



CITY OF PORT WENTWORTH
PLANNING COMMISSION
APRIL 6, 2026

Council Meeting Room

Regular Session

3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

The meeting was called 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	Vice Chair	Present
Adriana Tatum-Howard	Council Member	Present
Charlene Middleton	Council Member	Present
Sean Register	Council Member	Present
Patrick Donovan	Council Member	Present
Adam Alday	Council Member	Present
Reginald Bush	Council Member	Absent

4. APPROVAL OF AGENDA

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

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

5. ADOPTION OF MINUTES

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

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

6. NEW BUSINESS

- A. A Zoning Map Amendment Application has been submitted by Phillip R. McCorkle as Agent for PWCC Landco Main, LLC, requesting to rezone 18.58 of 33.91 acres from R-1 to I-1, to allow for industrial use. PIN #s 70976 02014, 70975 01013, 70975 01014 , located in the 1st Council District, off Wentworth Parkway.

• **PUBLIC HEARING**

City Attorney, Scott Robichaux presented the application and Staff report. Mr. Robichaux summarized that the rezoning was a small addition to the existing industrial park footprint and did not represent a substantial increase to the I-1 zoning district.

Commissioner Patrick Donovan asked if any other R-1 parcels in the area would be rezoned. Mr. Robichaux responded that there were not currently any other requests.

Mr. Phillip McCorkle was present o speak on behalf of the rezoning and explaining that the addition of the 18.58 acres altered the shape and area of the existing park, making the overall land more useable.

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

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

- B. A Zoning Map Amendment Application has been submitted by City of Port Wentworth, requesting to rezone 3.317 of 61.82 acres from R-4 to C-1, to allow for a medical center. PIN # 70978 05013, located in the 3rd Council District, on Anchor Park Boulevard.

• **PUBLIC HEARING**

City Attorney, Scott Robichaux, presented the rezoning application. Commissioner Patrick Donovan asked if the medical facility was for anyone to use. Mr. Robichaux responded that it would be run by private health organization and offer a range of services.

Commissioner Middleton asked for information about the gas line easement running between the proposed facility and the existing residential neighborhood. Mr. Robichaux responded that the building would not be directly against the easement and that the project would follow all required screening and buffering.

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

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

- C. A Zoning Map Amendment Application has been submitted by Whitney L. Williams, requesting to rezone 2.73 acres from R-1 to C-1, to allow for office use. PIN # 70978 04001, located in the 3rd Council District, at 640 Meinhard Road.

• **PUBLIC HEARING**

City Attorney, Scott Robichaux, presented the rezoning application.

Commissioner Lance Moore asked if there were still tanks on site.. Mr. Whitney Williams responded that all but one tank had been removed, this tank still had diesel but would be moved to the company's new location in Bloomingdale.

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

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

7. ADJOURNMENT

Council Member Donovan made a motion to Approve The meeting was adjourned at 3:24PM, which was seconded by Council Member Alday. Vote was unanimous.

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

Planning Commission Chair, Omar Senati-Martinez

The foregoing minutes are true and correct and approved by me on this _____
day of _____, 2026.

ATTEST:

Planning Commission Secretary