



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

MAY 8, 2023

Council Meeting Room

Regular Meeting

3:30 PM

7224 GA HIGHWAY 21  
PORT WENTWORTH, GA 31407

**1. CALL MEETING TO ORDER**

Chairman Stewart called the meeting to order.

**2. PRAYER AND PLEDGE OF ALLEGIANCE**

Chairman Stewart 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	
John Holland	Planning Commissioner	Present	
Christopher Gray	Planning Commissioner	Absent	
Nishant Randerwala	Planning Commissioner	Present	
Charlene Middleton	Planning Commissioner	Present	
Sean Register	Planning Commissioner	Absent	
Melanie Ellis	Building Inspector	Present	

**4. APPROVAL OF AGENDA**

**1. Approval of Agenda**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	John Holland, Planning Commissioner
<b>SECONDER:</b>	Abby Brown, Planning Commissioner
<b>AYES:</b>	Moore, Senati-Martinez, Brown, Holland, Randerwala, Middleton
<b>ABSENT:</b>	Gray, Register

**5. ADOPTION OF MINUTES**

**A. Planning Commission - Regular Meeting - Apr 10, 2023 3:30 PM**

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Abby Brown, Planning Commissioner
<b>SECONDER:</b>	John Holland, Planning Commissioner
<b>AYES:</b>	Moore, Senati-Martinez, Brown, Holland, Randerwala, Middleton
<b>ABSENT:</b>	Gray, Register

**6. ZONING MAP AMENDMENTS (REZONING)**

**7. ZONING TEXT AMENDMENTS (ORDINANCES)**

**8. SITE PLAN/SUBDIVISION APPROVAL**

- A. Site Plan Review Application submitted by Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-042 (Lakeside Blvd.) for a Specific Development Site Plan to allow a Single-Family Subdivision Development (Rice Hope Lakeside Phase 24) in a M-P-O (Master Plan Overlay) Zoning District

The applicant, Jason Bryant, was present. Mr. Bryant gave a brief overview of the project and offered to answer any questions the Commission may have.

**Public Hearing:**

-Avril Roy-Smith - Roseberry Cir - stated concerns with traffic and too many rentals.

After the public hearing was closed, after several minutes of discussion, Chairman Stewart asked Mrs. Ellis if this project complies with the zoning ordinance, and Mrs. Ellis stated yes. Commissioner Senati made a motion to approve the application with the following conditions: 1. Make sure utility crossings are at least 18 inches apart and if not possible use DIP and GAB to install the pipe. 2. Install the water main above the storm pipe when possible. (Minimum water main coverage is 3 feet). 3. Remove the dirt berm from the top of the water main. Landscape is not allowed on top of utilities. We would like to see the continuation of the trail if possible. Commissioner Moore seconded the motion to approve with conditions. The vote was unanimous.

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

**9. NEW BUSINESS**

**10. ADJOURNMENT**

- A. Adjournment

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	John Holland, Planning Commissioner
<b>SECONDER:</b>	Omar Senati-Martinez, Planning Commissioner
<b>AYES:</b>	Moore, Senati-Martinez, Brown, Holland, Randerwala, Middleton
<b>ABSENT:</b>	Gray, Register

  
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Chairman

The foregoing minutes are true and correct and approved by me on this 8 day of June, 2023.

  
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Secretary