



# CITY OF PORT WENTWORTH

CITY COUNCIL

MAY 16, 2024

Council Meeting Room

Regular Meeting

7:00 PM

7224 GA HIGHWAY 21  
PORT WENTWORTH, GA 31407

**1. CALL MEETING TO ORDER**

Mayor Pro-Tem Barbee 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	Absent	
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**

Councilman Mark Stephens made a motion to Approved the agenda with the following changes:

- Add 5B Proclamation- National Cities, Towns and Villages Month
- Councilman Barbee stated that he had an acknowledgement to go under Elections and Appointments

**5. RECOGNITION OF SPECIAL GUESTS**

- A. Proclamation - Recognition of Municipal Court Clerks Week
- B. Proclamation - National Cities, Towns and Villages Month

**6. PUBLIC COMMENTS - REGISTERED SPEAKERS**

- A. Tracie Macke

Discussed the following topic(s):

-Campaigning for Chatham County Magistrate Court Judge

- B. Chris Middleton

Discussed the following topic(s):

-Campaigning for Superior Court Judge

## C. Laureen Monica Boles

Discussed the following topic(s):

-Campaigning for Chatham County Commissioner District 8

## D. Georgia Benton

Discussed the following topic(s):

- Planning Commission and Zoning Appeals Board

**7. ELECTIONS & APPOINTMENTS**

Councilman Barbee stated that it has been an honor to serve the citizens and council members as Mayor Pro-Tem, and thanked his colleagues for voting him to serve as the Mayor Pro-Tem for a second term. However, due to personal reasons he stated that he cannot perform additional duties as the Mayor Pro-Tem, but has great confidence that he can continue as a council member.

Councilman Barbee made a motion to accept his resignation from Mayor Pro-Tem only, and it was second by Councilman Stephens. Vote Approved Unanimously.

Councilman Barbee made a motion to nominate Councilwoman Nelson as Mayor Pro-Tem for the rest of the term, and it was second by Councilman Randerwala. The vote is as follows:

Councilman Bright: No

Councilman Stephens: Yes

Councilwoman Nelson: Yes

Councilman Barbee: Yes

Councilman Randerwala: Yes

Councilwoman Alston-Cone: Yes

Motion is approved 5:1.

Councilwoman Nelson gave thanks to all of her Council members and she also thanked Council member Barbee for all of the things that he has done as Mayor Pro-Tem and for seeing all of the hard work that she has put in and will continue to put in for the City.

**8. ADOPTION OF MINUTES**

## A. Regular Council Meeting Minutes - April 18, 2024

## B.

<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, Alston-Cone, Nelson, Stephens, Bright, Randerwala

**9. COMMUNICATIONS & PETITIONS**

City Manager Steve Davis shared the following updates:

Downtown Redevelopment meeting on May 23rd

Chamber Golf Tournament May 31st

Leisure Service Senior Olympics May 31st

Talent Show May 31st

City Hall is Closed on Memorial Day May 27th and Juneteenth June 19th

Habitat for Humanity Ground Breaking June 17th

Juneteenth Celebration Event June 21st

Free Comptia Courses for 6 weeks start in June on Tuesday's from 9am-3pm

## 10. COMMITTEE REPORTS

A.

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

## 11. CONSENT AGENDA

<b>RESULT:</b>	<b>ADOPTED [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

A. Atlantic Waste Services Inc. Agreement - Amendment

City Manager Steve Davis explained that this is an amendment to the current agreement to bring back bulk day service and it will be done bi-weekly and similar to recycle day. The new service will be restricted to 5ft X 5ft X 5ft tall and the company will not pick up anything larger than that.

B. JLG Professional A/E Services Proposal – Amphitheater

C. City Retirement Plan Update

D. Right of Way Agreement with GDOT Concerning Bonny Bridge Culvert Project

## 12. UNFINISHED BUSINESS

A. Consideration to approve the 2nd Reading of a Zoning Map Amendment Application submitted by Yash Development, LLC as Agent for William Grainger and Yash Development, LLC, requesting to rezone 11.87 acres from R-1 to C-1, to allow for multifamily development with retail. PINs # 7-0976-01-004, 7-0976-01-005, located in the 1st Council District at 920 and 924 Highway 30.

<b>RESULT:</b>	<b>APPROVED [5 TO 1]</b>
<b>MOVER:</b>	Shawn Randerwala, Council Member
<b>SECONDER:</b>	Mark Stephens, Council Member
<b>AYES:</b>	Barbee, Nelson, Stephens, Bright, Randerwala
<b>NAYS:</b>	Alston-Cone

## 13. NEW BUSINESS

A. A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for SPH-21, LLC, requesting to rezone 24.952 of 45.2 acres from R-1 to R-5, to allow for multifamily residential development. PIN # 7-0976-02-035, located in the 1st Council District, on Saussy Road and Georgia Highway 21.

City Planner Katie Dunnigan explained that the applicant is seeking to zone 25 of the 45 acres available from R1 to R5 to allow for an apartment complex with approximately 308

units. She also stated that surrounding this zoning is a mixture of residential on both sides.

Phillip McCorkle representing SPH-21 explained that the fire station site that is connected to the property has already been previously committed by the owner to donate it to the city. He also stated that there has been preliminary discussion about a medical facility that would like to go on the front of the property and they would need about 4 acres, and with that they are willing to commit to giving the city and the institution the opportunity to acquire the property. He further explained that it would be 4 acres adjacent to the proposed fire station site, and they would commit to a year and a half to get it under contract and close. If it does not happen they would like to add it as a second phase to the proposed apartments.

Councilwoman Nelson asked for clarification on the amount of acreage and Phillip McCorkle stated that it will be 4 acres in addition to the 2 acres for the fire station. Councilman Stephens asked if they would both be facing HWY 21 and Phillip McCorkle said yes. He also asked where would the parking go for individuals visiting the site and he said that the 4 acres would include the parking.

- B. A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Sainamo, LLC, requesting to rezone 10.172 acres from R-1 to C-2, to allow for hospitality and commercial development. PIN # 7-0976B-01-002, 7-0976B-01-003, 7-0976B-01-018, & 7-0976-02-028, located in the 1st Council District, on Georgia Highway 21.

Councilman Shawn Randerwala recused himself from this agenda item

City Planner Katie Dunnigan explained that this application is for the rezoning of 10 acres to C2 to allow for the development of two hotels with a conference facility that will hold about 200 rooms. This will also allow for future retail development. She also explained that there would be one access point that would be shared with the Richmond Baptist Church.

Phillip McCorkle stated that they appreciated the recommendation from staff and the unanimous recommendation from the planning commission.

Councilman Stephens asked how will this project work with the rumored widening of HWY 21, and Phillip McCorkle stated that the property is so far back that if that added 1 or 2 lanes it would not affect the property.

Councilwoman Nelson asked for them to have a conversation with the members of the church about the access.

- C. 1. A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for SPH-21, LLC, requesting to rezone 200.9 of 223.3 acres from R-1 to I-1, to allow for warehouse development. PIN# 7-0975-01-001 located in the 1st Council District, on Saussy Road.

2. A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for SPH-21, LLC, requesting to rezone 22.4 of 223.3 acres from R-1 to I-1. PIN# 7-0975-1-001 located in the 1st Council District, off Saussy Road.

3. A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for SPH-21, LLC, requesting to rezone +/- 1.62 acres from R-1 to I-1. PINs # 7-0976D-3-002, 7-0976D-04-003, 7-0976D-04-006, 7-0976D-10-001 located in the 1st Council District, on 3rd Street, 4th Street, and Highway 30.

City Planner Katie Dunnigan explained that 12C-1. is a request to rezone about a little over 200 acres and is referred to as Parcel A in the application on surveyor exhibits. This property is proposing to have about 2mil sqft of

warehouses, and the property backs up to the railway and the existing industrial park on most of its sides. The only proposed access will be through the industrial park. The Planning Commission voted to approve with the conditions that there be no access through Saussy Rd or Berrien Rd, and that the City of Port Wentworth is to enter into negotiations for the creation and execution of a development agreement.

12C-2. Is labeled in some of the exhibits as Parcel B has the same pin number as Parcel A but what makes it different is the difficulty to develop as it is isolated by two railways. The Planning Commission recommends denial.

12C-3. Is a combined total of 1.62 acres of parcels that are zoned R-1, and these parcels are embedded in a residential neighborhood and are not adjacent to any industrial. She also explained that the size alone makes them incompatible with our current industrial zoning criteria. The Planning Commission recommends denial.

Councilwoman Cone asked how much that (12C-1) would increase the industrial zones in the City of Port Wentworth for where we are currently, Katie stated that it would increase it by 1%.

Phillip McCorkle further explained that one of the conditions of the Planning Commission was that there would be no development permit issued until a development agreement was executed.

Councilwoman Nelson asked how far is the access from Saussy Rd and/or any residents, and Phillip McCorkle stated that it is several thousand feet away from any resident. Councilwoman Nelson also mentioned that she understood that this was just a rezoning, but she wants to make sure that the imperative information needed to protect the citizens who have spoken up this evening is placed into the development agreement.

Phillip McCorkle stated that they will also be building an entrance road into the several hundred acre development that they are about to start, and adjacent to that will be a canal with a bottom of 30-40 feet flat that will go up into banks and it will hold a tremendous amount of water. All the people who build structures in the park will have to retain all of their water and after they have retained it- it can leave their site at predevelopment rates and go into our massive canal system and then out the black creek and off.

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

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

Councilman Bright made a motion to go into executive session for Litigation, Personnel, and Real Estate, and it was second by Councilwoman Nelson. Approved Unanimous.

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

Councilman Barbee made a motion to amend the Regular City Council Meetings by adding:

May 28th at 7:00PM

June 13th at 2:00PM in person and virtual

it was second by Councilman Bright. Approved Unanimous.

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

#### **16. ADJOURNMENT**

There being no further business, Councilman Barbee made a motion to adjourn. Seconded by Councilwoman Nelson. 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