

City of Pooler
Planning & Zoning Minutes
April 24, 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	Absent
Brian Crooks	City Planner	Present
Nicole Dixon	Planning & Development Director	Present

APPROVAL OF MINUTES

The minutes of the April 10, 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.

NEW BUSINESS:

1. Zoning Map Amendment of 1703 Old Dean Forest Road

Attorney Robert McCorkle, with McCorkle, Jonson, and McCoy, presented the map amendment for 1703 Old Dean Forest Road from MH-3 to I-1 to the Board for their review and recommendation. Mr. McCorkle stated that the areas surrounding the said property is zoned industrial. Therefore, in his opinion, allowing this to be rezoned to industrial would be consistent with all the other properties. This site consists of 4.15 acres and is currently developed as Bashlor's Mobile Home Park. The intended use is a truck terminal yard.

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

1- Motion: Commissioner Simmons

2- Second: Commissioner Brown

Passed without opposition.

2. Zoning Map Amendment of a portion of 836 U.S. Highway 80 West, from R1-A to apply the Main Street Overlay District

Lori Lewis, owner of Advanced Academic Academy, presented the petition to the Board for their review and recommendation. The intent of this request is for a portion of the said property to be placed within the Main Street Overlay District. If the proposed development follows all rules and regulations of the district, permit fees will not exceed \$5,000.00. This will also allow the city to have the means to unify, coordinate and control the development in a practical and aesthetic manner that will enhance and protect the future prosperity of the district without undue burden on owners and developers. The existing base zoning district will remain R1-A and the Main Street Overlay District will then apply to the property. There were questions from the Board regarding the intended use of the large concrete slab in front of the proposed building, the number of students, and the potential traffic impact on Highway 80. Several educators, staff and students appeared before the Board requesting that this petition be approved. Several adjacent property owners voiced their concerns with buffers, traffic, noise, lighting, hours of operation, the type of fence that will be installed, quality of life, type of school, and traffic. In response, Mr. Lewis stated that the intent is to keep the area as natural as possible, the conceptual plan shows a 60' undisturbed buffer surrounding the property, the concrete slab may be used for a small office in the future. In addition, the school is classified as a learning center, with tutoring and a facility for education. There were concerns made by the Commission that because the property was triangular, the depth of the said property went well beyond the 300-foot distance the overlay currently is located from Hwy. 80. The school would be situated on the interior of the property, with a proposed office or spa located in the front of the property in the future. The Commission decided since the school wouldn't front on Hwy. 80 that it didn't meet the intent of the Overlay District.

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

1- Motion: Commissioner Brown

2- Second: Commissioner Simmons

Passed by majority with Commissioner Daniel in opposition.

3. Conditional Use to construct a Learning Center at 836 U.S. Highway 80 West

Lori Lewis, owner of Advanced Academic Academy, presented the request to the Board for their review and recommendation. The desired use is a learning center, which is considered an "Other Schools and Instruction", use and is permitted in the R1-A Zoning District as a conditional use.

Result: After review of the criteria, a motion was made to recommend approval of the conditional use, contingent upon the buffer being 60' from all residential properties, as shown on the conceptional plan.

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

4. Major Subdivision review for Outpost Bay

Neil McKenzie, with Coleman Company, presented the Outpost Bay subdivision to the Board for their review and recommendation. This development will consist of 94 single family residential lots and the infrastructure to support it and is located off Serengeti Boulevard. There were some questions from the Board regarding approved street names, Georgia EPD and the water/sewer capacity approval letter. In response, Mr. McKenzie stated that the street names will be approved prior to the final plat and all required documents have been received.

Result: A motion was made to recommend approval of the major subdivision, contingent upon GAEPD approval forms being received prior to Council.

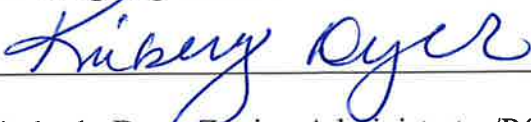
- 1- Motion:** Commissioner Williams
- 2- Second:** Commissioner Daniel
- Passed without opposition.**

Adjournment

There being no further business, Commissioner Saxon asked for a motion to adjourn at 4:10 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 24th day of April 2023.



Kimberly Dyer, Zoning Administrator/P&Z Commission Secretary