



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – MINUTES

August 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
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: Michael Carpenter, Councilmember

II. CALL TO ORDER

Mayor Karen Williams called the meeting to order at 6:01 p.m.

III. INVOCATION

Executive Pastor Shirlinia Daniel of Bread of Life Ministries gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Executive Pastor Shirlinia Daniel led the pledge.

V. ANNOUNCEMENTS

A. Grant Update

Mayor Karen Williams announced the approval of four new recreation grants, which will fund cricket camps, soccer equipment, tennis court wind screens, and the installation of a new splash pad.

Mayor Pro Tem Aaron Henry stated that he would be proposing an amendment to the agenda for reconsideration of the August 4, 2025, City Council Meeting New Business Item G. "Site Development Plan for Rehoboth Ministries New Covenant Church Expansion at 708 US Highway 80 West" following the Consent Agenda.

VI. CONSENT AGENDA

A. City Council Meeting Minutes of August 4, 2025

B. Alcoholic Beverage License Application for 300 Cary, LLC DBA Cottonwood Suites Savannah at 301 Governor Treutlen Road (Hotel/Motel)

C. Alcoholic Beverage License Application for Revenge Lounge, LLC at 101 East Marketplace Way, Suites 100A & 200A (Bar/Lounge)

D. Final Plat and Acceptance of Performance Bond in the Amount of \$4,397,878.29 for Outpost Bay, 0 Jimmy Deloach Parkway, Subject to City Attorney Approval

E. Department Reports (Public Works, Finance, Fire, Police, Parks & Recreation, Planning & Development)

Mayor Pro Tem Wesley Bashlor moved to approve the Consent Agenda.

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

MOVER: Bashlor

SECONDER: Wilcher

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS:

Mayor Pro Tem Aaron Henry moved to amend the agenda to add Item L. Reconsideration of the Site Development Plan for Rehoboth Ministries New Covenant Church Expansion at 708 US Highway 80 West under New Business.

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

MOVER: Henry

SECONDER: Hutcherson

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS:

VII. SPECIAL EVENTS

A. Special Event Permit Application (No Alcohol) for the Savannah Foodees Fest from November 21-23, 2025 at Tanger Outlets

Petitioner Tricia Croft was present. Mayor Pro Tem Aaron Henry moved to approve the Special Event Permit Application (No Alcohol) for the Savannah Foodees Fest from November 21-23, 2025 at Tanger Outlets.

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

MOVER: Henry

SECONDER: Valim

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS:

VIII. OUTSTANDING BUSINESS

A. Request for Postponement of 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 Advertised)

City Manager Heath Lloyd presented the request for consideration. Attorney Josh Yellin was present on behalf of the petitioner and verbally requested postponement of both the item and the public hearing. Mayor Pro Tem Aaron Henry moved to postpone 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 until the September 15, 2025, City Council meeting, with the petitioner to bear the cost of readvertisement. Josh Yellin verbally agreed to the condition.

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

MOVER: Henry

SECONDER: Wilcher

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS:

B. 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

City Manager Heath Lloyd presented the amendment for consideration. Mayor Karen Williams noted that the petitioner was absent. Jason Bryant from Pittman Engineering Company was in attendance on behalf of the petitioner and stated that the property owners of both 1511 and 1513 were also present. Councilmember John Wilcher 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 (2-3-0)

MOVER: Wilcher

SECONDER: Bashlor

AYES: Valim, Wilcher

NAYS: Bashlor, Henry, Hutcherson

Mayor Pro Tem Aaron Henry moved to reconsider 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 Reconsider; FAILED, LACKING A 2/3 MAJORITY (3-2-0)

MOVER: Henry

SECONDER: Hutcherson

AYES: Bashlor, Henry, Hutcherson

NAYS: Valim, Wilcher

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 September 15, 2025 City Council Meeting.

Motion to Postpone; PASSED (3-2-0)

MOVER: Henry

SECONDER: Hutcherson

AYES: Bashlor, Henry, Hutcherson

NAYS: Valim, Wilcher

C. 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. Petitioner Natasha Grant, Keli Reynolds, Kendal Kulp, Kajur Kulp, and Travis Burke were present. Mayor Karen Williams opened the public hearing, and members of the public Pat Lynch and John Boutwell commented. Mayor Karen Williams closed the public hearing, and Councilmember Wesley Bashlor, upon review of the criteria, moved to approve the Conditional Use Request for a Bar and Dog Park in a C-2 Zoning District at 200 Tanger Outlets Boulevard, subject to the following conditions:

1. That the exterior of the structure match the architectural design and materials of other Tanger Outlet buildings and not give the appearance of a shipping container
2. That the structure meet all building and fire code requirements for a permanent structure

The petitioner verbally agreed to the conditions.

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

MOVER: Bashlor

SECONDER: Wilcher

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS:

At approximately 6:45 p.m., City Manager Heath Lloyd noted issues with the livestream. City staff reported that it was being addressed, with the City Clerk contacting external vendor customer support and IT diagnosing potential internal hardware issues.

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

City Manager Heath Lloyd presented the plan for consideration. Greg Coleman was present on behalf of the petitioner. Member of the public Pat Lynch commented. Mayor Pro Tem Aaron Henry, upon review of the criteria, moved to approve the Site Development Plan for DST Trailer Yard at 1485 Pine Barren Road, subject to following condition:

1. Prior to scheduling the required pre-construction meeting, the city shall review, approve, and sign the proposed covenants pertaining to the grinder pump lift station

Greg Coleman verbally agreed to the condition.

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

MOVER: Henry

SECONDER: Hutcherson

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS:

IX. NEW BUSINESS

A. Zoning Map Amendment to Add Childcare Facilities as an Allowable Use and Add Commercial Development Standards for Childcare Facilities within Savannah Quarters PUD, Phase 2, for a Childcare Facility at 15 Commons Way (Public Hearing, Action)

City Manager Heath Lloyd presented the amendment for consideration. Jay Maupin was present on behalf of the petitioner and requested postponement of both the item and the public hearing. Mayor Pro Tem Aaron Henry moved to postpone the Zoning Map Amendment to Add Childcare Facilities as an Allowable Use and Add Commercial Development Standards for Childcare Facilities within Savannah Quarters PUD, Phase 2, for a Childcare Facility at 15 Commons Way until the September 15, 2025 City Council Meeting, with the petitioner to bear the cost of readvertisement. Jay Maupin verbally agreed to the condition.

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

MOVER: Henry

SECONDER: Wilcher

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS:

B. Zoning Map Amendment for 125 and 129 Parsons Avenue from R-1-A to C-1 to Allow for Marketing the Property as Commercial (Public Hearing, Action)

City Manager Heath Lloyd presented the amendment for consideration. Petitioner Carl Morgan was present. Mayor Karen Williams opened the public hearing, and members of the public Dale Johnston and John Boutwell commented. Mayor Karen Williams closed the public hearing, and Councilmember John Wilcher, upon review of the criteria, moved to deny the Zoning Map Amendment for 125 and 129 Parsons Avenue from R-1-A to C-1 to Allow for Marketing the Property as Commercial.

Motion to Deny; PASSED (5-0-0)

MOVER: Wilcher

SECONDER: Hutcherson

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS:

C. Conditional Use Request for a Competitive Cheerleading Facility in a C-2 Zoning District at 1018 West US Highway 80 (Public Hearing, Action)

City Manager Heath Lloyd presented the request for consideration. Petitioner Cassandra James was present. Mayor Karen Williams opened the public hearing, and members of the public John Boutwell and Dale Johnston commented. Mayor Karen Williams closed the public hearing, and Councilmember Wesley Bashlor, upon review of the criteria, moved to approve the Conditional Use Request for a Competitive Cheerleading Facility in a C-2 Zoning District at 1018 West US Highway 80.

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

MOVER: Bashlor

SECONDER: Wilcher

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS:

D. Conditional Use Request to Establish an Other Schools and Instruction Use Facility for Teaching Self-Defense, Basic First Aid, and Firearms Safety/Training in the C-2 Zoning District at 200 Governor Treutlen Road, Unit 18 (Public Hearing, Action)

City Manager Heath Lloyd presented the request for consideration. Petitioner Van Winn was present. 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 to Establish an Other Schools and Instruction Use Facility for Teaching Self-Defense, Basic First Aid, and Firearms Safety/Training in the C-2 Zoning District at 200 Governor Treutlen Road, Unit 18, subject to the following condition:

1. That no live firearms or ammunition be used on site

The petitioner verbally agreed to the condition.

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

MOVER: Henry

SECONDER: Bashlor

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS:

E. Conditional Use Request for a Personal Storage Facility at 220 Dublin Road (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 the public hearing and member of the public Pat Lynch commented. Mayor Karen Williams closed the public hearing, and Councilmember Tom Hutcherson, upon review of the criteria, moved to approve the Conditional Use Request for a Personal Storage Facility at 220 Dublin Road subject to the following condition:

1. Outdoor storage related to the personal storage facility is prohibited on the site

The petitioner verbally agreed to the condition.

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

MOVER: Hutcherson

SECONDER: Wilcher

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS:

F. Site Development Plan for Soil and Erosion Control and Grading at 111 Sharon Court

City Manager Heath Lloyd presented the plan for consideration. Member of the public Matt Bashlor commented. Councilmember Wesley Bashlor, upon review of the criteria, moved to approve the Site Development Plan for Soil

and Erosion Control and Grading at 111 Sharon Court, subject to the following conditions:

1. The significant tree removed from the property be replaced per Chapter 42, Article VI – Tree Protection
2. Paving will be permitted only from the road to the property line, as outlined in the plans

The petitioner verbally agreed to the conditions.

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

MOVER: Bashlor

SECONDER: Henry

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS

G. Major Subdivision Plan for The Farm at Morgan Lakes, Phase 3, Consisting of 71 Single-Family Residential Parcels

City Manager Heath Lloyd presented the plan for consideration. Alex Miduri of Thomas & Hutton was present on behalf of the petitioner. Mayor Pro Tem Henry, upon review of the criteria, moved to approve the Major Subdivision Plan for The Farm at Morgan Lakes, Phase 3, Consisting of 71 Single-Family Residential Parcels, subject to the following conditions:

1. The stormwater agreement be recorded prior to the preconstruction meeting
2. The printed signatory name be added

The petitioner verbally agreed to the conditions.

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

MOVER: Henry

SECONDER: Hutcherson

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS

H. Accept Records Request Platform Proposal and Authorize City Manager to Execute, Subject to City Attorney Approval

City Manager Heath Lloyd presented the proposals for consideration. Councilmember Tom Hutcherson moved to accept the CivicPlus NextRequest proposal of \$9,588.00 annually, plus a one-time \$1,500.00 implementation fee, and authorize City Manager to execute, subject to City Attorney approval.

Motion to Accept; PASSED (5-0-0)

MOVER: Hutcherson

SECONDER: Wilcher

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS

I. Accept Social Media Archiving Platform Proposal and Authorize City Manager to Execute, Subject to City Attorney Approval

City Manager Heath Lloyd presented the proposals for consideration. Member of the public John Boutwell commented. Mayor Pro Tem Henry moved to accept the CivicPlus ArchiveSocial proposal of \$4,188.00 annually for two years, plus a one-time \$500.00 implementation fee, contingent upon the CivicPlus NextRequest bundling incentive that waives the first-year fee of \$4,188.00, and authorize City Manager to execute, subject to City Attorney approval.

Motion to Accept; PASSED (5-0-0)

MOVER: Henry

SECONDER: Wilcher

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS

J. Award Municipal Complex Landscape and Grounds Maintenance Contract and Authorize City Manager to Execute, Subject to City Attorney Approval

City Manager Heath Lloyd presented the bids for consideration. Councilmember Tom Hutcherson moved to award the Municipal Complex Landscape and Grounds Maintenance contract to Coastal Greenery in the amount of \$61,200.00 annually, and authorize City Manager to execute, subject to City Attorney approval.

Motion to Award; PASSED (5-0-0)

MOVER: Hutcherson

SECONDER: Wilcher

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS

~~K. Approve Intergovernmental Agreement with Chatham County and the Tax Commissioner of Chatham County for Tax Collection Services and Authorize City Manager to Execute, Subject to City Attorney Approval~~

City Manager Heath Lloyd administratively removed the Intergovernmental Agreement with Chatham County and the Tax Commissioner of Chatham County for Tax Collection Services item from the agenda. No action was taken.

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

City Manager Heath Lloyd presented the plan for reconsideration. Mayor Pro Tem Aaron Henry moved to approve the Site Development Plan for Rehoboth Ministries New Covenant Church Expansion at 708 US Highway 80 West, subject to the following condition:

1. Payment of \$88,800.00 into the Tree Fund

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

MOVER: Henry

SECONDER: Wilcher

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS

X. PUBLIC COMMENT

Member of the public John Boutwell commented.

XI. EXECUTIVE SESSION

With no further public business to conduct, Councilmember Tom Hutcherson moved to enter Executive Session. Mayor and Council entered at 8:13 p.m.

Motion to Enter; PASSED (5-0-0)

MOVER: Hutcherson

SECONDER: Wilcher

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS:

Mayor Karen Williams called the meeting back to order at 8:36 p.m.

XII. ADJOURNMENT

Councilmember John Wilcher moved to adjourn the meeting.

Motion to Adjourn; PASSED (5-0-0)

MOVER: Wilcher

SECONDER: Hutcherson

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS:

The meeting adjourned at 8:36 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