

City of Pooler
Planning & Zoning Minutes
March 9, 2026

CALL TO ORDER:

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

Attendee Name	Title	Status
Matthew E. Saxon	Chair	Present
Brad Rife	Commissioner	Present
Jeremy Kelly	Commissioner	Present
Scott Cribbs	Commissioner	Present
Josh Bivins	Commissioner	Present
Ashley Brown	Commissioner	Present
Pete Chaison	Commissioner	Absent
Ryan Jarles	City Planner	Present
Rachael Brown	Zoning Administrator/Secretary	Absent
Marcy Benson	City Planner	Present

APPROVAL OF MINUTES

The minutes of February 09, 2026, Planning and Zoning Commission were reviewed and accepted.

Motion to Approve; PASSED (5-0-0)
MOVER: Kelly
SECONDER: Brown
AYES: Rife, Kelly, Cribbs, Bivins, Brown
NAYS:

NEW BUSINESS:

A. Zoning Map Amendment to remove the existing condition that was previously placed on the C-2 zoning approval of the property and allow for all permitted uses within the C-2 (Heavy Commercial) zoning district to be allowed at 1322 Quacco Road (Application # A26-0001)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Zoning Map Amendment to remove the existing condition that was previously placed on the C-2 zoning approval of the property and allow for all permitted uses within the C-2 (Heavy Commercial) zoning district to be allowed at 1322 Quacco Road. Staff recommended approval of the application with conditions. Dj Desai was present to answer questions.

After review of the criteria, move for approval of the request with the condition that the Use be limited to a Building Construction Contractor's Office, Other Specialty Contractor's Office, and Landscaping Business.

Motion to Approve with Stipulations; PASSED (5-0-0)

MOVER: Rife

SECONDER: Cribbs

AYES: Rife, Kelly, Cribbs, Bivins, Brown

NAYS:

B. Conditional Use request to allow for a Private School to be located at Rothwell Baptist Church in the R-1A (One-Family Residential) Zoning District at 216 E. Rothwell St (Application # A26-0023)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use to allow for a Private School at the Rothwell Baptist Church in the R-1A (One-Family Residential) Zoning District at 216 E. Rothwell St. Staff recommended approval of the application. Micah Ellington was present to answer questions. Commissioner Brown raised concerns about vehicles on Rothwell Street during drop-off and pick-up times. The applicant agreed to provide a more detailed site plan showing pick-up and drop-off lanes.

Motion to Approve; PASSED (5-0-0)

MOVER: Brown

SECONDER: Rife

AYES: Rife, Kelly, Cribbs, Bivins, Brown

NAYS:

C. Variance request from the Godley Station - Southern Portion PUD Setback Standards to allow for a 10' reduction in the required 25' building setback, a 5'-2" reduction in the required 15' paving setback and buffer on the eastern side, a 5' reduction in the required 15' paving setback and buffer on the southwestern side, and a 5' reduction in the required 15' paving setback and buffer on the northwestern side in order to construct a retail building at 840 Towne Center Blvd (Application # A26-0030)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Variance from the Godley Station - Southern Portion PUD Setback Standards to allow for a 10' reduction in the required 25' building setback, a 5'-2" reduction in the required 15' paving setback and buffer on the eastern side, a 5' reduction in the required 15' paving setback and buffer on the southwestern side, and a 5' reduction in the required 15' paving setback and buffer on the northwestern side in order to construct a retail building at 840 Towne Center Blvd. Staff recommended denial of the application based on it not meeting the criteria for a variance. Josh Mayberry was present to answer questions. Amy Gilliam expressed concerns about the variance request.

Motion to Table item until the next Planning Commission meeting; PASSED (5-0-0)

MOVER: Cribbs

SECONDER: Brown

AYES: Rife, Kelly, Cribbs, Bivins, Brown

NAYS:

D. Zoning Map Amendment to rezone property from the R-A (Residential Agriculture) Zoning District to the R-3A (Multifamily Residential) Zoning District in order to construct a 303 multi-family development consisting of townhomes, single family detached and cluster style homes, all to be located on one property at 1400 Canal Bank (Application # A26-0036)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Zoning Map Amendment to rezone property from the R-A (Residential Agriculture) Zoning District to the R-3A (Multifamily Residential) Zoning District in order to construct a 303 multi-family development consisting of townhomes, single family detached and cluster style homes, all to be located on one property at 1400 Canal Bank Court. Staff recommended approval of the application. Robert McCorkle, Travis Stringer, Neil Mckenzie and Greg Coleman were present to answer questions. Holly Lewis, Raymond Mills, Angela Kelly, David Coon, Charlotte Moore, Connie Shreve, Amy Gilliam, Gwen Reed, Deirdre Schelly, Uma Nagaraj expressed concern about the Zoning Map Amendment.

Motion to Approve; PASSED (4-1-0)

MOVER: Rife

SECONDER: Cribbs

AYES: Rife, Kelly, Cribbs, Bivins

NAYS: Brown

- E. Site Development Plan Approval for a 123-Room Hotel and a Restaurant located at 200 Suri Avenue in the Savannah Quarters PUD, Phase 7 and Mosaic Town Center (Application # A25-0149)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for a 123- Room Hotel and a Restaurant located at 200 Suri Avenue in the Savannah Quarters PUD, Phase 7 and Mosaic Town Center. Dj Desai and Cody Rogers were present to answer questions.

Motion to Approve; PASSED (5-0-0)

MOVER: Bivins

SECONDER: Kelly

AYES: Rife, Kelly, Cribbs, Bivins, Brown

NAYS:

- F. Site Development Plan Approval for the Outpost Bay Subdivision Amenity Center at 161 Jetty Circle (Application # A25-0180)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for the Outpost Bay Subdivision Amenity Center at 161 Jetty Circle. Staff recommended approval of the application with conditions. Meghan Flowers was present to answer questions. Deirdre Schelly expressed concern about the Site Plan.

After review of the criteria, move for approval with the following condition:

- The existing shade structure (constructed without prior approval) shall be relocated and reconstructed in full conformance with the approved site plan drawings prior to the issuance of the 21st Certificate of Occupancy for the residential homes. The final installed location, orientation, dimensions, materials, and details shall match those depicted on the approved plans.

Motion to Approve with Stipulations; PASSED (5-0-0)

MOVER: Kelly

SECONDER: Cribbs

AYES: Rife, Kelly, Cribbs, Bivins, Brown

NAYS:

Adjournment

There being no further business, Chair Saxon asked for a motion to adjourn at approximately 4:44p.m.

Motion to Adjourn; PASSED (5-0-0)

MOVER: Brown

SECONDER: Rife

AYES: Rife, Kelly, Cribbs, Bivins, Brown

NAYS:

The foregoing minutes are true and correct and approved by me on this ____ day of _____ 2026.

Rachael Brown, Zoning Administrator