



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – MINUTES

August 4, 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

III. INVOCATION

Pastor Fionn Thomas of Rehoboth Ministries New Covenant Christian Church gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Pastor Fionn Thomas led the pledge.

V. ANNOUNCEMENTS

City Manager Heath Lloyd welcomed Chris Parrish, new City Communications Coordinator. Mayor Karen Williams welcomed Shawnessy Cargile from the Front Porch, who shared the services available for local at-risk youth.

VI. CONSENT AGENDA

A. City Council Workshop Minutes of July 21, 2025

B. City Council Meeting Minutes of July 21, 2025

C. City Council Executive Session Minutes of July 21, 2025

D. Release of Maintenance Bond in the Amount of \$824,612.53 for Westwood Reserve, Woodford Reserve Drive

E. Release of Subdivision Performance Bond in the Amount of \$2,304,925.92 for Cross Creek, Phase 2, 145 Cross Creek Drive

F. Acceptance of Maintenance Bond in the Amount of \$28,626.89 for HōM at Pooler, 100 Commons Way, Subject to City Attorney Approval

Councilmember John Wilcher moved to approve the Consent Agenda.

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

MOVER: Wilcher

SECONDER: Hutcherson

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

NAYS:

Mayor Karen Williams noted that New Business, Item F. "Site Development Plan for DST Trailer Yard at 1485 Pine Barren Road" would be removed from the agenda administratively per the City Manager for the petitioner having not yet met the conditions set forth by the Planning & Zoning Commission. The item will be placed on the August 18, 2025, City Council Meeting agenda.

VII. DEPARTMENT REPORTS

A. Planning & Development (Multi-Jurisdiction Hazard Mitigation Plan)

Planning & Development Director Nicole Johnson presented the annual report to Mayor and Council.

VIII. OUTSTANDING BUSINESS

A. Request for Postponement of Conditional Use Request for a Bar and Dog Park in a C-2 Zoning District at 200 Tanger Outlets Boulevard

City Manager Heath Lloyd presented the request for consideration. 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 until the August 18, 2025, City Council Meeting.

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

MOVER: Henry

SECONDER: Wilcher

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

NAYS:

IX. NEW BUSINESS

A. Zoning Map Amendment from R-A to C-2 to Allow for Establishment of a Multi-Tenant Commercial Building at 1511 Quacco Road and a Restaurant Use at 1513 Quacco Road (Public Hearing, Action)

City Manager Heath Lloyd presented the amendment for consideration. Petitioner Regina Dillon and Jason Bryant of Pittman Engineering Company were present. Mayor Karen Williams opened the public hearing. Member of

the public Monica Oglesby commented, and Mayor Karen Williams closed the public hearing. Councilmember Michael Carpenter, upon review of the criteria, moved to approve the Zoning Map Amendment from R-A to C-2 to Allow for Establishment of a Multi-Tenant Commercial Building at 1511 Quacco Road and a Restaurant Use at 1513 Quacco Road, subject to the following conditions:

1. The commercial use of 1511 Quacco Road shall be limited to office, small-scale retail, and salon services
2. The commercial use of 1513 Quacco Road shall be limited to a takeout-only restaurant use with outdoor seating
3. If the residential use at 1513 Quacco Road were to cease for six (6) or more months, the residential use would no longer be permitted
4. No site plan be submitted for 1511 Quacco Road for eighteen (18) months

The petitioner verbally agreed to the conditions.

Motion to Approve with Stipulations; FAILED (2-4-0)

MOVER: Carpenter

SECONDER: Hutcherson

AYES: Carpenter, Hutcherson

NAYS: Bashlor, Henry, Valim, Wilcher

Councilmember John Wilcher, upon review of the criteria, moved to deny the Zoning Map Amendment from R-A to C-2 to Allow for Establishment of a Multi-Tenant Commercial Building at 1511 Quacco Road and a Restaurant Use at 1513 Quacco Road.

Motion to Deny; FAILED (3-4-0)

MOVER: Wilcher

SECONDER: Valim

AYES: Bashlor, Valim, Wilcher

NAYS: Carpenter, Henry, Hutcherson, Williams

Mayor Pro Tem Aaron Henry moved to postpone the Zoning Map Amendment from R-A to C-2 to Allow for Establishment of a Multi-Tenant Commercial Building at 1511 Quacco Road and a Restaurant Use at 1513 Quacco Road until the August 18, 2025, City Council Meeting.

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

MOVER: Henry

SECONDER: Bashlor

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS: Carpenter

B. Zoning Map Amendment to Add Gym/Fitness Center as an Allowable Use within the Jabot Tract PUD C2 Commercial Heavy District for a Gym to be Located at 1702 Pooler Parkway, Suites 112 and 113 of Jabot PUD Amendment Number 19 (Public Hearing, Action)

City Manager Heath Lloyd presented the amendment for consideration. Courtney Hester was present on behalf of the petitioner. Mayor Karen

Williams opened the public hearing, and member of the public Pat Lynch commented. Mayor Karen Williams closed the public hearing, and Councilmember Wesley Bashlor, upon review of the criteria, moved to approve the Zoning Map Amendment to Add Gym/Fitness Center as an Allowable Use within the Jabot Tract PUD C2 Commercial Heavy District for a Gym to be Located at 1702 Pooler Parkway, Suites 112 and 113 of Jabot PUD Amendment Number 19.

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

MOVER: Bashlor

SECONDER: Wilcher

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

NAYS:

C. Conditional Use Request for a Retreat within an R-1-A Zoning District at 1336 South Rogers Street (Public Hearing, Action)

City Manager Heath Lloyd presented the request for consideration. Petitioner Vanessa Withers was present. Mayor Karen Williams opened the public hearing, and members of the public Monica Oglesby and Patsy Mauer commented. Mayor Karen Williams closed the public hearing. Mayor Pro Tem Aaron Henry, upon review of the criteria, moved to approve the Conditional Use Request for a Retreat within an R-1-A Zoning District at 1336 South Rogers Street, subject to the following conditions:

1. Any outdoor events in the evenings, such as weddings, shall be located on the southeast portion of the property, away from existing neighboring residential uses
2. The use of the retreat as a hotel, motel, inn, or short-term rental for overnight guests is not permitted. The only lodging permitted shall be associated with a meeting, conference or educational event

The petitioner verbally approved to the conditions.

Motion to Approve with Stipulations; PASSED (4-2-0)

MOVER: Henry

SECONDER: Hutcherson

AYES: Bashlor, Carpenter, Henry, Hutcherson

NAYS: Valim, Wilcher

D. Conditional Use Request for a Specialty Contractor's Office for an HVAC Business at 79 Columbia Drive, Suites 107, 108, and 109 (Public Hearing, Action)

City Manager Heath Lloyd presented the request for consideration. Phillip Jablonski was present on behalf of the petitioner. Mayor Karen Williams opened and closed the public hearing without comment. Upon review of the criteria, Wesley Bashlor moved to approve the Conditional Use Request for a Specialty Contractor's Office for an HVAC Business at 79 Columbia Drive, Suites 107, 108, and 109, subject to the following conditions:

1. No outdoor storage associated with the business is permitted at the site

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

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

E. Variance Request from Appendix A, Article III, Section 12 – Accessory Structures to Allow for Residential Storage Units in an R-3-A Zoning District and from Appendix A, Article III, Section 6 – Schedule of Development Regulations to Allow for a 10-Foot and 13-Foot Reduction in the Required 20-Foot Side Yard Setbacks at 111 East Mell Street (Public Hearing, Action)

City Manager Heath Lloyd presented the request for consideration. Sivan Golan was 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 Variance Request from Appendix A, Article III, Section 12 – Accessory Structures to Allow for Residential Storage Units in an R-3-A Zoning District and from Appendix A, Article III, Section 6 – Schedule of Development Regulations to Allow for a 10-Foot and 13-Foot Reduction in the Required 20-Foot Side Yard Setbacks at 111 East Mell Street.

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

~~F. Site Development Plan for DST Trailer Yard at 1485 Pine Barren Road~~

The item was removed from the agenda; no action was taken.

G. Site Development Plan for Rehoboth Ministries New Covenant Church Expansion at 708 US Highway 80 West

City Manager Heath Lloyd presented the plan for consideration. Councilmember Michael Carpenter, upon review of the criteria, moved to approve the Site Development Plan for Rehoboth Ministries New Covenant Church Expansion at 708 US Highway 80 West.

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

H. Award Kelly Street Area Drainage Project - Phase I Contract and Authorize City Manager to Execute, Subject to City Attorney Approval

City Manager Heath Lloyd presented the bids for consideration. Travis Burke of Coleman Company was present. Councilmember John Wilcher moved to Award the Kelly Street Area Drainage Project - Phase I Contract to Ryjack Enterprises in the Amount of \$386,724.00 and Authorize the City Manager to Execute, Subject to City Attorney Approval.

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

X. PUBLIC COMMENT

Members of the public Pat Lynch and Monica Oglesby commented.

XI. ADJOURNMENT

Mayor Pro Tem Aaron Henry moved to adjourn the meeting.

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

The meeting adjourned at 8:04 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