



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – MINUTES

October 21, 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
John Wilcher, Councilmember
Shannon Valim, Councilmember
Craig Call, City Attorney
Heath Lloyd, City Manager
Chris Lightle, Chief Finance Officer
Kiley Fusco, Clerk of Council

Absent:

II. CALL TO ORDER

Mayor Karen Williams called the meeting to order at 6:02 p.m.

III. INVOCATION

Pastor Annette Bellamy of New Life Faith and Family Church of Rincon gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Pastor Annette Bellamy led the pledge.

V. ANNOUNCEMENTS

Mayor Karen Williams reminded those present that early voting is underway at City Hall, Monday through Friday, 9:00 a.m.–5:00 p.m.

VI. CONSENT AGENDA

A. City Council Meeting Minutes of October 7, 2024

**B. Alcoholic Beverage License Application for Persis Savannah, LLC DBA
Persis Indian Restaurant at 101 Godley Station Boulevard
(Restaurant)**

Councilmember Tom Hutcherson moved to approve the Consent Agenda.

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

VII. SPECIAL EVENTS

A. Special Event Permit Application (Temporary Alcohol) for the Greater Pooler Area Chamber of Commerce Members Appreciation Oyster Roast on November 7, 2024

Courtney Rawlins, who was present on behalf of the Greater Pooler Area Chamber of Commerce, noted that the item was an original application and not a date change. Mayor Pro Tem Aaron Higgins moved to approve the Special Event Permit Application (Temporary Alcohol) for the Greater Pooler Area Chamber of Commerce Members Appreciation Oyster Roast on November 7, 2024.

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

VIII. DEPARTMENT REPORTS

A. Public Works

Assistant City Manager Matt Saxon gave the Public Works Report.

B. Finance

Chief Finance Officer Chris Lightle gave the Finance Report.

C. Fire-Rescue

Chief Wade Simmons gave the Fire-Rescue Report.

D. Police

Chief Ashley Brown gave the Police Report.

E. Parks & Recreation

Director Hugh Elton gave the Parks & Recreation Report.

F. Planning & Development

Director Nicole Johnson gave the Planning & Development Report.

G. City Management Report

City Manager Heath Lloyd reported on Hurricanes Helene and Milton debris

removal progress.

IX. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

A. Ordinance O2024-07.A - Amendment to Appendix A - Zoning, Article V - Procedures for Administration and Enforcement, Section 6 - Public Hearing Requirements (Second Reading)

City Manager Heath Lloyd presented the second reading for consideration. Councilmember John Wilcher moved to approve the second reading of Ordinance O2024-07.A - Amendment to Appendix A - Zoning, Article V - Procedures for Administration and Enforcement, Section 6 - Public Hearing Requirements.

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

MOVER: Wilcher

SECONDER: Higgins

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

NAYS:

B. Ordinance O2024-09.C – Amendment to Appendix A – Zoning, Article II – Definitions, Article III – General Provisions and Table 4.1 – Allowed Uses by Zoning District and Appendix B – Subdivisions, Article VII – Administration, Section 702 – Preliminary Plan and Section 703 – Final Plat, Performance Bond, to Provide Provisions Related to Single Family Build-for-Rent Communities (First Reading; Public Hearing, Action)

City Manager Heath Lloyd presented the first reading for consideration, and Mayor Karen Williams opened the public hearing. Citizens Mike Vaquer, Renee Higgins, Holly Young, Michelle Ward, and Trisha Cook commented. Mayor Karen Williams closed the public hearing, and Councilmember Michael Carpenter moved to approve the first reading of Ordinance O2024-09.C – Amendment to Appendix A – Zoning, Article II – Definitions, Article III – General Provisions and Table 4.1 – Allowed Uses by Zoning District and Appendix B – Subdivisions, Article VII – Administration, Section 702 – Preliminary Plan and Section 703 – Final Plat, Performance Bond, to Provide Provisions Related to Single Family Build-for-Rent Communities.

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

MOVER: Carpenter

SECONDER: Hutcherson

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

NAYS:

C. Ordinance O2024-07.C – Amendment to Chapter 42 – Environment, Article II – Soil Erosion and Sedimentation Control, Section 42-32 – Exemptions and Section 42-33 – Minimum Requirements for Erosion, Sedimentation, and Pollution Control Using Best Management Practices to Require Erosion and Sedimentation Control for Single-Family Residential Construction (First Reading)

City Manager Heath Lloyd presented the first reading for consideration. Mayor Pro Tem Aaron Higgins moved to approve the first reading of Ordinance O2024-07.C – Amendment to Chapter 42 – Environment, Article II – Soil

Erosion and Sedimentation Control, Section 42-32 – Exemptions and Section 42-33 – Minimum Requirements for Erosion, Sedimentation, and Pollution Control Using Best Management Practices to Require Erosion and Sedimentation Control for Single-Family Residential Construction.

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

MOVER: Higgins

SECONDER: Wilcher

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

NAYS:

D. Proclamation for Georgia Retired Educators Day on November 3, 2024

Mayor Karen Williams read aloud the proclamation and presented it to Dr. Brenda Roberts and members of the Chatham Retired Educators Association (CREA).

E. Resolution R2024-10.A – Authorization to Form a Mutual Aid Resource Pact (Georgia Mutual Aid Group)

City Manager Heath Lloyd presented the resolution for consideration, and Chief Wade Simmons reviewed the contents. Councilmember John Wilcher moved to approve Resolution R2024-10.A – Authorization to Form a Mutual Aid Resource Pact (Georgia Mutual Aid Group).

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

MOVER: Wilcher

SECONDER: Bashlor

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

NAYS:

X. NEW BUSINESS

A. Zoning Map Amendment for Clear Lake Reserve “P” Planned District Overlay Setback Standards off East Marketplace Way (Public Hearing, Action)

City Manager Heath Lloyd presented the amendment for consideration. Nathan Long of Coleman Company was present on behalf of the petitioner. Mayor Karen Williams opened and closed the public hearing without comment. Councilmember Wesley Bashlor, upon review of the criteria, moved to approve the Zoning Map Amendment for Clear Lake Reserve “P” Planned District Overlay Setback Standards off East Marketplace Way.

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

MOVER: Bashlor

SECONDER: Valim

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

NAYS:

B. Zoning Map Amendment for 2000 Benton Grove Drive from C-2 Memory Care Use to C-2 Hotel Use (Public Hearing, Action)

City Manager Heath Lloyd presented the amendment for consideration. Attorney Josh Yellin requested a postponement for both the hearing and

action on the item. Mayor Pro Tem Aaron Higgins moved to postpone the Zoning Map Amendment for 2000 Benton Grove Drive from C-2 Memory Care Use to C-2 Hotel Use until the November 18, 2024 City Council Meeting. Attorney Josh Yellin verbally agreed on behalf of the petitioner to cover costs associated with readvertisement of the public hearing.

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

MOVER: Higgins

SECONDER: Wilcher

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

NAYS:

C. Conditional Use Request for a Home Occupation at 1115 Plantation Drive (Public Hearing, Action)

City Manager Heath Lloyd presented the request for consideration. Kevin Rogers, property owner, was present. 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 Conditional Use Request for a Home Occupation at 1115 Plantation Drive.

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

MOVER: Higgins

SECONDER: Valim

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

NAYS:

D. Agreement with Coleman Company, Inc. for Kelly Street Drainage Improvement Professional Services

City Manager Heath Lloyd presented the agreement for consideration. Mayor Pro Tem Aaron Higgins moved to approve the Agreement with Coleman Company, Inc. for Kelly Street Drainage Improvement Professional Services not to exceed \$187,850.00, subject to City Attorney approval and execution of the Georgia State Mandated Public Bid Contract.

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

MOVER: Higgins

SECONDER: Bashlor

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

NAYS:

E. Agreement with Chatham County for Fire Service Mutual Aid

City Manager Heath Lloyd presented the agreement for consideration, and Chief Wade Simmons reviewed the contents. Councilmember John Wilcher moved to approve the Agreement with Chatham County for Fire Service Mutual Aid, subject to City Attorney approval.

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

MOVER: Wilcher

SECONDER: Hutcherson

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

NAYS:

XI. PUBLIC COMMENT

There were no public comments.

XII. EXECUTIVE SESSION

With no further public business to conduct, Councilmember Michael Carpenter moved to enter Executive Session. Mayor and Council entered at 7:51 p.m.

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

MOVER: Carpenter

SECONDER: Wilcher

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

NAYS:

Mayor Karen Williams called the meeting back to order at 8:00 p.m.

XIII. ADJOURNMENT

Councilmember John Wilcher moved to adjourn the meeting.

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

MOVER: Wilcher

SECONDER: Valim

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

NAYS:

The meeting adjourned at 8:01 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