

City of Pooler
Planning & Zoning Minutes
May 13, 2024

CALL TO ORDER:

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

Attendee Name	Title	Status
Nicole Johnson	Chair	Present
Brad Rife	Commissioner	Present
Shirlinia Daniel	Commissioner	Absent
Jeremy Kelly	Alternate	Present
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Jim Ward	Commissioner	Present
Pete Chaison	Commissioner	Present
Kimberly Dyer	Zoning Administrator/Secretary	Present

APPROVAL OF MINUTES

The minutes of the April 22, 2024, Pooler Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Rife

2-Second: Commissioner Simmons

Passed without opposition.

NEW BUSINESS:

A. Zoning Map Amendment for Morgan Lakes Industrial Blvd. from PUD to I-1

Chair Johnson presented the request to the Commission for their review and recommendation. The site is a part of the Morgan Lakes PUD (Planned Unit Development) and is approximately 1.22 acres. The petitioner is requesting to rezone the parcel from Morgan Lakes PUD to I-1 (Light Industrial). The applicant is seeking to develop the site for truck and trailer parking for the adjacent warehouse. Greg Coleman, with Coleman and Company 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 Simmons

2- Second: Commissioner Williams.

Passed without opposition.

B. Conditional Use for 352 Casey Drive for a Home Occupation for a Day Spa

Chair Johnson presented the **request** to the Commission for their review and recommendation. The request is to establish a home occupation for a day spa. A home occupation is considered ancillary to the primary use as a residence. Kelly Damon, the applicant, was present to answer questions.

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

1- Motion: Commissioner Kelly

2- Second: Commissioner Rife

Passed without opposition.

C. Conditional Use Request for a Multi-Use Development, Assisted Living Facility and a Self-Storage Facility off Merlot Street

Chair Johnson presented the request to the Commission for their review and recommendation. The site is approximately 21 acres with access from Cheval Lane and Merlot Street. The tract has frontage on Cheval Lane and Pine Barren Road. The surrounding properties are zoned C-2, R-1-A and Morgan Family PUD. The applicant is proposing to develop the site as a multi-development consisting of multi-family residential, retail, office, an assisted living facility and a self-storage facility. The applicant was not present.

Result: *After review of the criteria, a motion was made to send the request to Council without a recommendation as the applicant was not at the meeting to answer questions.*

1- Motion: Commissioner Simmons

2- Second: Commissioner Williams

Passed without opposition.

D. Conditional Use Request for property on Pine Meadow Drive for warehouse and truck storage

Chair Johnson presented the **request to the Commission** for their review and recommendation. The site is approximately 64 acres, undeveloped and located at the intersection of Pine Barren Road and Pine Meadow Drive. The property is surrounded by a fire station, industrial uses and undeveloped land. The applicant is proposing to develop the site with three (3) warehouses and associated truck parking. Greg Coleman, with Coleman Company agreed to the conditions.

Result: *After review of the criteria, a motion was made to recommend approval of the conditional use, subject to the following conditions that were placed on the property when it was rezoned to I-1:*

- *A traffic signal warrant study be performed to determine if a signal is warranted at the intersection of Pine Barren Road and Pine Meadow Drive, and if so, the developer shall be responsible for installing the signal.*

1- Motion: Commissioner Simmons

2- Second: Commissioner Rife

Passed without opposition.

E. Variance Request for property on Commons Way to reduce the front setback to develop a Childcare facility

Result: The petition was withdrawn

F. Variance Request for two properties on Holloway Hill to reduce rear setback for new homes

Chair Johnson presented the request to the Commission for their review and recommendation. The properties are in the Savannah Quarters PUD, in Westbrook Area K-4 subdivision. The lots are .09 acres in size. The applicant is seeking approval for a variance to encroach up to 18 inches into the required 15-foot rear yard setback to construct two homes. The rear yard backs up to open space. The applicant was not present.

Result: After review of the criteria, a motion was made to recommend denial of the variance request, due to the request not meeting the criteria.

1- Motion: Commissioner Kelly

2- Second: Commissioner Ward

Passed without opposition.

G. Site Plan for Morgan Lakes Industrial Blvd. Phase 1

Chair Johnson presented the site plan to the Commission for their review and recommendation. The applicant is proposing to develop a 234,300 square foot warehouse, with a trailer parking yard and associated infrastructure on approximately 22.80 acres. The site is located within the Morgan Lakes Industrial Park off Jimmy DeLoach Parkway. Greg Coleman, with Coleman Company was present to answer questions.

Result: After review of the criteria, a motion was made to recommend approval, contingent upon approval from GSWCC prior to the pre-construction meeting.

1- Motion: Commissioner Williams

2- Second: Commissioner Simmons

Passed without opposition.

H. Final Plat/Performance Bond for Forest Lakes, Phase 12

Chair Johnson presented the plat to the Commission for their review and recommendation. This phase will consist of 46 single-family lots on approximately 11.55 acres. The applicant is posting a subdivision performance

bond in the amount of \$2,588,955.83 for the required infrastructure and site development. Neil McKenzie, with Coleman Company was present to answer any questions.

Result: *After review of the criteria, a motion was made to recommend approval of the final plat and bond.*

1- Motion: Commissioner Simmons

2- Second: Commissioner Williams

Passed without opposition.

I. Final Plat/Performance Bond for Harmony, Phase 8B

Chair Johnosn presented the final plat to the Commission for their review and recommendation. This phase will consist of 45 single-family residential lots on approximately 13.9 acres. The applicant is posting a subdivision performance bond in the amount of \$2,258,946.59 for the required infrastructure and site development. Neil McKenzie, with Coleman Company was present to answer any questions.

Result: *After review of the criteria, a motion was made to recommend approval of the final plat and bond.*

1- Motion: Commissioner Williams

2- Second: Commissioner Kelly

Passed without opposition.

Adjournment

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

1- Motion: Commissioner Rife

2- Second: Commissioner Kelley

Adjourned without opposition.

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

Kimberly Dyer, Zoning Administrator