

City of Pooler
Planning & Zoning Minutes
February 27, 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	Present
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	Present
Brian Crooks	City Planner	Present

APPROVAL OF MINUTES

The minutes of the February 13, 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. Pavement Setback Variance for 115 Towne Center Drive

Dan Fischer, with EMC Engineering, presented the request to the Board for their review and recommendation. The request is to allow a parking encroachment in the required setbacks. Commissioner Simmons indicated to the petitioner, that the detention pond must be fenced for safety. The petitioner agreed. There were questions from the Board regarding access to the proposed hotel. In response, Mr. Fischer stated that the access will be from Davol Street.

Result: *After review of the criteria, a motion was made to recommend approval of the pavement setback variance, contingent upon the detention pond being fenced and the address being revised.*

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

2. Building Height Variance for a proposed hotel at 115 Towne Center Blvd.

Dan Fisher, with EMC Engineering, presented the request to the Board for their review and recommendation. The request is for a 2'-7" height variance to allow construction of a hotel that will have a maximum height of 62'-7".

***Result:** After review of the criteria, a motion was made to recommend approval of the conditional use, contingent upon the address being revised.*

- 1- Motion:** Commissioner Simmons
2- Second: Commissioner Patel
Motion passed without opposition.

3. Conditional Use for a proposed Trailer Parking Yard on Jimmy DeLoach Pkwy.

Scott Allison, with Coleman Company, presented the request to the Board for their review and recommendation. The request is to construct a trailer parking yard with approximately 106 parking spaces. The lot will be enclosed with a security fence and the frontage along Jimmy DeLoach Parkway will be landscaped with a 4 ft. berm and trees.

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

- 1- Motion:** Commissioner Simmons
2- Second: Commissioner Williams
Motion passed without opposition.

NEW BUSINESS

1. Site Plan/Landscape Plan review for Savannah Quarters Office on Holmes Ct.

John Farmer, with Fretus Engineering, presented the request to the Board for their review and recommendation. The intent is to construct a 20,254 sq. ft. office building, with associated parking on Holmes Court, off Blue Moon Crossing.

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

- 1- Motion:** Commissioner Williams
2- Second: Commissioner Simmons
Motion passed without opposition.

2. Site Plan/Landscape Plan review for Pittman Subaru on Kita Ave. (Clear Lake Reserve)

Wesley Green, with Coleman Company, presented the request to the Board for their review and recommendation. The intent is to construct a 39,273 sq. ft. automobile dealership and the infrastructure to support it. The project is located on the corner of Pooler Parkway and Kita Avenue.

Result: *A motion was made to recommend approval of the site plan/landscape plan, contingent upon \$14,025.00 being paid into the tree fund.*

1- Motion: Commissioner Daniel

2- Second: Commissioner Williams

Motion passed without opposition.

Adjournment

There being no further business, Commissioner Saxon asked for a motion to adjourn at 3:25 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 27th day of February 2023.

Kimberly Dyer, Zoning Administrator/P&Z Commission Secretary