

City of Pooler
Planning & Zoning Minutes
April 10, 2023

CALL TO ORDER:

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

Attendee Name	Title	Status
Kimberly Dyer	Zoning Admin./Secretary	Present
Matt Saxon	Chairman	Present
Chelsea Henneman	Commissioner	Absent
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	Present
Brian Crooks	City Planner	Present
Nicole Dixon	Planning & Development Director	Present

APPROVAL OF MINUTES

The minutes of the March 27, 2023, Pooler Planning and Zoning Commission were reviewed, and no corrections or amendments were noted.

Result: *Approved*

1-Motion: Commissioner Daniel

2-Second: Commissioner Brown

Passed without opposition.

PUBLIC HEARINGS:

1. **Amendment of the City of Pooler Code of Ordinances, Appendix A – Zoning, Article II, Definitions and Article V – Procedures for Administration and Enforcement, Section 5, Public Notice and Section 6- Public Hearing Requirements and Chapter 62 – Planning, Article II – Planning and Zoning Commission – Section 62-34.**

Nicole Dixon, Planning & Development Director, presented the text amendment to the Board for their review and recommendation. This amendment will clarify language related to public notice requirements and public hearing procedures.

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

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

2. Conditional Use to construct a hardware store at 1256, 1270, 1272 and 1276 U.S. Highway 80 W

Ryan Strickland, with Thomas & Hutton Engineering, presented the conditional use to the Board for their review and recommendation. According to Appendix A, Article IV, Table 4.1, Allowed Uses by Zoning District, a hardware store is considered a conditional use within a C-1 (Light Commercial) Zoning District. The intent is to construct a +/- 35,000 square foot hardware store and a garden center with the infrastructure to support it.

***Result:** After review of the criteria, a motion was made to recommend approval of conditional use.*

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

NEW BUSINESS:

1. Site Plan/Landscape Plan for 7 Brew Coffee Shop at 502 Pooler Parkway

The intent is to construct a 500 square foot drive-thru coffee shop with the infrastructure to support it.

***Result:** After review of the site plan approval standards, a motion was made to recommend approval.*

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

2. Minor Subdivision Plat of Lot 4 at Clear Lake Reserve

Lamar Mercer, with Thomas & Hutton Engineering, presented the plat to the Board for their review and recommendation. The intent of this plat is to create Lots 4A and 4B. Lot 4A will consist of approximately 2.19 acres and Lot 4B will consist of approximately 1.9 acres. This property is located off Pooler Parkway within the Clear Lake Reserve Development. Commissioner Williams reminded the engineer that water and sewer laterals will need to be installed when the plat is approved. The engineer agreed.

Result: *A motion was made to recommend approval of the minor subdivision plat.*

1- Motion: Commissioner Williams

2- Second: Commissioner Simmons

Passed without opposition.

**3. Posting of a Subdivision Performance Bond/Final Plat for 360
Communities at Clear Lake, Phase 1A**

Michael Lerque, with Thomas & Hutton Engineering, presented the final plat to the Board for their review and recommendation. This phase will consist of 67 townhomes on approximately 9.96 acres. The development is located off Pooler Parkway in the Clear Lake Reserve Development. EOM approved the bond amount on March 7, 2023.

Result: *A motion was made to recommend approval to post the performance bond and approval of the final plat.*

1- Motion: Commissioner Williams

2- Second: Commissioner Daniel

Passed without opposition.

Adjournment

There being no further business, Commissioner Saxon asked for a motion to adjourn at 3:10 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 10th day of April 2023.

Kimberly Dyer, Zoning Administrator/P&Z Commission Secretary