

January 22, 2019

Approved 2419 

MINUTES

The regular meeting of the Pooler City Council was held on January 22, 2019. 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 Mayor Lamb 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 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 Councilman Royal and passed without opposition.

PUBLIC SAFETY

Councilman Royal reported that the fire department responded to 216 this year and that the police department responded to 1289 calls.

STREET/DRAINAGE

Councilwoman Benton reported that the street department picked up trash throughout the City, repaired potholes in various locations, performed shoulder work and repaired/replaced street signs as needed. Further, that the drainage department performed routine maintenance and various work orders and crews have cleared trees and debris from canals on Sharon Court and cleaned a total of 5,730 feet of ditches.

WATER/SEWER

Councilman Olliff reported that the water department inspected new construction meters, repaired the service lateral at 120 Regency Circle, repaired a leaking lateral on Merribee Court, relocated the water valve maker at 415 Grasslands Drive, repaired 29 residential meters, notified 36 residents of continuous water usage in an effort to reduce bill adjustments/water loss, witnessed the testing and certification of 19 backflow preventers and performed 352 line locates requested by the UPC. Further, that EOM responded to two (2) grinder pump calls, four (4) sewer leak/repairs and performed maintenance on lift stations and at the wastewater treatment plant.

RECREATION

Councilwoman Black reported that youth basketball games and dance and gymnastics classes have begun. Further, that registration for all spring sports is open.

BUILDING/ZONING

Councilman Allen reported that 13 single family residential and eight (8) commercial permits were issued this year, with 328 inspections performed.

Mayor Lamb presented a 10-year service pin to Police Corporal James Self, thanking him for his continued service.

Under OLD BUSINESS the following was discussed:

1. Second Reading on amendment to utilities ordinance

Mr. Byrd presented an amendment to the utilities ordinance to provide for the regulation to prevent the discharge of any pollutant (food, oil, grease) into the sanitary sewer system, the storm water system or surface waters. Councilwoman Benton made a motion to approve the amendment on Second Reading. Motion was seconded by Councilwoman Black and passed without opposition.

Under NEW BUSINESS the following was discussed:

1. Conditional use for a nursing home on Pine Barren Road

A public hearing was held prior. Travis Burke of Coleman Company presented the request to allow construction of a 90-bed nursing home on Pine Barren Road, adjacent to Somersby Subdivision. Councilman Wall questioned whether the developer was willing to plan an amenity center on the approximate four (4) acres in back of the proposed nursing home and if the road and parking could be moved further away from the adjacent homes. Mr. Burke replied that the developer was willing to address these issues during the site plan process. At the request of the petitioner, Councilman Wall made a motion to table the item. Motion was seconded by Councilwoman Benton and passed without opposition.

2. Zoning map amendment of 1716 Old Dean Forest Road from I-1 to C-2

A public hearing was held prior. Mr. Byrd requested the item be tabled to allow the City's code enforcement officer to inspect the site, based on complaints received about the storage of tires and other automobile material. Further, that a layout of where the cars for sale will be parked is needed. Councilman Olliff made a motion, seconded by Councilwoman Benton, to table. Motion passed without opposition.

3. Revision to the Forest Lakes PUD Master Plan

A public hearing was held prior. Mr. Byrd presented the revision, stating that the master plan is being revised to accommodate 104 single-family attached lots with a "zero" lot line to allow for a new product to be introduced into the community. After review of the criteria, Councilman Allen made a motion to approve the revision. Motion was seconded by Councilwoman Benton and passed without opposition.

4. Site plan for storage warehouse on Parcel 1, Pine Meadow Drive

Mr. Byrd presented a site plan for an 8,400 sq. ft. storage warehouse with a 960 sq. ft. office on Parcel 1, Pine Meadow Drive. Councilman Wall made a motion to approve the plan, contingent upon the agreement that water and sewer will be tied in by the customer within 12 months of water and sewer being run within 100' of the site and all material used for the parking and road surfaces being dust free. Motion was seconded by Councilman Olliff and passed without opposition.

5. Major subdivision plat for Morgan Lakes Industrial Park

The purpose of the plat is to create a major subdivision of 175.287 acres, creating six (6) lots and a 60' private right-of-way within the Morgan Lakes Industrial Park. Councilwoman Benton made a motion to approve the plat. Motion was seconded by Councilman Wall and passed with Councilman Allen in opposition.

6. Recombination plat of The Roberts Tract

The purpose of the plat is to adjust the lot lines of Tract 1-B-1A and Tract 2A-1, reducing the 50' buffer to 25', due to the re-zoning of Tract 2A-1 and a 100' right-of-way within the Roberts Tract. Councilman Olliff made a motion, seconded by Councilman Royal, to approve the plat. Motion passed with Councilman Allen in opposition.

7. Request for condemnation of property within common area of Villages at Godley Station HOA for drainage improvements

Mr. Byrd presented a request from The Villages at Godley Station Homeowners Association to condemn property to improve the existing drainage ditch from the intersection of Godley Station Boulevard and Forest Lakes Drive to where it connects to downstream ditches maintained by the City. Mr. Byrd stated that this is a "friendly" condemnation. Councilman Wall requested that all paperwork/advertising state that the condemnation is being done at the request of the homeowners association. After discussion, Councilwoman Benton made a motion to proceed with the condemnation process. Motion was seconded by Councilman Royal and passed without opposition.

Karen Williams, resident of Forest Lakes, expressed thanks to the Council and City staff for their diligent effort to improve the drainage in the subdivision.

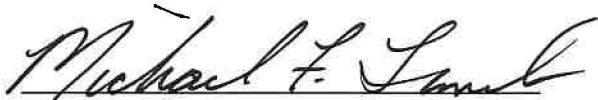
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There being no further business to discuss or the need for an Executive Session, Councilman Wall made a motion to adjourn at approximately 6:37 p.m. Motion was seconded by Councilman Royal and passed without opposition.

Respectfully submitted,



Maribeth Lindler
City Clerk


Mayor

Public Hearing

A public hearing was held prior to the regular City Council meeting on January 22, 2019. Mayor Mike Lamb called the hearing to order at 5:40 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 conditional use to allow construction of a nursing home on Pine Barren Road adjacent to Somersby Subdivision. Travis Burke of Coleman Company stated that a 90-bed nursing home is proposed and that an additional 20' landscaped buffer will be provided. Pat Lynch, adjacent property owner, expressed concern over the number of times the developer has brought plans for this area other than single-family residential homes. Further, that he is opposed to a nursing home being allowed, noting that residential property values will decrease. Ms. Colon, adjacent property owner, expressed concern over the close proximity of the road and parking lot to her house.

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

Public Hearing

A public hearing was held prior to the regular City Council meeting on January 22, 2019. Mayor Mike Lamb called the hearing to order at 5:51 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 zoning map amendment of 1716 Old Dean Forest Road from I-1 (Light Industrial) to C-2 (Heavy Commercial). The owner, Gorgonio Campa, has a tenant who runs an auto repair shop on the property who would like to sell used vehicles. Councilman Allen questioned whether the existing businesses would remain, wherein the auto repair shop owner replied that the businesses will remain. Aaron Higgins, resident, expressed concern over the inadequate parking spaces on the site.

There being no further discussion, the hearing was adjourned at approximately 5:54 p.m.

Public Hearing

A public hearing was held prior to the regular City Council meeting on January 22, 2019. 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.

The purpose of the hearing was to discuss a revision to the Forest Lakes PUD Master Plan. Travis Burke of Coleman Company stated that the amendment is to allow 104 of the 60' x 125' single-family residential lots to be revised to accommodate single-family attached patio homes with a "zero" lot line. Further, that the size of the ponds will be increased to improve drainage in the subdivision.

There being no further discussion, the hearing was adjourned at approximately 5:59 p.m.