



## CITY of POOLER

— GEORGIA —

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### **PLANNING & ZONING COMMISSION MEETING - AGENDA**

June 8, 2026, at 3:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
  - A. Conditional Use request to allow for a Home Occupation in the R-1-A zoning district for a mobile Italian ice business at 1114 Forest Drive. (Application # A26-0137)
  - B. Conditional Use request to allow a tobacco retail establishment, including the sale of cigarettes, cigars, pipes, vape products, and other smoker's supplies, in the C-1 zoning district and the Main Street Overlay at 329 SE US Hwy 80. (Application # A26-0141)
  - C. Conditional Use request for a Retreat located in the R-1-A zoning district to change the conditions that were placed on the Conditional Use approved on August 04, 2025, for the property at 1336 S. Rogers Street. (Application # A26-0152)
  - D. Conditional Use request to allow for a Retreat in the R-A Zoning District at 1337 S. Rogers St. (Application # A26-0157)
  - E. Variance request from Appendix A, Article III, Section 1(C)(1)-Nonconforming Uses, to allow the existing non-conforming canopy to be expanded and from Appendix A, Article III, Section 6 – Schedule of Development Regulations, to allow the proposed drive-thru canopy expansion within the 60- foot front yard setback requirement at 121 Tanger Outlets Boulevard. (Application #A26-0158)
  - F. Conditional Use request to allow a manufacturing use within the existing warehouse for a material testing laboratory in the I-1 Zoning District at 195 Nordic Way. (Application #26-0166)
  - G. Site Development Plan Approval for the construction of one four-story, 121-room hotel (LivSmart) and one four-story, 124-room hotel (StudioRes), together with associated site improvements, within the Godley Station PUD at 850 Patel Drive. (Application #A24-0230)
  - H. Site Development Plan Approval for the construction of a one-story multi-tenant commercial building within the Savannah Quarters PUD, Phase 7, and Mosaic Town Center at 200 Suri Avenue. (Application #A24-0162)

- I. Site Development Plan Approval for a one-story commercial structure and related outdoor vehicle storage for a car dealership (Critz GMC Dealership) within the C-2 zoning district at Pooler Parkway and Clear Lake Way. (Application #26-0003)
- J. Site Development Plan Approval for a Trailer Parking Yard in the I-1 (Light Industrial) zoning district at 111 Sharon Court. (Application #A26-0050)
- K. Site Development Plan Approval for site alterations for the SAV7 Amazon site in the I-1 (Light Industrial) zoning district at 60 Triple B Trail. (Application #26-0058)
- L. Site Development Plan Approval for an addition to an existing warehouse and utilities in the I-1 (Light Industrial) zoning district at 5212 Old Louisville Road for Mana Nutrition. (Application #26-0092)
- M. Draft Pooler 2046- Comprehensive Plan Update

V. ADJOURNMENT