



**CITY of POOLER**  
— GEORGIA —

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**CITY COUNCIL REGULAR MEETING – MINUTES**

September 15, 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  
Shannon Kirby, Deputy City Clerk

Absent:

**II. CALL TO ORDER**

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

**III. INVOCATION**

Reverend Dr. Ben Martin of Wesley Monumental UMC in Savannah gave the invocation.

**IV. PLEDGE OF ALLEGIANCE**

Reverend Ben Martin led the pledge.

**V. ANNOUNCEMENTS**

No announcements were made.

**VI. CONSENT AGENDA**

**A. City Council Meeting Minutes of August 18, 2025**

**B. City Council Executive Session Minutes of August 18, 2025**

**C. Alcoholic Beverage License Application for Nara Pooler, LLC DBA Nara Revolving Sushi Bar at 810 Towne Center Boulevard, Suite 112 (Restaurant, Change of Applicant on Existing License)**

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

Councilmember Wesley Bashlor moved to approve the Consent Agenda.

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

**VII. SPECIAL EVENTS**

**A. Special Event Permit Application (No Alcohol) for SSCE Garba Nights from September 19-20, 2025, at 900 South Rogers Street**

Councilmember Tom Hutcherson moved to approve the Special Event Permit Application (No Alcohol) for SSCE Garba Nights from September 19-20, 2025, at 900 South Rogers Street.

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

**B. Special Event Permit Application for Pooler Food Fest from October 9-11, 2025, at 200 Tanger Outlets Boulevard**

Councilmember John Wilcher moved to approve the Special Event Permit Application for Pooler Food Fest from October 9-11, 2025, at 200 Tanger Outlets Boulevard.

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

**C. Special Event Permit Application (No Alcohol) for Chatham Subaru Annual Trunk-or-Treat on October 31, 2025, at 100 Kita Avenue**

Councilmember John Wilcher moved to approve the Special Event Permit Application (No Alcohol) for Chatham Subaru Annual Trunk-or-Treat on October 31, 2025, at 100 Kita Avenue.

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

**D. Special Event Permit Application (No Alcohol) for Venardos Circus from December 4-14, 2025, at 200 Tanger Outlets Boulevard**

Councilmember Tom Hutcherson moved to approve the Special Event Permit Application (No Alcohol) for Venardos Circus from December 4-14, 2025, at 200 Tanger Outlets Boulevard.

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

NAYS:

**E. Special Event Permit Application (No Alcohol) for Coastal Rail Buffs 37<sup>th</sup> Annual Train Show from April 11-12, 2026, at 900 South Rogers Street**

Petitioner Gene Warnock presented on the item and requested a fee waiver. Mayor Pro Tem Aaron Henry moved to approve the Special Event Permit Application (No Alcohol) with fee waiver for the Coastal Rail Buffs 37<sup>th</sup> Annual Train Show from April 11-12, 2026, at 900 South Rogers Street.

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

MOVER: Henry

SECONDER: Valim

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

NAYS:

**F. Special Event Permit Application (Dispensing Alcohol) for a Birthday Party on October 18, 2025, at 301 Governor Treutlen Drive**

Councilmember John Wilcher moved to approve the Special Event Permit Application (Dispensing Alcohol) for a Birthday Party on October 18, 2025, at 301 Governor Treutlen Drive.

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

MOVER: Wilcher

SECONDER: Bashlor

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

NAYS:

**VIII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS**

**A. Proclamation for Georgia Reads Day**

Mayor Karen Williams read aloud the proclamation.

**B. Resolution R2025-09.A – Banking Services**

Chris Lightle, Chief Finance Officer, presented the resolution for consideration, noting that while the resolution outlines a \$100,000.00 monthly spend threshold, Ameris Bank has extended that amount to \$600,000.00, allowing us to qualify for greater rebate opportunities. Mayor Pro Tem Aaron Henry moved to approve Resolution R2025-09.A – Banking Services.

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

MOVER: Henry

SECONDER: Wilcher

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

NAYS:

**C. Resolution R2025-09.B - Authorization for Land and Water Conservation Fund (LCWF) Project Grant at the Pooler Recreation Complex**

City Manager Heath Lloyd presented the resolution for consideration. Councilmember Tom Hutcherson moved to approve Resolution R2025-09.B - Authorization for Land and Water Conservation Fund (LCWF) Project Grant at the Pooler Recreation Complex.

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

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

## **IX. OUTSTANDING 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**

City Manager Heath Lloyd presented the amendment for consideration. Jason Bryant was present on behalf of the petitioner. Mayor Aaron Henry 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; PASSED (5-1-0)  
MOVER: Henry  
SECONDER: Wilcher  
AYES: Bashlor, Carpenter, Henry, Valim, Wilcher  
NAYS: Hutcherson

### **B. 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. Josh Yellin was present on behalf of the petitioner. Mayor Karen Williams opened the public hearing, and members of the public Amy Gilliam, Robert McCorkle, David Legasse, and Joe Roberts commented. Mayor Karen Williams closed the public hearing, and Councilmember Michael Carpenter moved to deny 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.

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

### **C. 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 (Sunshine House) 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. Mayor Karen Williams opened and closed the public hearing without comment. 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 (Sunshine House) at 15 Commons Way to the October 6, 2025, City Council Meeting.

Motion to Postpone; PASSED (6-0-0)  
MOVER: Henry  
SECONDER: Carpenter

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

**D. Approve Intergovernmental Agreement with Chatham County and the City of Pooler for Tax Collection Services by the Tax Commissioner, Subject to City Attorney Approval**

Mayor Karen Williams made an administrative amendment to the agenda, changing the item title to "Approve Intergovernmental Agreement with Chatham County and the City of Pooler for Tax Collection Services by the Tax Commissioner, Subject to City Attorney Approval".

City Manager Heath Lloyd presented the agreement for consideration. Mayor Karen Williams opened the public hearing. Mayor Pro Tem Aaron Henry moved to Approve the Intergovernmental Agreement with Chatham County and the City of Pooler for the Tax Collection Services by the Tax Commissioner of Chatham County, Subject to City Attorney Approval.

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

**X. NEW BUSINESS**

**A. Conditional Use Request for an Other Schools and Instruction Use to Establish a Yoga Studio in the C-1 Zoning District at 333 Southeast US Highway 80 (Public Hearing, Action)**

City Manager Heath Lloyd presented the request for consideration. Mayor Karen Williams opened and closed the public hearing without comment. Mayor Karen Williams closed the public hearing, and Mayor Pro Tem Aaron Henry moved to approve the Conditional Use Request for an Other Schools and Instruction Use to Establish a Yoga Studio in the C-1 Zoning District at 333 Southeast US Highway 80.

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

**B. Site Development Plan for Live Oak Veterinary Neurology at 102 San Drive**

City Manager Heath Lloyd presented the plan for consideration. Dr. Jason King was present on behalf of the petitioner. Mayor Pro Tem Aaron Henry moved to approve the Site Development Plan for Live Oak Veterinary Neurology at 102 San Drive subject to the following conditions:

1. The City of Pooler shall be in receipt of GSWCC approval of the Erosion Sedimentation and Pollution Control Plans prior to the scheduling of the pre-construction meeting
2. The Stormwater Agreement shall be signed prior to the scheduling of the pre-construction meeting

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

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

**C. Award Paving Contract for Hunter’s Ridge and Authorize City Manager to Execute, Subject to City Attorney Approval**

City Manager Heath Lloyd presented the contract for consideration. Mayor Pro Tem Aaron Henry moved to Award the Paving Contract for Hunter’s Ridge to CW Matthews not to exceed \$477,435.00 and Authorize City Manager to Execute, Subject to City Attorney Approval.

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

**D. Award Arborist Services Contract and Authorize City Manager to Execute, Subject to City Attorney Approval**

City Manager Heath Lloyd presented the contract for consideration. Councilmember Tom Hutcherson moved to Award the Arborist Services Contract to Ossabaw Consulting at the rate of \$55.00 per hour and Authorize City Manager to Execute, Subject to City Attorney Approval.

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

**E. Approve Agreement with Kimley-Horn for Pine Barren Road and Rogers Street Improvement Project Professional Services and Authorize City Manager to Execute, Subject to City Attorney Approval**

City Manager Heath Lloyd presented the agreement for consideration. Councilmember Tom Hutcherson moved to Approve the Agreement with Kimley-Horn for Pine Barren Road and Rogers Street Improvement Project Professional Services in the amount of \$1,064,500.00 and Authorize City Manager to Execute, Subject to City Attorney Approval.

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

**F. Approve Agreement with Kimley-Horn for Towne Center Boulevard Intersection Control Evaluation (ICE) Analyses and Authorize City Manager to Execute, Subject to City Attorney Approval**

City Manager Heath Lloyd presented the agreement for consideration. Councilmember Michael Carpenter moved to Approve the Agreement with Kimley-Horn for Towne Center Boulevard Intersection Control Evaluation (ICE) Analyses in the amount of \$19,900.00 and Authorize City Manager to Execute, Subject to City Attorney Approval.

Motion to Approve; PASSED (6-0-0)  
MOVER: Carpenter

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

**G. Approve Agreement with the Georgia Department of Natural Resources for the Land and Water Conservation Fund (LCWF) Project Grant at the Pooler Recreation Complex and Authorize City Manager to Execute, Subject to City Attorney Approval**

City Manager Heath Lloyd presented the agreement for consideration. Councilmember John Wilcher moved to Approve the Agreement with the Georgia Department of Natural Resources for the Land and Water Conservation Fund (LCWF) Project Grant at the Pooler Recreation Complex and Authorize City Manager to Execute, Subject to City Attorney Approval.

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

**XI. PUBLIC COMMENT**

Member of the public Beverly Waters commented.

Mayor Karen Williams called for a five-minute recess at 7:27 p.m., calling the meeting back to order at 7:35 p.m.

**XII. APPEAL HEARINGS**

**A. Administrative Zoning Action at 214 Grand Central Boulevard**

City Attorney Craig Call provided an overview of the hearing process. Appellant Attorney Franklin Lemond swore in Shannon Graham, the appellant, and presented their case. City Attorney Craig Call then presented his case. Mayor Karen Williams excused herself at 8:11 p.m. Appellant Attorney Franklin Lemond again presented his case. Mayor Karen Williams returned at 8:15 p.m. City Attorney Craig Call presented once more.

Mayor Karen Williams and Mayor Pro Tem Aaron Henry requested additional details from city staff. Both City Attorney Craig Call and Appellant Attorney Franklin Lemond then provided Deputy City Clerk Shannon Kirby with all documents presented.

Mayor Karen Williams called for a motion and Councilmember John Wilcher moved to affirm the decision.

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

**XIII. ADJOURNMENT**

Councilmember John Wilcher moved to adjourn the meeting.

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

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

The meeting adjourned at 8:21 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:

\_\_\_\_\_  
Shannon Kirby, Deputy City Clerk