



CITY OF PORT WENTWORTH

CITY COUNCIL

JUNE 12, 2025

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

Councilman Thomas Barbee led the prayer and Pledge of Allegiance.

3. ROLL CALL - CLERK OF COUNCIL

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

5. RECOGNITION OF SPECIAL GUESTS

6. PUBLIC COMMENTS - REGISTERED SPEAKERS

A. Virginia Hynes
Discussed the following topic(s):
- Meetings Documentation

7. ELECTIONS & APPOINTMENTS

- A. Appointment of Alphonso Ribot to the Port Wentworth Development Authority

City Manager Steve Davis stated that James Touchton who is the Director of Economic Development, and Alfonso Ribot who is the President of the Hispanic Chamber, have had multiple conversations, and that Alfonso Ribot has also spoken individually with members of the council. He stated that Alfonso Ribot is seeking an opportunity to be a part of the Development Authority.

Alfonso Ribot, President of the Greater Savannah Hispanic Chamber of Commerce stated that he has lived in Port Wentworth since 2020. He expressed his commitment to serving the community, stating that he has worked on behalf of the city and region for the past ten years. He stated that he accepted the nomination and emphasized his desire to contribute to the City.

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

- B. Appointment of Councilman Rufus Bright to the Chatham Area Transit (CAT) Board of Directors

City Manager Steve Davis stated that the City's top legislative priority this year was to secure a seat on the CAT board. He stated that although Port Wentworth has been a part of CAT for a year, there has been no representation on the board. He stated that the state legislature recently passed changes to the CAT board structure, adding a seat for Port Wentworth. He stated that Councilman Rufus Bright has been pursuing this seat since the city joined CAT and is very interested, especially given his background in transit services.

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

- C. Nomination of Councilman Mark Stephens to the Savannah Music Commission Advisory Council

City Manager Steve Davis explained that the state legislature formed a new Savannah Music Commission following a study committee last year. He stated that as Port Wentworth continues to grow and prepares to build a 5,200 seat amphitheater set to be the second largest music venue in the region, there have been conversations with legislators about being involved. He states that while the city does not get a direct appointment to the commission or its advisory group, this is a

nomination meant to show the city's support for an individual's potential appointment. He states that the nominee is passionate about music and spoke with the city leadership before approaching legislators once the commission was officially established.

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

8. ADOPTION OF MINUTES

A. Regular Council Meeting Minutes - May 15, 2025

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

9. COMMUNICATIONS & PETITIONS

- A. Juneteenth
- B. Small Cities Month
- C. Alzheimer's & Brain Awareness Month
- D. National Homeownership Month
- E. Calendar of Events- City Manager

Mayor Pro-Tem Nelson read the Juneteenth Proclamation, Small Cities Month Proclamation, Alzheimer's and Brain Awareness Month Proclamation, and the National Homeownership Month Proclamation.

City Manager Steve Davis states that Juneteenth is now a federal holiday, and the City Hall will be closed on Wednesday, June 19th. He states that the city will host its third annual Juneteenth Celebration on Friday, June 20th. Due to ongoing construction, the event will be held at Rice Hope. He states that the Rice Hope HOA has partnered with the city to make this event possible. He explained that Rice Hope holds historical significance as the site of General Sherman's Order No. 15, which granted forty-acre tracts to formerly enslaved people, originating the phrase "forty acres and a mule". He states that the area also includes the Rice Creek School and the historic Houston House, one of the original thirteen African American praise houses established after the Civil War.

Alzheimer's and Brain Awareness Month

A representative from the Alzheimer's Association thanked the city for recognizing June as Alzheimer's

and Brain Awareness Month. She expressed gratitude on behalf of the organization and the many families affected by Alzheimer’s and other forms of dementia. She emphasized the goal of improving support and working towards a world without Alzheimer’s.

Homeownership Month

The CEO of Coastal Empire Habitat for Humanity, Zerik Samples introduced the Homeowner Service Administrator, Major Christopher Moffett. Moffett thanked the City for the proclamation and emphasized their commitment to supporting homeownership through education and preparation. He shared their goal is to ensure future residents are responsible and engaged members of the Port Wentworth community. He states that currently sixteen potential homeowners are being considered through the application process for the property involved in the partnership with the city.

City Manager Steve Davis shared several upcoming community events and announcements:

- Food Truck Friday- June 14th at City Hall
- Father's Day- June 16th
- Juneteenth Celebration- June 20th at Rice Hope Clubhouse
- City Council Meeting- June 26th
- Combined Food Truck Friday and Movie Night- June 27th
- 4th of July- City Hall closed
- Grand Opening and Ribbon Cutting for New Fire Station- July 11th
- Food Truck Friday- July 12th
- Lithium Battery Awareness Class- July 14th
- Councilwoman Cone's Citizen Advisory Group Meeting- July 18th
- Fire Department Blood Drive- August 8th

10. COMMITTEE REPORTS

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

11. CONSENT AGENDA

- A. Request for Inclusion in the Chatham Area Transit (CAT) Service and Taxing District

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Stephens, Council Member
SECONDER:	Gabrielle Nelson, Mayor Pro Tem

AYES: Gabrielle Nelson, Thomas Barbee, ArtLise Alston-Cone, Mark Stephens, Rufus Bright, Shawn Randerwala

B. Six Amendment to the 2001 Water and Sewer Agreement

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

12. NEW BUSINESS

- A. Coleman Company, Inc., as Agent for Core Credit Union, requests the approval of a Concept Site Plan "Core Credit Union". PIN# 70906 04028, located at 3 Lakeside Blvd in the 1st Council District. Zoned PUD (Commercial).
City Manager Steve Davis states that Core Credit Union, based in Statesboro, will open a new location at Lakeside Blvd and Highway 21, becoming the only bank within city limits. He states that the site includes a drive-through and aligns with Magnolia Blvd. He states that traffic light improvements at the intersection are underway, with tree removal already starting. He states that Council was asked to include a sidewalk along the city's trail plan and was agreed to by the developer.

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

- B. The Planning Board recommends approval of a Zoning Map Amendment Application submitted by Robert L. McCorkle as Agent for Development Associates Partners, LLC, requesting to rezone 24.81 acres from R-1 and C-1, to R-5 and C-1, to allow for high density residential development with a separate commercial component. PIN #s 70978 07004 & 70978 07005, located in the 2nd Council District, off Meinhard Road.

• **PUBLIC HEARING**

City Planner, Katie Dunnigan states that an application was presented to rezone approximately twenty-one acres to R1 and C1. She states that the plan includes around eighty townhomes and approximately two acres for commercial use, with another two acres set aside for an existing monopole. She states that while the future land use map designates the area as commercial, the presence of wetlands in the southern portion limits traditional development. She states that the proposed layout includes commercial space and townhomes surrounding the wetlands. She states

that the planning commission recommends approval with the condition that a recombination plot be recorded and submitted to Development Services.

A representative spoke on behalf of the applicant, noting that the property, located between Meinhard Road, a railroad track, and I-95, is a challenging site for commercial use, despite its future land use designation. He states that the proposed project, named Anchor South, would include residential townhomes and some commercial space along the frontage, directly across from Anchor Park, sharing its main entrance. He states that the design aims to preserve wetlands, with minimal impact and includes plans for crosswalks to improve connectivity.

Councilman Mark Stephens asked what will be done about the traffic on the road since there are only two lanes right now?

The applicant states that there are plans for a right-in, right-out access separate from the main intersection. He states that traffic concerns will be further addressed during the site plan phase.

City Manager Steve Davis states that the current layout is not a formal site plan, but a general configuration showing the townhome placement. He states that there are ongoing discussions with the applicant regarding front setbacks along Monteith Road, in anticipation of a future road widening near the Anchor Park entrance.

Councilwoman Artlise Alston-Cone asked where the trails will be located?

City Manager Steve Davis states that the trails will be attached to the sidewalk across from the park.

Mayor Pro-Tem Gabrielle Nelson states that she is excited to see new development in the area in terms of housing. She states that the area will be more accessible to the community surrounding the area.

City Manager Steve Davis states that the city controls the road in question and plans to use SPLOST funds to widen it soon, likely beginning next year. He states that this improvement is part of the city's transportation plan and is intended to support the expected growth around the 165-acre Anchor Park and surrounding area.

- C. The Planning Commission recommends approval of a Zoning Map Amendment Application submitted by Phillip McCorkle as Agent for SPH 21, LLC requesting to rezone 23.02 acres from R-1 to R-4, to allow the expansion of a residential townhome development. PIN #s 700976 02038, located in the 1st Council District, off Highway 30.

• **PUBLIC HEARING**

City Planner, Katie Dunnigan, states that an application was presented to rezone property for the development of approximately sixty-three additional townhomes as phase two of the Arborview Townhomes on Highway thirty. She states that the parcel is designated as residential on the future land use map and will have access to Highway thirty through the existing Arborview development.

The applicant states that the twenty-three-acre parcel, with only twelve acres of uplands and significant wetlands, is a challenging site. He states that it was part of a larger industrial tract, the property extends into a mostly residential area. He states that the parcel is landlocked, with limited access. He states that the only viable access is through the existing Arborview development, making the proposed residential expansion the most practical and economically feasible use.

13. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

- A. Adoption of Millage Rate

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

B. Adoption of FY26 Budget.
 • Public Hearing

City Manager, Steve Davis and Assistant City Manager/ Chief Financial Officer, Thomas Kilmartin gave a presentation on the FY26 Budget. Key points from the presentation are as follows:

- General Fund Budget of \$18.7 million
- No Millage Rate increase (hold at 5.216 mills)
- Maintains Fund Balance Policy of 25% in Reserve
- Workforce increase of 6.9%
- Eleven new positions will be available: Nine full time and two part time
- The City is planning to appropriate \$18.7 million in General Funds for operations, \$12.5 million in Enterprise, \$1.7 million in hotel Motel funds in support of the General Fund, and \$25.3 million in capital funds to provide the community with exceptional services and amenities
- Inflation continues to impact operations from 7.0% to 2.9% in the last five years
- Population increase of 36.65% over the past five years
- Hyundai Motor Company
- Housing construction
- Commercial and Industrial Construction
- Demand for water and sewer service
- Residential increase of 15.1% in one year
- Commercial construction increased by 25.4% in one year
- City population is 14,865 as of July 2024 (an increase of 3,987 or 36.65% from 2020)
- City Gross Digest for 2025 is \$1.106 billion
- Regional travel has returned to pre-pandemic levels
- The City reported \$42.1 million in General and Enterprise reserve funds on 6/30/2024 and is committed to expend \$23 million to construct new recreational facility, enhance infrastructure and equipment
- Budget positions: Full time (152), part time (19), elected officials (7), Total: 178

Mayor Pro-Tem Gabrielle Nelson expressed the importance of the Tax Digest in the budgeting process and praised the city's CFO for balancing the budget despite delays in receiving this critical document. She commended City Manager, Steve Davis and Assistant City Manager/ Chief Financial Officer, Thomas Kilmartin for their long hours and hard work. She states that the city is managing its finances well.

Councilman Mark Stephens acknowledged the city's strong financial foresight, highlighting the reserves maintained in the bank and the ability to generate additional earnings.

14. UNFINISHED BUSINESS

- A. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by Phillip McCorkle as Agent for Elaine Seabolt, requesting to rezone 65.83 acres from R-1 to R-5, to allow for multi-family residential development. PIN #s 70978 01038, 70978 01001H, 70978 01001G, located in the 2nd Council District, off Meinhard Road.

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

- B. Consideration of the 2nd reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 1.42 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70976 01018, located in the 2nd Council District, at 711 Hwy 30.

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

- C. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone .9 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70975 02007, located in the 1st Council District, at 7512 Highway 21.

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

- D. Consideration of 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone +/- 5.26 acres from R-1 to C-2, for the purpose of land use conformance. PIN #s 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B, located in the 1st Council District, on Highway 30.

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

- E. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 10.77 acres from C-2 to R-5, for the purpose of land use conformance. PIN # 70037 01012, located in the 3rd Council District, at 1133 Coldbrook Station Circle.

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

- F. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 14 acres from C-2 to R-5, for the purpose of land use conformance. PIN # 70037 01051, located in the 3rd Council District, at 501 Old Richmond Road.

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

- G. Consideration of a 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone +/- 4 acres from SPLIT zoning (C-2/R-1) to C-2, for the purpose of land use conformance. PIN # 70001 04005, located in the 4th Council District, at 6620 Hwy 21.

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

- H. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 2.5 acres from R-4 to I-1, for the purpose of land use conformance. PIN # 70015 01001, located in the 4th Council District, at 604 S Coastal Highway.

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

- I. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone .06 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70010 13025, located in the 4th Council District, at 808 Crossgate Road.

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

- J. Consideration for the 2nd Reading of Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone .14 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70010 13011, located in the 4th Council District, at 101 S Coastal Hwy.

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

AYES: Gabrielle Nelson, Thomas Barbee, ArtLise
Alston-Cone, Mark Stephens, Rufus Bright

- K. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone +/- 1 acre from R-4 to C-2, for the purpose of land use conformance. PIN # 70010 02002, located in the 4th Council District, at 1 Dixie St.

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

- L. A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a mobile storage business in the C-2 zoning district. PIN # 70010 02002, located in the 4th Council District, at 1 Dixie St. Current zoning R-4, proposed zoning C-2.
- Public Hearing held May 15, 2025

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

- M. Consideration of the 2nd Reading for a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 1.8 acres from R-4 to C-2, for the purpose of land use conformance. PIN # 70010 02001, located in the 4th Council District, at 1000 Dorset Rd.

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

- N. A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a a Nursing Home in the C-2 zoning district. PIN # 70010 02001, located in the 4th Council District, at 1000 Dorset Rd. Current zoning R-4, proposed zoning C-2.

- Public Hearing held on May 15, 2025

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

- O. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 1 acre from R-1 to C-2, for the purpose of land use conformance. PIN # 71017 02010, located in the 3rd Council District, at 101 Hodgeville Rd

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

- P. A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a Vehicle Service Station (Gas Station) in the C-2 zoning district. PIN # 71017 02010, located in the 3rd Council District, at 101 Hodgeville Rd. Current zoning R-1, proposed zoning C-2.
- Public Hearing held on May 15, 2025

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

- Q. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 19.3 acre from C-3 to I-1, for the purpose of land use conformance. PIN # 70035 01002, located in the 2nd Council District, at 6232 Hwy 21.

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

- R. A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow Warehousing in the I-1 zoning district. PIN # 70035 01002, located in the 2nd Council District, at 6232 Hwy 21. Current zoning C-3, proposed zoning I-1.
- Public Hearing held on May 15, 2025

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

- S. Consideration for the 2nd Reading of a Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone .86 acres from R-4 to C-1, for the purpose of land use conformance. PIN # 70010 04005, located in the 4th Council District, at 5 Birkenhead Rd.

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

- T. A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a Funeral Home in the C-1 zoning district. PIN # 70010 04005, located in the 4th Council District, at 5 Birkenhead Rd. Current zoning R-4, proposed zoning C-1.
- Public Hearing held May 15, 2025

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

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- U. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone +/- 5.76 acres from R-4 to C-2, for the purpose of land use conformance. PIN #s 70906 01038 & 70906 01037, located in the 1st Council District, at 8901 Highway 21.

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

- V. A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow Self-Storage in the C-2 zoning district. PIN # 70906 01038 & 70906 01037, located in the 1st Council District, at 8901 Hwy 21. Current zoning R-4, proposed zoning C-2.
- Public Hearing held May 15, 2025

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

15. EXECUTIVE SESSION

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

Mayor Pro-Tem Nelson made a motion to retire to executive session, and it was second by Councilman Stephens. Approved Unanimous.

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

16. ADJOURNMENT

RESULT:	APPROVED [UNANIMOUS]
MOVER:	ArtLise Alston-Cone, Council Member

SECONDER: Gabrielle Nelson, Mayor Pro Tem

AYES: Gabrielle Nelson, Thomas Barbee, ArtLise Alston-Cone, Mark Stephens

Mayor Gary Norton

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2025.

ATTEST:

Zahnay Smoak, Clerk of Council