5:45 p.m. - **Public Hearing** - to discuss a requested zoning map amendment of 22.94 acres at the end of Towne Center Drive from PUD Commercial/Retail to PUD Multi-Family

5:50 p.m. - **Public Hearing** - to discuss a requested zoning map amendment of 4.18 acres on East Highway 80 from C-2 to I-1

December 17, 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 5-year service pin to Police Corporal Diamond Newton

OLD BUSINESS

1. Side yard setback variance at 101 Tanzania Trail
2. Acceptance of maintenance bond/approval of final plat for Davenport, Phase 3
3. Second Reading on amendment to sign ordinance

NEW BUSINESS

1. Resolution to adopt 2019 Budget
2. Zoning map amendment of 22.94 acres at the end of Towne Center Drive from PUD Commercial/Retail to PUD Multi-Family
3. Zoning map amendment of 4.18 acres on East Highway 80 from C-2 to I-1
4. Final plat for Davenport II, Phase D
5. Final plat for Westbrook, Phase 6D
6. Site plan for JCB Fulfillment Center
7. Application for Fiscal Year 2019 Local Maintenance & Improvement Grant (LMIG) Program
8. Amendment to Schedule of Fees

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

MOTION FOR ADJOURNMENT

December 17, 2018 Approved 1-7-19 (initials)

MINUTES

The regular meeting of the Pooler City Council was held on December 17, 2018. Mayor Mike Lamb called the meeting to order at 6:18 p.m. (delayed due to the public hearings held prior). 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 Olliff.

The minutes of the previous meeting were approved as printed upon a motion by Councilman Olliff, seconded by Councilman Royal, 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 Councilwoman Benton and passed without opposition.

PUBLIC SAFETY

Councilman Royal reported that the fire department responded to 180 calls since the last meeting, totaling 3976 for the year and that the police department responded to 1268 calls, totaling 30,067 for the year.

STREET/DRAINAGE

Councilwoman Benton reported that the street department picked up 15 bags of trash throughout the City, performed various road work on Pooler Parkway and other streets, performed sidewalk repair on Raindance Road and pothole repairs on Rogers Street, Benton Boulevard and Pooler Parkway, repaired the driveway on Pink Dogwood and Miller Pines Road and the driveway leading into public works. Further, that the drainage department performed routine maintenance and various work orders and crews have hand dug ditches on the southeast side of the City, for a total of 1,533 feet of ditches.

WATER/SEWER

Councilman Olliff reported that the water department inspected new construction meters, repaired leaking water mains at the Enmark site on Highway 80 and at the middle school lift station that was damaged by the contractor, tapped a water main at 414 Durden Drive for new service, repaired 17 residential meters, notified 42 residents of continuous water usage in an effort to reduce bill adjustments/water loss, witnessed the testing and certification of 24 backflow preventers and performed 312 line locates requested by the UPC. Further, that EOM responded to five (5) grinder pump calls, eight (8) sewer leak/repairs and performed maintenance on lift stations and at the wastewater treatment plant.

RECREATION

Councilwoman Black reported that registration for dance and gymnastics is underway.

BUILDING/ZONING

Councilman Allen reported that 17 new single-family residential and one (1) commercial permit were issued since the last meeting, with 166 inspections performed.

Mayor Lamb presented a five (5) year service pin to Police Corporal Diamond Newton, thanking her for her continued service.

Under OLD BUSINESS the following was discussed:

1. Side yard setback variance at 101 Tanzania Trail

A public hearing was held on December 3rd. Isiah Coleman obtained a building permit for a fence and after the contractor installed it, the building inspector found that it was not constructed according to the plan. Therefore, a 17' variance is needed. Based on the request meeting #1 and #3 of the criteria, Councilman Olliff made a motion to approve the variance, contingent upon Mr. Coleman agreeing that if the fence has to be removed, it will be at his own expense, due to the proximity of the utility easements on the property. Motion was seconded by Councilman Royal and passed without opposition. Mr. Coleman stated that he agreed with the motion.

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

Mr. Byrd stated that an inspection was performed on November 14th with all of the punch list items being addressed. Councilman Wall made a motion to accept the maintenance bond in the amount of $123,271.00 and approve the final plat, contingent upon the city attorney approving the bond. Motion was seconded by Councilwoman Black and passed without opposition.

3. Second Reading on amendment to sign ordinance

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 Second Reading. Motion was seconded by Councilman Royal and passed without opposition.

Under NEW BUSINESS the following was discussed:

1. Resolution to adopt 2019 Budget

A public hearing was held on December 3rd. Mr. Lightle presented the proposed 2019 budget resolution (copy attached to and made a part of these minutes). Councilman Wall made a motion to approve the resolution. Motion was seconded by Councilwoman Benton and passed without opposition.

2. Zoning map amendment of 22.94 acres at the end of Towne Center Drive from PUD Commercial/Retail to PUD Multi-Family

A public hearing was held prior. Bansi Properties, LLC has requested to re-zone 22.94 acres at the end of Towne Center Drive from PUD Commercial/Retail to PUD Multi-Family. Attorney Phillip McCorkle stated that his client agrees to 15 acres being re-zoned and would like to construct 270 residential units. Councilman Allen stated that since 15 acres remain undeveloped as multi-family within the PUD, the request is valid. Councilman Wall stated that the 59 acres of multi-family the PUD allows is minimal compared to the total 1800 acres within the PUD. Further, that he would like to have traffic problems alleviated when the site plan is submitted as well as the amenity package being included in the 15 acres. After review of the criteria, Councilwoman Benton made a motion to approve the zoning map amendment of 15 acres at the end of Towne Center Drive. Motion was seconded by Councilwoman Black and passed without opposition.

3. Zoning map amendment of 4.18 acres on East Highway 80 from C-2 to I-1

A public hearing was held prior. Ameridevelopment Pooler, LLC has requested to re-zone 4.18 acres on East Highway 80, adjacent to the Flowers Bread Store, from C-2 (Heavy Commercial) to I-1 (Light Industrial). After review of the criteria, Councilman Wall made a motion to deny the request, based on public safety. Motion was seconded by Councilman Royal and passed with Councilman Olliff in opposition.

4. Final plat for Davenport II, Phase D

Mr. Byrd presented a final plat for Phase D of Davenport II which includes 27 single-family residential lots. Councilman Royal made a motion to approve the plat. Motion was seconded by Councilman Allen and passed without opposition.

5. Final plat for Westbrook, Phase 6D

Mr. Byrd presented the final plat for Phase 6D of Westbrook, stating that it consists of 12 single-family residential lots. Councilman Royal made a motion, seconded by Councilman Olliff, to approve the plat. Motion passed without opposition.

6. Site plan for JCB Fulfillment Center

The intent is to construct a 10,000 sq. ft. fulfillment building with pickup and drop-off loading/unloading ramps, a wash area and 1,028 equipment storage spaces. Councilman Olliff made a motion to approve the plan, contingent upon NRCS approval and $45,175.00 being paid into the tree fund. Motion was seconded by Councilwoman Black and passed without opposition.

7. Application for Fiscal Year 2019 Local Maintenance & Improvement Grant (LMIG) Program

Mr. Byrd presented the application for the 2019 LMIG Program. Councilman Royal made a motion, seconded by Councilwoman Benton, to approve. Motion passed without opposition.

8. Amendment to Schedule of Fees

Mr. Byrd presented an amendment to the Schedule of Fees. Councilwoman Benton made a motion to approve the amendment. Motion was seconded by Councilwoman Black 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 6:57 p.m. Motion was seconded by Councilman Royal 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 17, 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 zoning map amendment of 22.94 acres at the end of Towne Center Drive from PUD Commercial/Retail to PUD Multi-Family. Attorney Phillip McCorkle presented the request on behalf of the owner, Bansi Properties, stating that the intent is to construct an apartment complex, with the former water park land being used for the amenity area. Mr. McCorkle stated that the Godley Station master plan provided for 59 acres of multi-family and that it was questioned at the Planning & Zoning meeting as to how many acres remain, with there being two (2) existing multi-family complexes, totaling 44 acres, leaving 15 to be developed as multi-family. Further, that his client would like to construct 270 units. Mr. McCorkle presented a traffic comparison of residential versus commercial/retail, noting that residential is 25% less. Aaron Higgins, resident, expressed concern about accessibility to the property, asking that peak times be considered when planning as well as traffic improvements. Beverly Holbrook, resident, expressed concern over the potential for overcrowding the schools if more apartments are allowed. Karen Williams, resident, stated that schools are a priority and that the City is not the same as it was years ago, asking that traffic issues be addressed and consideration be given to where the children will go to school.

There being no further discussion, the hearing was adjourned at approximately 6:05 p.m.

Public Hearing

A public hearing was held prior to the regular City Council meeting on December 17, 2018. Mayor Mike Lamb called the hearing to order at 6:05 p.m. (delayed due to the public hearing held prior). 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 zoning map amendment of 4.18 acres on East Highway 80 from C-2 (Heavy Commercial) to I-1 (Light Industrial). Robin Hetchum and Joe Marchese, representing Ameridevelopment Pooler, LLC, stated that the desired use is for a trucking company with warehousing. Holly Young, Realtor, and Mary Louise Lanier, adjacent property owner, expressed concern over the existing traffic issues on Highway 80. Further, that the trucks will create a serious hazard, due to the proximity of the curve on Highway 80 and that Chatham County has plans for the expansion of Tom Triplett Park.

There being no further discussion, the hearing was adjourned at approximately 6:12 p.m.