

June 17, 2019

Approved 7-1-19 

MINUTES

The regular meeting of the Pooler City Council was held on June 17, 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 Councilwoman Black.

The minutes of the previous meeting were approved as printed 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 police department responded to 1292 calls since the last meeting, totaling 13,367 for the year and that the fire department responded to 202 calls, totaling 1850 for the year. Police Chief Ashley Brown introduced new police officers Andrew Jenkins, Thomas Drane and Michael Lutz.

STREET/DRAINAGE

Councilwoman Benton reported that the street department picked up 35 bags of trash and repaired sidewalks in Village Green. Further, that the drainage department performed routine maintenance in the northeast quadrant and cleaned out culverts during recent rain storms, where 10" of rain fell from June 5th to the 12th, with minor street flooding experienced.

WATER/SEWER

Councilman Olliff reported that the water department inspected four (4) new construction meters, coordinated the relocation of a 16" water valve and manhole at Savannah Ports Logistics Center Warehouse, performed a fire hydrant inspection at Whitaker Park, repaired 34 residential meters and MXUs, notified 33 residents of continuous water usage in an effort to reduce bill adjustments and water loss, witnessed the testing and certification of seven (7) backflow preventers and performed 330 line locates requested by the Utility Protection Center. Further, that EOM

responded to three (3) grinder pump calls, six (6) sewer leak repairs and performed routine maintenance on lift stations and at the wastewater treatment plant.

RECREATION

Councilwoman Black reported that Lacrosse lessons continue as well as summer youth and high school basketball. Further, that registration for all fall sports is open.

BUILDING/ZONING

Councilman Allen reported that six (6) single family residential, six (6) attached unit and three (3) commercial permits were issued since the last meeting, with 184 inspections performed.

Under OLD BUSINESS the following was discussed:

1. Site plan for Blakely Commons on Pooler Parkway & Old Quacco Road

Travis Burke of Coleman Company presented a site plan for a commercial (office/retail) development at the intersection of Pooler Parkway and Old Quacco Road. Mr. Byrd stated that the plan was tabled a few meetings ago to determine if the developer is willing to participate in the cost of a traffic signal when warranted. Mr. Burke stated that the developer has agreed to participate his proportionate share in the amount of 10%. Councilman Olliff made a motion to approve the plan, contingent upon EPD approval and the developer participating in 10% of the cost to install a traffic light when warranted. Motion was seconded by Councilwoman Benton and passed without opposition.

Under NEW BUSINESS the following was discussed:

1. Proposal from Chatham County Board of Elections for additional polling precincts

Russell Bridges, Elections Supervisor for the Chatham County Board of Elections, presented maps depicting the current and additional proposed precincts, stating that two (2) of the city's polling places will be split, due to each having approximately 6,500 voters assigned to them. Mr. Scheer reminded Council that the City has been under a consent order from the Department of Justice for several years and recommended the proposal be tabled to allow him to ensure the order does not provide for any issues related to voting. Councilman Wall made a motion, seconded by Councilman Olliff, to table. Motion passed without opposition.

2. Preliminary construction plan for Benton Tract Master Infrastructure and Bridge

Councilwoman Benton stepped down from her seat. The plan includes approximately 2,300 LF of two-lane roadway, two (2) bridges spanning the existing lagoon and Pipemakers Canal and the utilities to serve the Benton Tract development. Attorney Harold Yellin presented the plan, providing a brief explanation of the recent re-zoning and proposed development/improvements for the property. Councilman Olliff questioned the location of the multi-family development (Item #3), asking if the buildings can be moved out of the 65 db flight path established by the airport. Jim Collins of

Thomas & Hutton Engineering stated that the buildings will be developed to protect from noise. Councilman Wall questioned the elevation of the bridge, noting that future widening of Pipemakers Canal is anticipated. Rusty Windsor of Thomas & Hutton, replied that the bridge will be 18' high from base elevation and a no-rise certification has been received. Aaron Higgins, resident, expressed concern about the canal flooding, asking if the infrastructure/bridge will compliment any future canal improvements. Mr. Windsor replied that the canal is currently 35' wide, with a 200' span provided in the plan. Councilman Royal made a motion to approve the plan. Motion was seconded by Councilwoman Black and passed with Councilman Wall in opposition.

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

Fred Hazel of Davis Development presented a site plan for a 391-unit multi-family development within the Benton Tract, consisting of 14 apartment buildings, pool, trash compactor and a maintenance/car wash station. Councilman Olliff presented concern over some of the buildings being within or bordering the airport's 65 db flight path. Mr. Hazel stated that this issue will be handled through the architectural plans to ensure the units are constructed to meet liveable standards, so the residents are not disturbed by aircraft noise. Beverly Holbrook, resident, expressed concern over the additional traffic this development will cause in the area. After discussion, Councilman Royal made a motion to approve the plan. Motion was seconded by Councilwoman Black and passed with Councilman Wall in opposition. Councilwoman Benton returned to her seat.

4. Savannah Quarters, Phase 10 Final PUD Master Plan/Development Standards

The developer of Savannah Quarters submitted a final master plan for Phase 10 consisting of 296 acres of residential development that may include single-family detached and townhome units. Councilman Royal made a motion, seconded by Councilman Olliff, to approve the master plan and development standards. Motion passed with Councilman Allen in opposition.

5. Acceptance of performance bond/final plat approval of Westbrook Greens, Phase 1

Mr. Byrd presented a request from the developer for final plat approval of Phase 1 of Westbrook Greens, consisting of the first 20 single-family residential lots. Councilman Wall made a motion to accept the performance bond in the amount of \$1,222,500.00 and approve the final plat, contingent upon the city attorney approving the bond. Motion was seconded by Councilman Royal and passed without opposition.

6. Revised plat of Lot 1, Dean Forest Business Park

The purpose of the plat is to eliminate the 100' undisturbed buffer along Dean Forest Road, which was required to protect the residential property across the street, which has now been re-zoned by the City of Garden City to heavy industrial. Councilwoman Benton made a motion to approve the plat. Motion was seconded by Councilman Royal and passed without opposition.

7. Site plan for The Shops at Lakeside Village

John Farmer of Fretus Engineering presented a site plan for a 17,000 sq. ft. retail center proposed on Pooler Parkway near I-16. Councilman Wall questioned the number of restaurants that were proposed, noting that they should be spread throughout the center to not cause parking issues. After discussion, Councilman Wall made a motion to approve the plan, contingent upon no more than three (3) restaurants being allowed, with placement of one at each end and one in the middle of the center and NRCS approval. Motion was seconded by Councilman Olliff and passed without opposition. Mr. Farmer stated that he agreed with the motion.

8. Site plan for Seabrooks Tract Container & Truck Storage Yard

Donna Blalock of Wolverton Engineering presented a site plan for a container storage yard with a trailer parking area on 14.7 acres within the Seabrooks Tract on Wildcat Dam Road. Beverly Waters, resident, asked if a traffic light was proposed on Highway 80. Mr. Byrd replied that there will be two (2) lights on Highway 80, one at the new road in Bloomingdale and one at the intersection of Sangrena Drive. After discussion, Councilman Olliff made a motion to approve the plan, contingent upon approval from the Corps of Engineers and NRCS approval. Motion was seconded by Councilwoman Benton and passed without opposition.

9. Preliminary construction plan for Westbrook, Phase 7B (The Reserve)

Phase 7B of Westbrook will consist of 46 single-family residential lots at the end of Woodhaven Lane. Councilman Wall made a motion to approve the plan, contingent upon EPD approval. Motion was seconded by Councilwoman Benton and passed without opposition.

10. Release of maintenance bond for Davenport, Phase 2

A final inspection was performed on May 28th and all of the punch list items have been completed. Councilman Olliff made a motion to release the maintenance bond in the amount of \$215,553.00. Motion was seconded by Councilman Wall and passed without opposition.

11. Release of maintenance bond for Davenport II at Savannah Quarters, Phase 2

A final inspection was performed on April 17th and all of the punch list items have been completed. Councilman Royal made a motion, seconded by Councilman Allen, to release the maintenance bond in the amount of \$511,431.00. Motion passed without opposition.

12. Alcoholic beverage license for Shaun O'Keefe at Aldi

Shaun O'Keefe submitted an application to sell beer and wine at the new Aldi store at 152 Traders Way. 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 Wall and passed with Councilman Allen in opposition.

13. Special event permit for Premier Bowl & Bistro's 1-year anniversary on July 13th

Christopher Smith of Premier Bowl & Bistro submitted an application for a special event permit for a 1-year anniversary celebration. Mr. Smith stated that the date has been changed to July 27th. Councilman Royal made a motion to approve the permit for July 27th, contingent upon the police chief's approval of the off-duty security plan. Motion was seconded by Councilman Olliff and passed without opposition.

14. Proposal from Coleman Company, Inc. for surveying services for Forest Lakes Drainage Canal Improvements

Mr. Byrd presented a proposal from Coleman Company, Inc. for surveying services for the Forest Lakes Drainage Canal Improvements project. Councilman Wall made a motion to approve the proposal not to exceed \$47,500.00. Motion was seconded by Councilman Royal and passed without opposition.

15. Agreement with Envirovac for "on-call" industrial cleanup and spill response on I-16 & I-95 and throughout City

Mr. Byrd presented an agreement with Envirovac for "on-call" industrial cleanup and spill response. After discussion, Councilman Royal made a motion to approve the agreement with a monthly cost of \$5,600.00. Motion was seconded by Councilman Wall and passed without opposition.

16. First Reading on zoning text amendment regarding site plan approval

A public hearing was held prior. Mr. Byrd presented a zoning text amendment to the site plan approval ordinance, stating that a paragraph has been added, including 10 standards to be considered during the site plan approval process. Councilwoman Benton expressed concern that the standards were too vague. Mr. Byrd stated that some changes would be made before the second reading. Councilman Wall made a motion, seconded by Councilman Royal, to approve the amendment on First Reading. Motion passed without opposition.

Randy Dees, President, Board of Directors of The Village Green Townhome Neighborhood Association, presented a letter regarding the live oak trees being saved in the Village Green community, asking that the letter be made part of the minutes.

Councilman Olliff made a motion to adjourn to Executive Session at approximately 7:31 p.m. to discuss personnel, legal and real estate matters. Motion was seconded by Councilman Royal and passed without opposition.

Mayor Lamb called the meeting back to order at 7:42 p.m.

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There being no further business to discuss, Councilman Wall made a motion to adjourn at approximately 7:42 p.m. Motion was seconded by Councilman Allen and passed without opposition.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Maribeth Lindler".

Maribeth Lindler
City Clerk

A handwritten signature in cursive script, appearing to read "Michael F. Saul".

Mayor

Public Hearing

A public hearing was held prior to the regular City Council meeting on June 17, 2019. 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 proposed zoning text amendment regarding the site plan approval process. Mr. Byrd presented the ordinance prepared by Mr. Scheer, stating that a new paragraph has been added, including 10 standards to be considered for site plan approval. Councilwoman Benton expressed concern that the ordinance was too vague and could not withstand any challenges.

There being no further discussion, the hearing was adjourned at approximately 5:49 p.m.