



CITY OF PORT WENTWORTH
PLANNING COMMISSION
SEPTEMBER 2, 2025

Council Meeting Room

Regular Session

3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

City Planner, Katie Dunnigan led the prayer and Pledge of Allegiance.

3. ROLL CALL - CLERK OF COUNCIL

| Attendee Name | Title | Status |
|----------------------|----------------|---------------|
| Omar Senati Martinez | Chair | Present |
| Lance Moore | Council Member | Present |
| Abby Brown | Council Member | Present |
| Sean Register | Council Member | Present |
| Patrick Donovan | Council Member | Present |
| Doug Highsmith | Council Member | Absent |
| Adriana Tatum-Howard | Council Member | Absent |
| Charlene Middleton | Council Member | Absent |

4. APPROVAL OF AGENDA

Council Member Register made a motion to , which was seconded by Council Member Brown. Vote was unanimous.

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| RESULT: | [UNANIMOUS] |
| MOVER: | Sean Register, Council Member |
| SECONDER: | Abby Brown, Council Member |
| AYES: | Omar Senati Martinez, Lance Moore, Abby Brown, Sean Register, Patrick Donovan |

Council Member Register made a motion to Approve , which was seconded by Council Member Brown. Vote was unanimous.

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| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Sean Register, Council Member |
| SECONDER: | Abby Brown, Council Member |

AYES: Omar Senati Martinez, Lance Moore, Abby Brown, Sean Register, Patrick Donovan

5. ADOPTION OF MINUTES

Council Member Donovan made a motion to Approve , which was seconded by Council Member Brown. Vote was unanimous.

RESULT: PASSED [UNANIMOUS]
MOVER: Patrick Donovan, Council Member
SECONDER: Abby Brown, Council Member
AYES: Omar Senati Martinez, Lance Moore, Abby Brown, Sean Register, Patrick Donovan

6. NEW BUSINESS

- A. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 34 acres from R-4 to R-5, for the purpose of land use conformance. PIN # 70976 02021, located in the 3rd Council District, at 50 Newport Blvd.

• **PUBLIC HEARING**

City Planner, Katie Dunnigan, presented that the property's zoning had been changed to R-4 during the 2023 zoning ordinance revision. The R-4 zoning district does not permit multi-family residential (apartments) and R-5 was the proper designation for the existing use.

No members of the public spoke in favor of or against the rezoning.

Council Member Moore made a motion to Recommend for approval , which was seconded by Council Member Register. Vote was unanimous.

RESULT: PASSED [UNANIMOUS]
MOVER: Lance Moore, Council Member
SECONDER: Sean Register, Council Member
AYES: Omar Senati Martinez, Lance Moore, Abby Brown, Sean Register, Patrick Donovan

- B. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 31 acres from R-4 to R-5, for the purpose of land use conformance. PIN # 70907 01003, located in the 1st Council District, at 7450 Highway 21.

• **PUBLIC HEARING**

City Planner, Katie Dunnigan, presented that the property's zoning had been changed to R-4 during the 2023 zoning ordinance revision. The R-4 zoning district does not permit multi-family residential (apartments) and R-5 was the proper designation for the existing use.

No members of the public spoke in favor of or against the rezoning.

Council Member Register made a motion to Recommend for approval , which was seconded by Council Member Brown. Vote was unanimous.

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| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Sean Register, Council Member |
| SECONDER: | Abby Brown, Council Member |
| AYES: | Omar Senati Martinez, Lance Moore, Abby Brown, Sean Register, Patrick Donovan |

C. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone .4 acres from R-4 to C-1, for the purpose of land use conformance. PIN # 70010 04002 & 70010 04002L, located in the 4th Council District, at 3 Birkenhead St.

• **PUBLIC HEARING**

City Planner, Katie Dunnigan, presented that the property's zoning had been changed to R-4 during the 2023 zoning ordinance revision. The R-4 zoning district is a residential zoning district which did not support the current commercial activity.

No members of the public spoke in favor of or against the rezoning.

Council Member Donovan made a motion to Recommend for approval , which was seconded by Council Member Brown. Vote was unanimous.

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| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Patrick Donovan, Council Member |
| SECONDER: | Abby Brown, Council Member |
| AYES: | Omar Senati Martinez, Lance Moore, Abby Brown, Sean Register, Patrick Donovan |

7. ADJOURNMENT

The meeting was adjourned at 3:09PM.

Council Member Register made a motion to Approve , which was seconded by Council Member Donovan. Vote was unanimous.

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| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Sean Register, Council Member |
| SECONDER: | Patrick Donovan, Council Member |
| AYES: | Omar Senati Martinez, Lance Moore, Abby Brown, Sean Register, Patrick Donovan |


 Omar Senati-Martinez, Planning Commission Chair

The foregoing minutes are true and correct and approved by me on this 6 day of October, 2025.

ATTEST: 
 City of Port Wentworth