



CITY of POOLER
— GEORGIA —

CITY COUNCIL

Regular Meeting – Minutes

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

May 1, 2023 at 4:00 PM

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
Chris Lightle, Finance Officer
Kiley Fusco, Clerk of Council

Absent: Craig Call, City Attorney

II. CALL TO ORDER

Mayor Rebecca Benton called the meeting to order at 4:00 p.m.

III. INVOCATION

Pastor Jeff Hubbard of Pooler Bible Church gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Pastor Jeff Hubbard led the pledge.

V. ANNOUNCEMENTS

Dr. Patricia Ratcliffe of Sustainable Educational Solutions requested support for a petition for a state-authorized charter school west of I-95.

City Planner Brian Crooks reviewed the Main Street Master Plan activities scheduled for this week to include the walking tour, office hours, interviews, and presentation. He also reminded those present that the survey at <https://tsw.mysocialpinpoint.com/pooler-main-street-master-plan> is still open.

VI. CONSENT AGENDA

A. City Council Meeting Minutes of April 17, 2023

B. City Council Executive Session Minutes of April 17, 2023

- C. **Special Event Permit Application for CKM Group, Inc. from May 6-7, 2023**

- D. **Special Event Permit Application for Troy Baird/Cove2Coast Marine from May 11-14, 2023**

Councilmember Aaron Higgins moved to approve the consent agenda with the exclusion of the Executive Session minutes.

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

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

NAYS:

VII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

- A. **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 (Second Reading)**

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

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Wall

SECONDER: Wilcher

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

NAYS:

- B. **Resolution R2023-05.A - Appointment of Directors to the City of Pooler Development Authority**

City Manager Robert Byrd presented the resolution for consideration. Councilmember Aaron Higgins moved to postpone Resolution R2023-05.A - Appointment of Directors to the City of Pooler Development Authority.

Motion to Postpone; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Hutcherson

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

VIII. NEW BUSINESS

A. **Zoning Map Amendment for 1703 Old Dean Forest Road from MH-3 to I-1** (*Public Hearing, Action*)

City Manager Robert Byrd presented the amendment for consideration. Attorney Robert McCorkle was present 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 Zoning Map Amendment for 1703 Old Dean Forest Road from MH-3 to I-1.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

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

NAYS:

B. **Zoning Map Amendment of a Portion of 836 U.S. Highway 80 West from R1-A to Main Street Overlay District** (*Public Hearing, Action*)

City Manager Robert Byrd presented the amendment for consideration. Attorney Patrick Connell and petitioner Lori Lewis were present to answer questions. Mayor Rebecca Benton opened the public hearing. Property Manager Sarah Florio and residents Scotti Moore and Katelyn Dobbry spoke in favor of the amendment. Residents Holly Young, Lanelle Edge, and Romanda Talley expressed their concerns regarding the amendment. Mayor Rebecca Benton closed the public hearing. Councilmember John Wilcher moved to deny the Zoning Map Amendment of a Portion of 836 U.S. Highway 80 West from R1-A to Main Street Overlay District.

Motion to Deny; PASSED (4-3)

MOVER: Wilcher

SECONDER: Wall

AYES: Benton, Black, Wall, Wilcher

NAYS: Higgins, Hutcherson, Williams

C. **Conditional Use Request to Construct a Learning Center at 836 U.S. Highway 80 West** (*Public Hearing, Action*)

City Manager Robert Byrd presented the request for consideration. Attorney Patrick Connell and petitioner Lori Lewis were present to answer questions. Student Grayson Cox and educator Carla McCurry spoke in favor of the request. Councilmember Aaron Higgins, upon review of the criteria, moved to approve the Conditional Use Request to Construct a Learning Center at 836 U.S. Highway 80 West subject to retention of a sixty (60') undisturbed buffer on the three sides of the building adjacent to residential properties, and to work with City staff to address any unusual areas. Lori Lewis verbally agreed to retention of the buffer.

Motion to Approve with Stipulations; PASSED (5-1)
MOVER: Higgins
SECONDER: Hutcherson
AYES: Black, Higgins, Hutcherson, Wilcher, Williams
NAYS: Wall

D. **Preliminary Construction Plan Approval for Cross Creek, Phase 2 Revision**

City Manager Robert Byrd presented the plan for consideration. Travis Burke was present to answer questions. Councilmember Aaron Higgins moved to approve the Preliminary Construction Plan Approval for Cross Creek, Phase 2 Revision, subject to the recording of a stormwater agreement prior to a preconstruction meeting.

Motion to Approve with Stipulations; PASSED (UNANIMOUS)
MOVER: Higgins
SECONDER: None
AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams
NAYS:

E. **Major Subdivision Review for Outpost Bay**

City Manager Robert Byrd presented the subdivision for consideration. Travis Burke was present to answer questions. Councilmember Aaron Higgins moved to approve the Major Subdivision Review for Outpost Bay subject to the recording of a stormwater agreement prior to a preconstruction meeting.

Motion to Approve with Stipulations; PASSED (UNANIMOUS)
MOVER: Higgins
SECONDER: Wilcher
AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams
NAYS:

F. **Release of Maintenance Bond for Westbrook Glen, Phase 1**

City Manager Robert Byrd presented the bond for consideration. Councilmember John Wilcher moved to approve Release of the Maintenance Bond for Westbrook Glen, Phase 1 in the amount of \$127,589.75.

Motion to Approve; PASSED (UNANIMOUS)
MOVER: Wilcher
SECONDER: Higgins
AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams
NAYS:

G. **Release of Maintenance Bond for Westbrook Green, Phase 1**

City Manager Robert Byrd presented the bond for consideration. Councilmember Aaron Higgins moved to approve Release of the Maintenance Bond for Westbrook Green, Phase 1 in the amount of \$83,048.00.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

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

NAYS:

H. **Release of Maintenance Bond for Ellis Park, Phases 1 & 2**

City Manager Robert Byrd presented the bond for consideration. Councilmember Aaron Higgins moved to approve Release of the Maintenance Bond for Ellis Park, Phases 1 & 2 in the amount of \$467,290.68.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

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

NAYS:

I. **Release of Performance Bond and Acceptance of Warranty Bond/Sidewalk Performance Bond for Westbrook Area K-4**

City Manager Robert Byrd presented the bonds for consideration. Councilmember Karen Williams moved to approve Release of the Performance Bond in the amount of \$814,433.70 and Acceptance of both the Maintenance Bond in the amount of \$167,491.23 and the Sidewalk Performance Bond in the amount of \$145,863.00 for Westbrook Area K-4, subject to City Attorney approval.

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Hutcherson

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

NAYS:

J. **Release of Performance Bond and Acceptance of Warranty Bond/Sidewalk Performance Bond for Westbrook Area I-3**

City Manager Robert Byrd presented the bonds for consideration. Councilmember Aaron Higgins moved to approve Release of the Performance Bond in the amount of \$161,613.00 and Acceptance of both the Maintenance Bond in the amount of \$157,518.80 and Sidewalk Performance Bond in the amount of \$117,477.00 for Westbrook Area I-3, subject to City Attorney approval.

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Williams

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

NAYS:

K. **Award FY2023 Paving Projects Contract**

City Manager Robert Byrd presented the bids for consideration.
Councilmember Aaron Higgins moved to Award the FY2023 Paving
Projects Contract to Reeves Construction in the amount of
\$1,694,233.63.

Motion to Award; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

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

NAYS:

IX. **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 5:41 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