



CITY COUNCIL Regular Meeting – Minutes

June 21, 2021 at 6:00 PM | Pooler City Hall | 100 US Hwy 80 SW, Pooler, GA 31322

I. ROLL CALL/DECLARATION OF QUORUM

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

Absent:

II. CALL TO ORDER

Mayor Rebecca C. Benton called the meeting to order at 06:00 p.m.

III. INVOCATION

Pastor Tom Dent of Trinity United Methodist Church gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Mayor Rebecca C. Benton led the pledge.

V. ADOPTION OF MINUTES

- A. City Council Meeting Minutes of June 7, 2021
City Manager Robert Byrd presented the minutes for consideration.
Councilmember Aaron Higgins moved to approve the City Council Meeting Minutes of June 7, 2021.

Motion to Approve, PASSED

MOVER: Higgins

SECONDER: Hutcherson

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

NAYS:

B. Executive Session Minutes of June 7, 2021

City Manager Robert Byrd presented the minutes for consideration.

Councilmember Karen Williams moved to approve the Executive Session Minutes of June 7, 2021.

Motion to Approve, PASSED

MOVER: Williams

SECONDER: Higgins

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

NAYS:

VI. REMINDERS & ANNOUNCEMENTS

Mayor Rebecca C. Benton shared that Pooler resident Wayne Seay had passed. Mr. Seay had been on City Council, serving for a time as Mayor Pro Tem. Mayor Rebecca C. Benton then introduced Jenna Wheeler of Jenny Rutherford Realty who came to share information about National Lemonade Day in Chatham County.

VII. DEPARTMENT/COMMITTEE REPORTS

A. Public Works

Matt Saxon was absent; the Public Works report was submitted to Council.

B. Finance

Chris Lightle gave the Finance Report. The Annual Financial Report, Auditors Discussion and Analysis, and the Single Audit of Federal Programs for 2020 were distributed to Mayor and Council.

C. Fire Department

Chief Wade Simmons gave the Fire Department Report. May call volume increased from 317 in 2020 to 459 in 2021, a 45% increase over last year. Year to date, call volume has increased 33% over 2020.

D. Police Department

Chief Ashley Brown gave the Police Department Report. There were 74 Part I crimes in May, totaling 300 to date. This is an increase of 11% and is due mainly to a 45% increase in shoplifting. Calls for service are up 6% totaling 2,486 in May. Chief Ashley Brown then shared that Pastor John Fender is moving; he thanked him for his many years of service as Chaplain to the Pooler PD and presented him with a plaque.

- E. Recreation
Hugh Elton gave the Recreation Report. Youth baseball, softball, tee ball, soccer and volleyball seasons concluded. PRD hosted two 'Top Gun' baseball tournaments at the complex. The Senior Center has resumed at least one day trip per week. Parks performed routine maintenance at all five parks, the community and senior centers, and the cemetery.
- F. Planning & Zoning, Building & Inspections
Phillip Claxton gave the Planning & Zoning Report. 33 residential and 32 commercial permits were issued, and 460 inspections were performed. The Comprehensive Plan Update to include the Short-Term Work Program has been distributed to Mayor and Council. Phillip Claxton requested that any comments on the update be sent to him.

VIII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

- A. Ordinance O2021-05.A – Amendment to the Pooler Code of Ordinances, Chapter 6 – Alcoholic Beverages (*First Reading*)
City Manager Robert Byrd noted the prior ordinance workshop and presented the first reading of the ordinance for consideration.
Councilmember Stevie Wall moved to deny the first reading of the Ordinance O2021-05.A – Amendment to the Pooler Code of Ordinances, Chapter 6 – Alcoholic Beverages.

Motion to Deny, PASSED

MOVER: Wall

SECONDER: Wilcher

AYES: Benton, Black, Wall, Wilcher

NAYS: Higgins, Hutcherson, Williams

- B. Ordinance O2021-06.A - Zoning Text Amendment of Appendix A, Article IV – Zoning Districts, Section 26, Planned Unit Developments (PUD) by Deleting Density Requirements (*Second Reading*)

City Manager Robert Byrd presented the ordinance for consideration. John Northup of Bouhan Falligant was present on behalf of the petitioner.
Councilmember John Wilcher moved to approve the second reading of Ordinance O2021-06.A - Zoning Text Amendment of Appendix A, Article IV – Zoning Districts, Section 26, Planned Unit Developments (PUD) by Deleting Density Requirements.

Motion to Approve, PASSED

MOVER: Wilcher

SECONDER: Black

AYES: Black, Hutcherson, Wall, Wilcher, Williams

NAYS: Higgins

IX. OLD BUSINESS

- A. Conditional Use Request for Independent Senior Housing on Lots 25, 26, and 27, Phase II of Pooler Park of Commerce – Pipemaker’s Circle (PIN's: 5-0017B-06-006, 5-0017B-06-087 & 5-0017B-06-086)

City Manager Robert Byrd presented the conditional use request for consideration. John Northup of Bouhan Falligant again was present on behalf of the petitioner. Councilmember Karen Williams moved to approve the Conditional Use Request for Independent Senior Housing on Lots 25, 26, and 27, Phase II of Pooler Park of Commerce – Pipemaker’s Circle (PIN's: 5-0017B-06-006, 5-0017B-06-087 & 5-0017B-06-086) subject to review of the criteria.

Motion to Approve, PASSED

MOVER: Williams

SECONDER: Black

AYES: Black, Higgins, Hutcherson, Wilcher, Williams

NAYS: Wall

X. NEW BUSINESS

- A. Alcoholic Beverage License Application for Cracker Barrel Old Country Store, Inc. dba Cracker Barrel #192 at 1000 Highway 80 East

City Manager Robert Byrd presented the application for consideration. Petitioner Donovan Frey was present to answer questions. Councilmember Stevie Wall moved to approve the Alcoholic Beverage License Application for Cracker Barrel Old Country Store, Inc. dba Cracker Barrel #192 at 1000 Highway 80 East.

Motion to Approve; PASSED

MOVER: Wall

SECONDER: Wilcher

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

NAYS:

- B. Special Event Permit Application for Gateway Community Service Board Car Show on September 11, 2021

City Manager Robert Byrd presented the application for consideration. Councilmember Aaron Higgins moved to approve the Special Event Permit Application for Gateway Community Service Board Car Show on September 11, 2021.

Motion to Approve; PASSED

MOVER: Higgins

SECONDER: Hutcherson

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

NAYS:

- C. Special Event Permit Application for Pooler Karate 2nd Annual Wild Game Dinner Nonprofit Fundraiser on December 11, 2021
City Manager Robert Byrd reported that the application had been withdrawn. No action was taken.
- D. Special Event Application for the Chamber of Commerce Sunset Shopping in the Park
City Manager Robert Byrd presented the application for consideration. Councilmember John Wilcher moved to approve the Special Event Application for the Chamber of Commerce Sunset Shopping in the Park on July 1 only, and that a revised application submission would be required to come before Council for approval of subsequent dates.

Motion to Approve; PASSED

MOVER: Wilcher

SECONDER: Higgins

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

NAYS:

- E. Amendment to the Morgan Family PUD Master Plan (*Public Hearing, Action*)
City Manager Robert Byrd reported that the item had been withdrawn by the petitioner. A public hearing was held as advertised, and Mayor Rebecca C. Benton opened and closed the public hearing without comment. No action was taken.
- F. JABOT PUD Amendment #15 (*Public Hearing, Action*)
City Manager Robert Byrd presented the amendment for consideration. Mayor Rebecca C. Benton opened the public hearing. Travis Burke of Coleman Company and Steve Hall of Landmark 24 were present on behalf of the petitioner. Pooler residents Frank Foley, Steve Young, Keisha Meyers, and Lena Lee expressed their concerns about lack of both promised amenities in their community and active communication from their developer. Mayor Rebecca C. Benton then closed the public hearing. Councilmember Aaron Higgins moved to approve the JABOT PUD Amendment #15 subject to the following:
 - 1. Phase 8 engineering and development must begin
 - 2. New amenity construction must begin by 50% completion of Phase 8

3. Certificates of occupancy for the remaining 50% of the phase will not be issued until new amenity construction is complete
4. Existing amenities must be kept until new amenity construction is complete
5. A meeting of the developer and the HOA must be held within 60 days

Motion to Approve Subject to Conditions; PASSED

MOVER: Higgins

SECONDER: Wall

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

NAYS:

- G. Conditional Use Request for Remler Generator Store at 1521 Pooler Parkway
(*Public Hearing, Action*)

City Manager Robert Byrd presented the request for consideration. Mayor Rebecca C. Benton opened the public hearing, and Alexine Diouf of Maupin Engineering was present to answer questions. Councilmember Stevie Wall moved to approve the Conditional Use Request for Remler Generator Store at 1521 Pooler Parkway subject to review of the criteria.

Motion to Approve; PASSED

MOVER: Wall

SECONDER: Higgins

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

NAYS:

- H. Amendment to the Godley Station PUD Development Standards
- City Manager Robert Byrd presented the amendment for consideration. John Northup of Bouhan Falligant distributed printed copies of his presentation as well a revised version of the previously submitted proposed text amendment. Councilmember John Wilcher moved to approve the presented, revised version of the Text Amendment to the Godley Station PUD Development Standards.

Motion to Approve; PASSED

MOVER: Wilcher

SECONDER: Black

AYES: Black, Hutcherson, Wall, Wilcher, Williams

NAYS: Higgins

- I. Release of Maintenance Bond for Berkeley Walk, Phase III
- City Manager Robert Byrd presented the release for consideration. Councilmember Stevie Wall moved to approve the Release of the Maintenance Bond for Berkeley Walk, Phase III.

Motion to Approve, PASSED

MOVER: Wall

SECONDER: Wilcher

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

NAYS:

- J. Site Plan/Landscape Plan for a 2,190 sq. ft. expansion at 400 Pooler Parkway

City Manager Robert Byrd presented the plans for consideration. Travis Burke of Coleman Company was present on behalf of the petitioner. Councilmember John Wilcher moved to approve the 2,190 square foot expansion at 400 Pooler Parkway.

Motion to Approve; PASSED

MOVER: Wilcher

SECONDER: Higgins

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

NAYS:

- K. Agreement for Quacco Road Improvement Engineering Services with Moffatt & Nichol

City Manager Robert Byrd presented the agreement for consideration. Leon Davenport was present on behalf of the contractor. Councilmember Aaron Higgins moved to accept the Agreement for Quacco Road Improvement Engineering Services with Moffatt & Nichol.

Motion to Accept, PASSED

MOVER: Higgins

SECONDER: Hutcherson

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

NAYS:

XI. EXECUTIVE SESSION

With no further public business to conduct, Councilmember Aaron Higgins moved to enter Executive Session. Council entered Executive Session at 8:44 p.m..

Motion to Enter Executive Session; PASSED

MOVER: Higgins

SECONDER: Williams

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

NAYS:

Mayor Rebecca C. Benton called the meeting back to order at 8:48 p.m.

XII. ADJOURNMENT

Councilmember John Wilcher moved to adjourn the meeting.

Motion to Adjourn; PASSED

MOVER: Wilcher

SECONDER: Wall

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

NAYS:

The meeting adjourned at 8:48 p.m.

The foregoing minutes are true and correct and approved by me on this ____ day of _____, 2021.

Rebecca C. Benton, Mayor

Attest:

Kiley Fusco, City Clerk