



CITY OF PORT WENTWORTH

CITY COUNCIL
MARCH 19, 2026

Council Meeting Room

Regular Session

7:00 PM

**7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407**

1. CALL MEETING TO ORDER

Mayor Pro-Tem Gabrielle Nelson called the meeting to order.

2. ROLL CALL - CLERK OF COUNCIL

| Attendee Name | Title | Status |
|----------------------|----------------|---------------|
| 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 |
| Tracy Saunders | Mayor | Absent |
| Shawn Randerwala | Council Member | Absent |

3. PRAYER AND PLEDGE OF ALLEGIANCE

Councilman Rufus Bright led the prayer and pledge of allegiance.

4. APPROVAL OF AGENDA

Councilman Mark Stephens made a motion to approve the agenda with an Addition of 5A- Firefighter presentation seconded by Councilman Rufus Bright.

5. RECOGNITION OF SPECIAL GUESTS & ELECTIONS and APPOINTMENTS

Fire Chief Lance Moore thanked and recognized firefighters from his team for their achievements in the following areas:

- Seth Moore & LT. Brett Minnis: Ropes Technician Certification
- Hannah Floyd: EMT
- Britney Adams: Paramedic/EMS Director
- Sam Floyd: Service to Firefighting

6. COMMUNICATIONS & PETITIONS

- A. Women's History Month Proclamation**
- B. National Social Work Month Proclamation**
- C. Developmental Disabilities Awareness Month Proclamation**
- D. National Women in Construction Week Proclamation**
- E. National Reading Month Proclamation**
- F. St. Patrick's Day Proclamation**
- G. Girl Scouts 114th Birthday Proclamation**
- H. City Manager Update**

Mayor Pro-Tem Gabrielle Nelson presented the Women's History Month Proclamation, the National Social Work Proclamation, the Developmental Disabilities Awareness Month Proclamation, the Women in Construction Week Proclamation, the National Reading Month Proclamation, the St. Patrick's Day Proclamation, and the Girl Scouts 114th Birthday Proclamation.

Developmental Disabilities Proclamation

Neil Ligon, representing Living Independence for Everyone, a Center for Independent Living serving Southeast Georgia, expressed appreciation for the recognition. He described the organization's mission to support individuals with disabilities in maintaining independence through community-based services and noted that the work is driven by a peer-led team.

National Women in Construction Week

Cynthia McKinney, representing Pat Mathis Construction Company, accepted recognition on behalf of Ms. Pat Mathis. She briefly highlighted Ms. Mathis's legacy as the founder of the company in 1980 and her significant contributions to the community, noting her impact and long-standing service.

National Reading Month Proclamation

Dr. Tonya Howard Hall stated that literacy, including reading, writing, and speaking, is essential for student success. She encouraged the community to support children by reading with them, evaluating their progress, educating them on the importance of literacy, advocating for their needs, and donating books.

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

Food Truck Series

Art Contest Winner Announcement (Habitat)

Port Wentworth Broncos Home Game – March 28

Council Retreat – March 30 through April 1

City Hall Closed – April 3

Food Truck Series – April 3

Planning and Zoning – April 6

Stand Up for America Day Pageant – April 11

City Council Meeting – April 16

Stand Up for America Gala – April 18

Stand Up for America Day – April 25

Savannah Steel Fundraiser – May 22 and May 24

Other City Events Continued:

3/28 - Broncos Home Game - 6pm - Mabley Park

3/30-4/2 - Spring Break Camp -9am -1pm - Gym

4/04 - Broncos Home Game - 6pm - Mabley Park

4/11 - SUFAD Pageant - Rice Creek Elementary - 8am -5pm • 4/18 - Broncos Home Game - 6pm - Mabley Park

4/25 - Stand Up For America Day

7. PUBLIC COMMENTS - REGISTERED SPEAKERS

A. Casandra

Discussed the following topic(s):

- Agenda item 11A

8. ADOPTION OF MINUTES

A. Regular Council Meeting Minutes - February 19, 2026

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

9. CONSENT AGENDA

City Manager Steve Davis stated that the first item is a debris removal contract with a company the City has previously used, which is required for FEMA compliance. He stated that the second item is the renewal of a contract with EOM Operations, which manages the City’s lift stations, sewer systems, and wastewater treatment plant.

| | |
|------------------|---|
| 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 |

- A. Annual Renewal of Emergency Debris Removal and Management Services
- B. Renewal of the agreement between the City of Port Wentworth and EOM for Operations and Maintenance.
Approval

10. UNFINISHED BUSINESS

11. NEW BUSINESS

- A. Consideration of the 1st Reading of a Zoning Map Amendment Application submitted by City of Port Wentworth, requesting to rezone 3.317 of 61.82 acres from R-4 to C-1, to allow for a medical center. PIN # 70978 05013, located in the 3rd Council District, on Anchor Park Boulevard.

City Planner Katie Dunnigan stated that the City is requesting to rezone a parcel in Anchor Park from R-4 to C-1 to allow for a medical facility. She explained that C-1 supports neighborhood-scale, walkable commercial uses, and clarified that the proposed use is an outpatient medical facility, not a hospital.

City Manager Steve Davis stated that there will be no roadway connection or access across the property, and Tiller Way will not provide direct access.

- B. Consideration of the 1st Reading for a Zoning Map Amendment Application submitted by Phillip R. McCorkle as Agent for PWCC Landco Main, LLC, requesting to rezone 18.58 of 33.91 acres from R-1 to I-1, to allow for industrial use. PIN #s 70976 02014, 70975 01013, 70975 01014 , located in the 1st Council District, off Wentworth Parkway.

City Planner Katie Dunnigan stated that the applicant's request is to grant access and development for the existing and approved Port Wentworth Commerce Center. She stated that the areas proposed for industrial zoning, would allow for better development and provide a buffer to neighboring residential properties. She stated that the northern parcel cannot serve as a buffer unless it is part of the site.

Councilwoman ArtLise Alston-Cone asked if the buffers were already needed before the rezoning. She also asked what percentage of the city's 16 square miles is currently zoned industrial and what the percentage change would be if Council approves the requested rezoning?

City Planner Dunnigan stated that approximately 28% of the city's 16 square miles is currently zoned industrial. She stated that the additional acreage proposed for rezoning would represent only a very small increase.

Councilwoman Cone asked what percentage of the city was originally zoned industrial?

City Planner Dunnigan stated that the area is currently shown as residential, not industrial. She stated while the rezoning would technically increase industrial acreage, much of the northern parcel is easement and unusable, and sufficient buffering is provided. She stated that the rezoning would also allow additional vegetative screening.

- C. 3-Way Intergovernmental Agreement Between the City of Port Wentworth, the Port Wentworth Development Authority, and the Port Wentworth Downtown Development Authority

12. EXECUTIVE SESSION

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

13. ADJOURNMENT

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

Mayor Tracy Saunders

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2026.

ATTEST:
Zahnay Smoak, Clerk of Council
