



# CITY OF PORT WENTWORTH

CITY COUNCIL

JUNE 22, 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	Present	
Mark Stephens	Council Member	Present	
Rufus Bright	Council Member	Present	
Glenn Jones	Council Member	Present	

**4. APPROVAL OF AGENDA**

A.

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

**5. RECOGNITION OF SPECIAL GUESTS**

**6. PUBLIC COMMENTS - REGISTERED SPEAKERS**

A. Deborah Roberts

Discussed the following topic(s):

- Zoning

B. Pastor Roberts

Discussed the following topic(s):

- Zoning

C. Georgia Benton

Discussed the following topic(s):

- Meeting Attendance

**7. ELECTIONS & APPOINTMENTS**

**8. ADOPTION OF MINUTES**

A. Regular Council Meeting - May 25, 2023

1.

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

**9. COMMUNICATIONS & PETITIONS**

**10. COMMITTEE REPORTS**

**11. CONSENT AGENDA**

**12. UNFINISHED BUSINESS**

**13. NEW BUSINESS**

A. Coastal Empire Habitat for Humanity Partnership and Real Estate Sale

CEO Zarik Samples of the Coastal Habitat of Humanity gave a presentation with the following topics:

- Purpose
- Construction
- Restore
- Home owner services

Councilman Stephens asked why townhouse's instead of actual homes, and Mr. Samples explained that after meeting with City Staff it was determined that this would fit the density, however, they are willing to look into single family houses.

Councilman Jones stated that he would rather them be homes and not town homes, due to the layout of downtown. He also asked if they go through the process of selling their home can the owner then come and sell it to anyone? Mr. Samples stated that they have liens and second/third mortgages. Those mortgages that they work with at the state and federal levels have liens on them for a particular set of time, and if they decide within that time that they no longer want to live there all of the communities money goes back to its original location.

Councilwoman Nelson thanked Mr. Samples, helping to put the pieces where they belong, and for helping start this program in Port Wentworth. Councilwoman Nelson also made a motion to enter into the LOI with the parcel ID #7001406001. Second by Councilman Bright.

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

B. Port Wentworth Development Authority

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

C. Site Plan Review Application submitted by Patrick Warner, Coleman Company Inc., on behalf of Inter Metro Properties GA, LLC, for PIN #'s 70003 01001, 70003 01002, 70003 01011, 70003 01010, 700003 01009, 70003 01012, 70003 01013, 70003 01005, 70003 01014, 70002 01003, 70002 01002, 70002 01002A, 70002 01001, 70002 01001A, 70001 04008, 70001 04009 & 70001 04010 (230 Flonell Avenue) for a General Development Site Plan to allow for the expansion of an existing trailer yard, a new warehouse & associated infrastructure in a P-I-2 (Planned Industrial) Zoning District

Greg Coleman spoke on behalf of inter-metro properties and shared the revised general development plan with council for an already zoned property on Flonell Avenue.

Councilman asked if he already owned the land, and he said yes they are just adding on to an existing property.

Councilwoman Nelson asked if they had already started working on the affairs for Mrs. Browns fence, and he said that it has already been taken care of.

Councilman Jones asked how far is the turning lane going to extend, and Mr. Coleman stated that it would be the GDOT standard.

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

D. Site Plan Review Application has been submitted by Patrick Warner, Coleman Company Ins., on behalf of Inter Metro Properties GA, LLC PIN #'s 70003 01001, 70003 01002, 70003 01005, 70003 01009, 70003 01010, 70003 01011, 70003 01012, 70003 01013, & 70003 01014 (230 Flonell Avenue) for a Specific Development Site Plan to allow the expansion of an existing trailer yard & associated infrastructure in a P-I-2 (Planned Industrial) Zoning District

Greg Coleman spoke on behalf of inter-metro properties and shared the construction documents with Council for the trailer parking and the expanded area of the project.

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

#### 14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

A. Zoning Ordinance- 2nd Reading

Councilman Stephens made a motion to amend the agenda to add the termination the industrial moratorium, and it was second by Councilwoman Nelson. Approved Unanimously.

Councilman Stephens made a motion to terminate the industrial moratorium immediately, and it was second by Mayor-Pro Tem Barbee. Approved Unanimously.

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

**15. EXECUTIVE SESSION**

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

Mayor Pro-Tem Barbee made a motion to reconvene regular session, and it was second by Councilman Stephens. Approved Unanimous.

**16. ADJOURNMENT**

There being no further business, Councilman Stephens made a motion to adjourn. Seconded by Mayor Pro-Tem 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