

**City of Pooler
Planning & Zoning Minutes
January 9, 2023**

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 Dyer	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	Present
Brian Crooks	City Planner	Present

APPROVAL OF MINUTES

The minutes of the December 12, 2022, 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. Amend Zoning Conditions for 12 Outparcels located within the Clyde E. Daniels Tract

Brian Crooks, City Planner presented the request to the Board for their review and recommendation. The intent is to remove the conditions placed on the rezoning from 2004, to allow all C-2 (Heavy Commercial) uses to be permitted by right.

Result: *A motion was made to recommend approval to amend the conditions.*

1- Motion: Commissioner Brown

2- Second: Commissioner Daniel

Passed without opposition

2. Conditional Use request for an Assisted Living Facility within the Clear Lake Reserve Development

Scott Allison, with Coleman Company, presented the request to the Board for their review and recommendation. The intent is to construct an assisted living facility with +/- 120 units. According to Appendix A, Article IV-Zoning Districts, Table 4.1, Allowed Uses by Districts, Assisted Living Facilities, and other homes for the elderly, without onsite nursing care facilities, are only allowed as a conditional use within a C-2 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
Motion passed without opposition.

3. Amendment to the Wynn-Capallo PUD Master Plan and Development Standards

Scott Allison, with Coleman Company, presented the request to the Board for their review and recommendation. The request will create a PUD Transitional Commercial Zoning Classification for an area consisting of 13 acres and will allow trailer parking yards as a conditional use.

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

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

NEW BUSINESS

1. Site Plan/Landscape Plan review for Nordic Way Trailer Storage Yard

Neil McKenzie, with Coleman Company, presented the site plan to the Board for their review and recommendation. The project will consist of 90 concrete paved trailer parking spaces, with a fence and lighting. A berm will also be constructed between Jimmy DeLoach Parkway and the storage yard.

***Result:** A motion was made to recommend approval of the site plan/landscape plan, contingent upon \$1,950.00 being paid into the tree fund.*

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

2. Site Plan/Landscape Plan review for 1707 Old Dean Forest Road

Jessica Vick, with Roberts Civil Engineering, presented the site plan to the Board for their review and recommendation. The project will consist of an expansion of the parking area and will be used for trailer parking.

Result: *A motion was made to recommend approval of the site plan/landscape plan for 1707 Old Dean Forest Road.*

1- Motion: Commissioner Williams

2- Second: Commissioner Simmons

Passed without opposition

3. Site Plan/Landscape Plan review for Harmony Subdivision Amenity Center

Neil McKenzie, with Coleman Company, presented the site plan to the Board for their review and recommendation. The project will consist of a pool, cabana, and a large pond with landscaping. The access will be from Melody Drive.

Result: *A motion was made to recommend approval of the site plan/landscape plan for Harmony Subdivision Amenity Center, contingent upon the Stormwater Maintenance Agreement being recorded and submitted to the City.*

1- Motion: Commissioner Williams

2- Second: Commissioner Simmons

Passed without opposition

4. Site Plan/Landscape Plan review for My Place Hotel at 14 Mill Creek Circle

Blake Heiman, with TGC Pooler, LLC, presented the site plan to the Board for their review and recommendation. The project will consist of a three (3) story hotel with 69 rooms and the infrastructure to support it. The site is located adjacent to the Red Roof Inn Hotel.

Result: *A motion was made to recommend approval of the site plan/landscape plan for My Place Hotel at 14 Mill Creek Circle, contingent upon a Stormwater Maintenance Agreement being recorded and submitted to the City.*

1- Motion: Commissioner Brown

2- Second: Commissioner Daniel

Passed without opposition

5. Site Plan/Landscape Plan review for Dave & Busters on Tanger Outlets Blvd.

Travis Burke, with Coleman Company, presented the site plan to the Board for their review and recommendation. The project will consist of a 20,000 sq. ft. restaurant in the Tanger Outlets Shopping Center and the infrastructure to support it. The proposed site is where the playground is currently located. A new playground will be constructed near the lighthouse.

Result: *A motion was made to recommend approval of the site plan/landscape plan for Dave & Busters, contingent upon receipt of the GSWCC approval of the proposed Erosion, Sedimentation and Erosion Control plans.*

1- Motion: Commissioner Simmons

2- Second: Commissioner Daniel

Passed without opposition

6. Site Plan/Landscape Plan review for Nine Squares (1541 Pooler Parkway)

Kinjan Patel, with GJR Development, presented the site plan to the Board for their and recommendation. The project will consist of a four (4) unit retail strip center with two tenant spaces being restaurants and the infrastructure to support it.

Result: *A motion was made to recommend approval of the site plan/landscape plan for Nine Squares at 1541 Pooler Parkway, contingent upon receipt of the GSWCC approval of the proposed Erosion, Sedimentation and Erosion Control Plan.*

1- Motion: Commissioner Henneman

2- Second: Commissioner Simmons

Passed without opposition

7. Site Plan/Landscape Plan review for Walk On's Restaurant & Vet Center on Half Moon Way

Jay Maupin, with Maupin Engineering, presented the site plan to the Board for their and recommendation. The project will consist of a 7,200 sq. ft. sports bar restaurant and a 5,200 sq. ft. vet clinic and the infrastructure to support it.

Result: *A motion was made to recommend approval of the site plan/landscape plan for Walk On's & Vet Center, contingent upon the following:*

- *A westbound right turn deceleration lane on Blue Moon Xing being proposed under this project.*
- *A modification to the southbound approach at Half Moon Way and Blue Moon Xing is being proposed under the Towne Place Pooler project. This modification includes a left turn lane and thru/right turn lane on the southbound approach to the intersection.*
- *The approval of the site plan shall be contingent upon the remaining traffic improvements, proposed under Towne Place Pooler, attaining site plan approval. The full extent of traffic improvements must be approved and a resubmittal of plans showing the complete scope of the traffic improvements must be provided, prior to a preconstruction meeting being scheduled.*
- *It shall be noted that a certificate of occupancy shall not be issued until the Water Distribution and the Sanitary Sewer System falling under the scope of Towne Place Pooler project have been permitted, constructed, and accepted by the City.*

1- Motion: Commissioner Williams
2- Second: Commissioner Simmons
Passed without opposition

8. Site Plan/Landscape Plan review for Highway 80 Car Wash

Jay Maupin, with Maupin Engineering, presented the site plan to the Board for their review and recommendation. The project will consist of a 60,913 sq. ft. car wash and the infrastructure to support it. Access to the site will be from Westside Boulevard.

Result: *A motion was made to recommend approval of the site plan/landscape plan for Highway 80 Carwash, contingent upon the following:*

- *Receipt of GSWCC approval of the proposed Erosion, Sedimentation, and Erosion Control Plans.*
- *Receipt of the approved Utility Facility Encroachment Permit, issued by GDOT, for the proposed utility installation.*

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 3:35 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 9th day of January 2023.

Kimberly Dyer, Zoning Administrator/P&Z Commission Secretary