

**City of Pooler**  
Planning & Zoning Minutes  
**June 26, 2023**

**CALL TO ORDER:**

Chairman Matt Saxon called the meeting to order at 3:00 p.m.  
Commissioner Simmons led the Pledge of Allegiance.

| <b>Attendee Name</b> | <b>Title</b>                    | <b>Status</b> |
|----------------------|---------------------------------|---------------|
| Kimberly Dyer        | Zoning Admin./Secretary         | Absent        |
| 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                    | Present       |
| Pete Chaison         | Alternate                       | Present       |
| Brian Crooks         | City Planner                    | Present       |
| Nicole Dixon         | Planning & Development Director | Absent        |

**APPROVAL OF MINUTES**

The minutes of the June 12, 2023, Pooler Planning and Zoning Commission were reviewed, and no corrections or amendments were noted.

**Result:** *Approved*

**1-Motion:** Commissioner Daniel

**2-Second:** Commissioner Chaison

**Passed without opposition.**

**NEW BUSINESS:**

**1. Final Plat Towne Park Phase II**

Brian Crooks, City Planner, introduced the item. The request was for approval of the final plat for a 178 townhome subdivision. The applicant was present to address any questions.

**Result:** *A motion was made to recommend approval of the final plat for Towne Park Phase II.*

**1- Motion:** Commissioner Williams

**2- Second:** Commissioner Simmons

**Passed without opposition.**

**2. Site Plan/Landscape Plan for Cambria Suites on Tanger Outlets Blvd**

Brian Crooks, City Planner, introduced the item. The applicant is requesting site plan/landscape plan approval for a 107-room hotel. It was noted that this item has been moved forward with contingencies related to the stormwater maintenance agreement and need for a revised landscape plan. The applicant was present to address any questions.

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

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

**3. Site Plan/Landscape Plan for McDonalds at 1585 Pooler Parkway**

Brian Crooks, City Planner, introduced the item. The applicant is requesting site plan/landscape plan approval for a new McDonald's restaurant at 1585 Pooler Parkway. It was noted that this item has been moved forward with contingencies related to hold harmless agreement and revised site plan detailing a concrete swale conforming to City's specifications and provision of a sewer lateral for the adjacent parcel.

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

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

**4. Site Plan/Landscape Plan for McDonalds shared entrance at 1585 Pooler Parkway**

Brian Crooks, City Planner, introduced the item. This project serves as the primary ingress/egress for the McDonald's site. The applicant was present to address any questions.

**Result:** *A motion was made to recommend approval of the site plan/landscape plan for the McDonald's shared entrance*

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

**5. Site Plan/Landscape Plan for Valvoline at 2121 Pooler Parkway**

Brian Crooks, City Planner, introduced the item. This project will be to establish a Valvoline oil change facility. It was noted that this item and the following are two separate items but have some shared development items.

**Result:** *A motion was made to recommend approval of the site plan/landscape plan for Valvoline at 2121 Pooler Parkway.*

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

**6. Site Plan/Landscape Plan for Vystar at 2131 Pooler Parkway**

Brian Crooks, City Planner, introduced the item. This project will be to establish a Vystar credit union. It was noted that this item and the previous are two separate items but have some shared development items. The applicant was there to address any questions.

***Result:** A motion was made to recommend approval of the site plan/landscape plan for Vystar at 2131 Pooler Parkway.*

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

**Adjournment**

There being no further business, Commissioner Saxon asked for a motion to adjourn at approximately 3:12 p.m.

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

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Brian Crooks, City Planner