



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – MINUTES

July 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 6:00 p.m.

II. ROLL CALL

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

Absent: Shannon Valim, Councilmember

III. INVOCATION

Mayor Karen Williams gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Mayor Karen Williams led the pledge.

V. ANNOUNCEMENTS & PROCLAMATIONS

Mayor Karen Williams thanked City staff for their work on the recent Independence Day Drone Show.

VI. CONSENT AGENDA

A. City Council Workshop Minutes of June 15, 2026

B. City Council Meeting Minutes of June 15, 2026

~~**C. City Council Executive Session Minutes of June 15, 2026**~~

**D. Alcoholic Beverage License Application for A-reum Group USA, LLC,
DBA So Gong Dong Tofu & BBQ at 40 Traders Way (Restaurant;
Change of Ownership)**

E. Release of Sidewalk Performance Bond in the Amount of \$56,438.00 for Forest Lakes, Phase 10, Champlain Drive

F. Release of Sidewalk Performance Bond in the Amount of \$69,154.80 for Telfair Park Phase II at Easthaven Boulevard (Area "D")

Mayor Pro Tem Aaron Henry moved to approve the Consent Agenda with the exception of item C. City Council Executive Session Minutes of June 15, 2026, which has been withdrawn and for which consideration shall be postponed until the next City Council Meeting on July 20, 2026.

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

MOVER: Henry

SECONDER: Hutcherson

AYES: Bashlor, Carpenter, Henry, Hutcherson, Wilcher

NAYS:

VII. SPECIAL EVENTS

A. Special Event Permit Application (Temporary Alcohol Service) for the Savannah Tacos and Treats Festival on September 19, 2026, at 200 Tanger Outlets Boulevard

Mayor Karen Williams presented the application for consideration. Mary Britton was present on behalf of the petitioner. Councilmember Wesley Bashlor moved to approve the Special Event Permit Application (Temporary Alcohol Service) for the Savannah Tacos and Treats Festival on September 19, 2026, at 200 Tanger Outlets Boulevard.

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

MOVER: Bashlor

SECONDER: Wilcher

AYES: Bashlor, Carpenter, Henry, Hutcherson, Wilcher

NAYS:

B. Special Event Permit Application (No Alcohol Service) for the Patriot Day Celebration on September 12, 2026, at 200 Tanger Outlets Boulevard

Mayor Karen Williams presented the application for consideration. Sunni Kurtz was present on behalf of the petitioner. Councilmember John Wilcher moved to approve the Special Event Permit Application (No Alcohol Service) for the Patriot Day Celebration on September 12, 2026, at 200 Tanger Outlets Boulevard.

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

MOVER: Wilcher

SECONDER: Carpenter

AYES: Bashlor, Carpenter, Henry, Hutcherson, Wilcher

NAYS:

VIII. PLANNING & DEVELOPMENT

A. Site Plan for the Construction of One (1) Four-Story 121-Room Hotel (LivSmart) and One (1) Four-Story 124-room Hotel (StudioRes),

Together with Associated Site Improvements, within the Godley Station PUD at 850 Patel Drive

City Manager Heath Lloyd presented the plan for consideration. Dan Fischer was present on behalf of the petitioner. Mayor Pro Tem Aaron Henry, upon review of the criteria, moved to approve the Site Plan for the Construction of One (1) Four-Story 121-Room Hotel (LivSmart) and One (1) Four-Story 124-room Hotel (StudioRes), Together with Associated Site Improvements, within the Godley Station PUD at 850 Patel Drive.

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

B. Site Development Plan Approval for the Construction of a One-Story Multi-Tenant Commercial Building within the Savannah Quarters PUD, Phase 7, and Mosaic Town Center at 200 Suri Avenue

City Manager Heath Lloyd presented the plan for consideration. A Moore Bass Consulting, Inc. representative was present on behalf of the petitioner. Councilmember Tom Hutcherson, upon review of the criteria, moved to approve the Site Development Plan Approval for the Construction of a One-Story Multi-Tenant Commercial Building within the Savannah Quarters PUD, Phase 7, and Mosaic Town Center at 200 Suri Avenue.

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

C. Conditional Use Request to Allow for a Home Occupation in the R-1-A Zoning District for a Mobile Italian Ice Business at 1114 Forest Drive (Public Hearing; Action)

City Manager Heath Lloyd presented the request for consideration. Tonaud Williams was present as 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 to Allow for a Home Occupation in the R-1-A Zoning District for a Mobile Italian Ice Business at 1114 Forest Drive, subject to the following conditions:

1. All storage associated with the business be located within the garage and/or behind the fence and not visible from the street

The petitioner verbally agreed to the conditions.

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

D. Conditional Use Request to Allow a Tobacco Retail Establishment, Including the Sale of Cigarettes, Cigars, Pipes, Vape Products, and Other Smoker’s Supplies, in the C-1 Zoning District and the Main Street Overlay at 329 Southeast US Highway 80 (Public Hearing; Action)

City Manager Heath Lloyd presented the request for consideration. Mohamed Massar 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 deny the Conditional Use Request to Allow a Tobacco Retail Establishment, Including the Sale of Cigarettes, Cigars, Pipes, Vape Products, and Other Smoker’s Supplies, in the C-1 Zoning District and the Main Street Overlay at 329 Southeast US Highway 80.

Motion to Deny; PASSED (5-0-0)

MOVER: Wilcher

SECONDER: Carpenter

AYES: Bashlor, Carpenter, Henry, Hutcherson, Wilcher

NAYS:

E. Conditional Use Request for a Retreat Located in the R-1-A Zoning District to Change the Conditions That Were Placed on the Conditional Use Approved on August 04, 2025, for the Property at 1336 South Rogers Street (Public Hearing; Action)

City Manager Heath Lloyd presented the request for consideration. Alec Metzger and Vanessa Withers were present on behalf of the petitioner. Mayor Karen Williams opened and closed the public hearing without comment. Councilmember Michael Carpenter, upon review of the criteria, moved to approve the Conditional Use Request for a Retreat Located in the R-1-A Zoning District to Change the Conditions That Were Placed on the Conditional Use Approved on August 04, 2025, for the Property at 1336 South Rogers Street, subject to the following conditions:

1. The use of the retreat as a hotel, motel, inn, or short-term rental for overnight guests is not permitted. The only lodging permitted shall be associated with a meeting, conference, or educational event
2. The outdoor pavilion be developed no less than 330 feet from the northern and eastern property lines
3. There be a 20-foot vegetated buffer and berm along the sides of the property adjacent to residences to mitigate noise

The petitioner’s representatives verbally agreed to the conditions.

Motion to Approve with Stipulations; PASSED (4-1-0)

MOVER: Carpenter

SECONDER: Henry

AYES: Bashlor, Carpenter, Henry, Hutcherson

NAYS: Wilcher

F. Conditional Use Request to Allow for a Retreat in the R-A Zoning District at 1337 South Rogers Street (Public Hearing; Action)

City Manager Heath Lloyd presented the request for consideration. Two representatives 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 Retreat in the R-A Zoning District at 1337 South Rogers Street, subject to the following conditions:

1. A vegetated buffer meeting the requirements of Appendix A, Article III, Section 27, Zoning Buffer Requirements, be installed along the shared property boundary with 1323 South Rogers Street
2. Construction be restricted to work hours in accordance with the City of Pooler's noise ordinance, with noise, dust, and equipment activity minimized using industry best practices and that contractor access routes will be coordinated to avoid interference with residential traffic
3. The use of the retreat as a hotel, motel, inn, or short-term rental for overnight guests is not permitted

The petitioner's representatives verbally agreed to the conditions.

Motion to Approve with Stipulations; PASSED (4-1-0)
MOVER: Henry
SECONDER: Carpenter
AYES: Bashlor, Carpenter, Henry, Hutcherson
NAYS: Wilcher

G. Conditional Use Request to Allow a Manufacturing Use Within the Existing Warehouse for a Material Testing Laboratory in the I-1 Zoning District at 195 Nordic Way (Public Hearing; Action)

City Manager Heath Lloyd presented the request for consideration. Two representatives from Barnard Architects and Nordic Resource Center were 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 to Allow a Manufacturing Use Within the Existing Warehouse for a Material Testing Laboratory in the I-1 Zoning District at 195 Nordic Way, subject to the following conditions:

1. The lab testing area be no larger than 45,000 square feet

The petitioner's representatives verbally agreed to the conditions.

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

H. Variance Request from Appendix A, Article III, Section 1(C)(1)- Nonconforming Uses, to Allow the Existing Non-Conforming Canopy to Be Expanded, and from Appendix A, Article III, Section 6 – Schedule of Development Regulations, to Allow the Proposed Culver's Drive-

Thru Canopy Expansion Within the 60-Foot Front Yard Setback Requirement at 121 Tanger Outlets Boulevard (Parcel Addressed as 201 Tanger Outlets Boulevard) (Public Hearing; Action)

City Manager Heath Lloyd presented the request for consideration. A representative from the Mannik Smith Group 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 approve the Variance Request from Appendix A, Article III, Section 1(C)(1)-Nonconforming Uses, to Allow the Existing Non-Conforming Canopy to be Expanded and from Appendix A, Article III, Section 6 – Schedule of Development Regulations, to Allow the Proposed Culver’s Drive-Thru Canopy Expansion Within the 60-Foot Front Yard Setback Requirement at 121 Tanger Outlets Boulevard (Parcel Addressed as 201 Tanger Outlets Boulevard), subject to the following conditions:

Motion to Approve; PASSED (4-1-0)
MOVER: Henry
SECONDER: Hutcherson
AYES: Bashlor, Carpenter, Henry, Hutcherson
NAYS: Wilcher

I. PUD Amendment Request to Rezone Three (3) Parcels from the Jabot PUD (C-2) to City of Pooler’s C-2 (Heavy Commercial) Zoning District, Allowing for the Development of 1,060 Multi-Family Residential Units and a Multi-Use Project Referred to as “The District” (Jabot PUD Amendment 19) (Public Hearing; Action)

City Manager Heath Lloyd presented the request for consideration. Lamar Wakefield, Robert Forest, and Mary Thermani were present on behalf of the petitioner. Mayor Karen Williams opened the public hearing, and members of the public Pat Lynch, Joshua Soave, David Brown, Amanda Bradmire, Barbara Sharon, Jeffrey Beauvais, Matt Myles, Carson Stricklin, Laukik Patel, Kim Iler-Morgan, Sari Fioravanti, Theresa Cameron, Michael Bartusch, and Opollo Johnson commented.

Mayor Karen Williams closed the public hearing, and Mayor Pro Tem Aaron Henry moved to break for ten minutes, returning at 7:35 p.m. Council broke at 7:25 p.m.

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

Mayor Karen Williams called the meeting back to order at 7:35 p.m. Mayor Pro Tem Aaron Henry moved to postpone the PUD Amendment Request to Rezone Three (3) Parcels from the Jabot PUD (C-2) to City of Pooler’s C-2 (Heavy Commercial) Zoning District, Allowing for the Development of 1,060 Multi-Family Residential Units and a Multi-Use Project Referred to as “The District” (Jabot PUD Amendment 19) to a date uncertain and until such time that Council are able to discuss with staff the proper process for moving forward.

Motion to Postpone; PASSED (4-1-0)
MOVER: Henry
SECONDER: Carpenter
AYES: Bashlor, Carpenter, Henry, Hutcherson
NAYS: Wilcher

IX. UNFINISHED BUSINESS

A. Purchase and Sale Agreement Between Phillip H. and Laura Douglas and the City of Pooler for Former Alley (Not Open) at West Whatley Street, Subject to City Attorney Approval

City Manager Heath Lloyd presented the agreement for consideration. Phillip Douglas was present as the petitioner. Councilmember John Wilcher moved to approve the Purchase and Sale Agreement Between Phillip H. and Laura Douglas and the City of Pooler for Former Alley (Not Open) at West Whatley Street, Subject to City Attorney Approval.

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

X. NEW BUSINESS

A. Program for Public Information Annual Evaluation Report (Report Only; No Action)

City Manager Heath Lloyd presented the report. No action was taken.

B. 2026 Millage Rate Adoption

City Manager Heath Lloyd presented the rate for consideration. Mayor Pro Tem Aaron Henry moved to adopt the rollback millage rate of 4.096 for tax year 2026.

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

C. Fire Truck Litigation Contingency Agreement

Mayor Pro Tem Aaron Henry moved to approve the Fire Truck Litigation Contingency Agreement with the Conn Law Firm, Subject to City Attorney Approval.

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

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 9:58 p.m.

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

Mayor Karen Williams called the meeting back to order at 10:05 p.m.

Mayor Pro Tem Aaron Henry moved to amend the agenda, adding X. New Business, Item C. Fire Truck Litigation Contingency Agreement.

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

XII. ADJOURNMENT

Mayor Pro Tem Aaron Henry moved to adjourn the meeting.

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

The meeting adjourned at 10:07 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