



CITY COUNCIL Regular Meeting – Minutes

November 21, 2022 at 6:00 PM | Pooler 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
Craig Call, City Attorney
Chris Lightle, Finance Officer
Kiley Fusco, Clerk of Council

Absent: Shannon Black, Councilmember
Robert Byrd, City Manager
Steve Scheer, City Attorney

II. CALL TO ORDER

Mayor Rebecca Benton called the meeting to order at 6:04 p.m.

III. INVOCATION

Reverend Nelle Bordeaux of Wesley Monumental gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Reverend Nelle Bordeaux led the pledge.

V. ANNOUNCEMENTS

There were no announcements.

VI. CONSENT AGENDA

Assistant City Manager Matthew Saxon presented the consent agenda for consideration.

A. City Council Meeting Minutes of November 7, 2022

B. Alcoholic Beverage License Application for Savannah Distributing Co, Inc. at 58 Columbia Drive

- C. **Alcoholic Beverage License Application fro Viet Huong, Inc. dba Viet Huong Oriental Market at 210 Grand Central Boulevard**
- D. **Temporary / Special Event (Dispensing Alcohol) Permit Application for Roselyn M. Moultrie on December 10, 2022**
- E. **Department Reports**
 - 1. **Public Works**
 - 2. **Finance**
 - 3. **Fire**
 - 4. **Police**
 - 5. **Recreation**
 - 6. **Planning & Zoning**

Councilmember Aaron Higgins moved to approve the Consent Agenda.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

VII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

- A. **Ordinance O2022-11.A - To Amend Chapter 90 - Vehicles for Hire, Article II - Towing and Wrecker Service** *(Second Reading)*

Assistant City Manager Matthew Saxon presented the second reading for consideration. Chief Ashley Brown and Sergeant James Self were present to answer questions. Councilmember Karen Williams moved to approve the second reading of Ordinance O2022-11.A - To Amend Chapter 90 - Vehicles for Hire, Article II - Towing and Wrecker Service.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Higgins

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

B. **Ordinance O2022-11.B - To Amend Chapter 42 - Environment, Article VI - Tree Protection to Add Divisions and Establish Requirements for Tree Protection on Public Property and Rights-of-Way** *(First Reading)*

Assistant City Manager Matthew Saxon presented the first reading for consideration. Councilmember John Wilcher moved to approve the first reading of Ordinance O2022-11.B - To Amend Chapter 42 - Environment, Article VI - Tree Protection to Add Divisions and Establish Requirements for Tree Protection on Public Property and Rights-of-Way.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Higgins

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

C. **Ordinance O2022-11.C - Zoning Text Amendment Adding Furniture and Related Product Manufacturing as a Conditional Use to Table 4.1 Allowed Uses by Zoning District** *(First Reading; Public Hearing, Action)*

Assistant City Manager Matthew Saxon presented the ordinance for consideration. Councilmember Aaron Higgins moved to approve the first reading of Ordinance O2022-11.C - Zoning Text Amendment Adding Furniture and Related Product Manufacturing as a Conditional Use to Table 4.1 Allowed Uses by Zoning District.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

VIII. NEW BUSINESS

A. **Zoning Buffer Requirement Variance for 1393 US Highway 80 East** *(Public Hearing, Action)*

Assistant City Manager presented the variance for consideration. Mayor Rebecca Benton opened and closed the public hearing without comment. Holly Young was present on behalf of the petitioner and requested the item be withdrawn. No action was taken.

B. **Variance Request for Proposed Sewer Line Encroachment Within a City Owned Right-of-Way** *(Public Hearing, Action)*

Assistant City Manager Matthew Saxon presented the variance request for consideration. C.J. Chance was present on behalf of the petitioner to answer questions. Mayor Rebecca Benton opened and closed the public hearing without comment. Councilmember Karen Williams, upon review of the criteria, moved to approve the Variance Request for Proposed Sewer Line Encroachment Within a City Owned Right-of-Way.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wall

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

Upon approval of the variance request, Councilmember Aaron Higgins moved to amend the agenda to add Item L. Crossbuck Center at 418 West Highway 80 to New Business.

Motion to Amend; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Williams

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

C. **Zoning Map Amendment of Approximately 18.18 Acres at Morgan Lakes Industrial Boulevard from PUD to I-1** *(Public Hearing, Action)*

Assistant City Manager Matthew Saxon presented the amendment for consideration. Chad Zittroeur was present on behalf of the petitioner to answer questions. Mayor Rebecca Benton opened and closed the public hearing without comment. Councilmember Aaron Higgins, after review of the criteria, moved to approve the Zoning Map Amendment of Approximately 18.18 Acres at Morgan Lakes Industrial Boulevard from PUD to I-1.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

D. **Zoning Map Amendment of Approximately 4.92 Acres at Benton Grove from R1-A to C-2** *(Public Hearing, Action)*

Assistant City Manager presented the amendment for consideration. Mayor Rebecca Benton recused herself, and Mayor Pro Tem Tom Hutcherson opened and closed the public hearing without comment. Dan Mahowald and Sandip Pardeshi were present on behalf of the petitioner to answer questions. Councilmember Aaron Higgins, upon review of the criteria, moved to approve the Zoning Map Amendment of Approximately 4.92 Acres at

Benton Grove from R1-A to C-2 with the condition on the rezoning being specific to memory care center use. The petitioners verbally agreed to the conditions.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

E. **Conditional Use Request to Construct an Auto Body Collision Repair Shop at 1224 US Highway 80 East** *(Public Hearing, Action)*

Assistant City Manager Matthew Saxon presented the request for consideration. Mayor Rebecca Benton opened and closed the public hearing without comment. Councilmember Karen Williams, upon review of the criteria, moved to approve the Conditional Use Request to Construct an Auto Body Collision Repair Shop at 1224 US Highway 80 East.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

F. **Conditional Use Request to Construct a Funeral Home at 1019 US Highway 80 West** *(Public Hearing, Action)*

Assistant City Manager Matthew Saxon presented the request for consideration. Scott Burns and Cedric Coleman were present on behalf of the petitioner to answer questions. Mayor Rebecca Benton opened the public hearing. Resident Charles Grey Long, previous owner of the property, expressed his support for the request. Mayor Rebecca Benton closed the public hearing, and Councilmember Aaron Higgins, upon review of the criteria, moved to approve the Conditional Use Request to Construct a Funeral Home at 1019 US Highway 80 West.

Motion to Approve; PASSED (4-1)

MOVER: Higgins

SECONDER: Hutcherson

AYES: Higgins, Hutcherson, Wilcher, Williams

NAYS: Wall

G. **Minor Subdivision Plat for Outparcel 5, Mosaic Towne Center**

Assistant City Manager Matthew Saxon presented the plat for consideration. Travis Bazemore was present on behalf of the petitioner to answer questions. Councilmember John Wilcher moved to approve the Minor Subdivision Plat for Outparcel 5, Mosaic Towne Center.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Williams

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

H. **Site Plan for 1543 Dean Forest Road**

Assistant City Manager Matthew Saxon presented the site plan for consideration. Lamar Mercer with Thomas & Hutton was present on behalf of the petitioner to answer questions. Councilmember Aaron Higgins moved to approve the Site Plan for 1543 Dean Forest Road pending recording of the stormwater agreement prior to a preconstruction meeting.

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Hutcherson

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

I. **Site Plan for Durham Park Office at Durham Park Boulevard**

Assistant City Manager Matthew Saxon presented the site plan for consideration. John Farmer was present on behalf of the petitioner to answer questions. Councilmember Karen Williams moved to approve the Site Plan for Durham Park Office at Durham Park Boulevard subject to the following conditions:

1. Recording of the stormwater agreement prior to a preconstruction meeting
2. Payment of \$39,600 into the Tree Fund

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Hutcherson

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

J. **Site Plan for 125 Distribution Drive**

Assistant City Manager Matthew Saxon presented the site plan for consideration. Councilmember Aaron Higgins moved to postpone the Site Plan for 125 Distribution Drive until the December 5, 2023 meeting.

Motion to Postpone; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Hutcherson

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

K. Site Plan for Parlor Mini Storage on Pine Barren Road

Assistant City Manager Matthew Saxon presented the site plan for consideration. Dan Fischer of EMC Engineering was present on behalf of the petitioner to answer questions. Councilmember Aaron Higgins moved to approve the Site Plan for Parlor Mini Storage on Pine Barren Road subject to the following conditions:

1. Approval of the water main extension
2. Receipt of the approved plan and permit for the proposed right turn deceleration lane from the City of Bloomington

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

L. Site Plan for Crossbuck Center at 428 West Highway 80

Assistant City Manager Matthew Saxon presented the site plan for consideration. C.J. Chance and Holly Young were present on behalf of the petitioner to answer questions. Councilmember Aaron Higgins moved to approve the Site Plan for Crossbuck Center at 428 West Highway 80 subject to the following conditions:

1. Allow as much natural shrubbery to remain in place as possible
2. No restaurants in the development
3. No windows on east or second floor of rear other than those required for the purpose of life safety
4. Installation of a fence for which the details will be finalized between private parties

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER:

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

M. Termination of Existing Towing and Wrecker Service Contract

Councilmember Aaron Higgins moved to approve Termination of Existing Towing and Wrecker Service Contract.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

IX. EXECUTIVE SESSION

With no further public business to conduct, Councilmember John Wilcher moved to enter Executive Session. Council entered Executive Session at 7:23 p.m.

Motion to Enter; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Higgins

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

Mayor Rebecca C. Benton called the meeting back to order at 7:29 p.m. Councilmember Aaron Higgins moved to amend the agenda to add Item M. Termination of the Existing Wrecker Service Contract.

Motion to Amend; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Hutcherson

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

X. ADJOURNMENT

Councilmember John Wilcher moved to adjourn the meeting.

Motion to Adjourn; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Higgins

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

The meeting adjourned at 7:30 p.m.

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2022.

Rebecca C. Benton, Mayor

Attest:

Kiley Fusco, Clerk of Council