



**CITY OF PORT WENTWORTH**  
**PLANNING COMMISSION**  
**NOVEMBER 20, 2025**

**Council Meeting Room**

**Regular Session**

**3:30 PM**

**7224 GA HIGHWAY 21**  
**PORT WENTWORTH, GA 31407**

**1. CALL MEETING TO ORDER**

Chair Omar Senati-Martinez called the meeting to order at 3:30pm

**2. PRAYER AND PLEDGE OF ALLEGIANCE**

Planning Commission Secretary, Katie Dunnigan led the Prayer and Pledge of Allegiance.

**3. ROLL CALL - CLERK OF COUNCIL**

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

**4. APPROVAL OF AGENDA**

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

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Patrick Donovan, Council Member
<b>SECONDER:</b>	Adriana Tatum-Howard, Council Member
<b>AYES:</b>	Lance Moore, Adriana Tatum-Howard, Patrick Donovan

**5. ADOPTION OF MINUTES**

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

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Patrick Donovan, Council Member
<b>SECONDER:</b>	Adriana Tatum-Howard, Council Member
<b>AYES:</b>	Adriana Tatum-Howard, Patrick Donovan, Lance Moore

**6. NEW BUSINESS**

- A. Consideration of a Special Use Permit Application submitted by Kei-Mar, LLC, requesting to allow a self-storage facility in the C-3 zoning district. PIN# 7017 03002 located in the 3rd Council District, on Highway 30, zoned C-3.

• **PUBLIC HEARING**

John Paul Moore of Thomas and Hutton was present to speak on behalf of the Special Use. Mr. Moore requested that the submitted condition to build the retail space tandem with the self storage be removed. He stated that the zoning ordinance at the time of inception of the project allowed self storage as a permitted use and that if the condition remained, the project would likely not be built.

Planning Commissioner Patrick Donovan asked what was meant by allowing the market to decide when the retail should be built.

Mark Arrington was present and replied to Commissioner Donovan that the rent necessary to cover the cost of construction was not justified by the economics of the area at this time. Mr. Arrington explained that the number of area residential developments justified the need for self storage.

Planning Commissioner Adrianna Tatum-Howard asked why, if a taking a chance on self storage was worthwhile, why taking a chance on retail was not. Mr. Arrington reiterated that they were willing to do build the retail component but it was not justified at this time.

City Attorney, Scott Robichaux, recommended that conditions 2 and 3 be removed from consideration under approval.

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

<b>RESULT:</b>	<b>LACK OF SECOND [UNANIMOUS]</b>
<b>MOVER:</b>	Lance Moore, Council Member
<b>SECONDER:</b>	
<b>AYES:</b>	None

- B. A Zoning Map Amendment Application has been submitted by Trent Thompson as Agent for Jeanine Thompson et al, requesting to rezone 28.7 acres from R-1 to C-3, to allow for future commercial development. PIN # 70906 04008A, 70906 04008B, 70906 03013, 70906 03014, 70906 03026, 70906 03027, and 70906 0322, located in the 4th Council District, on Old Highway 21 and Rice Hope Plantation Road.

• **PUBLIC HEARING**

Mr. Trent Thompson was present to speak on behalf of the rezoning. Mr. Thompson presented the proposed rezoning, adding that rezoning and development of the properties could lead to a signalized intersection, and improvement to, Rice Hope Plantation Road.

Mr. Glenn Parker was present and voiced concerns over traffic and destruction of the tree line against residential zoning. Mr. Parker stated that he was unsure whether to have objections to the

rezoning as there was no concept attached to the application.

City Manager, Steve Davis, suggested that there be a further conversation with the applicant regarding specific uses allowed in C-3 zoning.

Council Member Tatum-Howard made a motion to Recommend for approval Motion to recommend approval with the condition that the Applicant continue to work with Staff to refine future use of the parcels., which was seconded by Council Member Donovan. Vote was unanimous.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Adriana Tatum-Howard, Council Member
<b>SECONDER:</b>	Patrick Donovan, Council Member
<b>AYES:</b>	Lance Moore, Adriana Tatum-Howard, Patrick Donovan

- C. A Zoning Map Amendment Application has been submitted by Phillip R. McCorkle as Agent for JACP Properties, LP and Angela J. Anderson, Andrea J. Anderson, & Sparkman Properties, LLC, requesting to rezone +/- 96.99 acres from R-1 to I-1, to allow for future industrial development. PIN # 709076 01016 and 70975 01033, located in the 1st Council District, off Highway 30.

• **PUBLIC HEARING**

Mr. Phillip R. McCorkle was present to speak for the rezoning. Mr. McCorkle asked that conditions 2 and 3 be removed. City Attorney, Scott Robichaux, supported the removal, adding that these conditions would be more suitable at time of Concept Site Plan.

Planning Commissioner Lance Moore asked for elaboration on the lack of vehicle access (from an Emergency Services standpoint). Mr. McCorkle stated that lack of ability to create road crossing across the railway would make the project unable to proceed.

Chairman Senati-Martinez asked for clarification that there would need to be a buffer against the R-1 property to the west. City Planner, Katie Dunnigan responded that the reason for asking for buffer against the railway was to ensure that the required buffer between I-1 and R-1 zoning was not eliminated by the width of the rail Right of Way.

Council Member Moore made a motion to Recommend for approval Motion to recommend approval with the condition that non-rail access to the site be limited to the eastern boundary via Port Wentworth Commerce Center., which was seconded by Council Member Tatum-Howard. Vote was unanimous.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Lance Moore, Council Member
<b>SECONDER:</b>	Adriana Tatum-Howard, Council Member
<b>AYES:</b>	Lance Moore, Adriana Tatum-Howard, Patrick Donovan

## 7. ADJOURNMENT

Council Member Donovan made a motion to Approve The meeting was adjourned at 4:14PM, which was seconded by Council Member Moore. Vote was unanimous.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Patrick Donovan, Council Member
<b>SECONDER:</b>	Lance Moore, Council Member
<b>AYES:</b>	Lance Moore, Adriana Tatum-Howard, Patrick Donovan



Chair, Omar Senati-Martinez

The foregoing minutes are true and correct and approved by me on this 15 day of December, 2025.

ATTEST:



Secretary, Katie Dunnigan