



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – MINUTES

May 4, 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 6:00 p.m.

II. ROLL CALL

Present: Karen Williams, Mayor
Aaron Henry, Mayor Pro Tem
Wesley Bashlor, 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: Tom Hutcherson, Councilmember
Michael Carpenter, Councilmember

III. INVOCATION

Assistant City Manager Matthew Saxon gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Assistant City Manager Matthew Saxon led the pledge.

V. ANNOUNCEMENTS & PROCLAMATIONS

A. Proclamation for Garden Week in Georgia

Mayor Karen Williams read aloud the proclamation.

VI. CONSENT AGENDA

A. City Council Workshop Minutes of April 20, 2026

B. City Council Meeting Minutes of April 20, 2026

C. City Council Executive Session Minutes of April 20, 2026

Mayor Karen Williams presented the agenda for consideration.
Councilmember John Wilcher moved to approve the Consent Agenda.

Motion to Approve; PASSED (4-0-0)
MOVER: Wilcher
SECONDER: Valim
AYES: Bashlor, Henry, Valim, Wilcher
NAYS:

VII. SPECIAL EVENTS

A. Temporary/Special Event Permit Application (Dispensing Alcohol) for the Bagel Dock Express Grand Opening on May 16, 2026, at 101 East Marketplace Way

Mayor Karen Williams presented the application for consideration. The petitioner was present and verbally requested a date change of May 30, 2026. Mayor Pro Tem Aaron Henry moved to approve the Temporary/Special Event Permit Application (Dispensing Alcohol) for the Bagel Dock Express Grand Opening on May 30, 2026, at 101 East Marketplace Way.

Motion to Approve; PASSED (4-0-0)
MOVER: Henry
SECONDER: Valim
AYES: Bashlor, Henry, Valim, Wilcher
NAYS:

B. Temporary/Special Event Permit Application (Dispensing Alcohol) for a Birthday Party on June 6, 2026, at 311 US Highway 80

Mayor Karen Williams presented the application for consideration. The petitioner was present. Councilmember Wesley Bashlor moved to approve the Temporary/Special Event Permit Application (Dispensing Alcohol) for a Birthday Party on June 6, 2026, at 311 US Highway 80.

Motion to Approve; PASSED (4-0-0)
MOVER: Bashlor
SECONDER: Henry
AYES: Bashlor, Henry, Valim, Wilcher
NAYS:

C. Special Event Permit Application (No Alcohol) for the A.C.E.S. Annual Back to School Giveaway on July 18, 2026, at 200 Preston Stokes Drive, Requesting Fee Waiver

Mayor Karen Williams presented the application for consideration. The petitioner was not present. Mayor Pro Tem Aaron Henry moved to approve the Special Event Permit Application (No Alcohol) for the A.C.E.S. Annual Back to School Giveaway on July 18, 2026, at 200 Preston Stokes Drive with fee waiver.

Motion to Approve; PASSED (4-0-0)
MOVER: Henry
SECONDER: Wilcher
AYES: Bashlor, Henry, Valim, Wilcher
NAYS:

VIII. ORDINANCES & RESOLUTIONS

A. Resolution R2026-04.B - Authorizing Adoption of the Chatham County Multi-Jurisdictional Hazard Mitigation Plan

City Manager Heath Lloyd presented the resolution for consideration. Councilmember John Wilcher moved to approve Resolution R2026-04.B - Authorizing Adoption of the Chatham County Multi-Jurisdictional Hazard Mitigation Plan.

Motion to Approve; PASSED (4-0-0)
MOVER: Wilcher
SECONDER: Bashlor
AYES: Bashlor, Henry, Valim, Wilcher
NAYS:

IX. PLANNING & DEVELOPMENT

A. Site Plan for a 354-Unit Multi-Family Residential Development at 130 Towne Center Drive, Located in the Godley Station PUD

City Manager Heath Lloyd presented the plan for consideration. Mayor Pro Tem Aaron Henry, upon review of the criteria, moved to approve the Site Plan for a 354-Unit Multi-Family Residential Development at 130 Towne Center Drive, Located in the Godley Station PUD.

Motion to Approve; PASSED (4-0-0)
MOVER: Henry
SECONDER: Valim
AYES: Bashlor, Henry, Valim, Wilcher
NAYS:

B. Site Plan for Two One-Story Retail/Commercial Buildings at 1567 Pooler Parkway (Lowe's Outparcel)

City Manager Heath Lloyd presented the plan for consideration. A representative of EMC Engineering was present on behalf of the petitioner. Mayor Pro Tem Aaron Henry, upon review of the criteria, moved to approve the Site Plan for Two One-Story Retail/Commercial Buildings at 1567 Pooler Parkway (Lowe's Outparcel), subject to the following condition:

1. Based on the calculated value of six healthy Live Oaks with a DBH of 2-inches, as provided on the landscape plans, the donation made to the City of Pooler Tree Fund shall be equal to or greater than \$2,850.00 and received prior to the pre-construction meeting.

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

C. Conditional Use Request to Allow for a Building Construction Contractors Office in the Godley Station PUD C-2 District for Mungo Homes at 125 Southern Junction Blvd, Building 900 (Public Hearing, Action)

City Manager Heath Lloyd presented the request for consideration. Brad Phelps and Guy Davidson were 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 approve the Conditional Use Request to Allow for a Building Construction Contractors Office in the Godley Station PUD C-2 District for Mungo Homes at 125 Southern Junction Blvd, Building 900, subject to the following condition:

1. That there be no storage of building materials on site.

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

D. Conditional Use Request for a Manufacturing Production Facility for Mana Nutrition in the I-1 (Light Industrial) Zoning District at 5158 Old Louisville Road (Public Hearing, Action)

City Manager Heath Lloyd presented the request for consideration. Ian Blount was present on behalf of the petitioner. Mayor Karen Williams opened and

closed the public hearing without comment. Councilmember John Wilcher, upon review of the criteria, moved to approve the Conditional Use Request for a Manufacturing Production Facility for Mana Nutrition in the I-1 (Light Industrial) Zoning District at 5158 Old Louisville Road, subject to the following condition:

1. The 20-foot buffer be heavily planted with understory trees and/or shrubs.

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

E. Zoning Map Amendment to Rezone Property from the R-A (Residential Agriculture) Zoning District to the R-3A (Multifamily Residential) Zoning District to Construct a 303-Unit 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 request for consideration. Robert McCorkle and Greg Coleman were present on behalf of the petitioner. Mayor Karen Williams opened the public hearing, and members of the public Holly Lewis, Amy Gilliam, Joshua Soave, Erica Bisenbauss, Dana Kuhn, Debra Power, Connie Shreve, Jenny Watkins, David Kuhn, and Elise Levias commented. Mayor Karen Williams closed the public hearing.

Mayor Pro Tem Aaron Henry, upon review of the criteria, moved to approve the Zoning Map Amendment to Rezone Property from the R-A (Residential Agriculture) Zoning District to the R-3A (Multifamily Residential) Zoning District to Construct a 303-Unit 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, subject to the following condition:

1. That a 75' vegetative undisturbed buffer remain against all adjacent properties within Pooler city limits.

The petitioner verbally agreed.

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

X. PUBLIC COMMENT

Members of the public Joshua Soave and Debra Power commented.

XI. EXECUTIVE SESSION

With no further public business to conduct, Mayor Pro Tem Aaron Henry moved to enter Executive Session. Executive Session was entered at 7:58 p.m.

Motion to Enter; PASSED (4-0-0)
MOVER: Henry
SECONDER: Wilcher
AYES: Bashlor, Henry, Valim, Wilcher
NAYS:

Mayor Karen Williams called the meeting back to order at 8:39 p.m.

XII. ADJOURNMENT

Councilmember John Wilcher moved to adjourn the meeting.

Motion to Adjourn; PASSED (4-0-0)

MOVER: Wilcher

SECONDER: Bashlor

AYES: Bashlor, Henry, Valim, Wilcher

NAYS:

The meeting adjourned at 8:40 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, Clerk of Council