



CITY OF PORT WENTWORTH

CITY COUNCIL

SEPTEMBER 28, 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

Pastor Eugene Barney 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	Remote	
Glenn Jones	Council Member	Present	

4. APPROVAL OF AGENDA

A.

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

5. RECOGNITION OF SPECIAL GUESTS

A. Chamber of Commerce Board Introduction

Trisha Boyette introduced the new board members and president of the Port Wentworth Chamber of Commerce.

B. Chatham Area Transit

Council recognized CEO of Chatham Area Transit Authority Faye DiMassimo.

6. PUBLIC COMMENTS - REGISTERED SPEAKERS

A. Avril Roy-Smith

Discussed the following topic(s):

- Public hearing rules

B. Domonique Lavoisier

Discussed the following topic(s):

- Public Health
- Site near Highway 21 & 30

C. Judy Mets

Discussed the following topic(s):

- Potential opening on Highway 30

D. Jill Litten

Discussed the following topic(s):

- Ghost Pirates Facility
- Parker's Agenda item
- Fire Station
- Rental Housing
- Pothole on Scott's st.
- Financial Transparency

E. Karen Hughes

Discussed the following topic(s):

- Parker's Agenda item
- Affordable Housing

F. Georgia Benton

Discussed the following topic(s):

- Zoning
- Water
- CAT stop area

G. Lashawn Benton

Discussed the following topic(s):

- Parker's Agenda item
- Water issue
- Code enforcement

H. Pastor Barney

Discussed the following topic(s):

- Traffic concerns

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

- A. Regular Council Meeting Minutes - August 10, 2023
- B. Regular Council Meeting Minutes - August 24, 2023
- C.

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

9. COMMUNICATIONS & PETITIONS

Council recognized the Port Wentworth Police Department's Municipal Court for receiving an award for Clearance Rate Excellence.

10. COMMITTEE REPORTS

11. CONSENT AGENDA

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

- A. Correcting Scrivener's Error
- B. Hazard Mitigation Grant Program

12. UNFINISHED BUSINESS

13. NEW BUSINESS

- A. Port Wentworth and Chatham Area Transit Authority Intergovernmental Agreement

City Manager Steve Davis explained to council that this was an agreement between the City and the Chatham Area Transit Authority, that would allow for bus transportation services to be provided with multiple stops throughout the City. He also shared a map showing the route that the buses will take.

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

- B. 12th Annual Oyster Roast, BBQ and Music Festival

Trisha Boyette explained that The Port Wentworth Chamber of Commerce is requesting a Special Event Permit of the festival, to include the sale of beer and wine. Road closure for Coldbrook Station Road that loops behind City Hall to Old Richmond Road, is being requested between the hours of 8:00 a.m. to 11:59 p.m. on the day of the festival. She also asked for the city to be the Title Sponsor of the event as well.

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

- C. Zoning Map Amendment Application submitted by Steve Davis, on behalf of the City of Port Wentworth, for a portion of PIN # 7-0978-05-013 (Meinhard Rd., Port Wentworth, GA) to Rezone from R-4 (Mixed Residential) to C-2 (General Commercial) Zoning District for a parcel to be developed as a private recreational facility within the limits of the planned City of Port Wentworth Park. (1st Reading)

City manager Steve Davis shared with Council a map showing the Ghost Pirates Parcel and explained why the area needed to be rezoned to a C-2 zoning.

Mayor Pro- Tem and Councilman Mark Stephens also let everyone know that there would be a restaurant in the facility, and that residents would be able to walk to go have lunch or dinner. They also stated that this is a great way to keep our money in Port Wentworth.

- D. Insurance Company License Fee-1st Reading

City Manager Steve Davis explained that this was before council before, and it is the increase that is happening across the state to raise the insurance fee from \$50 to \$75. However, there were additional requirements that needed to be taken, therefore, the item had to return to council.

- E. 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. (2nd Reading)

RESULT:	APPROVED [3 TO 2]
MOVER:	Mark Stephens, Council Member
SECONDER:	Thomas Barbee, Mayor Pro Tem
AYES:	Barbee, Stephens, Bright
NAYS:	Nelson, Jones

- F. 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) (2nd Reading)

RESULT:	APPROVED [3 TO 2]
MOVER:	Mark Stephens, Council Member
SECONDER:	Gabrielle Nelson, Council Member
AYES:	Nelson, Stephens, Jones
NAYS:	Barbee, Bright

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

- A. New Fire Station

City Manager Steve Davis explained the plan for the new fire station, as well as the financial need. He then asked council to approve the resolution that was presented to them.

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

15. EXECUTIVE SESSION

There was no executive session.

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

16. ADJOURNMENT

There being no further business, Council Member Mark Stephens made a motion to adjourn. Seconded by Council Member Glenn Jones. Vote was 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