



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – MINUTES

April 7, 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

Pastor Jeff Hubbard of Pooler Bible Church gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Pastor Jeff Hubbard led the pledge.

V. ANNOUNCEMENTS

Mayor Karen Williams called for a moment of silence to honor the four soldiers who lost their lives in Pabradė, Lithuania.

Councilmember Michael Carpenter moved to amend the agenda, adding Item E. Proclamation for National Child Abuse Prevention Month to VIII. Ordinances, Proclamations, and Resolutions.

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

MOVER: Carpenter

SECONDER: Henry

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

NAYS:

VI. CONSENT AGENDA

A. City Council Meeting Minutes of March 18, 2025

B. Bond Matter for Harmony, Phase 6 at Melody Drive:

- **Release of the Maintenance and Warranty Bond in the Amount of \$300,180.00**

C. Bond Matter for Harmony, Phase 6 at Melody Drive:

- **Release of the Sidewalk Performance Bond in the Amount of \$54,468.00**

D. Bond Matters for Westbrook, Area L-1, Subject to City Attorney Approval:

- **Release of the Performance Bond in the Amount of \$802,305.27**
- **Acceptance of the Maintenance Bond in the Amount of \$198,884.76**
- **Acceptance of the Sidewalk Performance Bond in the Amount of \$117,276.00**

E. Bond Matters for Westbrook, Area L-2, Subject to City Attorney Approval:

- **Release of the Performance Bond in the Amount of \$1,713,903.84**
- **Acceptance of the Maintenance Bond in the Amount of \$359,190.60**

F. Bond Matters for Westbrook, Area L-3, Subject to City Attorney Approval

- **Release of the Performance Bond in the Amount of \$1,243,471.12**
- **Acceptance of the Maintenance Bond in the Amount of \$256,926.14**

G. Bond Matter and Final Plat for Canal Towns, Phase II, Subject to City Attorney Approval:

- **Acceptance of Sidewalk Performance Bond in the Amount of \$99,540.00**

Councilmember John Wilcher moved to approve the Consent Agenda.

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

MOVER: Wilcher

SECONDER: Valim

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

NAYS:

VII. SPECIAL EVENTS

A. Special Event Permit Application (No Alcohol) for the Hot Tub and Swim Spa Blowout Sale from May 1-15, 2025 at Tanger Outlets

Mayor Pro Tem Aaron Henry moved to approve the Special Event Permit Application (No Alcohol) for the Hot Tub and Swim Spa Blowout Sale from May 1-15, 2025 at Tanger Outlets.

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

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

B. Special Event Permit Application (No Alcohol) for the Coastal Rail Buffs 35th Model Railroad and Train Show from May 31-June 1, 2025 at 900 South Rogers Street (Requesting Fee Waiver)

Gene Warnock was present on behalf of the petitioning group. Mayor Pro Tem Aaron Henry moved to approve the Special Event Permit Application (No Alcohol) for the Coastal Rail Buffs 35th Model Railroad and Train Show from May 31-June 1, 2025 at 900 South Rogers Street, waiving the permit fee.

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

C. Special Event Permit Application (No Alcohol) for the Love & Soul Family Festival on June 7, 2025 at Tanger Outlets (Requesting Fee Waiver)

Tanya Harris was present on behalf of the petitioner to answer questions. Councilmember Tom Hutcherson moved to approve the Special Event Permit Application (No Alcohol) for the Love & Soul Family Festival on June 7, 2025 at Tanger Outlets, waiving the permit fee.

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

VIII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

A. Proclamation for Autism Acceptance Month

Mayor Karen Williams read the proclamation aloud.

B. Proclamation for Month of the Military Child

Mayor Karen Williams read the proclamation aloud and presented it to Councilmember Michael Carpenter.

C. Proclamation for Donate Life Month

Mayor Karen Williams read the proclamation aloud.

D. Proclamation for Honoring Our Fallen Heroes

Mayor Karen Williams read aloud the proclamation honoring the four soldiers who tragically lost their lives while serving in Pabradė, Lithuania. She then presented it to Lieutenant Colonel Ryan Mayfield, Home Station Mission

Commander, who accepted it on behalf of the First Brigade, Third Infantry Division, out of Fort Stewart, Georgia.

E. Proclamation for National Child Abuse Prevention Month

Mayor Karen Williams read the proclamation aloud and presented it to Whitney Gilliard of Gilliard and Company.

IX. NEW BUSINESS

A. Zoning Map Amendment for 114 East US Highway 80 from C-1 to C-2 (Public Hearing; Action)

City Manager Heath Lloyd presented the amendment for consideration. Realtor Holly Young and Edwin Smith were 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 deny the Zoning Map Amendment for 114 East US Highway 80 from C-1 to C-2.

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

MOVER: Wilcher

SECONDER: Bashlor

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

NAYS:

B. Conditional Use Request for a Manufacturing Production Facility at 5158 Old Louisville Road (Public Hearing; Action)

City Manager Heath Lloyd presented the request for consideration. CFO Chris Witfield was present on behalf of the petitioner. Mayor Karen Williams opened and closed the public hearing without comment. Mayor Pro Tem Aaron Henry, upon review of the criteria, moved to approve the Conditional Use Request for a Manufacturing Production Facility at 5158 Old Louisville Road, subject to the following condition:

1. Installation of a twenty (20) foot buffer heavily planted with understory trees and shrubs

Chris Witfield verbally agreed to the condition.

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

MOVER: Henry

SECONDER: Hutcherson

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

NAYS:

C. Variance Request from Setback Requirements for Fence at 402 Durden Drive (Public Hearing; Action)

City Manager Heath Lloyd presented the request for consideration. Petitioner William Bannon was present. Mayor Karen Williams opened the public hearing. Citizens John Poole and Donald Stephens commented, and Mayor Karen Williams closed the public hearing. Councilmember Wesley Bashlor, upon review of the criteria, moved to deny Variance Request from Setback Requirements for Fence at 402 Durden Drive.

Motion to Deny; PASSED (5-1-0)
MOVER: Bashlor
SECONDER: Henry
AYES: Bashlor, Carpenter, Henry, Valim, Wilcher
NAYS: Hutcherson

D. Variance Request from Required Parking Stall Size at 850 Memorial Boulevard - Hampton Home 2 (Public Hearing; Action)

City Manager Heath Lloyd presented the request for consideration. Jay Maupin was present on behalf of the petitioner. Mayor Karen Williams opened and closed the public hearing without comment. Councilmember Michael Carpenter, upon review of the criteria, moved to deny Variance Request from Required Parking Stall Size at 850 Memorial Boulevard - Hampton Home 2.

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

E. Variance Request from Setbacks and Fenced Playground Area at 15 Commons Way – Foundation at Blakely Commons (Public Hearing; Action)

City Manager Heath Lloyd introduced the request for consideration. Jay Maupin was present on behalf of the petitioner and formally requested the postponement of both the agenda item and the public hearing. He also agreed to cover the costs of readvertisement. Mayor Pro Tem Aaron Henry moved to postpone the Variance Request from Setbacks and Fenced Playground Area at 15 Commons Way – Foundation at Blakely Commons.

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

F. Site Development Plan Revisions to Benton Townhomes, E-2

City Manager Heath Lloyd presented the revisions for consideration. Nathan Long of Thomas & Hutton was present on behalf of the petitioner. Councilmember Wesley Bashlor, upon review of the criteria, moved to approve the Site Development Plan Revisions to Benton Townhomes, E-2, subject to the following conditions:

1. Conveyance of the dog and linear parks to the City of Pooler via a special warranty deed
2. Completion of the amenities package by 100 units, after which a certificate of occupancy may be issued
3. Completion of an emergency access built to withstand an 80,000-pound fire truck

Nathan Long verbally agreed to the conditions.

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

G. Amendment Number 1 to the 2022 Agreement with EOM Operations for Operations, Maintenance, and Management Services

City Manager Heath Lloyd introduced the amendment for consideration. Mayor Pro Tem Aaron Henry moved to approve Amendment Number 1 to the 2022 Agreement with EOM Operations for Operations, Maintenance, and Management Services, not to exceed \$1,142,716.00, as outlined in Option #5 and Appendix C, subject to City Attorney approval.

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

X. PUBLIC COMMENT

Citizen Nathaniel Asselin commented.

XI. ADJOURNMENT

Councilmember John Wilcher moved to adjourn the meeting.

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

The meeting adjourned at 7:54 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