



CITY OF PORT WENTWORTH

PLANNING COMMISSION

SEPTEMBER 11, 2023

Council Meeting Room

Regular Meeting

6:30 PM

**7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407**

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - SECRETARY

4. APPROVAL OF AGENDA

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Aug 14, 2023 3:30 PM

6. ZONING MAP AMENDMENTS (REZONING)

A. Zoning Map Amendment Application submitted by Steve Davis, on behalf of the City of Port Wentworth, for a portion of PIN # 7-0978-05-013 (Meinhard Rd., Port Wentworth, GA) to Rezone from R-4 (Mixed Residential) to C-2 (General Commercial) Zoning District for a parcel to be developed as a private recreational facility within the limits of the planned City of Port Wentworth Park.

- Public Hearing
- Action

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

9. NEW BUSINESS

10. ADJOURNMENT



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

- 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

- 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)

Minutes Acceptance: Minutes of Aug 14, 2023 3:30 PM (ADOPTION OF MINUTES)

- 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 Lavasier - 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

Minutes Acceptance: Minutes of Aug 14, 2023 3:30 PM (ADOPTION OF MINUTES)

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 _____ day of _____, 2023.

Secretary

Minutes Acceptance: Minutes of Aug 14, 2023 3:30 PM (ADOPTION OF MINUTES)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/11/23 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Melanie Ellis

AGENDA ITEM (ID # 2882)

DOC ID: 2882

Zoning Map Amendment Application submitted by Steve Davis, on behalf of the City of Port Wentworth, for a portion of PIN # 7-0978-05-013 (Meinhard Rd., Port Wentworth, GA) to Rezone from R-4 (Mixed Residential) to C-2 (General Commercial) Zoning District for a parcel to be developed as a private recreational facility within the limits of the planned City of Port Wentworth Park.

Issue/Item: Zoning Map Amendment Application submitted by Steve Davis, on behalf of the City of Port Wentworth, for a portion of PIN # 7-0978-05-013 (Meinhard Rd., Port Wentworth, GA) to Rezone from R-4 (Mixed Residential) to C-2 (General Commercial) Zoning District for a parcel to be developed as a private recreational facility within the limits of the planned City of Port Wentworth Park.

Background: The subject property is currently woodlands.

Facts and Findings: The total amount of property to be rezoned is 3.62 acres. The applicant is requesting to rezone the property from R-4 (Mixed Residential) to C-2 (General Commercial) for the new Ghost Pirates Training Facility. According to the 2021 City of Port Wentworth Comprehensive Plan this property is under the Rural Neighborhood Area. This project is located in City Council District 3.

Funding: N/A

Recommendation: The Planning Commission will hear this application on September 11, 2023 at 6:30 PM

ATTACHMENTS:

- ZMA Ghost Pirates 2023-Application (PDF)
- FW Ghost Pirates Parcel Acreage (MSG)

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIAApplicant: City of Port Wentworth / Steve Davis Phone # 912-964-4379Mailing Address: 7224 GA Highway 21, Port Wentworth, GA 31407Property Owner: City of Port Wentworth Phone # 912-964-4379

Use back if more than one owner

Owner Address: 7224 GA Highway 21, Port Wentworth, GA 31407PIN #(s): A portion of 70978 05013 # of Acres 3.267 acZoning Classification: Present Prev. Zoning: P-RIP
Current Zoning: R-4 Requested General Commercial (C2)Use of Property: Present Vacant / Wooded Requested Vacant / Wooded

_____ If the requested changed is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

X If the requested changed is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

Requested C-2 zoning for a parcel to be developed as a private recreational facility within the limits of the planned City of Port Wentworth park. The adjoining property is not required to be rezoned as it will be developed by the City.

Attach the following documents:

1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners withing 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of \$356.00 + \$50.00 per acre + \$50.00 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this
_____ day of _____, 20____.

Signature of Applicant_____
Notary Public

DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

The undersigned official of the City of Port Wentworth has a property interest (Note 1) in said property as follows:

The undersigned official of the City of Port Wentworth has financial interest (Note 2) in a business entity (Note 3) which has property interest in said property, which financial interests as follows:

The undersigned official of the City of Port Wentworth has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest or financial interest are as follows:

Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership

Note 2: Financial Interest – All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more

Note 3: business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust

Note 4: Member of family – Spouse, mother, father, brother, sister, son, or daughter

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this
_____ day of _____, 20____.

Signature of Official

Notary Public

Updated 7/13/2023

Attachment: ZMA Ghost Pirates 2023--Application (2882 : Zoning Map Amendment 7097805013 Ghost Pirates SEPT 2023)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: _____

Address: _____

Telephone Number: _____

Signature of Owner

Personally appeared before me

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Notary Public

Date

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

Withing the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.

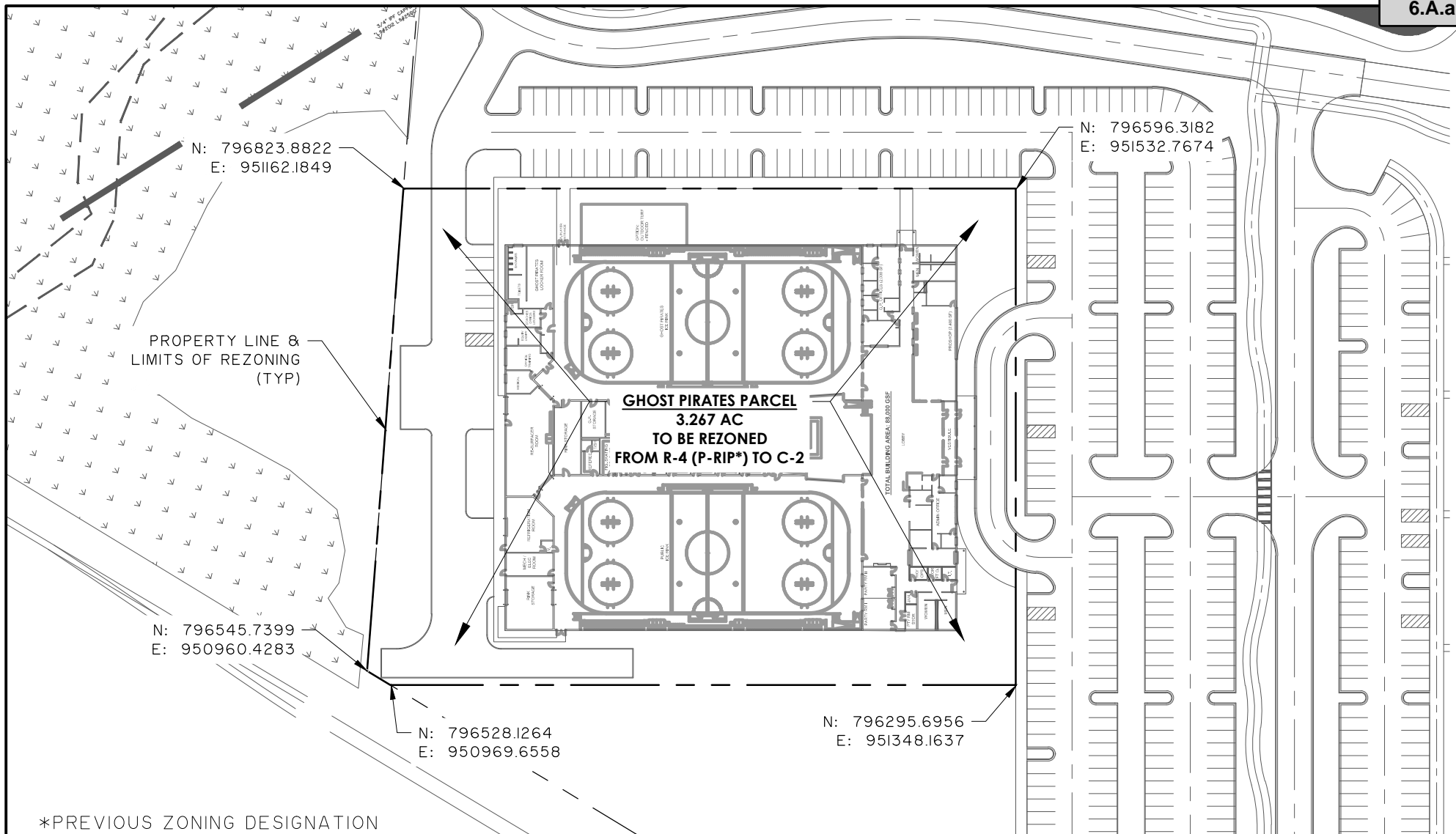
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this _____ day of _____, 20____.

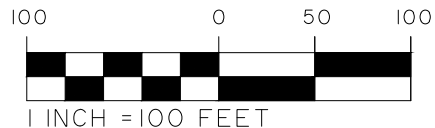
Signature of Applicant

Notary Public

Attachment: ZMA Ghost Pirates 2023-Application (2882 : Zoning Map Amendment 7097805013 Ghost Pirates SEPT 2023)



*PREVIOUS ZONING DESIGNATION



PREPARED FOR:
CITY OF PORT WENTWORTH
REZONING EXHIBIT OF:
GHOST PIRATES PARCEL
PORT WENTWORTH, GEORGIA
8/11/23



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

Melanie Ellis

From: Jason Stewart
Sent: Wednesday, August 16, 2023 8:15 AM
To: Melanie Ellis; Stephanie Cook
Cc: Giordano, John; Smith, Kevin
Subject: FW: Ghost Pirates Parcel Acreage

See below about the acreage

From: Giordano, John <giordano.j@tandh.com>
Sent: Tuesday, August 15, 2023 11:32 PM
To: Jason Stewart <jstewart@cityofportwentworth.com>
Cc: Smith, Kevin <smith.k@tandh.com>
Subject: Ghost Pirates Parcel Acreage

Jason,

The new parcel acreage for the Ghost Pirates is 3.620 ac. I don't have an email for the lady Kevin and I spoke to earlier about getting this to. If you could forward to the lady preparing the advertisements that would be great.

Thanks,
John

JOHN GIORDANO, PE | Principal/Project Manager

THOMAS & HUTTON

p 912-721-4054 **m** 912-704-7985

e giordano.j@tandh.com

a 50 Park of Commerce Way | Savannah, GA 31405

[vCard](#) | [Website](#) | [LinkedIn](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

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Attachment: FW Ghost Pirates Parcel Acreage (2882 : Zoning Map Amendment 7097805013 Ghost Pirates SEPT 2023)