



CITY OF PORT WENTWORTH
ZONING BOARD OF APPEALS
MAY 5, 2025

Council Meeting Room

Regular Session

3:00 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairwoman Charlene Middleton called the meeting to order at 3:04PM.

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 |
| Adriana Tatum-Howard | Member | Present |
| Doug Highsmith | Member | Present |

4. APPROVAL OF AGENDA

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

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| RESULT: | [UNANIMOUS] |
| MOVER: | Adriana Tatum-Howard, Member |
| SECONDER: | Doug Highsmith, Member |
| AYES: | Charlene Middleton, Adriana Tatum-Howard, Doug Highsmith |

5. ADOPTION OF MINUTES

Chair Middleton made a motion to , which was seconded by Member Tatum-Howard. Vote was unanimous.

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| RESULT: | [UNANIMOUS] |
| MOVER: | Charlene Middleton, Chair |
| SECONDER: | Adriana Tatum-Howard, Member |
| AYES: | Charlene Middleton, Adriana Tatum-Howard, Doug Highsmith |

6. UNFINISHED BUSINESS

- A. 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.

- **Tabled from March 3, 2025**

City Planner, Katie Dunnigan, presented findings from a site visit prompted by concerns raised at the March 3rd Public Hearings. Findings included compliance of fuel tanks, limited geographical ability of the business to expand, and decibel readings to verify that no violation of the City noise ordinance was taking place.

City Attorney, Scott Robichaux, added that construction of Anchor Park was a contributing factor to any increase in truck traffic in the immediate area.

Chair Middleton made a motion to Approve Motion to approve, limited to the existing scope of operations., which was seconded by Member Highsmith. Vote was unanimous.

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| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Charlene Middleton, Chair |
| SECONDER: | Doug Highsmith, Member |
| AYES: | Charlene Middleton, Adriana Tatum-Howard, Doug Highsmith |

7. NEW BUSINESS

City Manager, Steve Davis, made a presentation to Council explaining the intent of the items under new business was to bring current use in to compliance. As ordinances, approvals, and land use have evolved over time, existing use has fallen in to non-compliance. City Staff had engaged in a sweeping review of multiple properties to identify the properties and uses addressed in Items 7.A through 7.F.

- A. Consideration of a Variance Application submitted by City of Port Wentworth, to allow for continuation of truck repair operations in the C-1 zoning district. PIN #s 70007 02010 & 70007 02009, located in the 4th Council District, on N Coastal Highway & Birkenhead Rd.

- **Public Hearing**

City Planner, Katie Dunnigan, explained that the current use would typically belong in C-3 or I-1 zoning, C-1 zoning is supported by Future Land Use.

Daisy and Richard Godbee, owners of the property, were present and stated that the property had always operated as truck repair and that the property should be zoned industrial, which reflects surrounding land use.

Tammy Raypush was present and stated that the current operations were on on an adjoining property to hers and that they were quiet.

Jim Godbee was present and said that any business license issues were the responsibility of the tenant.

Member Highsmith made a motion to Approve Approval, with conditions., which was seconded by Member Tatum-Howard. Vote was unanimous.

RESULT: PASSED [UNANIMOUS]
MOVER: Doug Highsmith, Member
SECONDER: Adriana Tatum-Howard, Member
AYES: Charlene Middleton, Adriana Tatum-Howard,
Doug Highsmith

- B. Consideration of a Variance Application submitted by City of Port Wentworth, to allow for continued single-family residential use in the C-1 zoning district. PIN# 70010 12021, located in the 4th Council District, at 122 S Coastal Highway.
- **Public Hearing**

Chair Middleton made a motion to Approve Motion to approve, limited to existing conditions., which was seconded by Member Tatum-Howard. Vote was unanimous.

RESULT: PASSED [UNANIMOUS]
MOVER: Charlene Middleton, Chair
SECONDER: Adriana Tatum-Howard, Member
AYES: Charlene Middleton, Adriana Tatum-Howard,
Doug Highsmith

- C. Consideration of a Variance Application submitted by City of Port Wentworth, to allow for continued multi-family residential use in the C-1 zoning district. PIN# 70010 12022, located in the 4th Council District, at 708 Crossgate Road.
- **Public Hearing**

The property owner was present and asked to verify that the variance would continue should ownership change.

City Attorney, Scott Robichaux, answered that the new owner would need to apply for a variance.

City Manager, Steve Davis, expressed appreciation to the property owner for his efforts in improving the property and apartments.

Member Tatum-Howard made a motion to Approve Approved, limited to existing conditions., which was seconded by Chair Middleton. Vote was unanimous.

RESULT: PASSED [UNANIMOUS]
MOVER: Adriana Tatum-Howard, Member
SECONDER: Charlene Middleton, Chair
AYES: Charlene Middleton, Adriana Tatum-Howard,
Doug Highsmith

- D. Consideration of a Variance Application submitted by City of Port Wentworth, from the minimum size required for an I-1 parcel. PIN# 70015 01001, located in the 4th Council District, at 604 S Coastal Highway.
- **Public Hearing**

No one was present to speak on this item.

Chair Middleton made a motion to Approve Motion to approve, contingent upon

successful rezoning to I-1., which was seconded by Member Tatum-Howard. Vote was unanimous.

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| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Charlene Middleton, Chair |
| SECONDER: | Adriana Tatum-Howard, Member |
| AYES: | Charlene Middleton, Adriana Tatum-Howard, Doug Highsmith |

- E. Consideration of a Variance Application submitted by City of Port Wentworth, to allow for continued single-family residential use in the C-1 zoning district. PIN# 70976 01018, located in the 3rd Council District, at 711 Highway 30.
- **Public Hearing**

Member Tatum-Howard made a motion to Approve Motion to approve, contingent upon successful rezoning to C-1., which was seconded by Member Highsmith. Vote was unanimous.

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| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Adriana Tatum-Howard, Member |
| SECONDER: | Doug Highsmith, Member |
| AYES: | Charlene Middleton, Adriana Tatum-Howard, Doug Highsmith |

- F. Consideration of a Variance Application submitted by City of Port Wentworth, to allow for limited commercial use in the R-1 zoning district. PIN# 70979 01015, located in the 4th Council District, at 269 Monteith Road.
- **Public Hearing**
- No one was present to speak on this item.

Chair Middleton made a motion to Approve Motion to approved, limited to current scope of operations., which was seconded by Member Tatum-Howard. Vote was unanimous.

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| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Charlene Middleton, Chair |
| SECONDER: | Adriana Tatum-Howard, Member |
| AYES: | Charlene Middleton, Adriana Tatum-Howard, Doug Highsmith |

8. ADJOURNMENT

Chair Middleton made a motion to Approve The meeting was adjourned at 3:45pm, which was seconded by Member Tatum-Howard. Vote was unanimous.

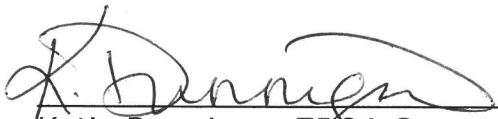
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| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Charlene Middleton, Chair |
| SECONDER: | Adriana Tatum-Howard, Member |
| AYES: | Charlene Middleton, Adriana Tatum-Howard, Doug Highsmith |



Charlene Middleton, ZBOA Chair

The foregoing minutes are true and correct and approved by me on this 3rd day of November, 2025.

ATTEST:



Katie Dunnigan, ZBOA Secretary