

December 16, 2019

Approved 2/17/2020

MINUTES

The regular scheduled meeting of the Pooler City Council was held on December 16, 2019. Mayor Michael Lamb called the meeting to order at 6:08 p.m. (delayed due to the public hearings held prior). Present were Councilman Bruce Allen, Councilwoman Shannon Black, Councilwoman Rebecca Benton, Councilman Larry Olliff and Councilman Stevie Wall. Assistant City Manager Matt Saxon, Finance Officer Chris Lightle and City Attorney Craig Call were also present.

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

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

The minutes of the November 18th and December 2nd Executive Session were approved upon a motion by Councilwoman Benton, seconded by Councilwoman Black and passed without opposition.

Report from the Standing Committees:

FINANCE

Councilman Wall presented bills in excess of \$1,500.00.

PUBLIC SAFETY

Councilman Royal was not present to report. The reports on file state that the fire department responded to 180 calls since the last meeting, totaling 4,144 for the year and that the police department responded to 1,409 calls, totaling 29,234 for the year.

STREET/DRAINAGE

Councilwoman Benton reported that the street department continued routine maintenance, continued sidewalk repairs at Village Green, repaired pot holes, installed new street signs on Ryan Lane, Manden Lane, Holly Avenue, and Newton Street. They replaced 45mph signs on Old Quacco and Pine Barren Road. Further, that the drainage department continued routine maintenance in Country Homes Subdivision and in the southeast quadrant, started culver project on Dublin Road, and a total of 8,070 feet of ditches were cut and cleaned in this reporting period. Also, that public works administration held one (1) pre-construction meeting, and reviewed two (2) sets of site plans.

Councilwoman, Rebecca Benton, presented Mayor Mike Lamb, Councilman Bruce Allen and Larry Olliff a plaque, thanking them for their service.

WATER/SEWER

Councilman Olliff reported that the water department inspected 22 new construction meters, repaired six (6) leaking laterals, repaired 4" leaking water main in Morgan Pines Subdivision, repaired and replaced 41 residential meters and MXUs, and witnessed the testing and certification of 15 backflow preventers and performed 362 line locates requested by the Utility Protection Center. Further, that EOM responded to two (2) grinder pump calls, five (5) sewer leak repairs.

RECREATION

Councilwoman Black reported that youth basketball practices continue through Monday, December 23rd, then will resume on Thursday, January 2nd. Gymnastics registration for January has been extended, and all regularly scheduled activities and classes will continue at the Senior Citizens Center.

BUILDING/ZONING

Councilman Allen reported that four (4) single family residential permits were issued since the last meeting, with 213 inspections performed.

RESOLUTIONS/ORDINANCES/PROCLAMATIONS

A. Resolution to Adopt FY2020 Budget

Councilman Wall made a motion to adopt the FY2020 Budget. Motion was seconded by Councilman Olliff and passed without opposition.

B. Resolution to Amend Schedule of Fees

Councilman Wall made a motion to amend the schedule of fees. Motion was seconded by Councilwoman Benton and passed without opposition.

C. Resolution to Amend FY2019 Budget

Councilman Wall made a motion to amend the FY2019 Budget. Motion was seconded by Councilman Allen and passed without opposition.

Under **NEW BUSINESS** the following was discussed:

A. Conditional Use Application Submitted by Coleman Company, Inc. on Behalf of Property Owner Dasher Management, LLC and Sangrena Drive Partners, LLC c/o Greenfield Partners, LLC for Property Located at 1142 & 1152 US Highway 80 West Zoned C-1 (Light Commercial) to Be Used as a Convenience Store with Pumps

A public hearing was held prior. Terry Coleman, with Coleman Company, is requesting approval for a conditional use to construct a convenience store with fueling stations on the corner of Sangrena Drive and West Highway 80. Following some discussion and after review of the criteria, Councilman Wall made a motion to approve the conditional use, contingent upon the general development plan that was presented to Mayor & Council on December 2, 2019. Motion was seconded by Councilwoman Benton, with Councilman Olliff in opposition.

B. Zoning Map Amendment Application Submitted by Phillip R. McCorkle of McCorkle & Johnson, LLP on Behalf of Property Owner Forest Lakes Developers, LLC for PIN #: 5-1023-01-025 (Pine Barren Road) to Rezone from R-1A (One Family Residential) to R-3A (Multi-Family Residential)

A public hearing was held prior. Attorney Phillip McCorkle presented the rezoning petition, stating that the intent is to rezone 16.01 acres from single-family residential to multi-family residential to construct 75 townhomes. Following some discussion, a motion was made by Councilman Wall to deny the petition, based on the request not meeting the criteria. Motion was seconded by Councilman Allen, and passed with Councilwomen Benton and Black in opposition.

C. Zoning Map Amendment Application Submitted by Paxton Griffin for PIN #: 5-0017-01-038 (Benton Groves and Pipe Makers Canal) to Rezone from R-1A (One Family Residential) to C-2 (Commercial, Heavy District)

Councilwoman Rebecca Benton recused herself from this item and Item D. Mr. Saxon stated the petitioner has asked for this item to be withdrawn. The request was honored.

D. Zoning Map Amendment Application Submitted by Paxton Griffin for PIN #: 5-0017-01-040 (Benton Groves and Pipe Makers Canal) to Rezone from R-1A (One Family Residential) to R-2C (Two Family Residential)

Mr. Saxon stated that the petitioner asked for this item to be withdrawn. The request was honored. Councilwoman Rebecca Benton returned to her seat on the board.

E. Subdivision Application Submitted by Don Taylor with Coleman Co., Inc. for PIN #: 5-0007-07-002A (500 Highway 80 East) to Create Two (2) Parcels

Mr. Saxon presented a minor subdivision plat that will create two (2) parcels, Tract A, 3.50 acres and Tract B, 2.65 acres, for the sale of the property to Drury Hotel. Councilwoman Wall made a motion to approve the plat. Motion was seconded by Councilwoman Benton with Councilman Allen and Olliff in opposition.

F. Subdivision Application Submitted by Don Taylor with Coleman Co., Inc. for PIN #: 5-1010-01-063 (Memorial Drive East of Pooler Parkway) to Create Two (2) Parcels

Mr. Saxon presented a minor subdivision plat that will create two (2) parcels from Parcel E-2B. Parcel 7 will consist of 1.901 acres and Parcel 8 will consist 1.346. This plat will also create a 60' road right-of-way, with a private access easement. Councilman Wall made a motion to approve the plat, contingent upon the street name being changed. Motion was seconded by Councilman Olliff and passed without opposition.

G. Site Plan Review Application Submitted by Chad Zitttrouer with Kern & Co., LLC for PIN #: 5-0987-01-005 (1264 East US Highway 80) for a Convenience Store with a Truck Stop

Mr. Saxon presented a site plan for a proposed 5,900 sq. ft. Enmarket Truck Stop to be constructed at the intersection of West Highway 80 and Old Louisville Road. The plan includes 10 gas pumps and five (5) diesel pumps, with truck parking on a 6.9 acres site.

Following some discussion, a motion was made by Councilman Wall to approve the site plan, contingent upon a raised median and delineators (not less than 30' in each direction) being installed at the entrance to the site from Highway 80 (if allowed by GDOT), a recombination plat being submitted and approved by P&Z and City Council, the deceleration lane being constructed and the City executing a conveyance agreement with Enmark Stations. Motion was seconded by Councilwoman Benton and passed without opposition.

H. Site Plan Application Submitted by Dawgs & Dingoes for PIN #: 5-0008-03-001 (506 Highway 80 West) for Construction of a Mixed Use Development

Mr. Saxon presented a site plan for a proposed mixed use development to be located at 506 W. Highway 80. The intent is to construct one (1), two (2) story building, 44' in height and four (4) three (3) story buildings, 46' in height. The five (5) buildings will include, 16 residential units, 16,617 sq. ft. of office space, 15,600 sq. ft. of retail space and 168 seats of restaurant space. Following some discussion, Councilman Wall made a motion to deny the site plan, based on public safety and in his opinion, would create an adverse impact on the adjoining neighborhood. Motion was seconded by Councilman Allen, and passed with Councilwomen Benton and Black in opposition.

I. Subdivision Application Submitted by Southwest Quarter Holdings, LLC for PIN #:5-1009-01-023 (Blue Moon Crossing) for Preliminary Construction Plans for Westbrook Villas, Phase 3

This phase will consist of 37 single-family detached residential dwellings situated on 12 acres. The access to the site is Blue Moon Crossing. Councilman Wall made a motion to approve the construction plan, contingent upon the roads remain private and a lighting plan being submitted. Motion was seconded by Councilman Olliff and passed without opposition.

J. Site Plan Application Submitted by Tony Yang for PIN #: 5-0017C-02-054 (Town Center Blvd) for a Commercial Building Development for Retail Uses

Mr. Saxon presented a site plan for a retail center to be constructed at 880 Towne Center Boulevard. This project will consist of 12,000 sq. ft. of retail and restaurant space on a 1.51 acre tract. Following some discussion, a motion was made by Councilman Wall to approve the site plan. Motion was seconded by Councilman Allen and passed without opposition.

K. Annual Application to the Georgia Department of Transportation Local Maintenance and Improvement Grant (LMIG)

Mr. Saxon presented the annual application for the Georgia Department of Transportation (GDOT) Local Maintenance and Improvement Grant. LMIG is an expedited program administered by the GDOT to provide maintenance funding to local governments. Councilman Wall made a motion to approve the application. Motion was seconded by Councilman Olliff and passed without opposition.

L. Agreement with Georgia Municipal Association (GMA) for Telecommunication and Right of Way Management

Craig Call presented the agreement between the City and Georgia Municipal Association for Telecommunication & Right of Way Management. There are sufficient funds in the FY2020 to cover the \$10,000.00 annual expense. Councilman Wall made a motion to approve the agreement, contingent upon the word "Indemnification" in Section 9 being removed. Motion was seconded by Councilwoman Benton and passed without opposition.

M. Approval of Expenses from December 2-13, 2019 over \$1,500.00

Councilman Wall made a motion to pay expenses over \$1,500.00, subject to funds. Motion was seconded by Councilman Allen and passed without opposition.

N. Alcohol Beverage License Application for Retail Wine & Beer, Retail Liquor/Distilled Spirits (Sale by Drink Only) and Sunday Sales Submitted by Tonya R. Robinson on behalf of Texas Roadhouse Holdings, LLC Located at 101 Outlet Parkway for a Change of Applicant and Renewal for 2020

Tonya Robinson, on behalf of Texas Roadhouse, submitted an application to serve alcoholic beverages at Texas Roadhouse at 101 Outlet Parkway. Mr. Saxon stated that Chief Ashley Brown has performed the background investigation and recommends approval. Councilman Wall made a motion to approve the license. Motion was seconded by Councilman Olliff, with Councilman Allen in opposition.

Councilman Wall made a motion to adjourn to Executive Session at approximately 7:37 p.m. to discuss personnel, legal and/or real estate matters. Motion was seconded by Councilman Olliff and passed without opposition.

Mayor Lamb called the meeting back to order at 7:45 p.m.

Cindy Cox, resident, addressed Council, thanking them for denying the site plan for the proposed Pooler Promenade. Further, referring to the amendment to the Main Street Overlay District, dated May 20, 2019, that Mayor and Council shall consider the effect of the Ordinance on properties which are adjacent to the overlay district in all decisions.

There being no further business to discuss, Councilman Allen made a motion to adjourn at approximately 7:53 p.m. Motion was seconded by Councilwoman Black and passed without opposition.



Michael F. Lamb, Mayor

The foregoing minutes are true and correct and approved by me on this 16th day of December, 2019.

Attest:

M. E. Saxen
Robert H. Byrd, Jr., City Manager

Matt Saxen, Assistant City Manager

Public Hearing

A public hearing was held prior to the regular City Council meeting on December 16, 2019. Mayor Michael Lamb called the hearing to order at 5:40 p.m. Present were Councilman Bruce Allen, Councilwoman Rebecca Benton, Councilwoman Shannon Black, Councilman Larry Olliff, and Councilman Stevie Wall. Assistant City Manager Matt Saxon, Finance Officer Chris Lightle and City Attorney Craig Call were also present.

The purpose of the hearing was to discuss Conditional Use Application Submitted by Coleman Company, Inc. on Behalf of Property Owners Dasher Management, LLC and Sangrena Drive Partners, LLC c/o Greenfield Partners, LLC for Property Located at 1142 & 1152 US Highway 80 West Zoned C-1 (Light Commercial) to Be Used as a Convenience Store with Pumps.

Terry Coleman, with Coleman Company, presented the request to construct a convenience store with fueling stations at the corner of Sangrena Drive and West Highway 80.

Several adjacent property owners were in opposition, stating that they have concerns with the potential increase in traffic and flooding.

There being no further discussion, the hearing adjourned at approximately 5:49 p.m.

Public Hearing

A public hearing was held prior to the regular City Council meeting on December 16, 2019. Mayor Michael Lamb called the hearing to order at 5:49 p.m. Present were Councilman Bruce Allen, Councilwoman Rebecca Benton, Councilwoman Shannon Black, Councilman Larry Olliff, and Councilman Stevie Wall. Assistant City Manager Matt Saxon, Finance Officer Chris Lightle and City Attorney Craig Call were also present.

The purpose of the hearing was to discuss Zoning Map Amendment Application Submitted by Phillip R. McCorkle of McCorkle & Johnson, LLP on Behalf of Property Owner Forest Lakes Developers, LLC for PIN #: 5-1023-01-025 (Pine Barren Road) to Rezone from R-1A (One Family Residential) to R-3A (Multi-Family Residential)

Attorney, Phillip McCorkle, presented the request stating that the intention is to rezone 16.01 acres from single-family residential to multi-family residential to construct 75 townhome units. Further, stating that landscaped buffers ranging from 25 to 48' will be installed adjacent to Somersby Subdivision.

Several adjacent property owners were in opposition, stating that they are concerned with the potential increase in noise and traffic, as well as decreasing property values.

There being no further discussion, the hearing adjourned at approximately 6:05 p.m.

Public Hearing

A public hearing was held prior to the regular City Council meeting on December 16, 2019. Mayor Michael Lamb called the hearing to order at 6:05 p.m. Present were Councilman Bruce Allen, Councilwoman Rebecca Benton, Councilwoman Shannon Black, Councilman Larry Olliff, and Councilman Stevie Wall. Assistant City Manager Matt Saxon, Finance Officer Chris Lightle and City Attorney Craig Call were also present.

The purpose of the hearing was to discuss Zoning Map Amendment Application Submitted by Paxton Griffin for PIN #: 5-0017-01-038 (Benton Groves and Pipe Makers Canal) to Rezone from R-1A (One Family Residential) to C-2 (Commercial, Heavy District)

Councilwoman Benton recused herself from this item. The petitioner asked that this item with withdrawn. The request was honored.

There being no further discussion, the hearing adjourned at approximately 6:07 p.m.

Public Hearing

A public hearing was held prior to the regular City Council meeting on December 16, 2019. Mayor Michael Lamb called the hearing to order at 6:07 p.m. Present were Councilman Bruce Allen, Councilwoman Rebecca Benton, Councilwoman Shannon Black, Councilman Larry Olliff, and Councilman Stevie Wall. Assistant City Manager Matt Saxon, Finance Officer Chris Lightle and City Attorney Craig Call were also present.

The purpose of the hearing was to discuss Zoning Map Amendment Application Submitted by Paxton Griffin for PIN #: 5-0017-01-040 (Benton Groves and Pipe Makers Canal) to Rezone from R-1A (One Family Residential) to R-2C (Two Family Residential Dwelling District)

Councilwoman Benton recused herself from this item. The petitioner asked that this item be withdrawn. The request was honored.

Councilwoman Benton returned to her seat.

There being no further discussion, the hearing adjourned at approximately 6:08 p.m.