



CITY OF PORT WENTWORTH

CITY COUNCIL

MARCH 21, 2024

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

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	Present	
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

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

A.

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

5. PUBLIC COMMENTS - REGISTERED SPEAKERS

A. Avril Roy-Smith

Discussed the following topic(s):

- Thanked Leisure Services for all of the events and activities that they have put together
- Planning and Zoning Board

B. Georgia Benton

Discussed the following topic(s):

- Fiber Optics

C. Laureen Monica Boles

Discussed the following topic(s):

- Running for District 8 Chatham County Commissioner

D. Charles Coovert

Discussed the following topic(s):

- Post Office

6. RECOGNITION OF SPECIAL GUESTS**7. ELECTIONS & APPOINTMENTS****8. ADOPTION OF MINUTES**

A. Regular Council Meeting Minutes - February 15, 2024

1.

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

9. COMMUNICATIONS & PETITIONS

City Manager Steve Davis discussed all of the events that were going to be taking place in the month of April:

- Richmond Hill Broncos Games, (March 23rd)
- Groundbreaking for new fire station, April 12th
- Free Bulk Day, April 20th
- Stand Up For America Day, April 27th
- Savannah River Classic, April 27th

10. COMMITTEE REPORTS**11. CONSENT AGENDA**

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

A. National Multiple Sclerosis Educational Awareness Month

B. Intergovernmental Agreement with Chatham County for Fire Protection Pursuant to SDS

City Manager Davis explained that this IGA has already been passed by Chatham County Board of Commissioners, and this comes from a piece of legislation that was dealing with fire districts that would have impacted the City.

12. UNFINISHED BUSINESS

- A. Consideration of a 2nd Reading for a Zoning Map Amendment Application submitted by Philip R. McCorkle as Agent for Inter Metro Properties (GA), LLC, requesting to rezone 2.6 acres from R-1 to I-1, to allow for expansion of a logistics yard. PIN # 7-0003-01-006, located in the 4th Council District, at 324 Flannel Avenue.

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

- B. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by Southern Wood Company, LLC as Agent for Yash Desai, requesting to rezone 15.38 of 22.59 acres from C-2 to R-5, to allow for a multi-family residential development. PIN # 7-0037-02-004, located in the 3rd Council District, on Georgia Highway 21.

Councilwoman Alston-Cone asked how many units are being built, and Mr. Davis said that its about 288. She also asked about the entrances and exits and Mr. Davis showed on the map where they would be.

RESULT:	APPROVED [5 TO 1]
MOVER:	Mark Stephens, Council Member
SECONDER:	Shawn Randerwala, Council Member
AYES:	Barbee, Nelson, Stephens, Bright, Randerwala
NAYS:	Alston-Cone

13. NEW BUSINESS

- A. Zoning Map Amendment Application has been 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 # 7-1017-01-014, located in the 2nd Council District, on Highway 30.

This is a request to rezone 38 acres on the Marion village site from R-1 to R-5. They are asking this to unify the acreage, because there is a split zoning as of now.

Councilwoman Nelson asked if they knew the price point of the homes, and he said that he did not know but they will be consistent with the other homes that have been approved.

- B. Zoning Map Amendment Application has been 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.

This application is to requesting to rezone from R1 to I1, which is a portion of this tract that has become engulfed in industrial rezonings. The applicants intention is to take the southern portion and rezone to commercial which will provide a transitional area between industrial and residential.

Robert McCorkle then stated that the second condition that is on the report states that they are asked to provide a subdivision before the rezoning takes an affect. He also stated that they have not closed on the property yet and they have to subdivide the property before they can close. They have a legal description and the survey has been done, but he doubts that the subdivision plat will be completed before the second reading. They would like to rezone the property based on the legal description and survey

that they have, and before they get to the permitting stance there will be a subdivision plat recorded.

Mayor Pro-Tem asked what was the square footage of the building that was approved, and Mr. McCorkle explained that the industrial park is made up of many building and the park as a whole is bout 8.2 mil square feet.

Mr. Barbee then asked if they were going to 16 million, and Mr. McCorkle said no they are going to 8.8 Million and the only thing they are asking to rezone is the property that will have 1 warehouse on it.

Councilwoman Nelson asked if there were plans for any more warehouses in that area, and he said no not at this time.

Councilwoman Alston-Cone asked how does this increase the zonings in our city that are already industrial, the City Planner Katie Dunnigan stated that she would need to have TR Long pull that information so that she id giving the correct number.

- C. Zoning Map Amendment Application has been 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 2nd Council District, at 1005 Highway 30.

This applicant is asking to rezone from R1 to C1 on HWY 30 for a retail development. The applicant has agreed to a 20 foot buffer, and there will be no alcohol sales.

Councilwoman Nelson asked if the buffer could be made a bit more robust, and they said that the components of the buffer could be discussed.

Mayor Pro-Tem Barbee asked how many residents did they end up sending letters out to, and they stated that there were only five properties that were within 300 ft.

City Manager Steve Davis asked why was the building sideways, and they stated that it was due to size and stormwater.

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

15. EXECUTIVE SESSION

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

Mayor Pro-Tem Barbee 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, Councilwoman Nelson made a motion to adjourn. Seconded by Councilman Bright. 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