

City of Pooler
Planning & Zoning Minutes
July 8, 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	Present
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Ashley Brown	Commissioner	Present
Pete Chaison	Commissioner	Absent
Marcy Benson	City Planner	Present
Kimberly Dyer	Zoning Administrator/Secretary	Present

APPROVAL OF MINUTES

The minutes of the June 24, 2024, Planning and Zoning Commission were reviewed and accepted with one correction.

Result: *Approved*

1-Motion: Commissioner Simmons

2-Second: Commissioner Rife

Passed without opposition.

NEW BUSINESS:

A. Zoning Map Amendment for 1405 Quacco Road from the R-A Zoning District to the R-2A Zoning District and R-4 Zoning District

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is to amend the zoning map from R-A (Residential Agricultural) to R-2A (Two-family Residential) and R-4 (Townhouses and Condominiums). Reed Ehrhardt, with HGB was present to answer any questions. The intent is to change the zoning to allow for the development of single-family detached homes and townhomes to help support the growth in this area. The parcel consists of approximately 125.6 acres and the existing use was a bore pit. The nearby properties are zoned light commercial, heavy commercial and residential agricultural.

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 Rife
- Passed without opposition

B. Variance Request for a 5-foot buffer from the required 20-foot buffer for property on Patel Drive and Kusum Way to construct a parking lot for a hotel development

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is to encroach 5 feet into the 20-foot required buffer setback to construct required parking for a site planned for two hotels. The southern property line is adjacent to Patel Drive and the western property line is adjacent to Kusum Way. Dan Fisher with EMC Engineering stated that the parking spaces on the site plan as designed will be in the required buffer setbacks. There were questions from the Board concerning the layout of the rooms and/or the number of proposed rooms, stating if the plans were revised, would a variance be required. Dr Kimberly Oconnell appeared before the Board in opposition.

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

- 1- **Motion:** Commissioner Rife
- 2- **Second:** Commissioner Ward
- Passed without opposition

C. Variance Request for a 4-foot buffer variance from the required 15-foot buffer for property on Towne Center Drive, to construct parking for a multi-family residential development

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is to encroach 4 feet into the 15-foot required buffer setback to construct required parking for a multi-family residential development. The site is accessed via Town Center Drive and was previously developed as the Surf Lagoon Water Park. The developer owns the adjacent right-of-way and the subject parcel. Dan Fisher with EMC Engineering was present to answer any questions.

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

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

D. Variance Request for a street front building setback ranging from 12.7 feet and 25 feet of encroachment into the 60-foot required setback for property on St. Josephs Candler Drive, to construct a commercial development

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is to encroach 12.7 feet into the 60-foot minimum front yard building setback on the western portion of the parcel and to encroach 25 feet into the 60-foot front yard building setback on the eastern portion of the property, to develop future retail and commercial uses. The property is located at 1565 Pooler Parkway, adjacent to

Lowe's and contains parking that was constructed when Lowe's was developed. The actual parcel fronts St Joseph's/Candler Drive, which runs along the southern property line. The parcel is approximately 3.24 acres. Cody Rogers with EMC Engineering was present to answer any questions.

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

- 1- Motion:** Commissioner Daniel
- 2- Second:** Commissioner Williams
- With Commissioner Rife in opposition

E. Posting of a Performance Bond/Final Plat for Westbrook Area L-1

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This phase will consist of 50 single-family residential lots on approximately 9.0 acres. The developer has posted a performance bond in the amount of \$802,305.27 to have the plat recorded. CJ Chance with HGB was present to answer any questions.

Result: *A motion was made to recommend approval of the bond and final plat for Westbrook Area, L-1.*

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

F. Posting of a Performance Bond/Final Plat approval for Westbrook Area, L-2

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This phase will consist of 58 single-family residential lots on approximately 22 acres. The developer has posted a performance bond in the amount of \$1,713,903.84 to have the plat recorded. CJ Chance with HGB was present to answer any questions.

Result: *A motion was made to recommend approval of the bond and final plat for Westbrook Area, L-2.*

- 1- Motion:** Commissioner Williams
- 2- Second:** Commissioner Daniel

G. Posting of Performance Bond/Final Plat for Westbrook Area, L-3

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This phase will consist of 56 single-family residential lots on approximately 22 acres. The developer has posted a performance bond in the amount of \$1,243,471.12 to have the plat recorded. CJ Chance with HGB was present to answer any questions.

Result: *A motion was made to recommend approval of the bond and final plat for Westbrook Area, L-3.*

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

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:41 p.m.

1- Motion: Commissioner Daniel

2- Second: Commissioner Kelly

Adjourned without opposition.

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

Kimberly Dyer, Zoning Administrator