

City of Pooler
Planning & Zoning Minutes
June 10, 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	Present
Jeremy Kelly	Alternate	Present
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Jim Ward	Commissioner	Present
Pete Chaison	Commissioner	Present
Marcy Benson	City Planner	Present
Kimberly Dyer	Zoning Administrator/Secretary	Present

APPROVAL OF MINUTES

The minutes of the May 13, 2024, Pooler Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Simmons

2-Second: Commissioner Rife

Passed without opposition.

NEW BUSINESS:

A. Zoning Map Amendment for property on Pine Barren Road from MH-1 (Manufactured Home Dwelling) to I-2 (Heavy Industrial)

This item was withdrawn by the petitioner.

B. Zoning Map Amendment for 115 Houston Street from R-1-A (Single-family Residential) to C-1 (Light Commercial)

Chair Johnson presented the **request** to the Commission for their review and recommendation. The subject site is approximately 0.52 acres and is zoned R-1-A. The site is located on Houston Street and is surrounded by commercial uses to the west, south and

east and single-family residential uses to the north and east. The property contains an unoccupied single-family residential home. The previous owner had a business license for a Home Occupation for a hair salon. The applicant, Mrs. Verdejo, was present and stated she is seeking to establish a delivery-based commercial kitchen in the building that was once utilized as a beauty salon. She will have a minimum of two vans for deliveries and the hours of operation will be from 10:00 a.m. to 6:00 p.m. This use would classify as a catering business in the City's land use code. Chair Johnson reminded the applicant that if the request is approved for commercial, it cannot go back to residential.

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 Daniel

Passed with Commissioner Ward in opposition.

C. Zoning Map Amendment for three properties located at 328 Old Pine Barren Road from R-1-A (Single-family Residential) to I-1 (Light Industrial)

Chair Johnson presented the request to the Commission for their review and recommendation. The subject site is referred to as 328 Old Pine Barren Road. It is comprised of 3 parcels totaling approximately 4.48 acres. It is zoned R-1-A (Single-family Residential) and is accessed from Old Pine Barren Road. The site is currently developed with an existing paint and auto body shop, wrecker service and a holding yard, which are all considered non-conforming uses as they are not permitted in the R-1-A Zoning District. The nearby uses are residential and not similar in use. Holly Young, representing Clem Burnsed stated that the applicant is seeking to maintain the same uses under the light industrial zone to be considered conforming. There were several residents that appeared before the Commission with concerns of the potential increase in truck traffic, and the safety of the children and long-time residents in this area.

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

1- Motion: Commissioner Daniel

2- Second: Commissioner Rife

Passed without opposition.

D. Recombination Plat for Circle K at 1080 E. Hwy 80

Chair Johnson presented **the request to the Commission** for their review and recommendation. The applicant is seeking to combine two lots into one, totaling 2.94 acres for an expansion project.

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

1- Motion: Commissioner Rife

2- Second: Commissioner Daniel

Passed without opposition.

E. Site Plan for AJ Garcia Container Stacking Yard at 6 A J Garcia Road

Chair Johnson presented the site plan to the Commission for their review and recommendation. Attorney Josh Yellin, on behalf of the applicant stated that the intent is to convert the existing outdoor storage yard into a container stacking operation. Marc Liverman with Integrated Civil Solutions stated that the containers will be stacked at a maximum of 30’.

Result: After review of the criteria, a motion was made to recommend approval of the site plan.

- 1- **Motion:** Commissioner Williams
 - 2- **Second:** Commissioner Simmons
- Passed with Commissioners Ward and Daniel in opposition.

F. Site Plan for Town Lake Park, Bldg. 900 at 125 Southern Junction Blvd.

Chair Johnson presented the site plan to the Commission for their review and recommendation. The applicant is proposing to develop an 11,120 square foot professional office building with associated parking.

Result: A motion was made to recommend approval of the site plan.

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

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:24 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