



CITY OF PORT WENTWORTH
PLANNING COMMISSION
JUNE 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 Attorney Scott Robichaux 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
Adriana Tatum-Howard	Council Member	Present
Charlene Middleton	Council Member	Present
Patrick Donovan	Council Member	Present
Sean Register	Council Member	Absent
Doug Highsmith	Council Member	Absent

Commission Members Doug Highsmith and Sean Register were absent.

4. APPROVAL OF AGENDA

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

RESULT:	PASSED [UNANIMOUS]
MOVER:	Lance Moore, Council Member
SECONDER:	Adriana Tatum-Howard, Council Member
AYES:	Lance Moore, Abby Brown, Adriana Tatum-Howard, Charlene Middleton, Patrick Donovan

5. ADOPTION OF MINUTES

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

RESULT:	PASSED [UNANIMOUS]
MOVER:	Charlene Middleton, Council Member
SECONDER:	Abby Brown, Council Member
AYES:	Lance Moore, Abby Brown, Adriana Tatum-Howard, Charlene Middleton, Patrick Donovan

6. NEW BUSINESS

- A. A Zoning Map Amendment Application has been submitted by Robert L. McCorkle as Agent for Development Associates Partners, LLC, requesting to rezone 24.81 acres from R-1 and C-1, to R-5 and C-1, to allow for high density residential development with a separate commercial component. PIN #s 70978 07004 & 70978 07005, located in the 2nd Council District, off Meinhard Road.

• **PUBLIC HEARING**

Mr. Robert McCorkle was present to speak for the rezoning. Mr. McCorkle described the the proposed development, to be located across from Anchor Park and tentatively named "Anchor South".

Avril Roy-Smith (16 Roseberry Circle) was present and stated concern regarding the development's impact on existing traffic issues.

Commissioner Charlene Middleton asked if the townhomes would be intended for sale or rent, Mr. McCorkle responded that the units were intended for sale.

Council Member Moore made a motion to Recommend for approval Recommendation for approval, with Staff recommendations., which was seconded by Council Member Brown. Vote was unanimous.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Lance Moore, Council Member
SECONDER:	Abby Brown, Council Member
AYES:	Lance Moore, Abby Brown, Adriana Tatum-Howard, Charlene Middleton, Patrick Donovan

- B. A Zoning Map Amendment Application has been submitted by Phillip McCorkle as Agent for SPH 21, LLC requesting to rezone 23.02 acres from R-1 to R-4, to allow the expansion of a residential townhome development. PIN #s 700976 02038, located in the 1st Council District, off Highway 30.

• **PUBLIC HEARING**

Mr. Phillip McCorkle was present to speak on behalf of the rezoning. Mr. McCorkle presented that the land was intentionally excluded from industrial zoning due to prevalence of wetlands and suitability for residential use. Mr. McCorkle added that the lack of access to an appropriate road and opportunity to use access via the existing development made the rezoning a logical option.

Avril Roy-Smith (16 Roseberry Circle) was present and expressed a concern for the traffic impact of additional housing units on Highway 30.

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

RESULT:	PASSED [UNANIMOUS]
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MOVER:	Charlene Middleton, Council Member
SECONDER:	Patrick Donovan, Council Member
AYES:	Lance Moore, Abby Brown, Adriana Tatum-Howard, Charlene Middleton, Patrick Donovan

- C. Coleman Company, Inc., as Agent for Core Credit Union, requests the approval of a Concept Site Plan "Core Credit Union". PIN# 70906 04028, located at 3 Lakeside Blvd in the 1st Council District. Zoned PUD (Commercial).
Mr. Chuck Singleton was present to speak on behalf of the site plan.

City Manager Steve Davis stated that the development of a financial institution was a "welcome sight" and added a desire to see the site plan include sidewalks on the Highway 21 frontage to connect to a future trail project.

Council Member Tatum-Howard made a motion to Recommend for approval Recommendation for approval with the added condition that sidewalks be added to the Highway 21 frontage., which was seconded by Council Member Brown. Vote was unanimous.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Adriana Tatum-Howard, Council Member
SECONDER:	Abby Brown, Council Member
AYES:	Lance Moore, Abby Brown, Adriana Tatum-Howard, Charlene Middleton, Patrick Donovan

7. ADJOURNMENT

Council Member Middleton made a motion to Approve The meeting was adjourned at 3:51PM, which was seconded by Council Member Brown. Vote was unanimous.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Charlene Middleton, Council Member
SECONDER:	Abby Brown, Council Member
AYES:	Lance Moore, Abby Brown, Adriana Tatum-Howard, Charlene Middleton, Patrick Donovan



 Planning Commission Chair

The foregoing minutes are true and correct and approved by me on this 7 day of JULY, 2025.

ATTEST:



Planning Commission Secretary