CITY OF PORT WENTWORTH

PLANNING COMMISSION
SEPTEMBER 8, 2026

Council Meeting Room	Regular Session	3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chair, Omar Senati-Martinez, called the meeting to order at 3:31PM.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Adam Alday 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

All active members were present.

4. APPROVAL OF AGENDA

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

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

5. ADOPTION OF MINUTES

Council Member Donovan made a motion to Approve , which was seconded by

Council Member Register. Vote was unanimous.

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

6. NEW BUSINESS

A. An application for approval of a Special Use Permit, for a drive-through bank, has been submitted by Gaskins and LeCraw as Agent for WMG Development, for "Fifth Third Bank". PIN # 70906 04044, located in the 4th Council District on Highway 21 and Market Blvd, zoned PUD (Rice Hope - Commercial).

- **PUBLIC HEARING**

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

RESULT:	**[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

B. A request for approval of a Concept Site Plan has been submitted by Gaskins and LeCraw as Agent for WMG Development, for "Fifth Third Bank". PIN # 70906 04044, located in the 4th Council District on Highway 21 and Market Blvd, zoned PUD (Rice Hope - Commercial).
City Planner, Katie Dunnigan, presented Items 7A and 7B concurrently.

No one was present to speak for or against this item.

Council Member Middleton made a motion to Recommend for approval , 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

C. A request for approval of a Concept Site Plan has been submitted by The Sunshine House, for "Foundations Early Learning Center". PIN # 70906 04060, located in the 4th Council District on 205 Mulberry Blvd, zoned PUD (Rice Hope - Commercial).
City Planner, Katie Dunnigan, presented the Staff report for the application.

Commissioner, Patrick Donovan, asked questions regarding the operational hours and impact on traffic.

Jarod Mann, Vice President of Development for The Sunshine House, was present to speak on behalf of the application. Mr. Mann described the drop off and pick up traffic as staggered and not an interference with peak traffic flow, hours would run early morning through early evening.

Council Member Donovan made a motion to Recommend for approval , 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

ORDINANCES

The City of Port Wentworth proposes to to amend the City of Port Wentworth Code of Ordinances, Zoning Ordinances.

- **PUBLIC HEARING**

City Attorney, Scott Robichaux, presented the proposed amendments to the Zoning Ordinances.

Commissioner, Ariana Tatum-Howard, asked how the Detention center amendment to the Ordinances would pertain to Juvenile Facilities, Mr. Robichaux responded that Juvenile Facilities are separate from Detention Centers as defined.

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

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

7. ADJOURNMENT

The meeting was adjourned at 3;55PM.

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

RESULT:	**[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

Omar Senati-Martinez

Planning Commission Chair, Omar Senati-Martinez

The foregoing minutes are true and correct and approved by me on this 2nd day of November, 2026.

ATTEST:

Planning Commission Secretary