

City of Pooler
Planning & Zoning Minutes
October 23, 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	Absent
Sean Evans	Commissioner	Present
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Jim Ward	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 October 9, 2023, Pooler Planning and Zoning Commission were reviewed, and no corrections or amendments were noted.

Result: *Approved*

1-Motion: Commissioner Chaison

2-Second: Commissioner Rife

Passed without opposition.

NEW BUSINESS:

A. Site Plan for Express Oil Change

Nicole Dixon, Planning & Development Director, presented the site plan to the Board for their review and recommendation. The project will consist of a 5,830 square foot express oil change center and the infrastructure to support it at 2211 Pooler Parkway. This parcel is located within Phase 7 of The Savannah Quarters Planned Unit Development (PUD).

Result: *After review of the criteria, a motion was made to recommend approval of site plan for Express Oil Change.*

1- Motion: Commissioner Williams

2- Second: Commissioner Simmons

Passed without opposition.

B. Preliminary Construction Plan for Harmony, Phase 8B

Nicole Dixon, Planning & Development Director, presented the construction plans to the Board for their review and recommendation. The phase will consist of 38 single-family detached lots within the JABOT Planned Unit Development (PUD). The property is located off Andante Way.

Result: *After review of the criteria, a motion was made to recommend approval of preliminary construction plans for Harmony, Phase 8B.*

1- Motion: Commissioner Williams

2- Second: Commissioner Chaison

Passed without opposition.

C. Posting of a Warranty Bond for Old Louisville Road/Coastal Commerce Lift Station

Nicole Dixon, Planning & Development Director, presented the warranty bond to the Board for their review and recommendation. The warranty bond includes the lift station, force main and associated appurtenances. The calculated value of the 50% warranty bond is \$191,758.00.

Result: *A motion was made to recommend posting of the bond.*

1- Motion: Commissioner Williams

2- Second: Commissioner Simmons

Passed without opposition.

D. Posting of a Warranty Bond for Old Louisville Road/Coastal Commerce Infrastructure Improvements

Nicole Dixon, Planning & Development Director, presented the warranty bond to the Board for their review and recommendation. The warranty bond includes the roadway, signage, pavement markings, the water distribution system and the drainage system. The calculated value of the 50% warranty bond is \$524,063.50.

Result: *A motion was made to recommend posting of the bond.*

1- Motion: Commissioner Williams

2- Second: Commissioner Evans

Passed without opposition.

Adjournment

There being no further business, Commissioner Saxon asked for a motion to adjourn at approximately 3:09 p.m.

1- Motion: Commissioner Ward

2- Second: Commissioner Evans

Adjourned without opposition.

The foregoing minutes are true and correct and approved by me on this 23rd day of October 2023.

Kimberly Dyer, Zoning Administrator/P&Z Commission Secretary