



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – MINUTES

November 4, 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
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 6:01 p.m.

III. INVOCATION

Mayor Pro Tem Aaron Higgins introduced Reverend Ben Martin, of Wesley Monumental United Methodist Church in Savannah, who gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Reverend Ben Martin led the pledge.

V. ANNOUNCEMENTS

Chatham County Commission District 7 Candidates Orlando Scott and Dean Kicklighter addressed Mayor and Council. Chatham County Board of Elections Member James Hall reported on preliminary early voting statistics. Mayor Karen Williams presented elected official intern Jocelin Corbin with a Certificate of Appreciation.

VI. CONSENT AGENDA

Councilmember Michael Carpenter moved to amend the agenda, adding Item B. Special Event Permit Application (Temporary Alcohol) Date Change for the Greater Pooler Area Chamber of Commerce Members Appreciation Oyster Roast on November 12, 2024 under VII. Special Events.

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

MOVER: Carpenter

SECONDER: Higgins

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

NAYS:

A. City Council Meeting Minutes of October 21, 2024

B. City Council Executive Session Minutes of October 21, 2024

C. Alcoholic Beverage License Application for TMGOC Savannah, LLC DBA Aloft Savannah Airport at 1423 Benton Boulevard (Hotel/Motel)

D. Alcoholic Beverage License Application for Peregrine Savannah 860 Management, LLC DBA Home2Suites by Hilton Savannah Airport at 860 Towne Center Boulevard (Hotel/Motel)

E. Alcoholic Beverage License Application for Carlito's, LLC DBA Carlito's at 1014 US Highway 80 East, Suite 500 (Restaurant)

Councilmember John Wilcher moved to approve the Consent Agenda.

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

MOVER: Wilcher

SECONDER: Valim

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

NAYS:

VII. SPECIAL EVENTS

A. Special Event Permit Application (Temporary Alcohol) for the Wild Game Dinner on December 14, 2024

Mayor Pro Tem Aaron Higgins moved to approve Special Event Permit Application (Temporary Alcohol) for the Wild Game Dinner on December 14, 2024.

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

MOVER: Higgins

SECONDER: Wilcher

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

NAYS:

B. Special Event Permit Application (Temporary Alcohol) Date Change for the Greater Pooler Area Chamber of Commerce Members Appreciation Oyster Roast on November 12, 2024

Courtney Rawlins was present on behalf of the Greater Pooler Area Chamber of Commerce, noting that the date change was due to pending inclement weather.

Councilmember Wesley Bashlor moved to approve the Special Event Permit Application (Temporary Alcohol) Date Change for the Greater Pooler Area Chamber of Commerce Members Appreciation Oyster Roast on November 12, 2024.

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

VIII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

A. 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 (Second Reading)

City Manager Heath Lloyd presented the second reading for consideration. Councilmember John Wilcher moved to approve the second 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: Wilcher
SECONDER: Higgins
AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher
NAYS:

B. 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 (Second Reading)

City Manager Heath Lloyd presented the second reading for consideration. Councilmember Wesley Bashlor moved to approve the second 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: Bashlor
SECONDER: Wilcher
AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher
NAYS:

C. Resolution R2024-10.B – Appointment of Directors to the Pooler Development Authority

City Manager Heath Lloyd presented the resolution for consideration. Mayor Pro Tem Aaron Higgins moved to postpone Resolution R2024-10.B – Appointment of Directors to the Pooler Development Authority.

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

MOVER: Higgins

SECONDER: Carpenter

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

NAYS:

IX. NEW BUSINESS

A. Zoning Map Amendment for 455, 459, 463, 467, and 471 Pine Barren Road from M-H-2-B to R-1-A (Public Hearing, Action)

City Manager Heath Lloyd presented the amendment for consideration. Neil McKenzie of Coleman Company was present on behalf of the petitioner. Mayor Karen Williams opened and closed the public hearing without comment. Councilmember John Wilcher, upon review of the criteria, moved to approve Zoning Map Amendment for 455, 459, 463, 467, and 471 Pine Barren Road from M-H-2-B to R-1-A subject to the following conditions:

1. Completion of the Pine Barren traffic study
2. Adherence to said Pine Barren traffic study
3. Submission of a recombination plat
4. Maintenance of an all-weather access for residents located on Harmon Road during construction

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

MOVER: Wilcher

SECONDER: Valim

AYES: Bashlor, Hutcherson, Valim, Wilcher

NAYS: Carpenter, Higgins

B. Site Plan for 200 Tanger Outlets Boulevard (Planet Fitness)

City Manager Heath Lloyd presented the site plan for consideration. Travis Burke and Kelly Reynolds were present on behalf of the petitioner. Councilmember Wesley Bashlor, upon review of the criteria, moved to approve the Site Plan for 200 Tanger Outlets Boulevard (Planet Fitness).

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

MOVER: Bashlor

SECONDER: Hutcherson

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

NAYS:

C. Site Plan for 313 West Collins Street

City Manager Heath Lloyd presented the site plan for consideration. Trisha Cook, petitioner, was present. Mayor Pro Tem Aaron Higgins, upon review of the criteria, moved to approve the Site Plan for 313 West Collins Street.

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

MOVER: Higgins

SECONDER: Valim

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

NAYS:

D. Final Plat, Warranty and Sidewalk Performance Bonds for Clear Lake Reserve, Phase 3 at 0 Pooler Crossroad

City Manager Heath Lloyd presented the plat and bonds for consideration. A representative from Thomas & Hutton was present on behalf of the petitioner. Councilmember Tom Hutcherson moved to approve the Final Plat and Accept the Warranty and Sidewalk Performance Bonds in the amounts of \$349,618.75 and \$53,865.00, respectively, for Clear Lake Reserve, Phase 3 at 0 Pooler Crossroad subject to the following condition:

1. The private walking path shall be installed prior to the release of the Phase 2 Sidewalk Performance Bond or the Phase 3 Sidewalk Performance Bond, whichever is later

The representative present verbally agreed to the condition.

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

MOVER: Hutcherson

SECONDER: Bashlor

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

NAYS:

X. PUBLIC COMMENT

Chatham County Board of Elections Member James Hall expounded on his earlier comments related to early voting.

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 7:13 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 7:38 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 7:39 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