

City of Pooler
Planning & Zoning Minutes
September 11, 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
Sean Evans	Commissioner	Present
Shirlenia Daniel	Commissioner	Present
Brad Rife	Alternate	Present
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Ashley Brown	Commissioner	Present
Pete Chaison	Commissioner	Present
Brian Crooks	City Planner	Present
Nicole Dixon	Planning & Development Director	Present

APPROVAL OF MINUTES

The minutes of the August 28, 2023, Pooler Planning and Zoning Commission were reviewed, and no corrections or amendments were noted.

Result: *Approved*

1-Motion: Commissioner Brown

2-Second: Commissioner
Simmons

Passed without opposition.

NEW BUSINESS:

A. Map Amendment for Collins Street Properties from RA-1 to C-1

Nicole Dixon, Planning & Development Director, presented the amendment to the Board for their review and recommendation. The request is to rezone properties located at 121 E. Collins Street, 215 E. Collins Street, 205 W. Collins Street and 205 Sheftall from the R1-A (Single-Family Residential) Zoning District to the C-1 (Light Commercial) Zoning District. These properties are included in the Main Street Overlay District but were never rezoned to light commercial. If approved by Council, there will be three (3) remaining parcels on Collins Street that are still zoned single-family residential.

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

1- Motion: Commissioner Simmons

2- Second: Commissioner Daniel

Passed without opposition.

B. Map Amendment for 1720 Quacco Road from R-A to C-2

Nicole Dixon, Planning & Development Director, presented the amendment to the Board for their review and recommendation. The applicant is requesting to rezone 1720 Quacco Road from the R-A (Residential Agricultural) Zoning District to the C-2 (Heavy Commercial) Zoning District. The intended use is for equipment rental. The subject area consists of one, two-acre parcel and has a residential structure. The site has frontage and access along Quacco Road, which is presently two lanes. All the surrounding properties are currently zoned residential agricultural.

Result: After review of the criteria, a motion was made to recommend denial of the map amendment for 1720 Quacco Road.

1- Motion: Commissioner Daniel

2- Second: Commissioner Brown

Passed without opposition.

C. Map Amendment for Yancey Brothers Dublin Road properties from RA-2, C-1 to I-1

Nicole Dixon, Planning & Development Director, presented the map amendment to the Board for their review and recommendation. The applicant is requesting to rezone 110, 116, 124 and 132 Dublin Road from RA-2 (Residential-Agricultural, Two-family Dwelling) and C-1 (Light Commercial) Zoning District to I-1 (Light Industrial) Zoning District. The subject site consists of four parcels totaling approximately 3.44 acres and has frontage and access along Dublin Road.

Result: After review of the criteria, a motion was made to recommend approval of the map amendment for 110, 116, 124 and 132 Dublin Road.

1- Motion: Commissioner Brown

2- Second: Commissioner Daniel

Passed without opposition.

D. Conditional Use for 605 US Highway 80 W for a Daycare and Tutoring Center

Nicole Dixon, Planning & Development Director, presented the conditional use request to the Board for their review and recommendation. The applicant is requesting to establish a tutoring center with after school daycare, including associated outdoor play areas. One portion of the building will be utilized for tutoring pre-school, elementary

and middle school students. The after-school care will be provided in a separate portion of the facility for tutoring students only. The subject site is approximately 3.3 acres with an existing commercial structure and associated parking. The structure is approximately 13,000 square feet.

Result: *After review of the criteria, a motion was made to recommend approval of the conditional use for 605 US Highway 80 W.*

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

E. Variance for 5158 Old Louisville Road for 80' buffer reduction

Nicole Dixon, Planning & Development Director, presented the variance to the Board for their review and recommendation. The applicant is requesting to reduce the required 100' buffer by 80' along the property boundary to extend the warehouse and trailer storage yard. This reduction from 100' to 20' would be for approximately 350' along the eastern property line. The buffer is required as the adjacent property is currently zoned residential. The adjacent property owner submitted a letter in support of the request.

Result: *After review of the criteria, a motion was made to recommend approval of the buffer reduction for 5158 Old Louisville Road, contingent upon a landscape plan being submitted showing that the remaining 20' buffer will be heavily planted with understory trees and/or shrubs.*

- 1- Motion:** Commissioner Daniels
- 2- Second:** Commissioner Evans
- Passed without opposition.**

F. Site Plan for Blakley Commons Multifamily

Nicole Dixon, Planning & Development Director, presented the site plan to the Board for their review and recommendation. This project will consist of a 289-unit apartment complex with a leasing office, clubhouse, fitness center, pool and all the infrastructure to support it. The site is located on Parcel 6-1 within Blakely Commons of Savannah Quarters PUD, Phase 16.

Result: *A motion was made to recommend approval of the site plan/landscape plan for Blakley Commons Multifamily.*

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

G. Site Plan for Mosaic Gardens

Nicole Dixon, Planning & Development Director, presented the site plan to the Board for their review and recommendation. This project will consist of three (3) retail buildings and a 12,000 square foot restaurant. The site is located on Mosaic Circle within the Savannah Quarters PUD, Phase 7.

Result: *A motion was made to recommend approval of the site plan/landscape plan for Mosaic Gardens, contingent upon \$8,075.00 being paid into the tree fund.*

1- Motion: Commissioner Williams

2- Second: Commissioner Evans

Passed without opposition.

H. Site Plan for High Avenue Extension (aka I-16 Mixed Use Access Road)

Nicole Dixon, Planning & Development Director, presented the site plan to the Board for their review and recommendation. The intent is to extend High Avenue to access parcels in the rear of the property. This project is located on Tract 1 in Mosaic Town Center and is in Phase 7 of the Savannah Quarters PUD.

Result: *A motion was made to recommend approval of the site plan for High Avenue Extension (aka I-16 Mixed Use Road).*

1- Motion: Commissioner Williams

2- Second: Commissioner Simmons

Passed without opposition.

I. Site Plan for Transportation Logistics Terminal 2A

Nicole Dixon, Planning & Development Director, presented the site plan to the Board for their review and recommendation. The project will include a 3.4-acre paved parking lot for trailers, with clearing, paving/grading, and stormwater infrastructure being a part of this development. There are currently two buildings on the property, one will remain as the same business, and the other one will be the office for the trailer yard.

Result: *A motion was made to recommend approval of the site plan for Transportation Logistics Terminal 2A.*

1- Motion: Commissioner Williams

2- Second: Commissioner Simmons

Passed without opposition.

Adjournment

There being no further business, Commissioner Saxon asked for a motion to adjourn at approximately 3:20 p.m.

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

The foregoing minutes are true and correct and approved by me on this 11th day of September 2023.

Kimberly Dyer, Zoning Administrator