



5:45 p.m. - Public Hearing - to discuss a requested building height variance for a proposed warehouse on Wildcat Dam Road

5:50 p.m. - Public Hearing - to discuss a proposed zoning text amendment to provide building permit fees within the Main Street Overlay District

October 1, 2018

6:00 p.m. Pooler City Hall

AGENDA

Meeting Called to Order

Invocation

Pledge of Allegiance

Approval of minutes of previous meeting as printed

Report from the Standing Committees:

Finance

Public Safety

Street/Drainage

Water/Sewer

Recreation

Building/Zoning

Councilman Wall

Councilman Royal

Councilwoman Benton

Councilman Olliff

Councilwoman Black

Councilman Allen

OLD BUSINESS

1. Second Reading on amendment to general penalty ordinance

NEW BUSINESS

1. Building height variance for proposed warehouse on Wildcat Dam Road
2. Site plan for office/daycare center on Nancy Hanks Way
3. Site plan for Extended Stay America Hotel
4. Preliminary construction plan for Harmony, Phase 5
5. Site plan for Chevron convenience store at 221 Tanger Outlets Boulevard
6. Minor subdivision plat of Parcel B2 for GBI Crime Lab
7. Release of maintenance bond for Somersby, Phase IIC
8. Release of maintenance bond for Harmony, Phase III
9. Water Utilities Easement Agreement with Publix Super Markets, Inc.
10. Alcoholic beverage license for Chris Bascara at Publix #1584
11. Proposal from Crossroads Construction, Inc. for demolition/debris removal of house at 1094 S. Rogers Street
12. First Reading on zoning text amendment to provide building permit fees within the Main Street Overlay District

MOTION FOR EXECUTIVE SESSION - to discuss personnel, legal and real estate matters

MOTION FOR ADJOURNMENT

October 1, 2018

Approved 10-15-18

MINUTES

The regular meeting of the Pooler City Council was held on October 1, 2018. Mayor Mike Lamb called the meeting to order at 6:00 p.m. Present were Councilman Bruce Allen, Councilwoman Rebecca Benton, Councilwoman Shannon Black, Councilman Larry Olliff, Councilman Mike Royal and Councilman Stevie Wall. City Manager Robbie Byrd, Finance Officer Chris Lightle and City Attorney Steve Scheer were also present.

The invocation was given by Councilman Allen and the Pledge of Allegiance was led by Councilman Royal.

The minutes of the previous meeting were approved as printed upon a motion by Councilman Olliff, seconded by Councilwoman Benton, with no opposition.

Report from the Standing Committees:

FINANCE

Councilman Wall presented bills in excess of \$1500.00 for payment and made a motion to pay, subject to funds. Motion was seconded by Councilman Royal and passed without opposition.

PUBLIC SAFETY

Councilman Royal reported that the fire department responded to 163 calls since the last meeting, totaling 3136 for the year and that the police department responded to 1371 calls, totaling 23,605 for the year.

STREET/DRAINAGE

Councilwoman Benton reported that the street department picked up trash throughout the City, performed road repairs at 309 S. Chestnut Street, 616 W. Tietgen Street, 209 and 219 Chatham Avenue and Redbud Lane, repaired a pothole at 105 Magnolia Lane and Godley Way, repaired the sidewalk at 293 Silver Brook Circle, removed limbs at East Whatley Street, graded the firing range access road and road leading to the wastewater treatment plant and swept 11 miles of streets. Further, that the drainage department performed routine maintenance and various work orders, continued the removal of trees and ditch digging along the side of Pooler Parkway and Memorial Boulevard, cut and cleared a total of 3,825.5' of ditches, Savannah River Utilities continued work on Quacco Road and digging ditches and as of September 28th, Chatham County has still neglected mowing the canals.

WATER/SEWER

Councilman Olliff reported that the water department inspected 60 new construction meters, repaired a leaking water main on Highway 80 and Sheftall Street, changed out or repaired 19 non-functioning meters, repaired two (2) leaking laterals that were damaged by the contractor in Somersby Subdivision, repaired a leaking lateral at 405 Pinecrest Place, notified 39 residents of continuous water usage in an effort to reduce bill adjustments/water loss, witnessed the testing and certification of 18 backflow preventers and performed 332 line locates requested by the Utility Protection Center. Further, that EOM responded to one (1) grinder pump call, one (1) sewer leak/repair and performed maintenance on lift stations and at the wastewater treatment plant.

RECREATION

Councilwoman Black reported that football, soccer and volleyball games continue and that adult basketball ends on October 8th.

BUILDING/ZONING

Councilman Allen reported that six (6) single-family residential and five (5) commercial permits were issued since the last meeting, with 379 inspections performed.

Under OLD BUSINESS the following was discussed:

1. Second Reading on amendment to general penalty ordinance

Mr. Byrd presented an amendment to the general penalty ordinance to provide for any offender to be punished by a fine not exceeding \$1000.00 and by imprisonment in jail for no more than six (6) months, to be in compliance with the City Charter. Councilman Royal made a motion to approve the amendment on Second Reading. Motion was seconded by Councilman Wall and passed without opposition.

Under NEW BUSINESS the following was discussed:

1. Building height variance for proposed warehouse on Wildcat Dam Road

A public hearing was held prior. A warehouse is proposed on Wildcat Dam Road for Savannah Green I, LLC. Councilman Olliff made a motion to approve the 15' variance, based on the request meeting #1 and #3 of the criteria. Motion was seconded by Councilwoman Benton and passed without opposition.

2. Site plan for office/daycare center on Nancy Hanks Way

A two-story, 12,500 sq. ft. office/daycare center is proposed on Nancy Hanks Way. Mr. Byrd asked that the item be tabled to allow the City's code enforcement officer and public works director to look into the issue of the land being cleared illegally. Councilman Royal made a motion to table. Motion was seconded by Councilman Olliff and passed without opposition.

3. Site plan for Extended Stay America Hotel

The intent is to construct a four-story, 124 room hotel at 500 Outlet Parkway South. Councilman Allen questioned the number of trees being omitted from the plan wherein Travis Burke of Coleman Company replied that the plan is short five (5) trees, due to the easements and utilities located on the property. Councilman Wall questioned whether the developer is willing to contribute to the cost of installing a traffic light on Tanger Outlets Boulevard, to alleviate existing and potential traffic problems. Mr. Burke replied that a light was not originally planned. Councilman Wall made a motion, seconded by Councilwoman Benton, to table the item. Motion passed without opposition.

4. Preliminary construction plan for Harmony, Phase 5

Phase 5 of Harmony Subdivision consists of 33 single-family residential lots located on Melody Drive. Councilman Allen made a motion to approve the plan. Motion was seconded by Councilwoman Black and passed without opposition.

5. Site plan for Chevron convenience store at 221 Tanger Outlets Boulevard

A 6,000 sq. ft. convenience store with gas pumps is proposed at 221 Tanger Outlets Boulevard. Based on this site being within the same development as the proposed hotel discussed in Item #3, Councilman Wall made a motion to table. Motion was seconded by Councilwoman Benton and passed without opposition.

6. Minor subdivision plat of Parcel B2 for GBI Crime Lab

Mr. Byrd presented a minor subdivision plat for the .51 acres that was recently donated to the GBI for the addition of a bomb truck garage at their crime lab. Councilman Wall made a motion, seconded by Councilman Olliff, to approve the plat. Motion passed without opposition.

7. Release of maintenance bond for Somersby, Phase IIC

Mr. Byrd stated that a final inspection was performed on August 20th and that all of the punch list items have been completed. Councilman Wall made a motion to release the bond in the amount of \$183,294.00. Motion was seconded by Councilman Olliff and passed without opposition.

8. Release of maintenance bond for Harmony, Phase III

Mr. Byrd stated that a final inspection was performed on August 20th and that all of the punch list items have been completed. Councilman Wall made a motion to release the bond in the amount of \$183,294.00. Motion was seconded by Councilman Olliff and passed without opposition.

9. Water Utilities Easement Agreement with Publix Super Markets, Inc.

Mr. Byrd requested the item be tabled. Councilman Royal made a motion to table. Motion was seconded by Councilman Wall and passed without opposition.

10. Alcoholic beverage license for Chris Bascara at Publix #1584

Chris Bascara submitted an application to sell beer and wine at the Publix at 101 Blue Moon Crossing, Suite 1. Mr. Byrd stated that Police Chief Ashley Brown has performed the background investigation and recommends approval. Councilman Royal made a motion, seconded by Councilman Wall, to approve the license. Motion passed with Councilman Allen in opposition.

11. Proposal from Crossroads Construction, Inc. for demolition/debris removal of house at 1094 S. Rogers Street

Mr. Byrd presented a proposal from Crossroads Construction, Inc. for the demolition and removal of debris of the house at 1094 S. Rogers Street. Councilman Wall made a motion to approve the proposal in the amount of \$10,500.00. Motion was seconded by Councilman Olliff and passed without opposition.

12. First Reading on zoning text amendment to provide building permit fees within the Main Street Overlay District

Councilman Allen stepped down from his seat. A public hearing was held prior. Mr. Byrd presented an ordinance to limit, as an incentive, building permits fees to \$5000.00 for new buildings or the alteration of an existing building in connection with its renovation or addition within the Main Street Overlay District. Councilwoman Benton made a motion to approve the amendment on First Reading. Motion was seconded by Councilwoman Black and passed without opposition. Councilman Allen returned to his seat.

Dan Kane, resident on Governor Treutlen Circle, expressed concern over the Town Park development and the retail shopping center on Governor Treutlen Boulevard.

T. C. Williams, resident, questioned how often traffic studies are performed. Mr. Byrd replied that certain developments are required to provide traffic studies during the site plan approval process.

There being no further business to discuss or the need for an Executive Session, Councilman Wall made a motion to adjourn at approximately 6:39 p.m. Motion was seconded by Councilman Allen and passed without opposition.

Respectfully submitted,



Maribeth Lindler
City Clerk



Mayor

Public Hearing

A public hearing was held prior to the regular City Council meeting on October 1, 2018. Mayor Mike Lamb called the hearing to order at 5:45 p.m. Present were Councilman Bruce Allen, Councilwoman Rebecca Benton, Councilwoman Shannon Black, Councilman Larry Olliff, Councilman Mike Royal and Councilman Stevie Wall. City Manager Robbie Byrd, Finance Officer Chris Lightle and City Attorney Steve Scheer were also present.

The purpose of the hearing was to discuss a requested building height variance for a proposed warehouse on Wildcat Dam Road. Travis Burke of Coleman Company stated that a 15' height variance is needed to accommodate the parapet wall, HVAC equipment and other rooftop structures, with the building height itself not exceeding 47'.

There being no further discussion, the hearing was adjourned at approximately 5:47 p.m.

Public Hearing

A public hearing was held prior to the regular City Council meeting on October 1, 2018. Mayor Mike Lamb called the hearing to order at 5:50 p.m. Present were Councilman Bruce Allen, Councilwoman Rebecca Benton, Councilwoman Shannon Black, Councilman Larry Olliff, Councilman Mike Royal and Councilman Stevie Wall. City Manager Robbie Byrd, Finance Officer Chris Lightle and City Attorney Steve Scheer were also present.

Councilman Allen stepped down from his seat to recuse himself from any discussion.

The purpose of the hearing was to discuss a proposed zoning text amendment to provide building permit fees within the Main Street Overlay District. Mr. Byrd presented an ordinance to limit, as an incentive, building permits fees to \$5000.00 for new buildings or the alteration of an existing building in connection with its renovation or addition within the Main Street Overlay District.

There being no further discussion, the hearing was adjourned at approximately 5:51 p.m.