

City of Pooler
Planning & Zoning Minutes
April 22, 2024

CALL TO ORDER:

Chairman Johnson called the meeting to order at 3:00 p.m.
Commissioner Simmons led the Pledge of Allegiance.

Attendee Name	Title	Status
Nicole Johnson	Chairman	Present
Brad Rife	Commissioner	Present
Shirlinia Daniel	Commissioner	Present
Jeremy Kelly	Alternate	Present
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Ashley Brown	Commissioner	Present
Pete Chaison	Commissioner	Present
Brian Crooks	City Planner	Present
Kimberly Dyer	Zoning Administrator/Secretary	Present

Chairman Johnson made the announcement that this would be the last meeting for Brian Crooks, City Planner. He has accepted a position with Richmond Hill and wished him the best of luck and thanked him for his time here with us.

APPROVAL OF MINUTES

The minutes of the April 8, 2024, Pooler Planning and Zoning Commission were reviewed, and corrections were noted.

Result: *Approved*

1-Motion: Commissioner Simmons

2-Second: Commissioner Daniel

Passed without opposition.

Brian Crooks, City Planner, stated that the Jabot PUD Amendment #16 item has been withdrawn.

NEW BUSINESS:

A. Zoning Text Amendment related to Minor Site Plan Approvals

Brian Crooks, City Planner, presented the request to the Commission for their review and recommendation. This revision will allow minor site plans to be reviewed by City Staff. The minor site plan process will not be used for new buildings or building additions and will be limited to non-structural development or redevelopment less than 5,000 square feet, and less than one acre of land disturbance; non-structural expansion of an existing use up to 25 percent of the original approved site plan; or changes in the site layout or design that do not involve wetlands or buffer alterations; or changes to a site that require a variance.

Result: *A motion was made to recommend approval of the text amendment.*

1- Motion: Commissioner Daniel

2- Second: Commissioner Brown

Passed without opposition.

B. Zoning Map Amendment for 317 W Collins St. from R1-A to C-1

Brian Crooks, City Planner, presented the **zoning map amendment** to the Commission for their review and recommendation. **The petitioner is requesting that 317 W Collins Street be rezoned from the R1-A (Single-family Residential) to the C-1 (Light Commercial) Zoning District. This property is located within the Main Street Overlay District.** The applicant is seeking to construct an office building. The other nearby properties were recently rezoned to C-1. This property was provided with the opportunity to participate in the larger rezonings for Collins Street but did not reach out during that time. Gregory Alfonso, General Contractor, was present to answer questions.

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

1- Motion: Commissioner Brown

2- Second: Commissioner Daniel

Passed without opposition.

C. Conditional Use Request for 272 Cattle Run Way for a Home Occupation

Brian Crooks, City Planner, presented the request to the Commission for their review and recommendation. The request is for a home occupation use for an upholstery business for automobile, boat, and motorcycle seats as well as small furniture. A home occupation is considered ancillary to the primary use as a residence. A home occupation must also comply with all requirements of Sec. 18 of App. A, Art. III. Per the applicant, the use will be located within the 2-car garage, which is approximately 400 sf. Most often, the owner will travel to acquire the pieces, but individuals will occasionally drop-off the items and materials at the subject site. Operation hours will be 8 am to 5 pm. The garage door will remain closed during any operation hours. Several members of the public spoke in opposition. The applicant was present to answer questions.

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

1- Motion: Commissioner Daniel

2- Second: Commissioner Chaison

Motion to recommend denial failed.

Commissioner Brown moved to recommend approval of the request.

1- Motion: Commissioner Brown

2- Second: Commissioner Rife

Passed with a recommendation of approval with Commissioners Daniel and Chaison in opposition.

D. Conditional Use request for 352 Casey Drive for a Home Occupation

Brian Crooks, City Planner, presented **conditional use request to the Commission** for their review and recommendation. The request is for a home occupation use for a day spa. A home occupation is considered ancillary to the primary use as a residence. A home occupation must also comply with all requirements of Sec. 18 of App. A, Art. III. The applicant was not present to answer questions.

Result: *A motion was made to recommend postponing this item until the applicant can be present to answer questions.*

1- Motion: Commissioner Daniel

2- Second: Commissioner Rife

Passed without opposition.

E. Conditional Use Request for 112 N Rogers Street for a daycare

Brian Crooks, City Planner, presented the **conditional use request to the Commission** for their review and recommendation. The subject site is approximately 0.5 acres located on N. Rogers Street. The site contains two commercial buildings, totaling approximately 3,790 sf. The surrounding properties include residential and commercial properties. City Council denied a previous request for a daycare at this site under project #221289 on Dec. 5, 2022, due to concerns related to traffic and safety from the proposed use, parking and access to the site. A subsequent request for a daycare in December of 2023 was withdrawn. The applicant, Ms. Ingram, stated that she is willing to make any necessary changes and improvements to the site to address the concerns related to access and parking. Further, she will utilize one-way arrival and departures from N. Rogers Street, using the circular driveway. Drop-off shall be between 6:00 am and 9:00 am and pick-up will be throughout the day and until 5:00 pm Monday-Friday. She is also prepared to provide 5-minute increment drop-off times for parents to ensure any potential congestion is limited on N. Rogers Street. Members of the Board had concerns about parking, and the potential increase in traffic.

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

1- Motion: Commissioner Simmons

2- Second: Commissioner Brown

Passed with Commissioner Daniel in opposition.

F. Variance of the setback requirement for stacked container storage adjacent to non-residential property of 100' for 6 A J Garcia Road

Brian Crooks, City Planner, presented the variance to the Commission for their review and recommendation. Attorney Josh Yellin, with Hunter MacLean, was present on behalf of the applicant. The applicant is seeking approval for a variance of the required container stacking requirements found in Sec. 31(C)(2)b. The request is for a reduction of the required 150' setback from any non-residential property line for stacking of containers by 100' to an effective 50' setback along the north and south property lines. The subject site is approximately 18.44-acres with an existing industrial facility comprised of storage yards, rails spurs, and various industrial buildings zoned I-2. The portion of the site dedicated to container storage will be approximately 15.19 acres, including buildings and parking areas.

***Result:** After review of the criteria, a motion was made to recommend denial of the variance request, due to the owner not having a business license.*

1- Motion: Commissioner Simmons

2- Second: Commissioner Daniel

Passed without opposition.

G. Site Plan for Mighty 8th, Phase II Expansion

Brian Crooks, City Planner, presented the site plan to the Commission for their review and recommendation. The Mighty 8th Air Force Museum has a pending site plan submittal for their Phase II Expansion, which includes a 12,600-sf building addition to the existing museum, with associated parking and utilities. The expansion is being funded, in part, by County SPLOST dollars. As such, the construction work is being managed through Chatham County. The site plan is awaiting a third review and comments at this time are still pending and have yet to be adequately satisfied. Due to timing and contract issues related to the project, the applicant has asked to be placed on the agenda to help move them forward with their timeline. Tom Haven, with Coastal Civil Engineering was present on behalf of the applicant.

***Result:** After review of the criteria, a motion was made recommending City Council defer any action until all comments have been addressed.*

1- Motion: Commissioner Williams

2- Second: Commissioner Rife

Passed without opposition.

Adjournment

There being no further business, Commissioner Johnson asked for a motion to adjourn at approximately 3:40 p.m.

1- Motion: Commissioner Daniel

2- Second: Commissioner Rife

Adjourned without opposition.

The foregoing minutes are true and correct and approved by me on this ____ day of _____ 2024.

Kimberly Dyer, Zoning Administrator