

City of Pooler
Planning & Zoning Minutes
July 10, 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	Absent
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Ashley Brown	Commissioner	Absent
John Winn	Commissioner	Absent
Pete Chaison	Alternate	Absent
Jim Ward	Commissioner	Present
Brian Crooks	City Planner	Present
Nicole Dixon	Planning & Development Director	Present

APPROVAL OF MINUTES

The minutes of the June 26, 2023, 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.

NEW BUSINESS:

A. Text Amendment to Amend Chapter 50, Article II, to Ensure Compliance with the Minimum National Flood Insurance Program standards

Nicole Dixon, Director of Planning & Development, presented the text amendment to the Board for their review and recommendation. This revision is to ensure compliance with the State Model Flood Ordinance and minimum National Flood Insurance Program Standards.

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

1- Motion: Commissioner Daniel

2- Second: Commissioner Ward
Passed without opposition.

B. Text Amendment to amend Chapter 66, Section 4 and Section 10 to Amend Requirements and Procedures Related to Signs

Nicole Dixon, Director of Planning & Development Services, presented the text amendment to the Board for their review and recommendation. This revision will amend Chapter 66 – Sign Regulations, Section 4 – Requirements that apply to all signs in general and section 10 – Sign Permits; requirements and procedures to amend sign permitting requirements.

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

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

C. Conditional Use for a Senior Living Facility at 130 Pipemaker’s Circle

Nicole Dixon, Director of Planning & Development Services, presented the conditional use to the Board for their review and recommendation. The request is to establish an independent senior housing facility with 132 units and 24/7 operations, age restricted to occupants 62 and older. This site is located within Godley Station PUD.

Result: *After review of the criteria, a motion was made to recommend approval of the conditional use request for 130 Pipemaker’s Circle, contingent upon the following:*

- *An outdoor common open space area, such as a recreational area or similar amenity, shall be provided for the site to encourage social contact between residents per Sec. 28(D)(5)(e) of Appendix A, Article III.*
- *Recombination of the three parcels prior to site plan approval.*

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

D. Site Plan/Landscape Plan for Chick-fil-A at 205 Grand Central Boulevard

Nicole Dixon, Director of Planning & Development, presented the site plan to the Board for their review and recommendation. The developer is proposing to construct a 4,947 square foot building with 97 associated parking spaces on a 2.8 acre site. The project is located north of the intersection of Grand Central Boulevard and Pooler Parkway.

Result: *After review of the criteria, a motion was made to recommend approval of the site plan/landscape plan for Chick-fil-A at 205 Grand Central Blvd.*

1- Motion: Commissioner Williams

2- Second: Commissioner Patel

Passed without opposition.

E. Site Plan/Landscape Plan for Lift Power Trailer Storage Facility at 1500 Jimmy DeLoach Parkway

Nicole Dixon, Director of Planning & Development, presented the site plan to the Board for their review and recommendation. The site is approximately 5.348 acres and will consist of 101 trailer parking spaces. The site is located within the Wynn-Capallo PUD (Transitional Commercial Zoning).

***Result:** After review of the criteria, a motion was made to recommend approval of the site plan/landscape plan for Lift Power Trailer Storage Facility.*

1- Motion: Commissioner Daniel

2- Second: Commissioner Williams

Passed without opposition.

F. Final Plat with Warranty Bond and Sidewalk Performance Bond for Westbrook Reserve, Phase 7B (Westbrook, Ph. 7B-2)

Nicole Dixon, Director of Planning & Development, presented the final plat to the Board for their review and recommendation. A final inspection was completed on June 30, 2023 and all punch list items have been addressed. Therefore, the developer has posted a maintenance bond in the amount of \$116,471.95 and a sidewalk performance bond in the amount of \$133,815.00 to have the plat recorded.

***Result:** A motion was made to recommend approval of the final plat and the warranty/sidewalk bonds for Westbrook Reserve, Ph. 7B (Westbrook, Ph. 7B-2).*

1- Motion: Commissioner Simmons

2- Second: Commissioner Williams

Passed without opposition.

G. Final Plat with Warranty Bond and Sidewalk Performance Bond for Whitaker Park Townes (Easthaven Area A-2/Easthaven, Ph. 4)

Nicole Dixon, Director of Planning & Development, presented the final plat to the Board for their review and recommendation. A final inspection was completed on June 30, 2023 and all punch list items have been addressed. Therefore, the developer has posted a maintenance bond in the amount of \$762,754.38 and a sidewalk performance bond in the amount of \$75,761.40 to have the plat recorded.

***Result:** A motion was made to recommend approval of the final plat and the warranty/sidewalk bonds for Whitaker Park Townes (Easthaven Area A-2/Easthaven, Ph. 4)*

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 approximately 3:11 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 10th day of July 2023.

Kimberly Dyer, Zoning Administrator/P&Z Commission Secretary