



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – MINUTES

October 6, 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

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

Mayor Pro Tem Aaron Henry reminded all present that October is Breast Cancer Awareness Month.

VI. CONSENT AGENDA

A. City Council Retreat Minutes of September 15, 2025

B. City Council Meeting Minutes of September 15, 2025

C. Alcoholic Beverage License Application for Maruti 2 Enterprises, LLC at 1557 Pooler Parkway, Unit 100 (Restaurant; Change in Ownership)

D. Alcoholic Beverage License Application for TMGOC 1423 Savannah, LLC DBA Aloft Savannah Airport at 1423 Benton Boulevard (Hotel/Motel;

Applicant Change)

**E. Alcoholic Beverage License Application for Ember Lotus, LLC DBA
Ember Lotus at 1 North Godley Station Boulevard, Unit 100B
(Restaurant)**

Councilmember Michael Carpenter moved to approve the Consent Agenda.

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

MOVER: Carpenter

SECONDER: Bashlor

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

NAYS:

VII. SPECIAL EVENTS

**A. Special Event Permit Application (No Alcohol) for Alive Church "Alive
Fall Festival" on October 18, 2025, at 1007 US Highway 80 West
(Requesting Fee Waiver)**

Pastor Scott Wiersma was present to answer questions. Councilmember Tom Hutcherson moved to approve the Special Event Permit Application (No Alcohol) for Alive Church "Alive Fall Festival" on October 18, 2025, at 1007 US Highway 80 West with fee waiver.

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

MOVER: Hutcherson

SECONDER: Wilcher

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

NAYS:

**B. Special Event Permit Application (No Alcohol) for Pooler Bible Church
"Fall Festival" on October 29, 2025, at 1204 US Highway 80
(Requesting Fee Waiver)**

Pastor Jeff Hubbard was present to answer questions. Mayor Pro Tem Aaron Henry moved to approve the Special Event Permit Application (No Alcohol) for Pooler Bible Church "Fall Festival" on October 29, 2025, at 1204 US Highway 80 with fee waiver.

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

MOVER: Henry

SECONDER: Hutcherson

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

NAYS:

**C. Special Event Permit Application (No Alcohol) for Hot Tub and Swim
Spa Blowout Sale from November 7-16, 2025, at 200 Tanger Outlets
Boulevard**

Councilmember John Wilcher moved to approve the Special Event Permit Application (No Alcohol) for Hot Tub and Swim Spa Blowout Sale from November 7-16, 2025, at 200 Tanger Outlets Boulevard.

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

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

D. Temporary/Special Event Permit Application (Dispensing Alcohol) for Tanger Christmas Tree Lighting on November 7, 2025, at 200 Tanger Outlets Boulevard

Sunny Kurtz and Dave Gordon were present to answer questions. Mayor Pro Tem Aaron Henry moved to approve the Temporary/Special Event Permit Application (Dispensing Alcohol) for Tanger Christmas Tree Lighting on November 7, 2025, at 200 Tanger Outlets Boulevard.

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

VIII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

A. Proclamation for Domestic Violence Awareness Month

Mayor Karen Williams read aloud the proclamation and presented it representatives from SAFE Shelter Center for Domestic Violence Services.

B. Proclamation for Hispanic Heritage Month

Mayor Karen Williams read aloud the proclamation and presented it to Alphonso Ribot of the Metropolitan Savannah Hispanic Chamber of Commerce.

C. Resolution R2025-10.A – Budget Amendment 2025-01

Chief Finance Officer Chris Lightle presented the resolution for consideration. Councilmember Tom Hutcherson moved to approve Resolution R2025-10.A – Budget Amendment 2025-01.

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

IX. OUTSTANDING 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 (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. Councilmember Wesley Bashlor moved to approve 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.

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

MOVER: Bashlor

SECONDER: Henry

AYES: Bashlor, Henry, Hutcherson, Valim

NAYS: Carpenter, Wilcher

X. NEW BUSINESS

A. Zoning Map Amendment to Modify the 100-Foot Buffer Zoning Condition, Removing a 440 Linear Foot Portion of Required Buffer, to Allow for Construction of a Building Material Supply Company with a Retail Storefront Component at 1400 Jimmy Deloach Parkway (Public Hearing, Action)

City Manager Heath Lloyd presented the amendment for consideration. Chad Zittrouer was present on behalf of the petitioner. Mayor Karen Williams opened the public hearing, and members of the public Thomas Hall, Jackie Horton, and Rochelle Criter commented. Mayor Karen Williams closed the public hearing, and Councilmember Wesley Bashlor moved to approve the Zoning Map Amendment to Modify the 100-Foot Buffer Zoning Condition, Removing a 440 Linear Foot Portion of Required Buffer, to Allow for Construction of a Building Material Supply Company with a Retail Storefront Component at 1400 Jimmy Deloach Parkway, subject to the following conditions:

1. That the use of the site be limited to a Building Construction Contractor's Office, an Other Specialty Trade Contractor's Office, or a Building Materials Supply Dealer
2. That the principal building shall not exceed 25,000 square feet in total floor area
3. That no outdoor storage of materials, equipment, or vehicles shall be permitted on the site
4. That the existing retention pond shall be enlarged as necessary to maintain the current runoff capacity
5. That additional landscaping shall be installed along the front of the property

The petitioner verbally approve the conditions.

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

MOVER: Bashlor

SECONDER: Henry

AYES: Bashlor, Valim

NAYS: Carpenter, Henry, Hutcherson, Wilcher

Councilmember Michael Carpenter moved to deny the Zoning Map Amendment to Modify the 100-Foot Buffer Zoning Condition, Removing a 440 Linear Foot Portion of Required Buffer, to Allow for Construction of a Building Material Supply Company with a Retail Storefront Component at 1400 Jimmy Deloach Parkway.

Motion to Deny; PASSED (4-2-0)

MOVER: Carpenter

SECONDER: Hutcherson

AYES: Carpenter, Henry, Hutcherson, Wilcher

NAYS: Bashlor, Valim

B. Variance Request from Appendix A, Article III, Section 6 – Schedule of Development Regulations, to Allow for a 6.5-foot reduction in the Required 20-Foot Side Yard Setback in Order to Construct a Personal Storage Building 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 and closed the public hearing without comment. Mayor Pro Tem Aaron Henry, upon review of the criteria, moved to deny the Variance Request from Appendix A, Article III, Section 6 – Schedule of Development Regulations, to Allow for a 6.5-foot reduction in the Required 20-Foot Side Yard Setback in Order to Construct a Personal Storage Building at 220 Dublin Road.

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

MOVER: Henry

SECONDER: Bashlor

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

NAYS:

C. Variance Request from Appendix A, Article III, Section 27 – Zoning Buffer Requirements, for a 90-Foot Reduction from the 100-Foot Adjacent Use Buffer at 1901 Pine Meadow Drive to allow for Establishment of a 33,867 Square Foot Industrial Building within the Buffer Adjacent to the Savannah Ogeechee Canal (Public Hearing, Action)

City Manager Heath Lloyd presented the request for consideration. Marc Liverman was present on behalf of the petitioner and requested postponement of both the public hearing and consideration of the item. Mayor Pro Tem Aaron Henry moved to postpone the Variance Request from Appendix A, Article III, Section 27 – Zoning Buffer Requirements, for a 90-Foot Reduction from the 100-Foot Adjacent Use Buffer at 1901 Pine Meadow Drive to allow for Establishment of a 33,867 Square Foot Industrial Building within the Buffer Adjacent to the Savannah Ogeechee Canal until the November 3, 2025 City Council Meeting, with the petitioner to bear the costs of readvertisement. Marc Liverman verbally agreed to the conditions.

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

MOVER: Henry

SECONDER: Wilcher

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

NAYS:

D. Site Development Plan for a Two-Story Commercial Office Building in the Main Street Overlay District at 317 West Collins Street

City Manager Heath Lloyd presented the plan for consideration. Jay Maupin was present on behalf of the petitioner. Councilmember Tom Hutcherson, upon review of the criteria, moved to approve the Site Development Plan for a Two-Story Commercial Office Building in the Main Street Overlay District at 317 West Collins Street.

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

MOVER: Hutcherson

SECONDER: Valim

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

NAYS:

E. Site Development Plan for a 300-Unit Multi-Family Apartment Complex (TTRES Pooler 2) within the Savannah Quarters PUD, Phase 7, at 100 Tuxedo Drive

City Manager Heath Lloyd presented the plan for consideration. Austin Mann 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 300-Unit Multi-Family Apartment Complex (TTRES Pooler 2) within the Savannah Quarters PUD, Phase 7, at 100 Tuxedo Drive, subject to the following conditions:

1. The bond for the land disturbing activities and associated erosion, sedimentation, and pollution control shall be accepted by City Council at their meeting. This bond is intended to serve as a safeguard to ensure proper maintenance of erosion, sedimentation, and pollution controls through the duration of the land disturbing activity permit.

- a. The bond shall be posted prior to issuance of the land disturbing activity permit and shall not exceed a value of \$3,000 per acre (or fraction thereof) of the proposed land disturbing activity.

- b. If the applicant does not comply with the conditions of the permit after issuance, the local issuing authority may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance.

Austin Mann verbally agreed to the conditions.

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

MOVER: Henry

SECONDER: Wilcher

AYES: Bashlor, Henry, Hutcherson, Valim, Wilcher

NAYS: Carpenter

F. Acceptance of Performance Bond in the Amount of \$32,610.00 for Thompson Thrift Residential 2, 100 Tuxedo Drive, Subject to City Attorney Approval

City Manager Heath Lloyd presented the bond for consideration. Councilmember John Wilcher moved to accept the Performance Bond in the

Amount of \$32,610.00 for Thompson Thrift Residential 2, 100 Tuxedo Drive,
Subject to City Attorney Approval.

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

MOVER: Wilcher

SECONDER: Hutcherson

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

NAYS:

**G. Award Fire Hydrant Testing, Inspection, and Painting Services
Contract, Subject to City Attorney Approval**

City Manager Heath Lloyd presented the proposals for consideration and Chief
Wade Simmons presented the documentation. Councilmember Michael
Carpenter moved to Award the Fire Hydrant Testing, Inspection, and Painting
Services Contract to Hydrant Pros in the amount of \$66,750.00, Subject to
City Attorney Approval.

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

MOVER: Carpenter

SECONDER: Henry

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

NAYS:

XI. PUBLIC COMMENT

Members of the public David Hornsby, Jackie Horton, Rochelle Criter, Wendy
Charles, and Thoms Hall commented.

XII. ADJOURNMENT

Councilmember John Wilcher moved to adjourn the meeting.

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

MOVER: Wilcher

SECONDER: Bashlor

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

NAYS:

The meeting adjourned at 8:24 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