



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – MINUTES

December 18, 2023 at 4:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

I. ROLL CALL

Present: Rebecca C. Benton, Mayor
John Wilcher, Mayor Pro Tem
Shannon Black, Councilmember
Shirlenia Daniel, Councilmember
Aaron Higgins, Councilmember
Stevie Wall, Councilmember
Karen Williams, Councilmember via *teleconference*
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 Benton called the meeting to order at 4:00 p.m.

III. INVOCATION

Councilmember Shirlenia Daniel gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Councilmember Shirlenia Daniel led the pledge.

V. CONSENT AGENDA

A. City Council Meeting Minutes of December 4, 2023

B. City Council Executive Session Minutes of December 4, 2023

**C. New Alcoholic Beverage License Application for Ortiz Brothers, Inc.
DBA Tacos + Tequila Pooler at 405 Pooler Parkway, Suite 200**

**D. Release of Maintenance and Warranty Bond for Ellis Park, Phase 3, in
the Amount of \$499,555.50, Subject to City Attorney Approval**

**E. Release of Maintenance and Warranty Bond for Mosby Lakeside
Apartments (Galloway Drive) in the Amount of \$336,584.50, Subject**

to City Attorney Approval

F. Department Reports

- 1. Public Works**
- 2. Finance**
- 3. Fire Department**
- 4. Police Department**
- 5. Planning & Development**

Councilmember Stevie Wall moved to approve the Consent Agenda.

Motion to Approve; PASSED (4-2)

MOVER: Wall

SECONDER: Black

AYES: Black, Daniel, Wall, Wilcher

NAYS: Higgins, Williams

VI. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

**A. Resolution R2023-11.B - To Approve the Fiscal Year 2024 Budget
(Second Reading)**

Assistant City Manager Matthew Saxon presented the resolution for consideration. Finance Officer Chris Lightle reviewed the resolution for those present. Councilmember Aaron Higgins moved to approve the second reading of Resolution R2023-11.B - To Approve the Fiscal Year 2024 Budget.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Daniel

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

NAYS:

B. Resolution R2023-12.A - Budget Amendment 2023-05

Assistant City Manager Matthew Saxon presented the resolution for consideration. Finance Officer Chris Lightle reviewed the resolution for those present. Councilmember John Wilcher moved to approve the first reading of Resolution R2023-12.A - Budget Amendment 2023-05.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Higgins

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

NAYS:

VII. NEW BUSINESS

**A. Zoning Map Amendment for 1323 East Highway 80 and Adjacent
Parcels from C-2, R-A and R-A-1 to C-2 and I-1 (Public Hearing,
Action)**

Assistant City Manager Matthew Saxon presented the amendment for consideration. Attorney Josh Yellin was present on behalf of the petitioner to

answer questions. Mayor Rebecca Benton opened the public hearing. Resident Beverly Waters inquired about the ordinance for burning following clearcutting; Chief Wade Simmons explained the permitted burning guidelines. Resident Dave Legasse expressed his preference that the property be commercial with its proximity to other commercial and residential properties. Mayor Rebecca Benton closed the public hearing and Councilmember Stevie Wall moved to approve the Zoning Map Amendment for 1323 East Highway 80 and Adjacent Parcels from C-2, R-A and R-A-1 to C-2 and I-1 subject to the condition that the I-1 zoned portions shall only have truck access from Old Louisville Road.

Motion to Approve with Stipulations; PASSED (5-1)

MOVER: Wall

SECONDER: Black

AYES: Black, Daniel, Wall, Wilcher, Williams

NAYS: Higgins

B. Conditional Use Request for a Container Stacking and Storage Yard at 1485 Pine Barren Road (*Public Hearing, Action*)

Assistant City Manager Matthew Saxon presented the request for consideration. Greg Coleman of Coleman Company was present on behalf of the petitioner to answer questions. Mayor Rebecca Benton opened the public hearing. Resident Michael O'Donahue inquired about the current rezoning, direction of traffic, and the buffer width adjacent to Somersby. Resident Christina Piantanida inquired about the method of truck traffic enforcement and expressed her concerns regarding traffic in the area. Assistant City Manager Matthew Saxon reported that a number of resident concerns had been received via email and provided to Mayor and Council. Mayor Rebecca Benton closed the public hearing and Councilmember Aaron Higgins, after review of the criteria, moved to deny the Conditional Use Request for a Container Stacking and Storage Yard at 1485 Pine Barren Road.

Motion to Deny; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Daniel

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

NAYS:

C. Conditional Use Request for a Warehouse and Storage Development at Oglethorpe Speedway and Surrounding Properties Known as Country Homes (*Public Hearing, Action*)

Assistant City Manager Matthew Saxon presented the request for consideration. Greg Coleman of Coleman Company was present on behalf of the petitioner to answer questions. Mayor Rebecca Benton opened the public hearing. Residents Greg Chaffin, James Hardison, Vera Lamb, and Richard McAleer inquired about the previously approved rezoning to I-1. Attorney Matthew Bush inquired about the conditions that had been part of the rezoning; Councilmember Aaron Higgins recited the conditions from the minutes. Mayor Rebecca Benton closed the public hearing. Greg Coleman proceeded to withdraw the item; no action was taken.

D. Conditional Use Request for a Warehouse at 385 Morgan Lakes Industrial Boulevard (*Public Hearing, Action*)

Assistant City Manager Matthew Saxon presented the request for consideration. Greg Coleman of Coleman Company was present on behalf of the petitioner to answer questions. Mayor Rebecca Benton opened the public hearing. Residents Jonathan Dunn, Taylor Greene, and Augustino Martin expressed their concern regarding the use request. Mayor Rebecca Benton closed the public hearing and Councilmember Aaron Higgins, after review of the criteria, moved to deny the Conditional Use Request for a Warehouse at 385 Morgan Lakes Industrial Boulevard.

Motion to Deny; PASSED (5-1)

MOVER: Higgins

SECONDER: Daniel

AYES: Black, Daniel, Higgins, Wilcher, Williams

NAYS: Wall

E. Site Plan for 385 Morgan Lakes Industrial Boulevard

The vote to deny the Conditional Use Request for a Warehouse at 385 Morgan Lakes Industrial Boulevard (VII. D) nullified the item. No action was taken.

F. Site Plan for American Pet Resort at 900 Clear Lake Way

Assistant City Manager Matthew Saxon presented the site plan for consideration. Bob McCann was present on behalf of the petitioner to answer questions. Councilmember Shirlenia Daniel, after review of the criteria, moved to approve the Site Plan for American Pet Resort at 900 Clear Lake Way.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Daniel

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

NAYS:

G. Site Plan for HOM @ Pooler at 100 Commons Way

Assistant City Manager Matthew Saxon presented the site plan for consideration. Brian Clouser of Kimley-Horn was present on behalf of the petitioner to answer questions. Councilmember Aaron Higgins, after review of the criteria, moved to approve the Site Plan for HOM @ Pooler at 100 Commons Way.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Daniel

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

NAYS:

H. Site Plan for Joe Hudson Collision Center at 1224 East US Highway 80

Assistant City Manager Matthew Saxon presented the site plan for consideration. Jordan Tibolo was present on behalf of the petitioner to answer questions. Councilmember Shirlenia Daniel, after review of the criteria, moved to approve the Site Plan for Joe Hudson Collision Center at 1224 East US Highway 80.

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

I. Adoption of the Main Street Master Plan

Assistant City Manager Matthew Saxon presented the plan consideration. City Planner Brian Crooks reported on the process and outcome. Councilmember Aaron Higgins moved to adopt the Main Street Master Plan.

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

J. Approval of Sales Agreement for a Portion of Sheftall Road

Assistant City Manager Matthew Saxon presented the agreement for consideration. Residents Abdul Ali, Travis Peacock, and Holly Young expressed their concern regarding the sale. Councilmember Stevie Wall moved to approve the Sales Agreement for a Portion of Sheftall Road, subject to City Attorney approval.

Motion to Approve with Stipulations; PASSED (4-2)
MOVER: Wall
SECONDER: Wilcher
AYES: Black, Wall, Wilcher, Williams
NAYS: Daniel, Higgins

K. Memorandum of Understanding Between Chatham County and the City of Pooler for the Formalization of Efforts in Furtherance of the Collaborative Capabilities and Readiness for Special Weapons and Tactics (SWAT) Teams

Assistant City Manager Matthew Saxon presented the MOU for consideration. Sergeant James Self reported on the agreement. Councilmember Stevie Wall moved to approve the Memorandum of Understanding Between Chatham County and the City of Pooler for the Formalization of Efforts in Furtherance of the Collaborative Capabilities and Readiness for Special Weapons and Tactics (SWAT) Teams.

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

VIII. EXECUTIVE SESSION

With no further public business to conduct, Councilmember Aaron Higgins moved to enter Executive Session. Mayor and Council entered at 6:02 p.m.

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

Mayor Rebecca Benton called the meeting back to order at 6:33 p.m.

Councilmember Stevie Wall moved to adopt the amended City Council Executive Session Minutes of December 4, 2023 (previously approved under the Consent Agenda).

Motion to Adopt; PASSED (5-1)
MOVER: Wall
SECONDER: Daniel
AYES: Black, Daniel, Wall, Wilcher, Williams
NAYS: Higgins

IX. ADJOURNMENT

Councilmember Aaron Higgins moved to adjourn the meeting.

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

The meeting adjourned at 6:35 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