

December 2, 2019

Approved _____

MINUTES

The regular scheduled meeting of the Pooler City Council was held on December 2, 2019. Mayor Pro Tem Rebecca Benton called the meeting to order at 6:25 p.m. (delayed due to the public hearings held prior). Present were Councilman Bruce Allen, Councilwoman Shannon Black, Councilman Larry Olliff, Councilman Mike Royal and Councilman Stevie Wall. City Manager Robbie Byrd, Finance Officer Chris Lightle and City Attorney Steve Scheer were also present.

The invocation was given by Councilman Allen and the Pledge of Allegiance was led by Councilwoman Black.

The minutes of the previous meeting were approved as printed upon a motion by Councilman Olliff, seconded by Councilwoman Black, with no opposition.

Report from the Standing Committees:

FINANCE

Councilman Wall presented bills in excess of \$1500.00 and made a motion to pay, subject to funds. Motion was seconded by Councilwoman Shannon Black and passed without opposition.

PUBLIC SAFETY

Councilman Royal reported that the fire department responded to 412 calls since the last meeting, totaling 3,961 for the year and that the police department responded to 1,197 calls, totaling 26,825 for the year.

STREET/DRAINAGE

Councilwoman Benton reported that the street department continued routine maintenance, continued sidewalk repairs on Rogers Street and repaired pot holes. Further, that the drainage department continued routine maintenance in Country Homes Subdivision and in the southeast quadrant and repaired the inlet at Woodland and Plantation Drive. Also, that public works administration held two (2) pre-construction meetings, and reviewed two (2) sets of plans.

WATER/SEWER

Councilman Olliff reported that the water department inspected 15 new construction meters, repaired seven (7) leaking laterals, repaired leaking water main on Pinecrest Place, repaired and replaced 12 residential meters and MXUs, notified 37 residents of continuous water usage in an effort to reduce bill adjustments and water loss, witnessed the testing and certification of 19 backflow preventers and performed 300 line locates requested by the Utility Protection Center. Further, that EOM

responded to four (4) grinder pump calls, two (2) sewer leak repairs and performed routine maintenance on several lift stations and at the wastewater treatment plant.

RECREATION

Councilwoman Black reported that youth basketball practice begins on December 2nd, gymnastics, dance and tennis lessons continue. And all regularly scheduled activities and classes will continue at the Senior Citizens Center.

Councilwoman Black made a motion to add item #7 to the agenda, motion was seconded by Councilman Wall and passed without opposition.

BUILDING/ZONING

Councilman Allen reported that eight (8) single family residential and five (5) commercial permits were issued since the last meeting, with 197 inspections performed.

US Marine Corps League Detachment 1326 presented an award to Hugh Elton, Leisure Services Director, thanking him and his department for assistance for the Vietnam Memory Wall That Heals.

OLD BUSINESS

1. Second Reading on amendment to solid waste ordinance regarding cart placement time.

Mr. Byrd presented an ordinance regarding cart placement time to be changed from 8:00 A.M. to 6:00 A.M. Councilman Allen made a motion to approve the ordinance on Second Reading. Motion was seconded by Councilman Olliff and passed without opposition.

Under NEW BUSINESS the following was discussed:

1. Jabot PUD Master Plan Amendment #8

A public hearing was held prior. The intent is to remove single family detached units from Tract W and replace with townhomes. The development standards will remain the same, with no increase in density. Councilman Wall made a motion to approve the amendment. Motion was seconded by Councilwoman Black, and passed without opposition.

2. Zoning map amendment of 6.95 acres in the northeast quadrant of W. Highway 80 and Sangrena Drive from R-1A to C-1

A public hearing was held prior. The intent is to rezone the 6.95 acres from an R-1A (single family residential) zoning district to a C-1 (light commercial) zoning district, for a proposed convenience store with fueling stations. After review of the criteria, Councilman Wall made a motion to approve the amendment, contingent upon Sangrena Drive traffic signal being installed prior to the Seabrook Parkway traffic signal, a buffer in the rear with 6' plantings, the four (4) acres in the rear utilized as a detention pond and

the Main Street Overlay District requirements being met. Motion was seconded by Councilwoman Black with Councilman Olliff in opposition.

3. Zoning map amendment of 5.33 acres in the northwest quadrant of W. Highway 80 and Pooler Parkway from R-1A to C-1

A public hearing was held prior. The intent is to rezone the 5.33 acres from an R-1A (single family residential) zoning district to a C-1 (light commercial) zoning district, for a proposed convenience store with fueling stations. After review of the criteria, Councilman Wall made a motion to approve the amendment, contingent upon Sangrena Drive traffic signal being installed prior to the Seabrook Parkway traffic signal, a buffer in the rear with 6' plantings, the four (4) acres in the rear utilized as a detention pond and the Main Street Overlay District requirements being met. Motion was seconded by Councilwoman Black with Councilman Olliff in opposition. Mayor Pro Tem Rebecca Benton recused herself and Councilman Allen took her seat.

4. Site development plan for Benton Grove Towns

This project includes a total of 133 dwelling units, a mail kiosk, an amenity site, and the infrastructure to support it. The project site is located west of I-95 and south of Pipe Makers Canal. After discussion, Councilwoman Black made a motion to approve. Motion was seconded by Councilman Wall and passed without opposition.

Mayor Pro Tem Rebecca Benton returned to her seat on the board.

5. Revised site plan for Port Logistics, Building B on Seabrook Parkway (formally Wildcat Dam Road.

Mr. Byrd presented the revised site plan for Port Logistics Building B. Following some discussion, Councilwoman Wall made a motion to approve the revised site plan, contingent upon the traffic signal at Sangrena will be installed prior to the Seabrook Parkway traffic signal, no certificate of occupancy released until the construction of the traffic signal is started and \$266,175.00 being paid into the tree fund. Motion was seconded by Councilman Olliff, and passed without opposition.

6. Special event permit for Christmas Fest on December 8th at 920 Morgans corner Road

Mr. Byrd presented a special event permit for Trisha Cook for a holiday themed community event. Councilman Wall made a motion to approve the permit, contingent upon the applicant meeting with the city manager and police chief. Motion was seconded by Councilman Royal and passed without opposition.

7. Conveyance of narrow strip of land located on the corner of Old Louisville Road and Highway 80, to Enmark Stations Inc.

Craig Call stated that Enmark has agreed to relocate and improve the drainage ditch creating a permanent easement. Further, the cost of the infrastructure (\$250,000.00) will be paid in full by Enmark. Councilwoman Black made a motion to approve, subject to the City executing a conveyance agreement with Enmark Stations. Motion was seconded by Councilman Wall and passed without opposition.

Councilwoman Black made a motion to adjourn to Executive Session at approximately 7:12 p.m. to discuss personnel, legal and/or real estate matters. Motion was seconded by Councilman Royal and passed without opposition.

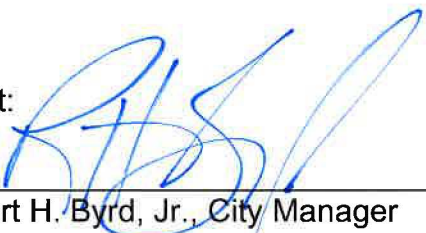
Mayor Pro Tem Rebecca Benton called the meeting back to order at 7:55 p.m.

There being no further business to discuss, Councilman Wall made a motion to adjourn at approximately 7:55 p.m. Motion was seconded by Councilman Olliff and passed without opposition.


Rebecca Benton, Mayor Pro Tem

The foregoing minutes are true and correct and approved by me on this 2nd day of December, 2019.

Attest:


Robert H. Byrd, Jr., City Manager

Public Hearing

A public hearing was held prior to the regular City Council meeting on December 2, 2019. Mayor Pro Tem Rebecca Benton called the hearing to order at 5:30 p.m. Present were Councilman Bruce Allen, Councilwoman Shannon Black, Councilman Larry Olliff, Councilman Mike Royal and Councilman Stevie Wall. Assistant City Manager Matt Saxon, Finance Officer Chris Lightle and City Attorney Steve Scheer were also present.

The purpose of the hearing was to discuss the proposed 2020 budget.

There being no further discussion, the hearing adjourned at approximately 5:32 p.m.

Public Hearing

A public hearing was held prior to the regular City Council meeting on December 2, 2019. Mayor Pro Tem Rebecca Benton called the hearing to order at 5:45 p.m. Present were Councilman Bruce Allen, Councilwoman Shannon Black, Councilman Larry Olliff, Councilman Mike Royal and Councilman Stevie Wall. Assistant City Manager Matt Saxon, Finance Officer Chris Lightle and City Attorney Steve Scheer were also present.

The purpose of the hearing was to discuss the Jabot PUD Master Plan Amendment #8. Travis Burke, with Coleman Company, stated that this is a proposed amendment to update the Harmony portion of the JABOT Tract PUD Master Plan to include townhome lots within Parcel W, with no density increase.

There being no further discussion, the hearing adjourned at approximately 5:47 p.m.

Public Hearing

A public hearing was held prior to the regular City Council meeting on December 2, 2019. Mayor Pro Tem Rebecca Benton called the hearing to order at 5:50 p.m. Present were Councilman Bruce Allen, Councilwoman Shannon Black, Councilman Larry Olliff, Councilman Mike Royal and Councilman Stevie Wall. Assistant City Manager Matt Saxon, Finance Officer Chris Lightle and City Attorney Steve Scheer were also present.

The purpose of the hearing was to discuss the zoning map amendment of 6.95 acres in the northeast quadrant of W. Hwy 80 and Sangrena Drive from R-1A to C-1. Terry Coleman, with Coleman Company, stated that this is a portion of a 10.22 acre tract that is all currently zoned single-family residential, with the intent to construct a convenience store with fueling stations. Further, that the property west of the site and across from Sangrena Drive is zoned heavy commercial, with other adjacent properties zoned light commercial. Mr. Coleman also added that the Comprehensive Plan shows the future land use of the area as commercial; particularly shopping and dining. There were several adjacent property owners that appeared before the board in opposition, stating that they do not want the added traffic at the entrance of their neighborhood, potential flooding issues and the potential increase in crime.

There being no further discussion, the hearing adjourned at approximately 6:21 p.m.

Public Hearing

A public hearing was held prior to the regular City Council meeting on December 2, 2019. Mayor Pro Tem Rebecca Benton called the hearing to order at 6:21 P.M. (delayed due to the previous public hearings). Present were Councilman Bruce Allen, Councilwoman Shannon Black, Councilman Larry Olliff, Councilman Mike Royal and Councilman Stevie Wall. Assistant City Manager Matt Saxon, Finance Officer Chris Lightle and City Attorney Steve Scheer were also present.

The purpose of the hearing was to discuss the zoning map amendment of 5.33 acres in the northeast quadrant of West Highway 80 and Pooler Parkway from R-1A to C-1. Terry Coleman, with Coleman Company, stated that this portion would create a 12.28 parcel zoned light commercial. The majority of the property is currently vacant, with one (1) residential dwelling present. Further, that the property to the west of the site and across from Sangrena Drive is currently zoned heavy commercial, with other adjoining properties zoned single-family residential and light commercial. Adding, that the property west of the site and across the street from Sangrena Drive is zoned heavy commercial, with other adjacent properties zoned light commercial. Mr. Coleman also stated that the Comprehensive Plan shows the future land use of the area as commercial; particularly shopping and dining. There were several adjacent property owners that appeared before the board in opposition, stating that they do not want the added traffic at the entrance of their neighborhood, potential flooding issues and the potential increase in crime.

There being no further discussion, the hearing adjourned at approximately 6:24 p.m.