



CITY COUNCIL

Regular Meeting – Minutes

December 21, 2020 at 6:00 p.m. | Pooler City Hall | 100 US Hwy 80 SW, Pooler, GA 31322

I. ROLL CALL/DECLARATION OF QUORUM

Rebecca Benton	Mayor	Present
Tom Hutcherson	Mayor Pro Tem	Present
Shannon Black	Councilmember	Present
Aaron Higgins	Councilmember	Present via teleconference
Stevie Wall	Councilmember	Present
John Wilcher	Councilmember	Present
Karen Williams	Councilmember	Present via teleconference
Robert Byrd	City Manager	Present
Steve Scheer	City Attorney	Absent
Craig Call	City Attorney	Present
Chris Lightle	Finance Officer	Present
Kiley Fusco	Clerk of Council	Present

II. CALL TO ORDER

Mayor Rebecca Benton called the meeting to order at 6:00 p.m.

III. INVOCATION

Mayor Rebecca Benton led the invocation.

IV. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Tom Hutcherson led the pledge.

V. ADOPTION OF MINUTES

A. City Council Meeting Minutes of December 7, 2020

Councilmember Stevie Wall moved to approve the minutes of the December 7, 2020 meeting.

RESULT: PASSED [UNANIMOUS]

MOVER: Wall

SECONDER: Hutcherson

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

VI. REMINDERS & ANNOUNCEMENTS

Mayor Rebecca Benton reminded residents that the county is still under the extended Local State of Emergency/face mask order through December 31, 2021 per the Chatham County Board of Commissioners.

VII. DEPARTMENT/COMMITTEE REPORTS

- A. The Public Works Report** was submitted to Council.
- B. Finance Officer Chris Lightle gave the Finance Report.** General fund operating revenue is 4% ahead of 2019; expenditures are running 6-7% ahead due to this year's \$1.2M in road and drainage projects. The 2021 annual budget is on the agenda for the second reading and final approval. The software migration to Incode 10 continues; utility billing and cash collections will go live in February, and the asset management accounting migration project is planned for 2021. The financial audit has been tentatively scheduled for March.
- C. Chief Wade Simmons gave the Fire Department Report.** The department received 393 calls in the month of November, totaling 4,009 calls year-to-date. This is 1% ahead of 2019. There were six significant incidents, but fire calls were down.
- D. Chief Ashley Brown gave the Police Department Report.** There were 55 Part I crimes for the month of November, totaling 588 year-to-date, a 13% decrease from 2019. There were 20 shopliftings, totaling 233 year-to-date. Calls for service are up 1% over 2019 while arrests and DUIs are fewer than 2019 due to COVID-19.
- E. The Recreation Report** was submitted to Council.
- F. Phillip Claxton gave the Planning & Zoning Report.** For the month of November, there were 463 inspections amounting to \$32,671.00 in fees representing \$4.6M of construction. We currently have over 600 responses to the comp plan survey. Mr. Claxton encouraged residents who have not yet completed the survey to do so; it will run through the end of December. The survey link is available at pooler-ga.gov and on the flyer on the table in Council Chambers.

VIII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

- A. Ordinance No. 2020-12.A – Amendment to Chapter 54, Section 7. Disorderly Conduct and Section 8. Curfew (Second Reading)**

City Manager Robert Byrd presented the ordinance for approval. Councilmember Aaron Higgins moved to approve the second reading of the ordinance.

RESULT: PASSED [UNANIMOUS]

MOVER: Higgins

SECONDER: Wilcher

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

B. Ordinance No. 2020-12.B – Amendment to Chapter 14. Animals, to Align with Chatham County Animal Services’ Revised Animal Control Ordinance (*Second Reading*)

City Manager Robert Byrd presented the ordinance for approval. Councilmember Stevie Wall moved to approve the second reading of the ordinance.

RESULT: PASSED [UNANIMOUS]

MOVER: Wall

SECONDER: Wilcher

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

C. Resolution to Adopt the Fiscal Year 2021 Budget (*Second Reading*)

City Manager Robert Byrd presented the budget resolution for approval. Councilmember Stevie Wall moved to approve the second reading of the budget resolution.

RESULT: PASSED [UNANIMOUS]

MOVER: Wall

SECONDER: Hutcherson

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

D. Resolution to Adopt Budget Amendment 2020-03

City Manager Robert Byrd presented the budget amendment resolution for approval. Mayor Pro Tem Tom Hutcherson moved to approve the resolution.

RESULT: PASSED [UNANIMOUS]

MOVER: Hutcherson

SECONDER: Wilcher

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

IX. NEW BUSINESS

A. Trade Center Agreement

City Manager Robert Byrd presented the agreement for approval. Councilmember Aaron Higgins moved to approve the agreement subject to attorney review.

RESULT: PASSED [UNANIMOUS]

MOVER: Higgins

SECONDER: Wilcher

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

B. Minor Subdivision, Armstrong Tract Parcel 4, 5, & 6

City Manager Robert Byrd presented the minor subdivision plat for approval. Petitioner Robert McCorkle of McCorkle & Johnson was present to answer questions regarding division of the single outparcel into three outparcels. Mr. McCorkle reported that in 2007, the developer and Walmart constructed an access road and drainage system. Mr. McCorkle also reported that with the associated 2007 ECR's, the outparcels receive full ingress/egress rights over the access road, as well as full drainage rights over the entire Walmart tract,

including both undetained stormwater (sheet draining and runoff) and alteration of the natural flow of water from construction of the outparcels. The ECR's also state that Walmart is responsible for the ongoing maintenance of the access road and drainage system. City Manager Robert Byrd added that a letter will be drafted to Walmart requiring maintenance of the existing system to comply with City code. Councilmember Stevie Wall moved to approve the minor subdivision.

RESULT: PASSED [UNANIMOUS]

MOVER: Wall

SECONDER: Black

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

C. JABOT PUD Amendment #13 Submitted by Harmony Group Partner, LLC (Baker Tract 16.01 Acres PIN 5-1023-01-025)

A public hearing was opened. City Manager Robert Byrd reported that the developer is requesting this tract be moved into the JABOT PUD and rezoned from R1-A to a townhome community of 75 fee simple units with an amenity center and a 50' buffer to Somersby. Planning & Zoning recommended approval, and staff recommended Council review the standards of the zoning map amendment and require a minimum buffer of 50'. The petitioner has asked that this item be tabled until the January 4, 2021 Council meeting. Neighboring Somersby residents Pal Lynch and Max Corniff expressed concerns that rezoning would negatively affect their property values and the traffic conditions on Pine Barren. The public hearing was closed, and Councilmember Stevie Wall moved to table the item.

RESULT: PASSED [UNANIMOUS]

MOVER: Wall

SECONDER: Wilcher

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

D. JABOT PUD Amendment #13 Submitted by Harmony Group Partner, LLC (Bragg Tract 89.72 Acres, PIN 5-1010-01-001A)

A public hearing was opened, and City Manager Robert Byrd presented the item for approval. Petitioner Robert McCorkle reported the developer's plan to add these +/-90 lots to the Harmony single family subdivision. Hunter's Ridge resident Don Ocotavio expressed his concerns that these additional units could negatively affect the adjacent wetlands and wildlife, increase storm runoff, increase noise and air pollution, increase Pine Barren traffic, and reduce property values. Mr. McCorkle replied that the current zoning allows for single family, and the proposed zoning would still allow for single family – the difference would be the minimum size of the lots permitted. Residential building in wetlands is not permitted. The public hearing was closed, and Councilmember John Wilcher moved to deny the amendment.

RESULT: PASSED [UNANIMOUS]

MOVER: Wilcher

SECONDER: Higgins

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

X. ADJOURNMENT

Councilmember Karen Williams moved to adjourn the meeting.

RESULT: PASSED [UNANIMOUS]

MOVER: Williams

SECONDER: Wall

AYES: Black, Higgins, Hutcherson, Wall, Williams

The meeting adjourned at 6:58 p.m.



Rebecca C. Benton, Mayor

The foregoing minutes are true and correct and approved by me on this 19th day of January, 2021

Attest:



Kiley Fusco, City Clerk