

City of Pooler
Planning & Zoning Minutes
May 22, 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	Absent
Falgun Patel	Commissioner	Absent
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Ashley Brown	Commissioner	Absent
John Winn	Commissioner	Absent
Pete Chaison	Alternate	Present
Jim Ward	Commissioner	Present
Brian Crooks	City Planner	Present
Nicole Dixon	Planning & Development Director	Present

APPROVAL OF MINUTES

The minutes of the May 8, 2023, Pooler Planning and Zoning Commission were reviewed, and no corrections or amendments were noted.

Result: *Approved*

1-Motion: Commissioner Chaison

2-Second: Commissioner Williams

Passed without opposition.

NEW BUSINESS:

- 1. Amendment to the City of Pooler Code of Ordinances Appendix A, Zoning, Article V – Procedures and Administration and Enforcement, Section 5, Public Notice and Chapter 62 – Planning, Article II - Planning and Zoning Commission – Section 62-34: To Amend Language Related to Public Notice Requirements and Public Hearing Procedures**

Nicole Dixon, Director of Planning & Development, presented the text amendment to the Board for their review and recommendation. Appendix A, Zoning, Article V- Procedures and Administration and Enforcement, Section 5, Public Notice and Chapter 62 – Planning, Article II – Planning and Zoning Commission – Section 62-34: To amend

language related to public notice requirements and public hearing procedures.

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

1- Motion: Commissioner Simmons

2- Second: Commissioner Ward

Passed without opposition.

2. Amendment to the City of Pooler Code of Ordinances, Appendix, Zoning, Article II – Definitions and Article III – General Provisions by Adding Section 32 – Horizontal Mixed-Use Development and Amending Table 4.1 – Allowed Uses by Zoning Districts

Nicole Dixon, Director of Planning & Development, presented the text amendment to the Board for their review and recommendation. Appendix A – Zoning, Article II – Definitions and Article III – General Provisions by adding section 32- Horizontal Mixed-Use Development and Amending Table 41. – Allowed Uses by Zoning District.

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

1- Motion: Commissioner Simmons

2- Second: Commissioner Ward

Passed without opposition.

3. Amendment to The City of Pooler Code of Ordinances Appendix A – Zoning, Article III – General Provisions, to Clarify Language Related to the Display of Goods in Parking or Loading Areas and Provide for Provisions Related to Outdoor Storage and Display and Sale of Merchandise: To Address Non-Conformities and Need for Compliance

Nicole Dixon, Director of Planning & Development, presented the text amendment to the Board for their review and recommendation. Appendix A – Zoning, Article III – General Provisions, to clarify language related to the display of goods in parking or loading areas and provide for provisions related to outdoor storage and display and sale of merchandise: To address non-conformities and need for compliance.

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

1- Motion: Commissioner Simmons

2- Second: Commissioner Ward

Passed without opposition.

4. Building Height Variance for Stonecutter Pooler Multifamily, LLC

Brian Clouser, with Kimley-Horn, presented the variance to the Board for their review and recommendation. Stonecutter Pooler Multifamily, LLC is requesting a building height variance due to the elevation change between the project site and Pooler Parkway. The intent is to mitigate visual hardship by increasing the building(s) height to 60'. This would provide for a visible representation of

surrounding product types, as well as achieve a more aesthetic architectural appeal. The site is in the SW quadrant of Pooler Parkway and Westbrook Lane, within the Savannah Quarters Planned Unit Development. The maximum allowable height within the PUD is 50'. The current property is 24 acres and will consist of 288 multifamily units, including a clubhouse and a pool. There were several adjacent property owners that appeared before the board in opposition. Some of the concerns included the potential increase in traffic, noise, lighting, the number of proposed units and the number of apartment complexes already in the area. Brian Crooks, City Planner, reminded the board that this parcel is zoned R3-C, and the density is 20 units per acre.

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

1- Motion: Commissioner Simmons

2- Second: Commissioner Ward

Passed with Commissioner Chaison in opposition.

5. Posting of Subdivision Performance Bond/Final Plat for Harmony, Phase 7

Neil McKenzie, with Coleman Company, presented the plat to the board for their review and recommendation. This phase will consist of 31 single-family residential lots on 11.5 acres. The development is located on Melody Drive, east of Symphony Court. For the performance bond, the remaining site work includes site grading, erosion and sedimentation control, the water distribution system, sanitary sewer and the roadway & stormwater management. The developer has posted a bond in the amount of \$2,159,783.90 to have the plat recorded.

***Result:** A motion was made to accept the posting of the bond and recommend approval of the final plat.*

1- Motion: Commissioner Williams

2- Second: Commissioner Simmons

Passed without opposition.

6. Posting of Maintenance Bond & Sidewalk Performance Bond/Final Plat for Forest Lakes, Phase 10

Neil McKenzie, with Coleman Company presented the final plat to the Board for their review and recommendation. This phase will consist of 33 single family residential lots on 17.22 acres and is located on Champlain Drive. The developer has posted a warranty bond in the amount of \$209,255.75 and a sidewalk bond in the amount of \$56,438.00 to have the plat recorded.

***Result:** A motion was made to accept the posting of the bonds and recommend approval of the final plat.*

1- Motion: Commissioner Williams

2- Second: Commissioner Ward

Passed without opposition.

Adjournment

There being no further business, Commissioner Saxon asked for a motion to adjourn at approximately 3:33 p.m.

1- Motion: Commissioner Ward

2- Second: Commissioner Williams

Adjourned without opposition.

The foregoing minutes are true and correct and approved by me on this 22nd day of May 2023.

Kimberly Dyer, Zoning Administrator/P&Z Commission Secretary