

**City of Pooler  
Planning & Zoning Minutes  
September 12, 2022**

**CALL TO ORDER:**

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

| <b>Attendee Name</b> | <b>Title</b>            | <b>Status</b> |
|----------------------|-------------------------|---------------|
| 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       |
| John Winn            | Commissioner            | Absent        |
| Pete Chaison         | Alternate               | Absent        |
| Brain Crooks         | City Planner            | Present       |

**APPROVAL OF MINUTES**

The minutes of the August 22, 2022 Pooler Planning and Zoning Commission were reviewed and no corrections or amendments were noted.

**Result: *Approved***

**1-Motion:** Commissioner Brown

**2-Second:** Commissioner Daniel

**Passed without opposition**

**PUBLIC HEARINGS**

**1. Zoning Map Amendment for 1775 Dean Forest Road from C-2 to I-2**

Attorney, Josh Yellin, on behalf of the owner, JP Family Investments, presented the zoning map amendment to the Board for their review and recommendation. Mr. Yellin stated that the property is currently zoned heavy commercial and the request is to rezone 3.17 acres to light industrial for a logistics center. Commissioner Simmons questioned if the client is asking for I-1 or I-2, (the application was submitted as an I-2). In response, Mr. Yellin stated that an error was made on the application, and the request is to rezone from C-2 to I-1.

**Result:** *After review of the criteria, a motion was made to recommend approval of the zoning map amendment for 1775 Dean Forest Road from a C-2 to I-1.*

**1- Motion:** Commissioner Daniel  
**2- Second:** Commissioner Brown  
**Motion passed without opposition.**

**2. Conditional Use for 1767 Old Dean Forest Road**

The petitioner has asked that this item be withdrawn.

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

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

**NEW BUSINESS**

**1. Site Plan/Landscape Plan review for Crossbuck Center at 428 W. Hwy. 80**

Hal Kraft, with HGB, presented the site plan to the Board for their review and recommendation. The intent is to construct a retail/office complex with four (4) buildings. The proposed retail space will be approximately 18,000 sq. ft. and the proposed office space will be approximately 17,100 sq. ft. There were questions from the Board regarding the sanitary sewer being located in the rear of the parcel. Commissioner Williams stated that the Sewer Superintendent is not in agreement for a manhole to be installed in the bottom of the drainage ditch of the current easement. In addition, that the developer needs to verify that the width of the current easement would support more than one utility.

***Result:** A motion was made to recommend approval of the site plan/landscape plan for Crossbuck Center, contingent upon a variance being acquired by City Council granting permission for the developer to install the sewer collection line in the rear of the site.*

**1- Motion:** Commissioner Williams  
**2- Second:** Commissioner Brown  
**Passed without opposition**

**2. Site Plan/Landscape Plan review for Darshill Office at 139 Canal Street**

Jay Maupin, with Maupin Engineering, on behalf of the owner, presented the item to the Board for their review and recommendation. The intent is to construct a 1,940 sq. ft. office building on approximately 1.62 acres and the infrastructure to support it.

***Result:** A motion was made to recommend approval of the site plan/landscape plan for Darshill Office at 139 Canal Street.*

**1- Motion:** Commissioner Williams  
**2- Second:** Commissioner Henneman  
**Passed without opposition**

### **3. Site Plan/Landscape Plan review for Clear Lake Reserve, Lot 6**

Jay Maupin, with Maupin Engineering, on behalf of the owner, presented the item to the Board for their review and recommendation. The intent is to construct a 1,940 sq. ft. office building on approximately 1.62 acres and the infrastructure to support it.

***Result:** A motion was made to recommend approval of the site plan/landscape plan for Clear Lake Reserve, Lot 6.*

**1- Motion:** Commissioner Daniel

**2- Second:** Commissioner Williams

**Passed without opposition**

### **4. Site Plan/Landscape Plan review for Harbor Freight Tools at 1029 W. Highway 80**

Holton Brinson, with Henbell Pooler HFT, LLC, presented the site plan/landscape plan to the Board for their review and recommendation. The intent is to construct a 16,000 sq. ft. Harbor Freight Tools and the infrastructure to support it on approximately 2.28 acres.

***Result:** A motion was made to recommend approval of the site plan/landscape plan for Harbor Freight Tools.*

**1- Motion:** Commissioner Williams

**2- Second:** Commissioner Henneman

**Passed without opposition**

### **Adjournment**

There being no further business, Chairman Matt Saxon asked for a motion to adjourn at 3:30 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 12<sup>th</sup> day of September, 2022.

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Kim Classen, Zoning Administrator/P&Z Commission Secretary