

# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

SEPTEMBER 9, 2024

Council Meeting Room

Regular Meeting

3:30 PM

7224 GA HIGHWAY 21  
PORT WENTWORTH, GA 31407

### 1. CALL MEETING TO ORDER

The meeting was called to order by Cpt. Abby Brown, Interim Chair.

### 2. PRAYER AND PLEDGE OF ALLEGIANCE

City Attorney, Scott Robichaux led the prayer, Fire Chief Lance Moore led the 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	
Christopher Gray	Planning Commissioner	Absent	
Charlene Middleton	Planning Commissioner	Present	
Sean Register	Planning Commissioner	Absent	
Adriana Tatum-Howard	Planning Commissioner	Present	
Doug Highsmith	Planning Commissioner	Present	

### 4. APPROVAL OF AGENDA

#### 1. Approve the Agenda

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

### 5. ADOPTION OF MINUTES

#### A. Adoption of the August 12, 2024 Minutes

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

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

- A. A Zoning Map Amendment Application has been submitted by Charles and Gwen Coovert, requesting to rezone 5 acres from R-1 to C-1, to allow for future commercial development. PIN # 7-1017-02-003, located in the 3rd Council District, at 1238 Georgia Highway 30.

Ms. Avril Roy-Smith (16 Roseberry Circle) was present and stated that she was in favor of the proposed rezoning.

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

**7. NEW BUSINESS**

- 1. Consideration of a Special Use Permit Application submitted by Phillip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC, requesting to allow warehousing on an industrial-zoned property. PIN# 7-0975-01-001 located in the 1st Council District, on Saussy Road, zoned I-1.

Mr. Phillip McCorkle was present to speak on behalf of the application. After Staff presentment of the request, Mr. McCorkle made himself available to answer any questions Planning Commission might have.

Ms. Avril Roy-Smith (16 Roseberry Circle) was present and spoke on behalf of the special use, stating that warehouses had previously stated as the intended use.

Planning Commissioner Omar Senati-Martinez asked Mr. McCorkle if there was intent to access the site directly from Highway 30. Mr. McCorkle responded that there was not.

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

**8. SITE PLAN/SUBDIVISION APPROVAL**

- A. George Ward as Agent for Southern Wood Company, LLC requests the approval of a General Site Plan for "The Whitney at Port Wentworth". PIN# 7-0037-02-004 located on GA Highway 21 in the 3rd Council District, zoned R-5.

Rusty Windsor of Kimely-Horn was present to speak on behalf of the site plan. Mr. Windsor gave an overview of the project.

The site plan was approved with Staff recommendations.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Omar Senati-Martinez, Planning Commissioner
<b>SECONDER:</b>	Charlene Middleton, Planning Commissioner
<b>AYES:</b>	Moore, Senati-Martinez, Brown, Middleton, Tatum-Howard, Highsmith
<b>ABSENT:</b>	Gray, Register

**9. ADJOURNMENT**

  
 \_\_\_\_\_  
 Chairman

The foregoing minutes are true and correct and approved by me on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Secretary