



# CITY OF PORT WENTWORTH

CITY COUNCIL

DECEMBER 1, 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	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**

**5. RECOGNITION OF SPECIAL GUESTS**

**6. PUBLIC COMMENTS - REGISTERED SPEAKERS**

A. Jill Litten

Jill Litten discussed the following topic(s):

- Agenda Item (Parker's)

B. Georgia Benton

Georgia Benton discussed the following topic(s):

- Grass cutting and ditches
- Road clearing

C. Avril Roy-Smith

Avril Roy-Smith discussed the following topic(s):

- City website
- Port Wentworth internet search

D. Charles Hunter

Charles Hunter discussed the following topic(s):

- Rezoning
- City's structure and appearance

## 7. ELECTIONS & APPOINTMENTS

## 8. ADOPTION OF MINUTES

### A. Regular Council Meeting Minutes - November 7, 2022

1.

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

## 9. COMMUNICATIONS & PETITIONS

### A. Chamber of Commerce Update

Vicki Waters shared a presentation explaining the following topics:

- Updates on recent events such as:
  - Fall Lunch and Learn
  - Support for Back to School event
  - Support for Trunk or Treat event
  - Oyster Roast
- Tourism and Promotion that included:
  - Website redesign
  - Visitors guide project

Some of the vendors that participated in the oyster roast also came and spoke on how the event went for them, giving positive feedback.

Councilwoman Smith asked how does the chamber decide what expenses go under the travel and tourism budget, and Mrs. Waters explained that the ordinance is specific on what is considered a tourist expense.

Councilwoman Smith also asked if we had a dedicated office space for the chambers and Mrs. Water said yes there is and its been there for years.

Councilwoman Smith also expanded on the way in which the Chambers finances were being handled, and stated that she was looking for relevant deliverables from the expenses that they have. Mrs. Waters then explained the funds and expenses that were stated by Councilwoman Smith.

Councilman Barbee asked if we would be getting an audit this year from the Chamber and she said yes. He also let them know that they are doing a great job.

Councilwoman Nelson also stated that she wanted to thank the Chamber and acknowledge what they have been doing.

Mrs. Waters explained that they are glad to partner with the City.

## 10. COMMITTEE REPORTS

A.

<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, Smith, Nelson, Stephens, Bright, Jones

### 11. CONSENT AGENDA

### 12. UNFINISHED BUSINESS

#### A. 2770 : Fire Fee Schedule adding Container Yards- 2nd Reading

City Manager Steve Davis explained that this was a second reading and a public hearing was held at the last meeting for this agenda item. The only change that was made to Fire Fee system is to add container yards to the list of items that we are charging a fire fee to. It is \$500 dollars per spot and has the same max as a warehouse does.

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

### 13. NEW BUSINESS

#### A. Site Plan Review Application submitted by Nate Fuss, Bohler of behalf of Double Reverse, LLC., for PIN # 70037 02018 (150 Highway 30) for a General Development Site Plan to allow a RV / Boat Storage (Bespoke Port Wentworth) in a P-C-3 (Planned General Business) Zoning District

Nate Fuss with Bohler Engineer presented a concept plan before council to obtain approval.

Councilwoman Smith asked where would this be located and he said that it is approximately 800ft from the Highway 21 & 30 intersection.

Councilwoman Nelson asked how many boats and rv's can it store at one time and how will the traffic be, Mr. Fuss stated that it is a total of 403 units that can be stored, and a simillar traffic study was done and it has a very low traffic impact compared to something of higher use, and they expect about 50 trips a day.

Mayor Norton asked if they will have a fence and Mr. Fuss said yes they will have a fence and the property will also have security 24/7.

Councilman Stephens asked how would they access their property from Highway 30, and Mr. Fuss said that there is a curb cut already there that they are going to maintain.

Councilwoman Nelson asked if they plan to widen the Highway 30 because of the kind of traffic they would be bringing in, and Mr. Fuss stated that was GDOT jurisdiction. She also asked them to reach out to GDOT to see what they can do on their behalf, and they said they could ask.

**RESULT:**           **DELAYED [4 TO 2]**  
**MOVER:**           Gabrielle Nelson, Council Member  
**SECONDER:**       Rufus Bright, Council Member  
**AYES:**            Nelson, Stephens, Bright, Jones  
**NAYS:**            Barbee, Smith

- B. Site Plan Review Application submitted by Scott Monson, Thomas & Hutton on behalf of Port Wentworth SFR, LLC., for PIN # 7-0906-04-024 (Magnolia Blvd, Parcel 4 - A portion of Tract A1-1 of the Chisholm Tract) for a Specific Development Site Plan to allow a Single Family Rental Community in a M-P-O (Master Plan Overlay) Zoning District

Scott Monson with Thomas & Hutton discussed the projects development. He also stated that all comments from Port Wentworth's development services has been addressed.

Councilman Stephens asked how does this project accommodate the traffic that is already on highway 21, and Mr. Monson stated that DOT has told them to create a right in and a right out for entry and exit access.

Councilwoman Smith asked if a median cut is what they were pursuing because that is dangerous and he said yes. Mr. Davis also explained that GDOT had denied the median cut.

Councilwoman Smith asked about the price point of the homes and Mr. Anderson said that they will be moderately priced, which would be about 2000 dollars.

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

- C. Subdivision Application submitted by Cody Rogers, P.E., EMC Engineering Services, Inc., on behalf of Forrest and William Floyd for PIN #'s: 70976 02003, 70976 02029, and 70976B01001B (Northwest Quadrant of the Intersection of Highway 21 and Highway 30) located in a R-A (Residential Agriculture) Zoning District for a Final Plat of a Major Subdivision (Floyd Property - 9.525 Acres) for the purpose of retail and other business development

Forest Floyd explained that the purpose of this agenda item is to allow the acres behind the nursery to remain agriculture, and the rest would liked to be changed to commercial.

Councilwoman Smith said that the wording of the agenda item makes it seems as if it is a rezoning because it says the use will be for retail and other. Daniel Ben-Yisrael with Parker's company stated that the reason it is like that is because on the application they have to say what the proposed usage will be.

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

- D. Zoning Map Amendment Application submitted by Daniel Ben-Yisrael, Drayton Parker Companies, on behalf of Frank Neville Floyd, for PIN #'s 70976 02003, a portion of 70976 02029 and a portion of 70976B01001B (Northwest intersection of Highway 21 and Highway 30) to Rezone from RA (Residential Agriculture) to P-C-3 (Planned General Business) Zoning District for the purpose of a Convenience Store / Fuel Service Station (Parker's Kitchen) 1st Reading

Daniel Ben-Yisrael explained that the company would like to this property to be rezoned, so that the property can accommodate a Parker's Kitchen convenient store with 16 fueling positions. He also explained that he had a letter from GDOT allowing a right in-right out access on Highway 21. He also explained that he would like C3, so that it would allow them to put in a Hybrid store that will allow truck diesel in the rear of the site.

Councilwoman Smith stated that another store was approved less than a mile away with a lesser density and wanted to know why they wanted another one so close with a higher density, Mr. Ben- Yisrael stated that the other location is a little over a mile and they feel that this location is more suitable for truck diesel.

Councilwoman Nelson stated that she appreciated them taking into consideration of what was said, however, the community has said that they do not want anymore gas stations, and she is also concerned for the nursery next to it. Mr. Ben- Yisrael stated that this property would not generate more traffic, and they would like to operate another store at this location.

Councilman Jones said that we should be mindful of the owner rights as well.

<b>RESULT:</b>	<b>DEFEATED [5 TO 1]</b>
<b>MOVER:</b>	Mark Stephens, Council Member
<b>SECONDER:</b>	Rufus Bright, Council Member
<b>AYES:</b>	Barbee, Smith, Nelson, Stephens, Bright
<b>NAYS:</b>	Jones

- E. Purchase Rebuild of Wastewater Treatment Facility Effluent Pump and Motor with Goforth Williamson, Inc.

City Manager Steve Davis explained that this was one of the high priced repair that needed to be done at the waste water treatment plant.

<b>RESULT:</b>	<b>APPROVED [5 TO 0]</b>
<b>MOVER:</b>	Gabrielle Nelson, Council Member
<b>SECONDER:</b>	Rufus Bright, Council Member
<b>AYES:</b>	Barbee, Nelson, Stephens, Bright, Jones
<b>AWAY:</b>	Smith

- F. Budget Amendment for The Year Ending 6/30/2023

Assistant City Manager Mr. Kilmartin presented a clean up budget amendment to the council for the first quarter of the current fiscal year. He stated that the revenue portion, investments and grant funding has been underestimated. Therefore, our expenses have been realigned with the budget.

Councilman Stephens asked if LOST go away what can we do to litigate it, (Councilwoman Nelson asked him to explain LOST) and he said that local option sales tax(LOST) is money received based on population from 10 years ago. If we lose it than we have to look at what can be done on both the revenue and expenditure side of things to make up for it and if lost it could in return raise taxes.

City Manager Steve Davis explained that the cities have come together and negotiated with the county and they are now waiting on the mediator.

- G. Redistricting

City Manager Steve Davis stated that this was discussed in detail at the workshop and the necessity of redistricting is coming from the exponential growth in the city that has

created disparity between the population of the districts. We used the help of the state reapportionment office to help with the drawing of the maps and the one that was liked the most was draft 3 which is the map currently before council. The mean deviation for this map is .53 compared to the current deviation which is 89%, which balances the districts.

H. Amendment to the Georgia Municipal Employees Benefit System, Defined Benefit Retirement Plan

City Manager stated that this was done back in 2018, but was not processed through. The pension board decided that the minutes and and action taken by council in 2018 was insufficient to make the change. What is on the agenda today is what was passed in 2018 to go from 25 to 50, but what was put in your packet is a request from a council member to change it from 25 to 100. The paperwork is almost identical except for that one change. Fiscally the difference is miniscule due to the amount of individuals that are involved, and it will not be retroactive to previous council members it will only be moving forward.

I. Impact Fees-1st Reading

City Manager Steve Davis stated that a study was done by the previous administration, however, the focus was not on what the council wanted it to be on which was impacts on warehouses, industrials, and multifamily homes. He then presented and explained the fee schedule to council. He explained that these funds will help with things such as the park, technology center, police technical center, fire station, and more.

Councilwoman Smith stated that she would like to see the fee lowered for single family detached, but Mr. Davis explained that they debated that but it also based on what the new development creates and needs. He also stated that they did lower it from what the study suggested.

Councilwoman Nelson stated that she would like to make it clear for the public how often impact fees are collected and who pays them or how its paid when it comes to single family/multi family homes. Mr. Davis explained that this will be paid by the developers and builders during the period of permitting. However, when you buy the home it will be built in.

**14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS**

**15. EXECUTIVE SESSION**

**16. ADJOURNMENT**

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

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Mayor Gary Norton

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

ATTEST:

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Zahnay Smoak, Clerk of Council