

April 15, 2019

Approved 5/16/19 

MINUTES

The regular meeting of the Pooler City Council was held on April 15, 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 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 Councilwoman Benton, seconded by Councilman Olliff, with no opposition.

The minutes of the April 1st Executive Session were approved upon a motion by Councilwoman Benton, seconded by Councilman Allen, with no opposition.

Report from the Standing Committees:

FINANCE

Councilman Wall presented bills in excess of \$1500.00 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 153 calls since the last meeting, totaling 1106 for the year and that the police department responded to 1065 calls, totaling 8097 for the year.

STREET/DRAINAGE

Councilwoman Benton reported that the street department picked up 35 bags of trash, poured a concrete pad for a batting cage at the recreation complex, assisted the water department at 414 N. Newton Street, assisted the stormwater department with a driveway repair at 1108 Plantation Drive and repaired a driveway at 512 Heritage Court. Further, that the drainage department performed routine maintenance in the northeast quadrant and in Miller Pines Subdivision, repaired a curb inlet in Bridgewater Subdivision, repaired a catch basin on North Rogers Street, cleared trees under the overpass on Pooler Parkway, mowed the wood line in Newton Cemetery and cleaned and dug a total of 17,531 feet of ditches.

WATER/SEWER

Councilman Olliff reported that the water department inspected 10 new construction meters, repaired one (2) leaking main and two (2) leaking laterals, repaired nine (9) residential meters and MXUs, notified 29 residents of continuous water usage in an effort to reduce bill adjustments and water loss, witnessed the testing and certification of 48 backflow preventers and performed 350 line locates requested by the Utility Protection Center. Further, that EOM responded to four (4) grinder pump and five (5) sewer leak problems and performed routine maintenance on lift stations and at the wastewater treatment plant.

RECREATION

Councilwoman Black reported that dance and gymnastics classes continue as well as baseball, softball and t-ball games. Further, that the senior citizens will be taking a trip to Amelia Island.

BUILDING/ZONING

Councilman Allen reported that 20 single family residential and three (3) commercial permits were issued since the last meeting, with 251 inspections performed.

Under OLD BUSINESS the following was discussed:

1. Site plan for warehouse on Morgan Lakes Industrial Boulevard

Mr. Byrd presented the site plan for a proposed 499,500 sq. ft. warehouse with 3,500 sq. ft. of office space at 335 Morgan Lakes Industrial Boulevard. Councilman Olliff made a motion, seconded by Councilwoman Benton, to approve the plan, contingent upon \$126,750.00 being paid into the tree fund, the berm along Jimmy DeLoach Parkway being completed prior to the final inspection and NRCS approval. Motion passed with Councilman Allen in opposition.

Under NEW BUSINESS the following was discussed:

1. Zoning map amendment of 1330 Quacco Road from R-A to C-2

A public hearing was held prior. Scott Moore, owner, presented a request to rezone his property from R-A (Residential-Agricultural) to C-2 (Heavy Commercial) to continue operating his business (Phillips Paving), which has been a "non-conforming use" since the City annexed the property. Mr. Byrd stated that Planning & Zoning recommended denial, based on the request being "spot" zoning. Councilman Wall questioned whether the "non-conforming use" could be expanded. Mr. Scheer stated that it is the intent of the City's ordinance that over time, all nonconforming uses will be eliminated and further, that they cannot be expanded. After discussion, Councilman Wall made a motion to table the request. Motion was seconded by Councilman Olliff and passed without opposition.

2. Zoning map amendment of 1324 Quacco Road from R-A to C-2

A public hearing was held prior. Scott Moore, owner, presented a request to rezone his property from R-A (Residential-Agricultural) to C-2 (Heavy Commercial) for potential expansion of Phillips Paving. This property is adjacent to the property discussed previously in Item #1. Mr. Byrd stated that Planning & Zoning recommended denial, based on the request being "spot" zoning and the issue of Quacco Road being inadequate to handle commercial traffic. After discussion, Councilman Wall made a motion to table the request. Motion was seconded by Councilman Olliff and passed without opposition.

3. Zoning map amendment of 134 Raymond Road from RA-2 to I-1

A public hearing was held prior. Romine Enterprises, LP has requested to rezone the property from RA-2 (Residential-Agricultural, two family dwelling) to I-1 (Light Industrial). James Dasher of Coldwell Banker, representing the prospective buyer, Wes Silas, stated that the intent is to operate a seal coating business. Mr. Byrd stated that code enforcement has issued the owner a notice of violation, based on complaints from adjacent property owners that were reported when the former business was in operation. Mr. Dasher stated that he was not aware of the violation. Councilman Wall made a motion to table the request to allow the property to be brought into compliance. Motion was seconded by Councilwoman Benton and passed without opposition.

4. Site plan for Pooler III, a 391-unit multi-family development

Councilwoman Benton stepped down from her seat. A 391-unit multi-family development is proposed within the Benton Tract, consisting of 14 apartment buildings, a pool, trash compactor and a maintenance/car wash station. Councilman Allen questioned whether the airport has approved the plan in regards to the noise level. Councilman Olliff asked if consideration was given to shifting the buildings, to be out of the landing path (65 db noise level), and if the construction of the buildings provided for any noise reduction. Rusty Windsor of Thomas & Hutton Engineering stated that the building heights meet the airport's approval and that there is no plan for noise reduction. Aaron Higgins, resident, presented concern about the additional traffic in the area that will cause further issues in an area that is already heavily traveled. Beverly Holbrook, resident, expressed concern about the over-crowding of the school system as well as the additional traffic. Councilwoman Black made a motion to approve the plan, contingent upon additional fire hydrants being added to the plan, the landscape plan being revised and resubmitted to Planning & Zoning for approval, NRCS and EPD approval. Motion was seconded by Councilman Royal. Councilman Allen, Councilman Olliff and Councilman Wall voted in opposition, therefore, the motion did not pass. Councilwoman Benton returned to her seat.

5. Site plan for office/retail center at Lot 2, Morgans Corner

A 15,000 sq. ft. office/retail center is proposed on Lot 2 of Morgans Corner. Councilman Wall made a motion to approve the plan, contingent upon NRCS approval. Motion was seconded by Councilman Olliff and passed without opposition.

6. Site plan for office/retail center at 1055 E Highway 80

A 9,856 sq. ft. office/retail center is proposed at 1055 E. Highway 80, behind the retail center at 1057 E. Highway 80, adjacent to the water tower. Councilman Wall made a motion, seconded by Councilman Allen, to approve the plan. Motion passed without opposition.

7. Revised preliminary construction plan for Westbrook Greens Subdivision

The construction plan for Westbrook Greens Subdivision has been revised by adding one (1) single-family lot in place of the park. Councilwoman Benton made a motion to approve the plan. Motion was seconded by Councilman Royal and passed with Councilman Allen in opposition.

8. Temporary/special event alcoholic beverage license for Tonya Poole at JCB Mud Fest on June 15th

Tonya Poole submitted an application to serve alcoholic beverages at the JCB Mud Fest on June 15th. Mr. Byrd stated that Police Chief Ashley Brown has performed the background investigation and recommends approval. Councilman Royal made a motion to approve the license. Motion was seconded by Councilman Olliff and passed with Councilman Allen in opposition.

9. Approval of Employee Handbook April 2019

Mr. Byrd presented the Employee Handbook April 2019. Councilman Royal made a motion, seconded by Councilman Wall, to approve. Motion passed without opposition.

10. Quit claim deed for Demas Road

Mr. Byrd stated that the petitioner requested the item be tabled. Councilman Wall made a motion, seconded by Councilman Royal, to table. Motion passed without opposition.

11. Amendment to Schedule of Fees

Mr. Byrd presented an amendment to the Schedule of Fees regarding the fee for returned checks, septic tank truck dumping and the fee for reuse water customers. Councilman Wall made a motion to approve the amendment. Motion was seconded by Councilman Olliff and passed without opposition.

12. First Reading on amendment to alcoholic beverages ordinance regarding application/fingerprinting

Mr. Byrd presented an amendment to the alcoholic beverages ordinance to provide for a new application process, including the submission of fingerprints. Councilman Royal made a motion, seconded by Councilwoman Benton, to approve. Motion passed without opposition.

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George Fidler, Director of Engineering for the Savannah Airport Commission, and Pat Smeeton of Pond & Company, presented information about the study being performed for the I-95 and Airways Avenue/Pooler Parkway interchange improvements.

Councilman Allen made a motion to adjourn to Executive Session at approximately 7:05 p.m. to discuss personnel, legal and real estate matters. Motion was seconded by Councilman Olliff and passed without opposition.

Mayor Lamb called the meeting back to order at 7:26 p.m.

There being no further business to discuss, Councilman Allen made a motion to adjourn at approximately 7:26 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 April 15, 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:

- (1) A requested zoning map amendment of 1330 Quacco Road from R-A (Residential-Agricultural) to C-2 (Heavy Commercial); and**
- (2) A requested zoning map amendment of 1324 Quacco Road from R-A (Residential-Agricultural) to C-2 (Heavy Commercial) -**

Scott Moore, owner, presented a request to allow him to continue operating his business at 1330 Quacco Road (Phillips Paving in operation since 1970), which is a "non-conforming use" since the City annexed the property. Mr. Moore stated that he would like to rezone the adjacent property (1324 Quacco Road) for potential expansion of the business, adding that several properties across the road have been rezoned commercial and developed as a convenience store, retail store and self-storage facility. Further, that he has no intention of selling the property.

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

Public Hearing

A public hearing was held prior to the regular City Council meeting on April 15, 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 requested zoning map amendment of 134 Raymond Road from RA-2 (Residential-Agricultural, two family dwelling) to I-1 (Light Industrial). James Dasher of Coldwell Banker, representing the prospective buyer, Wes Silas, presented the request to allow the operation of a seal coating business.

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