



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – MINUTES

February 20, 2024 at 4:00 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 *via teleconference*
Matthew Saxon, Assistant City Manager
Craig Call, City Attorney
Chris Lightle, Finance Officer
Kiley Fusco, Clerk of Council

Absent:

II. CALL TO ORDER

Mayor Karen Williams called the meeting to order at 4:01 p.m.

III. INVOCATION

Executive Pastor Shirlinia Daniel gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Executive Pastor Shirlinia Daniel led the pledge.

V. ANNOUNCEMENTS

Scot Turner, Eternal Vigilance Action, Inc. Executive Director, presented on ranked choice voting (RCV), also known as instant-runoff voting.

VI. CONSENT AGENDA

A. City Council Meeting Minutes of February 5, 2024

B. City Council Executive Session Minutes of February 5, 2024

C. Special Event Permit Application (No Alcohol) for the Love & Soul Family Festival on June 1, 2024

D. Special Event Permit Application (No Alcohol) for the 5K Friendship Fun Run on July 27, 2024

E. Department Reports

- 1. Public Works**
- 2. Finance**
- 3. Fire-Rescue Services**
- 4. Police**
- 5. Parks & Recreation**
- 6. Planning & Development**

City Manager Matthew Saxon presented the Consent Agenda for consideration. Councilmember Tom Hutcherson moved to approve the Consent Agenda.

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

MOVER: Hutcherson

SECONDER: Higgins

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

NAYS:

VII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

A. Ordinance O2024-02.A – Council Meeting Start Time (*Second Reading*)

City Manager Matthew Saxon presented the second reading for consideration. Mayor Pro Tem Aaron Higgins moved to approve the second reading of Ordinance O2024-02.A – Council Meeting Start Time.

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

MOVER: Higgins

SECONDER: Hutcherson

AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim

NAYS: Wilcher

B. Ordinance O2024-02.B – Zoning Text Amendment to Appendix A, Articles II and III to Provide Provisions Related to Multi-Use Development (*First Reading; Public Hearing, Action*)

City Manager Matthew Saxon presented the first reading for consideration and Planning & Development Director Nicole Dixon reported on the proposed amendment. Mayor Karen Williams opened and closed the public hearing without comment. Mayor Pro Tem Aaron Higgins moved to approve the first reading of Ordinance O2024-02.B – Zoning Text Amendment to Appendix A, Articles II and III to Provide Provisions Related to Multi-Use Development.

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

MOVER: Higgins

SECONDER: Hutcherson

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

NAYS:

C. Resolution R2024-02.A – Amendment to the 2024 Schedule of Fees

City Manager Matthew Saxon presented the resolution for consideration and Finance Officer Chris Lightle reported on the proposed amendment. Councilmember Tom Hutcherson moved to approve Resolution R2024-02.A – Amendment to the 2024 Schedule of Fees.

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

MOVER: Higgins

SECONDER: Hutcherson

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

NAYS:

VIII. NEW BUSINESS

A. Zoning Map Amendment for Property on Clear Lake Way from C-2 to R-3 (*Public Hearing, Action*)

City Manager Matthew Saxon presented the amendment for consideration. Attorney Harold Yellin was present on behalf of the petitioner. Mayor Karen Williams opened the public hearing. Citizen Beverly Waters inquired as to the location, citizen Pat Bench expressed concerns regarding traffic, and citizen Preston Carpenter inquired about sidewalks. Mayor Karen Williams closed the public hearing and Mayor Pro Tem Aaron Higgins, upon review of the criteria, moved to approve the Zoning Map Amendment for Property on Clear Lake Way from C-2 to R-3.

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

MOVER: Higgins

SECONDER: Valim

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

NAYS:

B. Zoning Map Amendment for the Warnell Tract at Demott Drive from PUD to I-2 (*Public Hearing, Action*)

City Manager Matthew Saxon presented the amendment for consideration. Attorney Robert McCorkle was present on behalf of the petitioner to answer questions. Mayor Karen Williams opened and closed the public hearing without comment. Mayor Pro Tem Aaron Higgins, upon review of the criteria, moved to approve the Zoning Map Amendment for the Warnell Tract at Demott Drive from PUD to I-2 subject to the following conditions: that permitted uses be limited to Items 42 (Wholesale Trade, Scrap Yards), 493 (Warehousing and Storage, Container Storage Yard), 484 (Truck Transportation) and all uses allowed by right in I-1.

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

MOVER: Higgins

SECONDER: Valim

AYES: Bashlor, Higgins, Hutcherson, Valim, Wilcher

NAYS: Carpenter

C. Conditional Use Request for a Place of Worship at 1324 South Rogers Street (*Public Hearing, Action*)

City Manager Matthew Saxon presented the request for consideration. The petitioner was not present. Mayor Karen Williams opened the public hearing.

Citizens Ron Tyran, Jim Gerard (representing Donny Tuten and Lisa Robinson), Sarah Howard, Nora White, Tricia Brown, Patsy Baker, and Rambhai Patel spoke against the request. Mayor Karen Williams closed the public hearing, and Councilmember Michael Carpenter, upon review of the criteria, moved to deny the Conditional Use Request for a Place of Worship at 1324 South Rogers Street.

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

MOVER: Carpenter

SECONDER: Hutcherson

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

NAYS:

D. Conditional Use Request for a Warehouse Expansion at 125 Coleman Boulevard (*Public Hearing, Action*)

City Manager Matthew Saxon presented the request for consideration. Lauren Davenport was present on behalf of the petitioner. Mayor Karen Williams opened the public hearing. Citizen Tricia Brown expressed her concerns. Mayor Karen Williams closed the public hearing, and Mayor Pro Tem Aaron Higgins, upon review of the criteria, moved to approve the Conditional Use Request for a Warehouse Expansion at 125 Coleman Boulevard.

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

MOVER: Higgins

SECONDER: Bashlor

AYES: Bashlor, Carpenter, Higgins, Valim, Wilcher

NAYS: Hutcherson

E. Conditional Use Request for an Auto Body Repair at 800 Clear Lake Way (*Public Hearing, Action*)

City Manager Matthew Saxon presented the request for consideration. Bret Flory was present on behalf of the petitioner. Mayor Karen Williams opened the public hearing. Citizens Michael Maher and Hal Lynch spoke against the item. Citizen Christian Carpenter inquired as to the number of jobs created. Mayor Karen Williams closed the public hearing, and Councilmember Michael Carpenter, upon review of the criteria, moved to deny the Conditional Use Request for an Auto Body Repair at 800 Clear Lake Way.

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

MOVER: Carpenter

SECONDER: Higgins

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

NAYS:

F. Site Plan for 212 East Highway 80

City Manager Matthew Saxon presented the site plan for consideration. Dr. Toni Sylvester, petitioner, was present. Mayor Pro Tem Aaron Higgins, upon review of the criteria, moved to approve the Site Plan for 212 East Highway 80.

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

G. Site Plan for Wawa at 1480 Pooler Parkway

City Manager Matthew Saxon presented the site plan for consideration. David Smith, Sergio Martinez, and Brent Davis were present on behalf of the petitioner; C.J. Chance was present on behalf of the Master Developer. Citizens Michael Maher, Tricia Brown, Stacey Knofczynski, Barbara Sherrand, Hal Lynch, Christian Carpenter, and Greg Knofczynski spoke against the item. Shirlinia Daniel, Planning & Zoning Commissioner, spoke in favor of the item. Mayor Pro Tem Aaron Higgins moved to postpone action on the Site Plan for Wawa at 1480 Pooler Parkway for six (6) months.

Motion to Postpone; PASSED (4-1-1)
MOVER: Higgins
SECONDER: Hutcherson
AYES: Carpenter, Higgins, Hutcherson, Wilcher
NAYS: Bashlor
ABSTENTIONS: Valim

Councilmember Wesley Bashlor then moved to reconsider the prior motion to postpone action on the Site Plan for Wawa at 1480 Pooler Parkway for six (6) months.

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

Councilmember Wesley Bashlor, upon review of the criteria, moved to approve the Site Plan for Wawa at 1480 Pooler Parkway.

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

H. Site Plan for 780 Pooler Parkway

City Manager Matthew Saxon presented the site plan for consideration. Alec Metzger was present on behalf of the petitioner. Mayor Pro Tem Aaron Higgins, upon review of the criteria, moved to deny the Site Plan for 780 Pooler Parkway based upon concerns regarding loading access, trash, and lighting in the floodway.

Motion to Deny; PASSED (5-1-0)
MOVER: Higgins
SECONDER: Hutcherson

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

I. Site Plan for TTRES at 2300 Pooler Parkway

City Manager Matthew Saxon presented the site plan for consideration. Austin Mann and Rusty Windsor were present on behalf of the petitioner. Citizen John Hayden spoke against the item. Councilmember Shannon Valim, upon review of the criteria, moved to approve the Site Plan for TTRES at 2300 Pooler Parkway.

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

J. Westside Commerce Center/Native Development Group Request for Consideration

City Manager Matthew Saxon presented the request for consideration. C.J. Chance was present on behalf of the petitioner to answer questions. Mayor Pro Tem Aaron Higgins moved to postpone action on the item until such time that the City Attorney is able to confer with the petitioner/parties involved to generate a resolution.

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

K. Disciplinary Hearing for Owner of Asian River/Miyah Buffet

Mayor Karen Williams reported that the item had been withdrawn. No action was taken.

IX. PUBLIC COMMENT

There were no comments from the public.

X. EXECUTIVE SESSION

With no further public business to conduct, Mayor Pro Tem Aaron Higgins moved to enter Executive Session. Mayor and Council entered at 7:45 p.m.

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

Mayor Karen Williams called the meeting back to order at 8:20 p.m.

XI. ADJOURNMENT

Mayor Pro Tem Aaron Higgins moved to adjourn the meeting.

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

MOVER: Higgins

SECONDER: Hutcherson

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

NAYS:

The meeting adjourned at 8:20 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