



CITY of POOLER
— GEORGIA —

CITY COUNCIL
Regular Meeting – Minutes

April 17, 2023 at 6:00 p.m.

Pooler City Hall
100 US Hwy 80 SW, Pooler,
GA 31322
www.pooler-ga.gov

I. ROLL CALL/DECLARATION OF QUORUM

Present: Rebecca C. Benton, Mayor
Tom Hutcherson, Mayor Pro Tem
Shannon Black, Councilmember
Aaron Higgins, Councilmember
Stevie Wall, Councilmember
John Wilcher, Councilmember
Karen Williams, Councilmember
Robert Byrd, City Manager
Craig Call, City Attorney
Chris Lightle, Finance Officer
Shannon Kirby, Deputy Clerk of Council

Absent:

II. CALL TO ORDER

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

III. INVOCATION

Dr. Shirlenia Daniel gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Dr. Shirlenia Daniel led the pledge.

V. ANNOUNCEMENTS

Mayor Rebecca Benton reminded those present that all City Council Meetings will start at 4:00 p.m. beginning May 1, 2023.

VI. CONSENT AGENDA

A. **City Council Meeting Minutes of March 20, 2023**

B. **Alcoholic Beverage License Application for Los Compas, LLC DBA Taqueria Los Compas at 115 Canal Street, Suite 601**

C. **Special Event Permit Application for Pooler Chamber of Commerce on July 1, 2023**

D. 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: Black, Higgins, Hutcherson, Wall Wilcher, Williams

NAYS:

VII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

A. Ordinance O2023-04.A – To Amend Appendix A – Zoning, Article III –General Provisions by Amending Section 6 – Schedule of Development Regulations (*Second Reading*)

City Manager Robert Byrd presented the ordinance for consideration.

Councilmember Karen Williams moved to approve the second reading of Ordinance O2023-04.A – To Amend Appendix A – Zoning, Article III – General Provisions by Amending Section 6 – Schedule of Development Regulations.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

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

NAYS:

B. Ordinance O2023-04.B - To Amend Appendix A - Zoning, Article II -Definitions and Article V - Procedures for Administration and Enforcement, Section 5 - Public Notice and Section 6 - Public Hearing Requirements and Chapter 62 - Planning, Article II - Planning and Zoning Commission -

Section 62-34 to Clarify Language Related to Public Notice Requirements and Public Hearing Procedures (*First Reading*)

City Manager Robert Byrd presented the ordinance for consideration. City Planner Brian Crooks summarized the draft ordinance, and Mayor Rebecca Benton opened the public hearing. Mayor Rebecca Benton closed the public hearing without comment. Councilmember Aaron Higgins moved to approve the first reading of Ordinance O2023-04.B - To Amend Appendix A - Zoning, Article II - Definitions and Article V - Procedures for Administration and Enforcement, Section 5 - Public Notice and Section 6 - Public Hearing Requirements and Chapter 62 - Planning, Article II - Planning and Zoning Commission - Section 62-34 to Clarify Language Related to Public Notice Requirements and Public Hearing Procedures, subject to City Attorney approval.

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Hutcherson

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

NAYS:

VIII. OLD BUSINESS

A. **Conditional Use Request to Construct a Hardware Store at 1256,1270, 1272, and 1276 US Highway 80 West (Public Hearing)**

City Manager Robert Byrd presented the request for consideration. Mayor Rebecca Benton opened the public hearing. Ryan Thompson with Thomas & Hutton was present to answer questions. Jenny Hearn, Pooler resident, expressed her concerns regarding customer vehicle headlights, noise and traffic during hours of operation, and idling delivery trucks during off hours. 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 Hardware Store at 1256,1270, 1272, and 1276 US Highway 80 West.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Black

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

NAYS:

IX. NEW BUSINESS

A. **Site Plan for 7 Brew Coffee Shop at 502 Pooler Parkway**

City Manager Robert Byrd presented the site plan for consideration. Councilmember Karen Williams moved to approve the Site Plan for 7 Brew Coffee Shop at 502 Pooler Parkway subject to the following conditions:

1. Execution and recording of a stormwater agreement prior to a preconstruction meeting
2. City Attorney approval

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

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

NAYS:

B. Minor Subdivision of Lot 4 at Clear Lake Reserve

City Manager Robert Byrd presented the subdivision for consideration.

Councilmember Aaron Higgins moved to approve the Minor Subdivision of Lot 4 at Clear Lake Reserve.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Black

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

NAYS:

C. Acceptance of Performance Bond and Final Plat for 360 Communities at Clear Lake, Phase 1A

City Manager Robert Byrd presented the bond and plat for consideration.

Councilmember John Wilcher moved to approve Acceptance of the Performance Bond in the amount of \$2,495,294.73 and Final Plat for 360 Communities at Clear Lake, Phase 1A, subject to City Attorney approval.

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Wall

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

NAYS:

D. Georgia Power Company Utility Easement Request for a Distribution Line at 1090 South Rogers Street

City Manager Robert Byrd presented the easement for consideration.

Councilmember Stevie Wall moved to approve the Georgia Power Company Utility Easement Request for a Distribution Line at 1090 South Rogers Street.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Wall

SECONDER: Wilcher

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

NAYS:

E. **Approval of the Pooler Partial Settlement Agreement as Part of the Ongoing Litigation**

Councilmember Aaron Higgins moved to approve the Partial Settlement Agreement, subject to City Attorney approval.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

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

NAYS:

F. **Approval of an End of Employment Agreement with a Former Employee Councilmember Karen Williams moved to approve the End of Employment Agreement with a Former Employee**

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

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

NAYS:

X. EXECUTIVE SESSION

With no further public business to conduct, Councilmember John Wilcher moved to enter Executive Session. Council entered Executive Session at 6:32 p.m..

Motion to Enter; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Williams

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

NAYS:

Mayor Rebecca C. Benton called the meeting back to order at 6:58 p.m.

Councilmember Karen Williams moved to amend the agenda, adding "Item E. Approval of the Pooler Partial Settlement Agreement as Part of the Ongoing Litigation" under New Business.

Motion to Amend; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Higgins

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

NAYS:

Councilmember Karen Williams moved to amend the agenda, adding "Item F. Approval of an End of Employment Agreement with a Former Employee" under New Business.

Motion to Amend; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

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

NAYS:

XI. ADJOURNMENT

Councilmember Aaron Higgins moved to adjourn the meeting.

Motion to Adjourn; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

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

NAYS:

The meeting adjourned at 7:01 p.m.

The foregoing minutes are true and correct and approved by me on this _____
day of _____, 2023.

Rebecca C. Benton, Mayor

Attest:

Kiley Fusco, Clerk of Council