



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – MINUTES

April 1, 2024 at 6:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

I. ROLL CALL

Present: Karen Williams, Mayor
Wesley Bashlor, Councilmember
Michael Carpenter, Councilmember
Aaron Higgins, Mayor Pro Tem
Tom Hutcherson, Councilmember
Shannon Valim, Councilmember
John Wilcher, Councilmember
Matthew Saxon, City Manager
Craig Call, City Attorney
Chris Lightle, Finance Officer
Kiley Fusco, Clerk of Council

II. CALL TO ORDER

Mayor Karen Williams called the meeting to order at 6:00 p.m.

III. INVOCATION

Executive Pastor Shirlinia Daniel gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Executive Pastor Shirlinia Daniel led the pledge.

V. ANNOUNCEMENTS

There were no announcements.

VI. CONSENT AGENDA

A. City Council Meeting Minutes of March 18, 2024

B. City Council Executive Session Minutes of March 18, 2024

C. City Council Town Hall Meeting Minutes of March 19, 2024

D. City Council Special Called Meeting Minutes of March 27, 2024

City Manager Matthew Saxon presented the Consent Agenda for consideration. Councilmember Tom Hutcherson moved to approve the Consent Agenda.

Motion to Approve; PASSED (6-0-0)
MOVER: Hutcherson
SECONDER: Valim
AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher
NAYS:

VII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

A. Ordinance O2024-04.A – Amendment to the Pooler Code of Ordinances, Utility Location Requirements (First Reading; Public Hearing, Action)

City Manager Matthew Saxon presented the first reading for consideration and Mayor Karen Williams opened the public hearing. There being no public comment, Mayor Karen Williams closed the public hearing. Mayor Pro Tem Aaron Higgins moved to approve the first reading of Ordinance O2024-04.A – Amendment to the Pooler Code of Ordinances, Utility Location Requirements.

Motion to Approve; PASSED (6-0-0)
MOVER: Higgins
SECONDER: Wilcher
AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher
NAYS:

VIII. OUTSTANDING BUSINESS

A. Westside Commerce Center Native Development Group Request for Consideration

City Manager Matthew Saxon presented the request for consideration. Joe McGorry was present on behalf of the petitioner. Councilmember Wesley Bashlor moved to approve the request.

Motion to Approve; FAILED (0-6-0)
MOVER: Bashlor
SECONDER: Wilcher
AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher
NAYS:

Councilmember John Wilcher moved to postpone the item until the May 6, 2024 City Council Meeting. Joe McGorry verbally agreed to the postponement.

Motion to Postpone; PASSED (6-0-0)
MOVER: Wilcher
SECONDER: Hutcherson
AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher
NAYS:

IX. NEW BUSINESS

A. Conditional Use Request for a Warehouse at 385 Morgan Lakes Boulevard (Public Hearing, Action)

City Manager Matthew Saxon presented the site plan for consideration. Greg

Coleman was present on behalf of the petitioner. Mayor Karen Williams opened the public hearing. There being no comments, Mayor Karen Williams closed the public hearing and Councilmember Michael Carpenter, upon review of the criteria, moved to approve the Conditional Use Request for a Warehouse at 385 Morgan Lakes Boulevard subject to the following conditions:

1. Installation of a security fence with slats on the north side of the building
2. Maximum building height of thirty-seven feet (37') from finished floor
3. Berm shown on the east side of the building installed at eight feet (8') in height with evergreen trees of a ten foot (10') minimum height at time of planting installed atop
4. Trailer parking limited to a single row in the parking area adjacent to the north wall of the proposed warehouse
5. Installation of downward-facing lights at all exit doors; power poles to be replaced by wall pack units

Greg Coleman verbally agreed to the conditions.

Motion to Approve with Stipulations; PASSED (6-0-0)

MOVER: Carpenter

SECONDER: Higgins

AYES: Bashlor, Higgins, Hutcherson, Valim, Wilcher, Carpenter

NAYS:

B. PUD Amendment for Savannah Quarters Phase 8 and Phase 16 (Public Hearing, Action)

City Manager Matthew Saxon presented the amendment for consideration. John Northup was present on behalf of the petitioner. Mayor Karen Williams opened the public hearing. Citizens Bill Weneroth, Larry Dickens, Rebecca Benton, Karen Mahan, Barbara McDonald, Pete Chaison, John Hayden, and Jay Mahan commented. Karen Williams closed the public hearing, and John Northup made a request for deferral. Mayor Pro Tem Aaron Higgins moved to postpone the PUD Amendment for Savannah Quarters Phases 8 and 16 until the May 6, 2024 City Council Meeting with a second public hearing to be scheduled. John Northup verbally agreed to cover the costs associated with notice for a second public hearing.

Motion to Postpone; PASSED (6-0-0)

MOVER: Higgins

SECONDER: Carpenter

AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher

NAYS:

C. Revised Preliminary Subdivision Plans for Harmony Phase 8

i. Revised Plans for Phase 8A

ii. Revised Plans for Phase 8B

City Manager Matthew Saxon presented the plans for consideration. Neil McKenzie was present on behalf of the petitioner. Citizen Preston Carpenter commented. Councilmember Tom Hutcherson, upon review of the criteria, moved to approve the Revised Preliminary Subdivision Plans for Harmony

Phases 8A and 8B.

Motion to Approve; PASSED (6-0-0)

MOVER: Hutcherson

SECONDER: Bashlor

AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher

NAYS:

D. Preliminary Subdivision Plans for Providence at Pooler (f/k/a Davis Group Development)

City Manager Matthew Saxon presented the plans for consideration. Brent Davis and John Northup were present on behalf of the petitioner.

Councilmember Tom Hutcherson, upon review of the criteria, moved to approve the Preliminary Subdivision Plans for Providence at Pooler (f/k/a Davis Group Development).

Motion to Approve; PASSED (5-1-0)

MOVER: Hutcherson

SECONDER: Wilcher

AYES: Bashlor, Higgins, Hutcherson, Valim, Wilcher

NAYS: Carpenter

E. Reapproval for Walk-On's/Vet Center at 105 Half Moon Way

City Manager Matthew Saxon presented reapproval for consideration. The petitioner was not present. Mayor Pro Tem Aaron Higgins moved to postpone the Reapproval for Walk-On's/Vet Center at 105 Half Moon Way until the April 15 City Council Meeting.

Motion to Postpone; PASSED (6-0-0)

MOVER: Higgins

SECONDER: Wilcher

AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher

NAYS:

F. OMI/Ecosorb Proposal for Wastewater Treatment Plant Odor Control Three-Year Supply

City Manager Matthew Saxon presented the proposal for consideration. Kevin Butler was present to answer questions. Mayor Pro Tem Aaron Higgins moved to approve the OMI/Ecosorb Proposal for Wastewater Treatment Plant Odor Control Three-Year Supply not to exceed the amounts shown in Table 1.

Motion to Approve; PASSED (6-0-0)

MOVER: Higgins

SECONDER: Hutcherson

AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher

NAYS:

X. PUBLIC COMMENT

Citizen Preston Carpenter commented.

XI. EXECUTIVE SESSION

With no further public business to conduct, Mayor Pro Tem Aaron Higgins moved to enter Executive Session. Mayor and Council entered at 7:25 p.m.

Motion to Enter; PASSED (6-0-0)

MOVER: Higgins

SECONDER: Carpenter

AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher

NAYS:

Mayor Karen Williams called the meeting back to order at 7:52 p.m.

XII. ADJOURNMENT

Mayor Pro Tem Aaron Higgins moved to adjourn the meeting.

Motion to Adjourn; PASSED (6-0-0)

MOVER: Higgins

SECONDER: Wilcher

AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher

NAYS:

The meeting adjourned at 7:52 p.m.

The foregoing minutes are true and correct and are approved on this

_____ day of _____, _____.

CITY OF POOLER, GEORGIA

Karen L. Williams, Mayor

ATTEST:

Kiley Fusco, Clerk of Council