



# CITY OF PORT WENTWORTH

CITY COUNCIL

FEBRUARY 15, 2024

Council Meeting Room

Regular Meeting

7:00 PM

7224 GA HIGHWAY 21  
PORT WENTWORTH, GA 31407

**1. CALL MEETING TO ORDER**

Mayor Gary Norton called the meeting to order.

**2. PRAYER AND PLEDGE OF ALLEGIANCE**

Council Member Rufus Bright Led the Prayer and Pledge of Allegiance.

**3. ROLL CALL - CLERK OF COUNCIL**

Attendee Name	Title	Status	Arrived
Gary Norton	Mayor	Present	
Thomas Barbee	Mayor Pro Tem	Present	
ArtLise Alston-Cone	Council Member	Present	
Gabrielle Nelson	Council Member	Present	
Mark Stephens	Council Member	Present	
Rufus Bright	Council Member	Present	
Shawn Randerwala	Council Member	Present	

**4. APPROVAL OF AGENDA**

Mayor Pro-Tem Barbee made a motion to Approved the agenda with the following additions:

- 13C. Change R-3 to R-5

A.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Gabrielle Nelson, Council Member
<b>SECONDER:</b>	Rufus Bright, Council Member
<b>AYES:</b>	Barbee, Alston-Cone, Nelson, Stephens, Bright, Randerwala

**5. PUBLIC COMMENTS - REGISTERED SPEAKERS**

A. Avril Roy-Smith

Discussed the following topic(s):

- CLIC & Senior center  
- Town Hall

B. Julius Robinson

Discussed the following topic(s):

- Sounds near Saussy lift station

## C. Karen Hughes

Discussed the following topic(s):

- Community
- Tractor trailer traffic
- Trees

## D. Carrie Smart

Discussed the following topic(s):

- Sign for turning lane near Pilot
- Traffic light on HWY 21 and Hendley
- Police presence
- Black History Month Event

## E. Jesse Jones

Discussed the following topic(s):

- Speed Bumps

## F. Georgia Benton

Discussed the following topic(s):

- Water

**6. RECOGNITION OF SPECIAL GUESTS****7. ELECTIONS & APPOINTMENTS****8. ADOPTION OF MINUTES**

## A. Regular Council Meeting Minutes - January 18, 2023

1.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Thomas Barbee, Mayor Pro Tem
<b>SECONDER:</b>	Gabrielle Nelson, Council Member
<b>AYES:</b>	Barbee, Alston-Cone, Nelson, Stephens, Bright, Randerwala

**9. COMMUNICATIONS & PETITIONS**

Councilman Bright made a motion to name the City's new park "Anchor Park" it was second by Councilman Stephens. Approved Unanimous

## A. Black History Month Proclamation

Councilman Bright invited everyone out to help celebrate Black History Month with the City, and he also read the Black History Month Proclamation.

**10. COMMITTEE REPORTS****11. CONSENT AGENDA**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Thomas Barbee, Mayor Pro Tem
<b>SECONDER:</b>	Mark Stephens, Council Member
<b>AYES:</b>	Barbee, Alston-Cone, Nelson, Stephens, Bright, Randerwala

- A. Recommended State Wide Mutual Aid Agreement
- B. Well Permit Application for Danny McSpaddew at 1128 Meinhard Rd
- C. CORE MPO MOU
- D. Grant Acceptance  
GEMA & FEMA

## 12. UNFINISHED BUSINESS

Councilman Mark Stephens made a motion to combine 12.A&B and approve, it was second by Councilman Bright. Approved Unanimous.

- A. Budget Amendment For The Years Ending 6/30/2023 and 6/30/2024- 2nd Reading

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Mark Stephens, Council Member
<b>SECONDER:</b>	Rufus Bright, Council Member
<b>AYES:</b>	Barbee, Alston-Cone, Nelson, Stephens, Bright, Randerwala

- B. Budget Amendment For The Years Ending 6/30/2024- 2nd Reading

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Mark Stephens, Council Member
<b>SECONDER:</b>	Rufus Bright, Council Member
<b>AYES:</b>	Barbee, Alston-Cone, Nelson, Stephens, Bright, Randerwala

## 13. NEW BUSINESS

- A. A Zoning Map Amendment Application submitted by Philip R. McCorkle as Agent for Inter Metro Properties (GA), LLC, requesting to rezone 2.6 acres from R-1 to I-1, to allow for expansion of a logistics yard. PIN # 7-0003-01-006, located in the 4th Council District, at 324 Flonnel Avenue.

Phillip McCorkle explained that the company would like to expand their existing trailer yard onto the property that was sold to them.

- B. Zoning Map Amendment Application submitted by City of Port Wentworth, requesting to rezone 20.85 acres from R-3 to PUD, to allow for residential development. PIN # 7-0014-06-001, located in the 2nd Council District, between Coleraine Drive and Barnsley Road

City Manager Steve Davis explained that this is an application that is being done on behalf of the City and is prior to any sale, but is in conjunction with our partnership with the Habitat of Humanity and County. This is a project near the festival site and we are looking for a PUD. We have had an LOI for the sale of the property since last June, and we had a town hall last month and a planning & zoning at the beginning of the week. The PUD will allow 92 units, however, the concept plan before Council only shows 80 units. After the meetings and discussion with Mr. Samples we have decided to go with the one that has less units. Mr. Davis also discussed connecting the homes to the festival site

through trails, keeping the wooded barrier, and addressing flooding and drainage issues by creating an oversized retention pond.

Councilwoman Nelson stated that as a council they do want input from everyone. She also discussed the following topics:

-Traffic- is something that is generally speaking out of the City's parameters, and is an issue that we have to continuously discuss with Norfolk Southern and GDOT, so we are not ignoring that.

-Maintaining the retention ponds will be helped by the HOA that will be in place.

-Supports constructing some type of berm to keep everyone as safe as possible.

Mayor Pro-Tem Barbee asked how many trees are being left and Mr. Davis said that he did not have the exact amount, however, the green that they see is all wetlands and can't be touched and the trees that they see is the wooded area that will stay. He also asked if there will be a fence around the retention pond and Mr. Davis said no.

Councilwoman Alston-Cone asked are we violating any federal environmental laws and Mr. Davis said no. She also asked if the stipulations for the passing of this zoning could be shared, and Mr. Davis said that all of the requirements of the checklist for 1520 in the ordinances must be met and a tree survey, which will be done before next month and if it is not done it will be pushed back.

Councilman Stephens asked how much had been spent on downtown's infrastructure, and Mayor Pro-Tem Barbee said 12 million was spent on replacing the pipes, drainage, driveways, and flood-gate installments.

Councilman Bright asked if the infrastructure downtown was still being worked on, and Mr. Davis said yes.

- C. Zoning Map Amendment Application submitted by Southern Wood Company, LLC as Agent for Yash Desai, requesting to rezone 15.38 of 22.59 acres from C-2 to R-3, to allow for a multi-family residential development. PIN # 7-0037-02-004, located in the 3rd Council District, on Georgia Highway 21.

John Farmer a civil engineer with Yashi Desai explained that the property is located in the corner of I- 95 on the south bound lane and highway 21 and they are looking to rezone for multi purpose residential. He also stated that it was heard at the planning and zoning meeting and the recommendations include: adding a gate to each entrance and work with the City to create a pathway, he stated that they are acceptable to both.

#### **14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS**

#### **15. EXECUTIVE SESSION**

Councilman Stephens made a motion to retire to executive session, and it was second by Councilwoman Nelson. Approved Unanimous.

Mayor Pro-Tem Barbee made a motion to reconvene regular session, and it was second by Councilman Stephens. Approved Unanimous.

Mayor Pro-Tem made a motion to approve the sale of the portion of Evora street that is described in the document that was provided in executive session that is a part of resolution 24-02-01, it was second by Councilman Bright. Approved Unanimous.

- A. Litigation
- B. Personnel
- C. Real Estate

**16. ADJOURNMENT**

There being no further business, Mayor Pro-Tem Barbee made a motion to adjourn. Seconded by Councilman Bright. Approved Unanimous.

\_\_\_\_\_  
Mayor Gary Norton

The foregoing minutes are true and correct and approved by me on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
Zahnay Smoak, Clerk of Council