



CITY OF PORT WENTWORTH

CITY COUNCIL

OCTOBER 26, 2023

Council Meeting Room

Regular Meeting

7:00 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

2. ROLL CALL - CLERK OF COUNCIL

3. APPROVAL OF AGENDA

4. RECOGNITION OF SPECIAL GUESTS

5. PUBLIC COMMENTS - REGISTERED SPEAKERS

6. ELECTIONS & APPOINTMENTS

7. ADOPTION OF MINUTES

A. Regular Council Meeting Minutes -September 28, 2023

8. COMMUNICATIONS & PETITIONS

9. COMMITTEE REPORTS

10. CONSENT AGENDA

11. UNFINISHED BUSINESS

A. 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. (2nd Reading)

B. Insurance Company License Fee-2nd Reading

12. NEW BUSINESS

A. Georgia Retired Educators Day Proclamation

13. EXECUTIVE SESSION

A. Litigation

B. Personnel

C. Real Estate

14. ADJOURNMENT



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 10/26/23 07:00 PM
Department: Development Services
Category: Ordinance
Prepared By: Melanie Ellis
Department Head: Melanie Ellis

AGENDA ITEM (ID # 2895)

DOC ID: 2895

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. (2nd Reading)

Issue/Item: 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. (2nd Reading)

Background: The subject property is currently woodlands.

Facts and Findings: The total amount of property to be rezoned is 3.62 acres. The applicant is requesting to rezone the property from R-4 (Mixed Residential) to C-2 (General Commercial) for the new Ghost Pirates Training Facility. According to the 2021 City of Port Wentworth Comprehensive Plan this property is under the Rural Neighborhood Area. This project is located in City Council District 3.

Funding: N/A

Recommendation: The Planning Commission will hear this application on September 11, 2023 at 6:30 PM / **UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION.**

ATTACHMENTS:

- ZMA Ghost Pirates 2023-Application (PDF)
- FW Ghost Pirates Parcel Acreage (MSG)

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIAApplicant: City of Port Wentworth / Steve Davis Phone # 912-964-4379Mailing Address: 7224 GA Highway 21, Port Wentworth, GA 31407Property Owner: City of Port Wentworth Phone # 912-964-4379

Use back if more than one owner

Owner Address: 7224 GA Highway 21, Port Wentworth, GA 31407PIN #(s): A portion of 70978 05013 # of Acres 3.267 acZoning Classification: Present Prev. Zoning: P-RIP
Current Zoning: R-4 Requested General Commercial (C2)Use of Property: Present Vacant / Wooded Requested Vacant / Wooded

_____ If the requested changed is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

X If the requested changed is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

Requested C-2 zoning for a parcel to be developed as a private recreational facility within the limits of the planned City of Port Wentworth park. The adjoining property is not required to be rezoned as it will be developed by the City.

Attach the following documents:

1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners withing 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of \$356.00 + \$50.00 per acre + \$50.00 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this
_____ day of _____, 20____.

Signature of Applicant_____
Notary Public

DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

The undersigned official of the City of Port Wentworth has a property interest (Note 1) in said property as follows:

The undersigned official of the City of Port Wentworth has financial interest (Note 2) in a business entity (Note 3) which has property interest in said property, which financial interests as follows:

The undersigned official of the City of Port Wentworth has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest or financial interest are as follows:

Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership

Note 2: Financial Interest – All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more

Note 3: business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust

Note 4: Member of family – Spouse, mother, father, brother, sister, son, or daughter

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this _____ day of _____, 20____.

Signature of Official

Notary Public

Updated 7/13/2023

Attachment: ZMA Ghost Pirates 2023-Application (2895 : Zoning Map Amendment 7097805013 Ghost Pirates OCT 2023 2nd Reading)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: _____

Address: _____

Telephone Number: _____

Signature of Owner

Personally appeared before me

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Notary Public

Date

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

Withing the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.

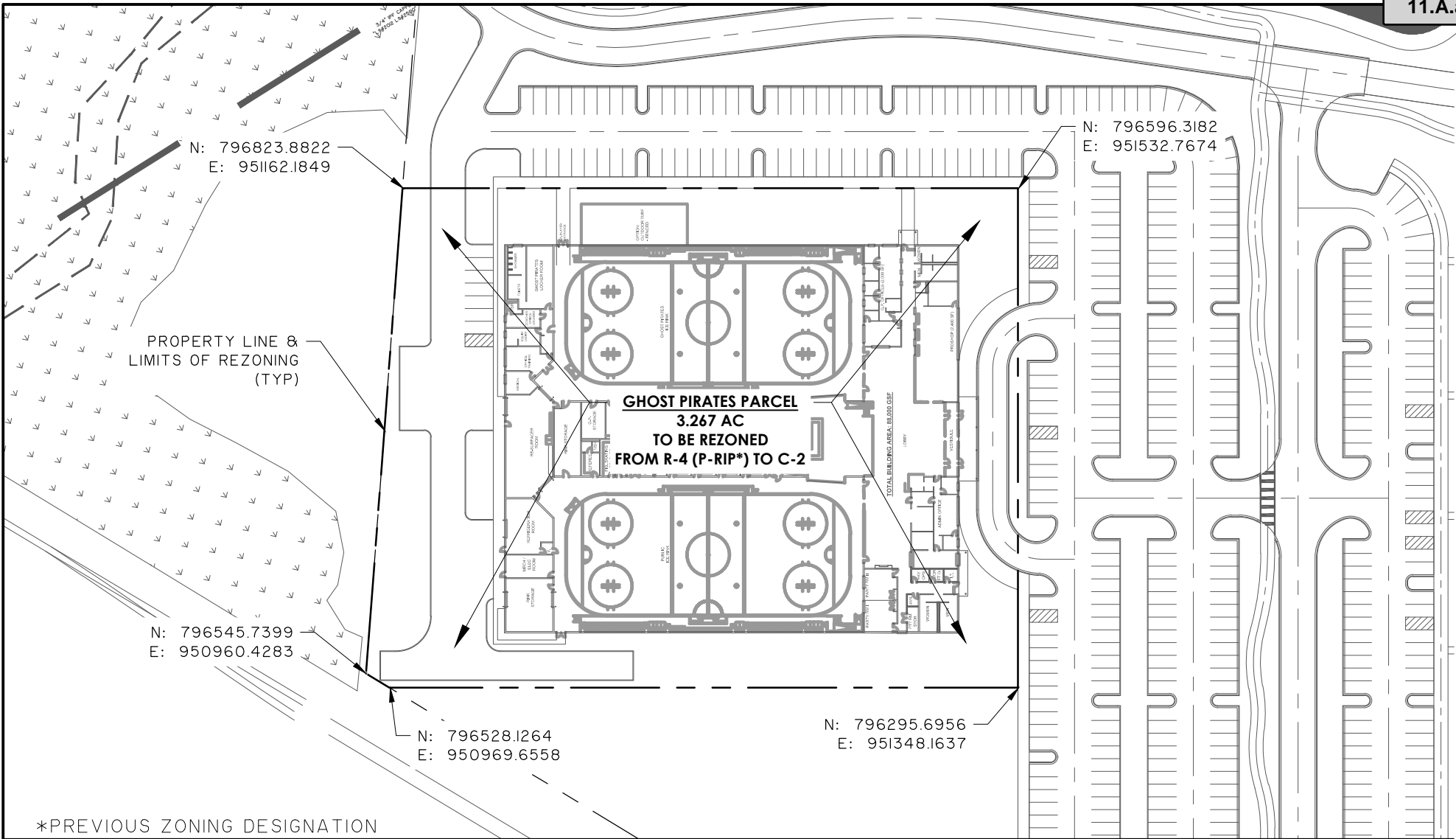
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this _____ day of _____, 20____.

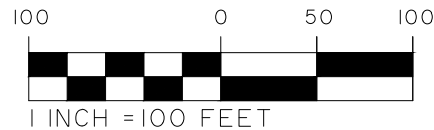
Signature of Applicant

Notary Public

Attachment: ZMA Ghost Pirates 2023-Application (2895 : Zoning Map Amendment 7097805013 Ghost Pirates OCT 2023 2nd Reading)



*PREVIOUS ZONING DESIGNATION



PREPARED FOR:
CITY OF PORT WENTWORTH
REZONING EXHIBIT OF:
GHOST PIRATES PARCEL
PORT WENTWORTH, GEORGIA
8/11/23



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

Zahnay Smoak

From: Jason Stewart
Sent: Wednesday, August 16, 2023 8:15 AM
To: Melanie Ellis; Stephanie Cook
Cc: Giordano, John; Smith, Kevin
Subject: FW: Ghost Pirates Parcel Acreage

See below about the acreage

From: Giordano, John <giordano.j@tandh.com>
Sent: Tuesday, August 15, 2023 11:32 PM
To: Jason Stewart <jstewart@cityofportwentworth.com>
Cc: Smith, Kevin <smith.k@tandh.com>
Subject: Ghost Pirates Parcel Acreage

Jason,

The new parcel acreage for the Ghost Pirates is 3.620 ac. I don't have an email for the lady Kevin and I spoke to earlier about getting this to. If you could forward to the lady preparing the advertisements that would be great.

Thanks,
John

JOHN GIORDANO, PE | Principal/Project Manager
THOMAS & HUTTON
 p 912-721-4054 m 912-704-7985
 e giordano.j@tandh.com
 a 50 Park of Commerce Way | Savannah, GA 31405
[vCard](#) | [Website](#) | [LinkedIn](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

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Attachment: FW Ghost Pirates Parcel Acreage (2895 : Zoning Map Amendment 7097805013 Ghost Pirates OCT 2023 2nd Reading)



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

AGENDA ITEM (ID # 2896)

Meeting: 10/26/23 07:00 PM
Department: All
Category: Ordinance
Prepared By: Zahnay Smoak
Department Head: Steve Davis

11.B

DOC ID: 2896

Insurance Company License Fee-2nd Reading

Issue/Item: After the 2020 Census our population grew beyond 10,000 people which pulls us into a new category with the Georgia Insurance Commissioners office. We now need change our license fee structure for insurance companies operating within our city boundaries.

Background: Current rate being charged is an annual \$50 license fee. The new rate will be an annual \$75 license fee.

Facts and Findings: These funds will go into general fund and will be used for daily administrative operations. GMA has provided us the language for the ordinance.

Funding: N/A

Recommendation: Approve

ATTACHMENTS:

- Insurance License Fee Ordinance (PDF)

ORDINANCE

To impose license fees on insurers conducting business within the City of Port Wentworth, Georgia; to impose a gross premiums tax on insurers operating within the State of Georgia; to provide an effective date; to repeal conflicting ordinances; and other purposes.

Be it ordained by the Mayor and Council of the City of Port Wentworth, Georgia; and it is hereby ordained by authority thereof:

Section 1. Insurers License Fees

There is hereby levied for the year 2024 and for each year thereafter an annual license fee upon each insurer doing business within the City of Port Wentworth, Georgia in the amount of seventy-five dollars (\$75.00). For each separate business location in excess of one not covered by Section 2, which is operating on behalf of such insurers within the City of Port Wentworth, Georgia, there is hereby levied a license fee in the amount of seventy-five dollars (\$75.00). For the purposes of this ordinance, the term "insurer" means a company which is authorized to transact business in any of the classes of insurance designated in O.C.G.A. Sec. 33-3-5.

Section 2. License Fees for Insurers Insuring Certain Risks at Additional Business Locations

For each separate business location, not otherwise subject to a license fee hereunder, operated and maintained by a business organization which is engaged in the business of lending money or transacting sales involving term financing and in connection with such loans or sales offers, solicits or takes application for insurance through a licensed agent of an insurer for insurance said insurer shall pay an additional license fee of twenty-six and 25/100 dollars (\$26.25) per location for the year 2024 and for each year thereafter.

Section 3. Gross Premiums Tax Imposed on Life Insurers

There is hereby levied for the year 2024 and for each year thereafter an annual tax based solely upon gross direct premiums upon each insurer writing life, accident and sickness insurance within the State of Georgia in an amount equal to one percent (1%) of the gross direct premiums received during the preceding calendar year in accordance with O.C.G.A. Sec.33-8-8.1. Gross direct premiums as used in this section shall mean gross direct premiums as used in O.C.G.A. Sec.33-8-4. The premium tax levied by this section is in addition to the license fees imposed by Section 1 of this ordinance.

Section 4. Gross Premiums Tax, All Other Insurers

There is hereby levied for the year 2024 and for each year thereafter an annual tax based solely upon gross direct premiums upon each insurer, other than an insurer transacting business in the class of insurance designated in subsection 1 of O.C.G.A. Sec.33-3-5, doing business within the State of Georgia in an amount equal to two and one-half percent (2.5%) of the gross direct premiums received during the preceding calendar year in accordance with O.C.G.A. Sec.33-8-8.2. Gross direct premiums as used in this section shall mean gross direct premiums as used in O.C.G.A. Sec.33-8-4. The premium tax levied by this section is in addition to the license fees imposed by Section 1 of this ordinance.

Section 5. Due Date for License Fees

License fees imposed in Sections 1 and 2 of this ordinance shall be due and payable on the first day of 2024 and on the first date of each subsequent year.

Section 6. Administrative Provisions

The City Clerk is hereby directed to forward a duly certified copy of this ordinance to the Insurance Commissioner of the State of Georgia within 45 days of its enactment.

Section 7. Effective Date

This ordinance shall become effective January 1, 2024.

Section 8. Severability

In the event any portion of this ordinance shall be declared or adjudged invalid or unconstitutional, it is the intention of the City Council of the City of Port Wentworth, Georgia, that such adjudication shall in no manner affect the other sections, sentences, clauses or phrases of this ordinance which shall remain in full force and effect, as if the invalid or unconstitutional section, sentence, clause or phrase were not originally a part of the ordinance.

Section 9. Repealer

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Ordained this _____ day of _____, 20____ by the Mayor and Council of the City of Port Wentworth, Georgia.

Mayor

Attest: _____

City Clerk

I hereby certify that the foregoing is a true and accurate copy of an ordinance of the City of Port Wentworth, Georgia adopted on the _____ day of _____, 20____.

City Seal

City Clerk