



CITY OF PORT WENTWORTH
CITY COUNCIL
JUNE 20, 2024

Council Meeting Room

Regular Session

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
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

Councilman Mark Stephens made a motion to approve the agenda with the addition of the Juneteenth Proclamation, and it was second by Councilman Bright.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Stephens, Council Member
SECONDER:	Rufus Bright, Council Member
AYES:	Thomas Barbee, ArtLise Alston-Cone, Gabrielle Nelson, Mark Stephens, Rufus Bright, Shawn Randerwala

5. RECOGNITION OF SPECIAL GUESTS

City Manager Steve Davis shared that the Citizen of the Year was in attendance Mr. Julius Robinson, and Council recognized him.

6. PUBLIC COMMENTS - REGISTERED SPEAKERS

7. ELECTIONS & APPOINTMENTS

8. ADOPTION OF MINUTES

A. Regular Council Meeting Minutes - May 16, 2024

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Thomas Barbee, Mayor Pro Tem
SECONDER:	Rufus Bright, Council Member
AYES:	Thomas Barbee, ArtLise Alston-Cone, Gabrielle Nelson, Mark Stephens, Rufus Bright, Shawn Randerwala

9. COMMUNICATIONS & PETITIONS

A. Small Cities Month Proclamation

Mayor Pro-Tem Nelson let everyone know that this was something that was dear to her as she is the Vice Chair of the NLC Small Cities Board, and that June is the month to celebrate Small Cities. She then Read the Small Cities Proclamation.

Mayor Pro-Tem Nelson also read the Juneteenth Proclamation.

10. COMMITTEE REPORTS

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Thomas Barbee, Mayor Pro Tem
SECONDER:	Gabrielle Nelson, Council Member
AYES:	Thomas Barbee, ArtLise Alston-Cone, Gabrielle Nelson, Mark Stephens, Rufus Bright, Shawn Randerwala

11. CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Stephens, Council Member
SECONDER:	Rufus Bright, Council Member
AYES:	None

- A. Memorandum of Understanding with CORE MPO
- B. Well Permit Approval
- C. Zawyer Sports and Oakview Group Term Sheet
- D. Professional Construction Agreement- RFP
- E. Chatham County Development Agreement

12. UNFINISHED BUSINESS

- A. Adoption of Millage Rate - 3rd Reading
 - Public Hearing
 - Action

City Manager Steve Davis explained to Council that this was the 3rd reading and that full presentations had been given for the Millage Rate at both of the prior hearings, and that they are asking for an increase in a millage rate for the new employees and CAT services that are being provided. He also stated that at the last meeting it was requested by Council to get some comparisons and some of the data that was looked at was from the Census, DCA, and growth data that is available. He then shared that data with Council to show the Millage rate of similar Cities.

Mayor Pro-Tem Nelson stated that one of the primary differences in this budget compared to the ones over the years was that there was a lack of services throughout the city that included infrastructure, activities for the children, and more. She also explained that we are a growing city and cannot sustain what we have at this millage rate.

Councilwoman Alston-Cone stated that the vote on increasing the millage rate is near and dear to her because it also affects her, however, she appreciates some of the amenities that are being offered by the city such as being able to pay her water bill online, safety through the police and fire department, and more.

Councilman Stephens explained that he remembers a time where a lot of the services that we offer now were not offered before, and he understands that even though no one wants to raise taxes in order for this city to thrive and to be able to prosper and grow that is what has to be done.

Councilman Bright stated that he doesn't look at this as an investment for us now but for the children/grandkids in the future.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rufus Bright, Council Member
SECONDER:	Mark Stephens, Council Member
AYES:	Thomas Barbee, ArtLise Alston-Cone, Gabrielle Nelson, Mark Stephens, Rufus Bright, Shawn Randerwala

B. Adoption of FY2025 Budget - 3rd Reading

- Public Hearing
- Action

City Manager Steve Davis explained that what is before them with the adoption of the millage rate is a budget where the city doesn't use any of the growth funds for its operations. He also explained that the budget for the operations is made up of 17.6 million, which was put together by meetings with staff and department heads to prepare for requests, goals, and needs. As well as the work of Mr. Kilmartin and the financial team. Mr. Davis stated that we have recently received some accolades for our audits, and we are also looking forward to this budget hopefully receiving a presentation award. He also expressed that he believes that this budget takes care of Council's objectives and goals, and even though it is a large budget, they are also building partnerships and seeking funds that are not resident property tax generated through things such as grants. He stated that he believes that this budget is thoughtful, responsible, provides all of the services, new infrastructure, new programs, and new technology that is being provided.

RESULT:	APPROVED
MOVER:	Shawn Randerwala, Council Member
SECONDER:	Rufus Bright, Council Member
AYES:	Thomas Barbee, Gabrielle Nelson, Mark Stephens, Rufus Bright, Shawn Randerwala
NAYES:	ArtLise Alston-Cone

C.

Consideration for the approval of the 2nd Reading of a Zoning Map Amendment Application 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.

- Action

Councilman Randerwala Recused himself from this vote.

Mayor Pro-Tem Nelson said that she will make the motion as they have had discussion with some of the first district, specifically Pastor Barney and members of the Church on the affects that this item will have on them. From that meeting it was said that the developer will pay for and maintain the entrance into the property.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gabrielle Nelson, Council Member
SECONDER:	Mark Stephens, Council Member
AYES:	Thomas Barbee, ArtLise Alston-Cone, Gabrielle Nelson, Mark Stephens, Rufus Bright
ABSTAIN:	Shawn Randerwala

D. Consideration for approval of the 2nd Reading of a Zoning Map Amendment Application 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.

- Action

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Stephens, Council Member
SECONDER:	Thomas Barbee, Mayor Pro Tem
AYES:	Thomas Barbee, ArtLise Alston-Cone, Gabrielle Nelson, Mark Stephens, Rufus Bright, Shawn Randerwala

E. Consideration for approval of the 2nd Reading of a Zoning Map Amendment Application submitted by Philip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, 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.

- Action

Councilman Randerwala made another motion to amend his motion to approve with the condition that there is no access to Berrien or Saussy Road, and it was second by Councilman Bright.

Council Member Randerwala made a motion to Approve as Amended , which was seconded by Mayor Pro Tem Barbee. Vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shawn Randerwala, Council Member
SECONDER:	Thomas Barbee, Mayor Pro Tem
AYES:	Thomas Barbee, ArtLise Alston-Cone, Gabrielle Nelson, Mark Stephens, Rufus Bright, Shawn Randerwala

- F. Consideration of the 2nd Reading of a Zoning Map Amendment Application 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# 7-0975-01-001 located in the 1st Council District, off Saussy Road.

- Action

RESULT:	DENIED [UNANIMOUS]
MOVER:	Rufus Bright, Council Member
SECONDER:	Gabrielle Nelson, Council Member
AYES:	Thomas Barbee, ArtLise Alston-Cone, Gabrielle Nelson, Mark Stephens, Rufus Bright, Shawn Randerwala

- G. Consideration for approval of the 2nd Reading for 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-03-002, 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.

- Action

RESULT:	DENIED [UNANIMOUS]
MOVER:	Mark Stephens, Council Member
SECONDER:	Rufus Bright, Council Member
AYES:	Thomas Barbee, ArtLise Alston-Cone, Gabrielle Nelson, Mark Stephens, Rufus Bright, Shawn Randerwala

13. NEW BUSINESS

- A. A Special Use Permit Application has been submitted by Will Rushing as Agent for Bonzo C. Reddick, Trustee of Addison Irrevocable Settlement Trust, to allow for a service station in the C-3 zoning district. PINs # 7-0033-01-002 located in the 2nd Council District, 5990 Georgia Highway 21. City Planner Katie Dunnigan stated that this application is for a fueling station which is a special use permit in C-3 zoning. It is already consistently zoned with the surrounding area, and the service station does support surrounding land use. She also explained to Council that part of

approval for when they get to the site plan involves modification of the axis management standards. Axis management requires that there be 230ft of separation between the signal and the access point. The applicant is looking to reduce that to under 150ft, however, this axis does allow for direct alignment with the Parkers across Crossgate which has more distance from the light that the applicant is proposing. It is also somewhat of a physical hardship of the property that it does not have the depth for the applicant to accomplish the 230ft, and the distance from the light that the applicant is asking for is farther away than Crossgate Motors current full access. Staff did review general site plans for compliance and the applicant did hold a community meeting.

Mayor Gary Norton stated that he is about the public safety end of it, and that having a right in and right out with the turning lane there is unsafe.

Councilwoman Alston-Cone asked what the Police Chief say about it? City Manager Davis stated that the right in/right out on Highway 21 is going to be regulated by GDOT not the City, so it will meet all of the permits and requirements. He also stated that they reformulated the planning and zoning board to include public safety and public works for this exact reason, and they take a look at these plans and applications and vote on them.

RESULT:	APPROVED
MOVER:	Gabrielle Nelson, Council Member
SECONDER:	Rufus Bright, Council Member
AYES:	Thomas Barbee, Gabrielle Nelson, Rufus Bright, Shawn Randerwala
NAYES:	ArtLise Alston-Cone, Mark Stephens

B. Will Rushing as Agent for Bonzo C. Reddick, Trustee of Addison Irrevocable Settlement Trust,

requests approval of a General Site Plan for a service station in the C-3 zoning district. PINs # 7-0033-01-002 located in the 2nd Council District, 5990 Georgia Highway 21.

Council Member Bright made a motion to Approve , which was seconded by Council Member Stephens.

RESULT:	APPROVED
MOVER:	Rufus Bright, Council Member
SECONDER:	Mark Stephens, Council Member
AYES:	Thomas Barbee, Gabrielle Nelson, Mark Stephens, Rufus Bright, Shawn Randerwala
NAYES:	ArtLise Alston-Cone

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

15. EXECUTIVE SESSION

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

16. ADJOURNMENT

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