



CITY COUNCIL Regular Meeting – Minutes

April 18, 2022 at 6:00 PM | City Hall | 100 US Highway 80 SW, Pooler, GA 31322

I. ROLL CALL/DECLARATION OF QUORUM

Present: Rebecca C. Benton, Mayor
Tom Hutcherson, Mayor Pro Tem *via teleconference*
Aaron Higgins, Councilmember
Stevie Wall, Councilmember
John Wilcher, Councilmember
Karen Williams, Councilmember
Robert Byrd, City Manager
Steve Scheer, City Attorney
Craig Call, City Attorney
Chris Lightle, Finance Officer
Kiley Fusco, Clerk of Council

Absent: Shannon Black, Councilmember

II. CALL TO ORDER

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

III. INVOCATION

Councilmember Aaron Higgins gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Councilmember Aaron Higgins led the pledge.

V. ANNOUNCEMENTS

There were no announcements.

VI. CONSENT AGENDA

City Manager Robert Byrd presented the consent agenda for consideration.

A. City Council Meeting Minutes of April 4, 2022

B. Special Event Permit Application for Robert Carpenter on May 14, 2022

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. DEPARTMENT REPORTS

A. Public Works

Assistant City Manager Matt Saxon gave the Public Works report. The Water Department installed 33 new construction meters, repaired 31 meters and 9 laterals, and completed 900 line locates. The Sewer Department met all permits and repaired the sewer leak. The Street Department continued routine maintenance and replaced signs. The Stormwater Department cleared 27,000' of ditches. Public Works reviewed 14 site plans.

B. Finance

Finance Officer Chris Lightle gave the Finance report. Both Sales and Hotel/Motel Tax Revenue are strong. Water and Sewer costs are ahead of last year due to supplies being purchased sooner to avoid potential costs increases.

C. Fire Department

Chief Wade Simmons gave the Fire Department report. March saw 448 responses, totaling 1,329 year to date. 34 blood draws were completed for Police Department DUI's. There have been 132 COVID-19 calls, but zero staff cases due to exposures this year.

D. Police Department

Chief Ashley Brown gave the Police Department report. There have been 187 Part I crimes to date, a 7% increase over last year. Shopliftings have decreased while arrests, tickets, and DUI's have increased. Recruitment efforts continue.

E. Recreation

Director Hugh Elton gave the Recreation report. All spring sports teams have begun practice, and the middle school flag football initiative was successful. Pooler hosted the GRPA state basketball tournament. The Community Center has been rented every week and the Senior Center planned several day trips. The Parks Department completed routine maintenance.

F. Planning & Zoning

The Planning & Zoning report was submitted in the meeting packet.

VIII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

A. **Proclamation for Pam Southard Upon Her Retirement**

City Manager Robert Byrd reported a request to table the item. Councilmember Karen Williams moved to table the Proclamation for Pam Southard Upon Her Retirement.

Motion to Table; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Higgins

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

B. **Resolution R2022-04.B - Budget Amendment 2021-02**

City Manager Robert Byrd presented the resolution for consideration, and Finance Officer Chris Lightle reported on the item. Councilmember Stevie Wall moved to approve Resolution R2022-04.B - Budget Amendment 2021-02.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Wall

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

IX. NEW BUSINESS

A. **Zoning Map Amendment for DAI Pine Barren, LLC for 14.4 Acres on Pine Barren Road**

City Manager Robert Byrd reported that the petitioner had requested the item be tabled. As it had been advertised, Mayor Rebecca Benton opened the public hearing. The petitioner was not present. Resident Glen Sandefur, of 720 Pine Barren, expressed his concerns regarding drainage, single ingress/egress, traffic, school overcrowding, and the accuracy of the proposed units per acre shown. Leslie Shinn, of 740 Pine Barren, shared her concerns regarding use conflict, drainage, traffic, short-term rentals, school overcrowding, buffers/fencing, and the accuracy of the proposed units per acre. Anna Curtis, 734 of Pine Barren, requested consideration of the total number of units, the current use in the area, home values, and wildlife habitat loss. Ryan Nyoff, of 6 Ashwood, requested consideration of the Section 10 standards, quality of life, and the public interest. Kay Roth, of 119 Ashwood, expressed her personal concerns about loss of the wooded area behind her home. Kenneth Alfaro, of 750 Pine Barren, noted concerns about the new entrance being too narrow. Leslie Lawrence, of 124 Ashwood, shared her concerns about drainage and school overcrowding. Vernon Williams, of 114 Ashwood, expressed his concerns regarding the number of units overburdening public

safety departments. Bobby Hart, of 110 Ashwood, reported his concerns regarding traffic and canal pollution and asked that City Council honor Planning & Zoning Commission's recommendation. Mayor Rebecca Benton closed the public hearing, and Councilmember Aaron Higgins moved to postpone action on the Zoning Map Amendment for DAI Pine Barren, LLC for 14.4 acres on Pine Barren Road to the May 2, 2022 meeting.

Motion to Postpone; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

B. Zoning Map Amendment for 1545 Dean Forest Road from C-2 to I-2

City Manager Robert Byrd presented the amendment for consideration. Mayor Rebecca Benton opened the public hearing. There being no petitioner present and no public comments, Rebecca Benton closed the public hearing. Councilmember Aaron Higgins moved to postpone action on the Zoning Map Amendment for 1545 Dean Forest Road from C-2 to I-2 until the May 2, 2022 meeting.

Motion to Postpone; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Williams

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

C. Amendment to the Wynn-Capallo PUD Master Plan and Development Standards

City Manager Robert Byrd presented the amendment for consideration, and Mayor Rebecca Benton opened the public hearing. Travis Burke of Coleman Company and Charles Way of Outpost Residential were present to answer questions. There being no public comments, Mayor Rebecca Benton closed the public hearing. Councilmember John Wilcher moved to approve the Amendment to the Wynn-Capallo PUD Master Plan and Development Standards.

Motion to Approve; PASSED (4-1)

MOVER: Wilcher

SECONDER: Wall

AYES: Hutcherson, Wall, Wilcher, Williams

NAYS: Higgins

D. Major Subdivision for Forest Lakes, Phase 10

City Manager Robert Byrd presented the subdivision for consideration. Councilmember Aaron Higgins moved to approve the Major Subdivision for

Forest Lakes, Phase 10.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Williams

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

E. Site Plan for 1543 Dean Forest Road

City Manager Robert Byrd presented the site plan for consideration.

Councilmember Karen Williams moved to approve the Site Plan for 1543 Dean Forest Road subject to the following contingencies:

1. Recording of a corrected stormwater agreement
2. Implementation of impervious parking surfaces per the Zoning Ordinance

Travis Burke verbally agreed to the conditions.

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Higgins

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

F. Construction Plan for Harmony Townhomes

City Manager Robert Byrd presented the site plan for consideration.

Councilmember Karen Williams moved to approve the Site Plan for 1543 Dean Forest Road subject to the following contingencies:

1. Relocation of the existing playground to an area in Phase 6, allowing for continued use by residents
2. Revision of the previously approved stipulations from "completion of amenities by 50%" to "completion of amenities by 25% completion of Phase 8 as it is currently platted"
3. Recording of the stormwater agreement prior to a pre-construction meeting

Travis Burke verbally agreed to the conditions.

Motion to Approve with Stipulations; PASSED (3-2)

MOVER: Williams

SECONDER: Higgins

AYES: Higgins, Hutcherson, Williams

NAYS: Wall, Wilcher

G. Proposal for Repainting of Train Car

City Manager Robert Byrd presented the proposal for consideration. Councilmember Stevie Wall moved to approve Option 2 of the Proposal for Repainting of the Train Car with Industrial Technical Coatings in the amount of \$25,680.00.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Wall

SECONDER: Higgins

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

H. **Award Bid for Demolition of 209 Rogers Street**

City Manager Robert Byrd presented the bids for consideration. Councilmember Aaron Higgins moved to Award Bid for Demolition of 209 Rogers Street to Ryjack Enterprises in the amount of \$28,338.00.

Motion to Award; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Williams

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

X. EXECUTIVE SESSION

With no further public business to conduct, Councilmember Aaron Higgins moved to enter Executive Session. Council entered Executive Session at 7:58 p.m.

Motion to Enter Executive Session; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

Mayor Rebecca C. Benton called the meeting back to order at 8:20 p.m.

XI. ADJOURNMENT

Councilmember Aaron Higgins moved to adjourn the meeting.

Motion to Adjourn

MOVER: Higgins

SECONDER: Wall

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

The meeting adjourned at 8:21 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