

City of Pooler
Planning & Zoning Minutes
January 23, 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	Absent
Shirlenia Daniel	Commissioner	Present
Falgun Patel	Commissioner	Present
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Ashley Brown	Commissioner	Absent
John Winn	Commissioner	Absent
Pete Chaison	Alternate	Present
Brian Crooks	City Planner	Present
Jim Ward	Commissioner	Present

APPROVAL OF MINUTES

The minutes of the January 9, 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.

PUBLIC HEARINGS

1. Conditional Use request for Industrial & Equipment sales at 55 Coleman Blvd.

Steve Rushing presented the request to the Board for their review and recommendation. The intent is to lease the existing building and the adjacent property to Southeast Equipment Company. 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 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. Zoning Map Amendment for 2.55 acres off Old Central Road from R1-A to I-1

The petitioner was not present to answer any questions. The intent is to rezone the property to Light Industrial for lease to accommodate the surrounding businesses which are all warehouses. Several adjacent property owners appeared before the Board in opposition.

***Result:** After review of the criteria, a motion was made to recommend denial of the zoning map amendment.*

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

3. Building Height Variance for Towne Place Suites on Half Moon Way

Jay Maupin, with Maupin Engineering, presented the request to the Board for their review and recommendation. The Savannah Quarters Phase 1 Development Standards have a maximum height allowance of 50'. The intent is to construct a 64' hotel. Therefore, the petitioner is requesting a 14' height variance. There were several adjacent property owners that appeared before the Board in opposition.

***Result:** After review of the criteria, a motion was made to deny the building height variance.*

1- Motion: Commissioner Daniel
2- Second: Commissioner Chaison
Motion to deny 3 to 2.

NEW BUSINESS

1. Site Plan/Landscape Plan review for Outparcel 2, Tanger Outlets

Travis Burke, with Coleman Company, presented the site plan to the Board for their review and recommendation. The project will consist of 14,000 square foot shoe store and the infrastructure to support it. The development will be located adjacent to Panda Express on Tanger Outlets Blvd.

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

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

2. Site Plan/Landscape Plan review for Towne Place Pooler Hotel on Half Moon Way

Jay Maupin, Maupin Engineering, presented the site plan to the Board for their review and recommendation. The project will consist of a five (5) story hotel with 139 rooms and the infrastructure to support it. Mr. Maupin stated that the required buffer has been increased, the dumpster location has been moved away from the residential property.

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

- *The proposed traffic improvements, as demonstrated in the traffic impact analysis, are designed to achieve the minimum standard of traffic operations. These improvements are being permitted separately and must both be constructed and accepted by the City prior to close out. The applicable traffic improvements as follows:*
 - *A westbound right turn deceleration lane on Blue Moon Crossing being proposed under this project (Walk On's/Vet Center).*
 - *A modification to the southbound approach at Half Moon Way & Blue Moon Crossing is being proposed under the Towne Place Pooler project. This modification includes a right turn lane and a thru/left lane on the southbound approach to the intersection.*
- *A complete set of the approved site development plans shall be submitted to the City of Pooler.*
- *The City shall approve the variance application for the proposed building height, which exceeds the established development standards of the PUD. If the variance is not approved, the site development plan shall be resubmitted with building height information satisfying the applicable development standards.*

1- Motion: Commissioner Williams

2- Second: Commissioner Simmons

Passed with Commissioner Daniel in opposition.

3. Posting of a Performance Bond/Final Plat review for Harmony Townhomes

Neil McKenzie, with Coleman Company, presented the final plat to the Board for their review and recommendation. This project will consist of 57 townhomes on approximately 7 acres.

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 Simmons

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 Daniel

2- Second: Commissioner Patel

Adjourned without opposition.

The foregoing minutes are true and correct and approved by me on this 24th day of January 2023.

Kimberly Dyer, Zoning Administrator/P&Z Commission Secretary