTRATIVE FEE-AL 100.00CR

TRAN: 111.0000 BUSINESS LICENSE  
0978-12/31/18 NITI INC 7  
# OF EMPLOYEES 1-9 196.58CR  
ADMINISTRATIVE FEE 50.00CR

TENDERED: 1,066.98 CHECK  
APPLIED: 1,066.98-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM