



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – AGENDA

September 18, 2023 at 1:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

I. ROLL CALL

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
Matthew Saxon, Assistant City Manager
Craig Call, City Attorney
Chris Lightle, Finance Officer
Kiley Fusco, Clerk of Council

Absent: Robert Byrd, City Manager

II. CALL TO ORDER

Mayor Rebecca C. Benton called the meeting to order at 1:00 p.m.

III. INVOCATION

Pastor Darren Thomas of The Church at Godley Station gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Pastor Darren Thomas of The Church at Godley Station led the pledge

V. CONSENT AGENDA

A. City Council Meeting Minutes of August 21, 2023

B. New Alcoholic Beverage License Application for Sero Box Korean Cuisine, LLC at 1009 Town Center Boulevard, Suite 1107

C. New Alcoholic Beverage License Application for Seoul Soontofu, LLC at 155 Traders Way, Suite 150

D. Special Event Permit Application for the Greater Pooler Area Chamber of Commerce on December 2, 2023 (*Waiver Requested*)

E. Department Reports

1. Public Works
2. Finance
3. Fire-Rescue Services
4. Police
5. Recreation
6. Planning & Development

Councilmember Karen Williams moved to approve the Consent Agenda.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

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

NAYS:

VI. ORDINANCES, PROCLAMATIONS, & RESOLUTIONS

A. Ordinance O2023-08.A - Amendment to Chapter 82. Traffic and Vehicles, Article IV. Speed Zones (*Second Reading*)

Assistant City Manager Matthew Saxon presented the ordinance for consideration. Councilmember Aaron Higgins moved to approve the second reading of Ordinance O2023-08.A - Amendment to Chapter 82. Traffic and Vehicles, Article IV. Speed Zones.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Black

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

NAYS:

B. Resolution R2023-09.A - Appointment of a Director to the City of Pooler Development Authority

Assistant City Manager Matthew Saxon presented the resolution for consideration. Councilmember Karen Williams moved to approve Resolution R2023-09.A - Appointment of a Director to the City of Pooler Development Authority (Kevin Smith).

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

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

NAYS:

VII. NEW BUSINESS

A. Preliminary Subdivision Plans for Harmony Phase 8A

Assistant City Manager Matthew Saxon presented the item for consideration.

Neil McKenzie was present on behalf of the petitioner to answer questions. Mayor Pro Tem Tom Hutcherson, upon review of the criteria, moved to approve the Preliminary Subdivision Plans for Harmony Phase 8A.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Hutcherson

SECONDER: Higgins

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

NAYS:

**B. Zoning Map Amendment for Collins Street Properties from R-1-A to C-1
(Public Hearing, Action)**

Assistant City Manager Matthew Saxon presented the item for consideration. Nicole Dixon, Director of Planning & Development, was present to answer questions. Mayor Rebecca Benton opened and closed the public hearing with no comment. Councilmember Aaron Higgins, upon review of the criteria, moved to approve the Zoning Map Amendment for Collins Street Properties from R-1-A to C-1.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Hutcherson

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

NAYS:

**C. Zoning Map Amendment for 1720 Quacco Road from R-A to C-2
(Public Hearing, Action)**

Assistant City Manager Matthew Saxon reported that the item had been withdrawn by the petitioner. Mayor Rebecca Benton opened and closed the public hearing with no comment. No action was taken.

D. Zoning Map Amendment for Yancey Bros Dublin Road Properties from RA-2 to 1-1 (Public Hearing, Action)

Assistant City Manager Matthew Saxon presented the item for consideration. Harold Yellin was present on behalf of the petitioner to answer questions. Mayor Rebecca Benton opened and closed the public hearing with no comment. Councilmember Karen Williams, upon review of the criteria, moved to approve the Zoning Map Amendment for Yancey Bros Dublin Road Properties from RA-2 to 1-1.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Black

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

NAYS:

E. Conditional Use Request for 605 US Highway 80 West for a Daycare Center and Tutoring Center (Public Hearing, Action)

Assistant City Manager Matthew Saxon presented the item for consideration. Scotti Moore and Lori Lewis were present to answer questions. Mayor Rebecca Benton opened the public hearing. Residents Oscar Lewis and Dave Legasse

spoke in favor of the use. Mayor Rebecca Benton closed the public hearing. City Attorney Craig Call noted that having an open/approved conditional use at one property would not preclude a petitioner from requesting one at a second property, and that if unused, conditional use approvals expire after one year. Councilmember Aaron Higgins, upon review of the criteria, moved to approve the Conditional Use Request for 605 US Highway 80 West for a Daycare Center and Tutoring Center.

Motion to Approve; PASSED (5-1)

MOVER: Higgins

SECONDER: Williams

AYES: Black, Higgins, Hutcherson, Wilcher, Williams

NAYS: Wall

**F. Variance Request for 5158 Old Louisville Road for 80' Buffer Reduction
(Public Hearing, Action)**

Assistant City Manager Matthew Saxon presented the item for consideration. Doug Faircloth was present on behalf of the petitioner to answer questions. Mayor Rebecca Benton opened and closed the public hearing without comment. Councilmember Aaron Higgins, upon review of the criteria, moved to approve the Variance Request for 5158 Old Louisville Road for 80' Buffer Reduction subject to the remaining twenty-foot (20') buffer being heavily planted with understory trees and/or shrubs.

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Black, Higgins, Hutcherson, Wilcher, Williams

NAYS:

G. Site Plan for Blakely Commons Multifamily

Assistant City Manager Matthew Saxon presented the item for consideration. Rusty Windsor was present on behalf of the petitioner to answer questions. Resident John Hayden inquired as to the point at which the new development would access Pooler Parkway. Councilmember Karen Williams, upon review of the criteria, moved to approve the Site Plan for Blakely Commons Multifamily.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

AYES: Black, Higgins, Hutcherson, Wilcher, Williams

NAYS:

H. Site Plan for Mosaic Gardens

Assistant City Manager Matthew Saxon presented the item for consideration and noted that the petitioner was not present. Councilmember John Wilcher moved to postpone the item until the next City Council Meeting scheduled for October 2, 2023.

Motion to Postpone; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Wall

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

I. Site Plan for High Avenue Extension (a/k/a 1-16 Mixed Use Access Road)

Assistant City Manager Matthew Saxon presented the item for consideration and noted that the petitioner was not present. Councilmember Aaron Higgins moved to postpone the item until the next City Council Meeting scheduled for October 2, 2023.

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

J. Site Plan for Transportation Logistics Terminal 2A

Assistant City Manager Matthew Saxon presented the item for consideration. Lamar Mercer was present on behalf of the petitioner to answer questions. Councilmember Karen Williams, upon review of the criteria, moved to approve the Site Plan for Transportation Logistics Terminal 2A.

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

VIII. EXECUTIVE SESSION

With no further public business to conduct, Councilmember Aaron Higgins moved to enter Executive Session. Council entered Executive Session at 1:36 p.m.

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

Mayor Rebecca C. Benton called the meeting back to order at 1:45 p.m.

IX. ADJOURNMENT

Councilmember Aaron Higgins moved to adjourn.

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

The meeting adjourned at 1:45 p.m.

The foregoing minutes are true and correct and are approved on this

_____ day of _____, _____.

CITY OF POOLER, GEORGIA

Rebecca Benton, Mayor

ATTEST:

Kiley Fusco, Clerk of Council