



**CITY of POOLER**  
— GEORGIA —

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**CITY COUNCIL REGULAR MEETING – MINUTES**

July 21, 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  
Kiley Fusco, City Clerk

Absent:

**II. CALL TO ORDER**

Mayor Karen Williams called the meeting to order at 6:02 p.m.

**III. INVOCATION**

Mayor Karen Williams gave the invocation.

**IV. PLEDGE OF ALLEGIANCE**

Mayor Karen Williams led the pledge.

**V. ANNOUNCEMENTS**

Mayor Karen Williams welcomed Kate E. Miller, new President and CEO of the Pooler Chamber of Commerce.

**VI. CONSENT AGENDA**

**A. Public Hearing Minutes of July 7, 2025**

**B. City Council Meeting Minutes of July 7, 2025**

**C. City Council Executive Session Minutes of July 7, 2025**

- D. Alcoholic Beverage License Application for Etang Poolerga, Inc. DBA Etang Asian Bistro at 110 Towne Center Drive, #300 (Restaurant)**
- E. Release of Sidewalk Performance Bond in the Amount of \$77,127.00 for Harmony Townhomes, Chorus Loop**
- F. Release of Sidewalk Performance Bond in the Amount of \$115,440.00 for Hunt Club, Phase 8, Serengeti Boulevard**
- G. Acceptance of Maintenance Bond in the Amount of \$11,995.00 for Monument at Mosaic (formerly Blakely Commons) Building 2, Subject to City Attorney Approval**
- H. Acceptance of Maintenance Bond in the Amount of \$589,174.50 and Sidewalk Performance Bond in the Amount of \$82,500.00 for Cross Creek Phase 2, Subject to City Attorney Approval**
- I. Final Plat and Acceptance of Performance Bond in the Amount of \$4,397,878.29 for Outpost Bay, Upon Review of the Criteria and Subject to City Attorney Approval**
- J. Department Reports (Public Works, Finance, Fire, Police, Parks & Recreation, Planning & Development)**

Mayor Pro Tem Aaron Henry moved to remove Item I. "Final Plat and Acceptance of Performance Bond in the Amount of \$4,397,878.29 for Outpost Bay, Upon Review of the Criteria and Subject to City Attorney Approval" and postpone it indefinitely.

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

MOVER: Henry

SECONDER: Wilcher

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

NAYS:

Mayor Pro Tem Aaron Henry moved to approve the Consent Agenda as written and modified (items A-H and J).

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

MOVER: Henry

SECONDER: Wilcher

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

NAYS:

## **VII. SPECIAL EVENTS**

- A. Special Event Permit Application (No Alcohol) for Farm + Feast Fridays on Fridays from July 28 - August 29, 2025, at The Magnolia Retreat, 1336 South Rogers Street**

City Manager Heath Lloyd presented the special event for consideration. Councilmember Wesley Bashlor recused himself. Councilmember Tom Hutcherson moved to approve the Special Event Permit Application (No Alcohol) for Farm + Feast Fridays on Fridays from July 28 - August 29, 2025, at The Magnolia Retreat, 1336 South Rogers Street.

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

**B. Special Event Permit Application (No Alcohol) for the Chatham Subaru Community Car Show on September 6, 2025, at Chatham Subaru, 100 Kita Avenue**

City Manager Heath Lloyd presented the special event for consideration. Councilmember John Wilcher moved to approve the Special Event Permit Application (No Alcohol) for the Chatham Subaru Community Car Show on September 6, 2025, at Chatham Subaru, 100 Kita Avenue.

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

**VIII. PUBLIC HEARINGS**

**A. 2025 Millage Rate Public Hearing #3 and Adoption**

City Manager Heath Lloyd and Chief Financial Officer Chris Lightle provided a presentation on the proposed millage rate. Mayor Karen Williams opened the public hearing. Members of the public Chris Hendley, Trisha Cook, Renee Higgins, Wendell Lyle, Christina Burkes, Amy Gilliam, Frank Ficko, Jack King, Kimberly O'Connell, Jennifer Ficko, Olivia Taylor, Glenn Smith, Jessie Bell, and David Hamilton commented. Mayor Karen Williams closed the public hearing. Mayor Pro Tem Aaron Henry moved to adopt a millage rate of 4.197 mills.

Motion to Adopt; PASSED (4-2-0)  
MOVER: Henry  
SECONDER: Bashlor  
AYES: Bashlor, Carpenter, Henry, Hutcherson  
NAYS: Valim, Wilcher

Mayor Pro Tem Aaron Henry moved to adjourn for a ten-minute recess at 7:49 p.m.

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

Mayor Karen Williams called the meeting back to order at 8:01 p.m.

**IX. ORDINANCES, PROCLAMATIONS, RESOLUTIONS**

**A. Ordinance O2025-06.D – Flood & Subdivisions (Second Reading)**

City Manager Heath Lloyd presented the ordinance for consideration. Mayor Pro Tem Aaron Henry moved to approve the second reading of Ordinance O2025-06.D – Flood & Subdivisions.

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

MOVER: Henry

SECONDER: Bashlor

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

NAYS:

#### **B. Ordinance O2025-06.E – Stormwater (Second Reading)**

City Manager Heath Lloyd presented the ordinance for consideration. Councilmember John Wilcher moved to approve the second reading of Ordinance O2025-06.E – Stormwater.

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

MOVER: Wilcher

SECONDER: Hutcherson

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

NAYS:

### **X. NEW BUSINESS**

#### **A. Zoning Map Amendment for Nine Parcels Including and Adjacent to 1376 Old Louisville Road from R-A, R-A-1, and C-2 to I-1 to Allow for Establishment of Two Warehouse Buildings (Public Hearing, Action)**

City Manager Heath Lloyd presented the amendment for consideration. Attorney Charlie Ferrelle was present on behalf of the petitioner and verbally requested postponement. Citizen Glenn Smith commented. Councilmember Michael Carpenter moved to postpone indefinitely the Zoning Map Amendment for Nine Parcels Including and Adjacent to 1376 Old Louisville Road from R-A, R-A-1, and C-2 to I-1 to Allow for Establishment of Two Warehouse Buildings with the petitioner to bear the cost of readvertisement.

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

MOVER: Carpenter

SECONDER: Bashlor

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

NAYS:

#### **B. Conditional Use Request for a Bar and Dog Park in a C-2 Zoning District at 200 Tanger Outlets Boulevard (Public Hearing, Action)**

City Manager Heath Lloyd presented the request for consideration. Wesley Green, Travis Burke, Bryant Sirigusa, and Keli Reynolds were present on behalf of the petitioner. Mayor Karen Williams opened the public hearing, and members of the public Glenn Smith and Cynthia Warnock commented. Mayor Karen Williams closed the public hearing. Mayor Pro Tem Aaron Henry moved to postpone the Conditional Use Request for a Bar and Dog Park in a C-2 Zoning District at 200 Tanger Outlets Boulevard to the August 4, 2025 City Council Meeting.

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

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

**C. Variance Request from Appendix A, Article III, Section 27- Zoning Buffer Requirements, to Allow for Reduction of 75 Feet from the 100-Foot Required Adjacent Use Buffer at 110 Dublin Road (Public Hearing, Action)**

City Manager Heath Lloyd presented the variance consideration. Ken Strath was present on behalf of the petitioner. Mayor Karen Williams opened the public hearing, and member of the public Kimberly O'Connell commented. Mayor Karen Williams closed the public hearing. Mayor Pro Tem Aaron Henry, upon review of the criteria, specifically variance items 1 and 2, moved to deny the Variance Request from Appendix A, Article III, Section 27- Zoning Buffer Requirements, to Allow for Reduction of 75 Feet from the 100-Foot Required Adjacent Use Buffer at 110 Dublin Road.

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

**D. Site Development Plan for a Multi-Unit Retail Building at 90 William Blakely Crossing (The Shoppes at Savannah Quarters)**

City Manager Heath Lloyd presented the plan for consideration. Welsey Green was present on behalf of the petitioner. Councilmember John Wilcher, upon review of the criteria, moved to approve the Site Development Plan for a Multi-Unit Retail Building at 90 William Blakely Crossing (The Shoppes at Savannah Quarters).

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

**E. Site Development Plan for a Multi-Unit Retail Building at 0 William Blakely Crossing (Savannah Shopping Plaza Outparcels 2 and 3)**

City Manager Heath Lloyd presented the plan for consideration. Jessie Fink was present on behalf of the petitioner. Mayor Pro Tem Aaron Henry, upon review of the criteria, moved to approve the Site Development Plan for a Multi-Unit Retail Building at 0 William Blakely Crossing (Savannah Shopping Plaza Outparcels 2 and 3), subject to the following conditions:

1. That materials used in the rear of the building match materials used on the front, as reflected in the elevations submitted
2. That prior to the preconstruction meeting, the landscape plan submission be updated to reflect the additional trees and vegetation planned for the rear of the building facing Quacco Road

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

**F. Agreement for Fire Service Mutual Aid with the City of Statesboro, Georgia**

City Manager Heath Lloyd presented the agreement for consideration. Councilmember John Wilcher moved to approve the Agreement for Fire Service Mutual Aid with the City of Statesboro, Georgia, subject to City Attorney approval.

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

**G. Adoption of a Substantial Damage Management Plan (SDMP) for the Community Rating System (CRS)**

City Manager Heath Lloyd presented the plan for consideration. Councilmember Wesley Bashlor moved to adopt the Substantial Damage Management Plan (SDMP) for the Community Rating System (CRS).

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

**H. Adoption of a Program for Public Information (PPI) for the Community Rating System (CRS)**

City Manager Heath Lloyd presented the program for consideration. Mayor Pro Tem Aaron Henry moved to adopt the Program for Public Information (PPI) for the Community Rating System (CRS).

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

**XI. PUBLIC COMMENT**

Member of the public Glenn Smith commented.

**XII. EXECUTIVE SESSION**

With no further public business to conduct, Mayor Pro Tem Aaron Henry moved to enter Executive Session. Mayor and Council entered at 9:14 p.m.

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

MOVER: Henry

SECONDER: Wilcher

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

NAYS:

Mayor Karen Williams called the meeting back to order at 9:17 p.m.

### **XIII. ADJOURNMENT**

Councilmember John Wilcher moved to adjourn the meeting.

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

MOVER: Wilcher

SECONDER: Carpenter

AYES: Bashlor, Carpenter, Henry, Hutcherson, Valim

NAYS:

The meeting adjourned at 9:18 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, City Clerk