

**City of Pooler
Planning & Zoning Minutes
August 22, 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	Absent
Shirlenia Daniel	Commissioner	Present
Falgun Patel	Commissioner	Present
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Ashley Brown	Commissioner	Present
John Winn	Commissioner	Absent
Pete Chaison	Alternate	Absent
Brain Crooks	City Planner	Absent

APPROVAL OF MINUTES

The minutes of the August 8, 2022 Pooler Planning and Zoning Commission were reviewed and no corrections or amendments were noted.

Result: *Approved*

1-Motion: Commissioner Daniel

2-Second: Commissioner Patel

Passed without opposition

OLD BUSINESS

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

Dan Fischer, with EMC Engineering, presented the final plat to the Board for their review and recommendation. This plat will subdivide the remaining Parcel 8-A, into Parcels 8A-1 and 8A-2 and a common stormwater detention area. The plat also defines and proposes that all streets be private and will establish a right-of-way for the existing private access easement of Foxfield Way, Barret Drive, Patel Drive and Kusum Way.

Result: *A motion was made to recommend approval of the final plat for Parcel 8, Towne Center at Godley Station*

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

PUBLIC HEARINGS

1. Conditional Use request for 1376 E. Highway 80

Doug Morgan, with EMC Engineering, presented the conditional use request to the Board for their review and recommendation. According to Appendix A, Article IV- Zoning Districts, Table 4.1, Allowed Uses by districts, Commercial and Industrial Machinery and Equipment Repair and Maintenance is only allowed as a conditional use within a C-2 (Heavy Commercial Zoning District). The intent is to clean and fumigate containers that will remain on the chassis. Mr. Harper stated that the container door is opened and a tube is inserted to fumigate for pests or rodents before being sent to another location. The tube will then be removed after a 24 hour period, with little or no discharge into the air. There were several adjacent property owners and business owners in opposition. The concerns included what type of chemicals will be used, storage of the chemicals, the overspray, potential increase in traffic and noise, potential pollution of the ground water, and that this area is not served by water or sewer and the length of time the containers will be stored onsite. In response, Mr. Harper stated that the containers will be there for less than 36 hours and they may service five (5) to ten containers a week.

***Result:** After review of the criteria, a motion was made to recommend denial, based on the request not meeting 2, 3, 5 or 7.*

- 1- Motion:** Commissioner Simmons
2- Second: Commissioner Patel
Motion to deny passed by majority

2. Zoning Map Amendment of Lots 1 and 6, and a portion of Lots 2 and 7, on Skinner Street and Read Street from C-1 to R-1A

Scotti Moore, on behalf of Costa Baja, LLC, presented the zoning map amendment to the Board for their review and recommendation. The intent is to rezone these properties from Light Commercial to Single Family Residential, to construct single family homes. There were several adjacent business owners in opposition, stating that the property values will decrease with down zoning a portion of the property from commercial to residential and the required buffers between the zoning districts.

***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 Williams
3- Nay: Commissioner Patel
Passed by majority

NEW BUSINESS

1. Posting of a Maintenance Bond and Sidewalk Performance Bond/Final Plat for Harmony, Phase 6

Neil McKenzie, with Coleman Company, presented the final plat to the Board for their review and recommendation. This phase will consist of 25 single family lots on approximately 7.04 acres. All of the punch list items have been addressed developer has posted a maintenance bond in the amount of \$300,180.00 and a sidewalk performance bond in the amount of \$36,212.00 to record the plat.

***Result:** A motion was made to recommend posting of bonds and recommend approval of the final plat for Harmony, Phase 6.*

1- Motion: Commissioner Williams

2- Second: Commissioner Brown

Passed without opposition

2. Site Plan/Landscape Plan review for Southern Pipe & Supply Expansion located on E. Highway 80

Alec Metzger, with EMC Engineering, presented the site plan to the Board for their review and recommendation. The intent is to expand the development by adding pavement to create a laydown yard for deliveries.

***Result:** A motion was made to recommend approval of the site plan/landscape plan for Southern Pipe and Supply Expansion, contingent upon \$11,200.00 being paid into the tree fund prior to a pre-construction meeting being scheduled.*

1- Motion: Commissioner Williams

2- Second: Commissioner Patel

Passed without opposition

3. Site Plan/Landscape Plan review for Chipotle and Five Guys Restaurant off Westbrook Lane

Travis Meyer, with 30AIP Pooler, LLC, presented the site plan to the Board for their review and recommendation. The intent is to construct a multi-tenant building to serve Chipotle with a drive-thru and a Five Guys Restaurant, along with associated parking and the infrastructure to support it.

***Result:** A motion was made to recommend approval of the site plan/landscape plan for Chipotle and Five Guys, contingent upon \$5,200.00 being paid into the tree fund prior to a pre-construction meeting being scheduled.*

1- Motion: Commissioner Williams

2- Second: Commissioner Daniel

Passed without opposition

Adjournment

There being no further business, Chairman Matt Saxon asked for a motion to adjourn at 3:58 p.m.

1- Motion: Commissioner Daniel

2- Second: Commissioner Brown

Adjourned without opposition.

The foregoing minutes are true and correct and approved by me on this 22nd day of August, 2022.

Kim Classen, Zoning Administrator/P&Z Commission Secretary