



CITY OF PORT WENTWORTH
CITY COUNCIL
JULY 18, 2024

Council Meeting Room

Regular Session

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
Gary Norton	Mayor	Absent
Gabrielle Nelson	Mayor Pro Tem	Present
Thomas Barbee	Council Member	Present
ArtLise Alston-Cone	Council Member	Present
Mark Stephens	Council Member	Present
Rufus Bright	Council Member	Present
Shawn Randerwala	Council Member	Present

4. APPROVAL OF AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shawn Randerwala, 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

6. PUBLIC COMMENTS - REGISTERED SPEAKERS

A. Isaac Wright

Discussed the following topic(s):

- Thanked Council for having events

- Visibility of notices on water bill

B. Avril Roy-Smith

Discussed the following topic(s):

- Tree burning
- Agenda Packet

At the end of public comments, City Manager Steve Davis discussed the issue of misinformation that had been spread through social media and news articles concerning a family's non-payment of their utility bills. City Manager Davis also stated that this family has made and was continuing to make false claims against the City, and specifically against one particular City employee. City Manager Davis stated the City works extremely hard to build a team of excellence, with individuals who are experienced, educated, with continuing education through certifications. City Manager Davis is extremely proud of the City employees and staff, as they represent some of the most qualified individuals the City has ever had in every position. City Manager Davis hopes this negative, hostile, and harassing environment stops so the employee and all City staff can get back to focusing on the good work the City does every day.

7. ELECTIONS & APPOINTMENTS

8. ADOPTION OF MINUTES

- A.** Regular Council Meeting Minutes - June 10, 2024
- B.** Regular Council Meeting Minutes - June 13, 2024
- C.** Regular Council Meeting Minutes - June 20, 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. Proclamation for Robert Johnson "Uncle Bob"

Mayor Pro-Tem Gabrielle Nelson recognized Robert " Uncle Bob" Johnson's Family, and Councilman Rufus Bright read a proclamation honoring Mr. Johnson and the legacy he left behind.

10. COMMITTEE REPORTS

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

11. CONSENT AGENDA

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

- A. GDOT Letter of Acknowledgement for Solicited Donation.
Staff recommends Approval.
- B. Request to close Pinder Point Rd. crossing DOT # 632468C, at-grade RR Mile Post A-484.49, (near) Savannah, Chatham Co. Georgia.
Staff recommends approval.

12. UNFINISHED BUSINESS

13. NEW BUSINESS

- A. Consideration of a Zoning Map Amendment Application submitted by Philip R. McCorkle as Agent for Ronald A. Royal, requesting to rezone (+/-)10 of 48.48 acres from R-1 to C-2, to allow for commercial development. PIN # 7-0975-01-024, located in the 1st Council District, at 6510 Georgia Highway 21.
 - Public Hearing

City Planner Katie Dunnigan explained that this was the first reading of an application for 10 acres of the Royal Tract that would like to be rezoned to C-2. The northern portion was approved for industrial in April, and the proposed use of the southern piece based off of the concept plan would be used for retail and storage. She also stated that the surrounding zoning is residential community, and they would benefit from neighborhood commercial support. The area will also act as a transitional zone between the industrial park and the neighborhood/residential use.

Philip McCorkle came and spoke on behalf of the applicant and explained that they are not sure what will go there because this is a concept plan, but they believe that it is a reasonable expectation. As they receive development opportunities and come back with the site plan, they can discuss those issues. He also explained that this will have a private road, and when the site plan, concept plan, and specific plan things like drainage and buffers are reviewed by staff, open to public comments and there will be a neighborhood meeting to get it all correct.

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

- A. Resolution Imposing a Moratorium on the Re-Zoning of Any Property to Establish a New Service Station (Gas Station)

City Manager Davis explained that these moratoriums are Council driven, as they would like to see a pause on these items. We currently have 14 gas stations and 3 that already have zoning approval and special use permits but are not constructed yet, which is 17 total. This will give us a little bit of a pause as we work on our future land use map and make minor adjustments to the zoning ordinances.

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. Resolution Imposing a Moratorium on the Re-Zoning of Any Property to a Residential Classification or District

City Manager Davis stated that as discussed last month within the budget presentation the city is experiencing hypergrowth and last year we had a 17% year over year increase in population, and as of date this year we have more permits now than we did last year. There is a vacancy in our development services department due to the unfortunate passing of our assistant city manager and we have the comprehensive plan that the city is working on. This will allow us to take a pause and allow the city to catch up with what is already approved, and will allow for the city to properly address the new residential zonings that come in.

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

15. EXECUTIVE SESSION

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

Councilman Stephens made a motion to go into to executive session for Personnel, and it was second by Councilwoman Alston-Cone. Approved Unanimous.

Councilwoman Alston-Cone made a motion to reconvene regular session, and it was second by Councilman Bright. Approved Unanimous.

Councilman Randerwala made a motion to approve outside legal counsel for cases not covered by GIRMA, and it was second by Councilman Bright. Approved Unanimous.

Councilman Bright made a motion to consolidate old contracts for the ice rink and amphitheater into our current contracts that we already have approved, and it was second by Councilman Stephens. Approved Unanimous.

16. ADJOURNMENT

There being no further business, Councilman Stephens made a motion to adjourn. Seconded by Councilwoman Alston-Cone. Approved Unanimous.

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