



CITY OF PORT WENTWORTH

PLANNING COMMISSION

MARCH 11, 2024

Council Meeting Room

Regular Meeting

6:30 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

Sean Register 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	Present	
Adriana Tatum-Howard	Planning Commissioner	Present	

4. APPROVAL OF AGENDA

1. Motion

RESULT: APPROVED [6 TO 0]
MOVER: Charlene Middleton, Planning Commissioner
SECONDER: Adriana Tatum-Howard, Planning Commissioner
AYES: Moore, Senati-Martinez, Brown, Stewart, Middleton, Tatum-Howard
ABSENT: Gray
RECUSED: Register

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Feb 12, 2024 3:30 PM

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

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application has been submitted by Steven Campisi as Agent for HP-221120 Port Wentworth, LLC, requesting to rezone (+/-)38.8 of 77.7 acres from R-1 to R-5, to allow for zoning unification for an approved multifamily development. PIN # 7-1017-01-014, located in the 2nd Council District, on Highway 30.

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

- B. Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Ronald A. Royal, requesting to rezone 41.5 of (+/-)48.48 acres from R-1 to I-1, to allow for warehouse development. PIN # 7-0975-01-024, located in the 1st Council District, on Georgia Highway 21.

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

- C. Zoning Map Amendment Application has been submitted by Ernest Investments, LLC as Agent for Warren Sweatt, requesting to rezone 4.21 acres from R-1 to C-1, to allow for retail development. PIN # 7-1017-01-013, located in the 2nd Council District, at 1005 Highway 30.

RESULT:	APPROVED [4 TO 3]
MOVER:	Lance Moore, Planning Commissioner
SECONDER:	Sean Register, Planning Commissioner
AYES:	Moore, Senati-Martinez, Stewart, Register
NAYS:	Brown, Middleton, Tatum-Howard
ABSENT:	Gray

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

9. NEW BUSINESS

10. ADJOURNMENT


Chairman

The foregoing minutes are true and correct and approved by me on this 8th day of April, 2024.


Secretary