



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – AGENDA

February 3, 2025 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 *by teleconference*
Tom Hutcherson, Councilmember
Shannon Valim, Councilmember
John Wilcher, Councilmember
Craig Call, City Attorney
Heath Lloyd, City Manager
Chris Lightle, Chief Finance Officer
Caroline Hankins, Assistant City Manager

Absent:

II. CALL TO ORDER

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

III. INVOCATION

Reverend Nelle Bordeaux of Westley Monumental United Methodist Church in Savannah gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Reverend Nelle Bordeaux led the pledge.

V. ANNOUNCEMENTS

Councilmember Tom Hutcherson noted that for Black History Month, there would be a celebration of Rosa Parks' Birthday at West Chatham Middle School on February 4, 2025 at 6:00 p.m. Flyers are available outside of Council Chambers.

VI. CONSENT AGENDA

A. City Council Minutes of January 6, 2025

B. City Council Executive Session Minutes of January 6, 2025

C. December 2024 Department Reports

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. Temporary/Special Event Permit Application (Dispensing Alcohol) for a St. Patrick's Day Festival on March 17, 2025 at Tanger Outlets

Brooke Goth and Tameka Moultrie of the Pooler Chamber of Commerce were present to answer questions. Councilmember John Wilcher moved to approve the Temporary/Special Event Permit (Dispensing Alcohol) for a St. Patrick's Day Festival on March 17, 2025 at Tanger Outlets.

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

MOVER: Wilcher

SECONDER: Hutcherson

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

NAYS:

B. Special Event Permit Application for Cirque de Paris from March 6-16, 2025 at Tanger Outlets

Councilmember John Wilcher moved to approve the Special Event Permit for Cirque de Paris from March 6-16, 2025 at Tanger Outlets.

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

MOVER: Wilcher

SECONDER: Hutcherson

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

NAYS:

VIII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

A. Proclamation for World Wetlands Day on February 2, 2025

The proclamation was read aloud by Mayor Karen Williams and presented to Amy Gilliam of Pooler Habitats and Happenings, Formerly Coastal GreenSpace Guardians.

B. Resolution R2025-01.A - Authorization to Proceed with Acquisitions and Condemnations for Pooler Parkway/Pine Barren Improvements

City Manager Heath Lloyd presented the resolution for consideration. Leon Davenport was present to answer questions. Members of the public Renee Higgins and Sam Patel commented. Councilmember John Wilcher moved to approve Resolution R2025-01.A - Authorization to Proceed with Acquisitions and Condemnations for Pooler Parkway/Pine Barren Improvements.

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

MOVER: Wilcher

SECONDER: Bashlor

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

NAYS:

IX. OUTSTANDING BUSINESS

A. Zoning Map Amendment for 500 Seabrook Parkway

City Manager Heath Lloyd presented the amendment for consideration. Attorney John Northup was present on behalf of the petitioner. Leon Davenport was present to answer questions. Members of the public Amy Gilliam and Deborah Powell commented. Councilmember John Wilcher, upon review of the criteria, moved to approve the Zoning Map Amendment for 500 Seabrook Parkway, subject to the following conditions:

1. That fueling stations, including fueling of gasoline, diesel, or hydrogen fuels and electric vehicle charging uses, shall be limited to the parcel bearing PIN 51011-01035 and any parcel created therefrom
2. There shall be a soft cap of 5,000 kilograms on daily production. If the petitioner desires an increase in the future, the request must be presented to Council for approval

The petitioner verbally agreed to all conditions.

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

MOVER: Wilcher

SECONDER: Hutcherson

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

NAYS:

X. NEW BUSINESS

A. PUD Amendment for Jabot PUD at Harmony Subdivision, Memorial Drive, Pine Barren Road (Public Hearing, Action)

City Manager Heath Lloyd presented the amendment for consideration. Neil McKenzie was present on behalf of the petitioner. Mayor Karen Williams opened the public hearing. Members of the public Pat Lynch and Renee Higgins commented. Mayor Karen Williams closed the public hearing, and Councilmember Wesley Bashlor, upon review of the criteria, moved to approve the PUD Amendment for Jabot PUD at Harmony Subdivision, Memorial Drive, Pine Barren Road.

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

MOVER: Bashlor

SECONDER: Higgins

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

NAYS:

B. Conditional Use Request for a Garage Apartment at 313 Benton Drive (Public Hearing, Action)

City Manager Heath Lloyd presented the request for consideration. Nathaniel Barham, petitioner, was present. Karen Williams opened and closed the public

hearing without comment. Councilmember Michael Carpenter, upon review of the criteria, moved to approve the Conditional Use Request for a Garage Apartment at 313 Benton Drive.

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

MOVER: Carpenter

SECONDER: Bashlor

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

NAYS:

C. Setback Requirement Variance Request for 200 Outlet Parkway
(Public Hearing, Action)

City Manager Heath Lloyd presented the request for consideration. Travis Burke was present, as well as the petitioner, Jeff Kramer. Mayor Karen Williams opened the public hearing. Member of the public Latricia Brown commented, and Mayor Karen Williams closed the public hearing. The petitioner withdrew the item; no action was taken by Council.

D. Setback Requirement Variance Request for HOM at Pooler at 100 Commons Way
(Public Hearing, Action)

City Manager Heath Lloyd presented the request for consideration. Brian Klausner 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 Setback Requirement Variance Request for HOM at Pooler at 100 Commons Way.

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

MOVER: Bashlor

SECONDER: Wilcher

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

NAYS:

E. Site Plan for Harmony Force Main Upgrade at Melody Drive/Cantata Circle

City Manager Heath Lloyd presented the plan for consideration. Councilmember Michael Carpenter, upon review of the criteria, moved to approve the Site Plan for Harmony Force Main Upgrade at Melody Drive/Cantata Circle.

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

MOVER: Carpenter

SECONDER: Wilcher

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

NAYS:

F. Site Plan for 55 Coleman Boulevard

City Manager Heath Lloyd presented the plan for consideration. Steve Rushing, petitioner, was present. Councilmember Tom Hutcherson, upon review of the criteria, moved to approve the Site Plan for 55 Coleman Boulevard.

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

G. Site Plan for 100 William Blakely Crossing

City Manager Heath Lloyd presented the plan for consideration. Travis Burke was present on behalf of the petitioner. Member of the public Jordan McNeal commented. Councilmember Michael Carpenter moved to postpone the item until the February 18, 2025 City Council meeting.

Motion to Postpone; PASSED (4-3-0)
MOVER: Carpenter
SECONDER: Higgins
AYES: Carpenter, Higgins, Hutcherson, Williams
NAYS: Bashlor, Valim, Wilcher

H. Site Plan Revisions for Oxford Pooler, Phase 1, at 500 Fox Farm Street

City Manager Heath Lloyd presented the plan for consideration. Councilmember John Wilcher, upon review of the criteria, moved to approve the Site Plan Revisions for Oxford Pooler, Phase 1, at 500 Fox Farm Street.

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

I. Master Services Agreement and Task Order 1 with Southeast Pipe Survey for Trenchless Sewer Rehabilitation

City Manager Heath Lloyd presented the agreement and task order for consideration. Councilmember John Wilcher moved to approve the Master Services Agreement and Task Order 1 with Southeast Pipe Survey for Trenchless Sewer Rehabilitation, subject to City Attorney approval.

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

J. Water and Sewer Agreement with the Mayor and Aldermen of the City of Savannah for the Jimmy DeLoach Church Properties

City Manager Heath Lloyd presented the agreement for consideration. Father Pablo Migone was presented on behalf of Corpus Christi Catholic Church. Councilmember Michael Carpenter moved to approve the Water and Sewer Agreement with the Mayor and Aldermen of the City of Savannah for the Jimmy DeLoach Church Properties.

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

XI. PUBLIC COMMENT

Member of the public Deborah Powell commented.

XII. ADJOURNMENT

Councilmember John Wilcher moved to adjourn the meeting.

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

The meeting adjourned at 8:18 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