



CITY OF PORT WENTWORTH
ZONING BOARD OF APPEALS
JUNE 1, 2026

Council Meeting Room

Regular Session

3:00 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chair Charlene Middleton called the meeting to order at 3:02PM

Chair Middleton acknowledged City Planner, Katie Dunnigan's birthday.

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
Melwyn Turner	Member	Present
Hilton Fordham	Member	Present
Adriana Tatum-Howard	Member	Absent

Member Adrianna Tatum-Howard was absent.

4. APPROVAL OF AGENDA

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

RESULT:	PASSED [UNANIMOUS]
MOVER:	Charlene Middleton, Chair
SECONDER:	Melwyn Turner, Member
AYES:	Charlene Middleton, Melwyn Turner, Hilton Fordham

5. ADOPTION OF MINUTES

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

RESULT:	PASSED [UNANIMOUS]
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MOVER:	Charlene Middleton, Chair
SECONDER:	Melwyn Turner, Member
AYES:	Charlene Middleton, Melwyn Turner, Hilton Fordham

6. NEW BUSINESS

- A. Consideration of a Variance Application submitted by Massa Gaelle Fokou, to allow for a reduction of the rear building setback and to reduce the minimum required number of parking spaces. PIN # 70013 05019, located in the 4th Council District at 205 S Coastal Hwy, zoned C-1.

• **PUBLIC HEARING**

City Planner, Katie Dunnigan, presented the application for variance, describing the proposed use and obstacles to developing within conformity of current ordinances. Member Melwyn Turner asked for the dimensions of the proposed parking spots.

Mr. Franyel Zelaya was present to speak on behalf of the applicant. Mr. Zelaya stated that the parking spaces were designed to City Code at 9X18'. Member Turner asked if it were possible to increase the parking space width by 2', Mr. Zelaya responded that it was possible but would cause further loss of parking spaces.

City Attorney Scott Robichaux advised Chair Middleton that there should be two different votes to address the parking space and setbacks as separate variances.

Member Fordham made a motion to Approve Request to reduce required building setback to 10' (even with existing structures)., which was seconded by Chair Middleton. Vote was unanimous.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Hilton Fordham, Member
SECONDER:	Charlene Middleton, Chair
AYES:	Charlene Middleton, Melwyn Turner, Hilton Fordham

Chair Middleton made a motion to Approve Request to reduce the required number of parking spaces to 14.

Member Turner made a motion after the motion to approve to widen the proposed parking spaces, bring the total number to 11. The motion failed.

, which was seconded by Member Fordham. Vote was unanimous.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Charlene Middleton, Chair
SECONDER:	Hilton Fordham, Member
AYES:	Charlene Middleton, Melwyn Turner, Hilton Fordham

7. ADJOURNMENT

Chair Middleton made a motion to The meeting was adjourned at 3:25PM, which was

seconded by Member Fordham. Vote was unanimous.

RESULT:	[UNANIMOUS]
MOVER:	Charlene Middleton, Chair
SECONDER:	Hilton Fordham, Member
AYES:	Charlene Middleton, Melwyn Turner, Hilton Fordham

Chair, Charlene Middleton

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

ATTEST:

Zoning Board of Appeals Secretary