



CITY COUNCIL Regular Meeting – Minutes

July 18, 2022 at 6:00 PM | City Hall | 100 US Hwy 80 SW, Pooler, GA 31322

I. ROLL CALL/DECLARATION OF QUORUM

Present: Rebecca C. Benton, Mayor
Tom Hutcherson, Mayor Pro Tem
Aaron Higgins, Councilmember
Stevie Wall, Councilmember
John Wilcher, Councilmember
Karen Williams, Councilmember
Robert Byrd, City Manager
Steve Scheer, City Attorney
Chris Lightle, Finance Officer
Kiley Fusco, Clerk of Council

Absent: Shannon Black, Councilmember
Craig Call, City Attorney

II. CALL TO ORDER

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

III. INVOCATION

Rev. Dr. Ben Martin of Wesley Monumental United Methodist Church in Savannah gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Rev. Dr. Ben Martin led the pledge.

V. ANNOUNCEMENTS

Mayor Rebecca C. Benton introduced two guests: Georgia State Senator Billy Hickman and West Chatham Middle School Principal Shennel McCullough.

VI. CONSENT AGENDA

City Manager Robert Byrd presented the consent agenda for consideration.

A. City Council Meeting Minutes of July 5, 2022

B. Alcoholic Beverage License Application for Mosaic Two DBA Mosaic Market at 2331 Pooler Parkway

- C. **Special Event Permit Application for Greater Area Pooler Chamber of Commerce on October 22, 2022**
- D. **Special Event Permit Application for Greater Area Pooler Chamber of Commerce on December 3, 2022**
- E. **Temporary/Special Event (Dispensing Alcohol) Permit Application for Sam Patel at 301 Governor Treutlen Dr. on August 6-7, 2022**
- F. **Department Reports**
 - 1. Public Works
 - 2. Finance
 - 3. Fire
 - 4. Police
 - 5. Recreation
 - 6. Planning & Zoning

Councilmember Aaron Higgins noted that the property from Agenda Item VI. B. sits just outside of the distance requirements stated in the new ordinance, and moved to approve the Consent Agenda as written.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

VII. OLD BUSINESS

- A. **Acceptance of Performance Bonds and Approval of Final Plats for Westbrook, Areas K-1, K-2, K-3, K-4, I-3**

City Manager Robert Byrd presented the plats and bonds for consideration. Councilmember Karen Williams moved to approve the final plats and accept

the performance bonds for Westbrook Areas K-1 in the amount of \$1,062,267.66, K-2 in the amount of \$668,710.68, K-3 in the amount of \$388,306.32, K-4 in the amount of \$814,433.70, and I-3 in the amount of \$161,613.00, subject to the following contingencies:

1. Original bonds for all five areas be approved by the City Attorney
2. Stormwater agreements for all five areas be recorded along with the final plats

Motion to Approve/Accept with Stipulations; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

B. Acceptance of Maintenance Bond and Approval of Final Plat for Easthaven Boulevard Extension and Amenity Site

City Manager Robert Byrd presented the bond and plat for consideration. Councilmember Aaron Higgins moved to approve the final plat and accept the maintenance bond in the amount of \$100,119.22 for the Easthaven Boulevard Extension and Amenity Site subject to the following contingencies:

1. Original bond be approved by the City Attorney

Motion to Accept with Stipulations; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Hutcherson

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

VIII. NEW BUSINESS

A. Zoning Map Amendment of 1722, 1730, 1732, 1742, 1743 Quacco Road from R-A to R-4 (*Advertised Public Hearing, Action*)

City Manager Robert Byrd presented the amendment for consideration. Mayor Rebecca C. Benton opened and closed the public hearing without comment. Petitioners Savan Patel and Chris Gandhi were present to answer questions. Councilmember Stevie Wall moved to deny the Zoning Map Amendment of 1722, 1730, 1732, 1742, 1743 Quacco Road from R-A to R-4.

Motion to Deny; PASSED (4-1)

MOVER: Wall

SECONDER: Wilcher

AYES: Higgins, Wall, Wilcher, Williams

NAYS: Hutcherson

B. **Zoning Map Amendment for 126.5 Acres on Little Neck Road from R-A to I-1** (*Advertised Public Hearing, Action*)

City Manager Robert Byrd presented the amendment for consideration. Mayor Rebecca C. Benton opened the public hearing. Scott Allison of Coleman Company was present on behalf of the petitioner to answer questions. Savannah resident Carrie Beaver shared her concerns regarding the nearby landfill. Mayor Rebecca C. Benton closed the public hearing and Councilmember Stevie Wall, after review of the criteria, moved to approve the Zoning Map Amendment for 126.5 Acres on Little Neck Road from R-A to I-1.

Motion to Approve; PASSED (3-2)

MOVER: Wall

SECONDER: Hutcherson

AYES: Hutcherson, Wall, Williams

NAYS: Higgins, Wilcher

C. **Zoning Buffer Requirement Variance fro LRP Hotels of South Myrtle Beach** (*Advertised Public Hearing, Action*)

City Manager Robert Byrd presented the variance for consideration. Mayor Rebecca C. Benton opened the public hearing. Scott Allison and Terry Coleman of Coleman Company were present on behalf of the petitioner to answer questions. Mayor Rebecca C. Benton closed the public hearing without comment and Councilmember Stevie Wall moved to approve the Zoning Buffer Requirement Variance for LRP Hotels of South Myrtle Beach, meeting two of the three variance standards, subject to the following contingencies:

1. Vehicular parking in the easement permitted only as a last resort (when all paved/planned spaces are full)
2. Provision of a 24/7 contact to the City of Pooler
3. Completion of a hold harmless agreement

Scott Allison verbally agreed to the contingencies on behalf of the petitioner.

Motion to Approve with Stipulations; PASSED (4-1)

MOVER: Wall

SECONDER: Wilcher

AYES: Hutcherson, Wall, Wilcher, Williams

NAYS: Higgins

D. **Amendment to the Savannah Quarters PUD Master Plan & Development Standards** (*Advertised Public Hearing, Item Withdrawn by Petitioner*)

City Manager Robert Byrd reported that the item had been withdrawn by the petitioner. Mayor Rebecca C. Benton opened and closed the public hearing without comment.

E. **Conditional Use Request for a Proposed Office with Truck Parking on Nordic Way** *(Advertised Public Hearing, Item Withdrawn by Petitioner)*

City Manager Robert Byrd reported that the item had been withdrawn by the petitioner. Mayor Rebecca C. Benton opened and closed the public hearing without comment.

F. **Conditional Use Request for Proposed Office with Truck Parking at the Southwest Quadrant of Jimmy DeLoach Parkway and Nordic Drive Intersection** *(Advertised Public Hearing, Item Withdrawn by Petitioner)*

City Manager Robert Byrd reported that the item had been withdrawn by the petitioner. Mayor Rebecca C. Benton opened and closed the public hearing without comment.

G. **Conditional Use Request for a Proposed Office with Truck Parking at 1767 Old Dean Forest Road** *(Advertised Public Hearing, Action)*

City Manager Robert Byrd presented the request for consideration. Mayor Rebecca C. Benton opened the public hearing. Petitioner Phil Clifton and Holly Young were present to answer questions. Councilmember Karen Williams moved to approve the Conditional Use Request for a Proposed Office with Truck Parking at 1767 Old Dean Forest Road.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

H. **Amendment Number 2 to the EOM Operations, Maintenance, and Management Services Agreement**

City Manager Robert Byrd presented the amendment for consideration. Councilmember John Wilcher moved to approve Amendment Number 2 to the EOM Operations, Maintenance, and Management Services Agreement.

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Wall

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

I. **Amendment Number 3 to the EOM Operations, Maintenance, and Management Services Agreement**

City Manager Robert Byrd presented the amendment for consideration. Councilmember John Wilcher moved to approve Amendment Number 3 to

the EOM Operations, Maintenance, and Management Services Agreement subject to City Attorney review.

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Hutcherson

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

J. **Award Contract for Road Improvements for Godley Station Boulevard and Forest Lakes Drive to Savannah River Utilities Company**

City Manager Robert Byrd presented the bids for consideration.

Councilmember Karen Williams moved to award the Contract for Road Improvements for Godley Station Boulevard and Forest Lakes Drive to Savannah River Utilities Company in the amount of \$81,968.71.

Motion to Award; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Higgins

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

IX. EXECUTIVE SESSION

Councilmember Aaron Higgins moved to enter Executive Session at 7:17 p.m.

Motion to Enter; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

Mayor Rebecca C. Benton called the meeting back to order at 7:44 p.m.

Councilmember Aaron Higgins moved to reenter Executive Session at 7:44 p.m.

Motion to Reenter; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Williams

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

Mayor Rebecca C. Benton called the meeting back to order at 8:05 p.m.

X. ADJOURNMENT

Councilmember Karen Williams moved to adjourn the meeting.

Motion to Adjourn; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Hutcherson

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

The meeting adjourned at 8:06 p.m.