



# CITY OF PORT WENTWORTH

CITY COUNCIL

APRIL 27, 2023

Council Meeting Room

Regular Meeting

7:00 PM

7224 GA HIGHWAY 21  
PORT WENTWORTH, GA 31407

**1. CALL MEETING TO ORDER**

Mayor Pro Tem Thomas Barbee 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	Absent	
Thomas Barbee	Mayor Pro Tem	Present	
Gabrielle Nelson	Council Member	Remote	
Mark Stephens	Council Member	Present	
Rufus Bright	Council Member	Present	
Glenn Jones	Council Member	Present	

**4. APPROVAL OF AGENDA**

A.

Motion to approve the agenda with the following additions:

New Business

C. Black History and Juneteenth Event

D. Annual Review of the City Manager

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

**5. RECOGNITION OF SPECIAL GUESTS**

Councilman Bright recognized Reverend Leonard Small.

**6. PUBLIC COMMENTS - REGISTERED SPEAKERS**

A. Georgia Benton

Discussed the following topic(s):

- Thanked Councilman Bright for meeting time
- Thanked Councilwoman Nelson for Blood Drive
- Phone Lines

## B. Dominique Lavasier

Discussed the following topic(s):

- Thanked Council for the time change of the Planning and Zoning meeting.

## C. Trevor Ferguson

Discussed the following topic(s):

- Ghost Pirates

## D. Dale Montgomery

Discussed the following topic(s):

- Zoning

## E. Julius Robinson

Discussed the following topic(s):

- Phone Lines

**7. ELECTIONS & APPOINTMENTS****8. ADOPTION OF MINUTES**

## A. Regular Meeting Minutes- March 23, 2023

## B. Retreat Minutes- April 6-7, 2023

## C.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Mark Stephens, Council Member
<b>SECONDER:</b>	Rufus Bright, Council Member
<b>AYES:</b>	Barbee, Nelson, Stephens, Bright, Jones

**9. COMMUNICATIONS & PETITIONS**

Councilman Jones congratulated Councilwoman Nelson for getting selected for the Game Changers Program.

## A. Retreat Recap

City Manager Steve Davis explained the different topics that were discussed and presentations that were given at the Council Retreat that was held.

## B. Stand Up For America Day

City Manager Steve Davis explained that Stand Up For America Day will include the following:

- Parade
- Vendors
- Kids Area
- Fireworks and more.

He also recognized the citizens who put on the last Stand Up For America Day.

**10. COMMITTEE REPORTS**

**11. CONSENT AGENDA**

**12. UNFINISHED BUSINESS**

**13. NEW BUSINESS**

City Attorney Stated that this ordinance will replace the old one as it has not been updated in years. State law has changed in many ways with respect to alcohol and packaging. This ordinance will base the amount package stores on the population. Stating that for every 5,000 people by the official census being added to the population we can add a package store. However, we cannot take anyone's license away as they are already vested.

- A. Site Plan Review Application submitted by Claret Communities, LLC., for PIN # 7-0976-02-027 (Highway 30) for a Specific Development Site Plan to allow a Multi-family Development (Noble Vines Phase 2) in a P-RIP (Planned Residential Institutional) Zoning District

A representative from Thomas and Hutton came and explained that he was speaking on behalf of Phase 2 of Noble Vines. He also stated that planning commission also recommended approval, and asked if council would approve as well.

Councilwoman Nelson asked how many units were there going to be and he said phase 1 has 60 town homes and Phase 2 has 102 town homes.

Councilman Stephens asked if these were going to be for rent or sale and he said for sale.

Councilman Nelson asked where the water is going to go, and he stated that the out fall is to the south end of the site where there are several culverts that they will be tying into with the proposed lagoon for phase 1 and phase 2 doesn't propose anymore lagoon.

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

- B. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031(Miller Park Circle) located in a P-R-M (Planned Residential Multifamily) Zoning District for a Final Plat of a Major Subdivision (Rice Creek Tract C-1 Phase V) for the purpose of Single-Family Homes

A representative from Landmark 24 Homes came and explained that he was coming before council for a final plat and asked for approval.

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

- C. Black History and Juneteenth Events

Councilman Bright made a motion which was second by Councilman Stephens to make sure that the Black History and Juneteenth Events are annually recognized and that they receive the same amount of money as Stand Up For America Day.

Councilman Jones stated that he would support this, but he would like for the event to be a city ran event. Councilman Stephens stated that he agreed due to liability concern.

After some discussion Councilman Bright amended his motion to take out "and that they receive the same amount of money as Stand Up For America Day", and add that it be managed by the city.

1.

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

D. Annual City Manager Review

Councilman Bright made a motion to have an annual review of the City Manager.

1.

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

**14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS**

A. Alcohol Ordinance Re-Write- 1st Reading

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B. Industrial Moratorium Extension

City Manager Steve Davis explained that they would like to extend the Industrial Moratorium until June, but if the zoning ordinances are passed prior to that then it will automatically terminate.

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

**15. EXECUTIVE SESSION**

Councilman Barbee made a motion to adjourn to Executive session and it was second by Councilman Bright. Vote was Approved Unanimously.

Councilman Stephens made a motion to reconvene to Regular Council Meeting and it was second by Councilman Bright. Vote was Approved Unanimously.

Councilman Barbee made a motion to approve the Ghost Pirates Letter of Intent and it was second by Councilman Stephens. Vote was Approved Unanimously.

Councilman Barbee made a motion to allow city staff to sell the property of the pin that was stated by the City Attorney which was Pin#7097602028 and it was second by Councilman Jones. Vote was Approved Unanimously.

Councilman Barbee made a motion to give the City Manager a 5% merit raise and it was second by Councilman Stephens. Vote was Approved Unanimously.

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

**16. ADJOURNMENT**

There being no further business, Councilman Stephens made a motion to adjourn. Seconded by Councilman Barbee. Vote was Approved Unanimously.

\_\_\_\_\_  
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