CITY OF PORT WENTWORTH

PLANNING COMMISSION

JULY 6, 2026

Council Meeting Room | **Regular Session** | **3:30 PM**

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chair Pro Tem, Abby Brown called the meeting to order at 3:30 PM

2. PRAYER AND PLEDGE OF ALLEGIANCE

City Attorney, Scott Robichaux led the Prayer and Pledge.

3. ROLL CALL - CLERK OF COUNCIL

Attendee Name	Title	Status
Lance Moore	Council Member	Present
Abby Brown	Vice Chair	Present
Patrick Donovan	Council Member	Present
Adam Alday	Council Member	Present
Charlene Middleton	Council Member	Absent
Adriana Tatum-Howard	Council Member	Absent
Omar Senati Martinez	Chair	Absent

Planning Commission Secretary, Katie Dunnigan

4. APPROVAL OF AGENDA

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

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Patrick Donovan, Council Member
SECONDER:	Adam Alday, Council Member
AYES:	Lance Moore, Abby Brown, Sean Register, Patrick Donovan, Adam Alday

5. ADOPTION OF MINUTES

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

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Patrick Donovan, Council Member
SECONDER:	Sean Register
AYES:	Lance Moore, Abby Brown, Sean Register, Patrick Donovan, Adam Alday

6. NEW BUSINESS

A. A Zoning Map Amendment Application has been submitted by SCI General Contracting, requesting to rezone 1.5 acres from R-1 to C-2, to allow for a commercial plaza. PIN #s 70978 02004 and 70978 02007, located in the 3rd Council District, on Meinhard Road.

- **PUBLIC HEARING**

Planning Commission Secretary, Katie Dunnigan, presented the Staff report and stated that elements of the concept were inconsistent with the intended use.

City Attorney, Scott Robichaux added that the exhibits may have been from a previous, denied rezoning request.

No one was present to speak for or against the rezoning.

The Commission discussed the desire to ask the applicant questions.

Council Member Donovan made a motion to Table , which was seconded by Council Member Moore. Vote was unanimous.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Patrick Donovan, Council Member
SECONDER:	Lance Moore, Council Member
AYES:	Lance Moore, Abby Brown, Sean Register, Patrick Donovan, Adam Alday

B. A request for approval of a Concept Site Plan has been submitted by Massa Gaelle Fokou, for "Massa Center". PIN # 70013 05019, located in the 4th Council District at 205 S Coastal Hwy, zoned C-1.
Planning Commission Secretary, Katie Dunnigan, presented the Staff Report

Chair Pro Tem, Abby Brown, adjourns for a recess at 3:42PM, allowing the applicant time to arrive. The meeting is resumed at 4:03PM.

Commissioner discussion includes the desire to allow the applicant to be present to answer questions.

Register made a motion to Table , which was seconded by Council Member Donovan. Vote was unanimous.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Sean Register
SECONDER:	Patrick Donovan, Council Member

AYES:	Lance Moore, Abby Brown, Sean Register, Patrick Donovan, Adam Alday

7. ADJOURNMENT

The meeting is adjourned at 4:04PM.

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

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Sean Register
SECONDER:	Patrick Donovan, Council Member
AYES:	Lance Moore, Abby Brown, 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 8th day of September, 2026.

ATTEST:

Planning Commission Secretary