



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – MINUTES

November 18, 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 6:01 p.m.

III. INVOCATION

Executive Pastor Shirlinia Daniel of Bread of Life Ministries gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Executive Pastor Shirlinia Daniel led the pledge.

V. ANNOUNCEMENTS

Mayor Pro Tem Aaron Higgins and Councilmember Michael Carpenter reported on their recent committee retreat and training classes, respectively. Mayor Karen Williams congratulated City Staff on the Tree Lighting, receipt of a Police Department grant, and completion of a Recreation Department grant application.

VI. CONSENT AGENDA

A. City Council Meeting Minutes of November 4, 2024

B. City Council Executive Session Minutes of November 4, 2024

**C. Alcoholic Beverage License Application for Splendid Shabu Hot Pot LLC
at 9 Mill Creek Circle, Suite B (Restaurant)**

D. Alcoholic Beverage License Application for S&S ZipBob, LLC DBA ZIPBOB (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 (No Alcohol) for the Pooler Chamber of Commerce Holiday Festival on December 7, 2024

Courtney Rawlins was present on behalf of the Pooler Chamber of Commerce. Mayor Pro Tem Aaron Higgins moved to approve the Special Event Permit Application (No Alcohol) for the Pooler Chamber of Commerce Holiday Festival on December 7, 2024.

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

MOVER: Higgins

SECONDER: Wilcher

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

NAYS:

VIII. DEPARTMENT REPORTS

A. Public Works

Director John Winn gave the Public Works Report.

B. Finance

Chief Finance Officer Chris Lightle gave the Finance Report.

C. Fire-Rescue

Training Chief Ian Schulte gave the Fire-Rescue Report.

D. Police

Captain John Schmitt gave the Police Report.

E. Parks & Recreation

City Manager Heath Lloyd gave the Parks & Recreation Report.

F. Planning & Development

Director Nicole Johnson gave the Planning & Development Report.

IX. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

A. Ordinance O2024-07.D – Amendment to Chapter 22 – Buildings and Building Regulations, Article IV. Fences, to Amend Standards Related to the Permitting and Construction of Fences (First Reading; Public Hearing, Action)

City Manager Heath Lloyd presented the first reading for consideration. Mayor Karen Williams opened and closed the public hearing without comment. Councilmember Michael Carpenter moved to approve the first reading of Ordinance O2024-07.D – Amendment to Chapter 22 – Buildings and Building Regulations, Article IV. Fences, to Amend Standards Related to the Permitting and Construction of Fences.

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

MOVER: Carpenter

SECONDER: Wilcher

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

NAYS:

X. OUSTANDING BUSINESS

A. 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 and Trisha Cook were present on behalf of the petitioner. Mayor Karen Williams opened the Public Hearing, and Citizen Kimberly O'Connell commented. Mayor Karen Williams closed the Public Hearing, and Councilmember Michael Carpenter 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 December 2, 2024 City Council Meeting.

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

MOVER: Carpenter

SECONDER: Hutcherson

AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim

NAYS: Wilcher

B. Selection of Development Authority Members

City Manager Heath Lloyd presented the four applicants for the two vacant positions on the Development Authority for consideration. Mayor Pro Tem Aaron Higgins moved to appoint Les Preston to the first open seat.

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

MOVER: Higgins

SECONDER: Bashlor

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

NAYS:

Councilmember Michael Carpenter moved to appoint Jordan McNeal to the second open seat.

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

MOVER: Carpenter
SECONDER: Hutcherson
AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher
NAYS:

XI. NEW BUSINESS

A. Zoning Map Amendment for 500 Seabrook Parkway, Morgan Family Tract PUD Rezoning (Public Hearing, Action)

City Manager Heath Lloyd presented the amendment for consideration. Attorney John Northup was present on behalf of the petitioner, requesting postponement of the item and readvertisement of the public hearing, verbally agreeing that all associated costs would be paid for by the petitioner. Mayor Pro Tem Aaron Higgins moved to postpone the Zoning Map Amendment for 500 Seabrook Parkway, Morgan Family Tract PUD Rezoning until the December 16, 2024 City Council Meeting.

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

B. Site Plan for 405 Morgan Lakes Industrial Boulevard

City Manager Heath Lloyd presented the plan for consideration. Chad Zittrouer was present on behalf of the petitioner. Councilmember Wesley Bashlor, upon review of the criteria, moved to approve the Site Plan for 405 Morgan Lakes Industrial Boulevard.

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

C. Final Plat and Acceptance of Performance Bond for Forest Lakes, Phase 11 at Champlain Drive

City Manager Heath Lloyd presented the plat and bond for consideration. Malorie Boyd was present on behalf of the petitioner. Mayor Pro Tem Aaron Higgins moved to approve the Final Plat and Accept the Performance Bond in the amount of \$3,012,476.31 for Forest Lakes, Phase 11 at Champlain Drive, subject to City Attorney approval.

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

D. Release of Performance Bond and Acceptance of Maintenance and Sidewalk Performance Bonds for Harmony Subdivision, Phase 8B Infrastructure

City Manager Heath Lloyd presented the bonds for consideration. Malorie Boyd was present on behalf of the petitioner. Mayor Pro Tem Aaron Higgins moved to release the Performance Bond in the amount of \$2,258,946.39 and accept the Maintenance and Sidewalk Performance Bonds in the amounts of \$478,825.14 and \$87,150.00, respectively, for Harmony Subdivision, Phase 8B Infrastructure, subject to City Attorney approval.

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

MOVER: Higgins

SECONDER: Hutcherson

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

NAYS:

E. Agreement with Granicus for Short-Term Rental Data Aggregation with Granicus in an Amount Not to Exceed \$9,156.00 Annually

City Manager Heath Lloyd presented the agreement for consideration. Councilmember Wesley Bashlor moved to approve the Agreement with Granicus for Short-Term Rental Data Aggregation with Granicus in an Amount Not to Exceed \$9,156.00 Annually, subject to City Attorney approval.

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

MOVER: Bashlor

SECONDER: Hutcherson

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

NAYS:

F. Proposal for Amendment #1 to the Utility Relocation Design Professional Services Agreement with Kimley-Horn in an Amount Not to Exceed \$28,450.00

City Manager Heath Lloyd presented the proposal for consideration. Councilmember John Wilcher moved to approve the Proposal for Amendment #1 to the Utility Relocation Design Professional Services Agreement with Kimley-Horn in an Amount Not to Exceed \$28,450.00, subject to City Attorney approval.

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

MOVER: Wilcher

SECONDER: Bashlor

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

NAYS:

XII. PUBLIC COMMENT

Citizens Walter Reeves, Matt Campbell, and Trisha Cook commented.

XIII. EXECUTIVE SESSION

With no further public business to conduct, Mayor Pro Tem Aaron Higgins moved to enter Executive Session. Mayor and Council entered at 7:49 p.m.

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

MOVER: Higgins

SECONDER: Wilcher

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

NAYS:

XIV. 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 7:58 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