

City of Pooler
Planning & Zoning Minutes
February 13, 2023

CALL TO ORDER:

City Planner Brian Crooks 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	Absent
Matt Saxon	Chairman	Absent
Chelsea Henneman	Commissioner	Absent
Shirlenia Daniel	Commissioner	Absent
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

APPROVAL OF MINUTES

The minutes of the January 23, 2022, Pooler Planning and Zoning Commission were reviewed, and no corrections or amendments were noted.

Result: *Approved*

1-Motion: Commissioner Brown

2-Second: Commissioner Simmons

Passed without opposition.

PUBLIC HEARINGS

1. Conditional Use request to operate a HVAC business at 110 Pipemakers Circle, Ste. 101

Sid Puckett, with Carolina Chillers, presented the request to the Board for their review and recommendation. The intent is to lease a suite to operate a HVAC business. The request is to lease suites 101 through 103 and will accommodate an office with warehouse space. According to Appendix A, Article IV- Zoning Districts, Table 4.1, Allowed Uses by Districts, *Other Specialty Trade Contractors Office* is only considered as a conditional use within a C-2 (Heavy Commercial) Zoning District.

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
Passed without opposition.

2. Conditional Use request to operate a miscellaneous manufacturing business at 5212 Old Louisville Road

Harold Yellin, on behalf of Mana Nutrition, presented the request to the Board for their review and recommendation. Mark Moore and Chris Whitfield, CEO, for Mana Nutrition, were also in attendance. Mr. Yellin stated that this a non-profit organization that manufactures infant formula for acute malnutrition children around the world. Mr. Whitfield stated that they create what is called, Ready to Use Therapeutic Food, that is shipped out of Savannah Ports to mainly Asia and Africa. The warehouse is approximately 314,000 sq. ft. According to Appendix A, Article IV- Zoning Districts, Table 4.1, Allowed Uses by Districts, *Miscellaneous Manufacturing* is only considered as a conditional use within an I-1 (Light Industrial) Zoning District.

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

1- Motion: Commissioner Williams
2- Second: Commissioner Brown
Motion 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 Williams
Adjourned without opposition.

The foregoing minutes are true and correct and approved by me on this 13th day of February 2023.

Kimberly Dyer, Zoning Administrator/P&Z Commission Secretary