

July 6, 2020

Approved 07/20/20

MINUTES

The regularly scheduled meeting of the Pooler City Council was held on July 6, 2020. Mayor Rebecca Benton called the meeting to order at 6:00 p.m. Present were Council Members Shannon Black, Aaron Higgins, Tom Hutcherson, Stevie Wall, John Michael Wilcher and Karen Williams. City Manager Robbie Byrd, Finance Officer Chris Lightle and City Attorney Steve Scheer were also present.

The invocation was given by Mayor Benton and Pledge of Allegiance was led by Council Member Black.

Mayor Benton reminded the citizens of Pooler how important filing the 2020 census is and how it will impact the funding for the city of Pooler for the next ten years.

Council Member Wall made a motion to approve the minutes of the regular meeting for June 15, 2020. Motion was seconded by Council Member Wilcher and passed without opposition.

Report from the Departments:

PUBLIC WORKS

Matt Saxon reported that the Street Department is continuing routine maintenance. The Water Department added 33 new construction meters and performed 378 lines locates. The Storm Water Department is continuing maintenance along the Southwest area of the city. The Waste Water Treatment Plant and Sewer Department are continuing routine maintenance. EOM had four (4) grinder pumps calls and six (6) sewer leaks and repairs.

FINANCE

Chris Lightle reported that the audit is completed with some minor changes needed. May lost revenue is down 15%. Lost revenue through May is down under 13%.

FIRE

Chief Simmons reported 344 calls for the period of June 1st to June 30th, down 4% in call volume compared to last year. Year to date, 1,927 responses, down 4% compared to 2019.

POLICE

Chief Brown reported 25 Part 1 crime from June 15th to June 30th, which is a 21% reduction for the year. Of the 320 Part 1 crimes, 122 were shopliftings, down 5% for the year. Service calls are down 12% for the year.

RECREATION

Hugh Elton reported that the parks' green spaces and facilities are open, while the Senior Center remains closed. The staff at the Senior Center continues to assist seniors when and where possible. The Parks Department has been performing routine maintenance at all facilities. The first week of August is the expected completion date of the turf at the stadium.

BUILDING AND ZONING

Phillip Claxton reported from June 15th to June 30th, there were 14 new single-family, and four (4) commercial permits issued, with 233 inspections performed.

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

A. Acceptance of the Utilities Easement Agreement & Bill of Sale- Publix Super Markets, Inc. #1584 Blue Moon Crossing

Mr. Byrd requested that this item to be tabled. Council Member Higgins made a motion to honor the request. Motion was seconded by Council Member Black and passed without opposition.

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

A. Georgia Environmental Facilities Authority (GEFA) Loan Deferral Modifications:

Mr. Lightle stated that Gov. Brian Kemp announced on June 9, 2020, that GEFA is providing all borrowers a payment deferral period of six (6) months, with no interest during the period commencing June 1, 2020 and ending November 30, 2020. After some discussion, Council Member Wall made a motion to approve the (GEFA) loan deferral modifications. Motion was seconded by Council Member Hutcherson and passed without opposition.

B. First Reading of An Ordinance to Amend Chapter 46, Article I, Fire Prevention and Protection, Section 46-7 of the Municipal Code of the City of Pooler; To Repeal Conflicting Ordinances; To Set an Effective Date and Other Purposes

Mayor Benton opened the public hearing and Tammy Lawrence spoke before council. Ms. Lawrence thanked Mayor Benton, Council Members Williams, and Hutcherson, along with Chief Simmons for addressing the need for this ordinance. Chief Simmons stated that this will help emergency personnel access all gated communities. Mayor Benton closed the public hearing. Council Member Williams made a motion to approve the ordinance on the first reading. Motion was seconded by Council Member Wilcher and passed without opposition.

C. First Reading of An Ordinance to Amend Chapter 46, Article I, Fire Prevention and Protection, Section 46-8 of the Municipal Code of the City of Pooler; To Repeal Conflicting Ordinances; To Set an Effective Date and Other Purposes

Mayor Benton opened the public hearing and closed the hearing without any comments from the public. Council Member Williams made a motion to approve the ordinance on the first reading. Motion was seconded by Council Member Wilcher and passed without opposition.

D. First Reading of An Ordinance to Amend Chapter 62, Article II, Sections 32, 33, and 34 of the Municipal Code of the City of Pooler; To Repeal Conflicting Ordinances; To Set an Effective Date and Other Purposes

Mayor Benton opened the public hearing and Council Member Higgins thanked everyone involved in helping with the drafting of the ordinance. Mayor Benton closed the public hearing without any comments from the public. Council Member Higgins made a motion to approve the ordinance on the first reading. Motion was seconded by Council Member Hutcherson and passed without opposition.

E. JABOT PUD Amendment #10

Mayor Benton opened the public hearing and Lamar Mercer, with Thomas & Hutton Engineering, presented the amendment to council. The amendment will amend the boundary of the Tract 2A and increase the acreage by 4.47 and reduce Parcel G by 4.47 acres. Mayor Benton closed the hearing without any public comments. Council Member Wilcher made a motion to approve the JABOT PUD Amendment #10. Motion was seconded by Council Member Williams and passed without opposition.

F. JABOT PUD Amendment #11

Mayor Benton opened the public hearing and attorney Robert McCorkle, with McCorkle and Johnson, presented the amendment to council. The amendment will be incorporating an I-1, Light Industrial Zoning District into the PUD. By assigning the land use for Parcel Y to light-industrial, 330 allowed multi-family units will be forfeited, as part of the land conversion. A revised amendment was submitted on July 6th, keeping items one (1) and two (2), removing items three (3), four (4) and five (5), all references to the Friedman Tract and eliminating 660 multi-family units from the PUD. Mayor Benton closed the public hearing after some discussion with Council Members Wall, Wilcher and Williams. Council Member Wall made a motion to approve the JABOT PUD Amendment #11 as modified on July 6, 2020, which keeping items one (1) and two (2), removing items three (3), four (4) and five (5), all references to the Friedman Tract and eliminating 660 multi-family units from the

Pud. Motion was seconded by Council Member Williams and passed without opposition.

G. Site Plan for Queensborough National Bank at 1559 Pooler Parkway

Mayor Benton recused herself and Mayor Pro Tem Hutcherson took her seat. Mr. Byrd presented the 6,835 sq. ft. building, which will include a 4,650 sq. ft. bank and two (2), 185 sq. ft. of commercial leasable space to council. Council Member Wall made a motion to approve the site plan. Motion was seconded by Council Member Higgins and passed without opposition. Mayor Benton returned to her seat on the board.

H. Site Plan for Easthaven Amenity

Mr. Byrd presented the amenity center site plan for Drayton Park, Whitaker Park and Eilis Park subdivisions that will include a short extension of Easthaven Boulevard to council. Haydon Rollins, with Hussey Gay Bell, answered questions from Council Member Wall with expected start date in the fall and a completion date before the end of the year. After some discussion, Council Member Williams made a motion to approve the site plan. Motion was seconded by Council Member Hutcherson and passed without opposition.

I. Major Subdivision for Clubhouse Residential

Mr. Byrd presented the major subdivision to council. The property is located off Westbrook Lane and will consist of approximately seven (7) acres. The intent is to construct 32 single-family residential homes and the infrastructure to support it. After some discussion, Council Member Hutcherson made a motion to approve the major subdivision for Clubhouse Residential. Motion was seconded by Council Member Wilcher and passed without opposition.

J. Major Subdivision for Cross Creek, Phase 2

Mr. Byrd requested this item to be tabled. Council Member Wall made a motion to honor the request. Motion was seconded by Council Member Black and passed without opposition.

K. Major Subdivision for Forest Lakes, Phase 10

Item was withdrawn prior to the meeting.

L. Major Subdivision for the Farm at Morgan Lakes, Phase 2

Mr. Byrd presented the 67 single-family residential lot subdivision on 23.1 acres to council. After some discussion, Council Member Wall made a motion to approve the major subdivision for The Farm at Morgan Lakes, Phase 2. Motion was seconded by Council Member Wilcher and passed without opposition.

M. Major Subdivision for Westwood Reserve

Mr. Byrd presented the 96 single-family residential lot subdivision on 84 acres, with only 46 acres being disturbed, to council. After some discussion, Council Member Wall made a motion to approve the major subdivision for Westwood Reserve, contingent upon no irrigation or landscaping being placed in the right-of-way. Motion was seconded by Council Member Hutcherson and passed by a majority with Council Member Higgins in opposition because of the single access point.

N. Site Plan for Pooler Promenade at 506 West Highway 80

Attorney Patrick Connell, with Boyd & Jenerette, presented the site plan to council. The intent is to construct a mixed use development to include: 16 townhome units, restaurants, retail and office in five (5), three (3) story buildings. All buildings will not exceed 35 feet in height. Speaking in opposition of the site plan were Scottie Moore, Beverly Waters and Cindy Cox. Scottie Moore's main concerns were the eastbound traffic on Symons and neighboring streets, privacy issues with the three (3) story buildings, the need for an eight (8) ft. tall by two ft. deep solid wall, odors, and increasing parking activities from the restaurants, if restaurants are not located in the front. Beverly Waters was concerned the site plan would take away from the neighborhood feel. Cindy Cox was worried the development was too substantial for the size of the land. After some discussion, Council Member Wilcher made a motion to approve the site plan. Motion was seconded by Council Member Black; however, the motion failed by a vote of four (4) to two (2). Council Members Higgins, Hutcherson, Wall and Williams voted against the motion, while Council Members Wilcher and Black voted for the approval. Council Member Wall made a motion to table the site plan for two (2) weeks, hoping for a negotiation between the neighbors and the developers. Motion was seconded by Council Member Hutcherson and passed with Council Members Wilcher and Black in opposition.

Council Member Wilcher 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 Council Member Higgins and passed without opposition.

Mayor Benton called the meeting back to order at 8:17 p.m.

There being no further business to discuss, Council Member Wall made a motion to adjourn at approximately 8:18 p.m. Motion was seconded by Council Member Higgins and passed without opposition.

Rebecca Benton, Mayor

The foregoing minutes are true and correct and approved by me on this 20 day of
JULY, 2020.

Attest:

Mahendra Mahabir, Clerk of Council