



- 5:20 p.m. - **Public Hearing** - to discuss the proposed 2019 budget
5:30 p.m. - **Public Hearing** - to discuss a proposed amendment to sign ordinance
5:35 p.m. - **Public Hearing** - to discuss a side yard setback variance at 101 Tanzania Trail
5:40 p.m. - **Public Hearing** - to discuss a zoning map amendment of Parcel 1, Pine Meadow Drive, from R-A to I-1
5:45 p.m. - **Public Hearing** - to discuss a zoning map amendment of 12.63 acre portion of Parcel E, The Morgan Tract, from PUD Commercial to PUD Multi-family
5:50 p.m. - **Public Hearing** - to discuss a zoning map amendment of 181.44 acre portion of the Ryals Tract and Parcel E, The Tuten Tract from R-1C and MH-3 to C2 and R-3C

December 3, 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	Councilman Wall
Public Safety	Councilman Royal
Street/Drainage	Councilwoman Benton
Water/Sewer	Councilman Olliff
Recreation	Councilwoman Black
Building/Zoning	Councilman Allen

Presentation of 10 year service pin to Police Sergeant Tim Holland

OLD BUSINESS

1. Second Reading on amendment to alcoholic beverages ordinance

NEW BUSINESS

1. Side yard setback variance at 101 Tanzania Trail
2. Zoning map amendment of Parcel 1, Pine Meadow Drive, from R-A to I-1
3. Zoning map amendment of 12.63 acre portion of Parcel E, The Morgan Tract, from PUD Commercial to PUD Multi-family
4. Zoning map amendment of 181.44 acre portion of the Ryals Tract and Parcel E, The Tuten Tract from R-1C and MH-3 to C-2 and R-3C
5. Amendment to Savannah Quarters, Phase 4 PUD Master Plan and Development Standards
6. Acceptance of maintenance bond/approval of final plat for Davenport, Phase 3
7. Release of performance bond/acceptance of maintenance bond for Hunt Club, Phase 6
8. Special event permit for Farmers/Craft Market on December 8th at Shepherd Living
9. Alcoholic beverage license for Lata R. Patel at Amit #2
10. First Reading on amendment to sign ordinance

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

MOTION FOR ADJOURNMENT

December 3, 2018

Approved 12-17-18 

MINUTES

The regular meeting of the Pooler City Council was held on December 3, 2018. Mayor pro tem Rebecca Benton called the meeting to order at 6:11 p.m. (delayed due to the public hearings held prior). Present were Councilman Bruce Allen, 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 Mayor pro tem Benton and the Pledge of Allegiance was led by Councilwoman Black.

The minutes of the previous meeting were approved as printed upon a motion by Councilman Olliff, seconded by Councilwoman Black, 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 298 calls in November, totaling 3796 for the year and that the police department responded to 1276 calls, totaling 28,799 for the year.

STREET/DRAINAGE

Mayor pro tem Benton reported that the street department picked up trash throughout the City, performed various shoulder work and sidewalk repairs on Sundance Road and Somersby Subdivision, assisted the water department with a leak at Heritage Court, removed unsuitable material from the sewer line at 513 Herrin Court and swept 15 miles of streets. Further, that the drainage department performed routine maintenance and various work orders, jetted out culvert pipes along S. Rogers Street, picked up trash and Savannah River Utilities is continuing the drainage improvements on Morgan Street, Rothwell Street and Quacco Road.

WATER/SEWER

Councilman Olliff reported that the water department inspected new construction meters, repaired one (1) leaking water main and a leaking lateral, repaired an irrigation line at 2 Ravenwood Way, coordinated the repair of the 12" water line on Bourne Avenue, notified 41 residents of continuous water usage in an effort to reduce bill adjustments/water loss, witnessed the testing and certification of 12 backflow

preventers and performed 438 line locates requested by the UPC. Further, that EOM responded to one (1) grinder pump call, three (3) sewer leak/repairs and performed maintenance on lift stations and at the wastewater treatment plant.

RECREATION

Councilwoman Black reported that youth basketball and adult kickball are underway and that the senior citizens will be attending a Smart Senior Workshop on December 8th and they will be having their holiday party on December 14th.

BUILDING/ZONING

Councilman Allen reported that four (4) single-family residential permits were issued since the last meeting, with 123 inspections performed.

Mayor pro tem Benton presented a 10 year service pin to Police Sergeant Tim Holland, thanking him for his continued service.

Under OLD BUSINESS the following was discussed:

1. Second Reading on amendment to alcoholic beverages ordinance

Mr. Byrd presented an amendment to change the time for the sale of alcoholic beverages by the drink to begin at restaurants from 12:30 p.m. to 11:00 a.m. Councilman Wall made a motion, seconded by Councilman Olliff, to approve the amendment on Second Reading. Motion passed with Councilman Allen in opposition.

Under NEW BUSINESS the following was discussed:

1. Side yard setback variance at 101 Tanzania Trail

A public hearing was held prior. Isiah Coleman obtained a fence permit and after the contractor installed the fence, the building inspector found that the fence was not placed per the approved permit. A 17' side yard setback variance is requested to accommodate the fence. Mr. Byrd stated that there is also a drainage and a utility easement on the property and if work needs to be performed in these areas, the owner will have to remove the fence. Due to the petitioner not being present, Councilman Wall made a motion to table the item. Motion was seconded by Councilman Royal and passed without opposition.

2. Zoning map amendment of Parcel 1, Pine Meadow Drive, from R-A to I-1

A public hearing was held prior. Alec Metzger of EMC Engineering, representing Ariana Worldwide, Inc., presented a request to re-zone 4.78 acres known as Parcel 1, adjacent to I-95 and the Savannah & Ogeechee Canal, for proposed warehouses with loading docks. After review of the criteria, Councilman Wall made a motion to approve the zoning map amendment. Motion was seconded by Councilman Olliff and passed without opposition.

3. Zoning map amendment of 12.63 acre portion of Parcel E, The Morgan Tract, from PUD Commercial to PUD Multi-family

A public hearing was held prior. Attorney Harris Martin presented the request, stating that this land will be combined with the 181.44 acre portion of The Ryals Tract and Parcel E, The Tuten Tract, which is also being re-zoned (Item #4). Councilman Wall stated that warehouses were planned within the PUD and a total of eight (8) were proposed. After review of the criteria, Councilman Wall made a motion to approve the zoning map amendment, contingent upon no warehouses being permitted. Motion was seconded by Councilwoman Black and pass with Councilman Allen in opposition.

4. Zoning map amendment of 181.44 acre portion of the Ryals Tract and Parcel E, The Tuten Tract from R-1C and MH-3 to C-2 and R-3C

A public hearing was held prior. Attorney Harris Martin presented the request to re-zone the property for a mixed-use development, stating that this land will be combined with the 12.63 acres that were previously re-zoned (Item #3). Councilman Allen presented concern over the density (20 units/acre) being allowed, questioning the amount of acreage for the multi-family portion of the development and whether the petitioner would consider less density, either R-3B (16 units/acre) or R-3A (12 units/acre). Mr. Harris replied that the upland areas total 37.7 developable acres. Councilman Wall expressed concern over the potential number of apartments if R-3C zoning is approved, and also asked if the petitioner was willing to consider a lower density. Adam Bryant, real estate agent, and Ryan Strickland of Thomas & Hutton Engineering, presented a conceptual plan, noting that while there is 37.7 acres to be developed, certain areas will not have 20 units per acre, due to the location of the wetlands and lagoon. After review of the criteria, Councilman Wall made a motion to approve the zoning map amendment, contingent upon no warehouses being permitted and there being no access to Rogers Street. Motion was seconded by Councilwoman Black and passed with Councilman Allen in opposition.

5. Amendment to Savannah Quarters, Phase 4 PUD Master Plan and Development Standards

Hal Kraft of Hussey Gay Bell presented an amendment to the design standards for a single-family parcel, Westbrook Greens, to consist of 50 lots instead of 60, with the minimum lot width increasing from 70' to 95'. Councilman Wall made a motion to approve the amendment. Motion was seconded by Councilman Allen and passed without opposition.

6. Acceptance of maintenance bond/approval of final plat for Davenport, Phase 3

Mr. Byrd requested the item be tabled, per Mr. Scheer's recommendation. Councilman Wall made a motion, seconded by Councilman Allen, to table. Motion passed without opposition.

7. Release of performance bond/acceptance of maintenance bond for Hunt Club, Phase 6

A final inspection was performed on November 26th with all of the punch list items being addressed. Councilman Allen made a motion to release the performance bond and accept the maintenance bond in the amount of \$619,112.00. Motion was seconded by Councilman Olliff and passed without opposition.

8. Special event permit for Farmers/Craft Market on December 8th at Shepherd Living

A farmers/craft market is scheduled for December 8th at Shepherd Living with 20 to 30 vendors participating. Councilman Royal made a motion to approve the permit. Motion was seconded by Councilman Allen and passed without opposition.

9. Alcoholic beverage license for Lata R. Patel at Amit #2

Lata R. Patel submitted an application to sell beer and wine at the convenience store at 1107 S. Rogers Street. Mr. Byrd stated that Police Chief Ashley Brown has performed the background investigation and recommends approval. Councilman Wall made a motion, seconded by Councilman Royal, to approve the license. Motion passed with Councilman Allen in opposition.

10. First Reading on amendment to sign ordinance

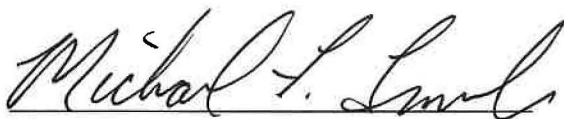
A public hearing was held prior. Mr. Byrd presented an amendment to the definitions of planned center and project entrance sign, to include medical centers and hospitals and to delete "where buildings are located on separate lots". Councilman Olliff made a motion to approve the amendment on First Reading. Motion was seconded by Councilman Royal and passed without opposition.

There being no further business to discuss or the need for an Executive Session, Councilman Allen made a motion to adjourn at approximately 7:05 p.m. Motion was seconded by Councilman Wall 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 December 3, 2018. Mayor pro tem Rebecca Benton called the hearing to order at 5:20 p.m. Present were Councilman Bruce Allen, 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 the proposed 2019 budget. Mr. Lightle presented the budget, stating that the General Fund balances at \$21,077,000.00, the hotel/motel tax fund balances at \$645,000.00, the SPLOST fund balances at \$2,401,167.00 and the Water/Sewer Fund balances at \$7,392,000.00

There being no further discussion, the hearing was adjourned at approximately 5: 23p.m.

Public Hearing

A public hearing was held prior to the regular City Council meeting on December 3, 2018. Mayor pro tem Rebecca Benton called the hearing to order at 5:30 p.m. Present were Councilman Bruce Allen, 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 proposed amendment to the sign ordinance. Mr. Byrd stated that an amendment to the definitions of planned center and project entrance sign is proposed, to include medical centers and hospitals and deleting "where buildings are located on separate lots".

There being no further discussion, the hearing was adjourned at approximately 5:31 p.m.

Public Hearing

A public hearing was held prior to the regular City Council meeting on December 3, 2018. Mayor pro tem Rebecca Benton called the hearing to order at 5:40 p.m. Present were Councilman Bruce Allen, 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 side yard setback variance at 101 Tanzania Trail. Isiah Coleman, owner, applied for a fence permit and after the contractor constructed it, the inspector found that the fence was not constructed per the plan and the fence extends into the side yard setback. Therefore, a 17' variance is needed. The petitioner was not present.

There being no further discussion, the hearing was adjourned at approximately 5:43 p.m.

Public Hearing

A public hearing was held prior to the regular City Council meeting on December 3, 2018. Mayor pro tem Rebecca Benton called the hearing to order at 5:45 p.m. Present were Councilman Bruce Allen, 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 zoning map amendment of Parcel 1, Pine Meadow Drive, from R-A to I-1. Ariana Worldwide, Inc. has petitioned to re-zone 4.78 acres known as Parcel 1, adjacent to I-95 and the Savannah & Ogeechee Canal, for proposed warehouses with loading docks.

There being no further discussion, the hearing was adjourned at approximately 5:46 p.m.

Public Hearing

A public hearing was held prior to the regular City Council meeting on December 3, 2018. Mayor pro tem Rebecca Benton called the hearing to order at 5:50 p.m. Present were Councilman Bruce Allen, 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 zoning map amendment of 12.63 acre portion of Parcel E, The Morgan Tract, from PUD Commercial to PUD Multi-family. Attorney Harris Martin presented the request, stating that this land will be combined with the 181.44 acre portion of The Ryals Tract and Parcel E, The Tuten Tract, which is also being re-zoned. Further, that a mixed-use development is proposed.

There being no further discussion, the hearing was adjourned at approximately 5:52 p.m.

Public Hearing

A public hearing was held prior to the regular City Council meeting on December 3, 2018. Mayor pro tem Rebecca Benton called the hearing to order at 5:55 p.m. Present were Councilman Bruce Allen, 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 zoning map amendment of 181.44 acre portion of the Ryals Tract and Parcel E, The Tuten Tract from R-1C and MH-3 to C-2 and R-3C. Attorney Harris Martin presented the request to re-zone the property for a mixed-use development. Councilman Allen presented concern over the density (20 units/acre) that are allowed within R-3C, questioning the amount of acreage for the multi-family portion of the development and whether the petitioner would consider less density, either R-3B (16 units/acre) or R-3A (12 units/acre). Mr. Harris replied that the upland areas total 37.7 developable acres. John Hayden, resident, questioned where the access is proposed. Mr. Harris replied that there are three (3) access points that will be on Pooler Parkway, with one being at the intersection of S H Morgan Parkway and Pooler Parkway. Aaron Higgins, resident, stated that the comprehensive plan needed to be considered, as well as traffic and parking for potentially 800 apartments, adding that these issues should be addressed before development begins. Councilman Wall stated that warehouses could be built, as were planned within the adjacent Planned Unit Development.

There being no further discussion, the hearing was adjourned at approximately 6:11 p.m.