



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – AGENDA

March 18, 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 Henry, 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
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

Assistant City Manager Matthew Saxon gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Assistant City Manager Matthew Saxon led the pledge.

V. ANNOUNCEMENTS

Mayor Pro Tem Aaron Henry reminded those present that the Partner with Pooler to Plant a Tree for Free event will be held this Saturday, March 22 from 9:00 a.m. – 12:00 p.m. at the Pooler Recreation Complex. Mayor Karen Williams thanked the Chamber of Commerce for providing shuttle service to the Savannah St. Patrick's Day Parade.

Mayor Pro Tem Aaron Henry moved to amend the agenda, adding Item F. City Council Retreat Executive Session Minutes of February 26, 2025 to the Consent Agenda.

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

MOVER: Henry

SECONDER: Wilcher

AYES: Bashlor, Carpenter, Henry, Hutcherson, Valim, Wilcher
NAYS:

VI. CONSENT AGENDA

A. City Council Retreat Minutes of February 26, 2025

B. City Council Meeting Minutes of March 3, 2025

C. Alcoholic Beverage License Application for Jungwon, LLC at 301 Governor Treutlen Drive (Hotel Restaurant)

D. Alcoholic Beverage License Application for King's Liquor & Wine, Inc. at 220 Tanger Outlets Boulevard (Package/Liquor Store)

E. Release of Sidewalk Performance Bond for Benton Grove Townhomes at 2 Amalfi Avenue in the Amount of \$183,885.00, Subject to City Attorney Approval

F. City Council Retreat Executive Session Minutes of February 26, 2025

Councilmember Tom Hutcherson moved to approve the Consent Agenda.

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

MOVER: Hutcherson

SECONDER: Wilcher

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

NAYS:

VII. SPECIAL EVENTS

A. Special Event Permit Application (No Alcohol) for the Chatham Subaru Family Fun Day on March 29, 2025 at 100 Kita Avenue

Councilmember Michael Carpenter moved to approve the Special Event Permit Application (No Alcohol) for the Chatham Subaru Family Fun Day on March 29, 2025 at 100 Kita Avenue.

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

MOVER: Carpenter

SECONDER: Valim

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

NAYS:

B. Special Event Permit Application (No Alcohol) for the Pooler Juneteenth Celebration Festival on June 14, 2025 at Tanger Outlets

Citizen Herb Singleton was present on behalf of the petitioner.

Councilmember Aaron Henry noted that he serves in a volunteer role for the Pooler Juneteenth Celebration Committee but receives no monetary compensation. Councilmember Shannon Valim moved to approve the Special Event Permit Application (No Alcohol) for the Pooler Juneteenth Celebration Festival on June 14, 2025 at Tanger Outlets to include a fee waiver.

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

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

C. Special Event Permit Application (No Alcohol) for the Pooler Juneteenth Celebration Run on June 19, 2025 at the Pooler Recreation Complex

Citizen Herb Singleton was present on behalf of the petitioner.
Councilmember John Wilcher moved to approve the Special Event Permit Application (No Alcohol) for the Pooler Juneteenth Celebration Run on June 19, 2025 at the Pooler Recreation Complex to include a fee waiver.

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

VIII. DEPARTMENT REPORTS

A. Public Works & Capital Outlay

Assistant City Manager Matthew Saxon presented the Public Works and Capital Outlay Reports.

B. Finance

Chief Finance Officer Chris Lightle presented the Finance Report.

C. Fire-Rescue

Chief Wade Simmons presented the Fire-Rescue Report

D. Police

Chief Ashley Brown presented the Police Report.

E. Parks & Recreation

Interim Director Jeremy Greene presented the Parks & Recreation Report.

F. Planning & Development

Director Nicole Johnson presented the Planning & Development Report.

IX. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

A. Ordinance O2025-01.A – Flood Ordinance Regulations (Second Reading)

City Manager Heath Lloyd presented the ordinance for consideration. Mayor Pro Tem Aaron Henry moved to approve the second reading of Ordinance O2025-01.A – Flood Ordinance Regulations.

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

MOVER: Henry

SECONDER: Wilcher

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

NAYS:

B. Resolution R2025-03.D – Amendment to the 2025 Schedule of Fees

City Manager Heath Lloyd presented the ordinance for consideration and Chief Finance Officer Chris Lightle presented an overview. Councilmember Wesley Bashlor moved to approve Resolution R2025-03.D – Amendment to the 2025 Schedule of Fees.

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

MOVER: Bashlor

SECONDER: Valim

AYES: Bashlor, Carpenter, Henry, Hutcherson, Valim

NAYS: Wilcher

X. NEW BUSINESS

**A. ~~Zoning Map Amendment for Northeast Quadrant of Highway 80 and Sangrena Dr. from R-1-A and C-1 to R-3-C (Application #A25-0018)~~
(Public Hearing Advertised; Item Withdrawn by Petitioner)**

City Manager Heath Lloyd reported that the item had been withdrawn by the petitioner. No action was taken.

B. Zoning Map Amendment for 5011 Old Louisville Road from R-A-1 to I-1 (Public Hearing; Action)

City Manager Heath Lloyd presented the amendment for consideration. Attorney Josh Yellin, Clay Smith, Keaton Kahn, and McKenna Gentee were present on behalf of the petitioner. Mayor Karen Williams opened the public hearing. Citizens Sue Fields, Anita Dern, Amy Gilliam, and Ernie Hagan commented, and Mayor Karen Williams closed the public hearing. Councilmember Wesley Bashlor, upon review of the criteria, moved to approve the Zoning Map Amendment for 5011 Old Louisville Road from R-A-1 to I-1 subject to the following conditions:

1. That the property remain under Zoning District 447 "Gas Stations with and without convenience stores with or without alcohol" with an allowance for diesel fuel, but overnight beds prohibited

McKenna Gentee verbally agreed on behalf of the petitioner.

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

MOVER: Bashlor

SECONDER: Wilcher

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

NAYS:

C. Zoning Map Amendment for Jabot PUD Parcel from C-4 to I-1 for a Small Warehouse (Public Hearing; Action)

City Manager Heath Lloyd presented the amendment for consideration. Greg Coleman was present on behalf of the petitioner and requested postponement. Mayor Pro Tem Aaron Henry moved to postpone the Zoning Map Amendment for Jabot PUD Parcel from C-4 to I-1 for a Small Warehouse until the April 21, 2025 City Council Meeting. Greg Coleman verbally agreed to cover any associated readvertising costs.

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

MOVER: Henry

SECONDER: Wilcher

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

NAYS:

D. Zoning Map Amendment for Jabot PUD to Add Cross Creek Phases 2 & 3 at Cross Creek Subdivision off Pine Barren Road (Public Hearing; Action)

City Manager Heath Lloyd presented the amendment for consideration. Neil McKenzie and Brian Wardlaw were present on behalf of the petitioner. Mayor Karen Williams opened the public hearing. Citizens Sylvester Graham, Deborah Power, Kathy Barefoot, Amy Gilliam, Ernie Hagan, Renee Higgins, Alec Barefoot, and Maribeth Lindler commented, and Mayor Karen Williams closed the public hearing. Mayor Pro Tem Aaron Henry, upon review of the criteria, moved to approve the Zoning Map Amendment for Jabot PUD to Add Cross Creek Phases 2 & 3 at Cross Creek Subdivision off Pine Barren Road subject to the following conditions:

1. A twenty-foot (20') buffer shall be provided
2. Fencing shall be installed
3. A total of 88 residential lots shall be developed
4. A roadway study shall be conducted at the petitioner's expense, with subsequent discussions with the City regarding potential contributions from the petitioner
5. The crosshatched green areas shown in the provided materials shall remain as open space and be permanently platted and recorded as such

Brian Wardlaw verbally agreed to the conditions.

Motion to Approve with Stipulations; PASSED (4-3-0)

MOVER: Henry

SECONDER: Bashlor

AYES: Bashlor, Carpenter, Henry, Williams

NAYS: Hutcherson, Valim, Wilcher

E. Conditional Use Request for a Construction Office at 1113 East US Highway 80, Suite A (Public Hearing; Action)

City Manager Heath Lloyd presented the amendment for consideration. Tony Eicholtz 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 Conditional Use Request for a Construction Office at 1113 East US Highway 80, Suite A.

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

MOVER: Bashlor

SECONDER: Wilcher

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

NAYS:

F. Variance for Angel Learning Center at 500 East Marketplace Way (Public Hearing; Action)

City Manager Heath Lloyd presented the variance for consideration. Petitioner Laukik Patel requested the item be withdrawn. No action was taken.

G. Site Plan for 500 Seabrook Parkway (SPLC III)

City Manager Heath Lloyd presented the site plan for consideration. Doug Faircloth was present on behalf of the petitioner. Councilmember Tom Hutcherson, upon review of the criteria, moved to approve the Site Plan for 500 Seabrook Parkway (SPLC III).

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

MOVER: Hutcherson

SECONDER: Wilcher

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

NAYS:

H. Award Contract for Pooler Parkway/Quacco Road Phase I Improvements and Authorize City Manager to Execute, Subject to City Attorney Approval

City Manager Heath Lloyd presented the bids for consideration. Citizens Cindy Fear and Kim O'Connell commented. Mayor Pro Tem Aaron Henry moved to award the contract for the Pooler Parkway/Quacco Road Phase I Improvements to Astra Group, LLC in the amount of \$19,229,000.00 and authorized the City Manager to execute the agreement, subject to approval by the City Attorney.

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

MOVER: Henry

SECONDER: Bashlor

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

NAYS:

I. Award Contract for Wastewater Treatment Plant Sludge Hauling and Authorize City Manager to Execute, Subject to City Attorney Approval

City Manager Heath Lloyd presented the bids for consideration. Councilmember John Wilcher moved to award the contract for the Wastewater Treatment Plant Sludge Hauling service to Atlantic Waste at a rate of \$100 per delivery and \$250 per haul, both exempt from fuel and environmental surcharges, and further authorized the City Manager to execute the agreement, subject to approval by the City Attorney.

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

MOVER: Wilcher

SECONDER: Hutcherson

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

NAYS:

J. Master Service Agreement with EOM Operations (2025 Renewal, Task Order 1 – Civic Engineering Site Plan Review Services, Task Order 2 – 2025-2026 Reporting Period MS4, Task Order 3 – 2025-2026 Long Term Monitoring for Watershed Protection Plan)

City Manager Heath Lloyd presented the agreement for consideration. Councilmember John Wilcher moved to approve renewal of the annual service agreement with EOM Operations at no cost and to approve Task Order 1 at the engineer's hourly rate, Task Order 2 in the amount of \$96,250.00, and Task Order 3 in the amount of \$31,284.00, subject to approval by the City Attorney.

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

MOVER: Wilcher

SECONDER: Hutcherson

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

NAYS:

K. Agreement to Purchase Right-of-Way for Pipemakers Canal Improvements

City Manager Heath Lloyd presented the agreement for consideration. Mayor Pro Tem Aaron Henry moved to approve the Agreement to Purchase Right-of-Way for Pipemakers Canal Improvements in the amount of \$3,780.00, subject to approval by the City Attorney.

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

MOVER: Henry

SECONDER: Wilcher

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

NAYS:

XI. PUBLIC COMMENT

There were no public comments.

XII. ADJOURNMENT

Councilmember John Wilcher moved to adjourn the meeting.

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

MOVER: Wilcher

SECONDER: Henry

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

NAYS:

The meeting adjourned at 9:15 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, City Clerk