



CITY OF PORT WENTWORTH

CITY COUNCIL

APRIL 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	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: Glenn Jones, Council Member
SECONDER: Jo Smith, Council Member
AYES: Barbee, Smith, Nelson, Stephens, Bright, Jones

5. ADOPTION OF MINUTES

A.

City Manager Steve Davis informed the council that the minutes from the City Council Regular Meetings that were held on March 8, 2022 6:30 PM and March 24, 2022 6:30 PM, needed to be added for approval.

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

6. RECOGNITION OF SPECIAL GUESTS

Mayor Gary Norton recognized the News reporters that were in the room.

7. PUBLIC COMMENTS - REGISTERED SPEAKERS

A. Karen Hughes, 22 Tiller Way

Contested changing the commercial license for the property found on Newport Blvd into a residential license because the apartments are affecting the residence who live in Newport.

B. Janet Hester, 440 Meinhard

Asked the Mayor and Council what their vision for the City of Port Wentworth is, and asked if they could send the vision that they have to her in an email.

C. Rosetta Franklin, 409 South Coastal Hwy

The garbage was not picked up for an entire week, and since she pays for the entire month she was wondering if a discount was going to be given for the week that it was not picked up?

D. Sean Register

Complimented the Mayor and Council, and all of its departments for the help that they have given him.

8. ELECTIONS & APPOINTMENTS

A. City Manager Employment Agreement/Oath of Office

Council Member Thomas Barbee made a motion to accept the City Managers Employment Agreement, and it was second by Council Member Mark Stephens. Council Member Glenn Jones stated that he was voting No to the contract because he did not agree with everything that was written in the contract, but said that he had a conversation with Mr. Steve Davis about his specific concerns. The Council then voted and the Motion was passed. Steve Davis then took the City Manager Oath of Office.

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

B. City Clerk Oath of Office

Zahnay Smoak took the City Clerk Oath of Office.

C. City Attorney Oath of Office

Scott Robichaux took the City Attorney Oath of Office.

9. COMMUNICATIONS & PETITIONS

A. Council Retreat Recap

City Manager Steve Davis presented a PowerPoint during the meeting that included the pictures from the retreat that the council members attended on April 19, 2022. He also shared some of the objectives that were discussed during the retreat. Steve Davis explained that there were five priorities that they discussed at the retreat which included: New Recreation Complex, New Administration Building and Staff, Impact Fees, and Public Transportation. These will be some of the items being looked at moving forward.

B. Port Wentworth Chamber of Commerce

Vicki Waters came on behalf of the Port Wentworth Chamber of Commerce. Mrs. Waters presented a PowerPoint to give a brief update on the plans that the Chamber of Commerce has to promote tourism here in the City of Port Wentworth. She also informed everyone that there will be a golf tournament on May 26, 2022.

10. CONSENT AGENDA

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

- A. Red Robin Court Roadway Improvements Pay Request No. 5 in the amount of \$179,171.95 to Griffin Contracting Inc.
- B. Payment to Savannah River Utilities for an emergency water main repair on Grange Road

11. UNFINISHED BUSINESS

12. NEW BUSINESS

- A. Site Plan Review Application submitted by Chuck Singleton, Coleman Company, Inc., on behalf of Stop N Stor 7, LLC., for PIN # 7-0906-01-038 (8901 Highway 21) for a Specific Development Site Plan to allow a Storage Unit Building in a P-C-2 (Planned Community Business) Zoning District

Public Hearing

Chuck Singleton, Coleman Company Inc.- Thanked the council for the previous approval for the preliminary plans, and they are now bringing those plans back with the specifics for approval contingent upon any contingent outstanding comments that they will address. Chuck Singleton stated that they have received comments from the city engineer and have responded, but they are now waiting on their clean letter and approval.

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

- B. Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton, on behalf of Chance Raehn, Chesterfield, LLC., for PIN # 7-0906-01-039 (Augusta Road) for a Specific Development Site Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

Public Hearing

Tre Wilkins, Thomas & Hutton- Presented the development approval plan for the last building in the Georgia International Trade center, agreements are in progress for the project to be served by effingham county water and sewer, but being in the city limits of Port Wentworth.

Mayor Pro- tem, Thomas Barbee- asked where is the burn going to be placed, and where will the traffic come from Augusta Rd.?

Mr. Wilkins- replied that it is going to be on the building side of the power line, and the traffic in and out will come off of Augusta Rd.

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

- C. Site Plan Review Application submitted by 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 General Development Site Plan to allow a Single Family Rental Community in a M-P-O (Master Plan Overlay) Zoning District

Public Hearing

Scott Monson, Thomas & Hutton- Explained that the project is located on the east side of Highway 21 and the south end of Magnolia blvd. The area is currently underdeveloped and the site is bordered on the north by the Rice Hope community and on the south and the east by Black Creek and the west is bordered by the Novare Multi-family site which is currently under construction. The site is zoned as MPO which is suitable for a multi family development. The site meets all of the development standards. DOT agreed to a right in-right out access, but with other developments in the area they are considering a median cut at this location, and will finalize after they finish with that.

Council Member, Gabrielle Nelson- Asked was the apartments going to be affordable for the people in the community?

Todd Anderson, Developer- Stated that they have not finalized rent yet, but these are smaller units so it should allow for a more modest price.

Council Member, Mark Stephens- Asked has the width of the streets been discussed in planning to accommodate the fire trucks?

Scott Monson- Gave the Measurements and Fire Chief Moore said that if it is up to code and they are given the go ahead after the review than they are good.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rufus Bright, Council Member
SECONDER:	Thomas Barbee, Mayor Pro Tem
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 General Development Site Plan to allow an Advanced Auto Parts Store in a P-C-3 (Planned General Business) Zoning District

Public Hearing

RC Barenchik, Allen Engineering- Explained that they were asking approval on general development planning for one of the last remaining commercial lots between the Murphy's Express and the car wash that is currently being constructed.

Council Member, Gabrielle Nelson- Asked the City Manager if we could get an update on the traffic light that will have a traffic signal for turning in the area.

City Manager- Stated that he will get an ETA.

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

- E. Site Plan Review Application submitted by Ben Lockhart, EMC Engineering Services, Inc., on behalf of Christian Orr, Simoncre for PIN # 7-0037-02-016 (Magellan Blvd) for a General Development Site Plan to allow a Carvana Dealership in a P-C-3 (Planned General Business) Zoning District

Removed from the agenda because the application was withdrawn.

- F. Amending City Council Rules of Procedures

Public Hearing

City Manager- The following changes were made to the Rules of Procedures that need to be amended:

1. Move the Public Comments to the beginning of the Meeting.
2. In Section 2.1 a Regular Workshop was added, using the extra meeting in the odd months at the beginning of the meeting will be the workshop, and then it will transition into the regular meeting.
3. In Section 6.1 the rules for Public Hearing and Public Comments have been combined to just have a public comment section in the beginning of the meeting.

Council Member, Jo Smith- Added that she would like to make a change in 9.1A-h for the committee name to change from Intergovernmental Affairs to Intergovernmental and Non governmental Affairs.

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

- G. Renewal for Debris Removal Services

Fire Department Chief, Lance Moore- Explained that we need a debris removal contractor, and found that Crowder Gulf is the best option and suggested that we move forward into a contract with them. He also stated that the city has worked with them before as well, and it was successful.

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

13. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

- A. Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson & McCoy, LLP., on behalf of Pointe Grand Savannah, LLC., for PIN # 7-0037-02-019 (Newport Blvd) to Rezone from P-C-3 (Planned General Business) to P-RIP (Planned Residential Institutional) Zoning District for the purpose of multi-family apartments

Phillip McCorkle, Represented Pointe Grand Savannah, LLC- Requesting a zoning map amendment to their property to rezone from a P-C-3 to P-RIP zoning district so that they can add on more apartments to the apartments that are currently there.

Council Member, Jo Smith- Stated that there are an overwhelming amount of apartments and would like to remain an affordable single family homeowner community. She also stated that traffic is an issue already and adding more will increase the issue.

Mr. McCorkle- Explains that this ground is not suitable for single family homes and the alternative would be commercial. However, there has been no interest in the land for commercial use.

Council Member Smith- asked if he had spoken with HOA of Newport, and he said no, so she strongly suggested that he do so.

Karen Hughes, 22 Tiller Way- Stated that she lives in Newport and one of the topics that the homeowners discuss is the traffic that comes in and out of the apartments. She said that there is a need for another speed bump. She asked that they please vote against the amendment.

Mayor, Gary Norton- Stated that they would look into the speed bumps for them.

Council Member, Gabrielle Nelson- Explained that they should connect with the Chambers of Commerce to see if there is something else that could be done.

Murray Marshall, Developer- Explained that the property will create traffic, but apartments will create less traffic.

Council Member Nelson, responded saying that we are about to lose a school and although she is all for family we need to be talking to school boards about getting another school before we keep adding more apartments.

Council Member, Rufus Bright- Explained that he has witnessed the traffic issues that have been communicated on this issue and that the road that was put in benefits their company.

Jan Hester, - Explained that she disagrees with the idea that the land is not suitable for anything other than apartments.

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

- B. Special Event Permit Request from Port Fuel Center.

Public Hearing

Sean Register, PFC CEO- Explained that Port Fuel Center would be having its grand opening on May 12, 2022.

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

14. EXECUTIVE SESSION

15. ADJOURNMENT

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

16. CALL TO ORDER

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