



CITY COUNCIL Regular Meeting – Minutes

June 7, 2021 at 6:00 PM | Pooler City Hall | 100 US Hwy 80 SW, Pooler, GA 31322

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
Karen Williams, Councilmember
John Wilcher, Councilmember
Robert Byrd, City Manager
Steve Scheer, City Attorney
Craig Call, City Attorney
Chris Lightle, Finance Officer
Kiley Fusco, Clerk of Council

Absent: N/A

II. CALL TO ORDER

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

III. INVOCATION

Mayor Rebecca C. Benton gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Mayor Rebecca C. Benton led the pledge.

V. ADOPTION OF MINUTES

A. City Council Meeting Minutes of May 17, 2021

City Manager Robert Byrd presented the minutes for consideration.
Councilmember Karen Williams moved to adopt the City Council Meeting Minutes of May 17, 2021.

Motion to Adopt, Passed (Unanimous)

MOVER: Williams

SECONDER: Hutcherson

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

NAYS: None

VI. REMINDERS & ANNOUNCEMENTS

There were no announcements.

VII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

A. **Ordinance O2021-03.A - Zoning Text Amendment to Add Independent Senior Housing as a Conditional Use in R-2, R-3, R-4, C-1, C-2 Zoning Districts (*Second Reading*)**

City Manager Robert Byrd presented the second reading for consideration. Mayor Rebecca C. Benton opened the public hearing, and John Northup of Bouhan & Falligant was present to comment. Mayor Rebecca C. Benton closed the public hearing, and Councilmember Karen Williams moved to approve the second reading of Ordinance O2021-03.A - Zoning Text Amendment to Add Independent Senior Housing as a Conditional Use in the C-1 and C-2 Zoning Districts only.

Motion to Approve, Passed (4-2)

MOVER: Williams

SECONDER: Hutcherson

AYES: Black, Hutcherson, Wilcher, Williams

NAYS: Higgins, Wall

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 (*First Reading*)**

City Manager Robert Byrd presented the first reading for consideration. Mayor Rebecca C. Benton opened the public hearing, and John Northup of Bouhan & Falligant was present to comment. Mayor Rebecca C. Benton closed the public hearing, and Councilmember Stevie Wall moved to approve the first 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 (5-1)

MOVER: Wall

SECONDER: Wilcher

AYES: Black, Hutcherson, Wall, Wilcher, Williams

NAYS: Higgins

C. **Ordinance O2021-06.B – Zoning Text Amendment to Add Funeral Homes and Funeral Services with No Crematories as a Conditional Use in a C-P (Commercial Professional) Zoning District (*First Reading*)**

City Manager Robert Byrd presented the first reading for consideration. Mayor Rebecca C. Benton opened the public hearing. Petitioner and Mrs. J. Vernard Flowers and Seller Representative Ron Walker were present to comment and answer questions. Residents Percil Moye, Lynn Connifer, Keana Richardson, Glendale Brevis, Robert Hurfelle, Jesse Bell, Leon Harry, Martha Burnett, and Kimberly Hayworth spoke in opposition of the amendment. Councilmember Aaron Higgins moved to deny the first reading of Ordinance O2021-06.B – Zoning Text Amendment to Add Funeral Homes and Funeral Services with No Crematories as a Conditional Use in a C-P (Commercial Professional) Zoning District.

Motion to Deny, Passed (5-1)

MOVER: Higgins

SECONDER: Hutcherson

AYES: Black, Higgins, Hutcherson, Wall, Wilcher

NAYS: Williams

D. **Resolution R2021-06.A - Zoning Map Amendment for Town Park Investments from R-3B to R-4**

City Manager Robert Byrd presented the resolution for consideration. Mayor Rebecca C. Benton opened the public hearing. Alec Metzger of EMC Engineering and Developer ? were present to answer questions. Resident Eric Fry did not oppose the project, but expressed concerns about the traffic signal at Highway 80/I-95. Resident Nilda Simone spoke in opposition of apartments and shared her concerns about parking. Mayor Rebecca C. Benton closed the public hearing. Councilmember Stevie Wall moved to table Resolution R2021-06.A - Zoning Map Amendment for Town Park Investments from R-3B to R-4.

Motion to Table, Passed (Unanimous)

MOVER: Wall

SECONDER: Wilcher

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

NAYS:

VIII. NEW BUSINESS

G. Minor Subdivision Plat for Outparcel 1, Mosaic Town Center Creating Lots 1A, 1B, 1C

Mayor Rebecca C. Benton called for a motion to amend the agenda to accommodate a petitioner. Councilmember Aaron Higgins moved to amend the agenda by placing item G.Minor Subdivision Plat for Outparcel 1, Mosaic Town Center Creating Lots 1A, 1B, 1C before item A. Special Event Permit Application for a Sam's Club.

Motion to Amend, Passed (Unanimous)

MOVER: Higgins

SECONDER: Wall

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

NAYS:

City Manager Robert Byrd presented the plat for consideration. Cody Rodgers of EMC Engineering was present on behalf of the petitioner. Councilmember Stevie Wall moved to approve the Minor Subdivision Plat for Outparcel 1, Mosaic Town Center Creating Lots 1A, 1B, 1C.

Motion to Approve, Passed (Unanimous)

MOVER: Wall

SECONDER: Higgins

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

NAYS:

A. Special Event Permit Application for a Sam's Club Food Truck Fundraising Event from June 28, 2021-July 25, 2021

City Manager Robert Byrd presented the application for approval. Cheryl Perry was present on behalf of the petitioner to answer questions. Councilmember Stevie Wall moved to approve the Special Event Permit Application for a Sam's Club Food Truck Fundraising Event from June 28, 2021-July 25, 2021 with a fee waiver contingent upon the revision of the application under the Children's Miracle Network along with proof of nonprofit status.

Motion to Approve, Passed (Unanimous)

MOVER: Wall

SECONDER: Higgins

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

NAYS:

B. Special Event Permit Application for a Tanger Outlets Firework Sale from June 23, 2021-July 6, 2021

City Manager Robert Byrd presented the application for approval. The Reed family were present to answer questions. Councilmember Stevie Wall moved to approve the Tanger Outlets Firework Sale from June 23, 2021-July 6, 2021 contingent upon adherence to all state and local fire codes/regulations and a return to Council for approval of each sales event individually.

Motion to Approve, Passed (Unanimous)

MOVER: Wilcher

SECONDER: Wall

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

NAYS:

C. **Proclamation Policy Approval**

City Manager Robert Byrd presented the proposed policy for consideration. Councilmember Aaron Higgins moved to table the item.

Motion to Table, Passed (Unanimous)

MOVER: Higgins

SECONDER: Wall

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

NAYS:

D. **Amendment to the Forest Lakes PUD Master Plan**

City Manager Robert Byrd reported that the amendment had been withdrawn. As a hearing had been advertised, Mayor Rebecca C. Benton opened the public hearing. Councilmembers Aaron Higgins and Karen Williams both noted that while they are residents of Forest Lakes, the City Attorney has previously determined that they have no conflict of interest related to this item. No action was taken.

E. **Conditional Use Request to Operate a Funeral Home and Funeral Services with No Crematories in a C-P Zoning District**

City Manager Robert Byrd reported that the conditional use request had been withdrawn. As a hearing had been advertised, Mayor Rebecca C. Benton opened and closed the public hearing without comment. No action was taken.

F. **Acceptance of Performance Bond/Final Plat for Ellis Park, Phase 3-A**

City Manager Robert Byrd presented the bond and plat for consideration. Councilmember Stevie Wall moved to accept the Performance Bond/Final Plat for Ellis Park, Phase 3-A.

Motion to Accept, Passed (Unanimous)

MOVER: Wall

SECONDER: Hutcherson

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

NAYS:

IX. EXECUTIVE SESSION

With no further public business to conduct, Councilmember Karen Williams moved to enter Executive Session. Council entered Executive Session at 7:41 p.m.

Motion to Enter Executive Session, Passed (Unanimous)

MOVER: Williams

SECONDER: Wilcher

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

NAYS: None

Mayor Rebecca C. Benton called the meeting back to order at 7:51 p.m.

X. 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: None

The meeting adjourned at 7:51 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