



CITY OF PORT WENTWORTH

PLANNING COMMISSION

AUGUST 12, 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

The Prayer and Pledge of Allegiance were led by Planning Commissioner Sean Register.

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	
Christopher Gray	Planning Commissioner	Absent	
Charlene Middleton	Planning Commissioner	Absent	
Sean Register	Planning Commissioner	Present	
Adriana Tatum-Howard	Planning Commissioner	Absent	
Doug Highsmith	Planning Commissioner	Present	

4. APPROVAL OF AGENDA

1. Approve Agenda

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

5. ADOPTION OF MINUTES

A. Approve July 2023 Minutes

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

6. OLD BUSINESS

- 1. A request has been submitted for the re-hearing of an application submitted by Steven M. and Janet N. Hester, requesting to rezone 12.27 acres from R-1 to C-2, to allow for commercial development. PIN# 7- 0978-05-016, located in the 3rd Council District at 440 Meinhard Road.

Ms. Hannah Hester, Mr. Kennon Strowd, and Mr. Laray Benton were present to speak on behalf of the rezoning. Ms. Hester, Mr. Strowd, and Mr. Benton presented to include the history of the property and planned development components, site features, and future business partnerships, respectively.

Mr. Michael McNamara was present and introduced himself as attorney for the owners. Mr. McNamara expressed desire to foster open communication and a good working relationship between all parties.

During Staff discussion, Mr. Omar Senati-Martinez expressed that he felt uncomfortable with the lack of proof of concept and would have like to have heard from future partners in the project. Chief Lance more stated enthusiasm for the concept but concern regarding water/sewer capacity. Captain Abby Brown questioned as to whether these concerns would be better addressed at site plan.

RESULT:	APPROVED [3 TO 2]
MOVER:	Doug Highsmith, Planning Commissioner
SECONDER:	Abby Brown, Planning Commissioner
AYES:	Brown, Register, Highsmith
NAYS:	Moore, Senati-Martinez
ABSENT:	Gray, Middleton, Tatum-Howard

7. NEW BUSINESS

- A. Consideration of a Special Use Permit Application submitted by Phillip R. McCorkle as Agent for Ronald A. Royal, requesting to allow warehousing on an industrial-zoned property. PIN # 7-0975-01-024, located in the 1st Council District, at 6510 GA Highway 21, zoned I-1.

Mr. Phillip McCorkle was present to speak on behalf of the application.

Ms. Avril Roy-Smith (16 Roseberry Circle) was present and stated she could see no reason why there should not be approval.

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

- B. Consideration of a Special Use Permit Application submitted by Ferrellgas as Agent for Justin and Jennifer Redmond, requesting to allow warehousing on an industrial-zoned property. PIN # 7- 00009-02-001, located in the 4th Council District, at 3 Birkenhead Road, zoned I-1.

No representative of the applicant was present to speak.

Ms. Avril Roy-Smith (16 Roseberry Circle) was present and expressed concerns regarding the project pertaining to public safety and related measures.

Chief Lance Moore presented Fire response requirements, hydrant location, and access needs.

The Planning Commission voted to recommend approval, with Staff recommendations.

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

8. ADJOURNMENT



Chairman

The foregoing minutes are true and correct and approved by me on this 9th day of September, 2024.



Secretary