

**City of Pooler
Planning & Zoning Minutes
June 24, 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
Shirlinia Daniel	Commissioner	Present
Brad Rife	Commissioner	Present
Jeremy Kelly	Alternate	Absent
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Ashley Brown	Commissioner	Present
Pete Chaison	Commissioner	Present
Marcy Benson	City Planner	Present
Kimberly Dyer	Zoning Administrator/Secretary	Present

APPROVAL OF MINUTES

The minutes of the June 10, 2024, Pooler Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Daniel

2-Second: Commissioner Rife

Passed without opposition.

NEW BUSINESS:

A. Zoning Map Amendment for the Jabot PUD to amend the PUD Development Standards and the Master Plan for Harmony Subdivision off Memorial Drive

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is referred to as Amendment #16, and the petitioner is proposing to amend the Jabot PUD (Planned Unit Development) by adding the Baker Tract (Parcel 1) to the PUD and assign single-family residential use; and adding the remaining Cross Creek parcel to the PUD and assign single-

family residential use; and relocate Harmony Amenity from Parcel “D” to newly acquired Reclaimed Sprayfield Parcel and add parcel to the PUD; and update the Jabot PUD masterplan to show previously approved townhome use on Harmony Parcel “W” and relocate “Optional Secondary Road” to correct location, from the Harmony Subdivision. The Baker Tract (Parcel 1) is approximately 16.04 acres and is adjacent to Somersby Subdivision and accessed from Pine Barren Road. The Cross Creek Tract is approximately 89.88 acres and will consist of 105 single-family lots. The newly acquired Reclaimed Sprayfield is approximately 27.42 acres and will be the new amenity site. Renee Higgins of 241 Longleaf Circle, presented the Commission with a letter of opposition, stating her concerns regarding the wetlands, wildlife, trees, the potential increase in traffic and flooding. There were several residents that were also in opposition, stating their concerns are, the potential increase in vehicle/truck traffic, safety of the children walking to and from school, property values, potential increase in noise, dump trucks speeding through the neighborhood, filling in existing ponds, drainage, the access to the neighborhood being utilized as a construction entrance for Cross Creek, Phase 2 Subdivision, and significant trees not being accounted for. In addition, residents of the Harmony Subdivision appeared before the Commission in opposition with concerns of the narrow streets within the subdivision, on-street parking, and homes being operated as Boarding Homes.

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

1- Motion: Commissioner Daniel

2- Second: Commissioner Chaison

With Commissioners Brown, Rife and Simmons in opposition

AYES: Commissioners Brown, Rife and Simmons

NAYS: Commissioner Daniel, Chaison and Williams

Chair Johnson broke the tie and recommended approval of the Jabot PUD Amendment

Result: Motion to recommend approval 4 to 3.

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 4:00 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 ____ day
of _____ 2024.**

Kimberly Dyer, Zoning Administrator