

City of Pooler
Planning & Zoning Minutes
July 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	Present
Brian Crooks	City Planner	Present
Nicole Dixon	Planning & Development Director	Present

APPROVAL OF MINUTES

The minutes of the July 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:

A. Zoning Map Amendment for 1722, 1730, 1732, 1740 & 1742 Quacco Road from R-A to R-4

John Northrup, with Bouhan Falligant Attorneys at Law, presented the zoning map amendment to the Board for their review and recommendation. The developer is requesting approval to rezone approximately 20 acres on Quacco Road from R-A (Residential Agricultural) to a R-4 (Townhome and Condominium) Zoning District. The townhome development will consist of a total of 100 (5 du/ac) units and the site will include two access points on Quacco Road. The subject parcels were part of a previous rezoning that was denied due to environmental and traffic concerns on the

western tract. The portion with respect to environmental concerns is not included as part of this new petition.

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

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

B. Zoning Map Amendment for Collins Street Properties

Nicole Dixon, Director of Planning & Development, presented the zoning map amendment to the Board for their review and recommendation. This request is to rezone the following properties from R-1A (Single-Family Residential) to the C-1 (Light Commercial) Zoning District:

- 209 S. Rogers Street
- 113 W Collins Street
- 309 W Collins Street
- 313 W Collins Street
- 213 E Collins Street
- 205 E Collins Street
- 321 E Collins Street
- 415 E Collins Street
- 405 E Collins Street
- 303 E Collins Street
- 315 E Collins Street

According to the main Street Overlay District, the entire corridor was to be commercially zoned excluding a small section, which is zoned industrial. The properties that front Collins Street were included in the overlay district but were never rezoned from residential to a commercial district. After being contacted by several property owners expressing interest in having their property rezoned to C-1, staff initiated the process to move forward with a zoning map amendment petition. There were several adjacent property owners that appeared before the Board with concerns about the potential increase in traffic, noise, drainage, buffers, increase in property taxes and the type of proposed commercial uses.

Result: *After review of the criteria, a motion was made to recommend approval of the zoning map amendment for Collins Street properties.*

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

C. Conditional Use for a proposed Fitness Center adjacent to All America Glass on W. Hwy. 80

Nicole Dixon, Director of Planning & Development, presented the conditional use to the Board for their review and recommendation. The request is to construct a 12,000 sq. ft. fitness gym facility and the infrastructure to support it. While the intended facility would be open 24/7, the peak hours are anticipated to be 7:00 – 10:00 AM and 5:00 to 10:00 PM. The property is located along a bend on the East bound portion of US Highway 80 and is zoned C-1 within the Main Street Overlay District.

Result: *After review of the criteria, a motion was made to recommend approval of the conditional use request for a proposed fitness center.*

1- Motion: Commissioner Brown

2- Second: Commissioner Simmons

Passed without opposition.

Adjournment

There being no further business, Commissioner Saxon asked for a motion to adjourn at approximately 3:28 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 24th day of July 2023.

Kimberly Dyer, Zoning Administrator/P&Z Commission Secretary