



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – MINUTES

May 20, 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

Absent:

II. CALL TO ORDER

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

III. INVOCATION

City Manager Matthew Saxon gave the invocation.

IV. PLEDGE OF ALLEGIANCE

City Manager Matthew Saxon led the pledge.

V. ANNOUNCEMENTS

No announcements were made.

VI. CONSENT AGENDA

A. City Council Meeting Minutes of May 6, 2024

B. City Council Executive Session Minutes of May 6, 2024

C. Special Event Permit Application for Movie Night on June 27, 2024

**D. Special Event Permit Application for the American Hot Tub Expo from
June 27-30, 2024**

E. Release of Performance Bond and Acceptance of Maintenance Bond for Blakeley Commons Phase I, Subject to City Attorney Approval

F. Department Reports

1. Public Works
2. Finance
3. Fire
4. Police
5. Recreation
6. Planning & Development

City Manager Matthew Saxon presented the Consent Agenda for consideration. Mayor Karen Williams remarked on several department reports. 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.B - Minor Site Plan Approvals
(Second Reading)**

City Manager Matthew Saxon presented the second reading for consideration. Councilmember John Wilcher moved to approve the second reading of Ordinance O2024-04.B - Minor Site Plan Approvals with a single amendment to section 8, paragraph A, striking "and" and replacing it with "but excludes any site changes".

Motion to Approve; PASSED (4-2-0)

MOVER: Wilcher

SECONDER: Bashlor

AYES: Bashlor, Hutcherson, Valim, Wilcher

NAYS: Carpenter, Higgins

B. Resolution R2024-05.A – City of Civility

Mayor Karen Williams read aloud the proposed resolution. Mayor Pro Tem Aaron Higgins moved to approve Resolution R2024-05.A – City of Civility.

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

MOVER: Higgins

SECONDER: Carpenter

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

NAYS:

C. Resolution R2024-05.B – Budget Amendment 2024-01

City Manager Matthew Saxon presented the amendment for consideration and Finance Officer Chris Lightle reviewed the document. Mayor Pro Tem Aaron Higgins moved to approve Resolution R2024-05.B – Budget Amendment

2024-01.

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

MOVER: Higgins

SECONDER: Hutcherson

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. Attorney Josh Yellin was present on behalf of the petitioner. No action was taken.

B. Conditional Use Request for 352 Casey Drive for a Home Occupation for a Day Spa

City Manager Matthew Saxon presented the request for consideration. Councilmember Wesley Bashlor moved to approve the Conditional Use Request for 352 Casey Drive for a Home Occupation for a Day Spa.

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

MOVER: Bashlor

SECONDER: Wilcher

AYES: Bashlor, Carpenter, Hutcherson, Valim, Wilcher

NAYS: Higgins

IX. NEW BUSINESS

A. Zoning Map Amendment for Property on Morgan Lakes Industrial Boulevard from PUD to I-1 (*Public Hearing, Action*)

City Manager Matthew Saxon presented the amendment for consideration. Greg Coleman was present on behalf of the petitioner. Mayor Karen Williams opened and closed the public hearing without comment. Mayor Pro Tem Aaron Higgins, upon review of the criteria, moved to approve the Zoning Map Amendment for Property on Morgan Lakes Industrial Boulevard from PUD to I-1.

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

MOVER: Higgins

SECONDER: Wilcher

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

NAYS:

B. Conditional Use Request for Property on Merlot Street for a Multi-Use Development, Assisted Living Facility, and Self-Storage Facility (*Public Hearing, Action*)

City Manager Matthew Saxon presented the request for consideration. Attorney Josh Yellin was present on behalf of the petitioner. Mayor Karen Williams opened the public hearing. Citizen Michael Maher commented and

Mayor Karen Williams closed the public hearing. Mayor Pro Tem Aaron Higgins, upon review of the criteria, moved to approve the Conditional Use Request for Property on Merlot Street for a Multi-Use Development, Assisted Living Facility, and Self-Storage Facility

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

MOVER: Higgins

SECONDER: Hutcherson

AYES: Bashlor, Higgins, Hutcherson, Valim, Wilcher

NAYS: Carpenter

C. Conditional Use Request for Property on Pine Meadow Drive for Warehouse and Truck Storage (*Public Hearing, Action*)

City Manager Matthew Saxon presented the request for consideration. Greg Coleman was present on behalf of the petitioner. Mayor Karen Williams opened and closed the public hearing without comment. Councilmember Tom Hutcherson, upon review of the criteria, moved to approve the Conditional Use Request for Property on Pine Meadow Drive for Warehouse and Truck Storage.

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

MOVER: Hutcherson

SECONDER: Carpenter

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

NAYS:

D. Variance Request for Property on Commons Way to Reduce Front Setback to Develop a Childcare Facility (*Withdrawn by Petitioner; Public Hearing Advertised*)

The item had been withdrawn by the petitioner. No action was taken.

E. Variance Request for Two Properties on Holloway Hill to Reduce Rear Setback for New Homes (*Public Hearing, Action*)

City Manager Matthew Saxon presented the request for consideration. The petitioner was not present. Mayor Karen Williams opened and closed the public hearing without comment. Councilmember John Wilcher, upon review of the criteria, moved to deny the Variance Request for Two Properties on Holloway Hill to Reduce Rear Setback for New Homes.

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

MOVER: Wilcher

SECONDER: Bashlor

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

NAYS:

F. Site Plan for Morgan Lakes Industrial Blvd, Phase 1

City Manager Matthew Saxon presented the site plan for consideration. Greg Coleman was present on behalf of the petitioner. Mayor Pro Tem Aaron Higgins, upon review of the criteria, moved to approve the Site Plan for Morgan Lakes Industrial Blvd, Phase 1 subject to the following condition: submission of the updated GSWCC State Approval prior to the preconstruction

meeting.

Motion to Approve with a Stipulation; PASSED (6-0-0)

MOVER: Higgins

SECONDER: Wilcher

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

NAYS:

G. Final Plat and Performance Bond for Forest Lakes Subdivision, Phase 12

City Manager Matthew Saxon presented the plat for consideration. Neil McKenzie was present on behalf of the petitioner. Councilmember Wesley Bashlor, upon review of the criteria, moved to approve the Final Plat and Performance Bond in the amount of \$2,588,955.88 for Forest Lakes Subdivision, Phase 12.

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

MOVER: Bashlor

SECONDER: Hutcherson

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

NAYS:

H. Final Plat and Performance Bond for Harmony Subdivision, Phase 8B

City Manager Matthew Saxon presented the plat for consideration. Neil McKenzie was present on behalf of the petitioner. Mayor Pro Tem Aaron Higgins, upon review of the criteria, moved to approve the Final Plat and Performance Bond in the amount of \$2,258,946.59 for Harmony Subdivision, Phase 8B, subject to City Attorney approval.

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

MOVER: Higgins

SECONDER: Hutcherson

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

NAYS:

I. Approval of the Agreement for Municipal Court Solicitor with Caroline Bradley

Mayor Pro Tem Aaron Higgins moved to approve the Agreement for Municipal Court Solicitor with Caroline Bradley.

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

MOVER: Higgins

SECONDER: Wilcher

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

NAYS:

X. PUBLIC COMMENT

Citizens Walter Reaves and Linda Ambroz 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 7:50 p.m.

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

MOVER: Higgins

SECONDER: Wilcher

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

NAYS:

Mayor Karen Williams called the meeting back to order at 8:07 p.m.

Mayor Pro Tem Aaron Higgins then moved to amend the agenda, adding item I to New Business: Approval of the Agreement for Municipal Court Solicitor with Caroline Bradley.

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

MOVER: Higgins

SECONDER: Wilcher

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

NAYS

XII. ADJOURNMENT

Councilmember John Wilcher moved to adjourn the meeting.

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

MOVER: Wilcher

SECONDER: Bashlor

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

NAYS:

The meeting adjourned at 8:09 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