



# CITY OF PORT WENTWORTH

## CITY COUNCIL

JULY 27, 2023

Council Meeting Room

Regular Meeting

7:00 PM

7224 GA HIGHWAY 21  
PORT WENTWORTH, GA 31407

**1. CALL MEETING TO ORDER**

Mayor Pro Tem Thomas Barbee called the meeting to order

**2. PRAYER AND PLEDGE OF ALLEGIANCE**

Councilman Rufus Bright led the Prayer and Pledge of Allegiance.

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

Attendee Name	Title	Status	Arrived
Gary Norton	Mayor	Absent	
Thomas Barbee	Mayor Pro Tem	Present	
Gabrielle Nelson	Council Member	Present	
Mark Stephens	Council Member	Present	
Rufus Bright	Council Member	Present	
Glenn Jones	Council Member	Present	

**4. APPROVAL OF AGENDA**

Councilman Bright made a motion to approve the agenda with the following additions:

- Remove 14D
- Add the Recognition of Coastal Habitat of Humanity Under Communications and Petitions
- Group items 13A,B,C together as one item

A. Motion

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Rufus Bright, Council Member  
**SECONDER:** Mark Stephens, Council Member  
**AYES:** Barbee, Nelson, Stephens, Bright, Jones

**5. RECOGNITION OF SPECIAL GUESTS**

**6. PUBLIC COMMENTS - REGISTERED SPEAKERS**

A. LaRay Benton

Discussed the following topic(s):

- Elections

B. Avril Roy-Smith

Discussed the following topic(s):

- Bulk Waste
- Port Wentworth Development Authority

## 7. ELECTIONS & APPOINTMENTS

## 8. ADOPTION OF MINUTES

- A. Regular Council Meeting Minutes - June 8, 2023
- B. Regular Council Meeting Minutes - June 20, 2023
- C. Regular Council Meeting Minutes - June 22, 2023
- D.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Glenn Jones, Council Member
<b>SECONDER:</b>	Gabrielle Nelson, Council Member
<b>AYES:</b>	Barbee, Nelson, Stephens, Bright, Jones

## 9. COMMUNICATIONS & PETITIONS

- A. Red Cross Blood Drive

Mrs. Deborah from the American Red Cross and explained that they are partnering with the for the Battle of the Badges and encouraged everyone to come and give blood.

- B. Recognition of Coastal Habitat of Humanity

Council Woman Nelson read a Proclamation for the Coastal Habitat of Humanity in recognition of their 40th Anniversary.

Council Woman Nelson made a motion to accept the proclamation and it was second by Councilman Bright. Approved Unanimously.

## 10. COMMITTEE REPORTS

## 11. CONSENT AGENDA

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Mark Stephens, Council Member
<b>SECONDER:</b>	Gabrielle Nelson, Council Member
<b>AYES:</b>	Barbee, Nelson, Stephens, Bright, Jones

- A. MOU to join multi-jurisdictional SWAT Team

## 12. UNFINISHED BUSINESS

- A. Authorization Limit – 2nd Reading

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Mark Stephens, Council Member
<b>SECONDER:</b>	Thomas Barbee, Mayor Pro Tem
<b>AYES:</b>	Barbee, Nelson, Stephens, Bright, Jones

### 13. NEW BUSINESS

- A. Subdivision Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC, for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Wentworth Grove Phase 1) for the purpose of a Single-Family Rental Subdivision

Scott Monson from Thomas and Hutton Engineering Company gave a presentation for the Subdivision Application Wentworth Grove Phases 1, 2,3 Preliminary Plat.

Councilman Jones asked why the homes will be for rent instead of affordable housing for people to buy the homes, and the developer Todd Anderson explained that they are in the rental business and through their experiences with the national property management firm has shown that there has been a lot more tenure in these homes than you will find in a typical apartment project. Also, in this time period people are looking for a little more flexibility and this will allow them to have that. He also stated that if approved they do have the option to change it to for sale in the future.

Mayor Pro-Tem Barbee stated that he appreciated their business concept, and explained that there will be homes for sale from the Habitat of Humanity and in Rice Hope.

Councilman Stephens asked what was the current status on the development agreement between them and the City, and the City attorney explained that was something that was discussed at the planning and zoning meeting stating that as long as that do everything that they need to do the City will be able to take over things such as the roads and infrastructure. He also stated that we do not need to create another contract because it is covered in the law. Councilman Stephens also asked if they had reached out to any of the companies in the city and they said yes through their property management group.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Glenn Jones, Council Member
<b>SECONDER:</b>	Mark Stephens, Council Member
<b>AYES:</b>	Barbee, Nelson, Stephens, Bright, Jones

- B. Subdivision Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC, for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Wentworth Grove Phase 2) for the purpose of a Single-Family Rental Subdivision

**RESULT:**           **APPROVED [UNANIMOUS]**  
**MOVER:**           Glenn Jones, Council Member  
**SECONDER:**       Mark Stephens, Council Member  
**AYES:**            Barbee, Nelson, Stephens, Bright, Jones

- C. Subdivision Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC, for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Wentworth Grove Phase 3) for the purpose of a Single-Family Rental Subdivision

**RESULT:**           **APPROVED [UNANIMOUS]**  
**MOVER:**           Glenn Jones, Council Member  
**SECONDER:**       Mark Stephens, Council Member  
**AYES:**            Barbee, Nelson, Stephens, Bright, Jones

- D. Site Plan Review Application submitted by Scott Monson with Thomas & Hutton, on behalf of Port Wentworth SFR LLC for PIN # 7-0906-04-024 (Parcel 4-a portion of Tract A1-1 of the Chisholm Tract) for a Specific Development Site Plan to allow a Single-Family Rental Subdivision (Wentworth Grove) in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance)

Scott Monson from Thomas and Hutton Engineering Company gave a presentation for the Site Plan Review Application for Wentworth Grove Subdivision.

Councilman Bright made a motion to approve with all of the Planning and Zoning conditions excluding the agreement and it was Second By Councilman Bright.

**RESULT:**           **APPROVED [UNANIMOUS]**  
**MOVER:**           Mark Stephens, Council Member  
**SECONDER:**       Rufus Bright, Council Member  
**AYES:**            Barbee, Nelson, Stephens, Bright, Jones

#### 14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

- A. NLC Small City Proclamation

Council Woman Nelson explained that NLC is the National League of Cities and she was recently appointed to the Small Cities Council for the organization and wanted to acknowledge and highlight that June was Small Cities Month across the Country.

**RESULT:**           **APPROVED [UNANIMOUS]**  
**MOVER:**           Gabrielle Nelson, Council Member  
**SECONDER:**       Rufus Bright, Council Member  
**AYES:**            Barbee, Nelson, Stephens, Bright, Jones

- B. National Night Out Proclamation

Council Woman Nelson read the Proclamation acknowledging National Night Out and invited everyone to come out.

<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, Nelson, Stephens, Bright, Jones

C. Port Wentworth Development Authority Authorizing Resolution

City Manager Steve Davis explained that this is the next step in creating the development authority, and four of the seven spots on the board have been identified to get it started. The three remaining spots will allow us to take applications and address some of the concerns stated by Mrs. Roy-Smith.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Mark Stephens, Council Member
<b>SECONDER:</b>	Glenn Jones, Council Member
<b>AYES:</b>	Barbee, Nelson, Stephens, Bright, Jones

D. Zoning Map Amendment Application submitted by John D Northup, III, with Bouhan Falligant LLP, on behalf of the Pfeiffer Family Living Trust; William K Pfeiffer Jr & Charlotte G Pfeiffer, for PIN #'s 70976 01055 & 70976 01041Y, (1100 Meinhard Rd., Port Wentworth, GA) to Rezone from R-A (Residential Agriculture) to R-M (Residential Multifamily) Zoning District (R-5 Multi-Family Residential, under Newly Adopted Zoning Ordinance) for the purpose of a cottage development community called LEO Cottages at Port Wentworth. (1ST READING)

This item was removed from the agenda.

E. Budget Amendment for The Year Ending 6/30/2024

City manager Steve Davis explained that this is the change going from Clearwater to having our Public Works department and this will establish that budget. He also stated that there will not be an increase of the budget, but it will save some money.

**15. EXECUTIVE SESSION**

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

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

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Mayor Gary Norton

The foregoing minutes are true and correct and approved by me on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

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