

City of Pooler
Planning & Zoning Minutes
September 25, 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
Matt Saxon	Chairman	Present
Brad Rife	Alternate	Present
Shirlenia Daniel	Commissioner	Present
Sean Evans	Commissioner	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
Kimberly Dyer	Zoning Administrator/Secretary	Present

APPROVAL OF MINUTES

The minutes of the September 11, 2023, Pooler Planning and Zoning Commission were reviewed, and no corrections or amendments were noted.

Result: *Approved*

1-Motion: Commissioner Daniel

2-Second: Commissioner Evans

Passed without opposition.

NEW BUSINESS:

A. Conditional use for Galen College of Nursing at 500 Mosaic Circle

Nicole Dixon, Director of Planning & Development, presented the conditional use request to the Board for their review and recommendation. Trent Robertson, with Masterplan, provided a presentation describing the proposed development. The request is to construct a new 26,000 square foot nursing college with offices. The subject site is approximately 4.5 acres. The expected enrollment will be approximately 400 students on campus at a time and typical operations will be from 8:00 am to 8:00 pm, Monday through Friday.

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

1- Motion: Commissioner Williams

2- Second: Commissioner Daniel

Passed without opposition.

B. Conditional Use of Car Rental Business at 1024 W. Hwy. 80, Ste. 103

Nicole Dixon, Director of Planning & Development, presented the conditional use to the Board for their review and recommendation. The request is to establish a rental car facility. The applicant was not present.

Result: *After review of the criteria, a motion was made to recommend denial of the conditional use.*

1- Motion: Commissioner Brown

2- Second: Commissioner Simmons

Passed without opposition to deny.

C. Zoning Map Amendment for 120 Parsons Avenue from R-1A to C-1

Nicole Dixon, Director of Planning & Development, presented the zoning map amendment to the Board for their review and recommendation. Attorney Nobel Boykin was present to answer any questions. The intent is to rezone 120 Parsons Avenue from the R-1A (Single-Family Residential) Zoning District to the C-1 (Light Commercial) Zoning District. The subject site is approximately half an acre, and has an existing residential structure with access off Parsons Avenue.

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

1- Motion: Commissioner Williams

2- Second: Commissioner Brown

Passed without opposition.

D. PUD Amendment for Savannah Quarters Phase 16 and Phase 8

Nicole Dixon, Director of Planning & Development, presented the amendment to the Board for their review and recommendation. Attorney John Northrup provided a presentation describing the proposed revisions to the Savannah Quarters PUD Development Standards and PUD Master Plan. The Phase 8 site is approximately 22.12 acres, and the use is designated within the PUD as worship only. The existing site is the previous location for Christ Presbyterian Church and is no longer in operation. The intent is to establish a mixed-use development consisting of retail commercial and multi-family residential. This would entail both residential mixed-use buildings as well as stand-alone multi-family buildings. The applicant is proposing to transfer the property from Phase 8 of the PUD to Phase 16, to allow the mixed-use development. Phase 16 of the PUD was amended on November 7, 2022 to allow for multi-family residential uses. There were numerous residents from Westbrook that appeared before the Board in opposition. The residents are concerned with the potential increase in traffic, aesthetics, a proposed parking garage fronting a residential neighborhood, reduction in wildlife, potential increase in noise, limited access, school traffic and the safety of the children attending the school that walk home.

Result: *After review of the criteria, a motion was made to recommend denial of the PUD Amendment for Savannah Quarters, Phases 16 and 8.*

1- Motion: Commissioner Daniel

2- Second: Commissioner Brown

Passed without opposition to deny.

Adjournment

There being no further business, Commissioner Saxon asked for a motion to adjourn at approximately 4:03 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 25th day of September 2023.

Kimberly Dyer, Zoning Administrator/P&Z Commission Secretary