



CITY OF PORT WENTWORTH

CITY COUNCIL

JULY 28, 2022

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 in prayer and the Pledge of Allegiance.

3. ROLL CALL - CLERK OF COUNCIL

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

4. APPROVAL OF AGENDA

Council member Barbee stated that he would like to approve the agenda with the following change(s):

Adding item C under unfinished business as the site plan application submitted by Kim Thomas, Dewitt Tilton Group on behalf of Brian Orr for PIN # 7-0906-02-002 (8191 Old Highway 21) for a Specific Development Site Plan to allow a Truck Shop in a P-C-2 (Planned Community Business) Zoning District that was discussed at the previous council meeting.

A. Motion

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

5. RECOGNITION OF SPECIAL GUESTS

6. PUBLIC COMMENTS - REGISTERED SPEAKERS

A. Avril Roy-Smith

She talked about the problem with the city ordinance concerning dogs. In Lakeshore there are dogs running loose, aggressive dogs attacking people, and people tying their dogs up outside 24/7, and these things are against the ordinance. She was wondering if the city could publicize the fact that there are rules and regulations specific to the city, so that the people will be aware.

B. Georgia Benton

She stated that she found out that a permit to block a ditch has to be issued by the City of Port Wentworth. She also asked when was there a referendum or survey placed before the people to dissolve the charter from 1957. She also stated that we don't have any legal boundaries, and wanted to know if we are a legally binding municipality.

C. Laray Benton

He stated that the SPLOST resolution was passed without giving the public the opportunity to comment on it, which is a violation of Georgia law, the City's charter, and Georgia's Constitution. On July 18th he gave a file to the city stating the intent to sue. He also stated that the closure of Hendley Rd was done illegally, because DOT was unaware of the closure, and there is an agreement that the city has with EPA that allows the city to issue the EPA permits. He also said that the council can repeal and revoke any action that was previously taken especially if it was done unlawfully.

D. Trevor Ferguson

Asked if he wanted to file a complaint against someone in the city, how would he go about doing so? He stated that he wanted to know what the proper process was. He also stated that when they come up to the meeting and ask questions we don't always get an answer, so how do we get those answers? He also asked about when the next town hall, would be?

7. ELECTIONS & APPOINTMENTS

8. ADOPTION OF MINUTES

A. Regular Council Meeting Minutes - June 23, 2022

1. June 23rd Minutes

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

9. COMMUNICATIONS & PETITIONS

Council Member Jones asked for an update from WastePro because they are still dealing with the same issues that were previously discussed. Mr. Matz the division manager for WastePro said that if he can be given a truck number he can handle the issue, and he is willing to meet in the area in which the problem is occurring. Council Member Jones stated that it is not just in his district it is in all of the districts. He also wanted to know what was going on with the recycling because it is going in the same bin as the regular trash. Mr. Matz said that he will go and follow the trucks that are doing this and if he is given a truck number he will also check the cameras and will take the proper action to resolve the issues.

10. COMMITTEE REPORTS

A. Accept Committee Reports

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

11. CONSENT AGENDA

12. UNFINISHED BUSINESS

A. 2nd Reading Insurance Company License Fee

City Manager Steve Davis explained that the fee for insurance companies operating in the city will change from 50 dollars to 75 dollars.

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

B. 2nd Reading Zoning Map Amendment Application submitted by the City of Port Wentworth, for PIN #'s 70913 01013 (18 Gulfstream Road), 70913 01012 (60 Clifton Boulevard), 70913 01007 (84 Clifton Boulevard), 70913 01010 (Gulfstream Road), 70913 01008 (34 Gulfstream Road), 70913 01011 (116 Gulfstream Road), 70913 01001 (120 Gulfstream Road), 70914 01001B (120 Gulfstream Road), 70914 01001A (Gulfstream Road), 70970A02004 (Gulfstream Road), 70970A02006 (20 Mincey Boulevard), 70970A02007 (24 Mincey Boulevard), 70970A02003 (32 Mincey Boulevard), 70914 01003 (46 Mincey Boulevard), 70914 01004 (60 Mincey Boulevard), and 70970A01002 (190 Gulfstream Road) to zone the properties P-I-2 (Planned Industrial) for the purpose of establishing City of Port Wentworth Zoning Districts.

City Manager Steve Davis explained that this would be an administrative change. These properties were annexed into the city back in 2014. There are businesses currently operating there with a current county zoning which is outside of our city's zoning ordinance. Therefore, we would like to correct this in our zoning maps. This was started before his arrival, which was prior to the moratorium and therefore is not a violation of the industrial moratorium.

Council Member Jo Smith explained that the people wanted a moratorium for a reason and that doing this would just go against the heart of the matter.

With the votes being tied for the motion to approve Mayor Gary Norton voted yes, therefore, it was approved.

RESULT:	APPROVED [3 TO 3]
MOVER:	Rufus Bright, Council Member
SECONDER:	Glenn Jones, Council Member
AYES:	Barbee, Bright, Jones
NAYS:	Smith, Nelson, Stephens

C. Site Plan Review Application (Specific) 7-0906-02-002 PW Truck Shop MAY 2022

Mr. Davis explained that they have met with staff and agreed to the accommodations that were requested.

Council Member Gabrielle Nelson asked if they have met with the owners of the homes and liquor store in that area to see if they are okay with what they are doing, and was

told that they have been in contact with the owner of the liquor store but was unaware of any contact made with the families.

1.

RESULT:	APPROVED [5 TO 1]
MOVER:	Rufus Bright, Council Member
SECONDER:	Thomas Barbee, Mayor Pro Tem
AYES:	Barbee, Nelson, Stephens, Bright, Jones
NAYS:	Smith

13. NEW BUSINESS

A. Technology Center Design and Build out

Mr. Davis stated that what was before the council was the build out for the new technology center. He also explained what was being done at the building, and how the technology director has met with Council Members Nelson and Stephens about the layout and what we will be doing there. The estimated time frame for the technology center to be finished is around 3-4 months.

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

B. Site Plan Review Application submitted by Marc Liverman, P.E., Atlantic Coast Consulting, Inc., on behalf of Drayton-Parker Companies, LLC., for PIN # 70035 01010 (Highway 21) for a Specific Development Site Plan to allow a Truck & Chassis Yard (Port Wentworth Truck and Chassis Storage Yard) in a P-I-1 (Planned Industrial) Zoning District

Marc Liverman presented the project to the council and explained what the project would consist of and explained that throughout the process they have addressed concerns such as dust creation, aesthetics, and traffic issues. Council Member Barbee asked if there was going to be any container stacking and they answered no. They also explained that they did a traffic study and the amount of trips generated would be less than any other zoning option that could have been placed there.

Mrs. Georgia Benton stated that there should be documents presented at the meetings, so that they can be seen by the public.

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

C. Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton of behalf of LRE Crossgate North, LLC., for PIN # 7-0035-01-007 (Northeast corner of Crossgate Rd & Jimmy Deloach Parkway) for a Specific Development Site Plan to allow a warehouse development (NFI Crossgate Industrial Park) in a P-I-1 (Planned Industrial) Zoning District

Felipe presented a specific site plan development of 2 warehouses. He explained that the site plan was originally approved in march and it is already zoned for this use, as far as traffic goes there has been a no turn left for this property to help with the flow of traffic on 21. Mayor Norton stated that one concern that he has would be the trucks going west on Crossgate to get to 21, because they will block Parkers Dr and then traffic will be

backed up. They responded by saying that they will coordinate with Parker's and take a don't block the box approach.

Mrs. Benton asked about the site plans, expressed her concerns about the amount of trucks going in and out of the property, asked what DOT had to say about this, the traffic conditions, and how many accidents may occur.

Mr. Benton stated that it is up to the city to make them add acceleration and deceleration lanes in their plans.

Mrs. Wright stated that a study should also be done on the pollution as well, since we are getting more truck traffic.

Council Member Smith stated that she didn't think that during the moratorium would be the right time to expand warehouses.

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

- D. Site Plan Review Application submitted by Toss Allen, P.E., Allen Engineering Services, LLC., on behalf of Peachtree Development and Investments, LLC., for PIN # 7-0037-02-008 (Magellan Blvd) for a Specific Development Site Plan to allow an Advanced Auto Parts Store in a P-C-3 (Planned General Business) Zoning District

Toss Allen presented the project and explained the details of the water services and the flow of traffic for the project.

Council Member Nelson explained that a traffic study is supposed to occur soon.

Mrs. Jill asked if a device could be placed in that area, or place an officer there to help divert some of the traffic issues.

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

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

15. EXECUTIVE SESSION

16. ADJOURNMENT

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

Mayor Gary Norton

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2022.

ATTEST:

Zahnay Smoak, Clerk of Council