



CITY OF PORT WENTWORTH
ZONING BOARD OF APPEALS
MARCH 3, 2025

Council Meeting Room

Regular Session

3:00 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

The meeting was called to order at 3:41PM

2. PRAYER AND PLEDGE OF ALLEGIANCE

City Attorney, Scott Robichaux led the Prayer and Pledge of Allegiance.

3. ROLL CALL - CLERK OF COUNCIL

Attendee Name	Title	Status
Charlene Middleton	Chair	Present
Doug Highsmith	Member	Present
Sean Register	Member	Present
Christopher Gray	Member	Absent
Adriana Tatum-Howard	Member	Absent

4. APPROVAL OF AGENDA

An item was added to the agenda: Request for a variance to allow an existing contractor facility in the R-1 zoning district.

Chair Middleton made a motion to Approve as Amended , which was seconded by Member Register. Vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charlene Middleton, Chair
SECONDER:	Sean Register, Member
AYES:	Doug Highsmith

5. ADOPTION OF MINUTES

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Doug Highsmith, Member

SECONDER: Sean Register, Member

AYES: Charlene Middleton, Doug Highsmith, Sean Register

6. NEW BUSINESS

Added Item B:

Consideration of a Variance Application submitted by WCE Enterprises, to allow for a Contractor Facility in the R-1 zoning district. PIN # 70978 04001, located in the 3rd Council District, at 640 Meinhard Road.

City Attorney, Scott Robichaux, presented the request for a variance, explaining that approaching allowing the applicant's use through a variance allowed for compliance of the business without a permanent change to mid-intensity commercial zoning in the area.

John Mixon (635 Meinhard Rd) was present to speak against the variance. Mr. Mixon speculated that WCE was receiving shipments of 10,000 gallons or more of diesel fuel at a time and expressed concerns regarding WCE operations, highlighting perceived expansion of the business and operating hours.

Avril Roy-Smith (16 Roseberry) was present and stated that truck traffic from the site was adding to overall traffic congestion in the area. Ms. Roy-Smith also stated disapproval that an illegal business be legitimized.

Commissioner Register asked Staff about aspects of the site, to include use of structures and existing screening. Chairwoman Middleton expressed a desire to ask questions to the applicant.

Member Register made a motion to Table , which was seconded by Chair Middleton. Vote was unanimous.

RESULT: **TABLED [UNANIMOUS]**

MOVER: Sean Register, Member

SECONDER: Charlene Middleton, Chair

AYES: Charlene Middleton, Doug Highsmith, Sean Register

- A. A application has been submitted by Sainamo, LLC for a variance from the minimum required rear building setback, to allow for phased commercial development. PIN # 70037 01053 in the 3rd Council District, located on Old Richmond Road, Port Wentworth, zoned C-2. Approval of the requested variance does not appear to represent a negative impact to the use or aesthetics of surrounding properties or operations. The requested variance allows for consistency across a phased development. City Planner, Katie Dunnigan presented the application.

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

RESULT: **PASSED [UNANIMOUS]**

MOVER: Doug Highsmith, Member

SECONDER: Sean Register, Member

AYES:

Charlene Middleton, Doug Highsmith, Sean Register

7. ADJOURNMENT

ZBOA Chair

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

ATTEST:

ZBOA Secretary