

**City of Pooler
Planning & Zoning Minutes
July 11, 2022**

CALL TO ORDER:

Commissioner Matt Saxon called the meeting to order at 3:00 p.m.
Commissioner Simmons led the Pledge of Allegiance.

Attendee Name	Title	Status
Kimberly Classen	Zoning Admin./Secretary	Present
Matt Saxon	Chairman	Present
Chelsea Henneman	Commissioner	Present
Shirlenia Daniel	Commissioner	Present
Falgun Patel	Commissioner	Absent
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Ashley Brown	Commissioner	Present
Pete Chaison	Alternate	Present
Brain Crooks	City Planner	Present

APPROVAL OF MINUTES

The minutes of the June 27, 2022 Pooler Planning and Zoning Commission were reviewed and no corrections or amendments were noted.

Result: *Approved*

1-Motion: Commissioner Henneman

2-Second: Commissioner Simmons

Passed without opposition

OLD BUSINESS

1. Final Plat for Parcel 8, Towne Center at Godley Station

The petitioner was not present and there were questions from the Board concerning the plat.

Result: *A motion was made to table the final plat.*

1- Motion: Commissioner Daniel

2- Second: Commissioner Williams

Motion passed without opposition.

PUBLIC HEARINGS:

1. Amendment to the Savannah Quarters PUD Master Plan and Development Standards

The petitioner has requested that this item be withdrawn.

Result: A motion was made to honor the petitioner's request.

1- Motion: Commissioner Simmons

2- Second: Commissioner Brown

Passed without opposition

2. Zoning Map Amendment of 1722, 1730, 1732, 1742 & 1743 Quacco Road from R-A to R-4

Savan Patel presented the request to the Board for their review and recommendation. The intent is to rezone approximately 44.81 acres from R-A (Residential Agricultural) to R-4 (Townhomes and Condominiums). The petitioner would like to develop a high-end townhome development that will consist of +/- 205 units and the infrastructure to support it. The petitioner was reminded that all R-4 zoning districts must be gated. There were several adjacent property owners that appeared before the Board with concerns of the potential increase in traffic, wetland impacts and drainage.

Result: After review of the criteria, a motion was made to recommend approval of the zoning map amendment.

1- Motion: Commissioner Simmons

2- Second: Commissioner Brown

Passed without opposition

3. Conditional use request for a proposed office with truck parking at the southeast quadrant of Jimmy DeLoach Parkway and Nordic Drive intersection

The petitioner has requested that this item be withdrawn.

Result: A motion was made to honor the petitioner's request.

1- Motion: Commissioner Henneman

2- Second: Commissioner Daniel

Passed without opposition

4. Conditional use request for a proposed office/warehouse with truck parking located at 1767 Old Dean Forest Road

Holly Young, on behalf of Phillip Clifton, presented the conditional use request to the Board for their review and recommendation. The intent is to demo the buildings that are currently on site and construct a warehouse/office space and a paved trucking yard.

Result: *After review of the criteria, a motion was made to recommend approval of the conditional use for 1767 Old Dean Forest Road.*

1- Motion: Commissioner Daniel
2- Second: Commissioner Simmons
Passed without opposition

5. Zoning Map Amendment of 126.6 acres on Little Neck Road from R-A to I-1

Scott Allison, with Coleman Company, presented the zoning map amendment to the Board for their review and recommendation. The intent is to rezone from Residential Agricultural to Light Industrial. The developer would like to construct an office with truck parking. The majority of the site is wetlands and only approximately 13 acres is developable land. There will be a berm and a fence adjacent to Little Neck Road to provide screening of the site. Commissioner Brown asked that the petitioner to consider a decel lane for public safety.

Result: *After review of the criteria, a motion was made to recommend approval of the zoning map amendment.*

1- Motion: Commissioner Daniel
2- Second: Commissioner Henneman
Passed without opposition

6. Zoning Buffer Requirement Variance for LRP Hotels of S. Myrtle Beach

Scott Allison, with Coleman and Company, presented the request to the Board for their review and recommendation. The petitioner is requesting a 45' zoning buffer requirement reduction to allow dealership inventory parking in the proposed buffer area. According to Appendix A, Article III, Section 27 (D), *Zoning Buffer Requirements, the width of a zoning buffer between a residential zoning district and a commercial zoning district must be a minimum of 60'. Buffer areas shall contain no driveways, access easements, parking areas, patios, storm water detention facilities, or any other structures or accessory uses, except for a fence, wall or earthen berm constructed to provide the visual screening required to meet the standards of the Zoning Code.* Commissioner Williams reminded the petitioner that nothing should be placed in or on utility easements.

Result: *After review of the criteria, a motion was made to recommend approval of the zoning buffer requirement variance.*

1- Motion: Commissioner Simmons
2- Second: Commissioner Henneman
Passed without opposition

7. Conditional Use request for a proposed office with truck parking on Nordic Way

The petitioner has asked that this item be withdrawn.

Result: *A motion was made to honor the petitioner's request.*

1- Motion: Commissioner Henneman

2- Second: Commissioner Daniel

Passed without opposition

Adjournment

There being no further business, Chairman Matt Saxon asked for a motion to adjourn at 3:42 p.m.

1- Motion: Commissioner Brown

2- Second: Commissioner Daniel

Adjourned without opposition.

The foregoing minutes are true and correct and approved by me on this 11th day of July, 2022.

Kim Classen, Zoning Administrator/P&Z Commission Secretary