



CITY OF PORT WENTWORTH

CITY COUNCIL

SEPTEMBER 22, 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	Remote	
Jo Smith	Council Member	Remote	
Gabrielle Nelson	Council Member	Remote	
Mark Stephens	Council Member	Present	
Rufus Bright	Council Member	Present	
Glenn Jones	Council Member	Present	

4. APPROVAL OF AGENDA

A.

Council Member Stephens made a motion to amend the agenda to add a vote to appoint members to the planning and zoning board, which was seconded by Council Member Bright. Vote was unanimous

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

5. RECOGNITION OF SPECIAL GUESTS

A. Leighan Owens- 35 Years of Service

6. PUBLIC COMMENTS - REGISTERED SPEAKERS

A. Willie Johnson

Mr. Johnson discussed the following topic(s):

- Taxes

- B. Vince Thompson
Mr. Thompson discussed the following topic(s):

- Drainage

- C. Ferrante Frazier
Mr. Frazier discussed the following topic(s):

-Police Concerns

- D. Trevor Ferguson
Mr. Ferguson Discussed the following topic(s):

-Town Hall Meeting

- E. Georgia Benton
Mrs. Benton discussed the following topic(s):

-Drainage
-Planning and Zoning Board
-Construction on Highway 30
-Ordinances

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

-Planning and Zoning Board
- Rezoning on Highway 30

- G. Marcus Howard
Mr. Howard Discussed the following topic(s):

- Rezoning on Highway 30

7. ELECTIONS & APPOINTMENTS

8. ADOPTION OF MINUTES

- A. Regular Workshop and Council Meeting Minutes - September 13, 2022

9. COMMUNICATIONS & PETITIONS

- A. TSPLOST Update
City Manager Steve Davis gave an update on TSPLOST, and explained the specific categories and projects that would be done utilizing the TSPLOST funds. He also showed the districts in which the projects would be completed in.

10. COMMITTEE REPORTS

11. CONSENT AGENDA

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

- A. 2735 : Antrim Road Roadway Improvements Pay Request No. 8
- B. 2734 : Sewer System Inspection Pay Request No. 1 and No. 2 (Rehabilitation)

12. UNFINISHED BUSINESS

13. NEW BUSINESS

- A. Budget Amendment

Mr. Thomas Kilmartin discussed the purpose of the consolidated budget amendment. He stated the there are four parts that are included in the amendment and three of the parts are aligned together with the acceptance of the grant award of 1.8 million dollars representing the ARPA funds that was passed in late 2021. The second part is the creation of a special fund that has already been assigned by the state of Georgia, the third part is authorizing how the money is used, and the fourth part is the acceptance of another ARPA grant.

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

- B. 11th Annual Oyster Roast, BBQ and Music Festival

City Manager Davis explained to the council that this is for an alcohol permit as well as a sponsorship from the city.

Council Member Jones stated that he had concerns with the amount of money that the city was going to be giving to the chamber as a title sponsor, as well as his concern about the city being a title sponsor of an event that alcohol will be sold at on city property.

Members of the chamber explained that the event indirectly helps with local business from the visitors that come to the event, which generates tax money for the city. They also explained that this event will be great for the city as well as how the money that they are requesting will be spent. They also stated that they will have event liability which speaks to the fact that they will be selling alcohol.

Council Member Smith asked where will the profits be going, and the chamber stated that this is how they pay there bills (salaries and expenses).

Council Member Jones and Smith asked that the city be added to that liability insurance, so that the city is covered. The chamber of commerce said yes.

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

- C. Planning and Zoning Board Reorganization- 2nd reading

City Manager Davis explained that this was a second reading because the topic was discussed at the previous council meeting, however, there had been a modification of the amount of individual on the board and changes to the position. There will be a nine member board with four employees and five residents. He also clarified that the residents on the board will be residents of Port Wentworth, however, business owners do not have to be residents of Port Wentworth.

Council Member Smith stated that a business owner who may be on the board should be residents as well, and Council Member Nelson stated that if we completely rule out a viable business owner we may shoot ourselves in the foot, however, we should have someone with a proven track record. She also stated that we may lose out on some potential business owners that may want to participate because they own and operate their business here but may not live here.

Council Member Stephens Made a motion to approve the ordinance, and it was second by Council Member Bright.

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

D. Planning and Zoning Board Appointments

Council Member Stephens made a motion to appoint Lori Morris, Vicky Waters, Sean Register, Alfred Boyette and John Holland. Second by Councilman Barbee, however, Council Members Bright, Stephens, Barbee voted aye and Council Members Nelson, Jones, Smith and Mayor Norton Voted nay, so the motion failed. A new motion was made by Council Member Stephens to appoint Lori Morris and John Holland to the board and it was second by Council Member Nelson.

1.

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

E. Alcoholic Beverage License Application submitted by An Lin Ruan, for a Pouring Beer / Wine / Liquor and Sunday Sales License for Milan Ruan Inc., DBA Milan Grill Bar (7202 Highway 21) located in a P-C-3 (Planned General Business) Zoning District

The owners of the new sit down restaurant discussed the type of food that they will be serving, the service that they will provide, and the location of the restaurant. They also discussed the times that they will be open and the amount of individuals that they anticipate on hiring.

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

F. Site Plan Review Application submitted by Hillpointe, LLC., of behalf of Ameridevelopment Pooler, LLC., for PIN # 71017 01014 (Highway 30) for a General Development Site Plan to allow a multi-family development (Marion Village Apartments) in a P-R-M (Planned Residential Multifamily) Zoning District

Jessica Vick an engineer with Roberts Civil Engineering explained that they were seeking approval for 360 apartment units. The property is 77 acres and they want to develop 29 of those acres and reserve the rest. She explained that a traffic study has been done and the developer has considered putting in dedicated left turn lanes on the westbound route of highway 30 to facilitate homeowners coming into the development. She also stated that in talking with GDOT they believe that the more residents the higher the priority will be for GDOT to place the traffic projects on their list.

Council Member Jones stated that the intersection that she is discussing is a nightmare and even though they are considering a round about he asked if they had asked GDOT if they would consider a red light. She stated that their traffic engineer suggested a red light, however, GDOT does not normally place a red light so close to a round about but they also plan on putting in those left lanes and deceleration lanes. She also stated that they have contacts with GDOT and would like to help as much as possible. Marcus Wheeder then stepped in to explain that the developers would be more than happy to put in a red light.

Council Member Jones asked if he could delay this project for one month, so that they could go to GDOT and have them confirm and approve the red light and then come back before the council. Mr. Wheeder said that he would like to try and talk with GDOT to get this going.

Council Member Nelson stated that the traffic isn't the only issue and there has been no planning of infrastructure going forward. She stated that we only have one school and there is a possibility of those apartments having families that we have not planned for. She also asked about the price point. Mr. Wheeder stated that they are a market rate apartment and that they target younger professionals and he also gave some statistics about the individuals who live within their apartments. He also stated that he would love to help facilitate infrastructure.

Council Member Jones made a motion to delay this project for one month.

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

- G. Subdivision Application submitted by Jason Bryant, P.E., Pittman Engineering, Co., on behalf of Forestar (USA) Real Estate Group Inc., for PIN # 70906 04042 (Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Lakeside at Rice Hope Phase 24) for the purpose of Single-Family Homes

Jason Bryant from Pittman Engineering came and spoke on behalf of the applicant in regard to phase 20.

Council Member Nelson asked how many phases were left to be completed, and he stated that there were four phases that is in relation to the projects that he is doing.

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

- H. Zoning Map Amendment Application submitted by Josh Yellin, HunterMaclean, on behalf of Yash Development LLC., for PIN # 7-0976-01-005 (920 Highway 30) to Rezone from RA (Residential Agriculture) to P-C-3 (Planned General Business) Zoning District for the purpose of a Grocery Store / Retail Sales / Fuel Service Station. (2nd Reading)

A representative on behalf of the development spoke on the proposal plan that would include a grocery store, gas pumps and 8 retail spaces near highway 30.

Council Member Nelson explained that there was a town hall style meeting held about this project and it was not well received.

The project engineer also stated that they reached out to GDOT and was told that in order to put a pedestrian signal or anything similar the speed would have to be reduced, and that they would need a formal request from the city to do a speed study.

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

- I. Site Plan Review Application submitted by Katy Parker for PIN # 7-0906-03-019 (302 Rice Hope Plantation Rd) for a General Development Site Plan to allow a Residential Substance Use Recovery Facility in a R-A (Residential Agriculture) Zoning District

Dr. Katy Parker explained the purpose of the project and the reason for wanting to change the use of her home into a residential substance use education and treatment program. She stated that she has done this before in the state of California.

Council Member Smith asked if any of the individuals who would be attending this program be referred by the court, and Dr. Parker said no, these are individuals coming voluntarily who have private insurance and no incarceration track records, or violent records.

Council Member Nelson stated that she doesn't disagree that we need something of this magnitude in our city, however, she doesn't see how it is a good fit or fits the character of that specific location. Councilwoman Nelson also explained the concern of the residence being in walking distance from a liquor store because even though there will be staff there to supervise and manage the individuals the temptation needs to be recognized.

Council Member Barbee asked if Dr. Parker had spoken with or contacted any of the surrounding neighbors that would be near the facility to see what their take on it would be, and Dr. Parker said that she reached out to one of the neighbors for a meeting but she did not reach back out, however, she would be happy to meet with them or anyone on the matter. She also stated that to her knowledge the surrounding neighbors are not happy with it.

Council Member Smith asked what the easement was for, and the attorney for the Thompson family explained that the road to Dr. Parker's property is a private road owned by the Thompson family and the easement allows access for residential purposes.

Council Member Smith stated that there should have been more communication with the neighbors, because this is a multi generational family area and it would have been better if it was in a new neighborhood and people were moving in knowing that the facility/program was there.

RESULT:	DEFEATED [UNANIMOUS]
MOVER:	Glenn Jones, Council Member
SECONDER:	Gabrielle Nelson, 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 Glenn Jones made a motion to adjourn and it was seconded by Council Member Mark Stephens. Vote was unanimous.

17. 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