



**CITY of POOLER**  
— GEORGIA —

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**CITY COUNCIL REGULAR MEETING – MINUTES**

April 6, 2026, 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 6:02 p.m.

**II. ROLL CALL**

Present: Karen Williams, Mayor  
Wesley Bashlor, Councilmember  
Michael Carpenter, Councilmember  
Aaron Henry, Mayor Pro Tem  
Tom Hutcherson, Councilmember  
John Wilcher, Councilmember  
Shannon Valim, Councilmember  
Craig Call, City Attorney  
Heath Lloyd, City Manager  
Chris Lightle, Chief Finance Officer  
Kiley Fusco, City Clerk

Absent:

**III. INVOCATION**

Councilmember Michael Carpenter introduced Senior Pastor, Elder Annette Bellamy from New Life Faith and Family Church, who gave the invocation.

**IV. PLEDGE OF ALLEGIANCE**

Senior Pastor, Elder Annette Bellamy led the pledge.

**V. ANNOUNCEMENTS & PROCLAMATIONS**

Mayor Karen Williams introduced James Hall, who stated that he is running on the Republican ticket for the Board of Elections. She then introduced Brett Hulme, who stated that he is running on the Democratic ticket for Georgia Labor Commissioner. Chief Wade Simmons announced that the Fire Department has been awarded the 2026 State Homeland Security Program Georgia Search and Rescue (GSAR) grant in the amount of \$53,276.80. Funds will support the replacement of critical equipment on the GSAR vehicle. City Manager Heath Lloyd commended both the Fire and Police Departments for their quick action during a recent incident at Publix. Mayor Pro Tem Aaron Henry highlighted that today marks a historic milestone, as the Artemis II crew became the farthest humans from Earth in history.

**A. Proclamation for Donate Life Month**

Mayor Karen Williams read the proclamation aloud and presented it to Linda Morgan from LifeLink of Georgia.

**VI. CONSENT AGENDA**

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- A. City Council Workshop Minutes of March 16, 2026**
  - B. City Council Meeting Minutes of March 16, 2026**
  - C. City Council Executive Session Minutes of March 16, 2026**
  - D. Alcoholic Beverage License Application for Publix Super Markets, Inc. DBA Publix Super Markets, Inc. #1364 at 467 Pooler Parkway (Supermarket/Grocery; Existing License/New Applicant)**
  - E. Alcoholic Beverage License Application for CGNPM, LLC DBA 509 Vibes at 120 Towne Center Drive, Suite 100 (Restaurant, Bar/Lounge; New License/New Applicant)**
  - F. Release of Performance Bond in the Amount of \$2,588,955.83, Acceptance of Maintenance Bond in the Amount of \$240,083.50, Acceptance of Sidewalk Performance Bond in Amount of \$146,880.00 for Forest Lakes, Phase 12, Como Drive, Subject to City Attorney Approval**
  - G. Release of Maintenance Bond in the Amount of \$209,255.75 for Forest Lakes, Phase 10, Champlain Drive, Subject to City Attorney Approval**
- Mayor Karen Williams presented the agenda for consideration, and Mayor Pro Tem Aaron Henry moved to approve the Consent Agenda.

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

**VII. SPECIAL EVENTS**

- A. Special Event Permit Application (No Alcohol) for the Pooler Pollinator Palooza on April 18, 2026, at 605 US Highway 80 West, Requesting Fee Waiver**

Mayor Karen Wiliams presented the special event for consideration. Councilmember Michael Carpenter moved to approve the Special Event Permit Application (No Alcohol) for the Pooler Pollinator Palooza on April 18, 2026, at 605 US Highway 80 West, with Fee Waiver.

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

- B. Special Event Permit Application (No Alcohol) for the Children’s Market on May 9, 2026, at 605 US Highway 80 West, Requesting Fee Waiver**

Mayor Karen Wiliams presented the special event for consideration. Councilmember Tom Hutcherson moved to approve the Special Event Permit Application (No Alcohol) for the Children’s Market on May 9, 2026, at 605 US Highway 80 West, with Fee Waiver.

Motion to Approve; PASSED (6-0-0)  
 MOVER: Hutcherson  
 SECONDER: Bashlor

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

NAYS:

**C. Special Event Permit Application (No Alcohol) for the Motors for Moms Car Show & Wing Fest, on May 16, 2026, at 200 Tanger Outlets Boulevard, Requesting Fee Waiver**

Mayor Karen Williams presented the special event for consideration. Councilmember John Wilcher moved to approve the Special Event Permit Application (No Alcohol) for the Motors for Moms Car Show & Wing Fest, on May 16, 2026, at 200 Tanger Outlets Boulevard, with Fee Waiver.

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

MOVER: Wilcher

SECONDER: Valim

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

NAYS:

**D. Special Event Permit Application (No Alcohol) for the Love & Soul Family Festival from June 6-7, 2026, at 200 Tanger Outlets Boulevard, Requesting Fee Waiver**

Mayor Karen Williams presented the special event for consideration. Mayor Pro Tem Aaron Henry moved to approve the Special Event Permit Application (No Alcohol) for the Love & Soul Family Festival from June 6-7, 2026, at 200 Tanger Outlets Boulevard, with Fee Waiver.

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

MOVER: Henry

SECONDER: Wilcher

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

NAYS:

**VIII. UNFINISHED BUSINESS**

**~~A. Zoning Map Amendment to Rezone Six Parcels from R-1-A (One Family Residential) to R-4 (Townhouses and Condominiums) to Allow for Marketing the Sale of the Property at 328 Old Pine Barren Road (Public Hearing, Action) (Public Hearing Advertised, Item Withdrawn by Petitioner)~~**

City Manager Heath Lloyd reported that the item had been withdrawn by the petitioner. No action was taken.

**B. Zoning Map Amendment to Remove the Two Existing Zoning Conditions That Were Previously Placed on the I-1 Zoning Approval of the Property and Add Five New Zoning Conditions to Allow for the Establishment of Industrial Warehouse Buildings and a New Access Road at 200 Jesup Road (Public Hearing, Action)**

City Manager Heath Lloyd presented the amendment for consideration. Attorney Harold Yellin was present on behalf of the petitioner. Councilmember Wesley Bashlor recused himself, and Mayor Karen Williams opened the public hearing. Members of the public Wendy Sevenandt, Holly Lewis, Connie Shreve, David Dillie, Greg Chapin, Corey Foreman, Serena Stevens, John Boutwell, Uma Nagaraj, Lundyn Brown, Latricia Brown, Peter Van Brussel, Will

Smith, Chase Rosen, John Chafin, Debra Power, Jenny Watkins, and two unnamed individuals commented. Mayor Karen Williams closed the public hearing, and Councilmember John Wilcher moved to approve the Zoning Map Amendment to Remove the Two Existing Zoning Conditions That Were Previously Placed on the I-1 Zoning Approval of the Property and Add Five New Zoning Conditions to Allow for the Establishment of Industrial Warehouse Buildings and a New Access Road at 200 Jesup Road, subject to the following conditions:

1. A Traffic Impact Analysis shall be conducted for the Hwy 80 intersection for use of Dublin Road as temporary construction access prior to site plan approval. Temporary construction access will be along Dublin Road and Jesup Road until the southern access road is complete.
2. Once the new road is complete, there will no longer be truck access through Raymond Road, Dublin Road, and Jesup Road.
3. Main access road will be constructed for public use on the south side of the property traversing through GPA's land via a road right-of-way access, with a connection at Cypress Meadow Dr. Emergency access to the property will be provided with a connection to Dublin Road.
4. The applicant can proceed with obtaining site plan approval but cannot have a preconstruction meeting or conduct any site clearing or site work until the road has been permitted.
5. No Certificate of Occupancy will be issued for any building until the road construction has been completed.
6. Prior to project commencement, the City of Pooler shall require a pavement condition evaluation of Dublin Road, to assess current conditions. Prior to project closeout the City of Pooler shall require a pavement condition evaluation 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 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.
7. The developer shall restore any disturbed portions of the canal to today's condition, and a bridge shall be installed.

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

MOVER: Wilcher

SECONDER: Henry

AYES: Carpenter, Henry, Hutcherson, Valim, Wilcher

NAYS:

Councilmember Wesley Bashlor returned to the dais following the vote. Mayor Pro Tem Aaron Henry moved for a ten-minute recess at 8:17 p.m.

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

MOVER: Wilcher

SECONDER: Henry

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

NAYS:

Mayor Karen Williams called the meeting back to order at 8:32 p.m.

**IX. NEW BUSINESS**

**A. Site Plan for a 123-Room Hotel and Restaurant Located at 200 Suri Avenue in the Savannah Quarters PUD, Phase 7 and Mosaic Town Center**

City Manager Heath Lloyd presented the amendment for consideration. Petitioner D.J. Desai was present. Mayor Pro Tem Aaron Henry, upon review of the criteria, moved to approve the Site Plan for a 123-Room Hotel and Restaurant Located at 200 Suri Avenue in the Savannah Quarters PUD, Phase 7 and Mosaic Town Center.

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

MOVER: Henry

SECONDER: Wilcher

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

NAYS:

**B. Site Plan for the Outpost Bay Subdivision Amenity Center at 161 Jetty Circle**

City Manager Heath Lloyd presented the amendment for consideration. Malorie Boyd and Dana Giles were present on behalf of the petitioner. Member of the public Latricia Brown commented. Councilmember Tom Hutcherson, upon review of the criteria, moved to approve the Site Plan for the Outpost Bay Subdivision Amenity Center at 161 Jetty Circle, subject to the following condition:

1. The existing shade structure (constructed without prior approval) shall be relocated and reconstructed in full conformance with the approved site plan drawings prior to the issuance of the 21st Certificate of Occupancy for the residential homes. The final installed location, orientation, dimensions, materials, and details shall match those depicted on the approved plans.

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

MOVER: Hutcherson

SECONDER: Bashlor

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

NAYS:

**C. Major Subdivision Plan Approval for a 9-Lot Single-Family Subdivision Located on Canal Bank Road**

City Manager Heath Lloyd presented the amendment for consideration. Scott Barnes was present on behalf of the petitioner. Members of the public Connie Shreve, Wendy Sevenandt, and Dana Kuhn commented. Councilmember Wesley Bashlor, upon review of the criteria, moved to approve the Major Subdivision Plan Approval for a 9-Lot Single-Family Subdivision Located on Canal Bank Road.

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

MOVER: Bashlor

SECONDER: Wilcher

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

NAYS:

**~~D. Variance Request from the Godley Station—Southern Portion PUD-Setback Standards to Allow for a 10' Reduction in the Required 25' Building Setback, a 5' 2" Reduction in the Required 15' Paving Setback and Buffer on the Eastern Side, a 5' Reduction in the Required 15' Paving Setback and Buffer on the Southwestern side, and a 5' Reduction in the Required 15' Paving Setback and Buffer on the Northwestern Side in Order to Construct a Retail Building at 840 Towne Center Boulevard (Public Hearing, Action) (Public Hearing Advertised, Item Withdrawn by Petitioner)~~**

City Manager Heath Lloyd reported that the item had been withdrawn by the petitioner. No action was taken.

**E. Conditional Use Request to Allow for a Private School at the Rothwell Baptist Church in the R-1A (One-Family Residential) Zoning District at 216 East Rothwell Street (Public Hearing, Action)**

City Manager Heath Lloyd presented the amendment for consideration. Mike Ellington was present on behalf of the petitioner. Mayor Karen Williams opened the public hearing, and members of the public John Boutwell and Glenn Smith commented. Mayor Karen Williams closed the public hearing, and Councilmember Tom Hutcherson, upon review of the criteria, moved to approve the Conditional Use Request to Allow for a Private School at the Rothwell Baptist Church in the R-1A (One-Family Residential) Zoning District at 216 East Rothwell Street.

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

MOVER: Hutcherson

SECONDER: Valim

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

NAYS:

**F. Zoning Map Amendment to Rezone Property from the R-A (Residential Agriculture) Zoning District to the R-3A (Multifamily Residential) Zoning District in Order to Construct a 303 Multi-Family Development Consisting of Townhomes, Single-Family Detached and Cluster-Style Homes, All to Be Located on One Property at 1400 Canal Bank Court (Public Hearing, Action)**

City Manager Heath Lloyd presented the amendment for consideration. Greg Coleman was present on behalf of the petitioner, who verbally requested postponement of the public hearing and agenda item and agreed to bear the cost of readvertisement. Mayor Pro Tem Aaron Henry moved to postpone the Zoning Map Amendment to Rezone Property from the R-A (Residential Agriculture) Zoning District to the R-3A (Multifamily Residential) Zoning District in Order to Construct a 303 Multi-Family Development Consisting of Townhomes, Single-Family Detached and Cluster-Style Homes, All to Be Located on One Property at 1400 Canal Bank Court, until the May 4, 2026, City Council Meeting with the public hearing to be readvertised at the cost of the petitioner.

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

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

**G. Zoning Map Amendment to Remove the Existing Condition That Was Previously Placed on the C-2 Zoning Approval of the Property and Allow for All Permitted Uses within the C-2 (Heavy Commercial) Zoning District to be Allowed at 1322 Quacco Road (Public Hearing, Action)**

City Manager Heath Lloyd presented the amendment for consideration. D.J. Desai was present on behalf of the petitioner. Mayor Karen Williams open the public hearing, and members of the public Latricia Brown and Pat Lynch commented. Mayor Karen Williams closed the public hearing, and Councilmember Michael Carpenter, upon review of the criteria, moved to approve the Zoning Map Amendment to Remove the Existing Condition That Was Previously Placed on the C-2 Zoning Approval of the Property and Allow for All Permitted Uses within the C-2 (Heavy Commercial) Zoning District to be Allowed at 1322 Quacco Road, subject to the following condition:

1. That the use be limited to a Building Construction Contractor's Office, Other Specialty Contractor's Office, and Landscaping Business, to include ancillary equipment, trailers, and vehicles.

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

**H. Letters to Congress in Support of FEMA's National Flood Insurance Program Community Rating System**

City Manager Heath Lloyd presented the letters for consideration, and Planning & Development Director Nicole Johnson provided an overview. Mayor Pro Tem Aaron Henry moved to approve the Letters to Congress in Support of FEMA's National Flood Insurance Program Community Rating System.

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

**X. PUBLIC COMMENT**

Members of the public Uma Nagaraj, Latricia Brown, and Pat Lynch commented.

**XI. ADJOURNMENT**

Councilmember Michael Carpenter moved to adjourn the meeting.

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

The meeting adjourned at 9:32 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