



CITY OF PORT WENTWORTH

CITY COUNCIL

AUGUST 24, 2023

Council Meeting Room

Regular Meeting

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 Rufus Bright led the Prayer and Pledge of Allegiance.

3. ROLL CALL - CLERK OF COUNCIL

Attendee Name	Title	Status	Arrived
Gary Norton	Mayor	Present	
Thomas Barbee	Mayor Pro Tem	Present	
Gabrielle Nelson	Council Member	Present	
Mark Stephens	Council Member	Present	
Rufus Bright	Council Member	Present	
Glenn Jones	Council Member	Present	

4. APPROVAL OF AGENDA

Mayor Pro-Tem Barbee made a motion to approve the agenda with the following additions:

- Item 13 D, E, F will be combined into one item
- Add lens lock in car/ body camera system agreement

A.

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

5. RECOGNITION OF SPECIAL GUESTS

6. PUBLIC COMMENTS - REGISTERED SPEAKERS

A. Avril Roy- Smith

Discussed the following topic(s):

- Recognized City Hall Workers for their hard work and kindness
- Logging trucks
- Elections

B. Karen Hughes

Discussed the following topic(s):

- Surveyors in New Port
- Pot holes in New Port

C. John Tyson

Discussed the following topic(s):

- Traffic & Police

D. Georgia Benton

Discussed the following topic(s):

- Road Sign
- Developers
- Zoning Board
-

E. Domonique Lavoisier

Discussed the following topic(s):

- Thanked everyone for the National Night Out

7. ELECTIONS & APPOINTMENTS

8. ADOPTION OF MINUTES

9. COMMUNICATIONS & PETITIONS

Mayor Pro Tem Barbee Discussed the following topic(s):

- Happy that the Mayor has returned
- Congratulated Councilmen Stephens for defending his seat
- Recognized Sean Randerwala as the first individual from India to serve on the City of Port Wentworth's Council

10. COMMITTEE REPORTS

A.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rufus Bright, Council Member
SECONDER:	Mark Stephens, Council Member
AYES:	Barbee, Nelson, Stephens, Bright, Jones

11. CONSENT AGENDA

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

A. MOU – Lineage Electronic Signage

12. UNFINISHED BUSINESS

13. NEW BUSINESS

A. Park Phase 1 Agreement for Engineering Services

City manager Steve Davis explained that this is an agreement to complete all of the civil engineering for phase 1 of the park.

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

B. Zoning Map Amendment Application submitted by Daniel Ben-Yisrael, Drayton Parker Companies, on behalf of Frank Neville Floyd, for PIN #'s 70976 02029, a portion of 70976 02003, and a portion of 70976B 01001B (intersection of Highway 21 and Highway 30) to Rezone from RA (Residential Agriculture) to C-2 (Community Business) Zoning District for the purpose of a Convenience Store / Fuel Service Station (Parker's Kitchen) (1st Reading)

Daniel Ben-Yisrael real estate development manager from the Parker's Kitchens came and gave a presentation for their rezoning application.

Mayor Pro- Tem explained that Highway 21 right now already has three gas stations. He also stated that the council has asked them to place something there that would improve the quality of life for the residents. In response Mr. Daniel stated that they would have 2 out parcels that would remain and they are going to construct and access road to service those parcels, which could possibly be other retail users such as quick service restaurants. He also explained that he has been working with the city to find something that would be suitable for those locations.

Councilwoman Nelson thanked them for listening to the council's and citizens request for the changes they wanted to be made such as: no diesel fuel and from the zoning going from C3 to C2. Mrs. Nelson asked how many employees were they planing to have and if they could give priority to Port Wentworth residents? Mr. Daniel stated that they are planning to bring about 13-14 employees on board. Mr. Davis also stated that the new zoning ordinance is in place and that the C2 zoning does not allow for a truck stop and they are also planning for pedestrian access all the way to the park.

Councilman Stephens asked if they would have any charging stations for the electric cars that are coming out more now, and Mr. Daniel explained that they are working with their engineers to collect data to see if the area has a demand for it. However, they do put the infrastructure in so that whenever there is a demand they can accommodate it.

Mr. Daniel also explained that they also would like to be good community partners and contribute to the communities that they are apart of in many areas other than just taxes and fees such as: the funding of food missions, local charities, making a donation to their fueling the community program that help with things such as educational institution, and they have a parkers community fund board that helps communities with homelessness, single mothers, veterans, and community medical needs.

C. Zoning Map Amendment Application submitted by John D Northup, III, with Bouhan Falligant LLP, on behalf of the Pfeiffer Family Living Trust; William K Pfeiffer Jr & Charlotte G Pfeiffer and Lynwood R & Anita S Griner and Johnny R Griner, for PIN #'s 70976 01055, 70976 01041Y, 70976 01038, 70976 01039 & 70976 01040 (1100, 1112 & 1122 Meinhard Rd., Port Wentworth, GA) to Rezone from R-A (Residential Agriculture) to R-M (Residential Multifamily) Zoning District for the purpose of a cottage development community called LEO Cottages at Port Wentworth. (1st Reading)

John Northup an attorney representing Advenir Oakley Group gave a presentation on behalf of Leo Private Rental Residencies on the following topics:

- Location of the proposed subdivision complex
- Concepts and amenities of subdivision
- Zoning
- Masterplan
- Mission: Who lives there, How are they different

Councilman Barbee asked how long is the deceleration lane to turn in, and engineer Rusty Windsor explained that they are working on the traffic study that will line that up.

Council woman Nelson asked about the parking and they stated that they will have enough space for standard parking. She also asked if there was an option to not have that entrance put in on Highway 30? Scott Weathers with Advenir Oakley explained that they had a meeting with the HOA Board and they held a town hall meeting, and that one of the biggest concerns that was taken away from those meetings were having two entrances on Meinhart, so they looked for an option to mitigate that concern. They also said that they will continue to work with GDOT to help make sure that they choose the best solution possible.

- D. Subdivision Application submitted by Jason Bryant with Pittman Engineering, on behalf of Forestar (USA) Real Estate Group Inc., for PIN #'s 7-0906-04-054 and 7-0906-04-063 (Lakeside Blvd., Port Wentworth, Ga) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 25) for the purpose of a Single-Family Subdivision

Mayor Pro Tem Barbee explained that this motion to approve would be for the combination of D, E, F.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Thomas Barbee, Mayor Pro Tem
SECONDER:	Glenn Jones, Council Member
AYES:	Barbee, Nelson, Stephens, Bright, Jones

- E. Subdivision Application submitted by Jason Bryant with Pittman Engineering, on behalf of Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-063 (Lakeside Blvd., Port Wentworth, Ga) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 27) for the purpose of a Single-Family Subdivision
- F. Subdivision Application submitted by Jason Bryant with Pittman Engineering, on behalf of Forestar (USA) Real Estate Group Inc., for PIN #'s 7-0906-04-041, 7-0906-04-054 and 7-0906-04-063 (Lakeside Blvd., Port Wentworth, Ga) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 29B) for the purpose of a Single-Family Subdivision
- G. Site Plan Review Application submitted by Forestar (USA) Real Estate Group Inc. for PIN #'s 70906 04041, 054, 063 (Lakeside Blvd.) for a Specific Development Site Plan to allow a Major Subdivision (Lakeside at Rice Hope Phase's 25, 27, & 29B) in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Thomas Barbee, Mayor Pro Tem
SECONDER:	Rufus Bright, Council Member
AYES:	Barbee, Nelson, Stephens, Bright, Jones

H. Lens Lock Body Camera System Agreement

Mayor Pro- Tem Barbee explained that this is the adoption of the new body camera system for our police officers.

Councilman Stephens asked Assistant Chief Sherrod if the data plan would be held on the cloud and he said yes.

Mayor Pro- Tem Barbee also asked if the policy would change, and Assistant Chief Sherrod stated that the policy would stay the same.

1.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Stephens, Council Member
SECONDER:	Rufus Bright, Council Member
AYES:	Barbee, Nelson, Stephens, Bright, Jones

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

A. Fee Schedule Amendment-2nd Reading

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Stephens, Council Member
SECONDER:	Gabrielle Nelson, Council Member
AYES:	Barbee, Nelson, Stephens, Bright, Jones

B. Fee Schedule Resolution

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Stephens, Council Member
SECONDER:	Gabrielle Nelson, Council Member
AYES:	Barbee, Nelson, Stephens, Bright, Jones

15. EXECUTIVE SESSION

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

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

Mayor Pro- Tem made a motion to approve the agreement for the Gray litigation matter that was discussed in executive session, and it was second by Councilman Bright. Approved Unanimous. (Councilman Jones was not present during this vote, as he had to leave.)

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

16. ADJOURNMENT

There being no further business, Councilwoman Nelson made a motion to adjourn. Seconded by Councilman Stephens. 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