



CITY OF PORT WENTWORTH

CITY COUNCIL

APRIL 18, 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

A.

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

- Remove 13A from New Business.

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

5. PUBLIC COMMENTS - REGISTERED SPEAKERS

A. Marsha Buford

Discussed the following topic(s):

-Campaigning for Chatham County Commissioner District 8

B. Rice Creek Community Members

Discussed the following topic(s):

- Car wash

C. Malcom Smith

Discussed the following topic(s):

- 12A Agenda Item

D. Georgia Benton

Discussed the following topic(s):

- Water
- Warehouses

E. LaRay Benton

Discussed the following topic(s):

- Public Nuisance
- Zoning

F. Anwar Shabazz

Discussed the following topic(s):

- Car Wash

6. RECOGNITION OF SPECIAL GUESTS**7. ELECTIONS & APPOINTMENTS**

A. Appointment to Planning Commission and Zoning Board of Appeals

The City Council voted Doug Highsmith as a member of the Zoning Board of Appeals. Vote Approved Unanimously.

Councilman Stephens then made a motion to appoint Doug Highsmith as a member of the Planning Commission, it was second by Councilwoman Alston-Cone. Vote Approved Unanimously.

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

8. ADOPTION OF MINUTES

A. Regular Council Meeting Minutes - March 21, 2024

- 1.

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

9. COMMUNICATIONS & PETITIONS

Mayor Pro-Tem Barbee made the following announcements:

- Free Bulk Day, April 20th
- Stand Up For America Day, April 27th
- CAT (Chatham Area Transit) is doing extremely well and has had over 4,000 riders in one month. Councilwoman Alston-Cone also explained that if anyone has children who have an ID they can ride for free, and if they don't have an ID they can fill out a form on CAT's website and they will get them an ID. Councilwoman Nelson added that parents with small children are also able to ride for free with the child.

Public Works Director Omar Senati-Martinez discussed the cleaning of the ditches, and explained how more information could be found on the City's website.

Councilman Stephens congratulated the City and Fire Chief on the ground breaking for the new fire station that will be located on Hwy 30.

10. COMMITTEE REPORTS

A.

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

11. CONSENT AGENDA

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

A. Resolution Supporting City Post Office

12. UNFINISHED BUSINESS

A. Consideration of the 2nd Reading of an application submitted by Ernest Investments, LLC as Agent for Warren Sweatt, requesting to rezone 4.21 acres from R-1 to C-1, to allow for retail development. PIN # 7-1017-01-013, located in the 1st Council District, at 1005 GA Highway 30

City Manager Steve Davis explained that the City reached out to Mr. Patel to let him know that it was going to be a requirement for a grave site survey to be done before this item would be allowed back before Council. Mr. Patel had the site surveyed by a licensed and insured firm and has confirmed that there were no grave sites on the site. There was also discussion about increasing the buffer which they have agreed to.

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

- B. Consideration of the 2nd Reading of an application submitted by Philip R. McCorkle as Agent for Ronald A. Royal, requesting to rezone 41.5 of (+/-)48.48 acres from R-1 to I-1, to allow for warehouse development. PIN # 7-0975-01-024, located in the 1st Council District, on Georgia Highway 21.

Councilwoman Nelson asked Mr. Davis if this was apart of the industrial park, and Mr. Davis said yes. She also asked if we will be entering into an agreement with them that will allow them to take care of certain things such as water before it becomes an issue, and Mr. Davis stated that the City has a significant development agreement with this group for the industrial park, as well as substantial benefits outside of the park which include things such as property for a future fire station and trail network that will connect Rice Creek and Rice Hope, which will eventually connect into our park, they will also be handling the intersection in front of Rice Hope where a light and turning lanes will be added.

Councilwoman Alston-Cone asked if our new water contract included the foresight of a building this magnitude, and Mr.Davis said that we have a sufficient amount of water to handle the park.

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

- C. Consideration of the 2nd Reading of an application submitted by Steven Campisi as Agent for HP-221120 Port Wentworth, LLC, requesting to rezone (+/-)38.8 of 77.7 acres from R-1 to R-5, to allow for zoning unification for an approved multifamily development. PIN # 7-0975-01-024, located in the 2nd Council District, on Georgia Highway 21.

Mayor pro-Tem Barbee corrected the pin number on this agenda item to #7-1017-01-014. He also stated that this item will be located on Highway 30.

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

- D. Consideration to approve the 2nd Reading of an application submitted by A Zoning Map Amendment City of Port Wentworth, requesting to rezone 18.65 of 20.85 acres from R-3 to PUD, to allow for residential development. PIN # 7-0014-06-001, located in the 4th Council District, between Coleraine Drive and Barnsley Road.

City Manager Davis explained that there has been several iterations of this project, multiple town halls, and a few modifications have been made. Some of those modifications include moving the road further away from the train tracks to increase a natural buffer, taking out four of the single family home lots that are behind the homes on Barnsley creating a buffer for those homes and a wildlife corridor as well, which was requested by residents, and there will be a rear access alley with no front garages.

Councilwoman Nelson thanked staff for all of the work that they have done on this project, that will give people the opportunity to live the American dream which is homeownership.

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

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.

Item continued to next Council meeting.

- B. A Zoning Map Amendment Application has been submitted by Yash Development, LLC as Agent for William Grainger and Yash Desai 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.

City Planner Katie Dunnigan explained that this was a request for a rezoning to C1 and the applicant proposes to create apartments with a row that has frontage on Hwy 30 with retail on the lower levels and living dwellings on the upper levels. She also explained that C1 is the lowest intensity that Port Wentworth has for commercial and is intended to support more residential.

Josh Yellin representing Yash Development stated that at the last Planning and Zoning meeting this item was unanimously approved, and they believe that this is a good zoning for this location. He also said that what wasn't shown on the map was a cell tower that is at the rear of the parcel making the site difficult to develop on the current zoning for single family homes. He also explained that they were looking for a zoning that fit with the Comp Plan and the needs of Port Wentworth now and in the future. He also said that this is only for the rezoning as they would have to come back with a site plan, but cannot do that unless they know what zoning they will have.

Mayor Pro-Tem Barbee asked how long and where are the deceleration and acceleration lanes, and Mr. Yellin showed on the map where they would be on the preliminary plan. Mayor Pro-Tem Barbee also asked what size were the buildings going to be for the retailers and Mr. Yellin said about 12,000sq ft for the three buildings.

Councilwoman Alston- Cone asked if they were going to request a left turning lane from G-DOT into the property, because Hwy 30 is only two lanes and if you don't have that you will be blocking traffic. The engineer on the project Scott Burns said that they are required to provide a study to G-DOT and from that they will determine if they meet the requirements for it.

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

15. EXECUTIVE SESSION

Mayor Pro-Tem Barbee made a motion to go into to executive session for Personnel, and it was second by Councilman Stephens.

Mayor Pro-Tem Barbee amended his motion to go into executive session for Litigation, Personnel, and Real Estate, and it was second by Councilman Stephens. Approved Unanimous.

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

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

16. ADJOURNMENT

There being no further business, Councilman Stephens 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