



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – MINUTES

November 17, 2025 at 6:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

I. CALL TO ORDER

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

II. 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:

III. INVOCATION

Mayor Karen Williams gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Mayor Karen Williams led the pledge.

V. ANNOUNCEMENTS

A. Georgia DNR, Coastal Resources Division

Shy Duncan, Grants Specialist with the Georgia Department of Natural Resources, briefed attendees on upcoming opportunities in the Coastal Incentive Grant (CIG) Program.

Mayor Karen Williams thanked City staff for their work on the 2025 Tree Lighting event. Mayor Pro Tem Aaron Henry congratulated his sister on the birth of her child. Councilmember Michael Carpenter announced the Walk the Talk community event on Saturday, November 22, from 11:00 a.m. to 3:00 p.m. at Pooler Recreation Park, offering complimentary meals, groceries, and children's activities. City Manager Heath Lloyd reminded everyone to register

for the Pooler Connect app.

VI. EXECUTIVE SESSION

Councilmember Shannon Valim moved to enter Executive Session to discuss real estate, personnel, pending litigation, and/or cybersecurity matters. Council entered Executive Session at 6:09 p.m.

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

MOVER: Valim

SECONDER: Hutcherson

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

NAYS:

Mayor Karen Williams called the meeting back to order at 6:21 p.m.

VII. CONSENT AGENDA

A. City Council Workshop Minutes of November 3, 2025

B. City Council Meeting Minutes of November 3, 2025

C. Release of Maintenance Bond in the Amount of \$157,518.80 for Westbrook Area I-3, Blue Moon Crossing

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

Mayor Pro Tem Aaron Henry moved to approve the Consent Agenda.

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

MOVER: Henry

SECONDER: Wilcher

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

NAYS:

VIII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

A. Resolution R2025-11.A – Fiscal Year 2026 Budget Approval (Second Reading; Public Hearing, Action)

City Manager Heath Lloyd presented the second reading for consideration. Mayor Karen Williams opened the public hearing, and members of the public Latricia Brown, Uma Nagaraj, Amy Gilliam, Andrew Wegener, and Abhishek Seshappa commented. Mayor Karen Williams closed the public hearing, and Mayor Pro Tem Aaron Henry moved to approve the second reading of Resolution R2025-11.A – Fiscal Year 2026 Budget Approval.

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

MOVER: Henry

SECONDER: Bashlor

AYES: Bashlor, Carpenter, Henry, Hutcherson

NAYS: Valim, Wilcher

IX. UNFINISHED BUSINESS

A. Variance Request from Appendix A, Article III, Section 27 – Zoning Buffer Requirements for a 75-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. Attorney Josh Yellin and engineer Marc Liverman were present on behalf of the petitioner. Mayor Karen Williams opened the public hearing, and members of the public Dean Kicklighter, Amy Gilliam, Latricia Brown, Kevin Moon, Andrew Wegener, Jenny Watkins, Uma Nagaraj, and John Boutwell commented. Councilmember Michael Carpenter, upon review of the criteria, moved to deny the Variance Request from Appendix A, Article III, Section 27 – Zoning Buffer Requirements for a 75-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.

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

MOVER: Carpenter

SECONDER: Henry

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

NAYS:

X. NEW BUSINESS

A. Conditional Use Request to Establish an Animal Crematory Service as an Ancillary Use to a Proposed Veterinary Clinic in the C-2 (Heavy Commercial) Zoning District Located at 1151 Old Louisville Road/1151 West US Highway 80 (Public Hearing, Action)

City Manager Heath Lloyd presented the request for consideration. Jay Maupin was present on behalf of the petitioner. Mayor Pro Tem Aaron Henry, upon review of the criteria, moved to approve the Conditional Use Request to Establish an Animal Crematory Service as an Ancillary Use to a Proposed Veterinary Clinic in the C-2 (Heavy Commercial) Zoning District Located at 1151 Old Louisville Road/1151 West US Highway 80, subject to the following conditions:

1. That aquamation be the only type of crematory service provided, for animals only
2. That all aquamation services be performed inside the proposed structure

The petitioner's representative verbally agreed to the conditions.

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

MOVER: Henry

SECONDER: Hutcherson

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

NAYS:

B. Variance Request from Appendix A, Article III, Section 27 – Zoning Buffer Requirements to Construct Stormwater Detention Facilities and Install Underground Storm Drainage Infrastructure within the Required 50-Foot Buffer Along the Rear Property Line for a Proposed Multi-Building Commercial Development for Property Known as the Lanier Tract Located at 1323 East US Highway 80 (Public Hearing, Action)

City Manager Heath Lloyd presented the request for consideration. Greg Coleman and Josh Yellin were present on behalf of the petitioner, and requested postponement of the item and the associated public hearing. Member of the public Dean Kicklighter commented. Mayor Pro Tem Aaron Henry moved to open the public hearing.

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

Mayor Karen Williams opened the public hearing, and members of the public Amy Gilliam, Beverly Waters, Kevin Moon, Uma Nagaraj, Dean Kicklighter, and John Boutwell commented. Mayor Karen Williams closed the public hearing, and Mayor Pro Tem Aaron Henry moved to postpone the Variance Request from Appendix A, Article III, Section 27 – Zoning Buffer Requirements to Construct Stormwater Detention Facilities and Install Underground Storm Drainage Infrastructure within the Required 50-Foot Buffer Along the Rear Property Line for a Proposed Multi-Building Commercial Development for Property Known as the Lanier Tract Located at 1323 East US Highway 80 until the January 5, 2026 City Council Meeting, with the petitioner to bear the costs of public hearing readvertisement.

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

C. Site Development Plan for a One-Story Commercial Building to Establish a Bank (Wells Fargo) at 439 Pooler Parkway

City Manager Heath Lloyd presented the plan for consideration. Jared Condon was present on behalf of the petitioner. Councilmember John Wilcher, upon review of the criteria, moved to approve the Site Development Plan for a One-Story Commercial Building to Establish a Bank (Wells Fargo) at 439 Pooler Parkway.

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

D. Site Development Plan for an Addition to Home Depot at 190 Pooler Parkway for Establishment of a Tool Rental Center

City Manager Heath Lloyd presented the plan for consideration. Ian Willman of Kimley-Horn 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 an Addition to Home Depot at 190 Pooler Parkway for Establishment of a Tool Rental Center and bulk storage facility, with the executed stormwater agreement to be recorded prior to the preconstruction meeting.

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

MOVER: Henry

SECONDER: Valim

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

NAYS:

E. Site Development Plan for a One-Story Commercial Building to Establish a Childcare Facility at 15 Commons Way (Foundations at Blakely Commons)

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 One-Story Commercial Building to Establish a Childcare Facility at 15 Commons Way (Foundations at Blakely Commons).

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

MOVER: Hutcherson

SECONDER: Bashlor

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

NAYS:

F. Major Subdivision Plan Approval for Cross Creek - Phase 3 Consisting of 88 Single-Family Residential Parcels within the Jabot PUD

City Manager Heath Lloyd presented the plan for consideration. Neil McKenzie, Cole Chenowith, and Brian Wardlaw were present on behalf of the petitioner. Members of the public Uma Nagaraj, Kevin Moon, Amy Gilliam, and Abhishek Seshappa commented. Councilmember Wesley Bashlor, upon review of the criteria, moved to approve the Major Subdivision Plan Approval for Cross Creek - Phase 3 Consisting of 88 Single-Family Residential Parcels within the Jabot PUD, subject to the following conditions:

1. Prior to project closeout, the City of Pooler shall require a pavement condition evaluation of existing streets within Cross Creek Subdivision, extending from Pine Barren Road to the Phase 3 site entrance, to assess any degradation attributable to construction related traffic. The evaluation shall be conducted by a qualified engineer in accordance with applicable industry standards. Designated representatives from the City of Pooler's Streets and Stormwater Departments shall have the opportunity to accompany the engineer during the evaluation. The Developer of Cross Creek Subdivision Phase 3 shall be solely responsible for all repairs or maintenance, as determined necessary by City staff, to restore the roadway to its pre-construction condition as a direct result of such traffic.

The petitioner verbally agreed to the conditions.

Motion to Approve with Stipulations; PASSED (4-3-0)
MOVER: Bashlor
SECONDER: Henry
AYES: Bashlor, Henry, Hutcherson, Williams
NAYS: Carpenter, Valim, Wilcher

G. Agreement with Coleman Company for Signalization Bidding, Contract Administration, Construction Observation, and Closeout Services at Benton Boulevard and Mulberry Boulevard Intersection

City Manager Heath Lloyd presented the agreement for consideration. Neil McKenzie was present on behalf of the petitioner. Councilmember John Wilcher moved to approve the Agreement with Coleman Company for Signalization Bidding, Contract Administration, Construction Observation, and Closeout Services at Benton Boulevard and Mulberry Boulevard Intersection in the amount of \$32,250.00, subject to City Attorney approval and execution of the state public bids consultant agreement.

The petitioner verbally agreed to the conditions.

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

XI. PUBLIC COMMENT

Members of the public Uma Nagaraj and John Boutwell commented.

XII. ADJOURNMENT

Mayor Pro Tem moved to adjourn the meeting.

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

The meeting adjourned at 9:54 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