



CITY OF PORT WENTWORTH
PLANNING COMMISSION
JULY 7, 2025

Council Meeting Room

Regular Session

3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Senati-Martinez called the meeting to order at 3:30PM.

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
Charlene Middleton	Council Member	Present
Patrick Donovan	Council Member	Present
Sean Register	Council Member	Absent
Doug Highsmith	Council Member	Absent
Adriana Tatum-Howard	Council Member	Absent

Chairman Senati-Martinez announced that Planning Secretary, Katie Dunnigan, was absent and the role was being filled by Melanie Ellis.

4. APPROVAL OF AGENDA

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, Charlene Middleton, Patrick Donovan

5. ELECTIONS & APPOINTMENTS

A. Appointment of a Chair Pro Tem to the Planning Commission.

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

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

6. ADOPTION OF MINUTES

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

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

7. NEW BUSINESS

- A. Consideration of a Special Use Permit Application submitted by Garret LeBlanc as Agent for T&T Exley Properties, LLC, et al, requesting to allow a fueling station on a C-2-zoned property. PIN# 70906 01036 located in the 1st Council District, on Highway 21, zoned C-2.

• **PUBLIC HEARING**

David Smith of Kimely-Horn was present to speak on behalf of the application. Mr. Smith presented the details of the proposed project, elaborating on the Special Use to include that the fueling station would not service semi trucks and the buffers along residential-zoned properties met or exceeded City standards.

Avril Roy-Smith (16 Roseberry) was present and asked questions regarding the future gas station's operating hours and the environmental impact of the use on neighboring properties. David Smith responded that it would be a 24-hour operation and that the natural vegetative buffer should filter out light pollution.

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

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

- B. Garret LeBlanc, as Agent for T&T Exley Properties, LLC, et al., requests the approval of a Concept Site Plan "Rice Mill Road and SR21 Development" with a modification to the required Street Yard

Greenway, PIN# 70906 01036 located on Highway 21 in the 1st Council District. Zoned C-2.

• **PUBLIC HEARING**

David Smith of Kimely-Horn was present to speak on behalf of the Concept Site Plan. Mr. Smith estimated the grocery store a approximately 19,000 square feet.

Avril Roy-Smith (16 Roseberry) was present and asked if there were prospective tenants for the development.

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

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

- C. Phillip McCorkle, as Agent for SPH 21, LLC, requests the approval of a Concept Site Plan "Arbor View PH 2". PIN# 70976 02038 located off Highway 30 in the 1st Council District. Zoned R-1, proposed zoning R-4.

No one was present to speak for the application. City Attorney, Scott Robichaux explained that the rezoning had already been heard at Planning Commission, the concept site plan would be heard by Council at the same time as the 2nd Reading for the rezoning.

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

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

8. ADJOURNMENT

Council Member Moore made a motion to Approve Motion for adjournment (3:46PM), 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, Charlene Middleton, Patrick Donovan



Planning Commission Chair

City of Port Wentworth

The foregoing minutes are true and correct and approved by me on this 2
day of September, 2025.

ATTEST:



Planning Commission Secretary