

Planning & Zoning
Commission
Agenda

March 25, 2024 - 3:00 p.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
 - A. Text Amendment for Utility Location requirements
 - B. PUD Amendment for Savannah Quarters Ph. 8 and Ph. 16
 - C. Conditional Use Request for a Warehouse at 385 Morgan Lakes Blvd
 - D. Revised Preliminary Subdivision Plans for Harmony Ph. 8
 - i. Revised Plans for Ph. 8A
 - ii. Revised Plans for Ph. 8B
 - E. Preliminary Subdivision Plans for Providence @ Pooler (f/k/a Davis Group Development)
- V. ADJOURNMENT



CITY of POOLER
— GEORGIA —

STATE OF GEORGIA }
 }
COUNTY OF CHATHAM }

ORDINANCE O2024-04.A
Utility Requirements

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES CHAPTER 86 – UTILITIES, ARTICLE 1. IN GENERAL, SECTION 86-1. INTERFERENCE WITH PROPERTY OF PUBLIC UTILITIES TO PROVIDE REQUIREMENTS FOR PRIVATE UTILITIES; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Pooler that the Code of Ordinances of the City of Pooler, Georgia are hereby amended as follows:

I

That CHAPTER 86 - UTILITIES, ARTICLE 1. IN GENERAL, Section 86.1 – Interference with Property of Public Utilities be amended by adding the underlined text as follows:

Sec. 86-1. - Interference with property of public utilities.

- (a) *Unlawful.* All private utilities and planted trees shall be at least 10 feet away from any public utility. Any person who intentionally and without authority injures or destroys any meters, pipes, conduits, wire, posts, lamps or other apparatus belonging to a company engaged in the manufacture or sale of public services, light, power, water or communications, or such apparatus belonging to the city, or intentionally and without authority prevents a meter from duly registering the quantity of services supplied, or in any way interferes with the proper action or just registration, or without the consent of such company or city intentionally diverts any services of such company or city, or otherwise intentionally and without authority uses or causes to be used without the consent of such company or city any services manufactured or distributed by such company or city shall be punished as for a misdemeanor.
- (b) *Responsibility.* Where there is no evidence to the contrary, the person receiving the benefit of services without proper charge as a result of tampering with a meter, or such diversion of services, shall be presumed to be responsible for such acts of tampering or diversion.
- (c) *Penalty.* Any person violating any of the provisions of this section shall be deemed guilty of an offense and upon conviction thereof shall be punished as provided in section 1-12.

II

All ordinances or parts of ordinances in conflict with the ordinance are hereby repealed.

III

If any section, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the said holding shall in no way affect the validity of the remaining portions of this ordinance.

IV

This ordinance shall be effective immediately upon its adoption by the Mayor and City Council of Pooler, Georgia.

FIRST READING: _____ day of _____, _____

SECOND READING: _____ day of _____, _____

ADOPTED: _____ day of _____, _____

CITY OF POOLER, GEORGIA

Karen Williams, Mayor

ATTEST:

Kiley Fusco, Clerk of Council



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

PUD Amendment for Savannah Quarters Phases 8 & 16

Project:	#A24-0021
P&Z Meeting Date:	March 25, 2024
Public Hearing Date:	April 1, 2024
Applicant and Authorized Agent:	Stature Investments/Bouhan Falligant (Agent)
Location (Address):	1765 Quacco Rd
Parcel (PIN):	51009 01037
Existing Zoning:	PUD (Savannah Quarters, Phase 8)
Zoning Action:	PUD Amendment
Request:	Request to reclassify approximately 22.12 acres from Phase 8 to Phase 16 and amend standards related to Phase 16.
Application Filed:	March 1, 2024
Legal Notice Published:	March 17, 2024
Sign Posted:	March 14, 2024
Letters Mailed:	March 6, 2024
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
Recommended Motion:	"After review of the criteria, move for approval of the request."

Background:

The subject site is an approximately 22.12 acre tract within Phase 8 of the Savannah Quarters PUD. Phase 8 of the PUD is designated for places of worship only. The existing site is the previous location for Christ Presbyterian Church. The Church is no longer operating out of this location and the building is unoccupied.

The applicant desires to establish a mixed-use development upon the site consisting of a mix of retail commercial and multi-family residential. This would entail both residential mixed-use buildings as well as stand-alone multi-family buildings. The existing non-residential structure is being considered for a variety of potential community and event-oriented uses.

The applicant is proposing to transfer the property from Phase 8 of the PUD into Phase 16, which would allow for the type of development sought. Phase 16 was most recently amended on November 7, 2022 to allow for multi-family residential uses. A previous request similar to the proposed was withdrawn in October of 2023.

The applicant has also provided a letter of approval from the Westbrook HOA in support of the petition.

The Pooler 2040 Comprehensive Plan identifies this area within the PUD/Mixed-Use character area. The FLUM designates this site as Residential.

Relevant Ordinances:

Savannah Quarters PUD

App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District

Zoning Action Standards:

1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
 - *Yes, the requested zoning would be a logical extension of a zoning boundary and would improve the pattern of uses in the general area. The proposed use would allow for a variety of uses in context and character with the surrounding area and would allow for activation of the site where potential usage is otherwise limited.*
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
 - *No, the request is not considered spot zoning. The adjacent phase across the street is included in Phase 16 and would fit within the overall Savannah Quarters PUD.*
3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established

single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

- *It is possible that with the increased development additional traffic could be created; however, any new development would require meeting the traffic impact provisions related to a site plan to mitigate any impacts. Likewise, the proposed development would not traverse through any residential areas and would generally be accessible from a signalized intersection onto a collector road and from a major thoroughfare.*
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
- *No, the request would not place irreversible limitations on the area or the future plans for it. The surrounding properties are all zoned within the Savannah Quarters PUD and the request is consistent with the recommendations of the Comprehensive Plan.*
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
- *Yes, the property as presently zoned has limited usage due to the requirements of Phase 8. The current owner is specifically seeking to sell the vacant property to the applicant for the proposed use.*
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
- *No, the proposed development would be consistent with that of the general area. The property would allow for similar uses such as those across, and further up, Pooler Parkway in Blakely Commons, which are part of Phase 16 and Phase 2. The proposed uses for this site would be compatible with those planned or otherwise allowed. The proposed uses at this site would not substantially conflict with the adjacent Risen Savior Lutheran Church and Academy. Likewise, the closest single-family residence is approximately 300 feet from any proposed development and is buffered by existing wetland.*
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
- *It is unlikely that additional requests would be made which would generate or accelerate land use changes in the area. The only potential property that could see changes such as this would be the adjacent property*

within Phase 8, which is still currently being used as a place of worship and school.

8. Will the action adversely impact adjacent or nearby properties in terms of:
- Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?
 - *No, the request should not adversely impact the nearby properties as it relates to environmental quality, livability, or cause incompatible development. The proposed development area is approximately 300 feet from the nearest residential property to the rear off of Spanton Crescent.*
 - Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern?
 - *No, the request would not adversely impact the nearby properties as it relates to property values or make them less marketable.*
 - Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?
 - *No, the request would not adversely impact the nearby properties as it relates to stormwater runoff. Any large site development proposed in the City will need to go through site plan review and approval to ensure items such as stormwater runoff are addressed on site so that down-stream drainage or off-site impacts do not occur.*
9. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?
- *No, the proposed rezoning would not result in public service requirements that could create a burden on the public. Any potential infrastructure improvements related to this development would be the responsibility*

of the developer and would not place a burden on the City.

Conclusion: Staff finds the request complies with the required criteria for a zoning map amendment. As such, staff recommends **Approval** of the request.

- Attachments:
- A. Vicinity Map
 - B. Zoning Map
 - C. Application and Submittal Documentation
 - D. Letter of Support
 - E. Letter of Opposition



CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Savannah Quarters Phase 16 & 8

☐ Parcels



CITY OF POOLER
GEORGIA

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Savannah Quarters PUD Amendment

-  Parcels
-  Business/Commercial
-  Industrial
-  PUD
-  Residential
-  Main Street Boundary



City of Pooler

Zoning Map Amendment Application

Date: _____

File #: _____

Type or print and attach additional sheets if necessary to fully answer any of the following sections.

General Information

1. Name of owner/authorized agent: Pooler One Investments, LLC, c/o Bouhan Falligant
2. Address of owner/authorized agent: One West Park Avenue, Savannah, GA 31401; Attn: John D. Northup III, Esq.
3. Telephone number of owner/agent: _____
4. Have any previous applications been made for a text or map amendment affecting these same premises? X Yes *or* _____ No
5. If yes, give file number, date and action taken: See Attachment Exhibit A
(If exact file number, date or action is not known, please give approximate date of previous application.)

Action Requested

Information Required:

1. General location of property (the area) street number and location with respect to nearby public roads in common use: 1765 Quacco Road, Pooler, GA 31322
2. Legal description of property (name of subdivision, block and lot number): See attachment Ex A Parcel 6-A (as shown on Plat 29S/50), 22.12 ac. @ NW corner of Quacco Rd and Spanton Crescent
3. PIN #: 51009 01037
4. Zone Classification: Present PUD Requested: PUD
5. Owner of property: (If same as applicant, leave blank) _____
6. Address of owner: c/o Bouhan Falligant LLP, One West Park Avenue, Savannah, GA 31401
7. Telephone number of owner: _____
8. Total area of property: (acres or approximate sq. feet) 22.12 acres
9. Existing land use (specify such as grocery store, single-family residence, vacant land, etc.) See Attachment Exhibit B
10. Desire land use (specify such as residence, grocery store, mobile home park, etc.) _____
See Attachment Exhibit C

Reasons and Certifications

(Required for all amendments)

- Reasons for requesting change of zoning map which would support the purposes of the zoning program: See Attachment Exhibit D

City of Pooler

Zoning Map Amendment Application

Adjacent Property Owners

Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way.

Risen Savior Lutheran Church of Savannah, Ga, Inc

1755 Quacco Road, Pooler, GA 31322

Southwest Quadrant Development Company, LLC

P.O. Box 2309, Pawleys Island, SC 29585-2309

MND-SQ, LLC

100 Blue Moon Crossing, Ste 114

Pooler, GA 31322

Westbrook at Savannah Quarters Community Association, Inc.

1040 William Hilton Pkwy, Ste 200

Hilton Head, SC 29928

- (Please list additional names on separate sheet)

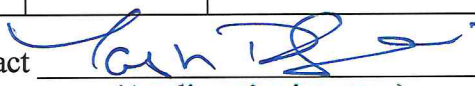
Campaign Contributions

Have you made campaign contributions to one or more Pooler City Official(s), including any member(s) of the Planning Commission, during the past two years that when combined, total an amount greater than \$250.00?

- ☒ **No**, I have not made campaign contributions to any Pooler City Official(s).
☐ **Yes**, I have made campaign contributions to one or more Pooler City (Official(s).

City Official	Title	Dollar Value	Description of Gift

I attest that all the information provided is true to fact


(Applicant's signature)

Date: 2.27.24

City of Pooler

Zoning Map Amendment Application

Filing Requirements

Applicant must submit the following information 30 days prior to the regularly scheduled meeting on the second and fourth Monday of each month. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission.

- ☐ Filing fee (see schedule of fees). Make checks payable to the City of Pooler.
- ☐ For Power Point presentation, please e-mail PDF file on project to kclassen@pooler-ga.gov
- ☐ A scaled plat showing dimensions, acreage, location of the tract(s) and utility easements prepared by a licensed architect/surveyor. Submit one copy if 11" x 17" or smaller, 16 copies if larger.
- ☐ Legal description of property.
- ☐ Complete Campaign Contributions and Acknowledge receipt of Zoning Standards for Map Amendment.
- ☐ If Agent, Authorization of property owner, signed, dated and notarized.
- ☐ Copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

40 I acknowledge receipt of Zoning Standards for a Map Amendment. I understand the standards and any other
initial factors relevant to promoting the public health, safety, and general welfare of the City of Pooler against unrestricted
use of property will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision.

I have received and understand the "checklist" of actions needed to amend the City of Pooler Zoning Map.

I hereby certify that the above stated facts are true to the best of my knowledge and I am the owner or authorized agent for the owner of subject property.



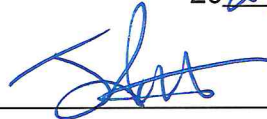
Owner's or authorized agent's signature

Sworn to and subscribed

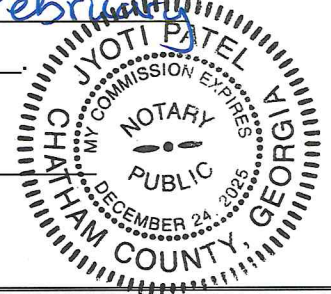
before me on this 28th

day of February

2024



Notary Public



Application Status

This portion to be completed by Zoning Administrator

- Hearing date has been set for: _____
- Notice published in newspaper on: _____ (15 days prior to hearing date)
- Letters of notification mailed to adjacent property owners on: _____
- This action was approved _____ or denied _____ (copy of minutes disposing of this action are attached).
- Notification of the results of this action mailed to the applicant on: _____
- Sign posted: _____

EXHIBIT A
to
Zoning Map Amendment Application
Parcel 6-A, corner of Quacco Road and Spanton Crescent
Pooler, GA

Previous Applications

An affiliate of the petitioner – Stature Investments, LLC (“Stature”) – previously filed two different applications for map amendments regarding the subject parcel. The first was application #231155, which was withdrawn before it would have been heard by Pooler City Council at its regular meeting on October 2, 2023. The second application was filed on or about January 19, 2024, but was subsequently withdrawn by Stature in the first few days after it was filed (before the application received an official file number), due to an internal oversight regarding the petitioner’s authority to file such application.

Legal Description

All that certain lot, tract or parcel of land situate, lying and being in the 7th G.M. District, Chatham County, Georgia, and shown as Parcel “6-A” on that Plat titled “Minor Subdivision, Tract 8 and a Portion of Tract 6, Being Lands of Southwest Quadrant Development Company, LLC, Seventh G.M. District, City of Pooler, Chatham County, Georgia, for Southwest Development Company, LLC”, prepared by James M. Sims, Georgia Registered Land Surveyor No. 2280, dated November 25, 2003, and recorded in Subdivision Map Book 29S, Page 50, Chatham County, Georgia records, said plat being incorporated herein and made a part hereof by this reference.

EXHIBIT B
to
Zoning Map Amendment Application
Parcel 6-A, corner of Quacco Road and Spanton Crescent
Pooler, GA

Existing Land Use

The subject parcel currently contains only a church building, which was the previous location for Christ Presbyterian Church. Christ Presbyterian Church is no longer operating out of this location, so the building is unoccupied.

EXHIBIT C
to
Zoning Map Amendment Application
Parcel 6-A, corner of Quacco Road and Spanton Crescent
Pooler, GA

Desired Land Use

The desired land use for the subject parcel is a mix of multifamily residential and retail/commercial use. The petitioner's proposed mixed-use development comprises mixed use buildings with multifamily over commercial uses, as well as standalone multifamily buildings in the rear of the property. The existing church building at the front corner of the property may also be developed as an event space, convention center or other community center.

EXHIBIT D
to
Zoning Map Amendment Application
Parcel 6-A, corner of Quacco Road and Spanton Crescent
Pooler, GA

Reasons and Certifications

This application for a zoning map amendment proposes to re-classify approximately 22.12 acres (13.72 upland acres) within the Savannah Quarters PUD from Phase Eight (Church only) to Phase Sixteen (Mixed Use), in connection with a proposed mixed-use development on the northwest corner of Quacco Road and Spanton Crescent. Petitioner Pooler One Investments, LLC purchased the subject parcel from its previous owner, Savannah Presbytery, Inc., on February 15, 2024. Pooler One Investments' proposed mixed-use development, as shown on the preliminary Concept Plan attached hereto as **Appendix A**, anticipates the following uses:

- 1) Three true mixed-use buildings on the outparcels bordering Spanton Crescent, with multifamily uses above retail or commercial uses on the ground level.
- 2) Six 3-story multifamily buildings are spread along the rear of the property, set back from both Spanton Crescent and Pooler Parkway / Quacco Road.
- 3) A two-story amenities center is centrally located on the property between the multifamily buildings and mixed use buildings, as well as four pickleball courts.
- 4) The former church building is planned to be converted into a 10,000 square foot event center or convention center.
- 5) The northern portion of the property is planned for a 2,500 square foot community event space.

The preliminary Concept Plan further anticipates the development having three points of ingress/egress one which provides access to Pooler Parkway / Quacco Road at the northernmost point of the property – this will provide access for trucks to/from Pooler Parkway at the farthest point away from Pooler Parkway's intersection with Spanton Crescent. The second and third access points will provide access to/from Spanton Crescent, and correlate with breaks in the median along Spanton Crescent.

The subject parcel, as well as the parcel directly across Spanton Crescent from the subject parcel, are the only two parcels within the Savannah Quarters PUD that are in "Phase Eight" of the PUD (see the current Savannah Quarters Master Plan attached hereto as **Appendix B**). Phase Eight was created in January 2005, in order to allow two churches to be constructed on the two parcels on the western corners of Quacco Road and Spanton Crescent. The parcel to the south of Spanton Crescent is currently owned by Risen Savior Lutheran Church of Savannah, Inc., and the Risen Savior Lutheran Church operates out of the church building located there.

The subject parcel currently contains only a church building, which was the previous location for Christ Presbyterian Church. Christ Presbyterian Church is no longer operating out of this location, so the building is unoccupied. The subject parcel is within Phase Eight, whose primary permitted use is a church.

The petitioner intends a mixed-use development for the site. In order to allow for such a development, the petitioner intends to seek a map amendment to reclassify the subject parcel from Phase Eight to Phase Sixteen. Phase Sixteen (Mixed Use) is a phase of the Savannah Quarters PUD that currently comprises three parcels, all of which are located along Pooler Parkway (or Quacco Road) – the first is directly across Quacco Road from the subject parcel, the second and third are the next two upland parcels to the north, on the same side of Pooler Parkway as the subject parcel. Phase Sixteen allows a variety of uses, including multifamily residential, commercial and medical uses. Given its similar location to the three existing parcels within Phase Sixteen, the reclassification of the subject parcel from Phase Eight to Phase Sixteen is consistent with the development patterns within the Savannah Quarters PUD, and the greater Pooler Parkway / Quacco Road corridor.

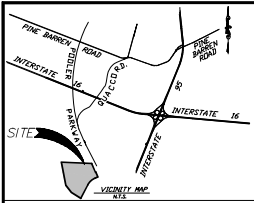
To accomplish the transfer of the subject parcel from Phase Eight to Phase Sixteen, the petitioner proposes to amend the Master Plan for both phases. The Master Plan for Phase Eight will be amended solely to remove the subject parcel from Phase Eight to allow it to be added to Phase Sixteen. The Master Plan for Phase Sixteen will be amended to (i) add the subject parcel to Phase Sixteen, and (ii) impose additional restrictions on the uses permitted within commercial sections of Phase Sixteen, but only as they pertain to the subject parcel. The proposed amended and restated Master Plan for Phase Sixteen is attached hereto as **Appendix C**, and the proposed amended and restated Master Plan for Phase Eight is attached hereto as **Appendix D**.

The proposed updated version of the Savannah Quarters Master Plan (reflecting the transfer of the subject parcel from Phase Eight to Phase Sixteen) is attached hereto as **Appendix E**.

APPENDIX A

PRELIMINARY CONCEPT PLAN

[attached]



POOLER PARKWAY R/W VARIES

NUMBER	DIRECTION	DISTANCE
1	N06°34'51"E	118.46'
2	S06°34'51"W	118.46'
3	S06°34'51"W	118.46'
4	N06°34'51"E	118.46'
5	N06°34'51"E	118.46'
6	S06°34'51"W	118.46'

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	20°12'00"	8680.40	28.41	52.34	52.34	N23°10'41"E
C2	40°15'31"	430.71	148.89	281.58	344.63	N48°42'16"E
C3	40°15'31"	430.71	148.89	281.58	344.63	N48°42'16"E
C4	23°10'41"	11848.16	363.50	606.85	606.78	S24°14'24"E

TRACT 8
HIGH GROUND (INCLUDES BUFFER) 7.08 AC.
WETLAND 1.07 ACRES TOTAL 8.15 AC.

PARCEL 6-A
UPLAND AREA
13.72 AC.

25' BUFFER

WETLAND

TRACT 1

NUMBER	DIRECTION	DISTANCE
B1	N06°34'51"E	118.46'
B2	N15°17'52"W	33.98'
B3	N07°19'48"W	14.72'
B4	N29°55'56"W	13.03'
B5	N17°11'11"W	12.85'
B6	N02°49'57"W	46.72'
B7	N00°27'30"W	25.98'
B8	N09°33'33"W	33.35'
B9	N00°48'45"W	31.37'
B10	N02°52'11"W	24.64'
B11	N46°50'13"W	25.84'
B12	N03°12'10"W	38.12'
B13	N22°14'17"E	30.11'
B14	S03°48'53"W	41.49'
B15	N08°30'39"W	39.23'
B16	N55°07'55"W	72.42'
B17	N08°42'42"E	44.33'
B18	N08°58'28"E	52.82'
B19	N79°32'28"E	32.39'
B20	N05°22'02"E	21.59'
B21	S02°22'56"W	51.60'
B22	N79°38'25"E	41.88'
B23	S43°44'48"E	41.15'
B24	S09°23'13"E	48.48'
B25	S21°20'00"E	48.48'
B26	N04°13'29"E	29.36'
B27	S79°11'17"E	60.00'
B28	N40°43'50"E	74.17'
B29	N19°11'12"E	25.81'
B30	S00°24'41"W	25.81'
B31	N09°41'24"E	37.87'
B32	N44°14'00"E	37.87'
B33	N26°14'51"E	25.14'
B34	N02°12'10"W	38.12'
B35	S08°01'50"W	61.80'
B36	N06°57'20"E	52.58'
B37	S79°38'25"E	74.74'
B38	N37°01'12"W	80.35'
B39	N71°56'11"W	51.85'
B40	S79°11'17"E	26.08'
B41	S09°23'13"E	22.02'
B42	N05°50'46"W	61.34'
B43	N08°50'50"W	51.02'
B44	N05°10'52"W	39.87'
B45	N54°04'12"W	67.23'

NOTES:

- PROPERTY ADDRESS: PARCEL 6-A
POOLER, GEORGIA 31322
- TOTAL AREA: 22.12 AC.
UPLAND AREA: 13.72 AC.
WETLAND AREA: 8.40 AC.
- PARKING:
MULTI-FAMILY (0.75 SPACES/UNIT)
= 200 SPACES REQUIRED
COMMERCIAL/RETAIL
(4.5 SPACES/1,000 S.F.)
= 28,000 S.F. (4.5 SPACES/1,000 S.F.)
= 117 SPACES REQUIRED
CONVENTION CENTER
(0.15 SPACES/50 S.F.)
= 10,000 S.F. (0.15 SPACES/50 S.F.)
= 500 SPACES REQUIRED
TOTAL REQUIRED: 417 SPACES
462 SPACES PROVIDED
GOLF CART SPACES:
9 SPACES PROVIDED (NOT COUNTED IN THE REQUIRED PARKING)
- HANDICAP SPACES REQUIRED:
401 = 500 SPACES - 9 TOTAL REQ. (INCLUDING 1 VAN SPACE)
26 SPACES PROVIDED (NOL 16 VAN ACCESSIBLE PROVIDED)
- ZONING = PUD
THE HORIZONTAL DATUM IS BASED ON GRID NORTH
X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD
INSURANCE RATE MAP, 1305010190
EFFECTIVE DATE: 08/16/2018
- PARCEL IDENTIFICATION NUMBER: 51009 01037
- STORMWATER: THIS DEVELOPMENT WILL NOT INCREASE STORMWATER
RUNOFF BY WAY OF ON-SITE STORMWATER MANAGEMENT AND
WATER QUALITY FACILITIES IN THE PROPOSED DETENTION POND.
- GREEN SPACE = 6.34 AC (48.2%)
PROPOSED PAVEMENT AREA = 4.83 AC
PROPOSED BUILDING AREA = 0.94 AC
PROPOSED SIDEWALK AREA = 0.48 AC
PROPOSED BIKEWAY AREA = 0.15 AC
PROPOSED IMPERVIOUS = 7.92 AC
EXISTING IMPERVIOUS = 0.65 AC
- STATE WATERS EXIST ON THIS SITE.

PROJECT FILED
QUACCO ROAD AND
SPANTON CRESCENT
MIXED-USE
DEVELOPMENT
MR. NASH DESAI
STATISTICAL ENGINEER
PREPARED FOR
STATISTICAL ENGINEERS
INTERNATIONAL, LLC, 1101
POOLER, GEORGIA 31322
PROJECT LOCATION
QUACCO ROAD AND
SPANTON CRESCENT
POOLER, GEORGIA
SHEET TITLE
CONCEPT
PLAN

SCALE: 1" = 50'
PROJECT NO.: 060-001
DATE: 07/01/2018
DRAWN BY: JF
CHECKED BY: JVT
SHEET 1 of 1

APPENDIX B

CURRENT MASTER PLAN (2022)

SAVANNAH QUARTERS PUD

[attached]

RECEIVED
JUL 15 2022
ZONING DEPARTMENT

FINAL P. U. D.
MASTER PLAN



SAVANNAH QUARTERS

PREPARED FOR:
Hull Development Company

PREPARED BY:
Haden-Stanziale

From 6 Landings with 100

Outside, North Carolina 28009
 P.O. Box 273324, Fax: (704) 342-6871
 Email: HENRICH@att.net

SEPTEMBER 1, 1979

1000

HEY GAY

HUSSEY GAY BELL
— Established 1958 —

FINAL PWD PHASE ONE FINAL PWD NOVEMBER 1993 ON DECEMBER 1, 2001	FINAL PWD PHASE TWO MARCH 24, 2001
FINAL PWD PHASE FOUR DECEMBER 17, 1995 ON JUNE 12, 2001	FINAL PWD PHASE FIVE MAY 20, 2002 ON SEPTEMBER 10, 2006
FINAL PWD PHASE SEVEN AUGUST 14, 1994	FINAL PWD PHASE EIGHT NOVEMBER 13, 2004
FINAL PWD PHASE TEN RESERVED	FINAL PWD PHASE ELEVEN NOVEMBER 2, 2005 ON DECEMBER 1, 2006
FINAL PWD PHASE THIRTEEN SEPTEMBER 2, 2009	FINAL PWD PHASE FOURTEEN DECEMBER 1, 2009
FINAL PWD PHASE SIXTEEN JULY 31, 2014	FINAL PWD PHASE SEVENTEEN AUGUST 3, 2017

TOTAL AREA

2,588 Ac.

NON-RESIDENTIAL
(COMMERCIAL, OFFICE,
MEDICAL, HOTEL,
CHURCH, URBAN
ENTERTAINMENT CENTER)

458 Ac

RESIDENTIAL (INCLUDING GOLF & WETLAND)

8,528 D.U.

TOTAL ALLOWABLE DWELLING UNITS
(@ 4 D.U./RESIDENTIAL ACRE)

 GOLFPHASE 1)

 LAGOON

[illegible]

3/78 D.O.



NORTH
GRAPHIC SCALE

0 100 200 300 400 500

DATE AUGUST 30, 2012

SCALE 1" = 400'

APPENDIX C

AMENDED AND RESTATED

SOUTHWEST QUADRANT PHASE SIXTEEN MASTER PLAN

SAVANNAH QUARTERS PUD

[attached]

SOUTHWEST QUADRANT PHASE SIXTEEN FINAL P.U.D. MASTER PLAN

I. GENERAL

The project consists of a mixed-use master-planned community on approximately 2,588 acres located at the southwest quadrant of the I-95/1-16 interchange. Anticipated uses include single-family and multi-family residential, golf club, commercial, churches, medical services, offices, senior residential, hotels and urban entertainment. Planned Unit Development zoning for this property was approved by City Council on December 7, 1998, based on the Conceptual Master Plan dated September 15, 1998 prepared by EDSA.

The current application is for Final P.U.D. Approval for Phase 16 and associated development standards in accordance with requirements of the City of Pooler PUD Zoning Ordinance.

II. PHASE SIXTEEN FINAL PUD PLAN

Phase Sixteen consists of three parcels of approximately 67 upland acres. These parcels are known as Parcels 6-B and 6-C located on the west side of Pooler Parkway, and the remainder portion of Parcel 13 on the east side of Pooler Parkway. **Parcel 6-A is a nearby parcel on the west side of Pooler Parkway which consists of approximately 22.12 gross acres / 13.72 upland acres, and is located within Phase Eight of the Savannah Quarters PUD. This PUD revision, which is being sought concurrently with a PUD revision of Phase Eight of the PUD, proposes to add Parcel 6-A to Phase Sixteen of the PUD. Upon approval of this PUD revision (i.e., switching Parcel 6-A from Phase Eight to Phase Sixteen), Phase Sixteen will consist of four parcels totaling approximately 81 upland acres.** Proposed uses and development standards are as follows:

A. Use Standards:

Multi-Family Residential

The following uses will be allowed in the multi-family areas of Phase Sixteen:

- multi-family attached residential apartments, condominiums, villas and townhomes
- leasing and operations offices
- community recreation facilities for parcel residents and guests; including but not limited to pools, tennis courts, parks, playgrounds, ball fields, trails, indoor recreation, meeting/banquet/hobby areas, laundry facilities
- maintenance and storage facilities for upkeep of common property and amenities
- storage of vehicles, boats, recreational vehicles (if separate from resident parking)

March 28, 2014
August, 2022
October, 2022
February, 2024

- temporary construction office/storage trailer

Commercial

As allowed in Pooler zoning districts C-1, C-2 or C-P, including:

- nursing and residential care facilities
- continuing care retirement communities with on-site nursing care facilities
- assisted-living facilities and other homes for the elderly without on-site nursing care facilities
- outdoor recreation
- grocery and retail
- restaurants with outdoor seating and/or live entertainment
- office and professional
- parking structures
- theater/assembly buildings
- bars or nightclubs
- family entertainment center (conforming to required noise limits)
- hotels

The following uses are not permitted:

- used auto sales and service
- mini-warehouses
- truck service centers
- mobile home sales
- stand-alone garages, automobile repair and service

Medical

- medical offices, surgery centers and clinics
- congregate or attached living facilities including independent senior units, assisted living, alzheimer/memory care, and skilled nursing care facilities
- exercise, spa, fitness and swimming facilities
- dining, meeting and resident maintenance facilities

B. Development Standards:

Multi-Family Residential

The multifamily uses allowed in Phase 16 will follow the provisions of the R-3C zoning district as specified in Article III, Section 6, *Schedule of development regulations* from the City of Pooler Code of Ordinances adopted August 18, 2021.

Commercial and Medical

Minimum front yard building setback: 15' to parcel boundary

March 28, 2014
August, 2022
October, 2022
February, 2024

	30' from road centerline
Minimum side or rear yard building setback:	10' to parcel boundary 20' to road centerline 20' to adjacent building (except 15' to a detached garage)
Maximum building height:	125 feet
Off-Street Parking:	Per City of Pooler Regulations Up to 15% of required spaces may be compact spaces (8' x 16' minimum)

C. Buffers:

Buffer requirements will conform to Article III, Section 11 of the City of Pooler Zoning Ordinance.

D. Road Standards:

- Right-of-way widths for public streets shall be 60 feet (minimum). Private streets shall be located in easements of minimum 50-foot width.
- Road construction standards shall be in accordance with City of Pooler Subdivision Regulations, except that all roads may have 12-foot lanes. Private street standards shall be subject to City of Pooler approval.

E. Project Identification / Entrance Features:

Entrances to the property from Pooler Parkway and Quacco Road may contain architectural and landscape/hardscape features to improve the aesthetics of the entrances and provide project identity for the development. These improvements may include, but are not limited to, features such as:

- masonry walls, pillars and architectural structures (open-air, non-habitable) not to exceed 35' in height from adjacent grade
- decorative metal fencing
- specialty lighting and lamp posts
- development name and icons
- fountains, park benches and similar hardscape features
- brick pavers or stamped and painted pavement
- landscaping and trees

The location of these improvements shall be outside of the right-of-way of Pooler Parkway and Quacco Road. The master developer may require review and approval of proposed features to be installed by developers of an individual parcel within the PUD.

March 28, 2014
August, 2022
October, 2022
February, 2024

APPENDIX D

AMENDED AND RESTATED

SOUTHWEST QUADRANT PHASE EIGHT MASTER PLAN

SAVANNAH QUARTERS PUD

[attached]

SOUTHWEST QUADRANT PHASE EIGHT
FINAL P.U.D. MASTER PLAN

I. GENERAL

The project consists of a mixed-use master-planned community on approximately 2,588 acres located at the southwest quadrant of the I-95/1-16 interchange. Anticipated uses include single-family and multi-family residential, golf club, commercial, churches, medical services, offices, senior residential, hotels, and urban entertainment. Planned Unit Development zoning for this property was approved by City Council on December 7, 1998, based on the Conceptual Master Plan dated September 15, 1998, prepared by EDSA.

The current application is for final P.U.D. approval for Phase 8 development and presents proposed development standards, in accordance with requirements of the City of Pooler PUD Zoning Ordinance.

II. PHASE EIGHT FINAL PUD PLAN

Phase Eight of the Savannah Quarters PUD consists of two church campuses on two parcels of approximately 20.8 upland acres total. These parcels are located on the west side of Pooler Parkway – the parcel to the north of Spanton Crescent (containing 22.12 gross acres / 13.72 upland acres) is known as Parcel 6-A, while the parcel to the south of Spanton Crescent (containing 8.05 gross acres / 7.08 upland acres) is known as Tract 8. This PUD revision, which is being sought concurrently with a PUD revision of Phase Sixteen of the PUD, proposes to remove Parcel 6-A from Phase Eight, so that it can be added to Phase Sixteen of the PUD. This is intended to allow for a change in use of Parcel 6-A, from a church use to certain non-church uses that are not permitted uses in Phase Eight. Upon approval of this PUD revision, Phase Eight will consist of a single parcel (Tract 8) totaling 8.05 gross acres and 7.08 upland acres. Proposed uses and development standards are as follows:

A. Development Standards

The following standards will be applied in Phase Eight:

Minimum front setback	(from Pooler Parkway R/W) (from Spanton Crescent R/W)	50 feet 35 feet
Minimum side setback	(from property line)	25 feet
Minimum rear setback	(from property line)	25 feet
Minimum building separation		20 feet
Maximum building height	(roof height, excludes steeple)	75 feet

November 22, 2004
February, 2024

Required parking: One space for each four (4) seats provided in the main assembly room. Additional parking for school use shall not be required.

Parking space dimensions Minimum 160 s.f., (min. width 9', min. length 18')

B. Use Standards

The following uses will be allowed in Phase Eight:

As allowed in Pooler zoning ordinance including:

- church and accessory uses
- private school and daycare
- outdoor recreation (private)
- temporary construction office/storage trailer

C. Buffers

Buffer requirements will conform to Article III, Section 11 of the City of Pooler Zoning Ordinance.

D. Road Standards

All travel ways shall be privately owned and maintained. Construction of access pavement in public rights-of-way shall meet requirements of the City of Pooler.

E. Project Identification/ Entrance Features

Entrances to the property from Pooler Parkway and Spanton Crescent may contain architectural and landscape/hardscape features to improve the aesthetics of the entrances and provide project identity for the parcels in this phase and adjacent development. These improvements may include, but are not limited to, features such as:

- masonry walls, pillars and architectural structures (open-air, non-habitable) not to exceed 35' in height from adjacent grade
- decorative metal fencing
- specialty lighting and lamp posts
- development name and icons
- fountains, park benches and similar hardscape features
- brick pavers or stamped and painted pavement
- landscaping and trees

The location of these improvements shall be outside of the right-of-way of Pooler Parkway and Spanton Crescent. The master developer may require review and approval of proposed features to be installed by developers of an individual parcel within this phase of the PUD.

November 22, 2004
February, 2024

APPENDIX E

PROPOSED UPDATED MASTER PLAN (2024)

SAVANNAH QUARTERS PUD

[attached]

FINAL P.U.D. MASTER PLAN



SAVANNAH QUARTERS

PREPARED FOR:
Hall Development Company
Savannah, Georgia

PREPARED BY:
Haden-Stanziale
Planners & Engineers, LLC
1000 Peachtree Dunwoody Road, NE
Atlanta, Georgia 30328
PH: 404.252.0044 FAX: 404.252.0077
WWW.HADENSTANZIAL.COM
SEPTEMBER 3, 2009

HUSSEY GAY BELL Established 1958

FINAL PUD PHASE ONE FINAL PUD NOVEMBER 3, 1993 PH 12/20/98 15, 200	FINAL PUD PHASE TWO MARCH 14, 2001	FINAL PUD PHASE THREE AUGUST 13, 2001
FINAL PUD PHASE FOUR DECEMBER 15, 2001 PH 12/20/04 15, 201	FINAL PUD PHASE FIVE MAY 28, 2003 PH 12/20/04 15, 202	FINAL PUD PHASE SIX JUNE 14, 2004
FINAL PUD PHASE SEVEN AUGUST 14, 2004	FINAL PUD PHASE EIGHT NOVEMBER 12, 2004	FINAL PUD PHASE NINE DECEMBER 14, 2004
FINAL PUD PHASE TEN RESERVED	FINAL PUD PHASE ELEVEN NOVEMBER 1, 2005 PH 12/20/05 15, 203	FINAL PUD PHASE TWELVE MARCH 14, 2006
FINAL PUD PHASE THIRTEEN SEPTEMBER 21, 2006	FINAL PUD PHASE FOURTEEN DECEMBER 14, 2006	FINAL PUD PHASE FIFTEEN FEBRUARY 14, 2011
FINAL PUD PHASE SIXTEEN JULY 14, 2014	FINAL PUD PHASE SEVENTEEN AUGUST, 2017	

TOTAL AREA	2,588 Ac.
NON-RESIDENTIAL (COMMERCIAL, OFFICE, MEDICAL, HOTEL, CHURCH, URBAN ENTERTAINMENT CENTER)	468 Ac.
RESIDENTIAL (INCLUDING GOLF & WETLAND)	2,122 Ac.
TOTAL ALLOWABLE DWELLING UNITS (@ 4 D.U./RESIDENTIAL ACRE)	8,628 D.U.

COUPHASE 1
LAGOON

PHASE 1 DWELLING UNITS SINGLE FAMILY GOLF COTTAGES / CLUBHOUSES GOLF VILLAS / TOWNHOMES MULTIFAMILY	88 24 264 788	
PHASE 2 DWELLING UNITS PATIO HOMES INDEPENDENT LIVING	45 300	(134)
PHASE 3 DWELLING UNITS SINGLE FAMILY	148	(148)
PHASE 4 DWELLING UNITS SINGLE FAMILY MULTIFAMILY (WEDDING)	221 378	(599)
PHASE 5 DWELLING UNITS SINGLE FAMILY	176	(176)
PHASE 6 DWELLING UNITS SINGLE FAMILY	300	(300)
PHASE 7 COMMERCIAL ONLY	0	(0)

PHASE 8 CHURCH ONLY	0	(0)
PHASE 9 DWELLING UNITS SINGLE FAMILY	230	(230)
PHASE 10 DWELLING UNITS SINGLE FAMILY	RESERVED	
PHASE 11 DWELLING UNITS SINGLE FAMILY	220	(220)
PHASE 12 DWELLING UNITS SINGLE FAMILY	136	(136)
PHASE 13 DWELLING UNITS SINGLE FAMILY	90	(90)
PHASE 14 DWELLING UNITS MULTIFAMILY	380	(380)
PHASE 15 COMMERCIAL ONLY	0	(0)
PHASE 16 MIXED USE (COMMERCIAL, MEDICAL, ASSISTED LIVING)	0	(0)
PHASE 17 DWELLING UNITS SINGLE FAMILY TOWNHOME CONDOMINIUM		(1,100)
PHASE 18 DWELLING UNITS MULTIFAMILY TOWNHOMES		(1,000)
AVAILABLE DWELLING UNITS IN FUTURE PHASES		12,000

WESTBROOK

at Savannah Quarters
Community Association

westbrookatsavannahquarters.com

January 19, 2024

To whom it may concern;

The Voter Member board of Westbrook at Savannah Quarters met with Yash Desai on January 17, 2024, to discuss his plans for the parcel located at Pooler Parkway and Spanton Crescent.

During this meeting Mr. Desai presented his plans for the parcel and answered questions from the voter members. Ultimately, the Voter Members voted all in favor for the plans that were presented. The Voter members did not object to the rezoning of this parcel to accommodate the plans that they reviewed.

Please feel free to contact our office if you have any questions or concerns.

Sincerely,

Angie Germonprez, CAM
Westbrook Savannah Quarters

From: [Patrick Meehan](#)
To: [Nicole Dixon](#); bcrooks@poller-ga.gov; [Kimberly Dyer](#)
Cc: [Karen Williams](#)
Subject: **EXTERNAL EMAIL**Proposed Redevelopment of Church Property
Date: Friday, March 8, 2024 5:03:32 PM
Attachments: [Spanton Crescent Zoning issue.PNG](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

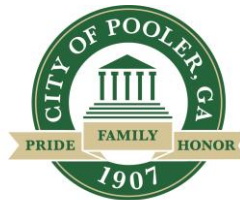
Good Afternoon Mayor Williams and Zoning and Planning Office,

It has come to my attention that there is a proposal in/or coming in regarding the church property located at the intersection of Pooler Highway and Spanton Crescent. As a resident of the City of Pooler first and a resident that lives on Spanton Crescent second, I would like to state my disbelief that the city would even listen to a plan like this. I have lived in Pooler for a short 2 years and all I have heard from Government and residents is the massive growth in the city without adequate infrastructure improvements. If the project plan that is attached is correct, this should be the publicity poster for how to cram 100 tons of buildings, cars and people into a 5 pound sack. This plan while appears to accommodate the needs of a developer, it clearly does not how an adequate means of entry and egress. A organization with this a type of layout is clearly being built with the intentions of having meetings and/or services with large groups. The massive parking lots are not to accommodate casual and extended entry and exit onto the property. The chaos that will be created pulling 500+ vehicles into this property at one time and then exiting in a similar manner.

The traffic on Pooler Highway between I-16 and the I-95 overpass is always congested. Add to this the construction already under way with hotels, additional apartments and businesses along this roadway without substantial infrastructure improvements is unacceptable. I would like to ask you to please use common sense and deny this request.

Respectfully,

Patrick & Maryann Meehan



CITY of POOLER

— GEORGIA —

PLANNING & ZONING STAFF REPORT

Conditional Use Request for a Warehouse at 385 Morgan Lakes Industrial Blvd

Project:	#A24-0009
P&Z Meeting Date:	March 25, 2024
Public Hearing Date:	April 1, 2024
Applicant and Authorized Agent:	Greg Coleman / Coleman Company (Agent)
Location (Address):	385 Morgan Lakes Industrial Blvd
Parcel (PIN):	51015 01102
Existing Zoning:	I-1 (Light Industrial)
Zoning Action:	Conditional Use
Request:	Request to establish a warehouse.
Application Filed:	February 2, 2024
Legal Notice Published:	March 17, 2024
Sign Posted:	March 15, 2024
Letters Mailed:	March 14, 2024
Staff Recommendation:	Approval
<i>Recommended Motion:</i>	<i>"After review of the criteria, move for approval of the request."</i>
Background:	The subject site is approximately 18 acres and is accessed from Morgan Lakes Industrial Blvd. The site is currently undeveloped. The general area includes other warehouses and similar industrial uses.

The applicant is requesting to establish a 234,300 sf warehouse at the site, along with associated infrastructure.

A previous request was made before City Council in December of 2023 but was withdrawn in order to address concerns from nearby residents. Landscaping and a berm are proposed to the rear of the warehouse and parking areas relocated to the front and sides of the warehouse per discussion with the nearby HOA. The berm is proposed as 8' with planting on the top and at the base of the berm.

Relevant Ordinances:

App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District

Zoning Action Standards:

1. The proposed use will not be contrary to the purpose of this ordinance.
 - *The proposed use would be consistent with surrounding uses, which includes other warehouses and similar uses. The proposed use would be consistent with the purpose of the ordinance for industrial development.*
2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers.
 - *The proposed use would not be detrimental to adjacent properties or surrounding areas. The proposed use is an allowed use within the I-1 District and would be similar to the other warehousing and industrial uses abutting the property and nearby.*
3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use.
 - *The proposed use is consistent and compatible with existing uses nearby and those otherwise allowed in the district and would not constitute a nuisance or hazard.*
4. The proposed use will not be affected adversely by the existing uses of adjacent properties.
 - *The proposed use will not be affected adversely by the existing uses of adjacent properties as the proposed use is similar and compatible with existing uses.*

5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
 - *The subject site is of sufficient size to satisfy all site design requirements for the use.*
6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.
 - *The proposed concept layout satisfies the various development requirements for the proposed use.*
7. The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.
 - *The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.*

Conclusion:

The request complies with the required criteria for a conditional use. As such, staff recommends **Approval** of the request.

Attachments:

- A. Vicinity Map
- B. Application and Submittal Documentation



CITY OF POOLER
GEORGIA

A great place to Live, Work and Play

385 Morgan Lakes Industrial Blvd

12/06/2023





Rec.
2024/2/2

1-24-0009

ATTACHMENT B

Conditional Use Application

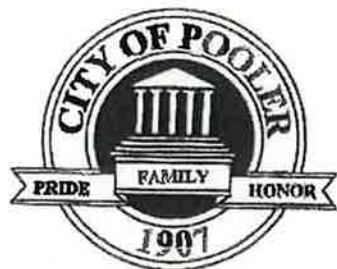
Applicant Information	Applicant <u>Coleman Company, Inc - Greg Coleman</u>
	Mailing address <u>1480 Chatham Parkway, Suite 100</u>
	City <u>Savannah</u> State <u>Georgia</u> Zip <u>31405</u>
	Telephone () Fax ()
Property Ownership	Property Owner(s) <u>North Point Industrial, LLC - Wrenn Blalock</u>
	Mailing address <u>113 Houston Street</u>
	City <u>Savannah</u> State <u>Georgia</u> Zip <u>31401</u>
	Telephone () Fax ()
Contact Person	Contact Person(s) <u>Coleman Company, Inc - Greg Coleman</u>
	Telephone () Fax () E-mail ()
Request	* All staff correspondence will be sent only to one designated contact person. * Addresses and telephone numbers do not have to be repeated if provided above.
	Location address <u>Morgan Lakes Industrial Blvd.</u>
	Current Zoning <u>I-1</u> Present use <u>Vacant Cleared Lot</u>
	Provide a brief description of proposed use on subject property. Describe those things, which you feel justify the action requested. List the specific sections of the Zoning Ordinance which have a bearing on your request: <u>Proposed Use: Warehousing and trailer storage with small office space inside the warehouse</u>
	<u>The proposed plan meets or exceeds all items noted in Appendix A - Article V - Section 7</u>
	Description of the activities, # of units and hours of operation of the proposed conditional use: <u>As shown on the site plan we are asking for conditional use for 234,300 sf warehouse, 108 trailer parks, as well as office and parking to support the 17.956 acre site use.</u>
	A proposed starting date of land disturbance or construction, date of completion for all improvements and use opening or date of first occupancy: <u>As we are near the end of the permitting process, construction would begin in April 2024 and with a construction period of 12 months operation would begin April 2025.</u>
	A list of activities undertaken by the developer and subsequent occupant to mitigate all adverse impacts upon the surrounding properties before, during and after the completion of development activities: <u>The property area is at minimum 300' from any residentially or commercially zoned property, all access will be from Morgan Lakes Industrial Blvd from Jimmy Deloach Pkwy</u>
	<u>The amended site plan has included an 8' Berm and Plantings for the adjacent neighborhood. The plan changes in this applications have been coordinated, discussed and agreed upon with the HOA of The Farm. Other considerations have also been agreed to outside of what is shown on the plan that can be discussed with City Officials at Planning and Zoning and City Council.</u>
	<u>All buffer, setback, and screening requirements are met as well as review criteria in Appendix A, Article V, Section 7</u>

Conditional Use Application (CONT.)

Filing Requirements	* This application will not be processed until <u>ALL</u> of the following items are submitted * ☒ Filing fee (see scheduled fees). Make checks payable to the City of Pooler. ☒ A preliminary site plan which includes items (1),(2), (3) and (6) of Appendix A, Article V, Section 4 (c) ☒ A list of activities undertaken by the developer and subsequent occupant to mitigate all adverse impacts upon the surrounding properties before, during and after the completion of development activities. ☒ Submit one copy if 11" x 17" or smaller, 16 copies if larger. ☒ Signed and dated Campaign Contributions and acceptance of conditional standards. ☒ Authorization of property owner signed, dated and notarized. (page 3)												
Adjacent Property Owners	Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way. Use an additional sheet if necessary. <i>(Required)</i> <u>Morgan Lakes Property LLC</u> <u>1007 N. Patterson Street, Valdosta, GA 31501</u> <u>Savannah Economic Development Authority</u> <u>906 Drayton Street, Savannah, GA 31501</u> _____ _____												
Campaign Contributions	Have you made campaign contributions to one or more Pooler City Official(s), including any member(s) of the Planning Commission, during the past two years that when combined, total an amount greater than \$250.00? ☒ * No. I have not made campaign contributions to any Pooler City Official(s). <i>(Please sign below at the *)</i> ☐ * Yes. I have made campaign contributions to one or more Pooler City Official(s). <i>(Please sign below at the *)</i> <table><thead><tr><th>City Official</th><th>Title</th><th>Dollar Value</th><th>Description of gift</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table> * <i>Signature:</i> _____ <i>Date:</i> _____ If more space is needed for campaign contributions attach another copy of this form.	City Official	Title	Dollar Value	Description of gift								
City Official	Title	Dollar Value	Description of gift										
Signature & Date	I attest that all the information provided is true to fact: _____ _____ (Applicants Signature) Date: ____/____/____ Attest: _____ _____ (Zoning Administrator or Agent thereof)												

This portion to be completed by Zoning Administrator

- Hearing date has been set for: _____
- Notice published in newspaper on: _____ (15 days prior to hearing date)
- Letters of notification mailed to adjacent property owners on: _____
- This action was approved _____ or denied _____ (copy of minutes disposing of this action attached)
- Notification of the results of this action mailed to applicant on: _____
- Sign Posted: _____



City of Pooler

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning, Conditional Use, Variance, Site Plans & Subdivision Submittals

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Chatham County, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance, conditional use, rezoning of property or a site plan submittal.

Name of applicant: Justin Palmer / Colerian Company

Address: _____

City & State: Savannah, GA Zip 31405

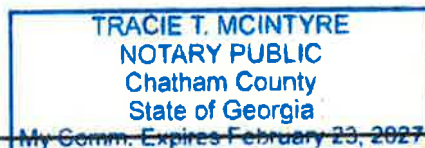
Telephone number: _____

Signature of owner

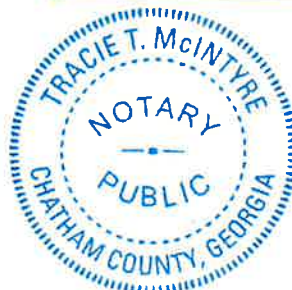
Personally appeared before me Wrenn Blalock

Who swears that the information contained in this authorization is true and correct to the best his/her knowledge and belief.

Tracie T. McIntyre
Notary Public



11-3-2023
Date





Conditional Use Standards

Review Criteria

- *The planning commission shall hear and make recommendations upon such uses in a district that are permitted as conditional uses. The application to establish such use shall be approved by the city council on a finding that:*
 1. The proposed use will not be contrary to the purpose of this ordinance,
 2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers,
 3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use,
 4. The proposed use will not be affected adversely by the existing uses of adjacent properties,
 5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use,
 6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met; **and**,
 7. The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.

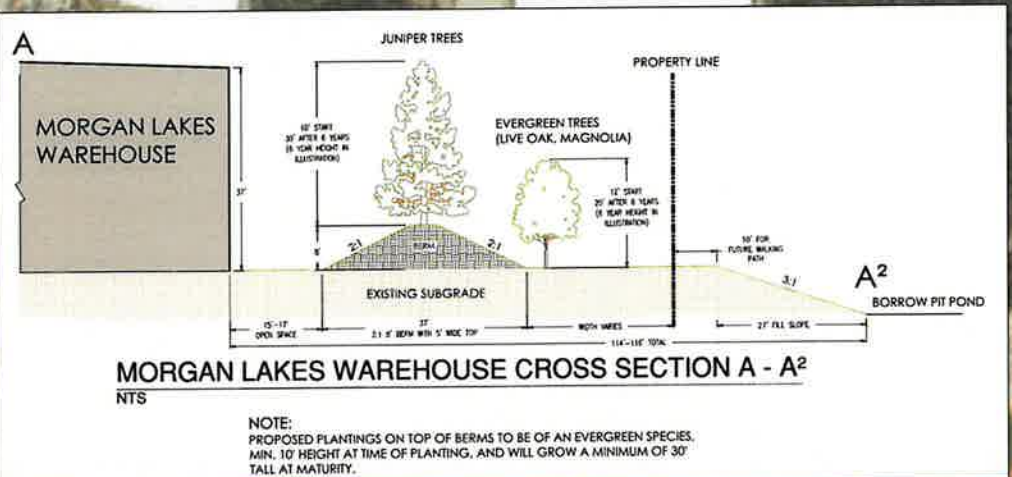
Additional Mitigation Requirements

- The Planning Commission may suggest and the Mayor and Council may impose or require such additional restrictions and standards (e.g., increased setbacks, buffer strips, screening, etc.):
 1. As may be necessary to protect the health and safety of workers and residents in the community; and
 2. To protect the value and use of property in the general neighborhood.

If you have any questions concerning this information please contact Kim Classen @ (912) 748-7261 or kclassen@pooler-ga.gov.

GC

Applicant/Owner initial as received



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PARRALEL PARKING TO SHIFT STORAGE FROM FRONTING RESIDENTIAL TO FRONTING EXISTING INDUSTRIAL



SCALE: 1"=120'
0' 60' 120' 240'



Know what's below.
Call before you dig.



COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | DCL@CAY.COM

NOT FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
MORGAN LAKES INDUSTRIAL PARK
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION CO.

JOB NUMBER: 22-643
DATE: 1/31/24
DRAWN BY: CLM
CHECKED BY: PJW
SCALE: AS NOTED

EXHIBIT B
SHEET:
EXH

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 2/27/2024 5:54 AM BY: Patrick Warren DRAWING PATH: Q:\2023\12-643\DWG\CH132-643-STA1.dwg

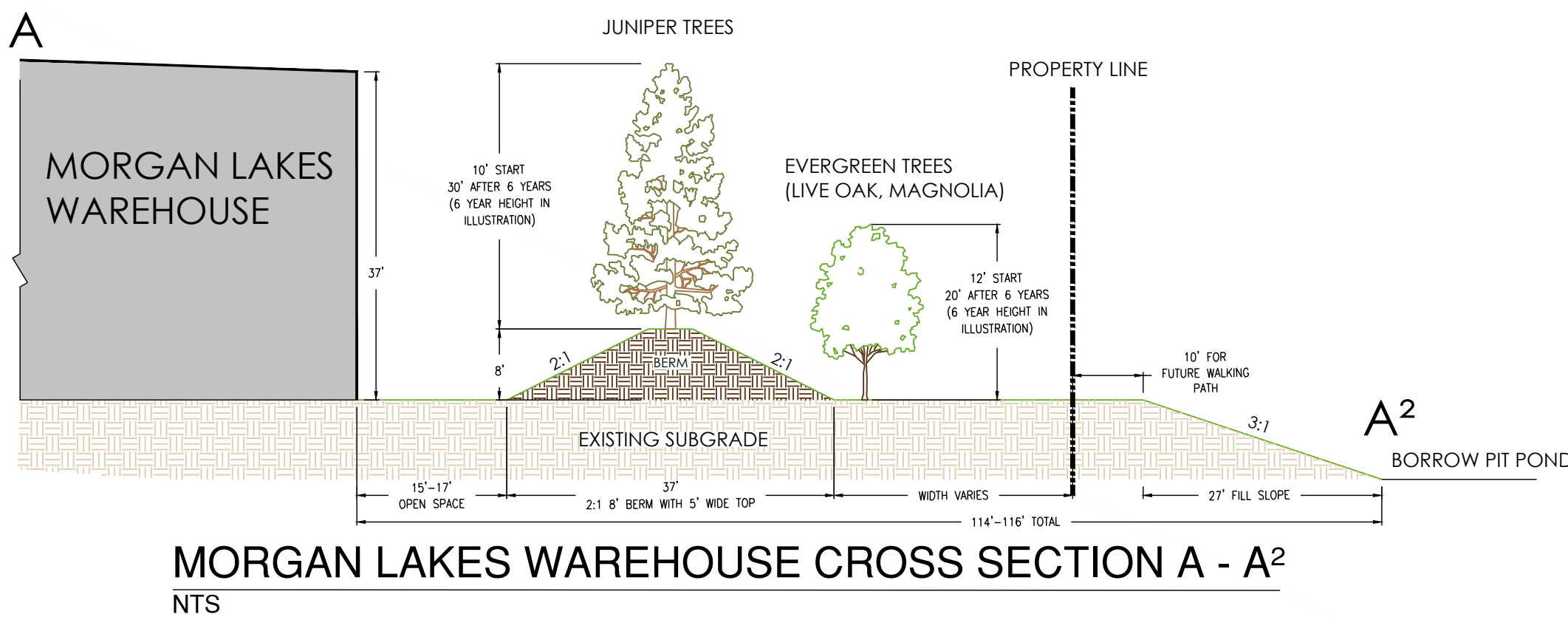


SCALE: 1"=120'
0' 60' 120' 240'



Know what's below.
Call before you dig.

PARRALEL PARKING TO SHIFT STORAGE
FROM FRONTING RESIDENTIAL TO
FRONTING EXISTING INDUSTRIAL



PROPOSED PONDS

8' HIGH BERM
W/ 5' TOP WITH
JUNIPER/PINE
TREE SCREENING

SECURITY FENCE

FILL SLOPE

PROPOSED:

1 ROW EVERGREENS 10'
ON CENTER ALONG
BASE OF BERM

MORGAN LAKES FARM
PROPERTY LINE

UNDISTURBED
BUFFER

THE FARM:
FUTURE LOTS

PROPOSED WAREHOUSE 1

264,000 SQ.
FT. 27'00"
MAX BUILDING HEIGHT: 70'
EMPLOYEE PARKING: 47 SPACES
TRUCK STORAGE: 65 SPACES

NOT FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

MORGAN LAKES INDUSTRIAL PARK

PHASE 1

LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION CO.

JOB NUMBER: 22-643
DATE: 1/31/24
DRAWN BY: CLM
CHECKED BY: PJW
SCALE: AS NOTED

EXHIBIT B

SHEET:

EXH



The Farm at Morgan Lakes Homeowners Association, Inc.

P. O. Box 13310
Savannah, GA 31416
Office (912) 236-7575

19 March 2024

City Council Members

City of Pooler, GA

100 US Highway 80 SW, Pooler, GA 31322

Subject: Resolution of Concerns Regarding December 18, 2023 City Council Meeting
Agenda Items IV.C. and IV.H

Dear City Council Members of Pooler, GA,

I trust this letter finds you well. I'm reaching out to provide an update on the concerns discussed during the City Council Meeting on December 18, 2023, regarding agenda items IV.C. and IV.H. concerning 385 Morgan Lakes Industrial Boulevard.

Following productive meetings with representatives from Coleman Engineering and Baker Constructors, on March 4, 2024, we reached a resolution in addressing the issues outlined in our previous communications. Below is a summary of the key points discussed and the resolutions reached, this is also depicted on EXHIBIT B Plan sheet:

Fence Agreement:

- A security fence will be installed, featuring slats on the north side of the building.
- Additionally, a formal agreement is underway for additional fencing installation.

Building Height/Noise:

- The building's maximum height will be 37 feet, with the corner at 34 feet due to roof slope. To mitigate this, a berm will be constructed along with new tree planting on the north side.
- The berms will be 8 feet tall and 5 feet wide, with proposed plantings of evergreen species on top, such as Junipers at 10' when planted, maintaining the area's aesthetic appeal.

Parking Lot:

- The size of the north parking lot has been appropriately reduced to address community concerns.

The Farm at Morgan Lakes Homeowners Association, Inc.

P. O. Box 13310
Savannah, GA 31416
Office (912) 236-7575

Water Management:

- The pond will discharge into the lake, passing through the necessary water quality measures mandated by the state, thus ensuring the lake's integrity and water quality.

Lighting:

- Final lighting plans will be determined upon presentation of architectural plans, aiming to minimize light pollution and community impact.
- Downward facing lights will be installed at all exit doors, and wall pack units will replace power poles as per the original plan, mitigating concerns about exterior lighting.

Construction Timeline:

- Construction will commence upon receipt of permits, with the start date dependent on plan approval to adhere to procedural requirements.

We believe these resolutions effectively address the concerns raised by The Farm at Morgan Lakes Homeowners Association, Inc., and the broader community. We are grateful for the City Council's dedication in helping facilitate addressing these matters with our community.

I'm thankful for the opportunity to speak during the public comments section of the upcoming City Council Meeting, to further discuss these resolutions and address any questions that may arise.



Jonathan Dunn

President, Board of Directors

The Farm at Morgan Lakes Homeowners Association, Inc.

cc: Janice Rossiter, Property Manager



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Preliminary Construction Plans for Harmony Phase 8A [*Revisions*]

Project:	#230537
P&Z Meeting Date:	March 25, 2024
City Council Meeting Date:	April 1, 2024
Applicant and Authorized Agent:	Coleman Company
Location (Address):	Andante Way
Parcel (PIN):	51010 01046
Acreage:	32.91 total – 16.22 disturbed
Zoning:	PUD (Jabot) w/ conditions [June 21, 2021] • Begin Phase 8 engineering and development; • New amenity construction must begin by 50% completion of Phase 8; • COs for the remaining 50% of the phase will not be issued until the new amenity construction is complete; • Existing amenities must be kept until the new amenity construction is complete; and, • A meeting of the developer and the HOA must be held within 60 days.
Proposed Use:	Residential Subdivision, Single-family Detached (44 lots)
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
<i>Recommended Motion:</i>	<i>"After review of the criteria, move for approval of the request."</i>

Zoning Action Standards:

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans.
 - The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area.
2. Whether the site plan provides for adequate pedestrian and traffic access.
 - The site plan complies with the provisions of the Jabot PUD for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App. A, Art. III for traffic access.
3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
 - The site plan complies with the provisions of the Jabot PUD and Sec. 5 of App. A, Art. III for parking and loading standards.
4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).
 - The site plan complies with the provisions of the Jabot PUD related to development standards for commercial development, including setbacks, building separation, and height and Chapter 74, Art. VI for lighting.
5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.
 - The site plan complies with the provisions of the Jabot PUD related to the PUD master plan for location of uses/development areas, development standards for commercial development, and buffer standards.
6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
 - The site plan complies with Sec. 606 of App. B, Art. VI; Chapter 74, Art. V; and Chapter 42, Art. V related to servicing of utilities and infrastructure.
7. Whether the proposed development site is adequately served by other public serves to account for current or projected needs.

- The site is adequately served by any other public services for current or projected needs.
8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.
- The site plan complies with the provisions of the Jabot PUD related to buffer and screening standards.
9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other landscaping, which may provide a visual or noise-detering buffer between adjacent properties.
- The site plan complies with the provisions of the Jabot PUD and Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.
10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.
- The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.

Conclusion:

The site plan addresses the site plan approval criteria. As such, staff recommends **Approval** of the request.

Attachments:

- A. City Council Minutes
- B. Vicinity Map
- C. Application and Submittal Documentation
- D. Approval Letter



CITY of POOLER
GEORGIA

CITY COUNCIL REGULAR MEETING – MINUTES

September 18, 2023 at 1:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

I. ROLL CALL

Present: Rebecca C. Benton, Mayor
Tom Hutcherson, Mayor Pro Tem
Shannon Black, Councilmember
Aaron Higgins, Councilmember
Stevie Wall, Councilmember
John Wilcher, Councilmember
Karen Williams, Councilmember
Matthew Saxon, Assistant City Manager
Craig Call, City Attorney
Chris Lightle, Finance Officer
Kiley Fusco, Clerk of Council

Absent: Robert Byrd, City Manager

II. CALL TO ORDER

Mayor Rebecca C. Benton called the meeting to order at 1:00 p.m.

III. INVOCATION

Pastor Darren Thomas of The Church at Godley Station gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Pastor Darren Thomas of The Church at Godley Station led the pledge

V. CONSENT AGENDA

A. City Council Meeting Minutes of August 21, 2023

B. New Alcoholic Beverage License Application for Sero Box Korean Cuisine, LLC at 1009 Town Center Boulevard, Suite 1107

C. New Alcoholic Beverage License Application for Seoul Soontofu, LLC at 155 Traders Way, Suite 150

D. Special Event Permit Application for the Greater Pooler Area Chamber of Commerce on December 2, 2023 (Waiver Requested)

E. Department Reports

1. Public Works
2. Finance
3. Fire-Rescue Services
4. Police
5. Recreation
6. Planning & Development

Councilmember Karen Williams moved to approve the Consent Agenda.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

VI. ORDINANCES, PROCLAMATIONS, & RESOLUTIONS

A. Ordinance O2023-08.A - Amendment to Chapter 82. Traffic and Vehicles, Article IV. Speed Zones (*Second Reading*)

Assistant City Manager Matthew Saxon presented the ordinance for consideration. Councilmember Aaron Higgins moved to approve the second reading of Ordinance O2023-08.A - Amendment to Chapter 82. Traffic and Vehicles, Article IV. Speed Zones.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Black

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

B. Resolution R2023-09.A - Appointment of a Director to the City of Pooler Development Authority

Assistant City Manager Matthew Saxon presented the resolution for consideration. Councilmember Karen Williams moved to approve Resolution R2023-09.A - Appointment of a Director to the City of Pooler Development Authority (Kevin Smith).

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

VII. NEW BUSINESS

A. Preliminary Subdivision Plans for Harmony Phase 8A

Assistant City Manager Matthew Saxon presented the item for consideration.

Neil McKenzie was present on behalf of the petitioner to answer questions. Mayor Pro Tem Tom Hutcherson, upon review of the criteria, moved to approve the Preliminary Subdivision Plans for Harmony Phase 8A.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Hutcherson

SECONDER: Higgins

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

**B. Zoning Map Amendment for Collins Street Properties from R-1-A to C-1
(Public Hearing, Action)**

Assistant City Manager Matthew Saxon presented the item for consideration. Nicole Dixon, Director of Planning & Development, was present to answer questions. Mayor Rebecca Benton opened and closed the public hearing with no comment. Councilmember Aaron Higgins, upon review of the criteria, moved to approve the Zoning Map Amendment for Collins Street Properties from R-1-A to C-1.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Hutcherson

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

**C. Zoning Map Amendment for 1720 Quacco Road from R-A to C-2
(Public Hearing, Action)**

Assistant City Manager Matthew Saxon reported that the item had been withdrawn by the petitioner. Mayor Rebecca Benton opened and closed the public hearing with no comment. No action was taken.

D. Zoning Map Amendment for Yancey Bros Dublin Road Properties from RA-2 to I-1 (Public Hearing, Action)

Assistant City Manager Matthew Saxon presented the item for consideration. Harold Yellin was present on behalf of the petitioner to answer questions. Mayor Rebecca Benton opened and closed the public hearing with no comment. Councilmember Karen Williams, upon review of the criteria, moved to approve the Zoning Map Amendment for Yancey Bros Dublin Road Properties from RA-2 to I-1.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Black

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

E. Conditional Use Request for 605 US Highway 80 West for a Daycare Center and Tutoring Center (Public Hearing, Action)

Assistant City Manager Matthew Saxon presented the item for consideration. Scotti Moore and Lori Lewis were present to answer questions. Mayor Rebecca Benton opened the public hearing. Residents Oscar Lewis and Dave Legasse

spoke in favor of the use. Mayor Rebecca Benton closed the public hearing. City Attorney Craig Call noted that having an open/approved conditional use at one property would not preclude a petitioner from requesting one at a second property, and that if unused, conditional use approvals expire after one year. Councilmember Aaron Higgins, upon review of the criteria, moved to approve the Conditional Use Request for 605 US Highway 80 West for a Daycare Center and Tutoring Center.

Motion to Approve; PASSED (5-1)

MOVER: Higgins

SECONDER: Williams

AYES: Black, Higgins, Hutcherson, Wilcher, Williams

NAYS: Wall

**F. Variance Request for 5158 Old Louisville Road for 80' Buffer Reduction
(Public Hearing, Action)**

Assistant City Manager Matthew Saxon presented the item for consideration. Doug Faircloth was present on behalf of the petitioner to answer questions. Mayor Rebecca Benton opened and closed the public hearing without comment. Councilmember Aaron Higgins, upon review of the criteria, moved to approve the Variance Request for 5158 Old Louisville Road for 80' Buffer Reduction subject to the remaining twenty-foot (20') buffer being heavily planted with understory trees and/or shrubs.

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Black, Higgins, Hutcherson, Wilcher, Williams

NAYS:

G. Site Plan for Blakely Commons Multifamily

Assistant City Manager Matthew Saxon presented the item for consideration. Rusty Windsor was present on behalf of the petitioner to answer questions. Resident John Hayden inquired as to the point at which the new development would access Pooler Parkway. Councilmember Karen Williams, upon review of the criteria, moved to approve the Site Plan for Blakely Commons Multifamily.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

AYES: Black, Higgins, Hutcherson, Wilcher, Williams

NAYS:

H. Site Plan for Mosaic Gardens

Assistant City Manager Matthew Saxon presented the item for consideration and noted that the petitioner was not present. Councilmember John Wilcher moved to postpone the item until the next City Council Meeting scheduled for October 2, 2023.

Motion to Postpone; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Wall

AYES: Black, Higgins, Hutcherson, Wilcher, Williams
NAYS:

I. Site Plan for High Avenue Extension (a/k/a 1-16 Mixed Use Access Road)

Assistant City Manager Matthew Saxon presented the item for consideration and noted that the petitioner was not present. Councilmember Aaron Higgins moved to postpone the item until the next City Council Meeting scheduled for October 2, 2023.

Motion to Postpone; PASSED (UNANIMOUS)
MOVER: Higgins
SECONDER: Hutcherson
AYES: Black, Higgins, Hutcherson, Wilcher, Williams
NAYS:

J. Site Plan for Transportation Logistics Terminal 2A

Assistant City Manager Matthew Saxon presented the item for consideration. Lamar Mercer was present on behalf of the petitioner to answer questions. Councilmember Karen Williams, upon review of the criteria, moved to approve the Site Plan for Transportation Logistics Terminal 2A.

Motion to Approve; PASSED (UNANIMOUS)
MOVER: Williams
SECONDER: Hutcherson
AYES: Black, Higgins, Hutcherson, Wilcher, Williams
NAYS:

VIII. EXECUTIVE SESSION

With no further public business to conduct, Councilmember Aaron Higgins moved to enter Executive Session. Council entered Executive Session at 1:36 p.m.

Motion to Enter; PASSED (UNANIMOUS)
MOVER: Higgins
SECONDER: Wilcher
AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams
NAYS:

Mayor Rebecca C. Benton called the meeting back to order at 1:45 p.m.

IX. ADJOURNMENT

Councilmember Aaron Higgins moved to adjourn.

Motion to Adjourn; PASSED (UNANIMOUS)
MOVER: Higgins
SECONDER: Wilcher
AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams
NAYS:

The meeting adjourned at 1:45 p.m.

The foregoing minutes are true and correct and are approved on this

2nd day of October, 2023.

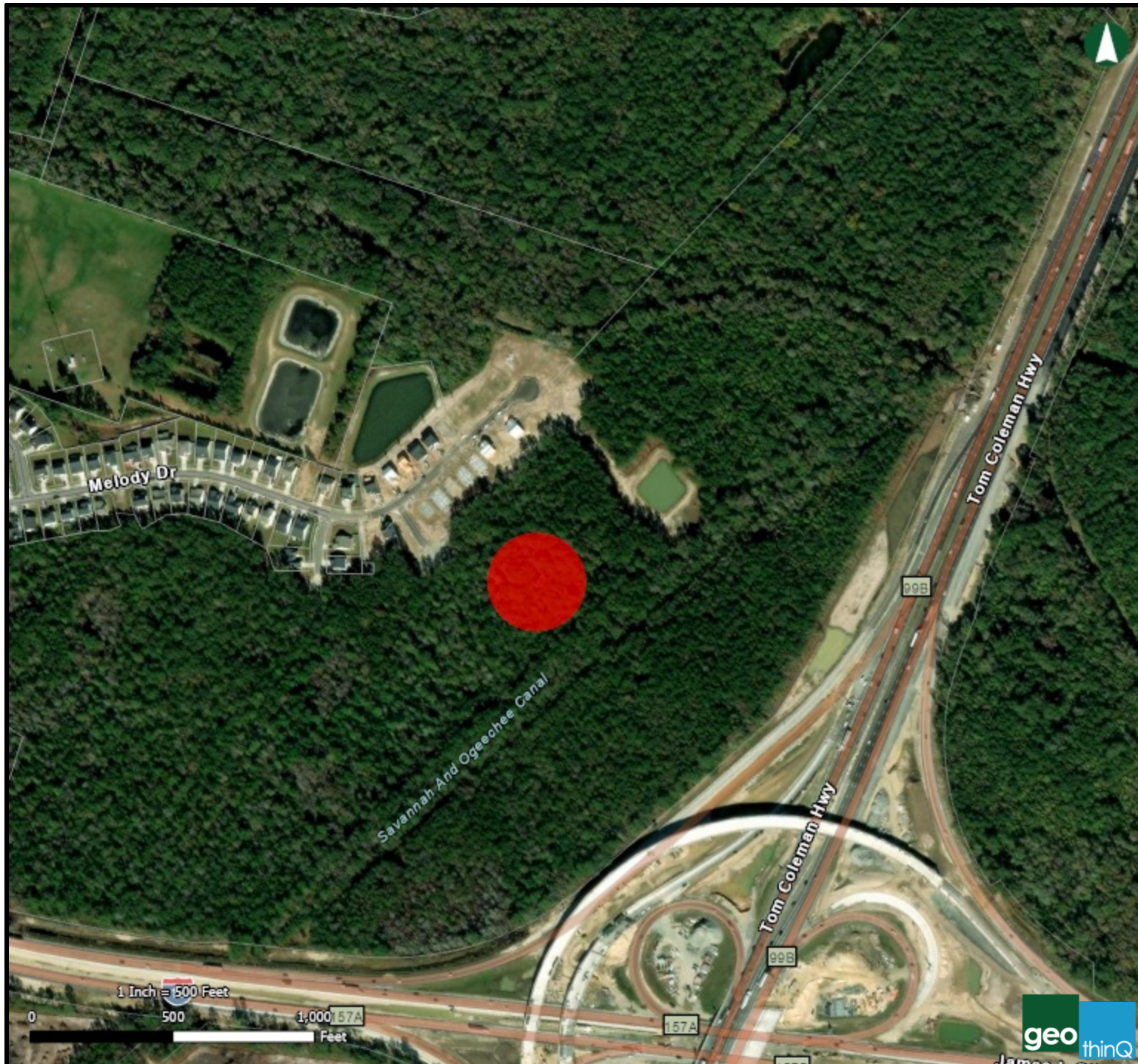
CITY OF POOLER, GEORGIA

Rebecca Benton
Rebecca Benton, Mayor

ATTEST:

Kiley Fusco
Kiley Fusco, Clerk of Council





CITY OF POOLER
GEORGIA

A great place to Live, Work and Play

Harmony Phase 8



HARMONY SUBDIVISION

PREPARED FOR
HARMONY PARTNERS, LLC

I CERTIFY THAT ALL LAND DISTURBING ACTIVITIES AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.

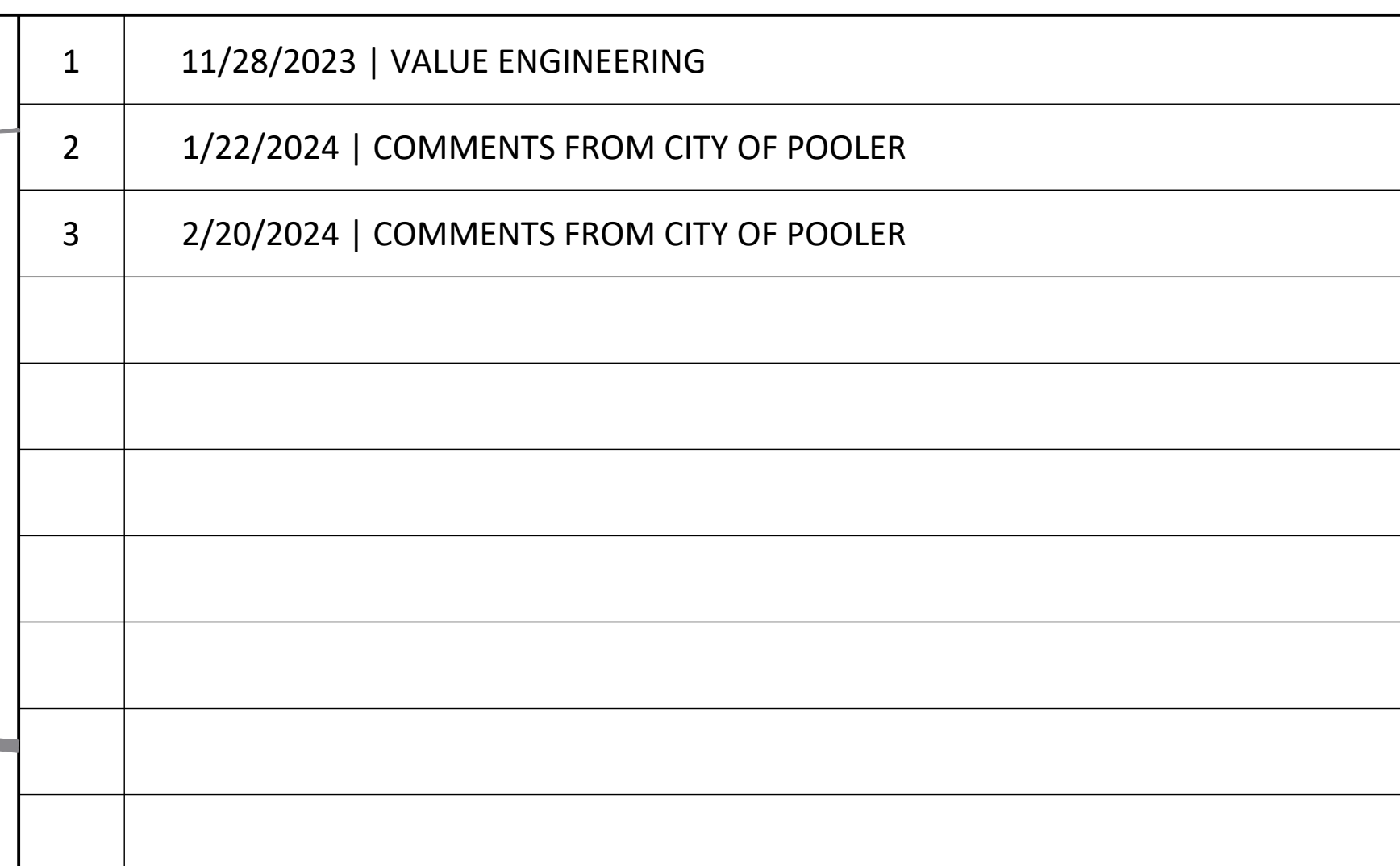
OWNER

I CERTIFY THAT THIS DESIGN (INCLUDING THE STORMWATER MANAGEMENT SYSTEM) MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA.

ENGINEER OF RECORD

ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

SHEET INDEX

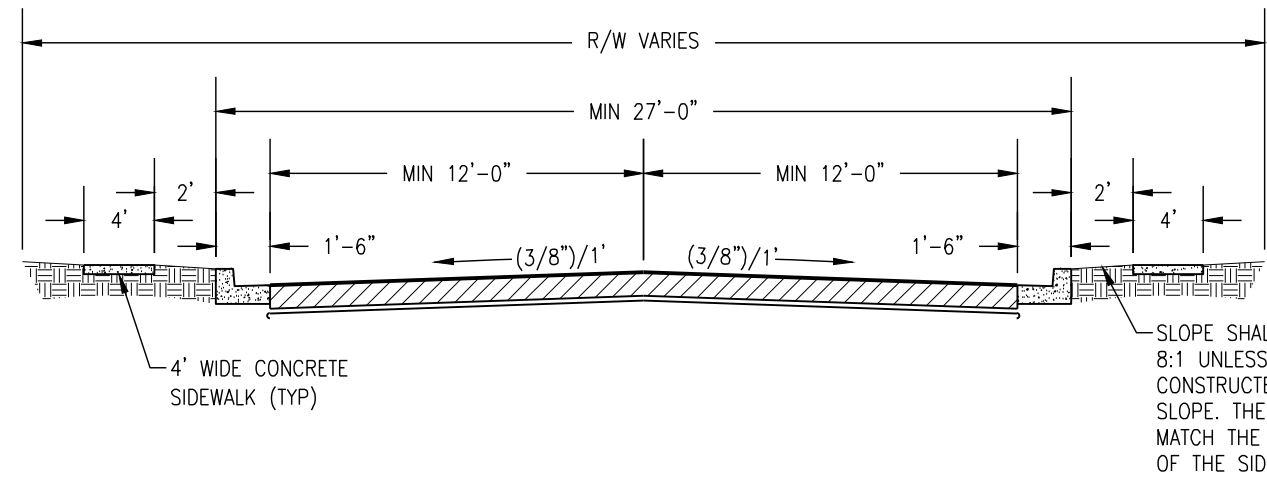


Sheet Number	Sheet Title	Sheet Number	Sheet Title
COV	COVER	CE3.0	FINAL ES&PC PLAN
C1.0	CONSTRUCTION NOTES	CE4.0	EROSION CONTROL DETAILS
C2.0	EXISTING CONDITIONS	CE4.1	EROSION CONTROL DETAILS
C3.0	STAKING PLAN	CE5.0	NPDES PERMIT NOTES
C4.0	PAVING, GRADING, & DRAINAGE	CE5.1	NPDES PERMIT NOTES
C5.0	NEIGHBORHOOD GRADING PLAN	L1.0	EXISTING CONDITIONS
C6.0	UTILITY PLAN	L2.0	LANDSCAPE PLAN
C7.0	ROAD PROFILES	L3.0	LANDSCAPE DETAILS
C7.1	STORM PROFILES	1 OF 1	LIGHTING PLAN
C7.2	SEWER PROFILES		
C7.3	WATER PROFILES		
C8.0	CONSTRUCTION DETAILS		
C8.1	CONSTRUCTION DETAILS		
C8.2	CONSTRUCTION DETAILS		
COV	ES&PC COVER		
CE0.0	OVERALL ES&PC		
CE1.0	INITIAL ES&PC PLAN		
CE2.0	INTERM ES&PC PLAN		

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

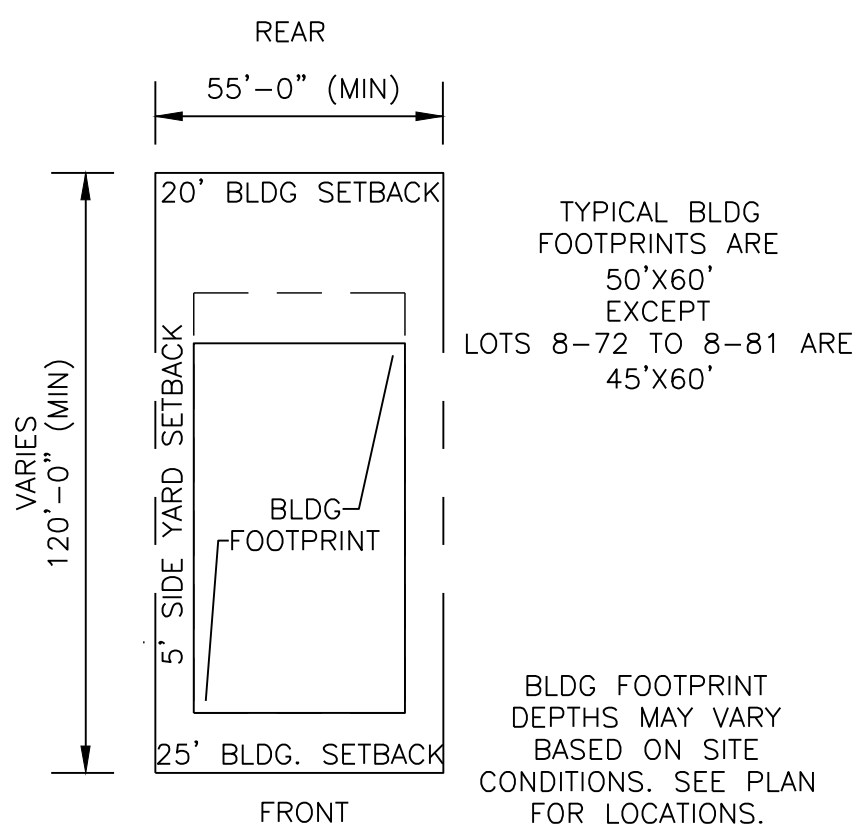
COV

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P-69 TYPICAL ROAD SECTION

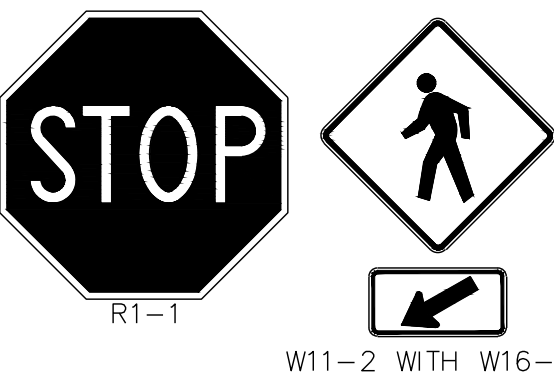
NOT TO SCALE



TYPICAL LOT LAYOUT
SINGLE FAMILY

1"=40'

- NOTES:
- PLEASE NOTE THAT IF RHYTHM ROAD IS NOT EXTENDED FOR A FUTURE PHASE OF DEVELOPMENT, THE GEOMETRY FOR LOTS 8-76, 8-77, AND 8-78 WILL CHANGE. DO NOT PLAT LOT 8-76, 8-77, AND 8-78.
 - THE DEVELOPER, HARMONY PARTNERS, LLC, WILL NEED TO PROVIDE A SUITABLE BUILDING FOOTPRINT FOR THE 45' X 60' BLDG PAD LOCATED ON LOTS 8-72 TO 8-81.
 - STONE OR CONCRETE MONUMENTS FOUR INCHES IN DIAMETER OR SQUARE, 30 INCHES LONG, WITH A FLAT TOP, WHICH SHALL BE SET AT EACH STREET CORNER, AND AT ALL POINTS WHERE THE STREET LINES INTERSECT THE EXTERIOR BOUNDARIES OF THE SUBDIVISION, AND AT THE P.C. AND P.T. OF EACH STREET. THE TOP OF THE MONUMENTS SHALL CONTAIN A METAL PIN OR BE SCORED WITH AN INDENTED CROSS TO IDENTIFY THE LOCATIONS. (APPENDIX B, ARTICLE VI, SEC. 605)
 - BUILDING SETBACKS:
 - FRONT: 25-FT
 - REAR: 20-FT
 - SIDE: 5-FT
 - CORNER: 15-FT
 - ALL DRAINAGE EASEMENTS BETWEEN AND BEHIND LOTS TO BE HOA OWNED AND MAINTAINED.



W11-2 WITH W16-7P

MUTCD SIGN SIZE

SIGN OR PLAQUE	SIGN DESIGNATION	SIGN DIMENSION (SINGLE LANE)
STOP	R1-1	30 X 30"
PEDESTRIAN CROSSING	W11-2	30 X 30"
DOWNWARD DIAGONAL ARROW	W16-7P	24 X 12"
SPEED LIMIT	R2-1	24 X 30"

REFER TO MUTCD CHAPTER 2B REGULATORY SIGNS, MARKINGS, & DEVICES AND CHAPTER 3C WARNING SIGNS & OBJECT MARKERS

LINE #	LENGTH	DIRECTION
L1	105.642	N43° 09' 08.03"W
L2	57.772	N44° 22' 28.10"E
L3	166.086	S50° 59' 15.19"E
L4	128.030	S43° 06' 19.32"E
L5	121.888	N43° 06' 19.32"W
L6	50.000	N46° 50' 51.97"E
L7	101.945	S43° 09' 08.03"E
L8	70.100	S46° 53' 40.68"W
L9	121.839	N43° 06' 19.32"W
L10	60.000	N46° 50' 51.97"E
L11	60.000	S46° 53' 40.68"W
L12	121.790	N43° 06' 19.32"W
L13	60.000	N46° 50' 51.97"E
L14	60.000	S46° 53' 40.68"W
L15	121.741	N43° 06' 19.32"W
L16	60.000	N46° 50' 51.97"E
L17	60.000	S46° 53' 40.68"W
L18	121.692	N43° 06' 19.32"W
L19	60.000	N46° 50' 51.97"E
L20	60.000	S46° 53' 40.68"W

LINE #	LENGTH	DIRECTION
L21	122.300	N43° 06' 19.32"W
L22	34.366	N46° 50' 51.97"E
L23	60.000	S46° 53' 40.68"W
L24	128.030	S43° 06' 19.32"E
L25	34.706	N53° 09' 33.57"E
L26	60.000	S46° 53' 40.68"W
L27	119.970	N43° 06' 19.32"W
L28	59.984	N53° 09' 33.57"E
L29	16.058	S46° 53' 40.68"W
L30	46.319	S65° 19' 46.49"W
L31	120.473	N43° 06' 19.32"W
L32	4.842	N53° 09' 33.58"E
L33	16.927	S65° 19' 46.49"W
L34	51.442	S46° 53' 40.68"W
L35	123.858	N43° 06' 19.32"W
L36	8.558	S46° 53' 40.68"W
L37	58.952	S45° 49' 48.95"W
L38	124.021	S43° 06' 19.32"E
L39	60.010	S45° 49' 48.95"W
L40	121.367	N43° 06' 19.32"W

LINE #	LENGTH	DIRECTION
L41	60.010	S45° 49' 48.95"W
L42	75.888	N44° 22' 28.10"E
L43	120.000	S45° 37' 31.90"E
L44	60.303	S44° 22' 28.10"E
L45	90.047	N43° 09' 08.03"W
L46	120.000	N45° 35' 14.11"W
L47	58.396	S44° 22' 28.10"E
L48	59.920	N44° 22' 28.10"E
L49	120.000	N45° 37' 31.90"W
L50	60.000	S44° 22' 28.10"E
L51	60.084	N44° 22' 28.10"E
L52	120.000	S45° 37' 31.90"E
L53	60.084	S44° 22' 28.10"E
L54	120.000	N49° 20' 53.15"W
L55	45.715	N44° 22' 28.10"E
L56	120.000	S45° 37' 31.90"E
L57	45.715	S44° 22' 28.10"E
L58	120.000	N65° 01' 23.00"W
L59	120.000	N80° 41' 52.86"W
L60	120.000	S83° 37' 37.29"W

LINE #	LENGTH	DIRECTION
L61	120.000	S67° 57' 07.43"W
L62	70.154	N46° 50' 51.97"E
L63	49.905	N46° 50' 51.97"E
L64	127.300	N46° 50' 51.97"E
L65	92.253	S43° 09' 08.03"E
L66	50.000	S46° 50' 51.97"W
L67	17.595	N46° 50' 51.97"E
L68	67.500	S46° 50' 51.97"W
L69	120.000	N43° 09' 08.03"W
L70	120.000	N43° 09' 08.03"W
L71	67.500	N46° 50' 51.97"E
L72	67.500	S46° 50' 51.97"W
L73	120.000	S43° 09' 08.03"E
L74	1.927	S46° 50' 51.97"W
L75	58.073	N46° 50' 51.97"E
L76	60.000	S46° 50' 51.97"W
L77	120.000	N43° 09' 08.03"E
L78	54.627	S46° 50' 51.97"W
L79	5.373	S46° 50' 51.97"W
L80	60.000	S46° 50' 51.97"W

LINE #	LENGTH	DIRECTION
L81	55.579	N43° 09' 08.03"W
L82	65.373	S46° 50' 51.97"W
L83	19.366	S46° 50' 51.97"W
L84	127.300	N46° 50' 51.97"E
L85	61.292	S43° 09' 08.03"E
L86	61.292	N43° 09' 08.03"W
L87	127.300	N46° 50' 51.97"E
L88	62.500	S43° 09' 08.03"E
L89	62.500	N43° 09' 08.03"W
L90	127.300	N46° 50' 51.97"E
L91	62.500	S43° 09' 08.03"E
L92	62.500	N43° 09' 08.03"W
L93	127.300	S46° 50' 51.97"W
L94	55.000	N43° 09' 08.03"W
L95	55.000	N43° 09' 08.03"W
L96	127.300	N46° 50' 51.97"E
L97	55.000	S43° 09' 08.03"E
L98	55.000	N43° 09' 08.03"W
L99	55.000	S43° 09' 08.03"E
L100	55.000	S43° 09' 08.03"E

LINE #	LENGTH	DIRECTION
L101	154.290	S46° 50' 43.89"W
L102	55.000	N43° 09' 16.11"W
L103	55.000	S43° 09' 08.03"E
L104	145.599	S46° 50' 43.89"W
L105	22.804	N65° 33' 00.07"W
L106	33.916	N43° 09' 16.11"W
L107	62.500	S43° 09' 08.03"E
L108	127.300	S46° 50' 43.89"W
L109	18.097	N43° 09' 08.02"W
L110	48.026	N65° 33' 00.07"W
L111	62.500	S43° 09' 08.03"E
L112	127.300	N46° 50' 43.89"E
L113	62.500	N43° 09' 08.02"W
L114	54.995	N43° 09' 08.02"W
L115	55.000	S43° 09' 08.03"E
L116	127.300	S46° 50' 51.98"W
L117	60.000	S43° 09' 08.03"E
L118	120.000	S46° 50' 51.97"W
L119	52.088	S43° 09' 08.03"E
L120	7.604	N43° 09' 08.02"W

LINE #	LENGTH	DIRECTION
L121	68.043	S43° 09' 08.03"E
L122	23.404	N43° 09' 08.03"W
L123	14.528	N53° 09' 33.57"E
L124	145.599	S46° 50' 43.89"W
L125	120.000	S45° 45' 28.29"E
L126	120.000	N48° 16' 24.01"W
L127	154.290	N46° 50' 43.89"E
L128	43.785	N43° 09' 08.03"W
L129	3711.120	N47° 24' 49.00"E
L130	22.845	S43° 09' 08.03"E
L131	5.000	N44° 22' 28.10"E
L132	60.000	N45° 37' 31.90"W
L133	79.289	S44° 22' 28.10"W
L134	60.000	S48° 16' 24.04"E



Curve #	Length	Radius	Delta
C1	30.553	20,000	087.5267
C2	31.416	20,000	090.0000
C3	25.844	500,000	002.9386
C4	25.578	500,000	002.9310
C5	62.920	1281.717	002.8127
C6	67.547	1281.717	003.0195
C7	60.013	1281.717	002.6827
C8	60.124	1281.717	002.6877
C9	9.203	135,000	003.9061
C10	32.279	20,000	092.4733
C11	197.012	135,045	083.5866
C12	20.466	315,000	003.7226
C13	12.669	195,000	003.7226
C14	86.178	315,000	015.6750
C15	53.348	195,000	015.6750
C16	86.178	315,000	015.6750
C17	53.348	195,000	015.6750
C18	86.178	315,000	015.6750
C19	53.348	195,000	015.6750
C20	86.178	315,000	015.6750

Curve #	Length	Radius	Delta
C21	53.348	195,000	015.6750
C22	108.279	315,000	019.6950
C23	64.077	195,000	018.8274
C24	7.749	195,000	002.2769
C25	31.416	20,000	090.0000
C26	29.071	440,000	003.7856
C27	31.678	20,000	090.7512
C28	41.967	530,000	004.5368
C29	7.307	1461.717	000.2864
C30	34.390	470,000	004.1923
C31	32.156	20,000	092.1192
C32	82.430	1341.717	003.5200
C33	67.423	1341.717	002.8792
C34	60.297	1461.717	002.3635
C35	64.226	1461.717	002.5175
C36	58.953	1341.717	002.5175
C37	64.174	1461.717	002.5155
C38	58.906	1341.717	002.5155
C39	10.134	1281.717	000.4530
C40	5.000	1341.717	000.2135

LINE #	LENGTH	DIRECTION
L1000	125.009	S44° 22' 28.10"W
L1001	374.366	S46° 50' 51.97"W
L1002	34.965	S53° 09' 33.57"W
L1003	64.835	S53° 09' 33.57"W
L1004	33.360	N36° 50' 26.43"W
L1005	373.404	N43° 09' 08.03"W
L1006	120.004	S44° 22' 28.10"W
L1007	142.253	S43° 09' 08.03"E
L1008	139.408	S43° 09' 08.03"E

Curve #	Length	Radius	Delta
C40	5.000	1341.717	000.2135
C1001	48.035	470,000	005.8558
C1002	261.727	1311.717	011.4322
C1003	55.079	500,000	006.3116
C1004	252.059	165,000	087.5267



Know what's below.
Call before you dig.

RELEASED FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

HARMONY SUBDIVISION

PHASE 8A

LOCATED IN POOLER, GEORGIA

PREPARED FOR HARMONY PARTNERS, LLC

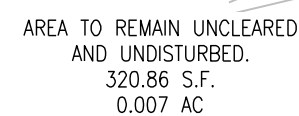
JOB NUMBER: 22-870.000
DATE: 11/28/2023
DRAWN BY: RCC
CHECKED BY: NPM
SCALE: AS NOTED

STAKING PLAN

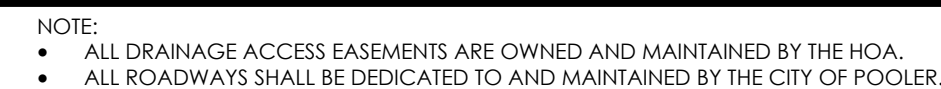
SHEET:

C3.0

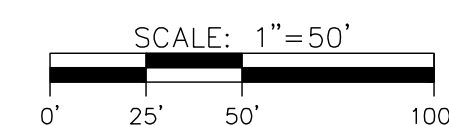




TE: CONTRACTOR MUST MAINTAIN ACCESS FOR CITY
SAVANNAH & POOLEE THROUGHOUT CONSTRUCTION DURATION
20' ACCESS & UTILITY EASEMENT

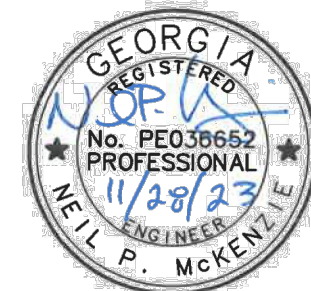


GRADING LEGEND	
CL	CENTERLINE (ROADWAY)
EP	EDGE OF PAVEMENT
EX	EXISTING ELEVATION
FF	FINISHED FLOOR
FP	FINISHED PAD
FR	STRUCTURE FRAME
HP	HIGH POINT ELEVATION
IE	INVERT ELEVATION
LOT	LOT LINE ELEVATION
LOTHP	LOT LINE HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
MTC	MATCH EXISTING ELEVATION
ROW	RIGHT OF WAY ELEVATION
TP	TOP OF PAVEMENT



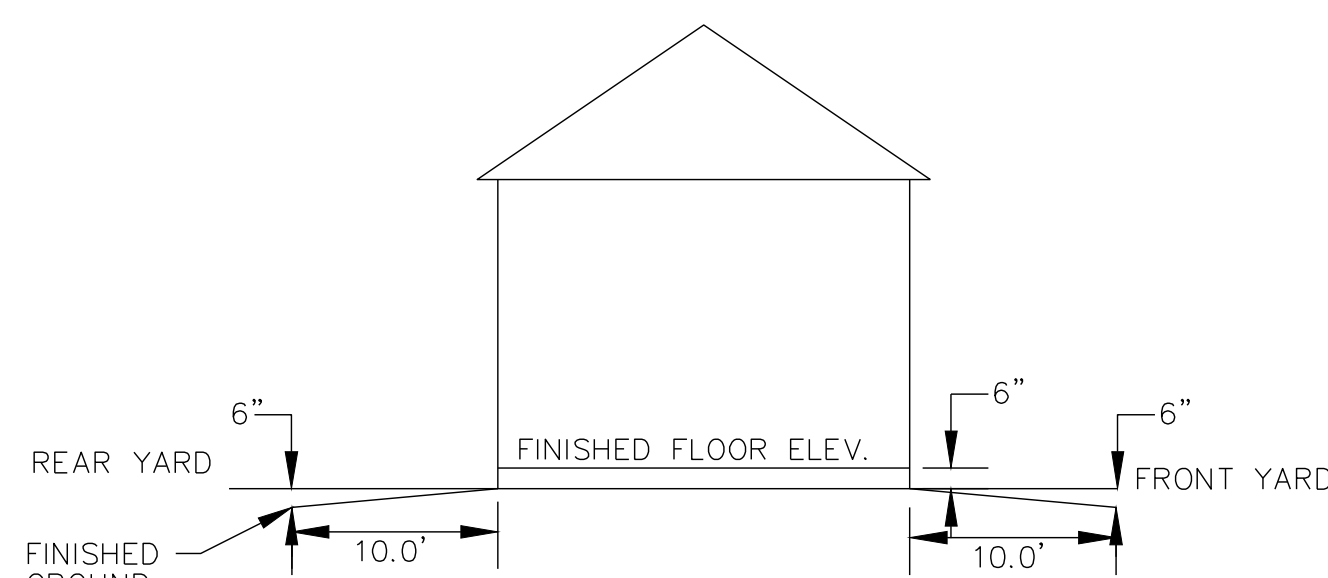
**Know what's below.
Call before you dig.**

C4.0



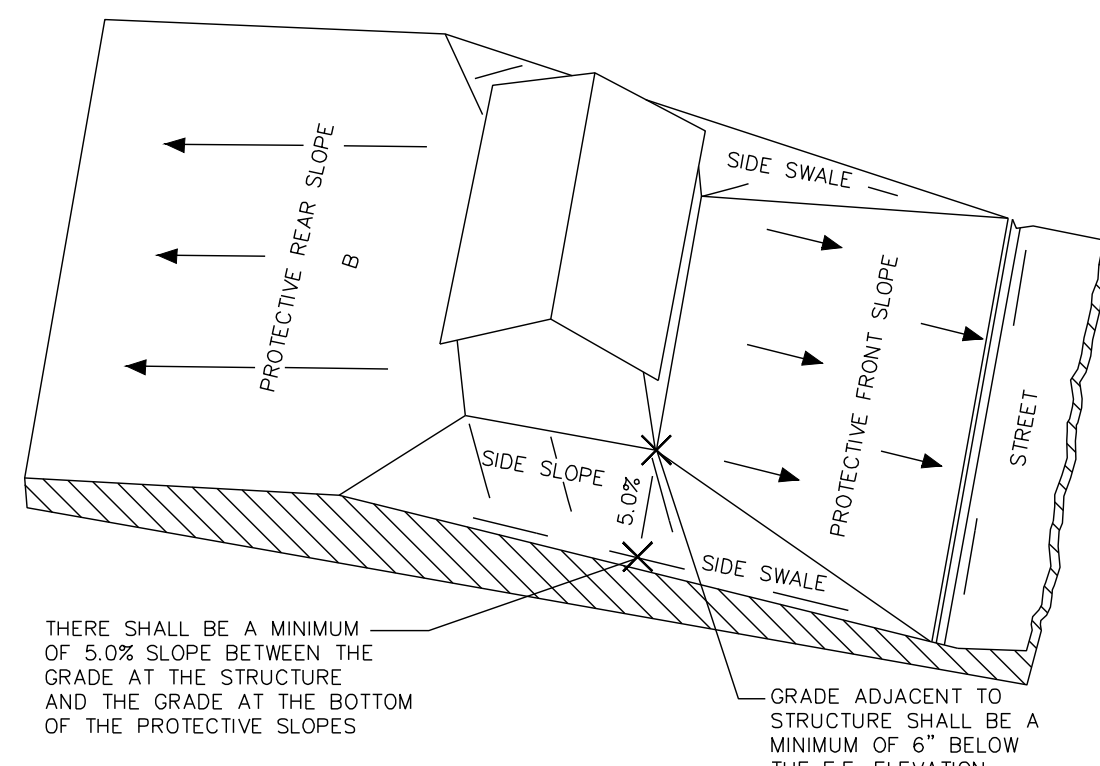
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MINIMUM SLOPE AWAY FROM THE BUILDING OVER THE FIRST SIX FEET FOR ALL SIDES SHALL BE 5.0%.

TYPICAL BUILDING GRADING
NOT TO SCALE

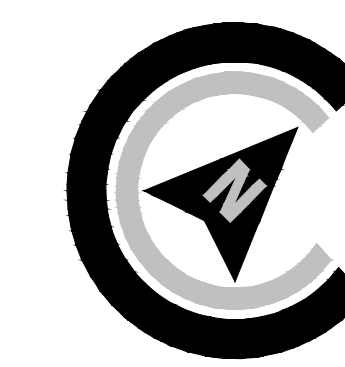


LOT GRADING TYPE "B"
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

SOILS LEGEND	
Mn	MASCOTTE SAND, 0 TO 2 PERCENT SLOPES
Oj	OCCILA COMPLEX
PI	PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED

GRADING LEGEND	
CL	CENTERLINE (ROADWAY)
EP	EDGE OF PAVEMENT
EX	EXISTING ELEVATION
FF	FINISHED FLOOR
FP	FINISHED PAD
FR	STRUCTURE FRAME
HP	HIGH POINT ELEVATION
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LOT	LOT LINE ELEVATION
LOTHP	LOT LINE HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
MCH	MATCH EXISTING ELEVATION
ROW	RIGHT OF WAY ELEVATION
TP	TOP OF PAVEMENT

NOTE:
• ALL DRAINAGE ACCESS EASEMENTS ARE OWNED AND MAINTAINED BY THE HOA.
• ALL ROADWAYS SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF POOLER.



SCALE: 1"=50'
0' 25' 50' 100'



CIVIL CONSTRUCTION PLANS FOR
**HARMONY SUBDIVISION
PHASE 8A**
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 22-870.000
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NEIGHBORHOOD
GRADING PLAN

SHEET:
C5.0

RELEASED FOR CONSTRUCTION

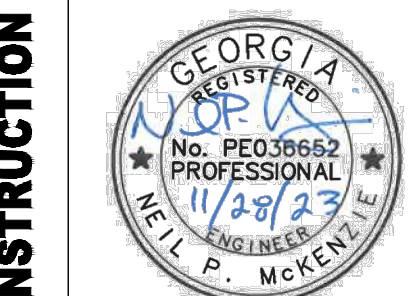
REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
**HARMONY SUBDIVISION
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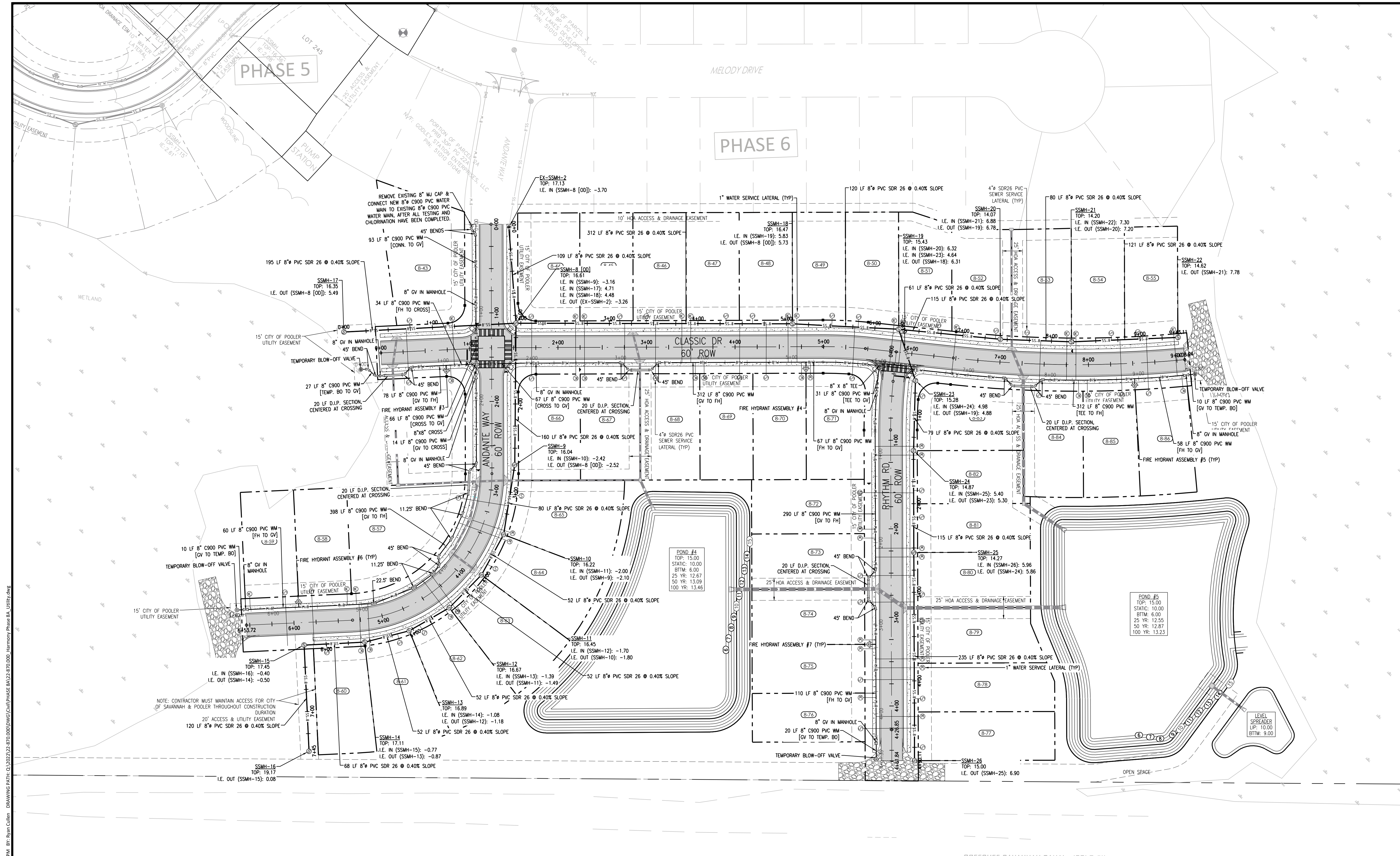
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NEIGHBORHOOD
GRADING PLAN

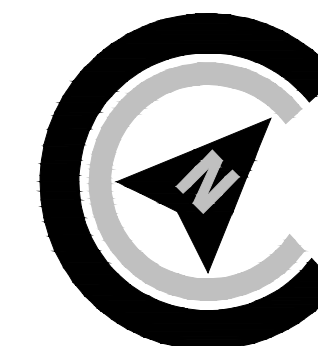
SHEET:
C5.0



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- NOTES:
1. LOCATE ALL PROPOSED GATE VALVES BETWEEN BACK OF CURB AND EDGE OF SIDEWALK.
 2. UNLESS OTHERWISE NOTED, ALL WATER VALVES SHALL BE IN MANHOLES.
 3. IF UTILITIES RUN PARALLEL AND LESS THAN 10-FT FROM THE SEWER PIPE, EACH LINE MUST BE INSTALLED IN SEPARATE TRENCHES, WITH THE BOTTOM OF THE WATER MAIN A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE SEWER PIPE - PER EPD MINIMUM STANDARD FOR PUBLIC WATER SYSTEMS.
 4. PLEASE NOTE THAT ALL WATERLINE FITTINGS SHALL BE RESTRAINED JOINT TYPE FITTINGS.
 5. PLEASE NOTE THAT ALL SANITARY MANHOLES PLACED IN PAVEMENT MUST BE FLUSH WITH TOP OF PAVEMENT



SCALE: 1"=50'



RELEASED FOR CONSTRUCTION

REVISIONS:

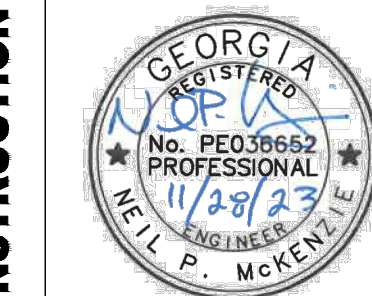
CIVIL CONSTRUCTION PLANS FOR
**HARMONY SUBDIVISION
PHASE 8A**
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 22-870.000
DATE: 11/28/2023
DRAWN BY: RCC
CHECKED BY: NPM
SCALE: AS NOTED

UTILITY PLAN

SHEET:

C6.0



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March 20th, 2024

Neil P. McKenzie, P.E.
Coleman Company
1480 Chatham Parkway, Suite 100
Savannah, GA 31405

Dear Mr. McKenzie,

I am pleased to provide you with a recommendation for Approval of the site development plans for Harmony Subdivision Phase 8A (2024 Revised Plans), which is provided below.

Site Plan Review

<u>Submittal Documents:</u>	Site Development Plan.....	Mar. 2024
	Alternate Cul-de-Sac Plan (Classic Dr).....	Mar. 2024
	Alternate Cul-de-Sac Plan (Rhythm Rd).....	Mar. 2024
	Encroachment Permit Approval (S&O Canal).....	Oct. 2023
	Water & Sewer Analysis.....	Aug. 2023
	Stormwater Management Report.....	Aug. 2023
	Stormwater Maintenance Agreement.....	Jun. 2023
	Arborist Report.....	Jun. 2023
	EPD Water & Sewer Extension Form Approval.....	Aug. 2023
	GSWCC Approval.....	Dec. 2023
	Hand Auger/Boring Log.....	Aug. 2023

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the local, State and Federal Laws and Engineering Standards, and all Development Codes that apply to the City of Pooler. This review is not to be construed as a check of every item in the plans or construction. Failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

The Owner and the Design Consultant are fully responsible for all testing and inspections of their project during construction, and they also are fully responsible that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible that their designs are in compliance to all Federal, State and City ordinances and regulations. All the required testing data, plans and related material must be available to the City of Pooler, or assigned representation, during and after the construction is complete.





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To the best of our knowledge, it is our opinion that the plans are in general conformance with the City of Pooler's applicable design standards, codes and ordinances. We hereby recommend Approval of the site development plans.

Please contact me if you have any questions. I can be reached via email or phone at tshoemaker@eomworx.com or (912) 445-0050 ext. 4400.

Sincerely,

Trevor Shoemaker

Trevor Shoemaker

Project Manager

EOM

CC: Nicole Dixon; Director of Planning & Development – City of Pooler
Brian Crooks; City Planner - City of Pooler
Liberto Chacon, PE; Sr. VP of Operations – EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Preliminary Construction Plans for Harmony Phase 8B [*Revisions*]

Project:	#230537
P&Z Meeting Date:	March 25, 2024
City Council Meeting Date:	April 1, 2024
Applicant and Authorized Agent:	Coleman Company
Location (Address):	Andante Way
Parcel (PIN):	51010 01046
Acreage:	32.91 total – 15.08 disturbed
Zoning:	PUD (Jabot) w/ conditions [June 21, 2021] • Begin Phase 8 engineering and development; • New amenity construction must begin by 50% completion of Phase 8; • COs for the remaining 50% of the phase will not be issued until the new amenity construction is complete; • Existing amenities must be kept until the new amenity construction is complete; and, • A meeting of the developer and the HOA must be held within 60 days.
Proposed Use:	Residential Subdivision, Single-family Detached (42 lots)
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
<i>Recommended Motion:</i>	<i>"After review of the criteria, move for approval of the request."</i>

Zoning Action Standards:

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans.
 - The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area.
2. Whether the site plan provides for adequate pedestrian and traffic access.
 - The site plan complies with the provisions of the Jabot PUD for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App. A, Art. III for traffic access.
3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
 - The site plan complies with the provisions of the Jabot PUD and Sec. 5 of App. A, Art. III for parking and loading standards.
4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).
 - The site plan complies with the provisions of the Jabot PUD related to development standards for commercial development, including setbacks, building separation, and height and Chapter 74, Art. VI for lighting.
5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.
 - The site plan complies with the provisions of the Jabot PUD related to the PUD master plan for location of uses/development areas, development standards for commercial development, and buffer standards.
6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
 - The site plan complies with Sec. 606 of App. B, Art. VI; Chapter 74, Art. V; and Chapter 42, Art. V related to servicing of utilities and infrastructure.
7. Whether the proposed development site is adequately served by other public serves to account for current or projected needs.

- The site is adequately served by any other public services for current or projected needs.
8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.
- The site plan complies with the provisions of the Jabot PUD related to buffer and screening standards.
9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other landscaping, which may provide a visual or noise-detering buffer between adjacent properties.
- The site plan complies with the provisions of the Jabot PUD and Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.
10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.
- The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.

Conclusion:

The site plan addresses the site plan approval criteria. As such, staff recommends **Approval** of the request.

Attachments:

- A. City Council Minutes
- B. Vicinity Map
- C. Application and Submittal Documentation
- D. Approval Letter



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – MINUTES

November 6, 2023 at 4:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

I. ROLL CALL

Present: Rebecca C. Benton, Mayor
John Wilcher, Mayor Pro Tem
Shannon Black, Councilmember
Shirlenia Daniel, Councilmember
Aaron Higgins, Councilmember
Stevie Wall, Councilmember
Karen Williams, Councilmember
Robert Byrd, City Manager
Craig Call, City Attorney
Chris Lightle, Finance Officer
Kiley Fusco, Clerk of Council

Absent:

II. CALL TO ORDER

Mayor Rebecca Benton called the meeting to order at 4:00 p.m.

III. INVOCATION

Pastor Erick Daniel gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Pastor Erick Daniel led the pledge.

V. CONSENT AGENDA

A. City Council Meeting Minutes of October 16, 2023

B. City Council Executive Session Minutes of October 16, 2023

C. Alcoholic Beverage License Application for Flat Top Grill, Inc.

D. Alcoholic Beverage License Application for Live 2 Service, LLC at 1024 West US Highway 80, Suites 201-203

E. Alcoholic Beverage License Application for Dalux Nails & Spa, LLC at 2201 Pooler Parkway, Suites 500 & 600

- F.** Alcoholic Beverage License Application for WKKD Ventures, LLC DBA Los Bravos Mexican Grill at 1108 US Highway 80
- G.** Alcoholic Beverage License Application for Logan's Roadhouse II, LLC DBA Logan's Roadhouse #522 at 220 Pooler Parkway
- H.** Special Event Permit Application for Jessica Ramos on November 10-19, 2023
- I.** Acceptance of a Maintenance Bond for Old Louisville Road/Coastal Commerce Lift Station in the Amount of \$191,758.00, Subject to City Attorney Approval
- J.** Acceptance of a Warranty Bond for Old Louisville Road/Coastal Commerce Lift Station in the Amount of \$524,063.50, Subject to City Attorney Approval
- K.** Release of Performance Bond for the Dock at Mosby Lake Apartments (NKA Pooler Lakeside Apartments) in the Amount of \$97,500.00, Subject to City Attorney Approval
- L.** Release Maintenance Bond for Mosby Lake Apartments Entrance Road (NKA Pooler Lakeside Apartments) in the Amount of \$322,597.50, Subject to City Attorney Approval

Councilmember Aaron Higgins moved to approve the Consent Agenda.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Black, Daniel, Higgins, Wall, Wilcher, Williams

NAYS:

VI. NEW BUSINESS

A. Site Plan for Express Oil Change

City Manager Robert Byrd presented the plan for consideration.

Councilmember Karen Williams, upon review of the criteria, moved to approve the Site Plan for Express Oil Change.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Black

AYES: Black, Daniel, Higgins, Wall, Wilcher, Williams

NAYS:

B. Preliminary Construction Plans for Harmony Phase 8B

City Manager Robert Byrd presented the plans for consideration. Neil McKenzie of Coleman Company was present on behalf of the petitioner to answer questions. Councilmember Aaron Higgins, upon review of the criteria, moved to approve the Preliminary Construction Plans for Harmony Phase 8B.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Williams

AYES: Black, Daniel, Higgins, Wall, Wilcher, Williams

NAYS:

C. Revisions to a Previously Approved Site Plan for the Davis Group (AKA Oxford)

City Manager Robert Byrd presented the revisions for consideration. CJ Chance of Hussey Gay Bell was present on behalf of the petitioner to answer questions. Councilmember Karen Williams, upon review of the criteria, moved to approve the Revisions to a Previously Approved Site Plan for the Davis Group (AKA Oxford).

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

AYES: Black, Daniel, Higgins, Wall, Wilcher, Williams

NAYS:

VII. EXECUTIVE SESSION

With no further public business to conduct, Councilmember Shirlenia Daniel moved to enter Executive Session. Council entered Executive Session at 4:10 p.m.

Motion to Enter; PASSED (UNANIMOUS)

MOVER: Daniel

SECONDER: Black

AYES: Black, Daniel, Higgins, Wall, Wilcher, Williams

NAYS:

Mayor Rebecca Benton called the meeting back to order at 4:50 p.m.

VIII. ADJOURNMENT

Councilmember Aaron Higgins moved to adjourn the meeting.

Motion to Adjourn; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Black

AYES: Black, Daniel, Higgins, Wall, Wilcher, Williams

NAYS:

The meeting adjourned at 4:50 p.m.

The foregoing minutes are true and correct and are approved on this

_____ day of _____, _____.

CITY OF POOLER, GEORGIA

Rebecca Benton, Mayor

ATTEST:

Kiley Fusco, Clerk of Council



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – MINUTES

November 6, 2023 at 4:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

I. ROLL CALL

Present: Rebecca C. Benton, Mayor
John Wilcher, Mayor Pro Tem
Shannon Black, Councilmember
Shirlenia Daniel, Councilmember
Aaron Higgins, Councilmember
Stevie Wall, Councilmember
Karen Williams, Councilmember
Robert Byrd, City Manager
Craig Call, City Attorney
Chris Lightle, Finance Officer
Kiley Fusco, Clerk of Council

Absent:

II. CALL TO ORDER

Mayor Rebecca Benton called the meeting to order at 4:00 p.m.

III. INVOCATION

Pastor Erick Daniel gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Pastor Erick Daniel led the pledge.

V. CONSENT AGENDA

- A.** City Council Meeting Minutes of October 16, 2023
- B.** City Council Executive Session Minutes of October 16, 2023
- C.** Alcoholic Beverage License Application for Flat Top Grill, Inc.
- D.** Alcoholic Beverage License Application for Live 2 Service, LLC at 1024 West US Highway 80, Suites 201-203
- E.** Alcoholic Beverage License Application for Dalux Nails & Spa, LLC at 2201 Pooler Parkway, Suites 500 & 600

- F.** Alcoholic Beverage License Application for WKKD Ventures, LLC DBA Los Bravos Mexican Grill at 1108 US Highway 80
- G.** Alcoholic Beverage License Application for Logan's Roadhouse II, LLC DBA Logan's Roadhouse #522 at 220 Pooler Parkway
- H.** Special Event Permit Application for Jessica Ramos on November 10-19, 2023
- I.** Acceptance of a Maintenance Bond for Old Louisville Road/Coastal Commerce Lift Station in the Amount of \$191,758.00, Subject to City Attorney Approval
- J.** Acceptance of a Warranty Bond for Old Louisville Road/Coastal Commerce Lift Station in the Amount of \$524,063.50, Subject to City Attorney Approval
- K.** Release of Performance Bond for the Dock at Mosby Lake Apartments (NKA Pooler Lakeside Apartments) in the Amount of \$97,500.00, Subject to City Attorney Approval
- L.** Release Maintenance Bond for Mosby Lake Apartments Entrance Road (NKA Pooler Lakeside Apartments) in the Amount of \$322,597.50, Subject to City Attorney Approval

Councilmember Aaron Higgins moved to approve the Consent Agenda.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Black, Daniel, Higgins, Wall, Wilcher, Williams

NAYS:

VI. NEW BUSINESS

A. Site Plan for Express Oil Change

City Manager Robert Byrd presented the plan for consideration.

Councilmember Karen Williams, upon review of the criteria, moved to approve the Site Plan for Express Oil Change.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Black

AYES: Black, Daniel, Higgins, Wall, Wilcher, Williams

NAYS:

B. Preliminary Construction Plans for Harmony Phase 8B

City Manager Robert Byrd presented the plans for consideration. Neil McKenzie of Coleman Company was present on behalf of the petitioner to answer questions. Councilmember Aaron Higgins, upon review of the criteria, moved to approve the Preliminary Construction Plans for Harmony Phase 8B.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Williams

AYES: Black, Daniel, Higgins, Wall, Wilcher, Williams

NAYS:

C. Revisions to a Previously Approved Site Plan for the Davis Group (AKA Oxford)

City Manager Robert Byrd presented the revisions for consideration. CJ Chance of Hussey Gay Bell was present on behalf of the petitioner to answer questions. Councilmember Karen Williams, upon review of the criteria, moved to approve the Revisions to a Previously Approved Site Plan for the Davis Group (AKA Oxford).

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

AYES: Black, Daniel, Higgins, Wall, Wilcher, Williams

NAYS:

VII. EXECUTIVE SESSION

With no further public business to conduct, Councilmember Shirlenia Daniel moved to enter Executive Session. Council entered Executive Session at 4:10 p.m.

Motion to Enter; PASSED (UNANIMOUS)

MOVER: Daniel

SECONDER: Black

AYES: Black, Daniel, Higgins, Wall, Wilcher, Williams

NAYS:

Mayor Rebecca Benton called the meeting back to order at 4:50 p.m.

VIII. ADJOURNMENT

Councilmember Aaron Higgins moved to adjourn the meeting.

Motion to Adjourn; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Black

AYES: Black, Daniel, Higgins, Wall, Wilcher, Williams

NAYS:

The meeting adjourned at 4:50 p.m.

The foregoing minutes are true and correct and are approved on this

20TH day of NOVEMBER, 2023.

CITY OF POOLER, GEORGIA

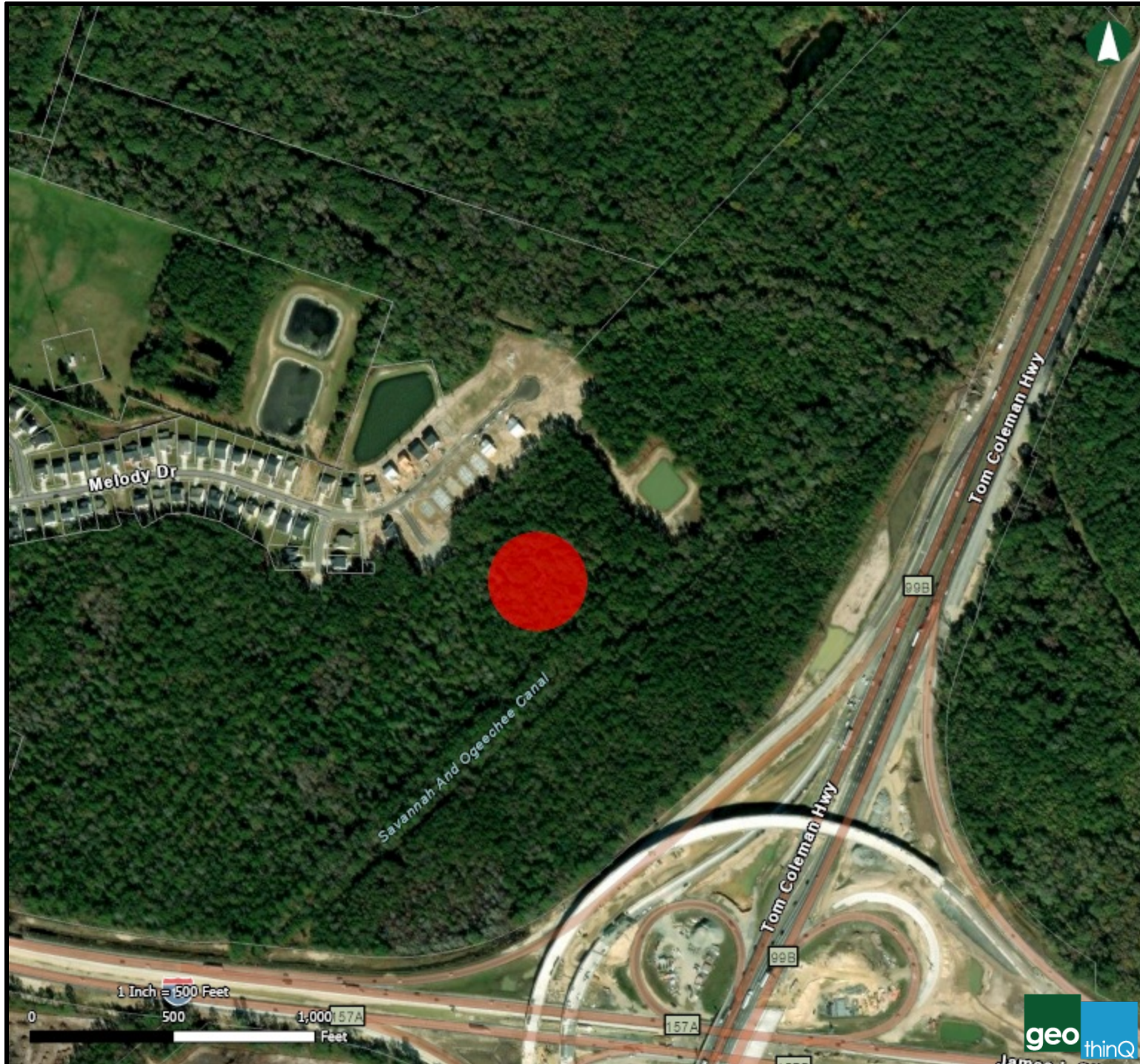


Rebecca Benton, Mayor





Kiley Fusco, Clerk of Council

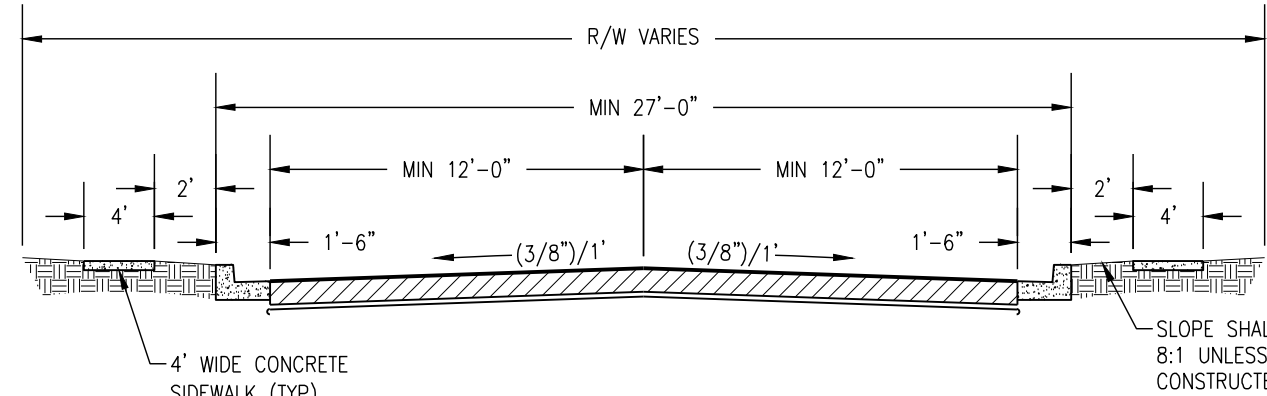


CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Harmony Phase 8

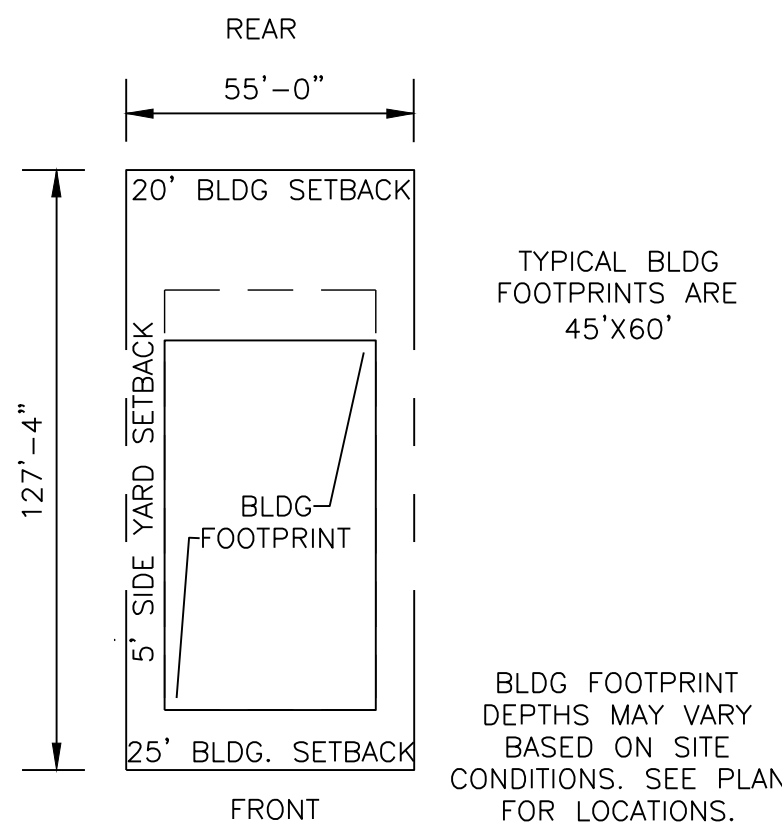


© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 2/28/2024 11:10 AM BY: Ryan Cullen DRAWING PATH: C:\2023\23-870\000\DWG\CHAS\PHASE 8B_8B_Staking.dwg



P-69 TYPICAL ROAD SECTION

NOT TO SCALE

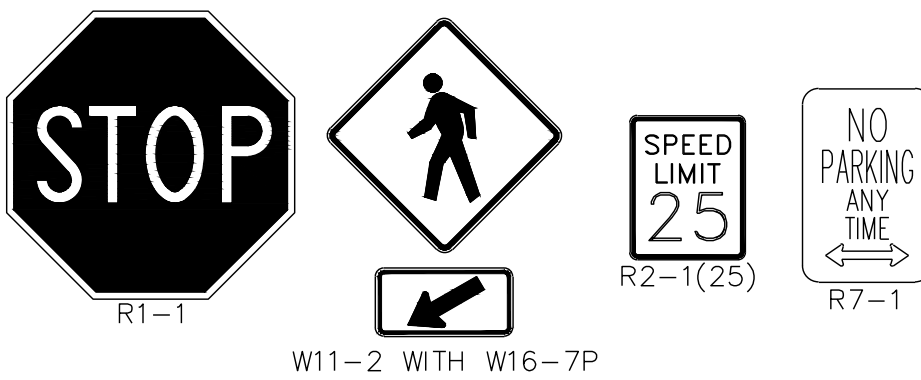


TYPICAL LOT LAYOUT
SINGLE FAMILY

1"=40'

NOTES:

- PLEASE NOTE THAT IF THE ENVIRONMENTAL PERMITTING IS DENIED, THEN THE FUTURE R/W SPACE ADJACENT TO LOT 8-42 WILL BE DEVELOPED AS A RESIDENTIAL LOT.
- STONE OR CONCRETE MONUMENTS FOUR INCHES IN DIAMETER OR SQUARE, 30 INCHES LONG, WITH A FLAT TOP, WHICH SHALL BE SET AT EACH STREET CORNER, AND AT ALL POINTS WHERE THE STREET LINES INTERSECT THE EXTERIOR BOUNDARIES OF THE SUBDIVISION, AND AT THE P.C. AND P.T. OF EACH STREET, THE TOP OF THE MONUMENTS SHALL CONTAIN A METAL PIN OR BE SCORED WITH AN INDENTED CROSS TO IDENTIFY THE LOCATIONS. (APPENDIX B, ARTICLE VI, SEC. 605)
- BUILDING SETBACKS:
 - FRONT: 25-FT
 - REAR: 20-FT
 - SIDE: 5-FT
 - CORNER: 15-FT
- ALL DRAINAGE AND ACCESS EASEMENTS BETWEEN AND BEHIND LOTS TO BE HOA OWNED AND MAINTAINED.



W11-2 WITH W16-7P

MUTCD SIGN SIZE		
SIGN OR PLAQUE	SIGN DESIGNATION	SIGN DIMENSION (SINGLE LANE)
STOP	R1-1	30 X 30"
PEDESTRIAN CROSSING	W11-2	30 X 30"
DOWNWARD DIAGONAL ARROW	W16-7P	24 X 12"
SPEED LIMIT	R2-1	24 X 30"
NO PARKING ANY TIME	R7-1	24 X 30"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	58.333	N07° 26' 00.07"E
L2	120.000	S82° 33' 59.93"E
L3	58.333	S07° 26' 00.07"W
L4	120.000	N82° 33' 59.93"W
L5	58.333	N07° 26' 00.07"E
L6	120.000	S82° 33' 59.93"E
L7	58.333	S07° 26' 00.07"W
L8	58.333	N07° 26' 00.07"E
L9	120.000	S82° 33' 59.93"E
L10	58.333	S07° 26' 00.07"W
L11	58.333	N07° 26' 00.07"E
L12	120.000	S82° 33' 59.93"E
L13	58.333	S07° 26' 00.07"W
L14	65.833	N07° 26' 00.07"E
L15	120.000	N82° 33' 59.93"W
L16	65.833	S07° 26' 00.07"W
L17	65.833	N07° 26' 00.07"E
L18	120.000	N82° 33' 59.93"E
L19	65.833	S07° 26' 00.07"W
L20	58.333	N07° 26' 00.07"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	65.000	N82° 33' 59.93"W
L22	55.000	N82° 33' 59.93"W
L23	15.000	S07° 26' 00.07"W
L24	43.333	S07° 26' 00.07"W
L25	121.667	N07° 26' 00.07"E
L26	45.000	S82° 33' 59.93"E
L27	141.667	S07° 26' 00.07"W
L28	55.000	S82° 33' 59.93"E
L29	141.667	S07° 26' 00.07"W
L30	55.000	S82° 33' 59.93"E
L31	156.667	S07° 26' 00.07"W
L32	55.000	N82° 33' 59.93"W
L33	62.309	S82° 33' 59.93"E
L34	157.504	S18° 13' 27.82"W
L35	41.430	N82° 33' 59.93"W
L36	127.300	S21° 58' 58.38"W
L37	127.300	S20° 53' 57.81"E
L38	127.300	S65° 08' 03.27"E
L39	127.300	S76° 53' 55.23"W
L40	127.300	N38° 55' 53.73"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	127.300	N07° 26' 00.07"E
L42	8.869	S82° 34' 00.71"E
L43	9.085	N82° 33' 59.93"W
L44	55.000	S82° 34' 00.71"E
L45	55.000	N82° 33' 59.93"W
L46	127.300	S07° 26' 00.07"W
L47	55.000	S82° 34' 00.71"E
L48	55.000	N82° 33' 59.93"W
L49	127.300	S07° 26' 00.07"W
L50	55.000	S82° 34' 00.71"E
L51	55.000	N82° 33' 59.93"W
L52	127.299	S07° 26' 00.07"W
L53	55.000	S82° 34' 00.71"E
L54	55.000	N82° 33' 59.93"W
L55	127.299	N07° 26' 00.07"E
L56	55.000	S82° 34' 00.71"E
L57	55.000	N82° 33' 59.93"W
L58	127.299	S07° 25' 59.29"W
L59	55.000	S82° 34' 00.71"E
L60	55.000	N82° 33' 59.93"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L61	127.299	S07° 26' 00.07"W
L62	55.000	S82° 34' 00.71"E
L63	127.635	N08° 13' 45.07"E
L64	127.299	S07° 26' 00.07"W
L65	55.000	S82° 34' 00.71"E
L66	55.000	N82° 33' 59.93"W
L67	127.298	S07° 26' 00.07"W
L68	55.000	S82° 34' 00.71"E
L69	55.000	N82° 33' 59.93"W
L70	127.298	S07° 26' 00.07"W
L71	55.000	S82° 34' 00.71"E
L72	55.000	N82° 33' 59.93"E
L73	127.298	S07° 26' 00.07"W
L74	16.692	S84° 10' 52.00"E
L75	7.833	N87° 21' 21.00"E
L76	17.114	S82° 34' 00.71"E
L77	14.568	N82° 33' 59.93"W
L78	127.300	S19° 54' 08.94"E
L79	92.839	N47° 24' 49.00"E
L80	127.300	S57° 52' 10.44"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L81	127.300	N84° 09' 48.06"E
L82	127.300	N46° 11' 46.57"E
L83	127.635	N08° 13' 45.07"E
L84	117.893	N07° 13' 06.93"E
L85	15.000	N07° 13' 06.93"E
L86	34.399	S07° 26' 00.07"E
L87	59.597	S82° 33' 59.93"E
L88	117.892	N07° 26' 00.07"E
L89	59.155	S82° 33' 59.93"E
L90	48.201	S82° 33' 59.93"E
L91	97.892	S07° 26' 00.07"W
L92	68.201	S82° 33' 59.93"E
L93	5.601	N07° 26' 00.07"E
L94	55.000	S07° 26' 00.07"W
L95	127.300	S82° 33' 59.93"E
L96	55.000	N07° 26' 00.07"E
L97	55.000	S07° 26' 00.07"W
L98	127.300	S19° 54' 08.94"E
L99	62.500	N07° 26' 00.07"E
L100	62.500	S07° 26' 00.07"W

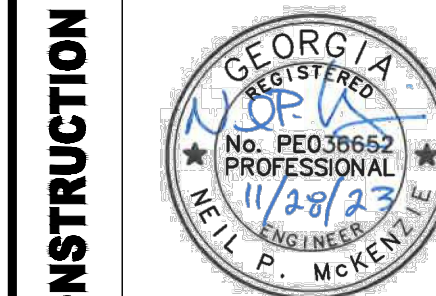
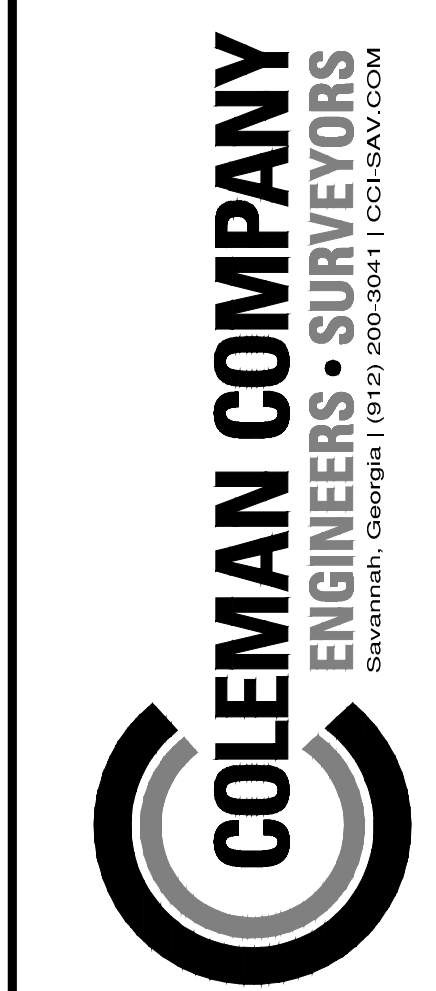
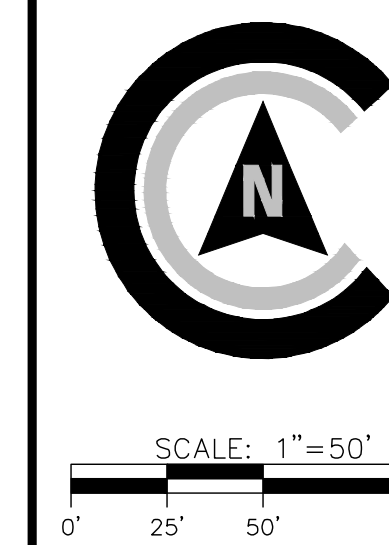
LINE TABLE		
LINE #	LENGTH	DIRECTION
L101	127.300	S82° 33' 59.93"E
L102	62.500	N07° 26' 00.07"E
L103	62.500	S07° 26' 00.07"W
L104	127.300	S82° 33' 59.93"E
L105	55.000	N07° 26' 00.07"E
L106	55.000	S07° 26' 00.07"W
L107	127.300	S82° 33' 59.93"E
L108	55.000	N07° 26' 00.07"E
L109	55.000	S07° 26' 00.07"W
L110	127.300	N82° 33' 59.93"W
L111	55.000	N07° 26' 00.07"E
L112	55.000	S07° 26' 00.07"W
L113	120.000	N82° 33' 59.93"W
L114	7.300	N82° 33' 59.93"W
L115	60.000	N07° 26' 00.07"E
L116	60.000	S07° 26' 00.07"W
L117	120.000	N82° 33' 59.93"W

Curve Table			
Curve #	Length	Radius	Delta
C1	31.416	20.000	090.0000
C3	8.901	20.000	025.5000
C4	16.796	20.000	048.1168
C5	59.793	58.000	059.0673
C6	53.524	185.300	016.5498
C7	43.409	58.000	042.8823
C8	138.685	185.300	042.8823
C9	44.779	58.000	044.2348
C10	143.060	185.300	044.2348
C11	38.434	58.000	037.9671
C12	122.789	185.300	037.9671
C13	38.434	58.000	037.9671
C14	122.789	185.300	037.9671
C15	32.172	58.000	031.7812
C16	102.370	185.300	031.6534
C17	28.505	58.000	028.1587
C18	62.209	185.300	019.2355
C19	38.434	58.000	037.9671
C20	26.442	185.300	008.1761
C21	2.508	185.300	000.7754

Curve Table			
Curve #	Length	Radius	Delta
C22	38.434	58.000	037.9671
C23	122.789	185.300	037.9671
C24	38.434	58.000	037.9671
C25	122.789	185.300	037.9671
C26	45.920	58.000	045.3624
C27	130.291	185.300	040.2868
C28	67.802	58.000	066.9788
C29	72.648	185.300	022.4631
C30	25.696	20.000	073.6128
C31	31.416	20.000	090.0000

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1000	260.167	S82° 33' 59.93"E
L1001	150.656	S82° 33' 59.93"E
L1002	595.000	S07° 26' 00.07"W

Curve Table			
Curve #	Length	Radius	Delta
C1000	47.057	132.518	020.34
C1002	47.517	150.196	018.12



RELEASED FOR CONSTRUCTION

REVISIONS:

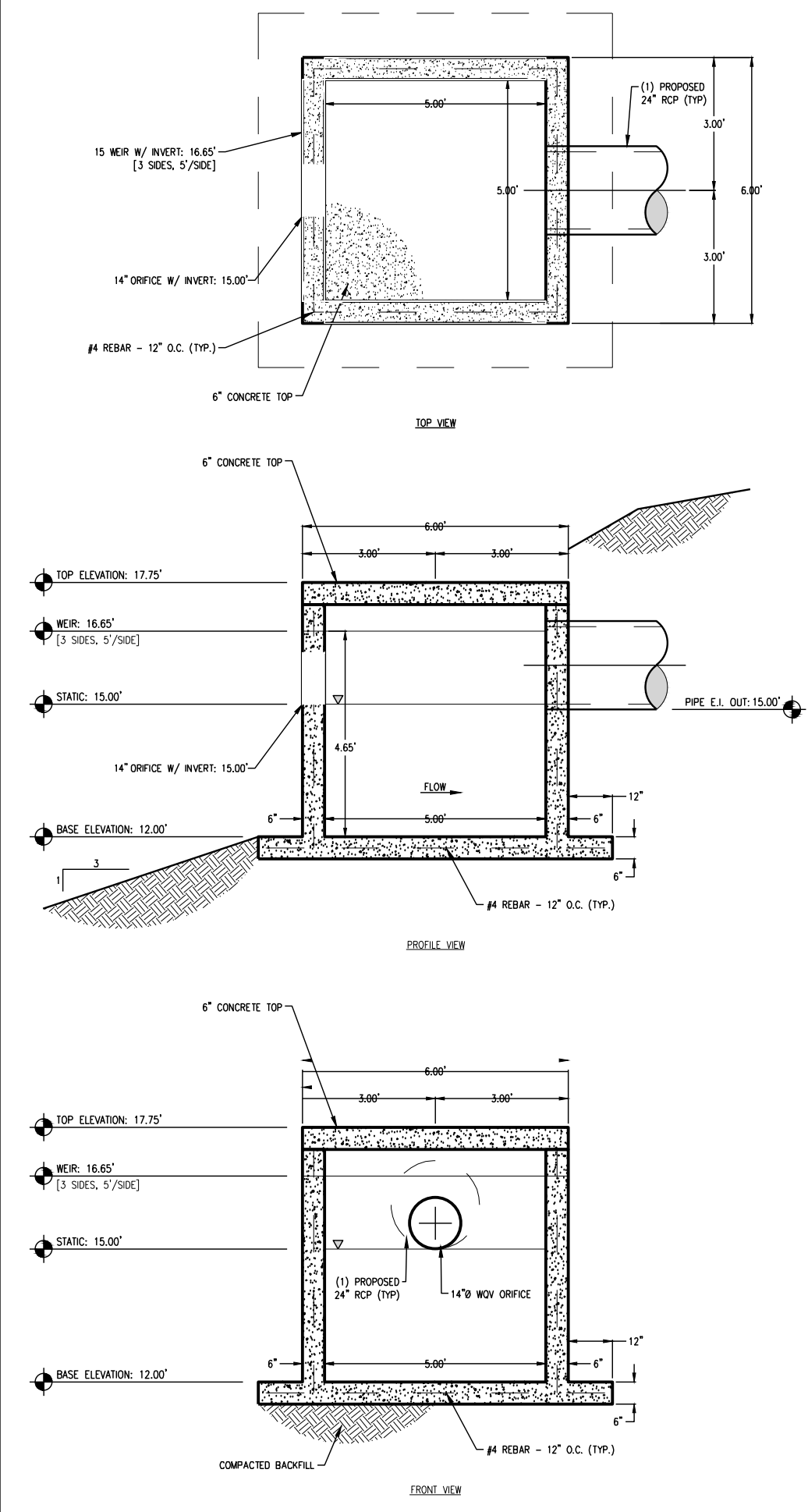
CIVIL CONSTRUCTION PLANS FOR
**HARMONY SUBDIVISION
PHASE 8B**
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 22-870.000
DATE: 11/27/2023
DRAWN BY: RCC
CHECKED BY: NPM
SCALE: AS NOTED

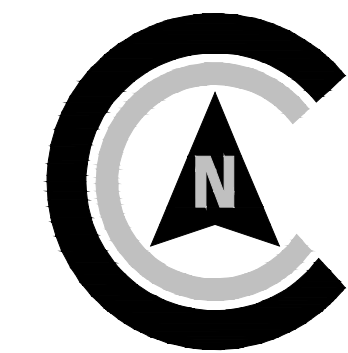
STAKING PLAN

SHEET:

C3.0



GRADING LEGEND	
CL	CENTERLINE (ROADWAY)
EP	EDGE OF PAVEMENT
EX	EXISTING ELEVATION
FF	FINISHED FLOOR
FP	FINISHED PAD
FR	STRUCTURE FRAME
HP	HIGH POINT ELEVATION
IE	INVERT ELEVATION
LOT	LOT LINE ELEVATION
LOTHP	LOT LINE HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
MATCH	MATCH EXISTING ELEVATION
ROW	RIGHT OF WAY ELEVATION
TP	TOP OF PAVEMENT



SCALE: 1"=50'



A horizontal scale bar with a black and white alternating pattern. It is marked with 0', 25', 50', and 100'.



**Know what's below.
Call before you dig.**

RELEASED FOR CONSTRUCTION



CIVIL CONSTRUCTION PLANS FOR
HARMONY SUBDIVISION
PHASE 8B

LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 22-870.000
DATE: 11/27/2023
DRAWN BY: RCC
CHECKED BY: NPM
SCALE: AS NOTED

SHEET:

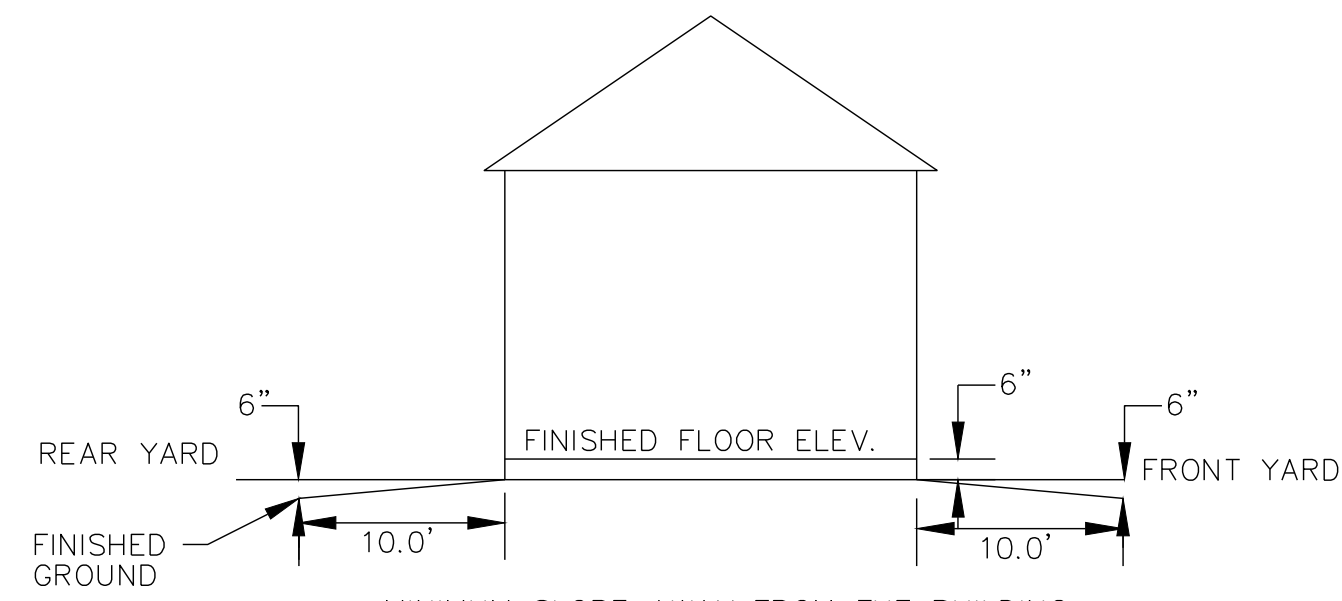
C4.0

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 2/28/2024 11:15 AM BY: Ryan Cullen DRAWING PATH: C:\2023\23-870-000\DWG\CHUPHASE 8B.dwg Plot Name: Phase 8B Grading.dwg

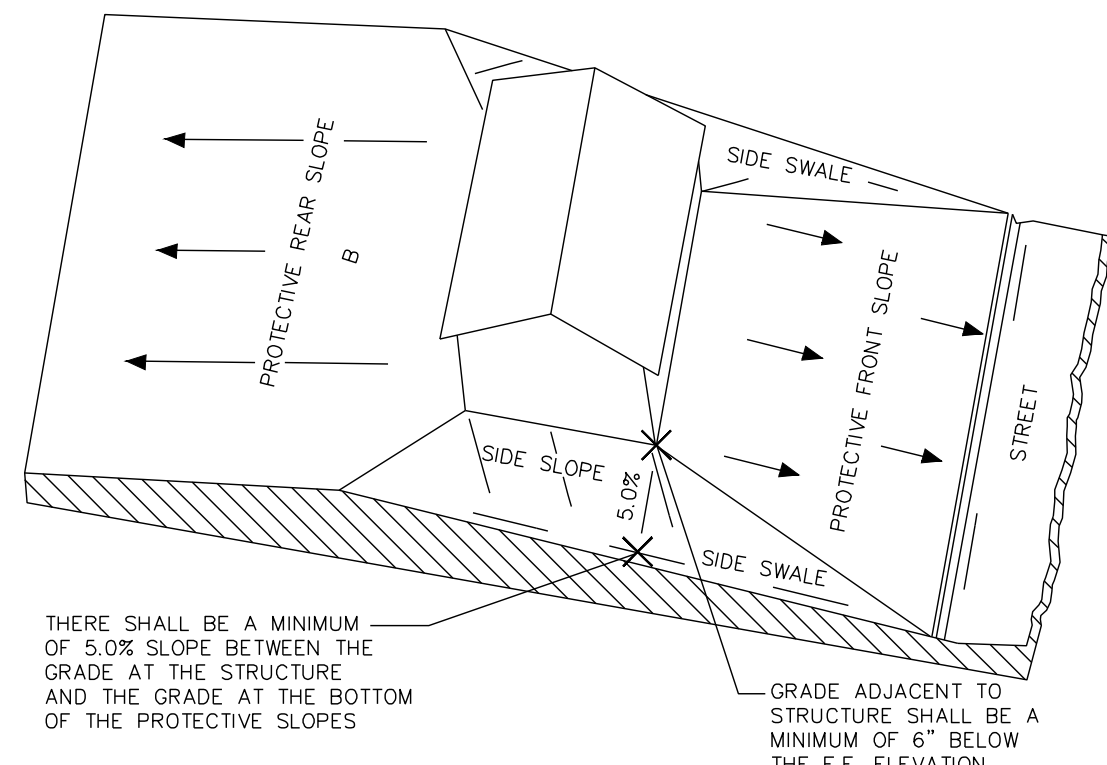


JURISDICTIONAL
WETLANDS

PHASE 4



TYPICAL BUILDING GRADING
NOT TO SCALE

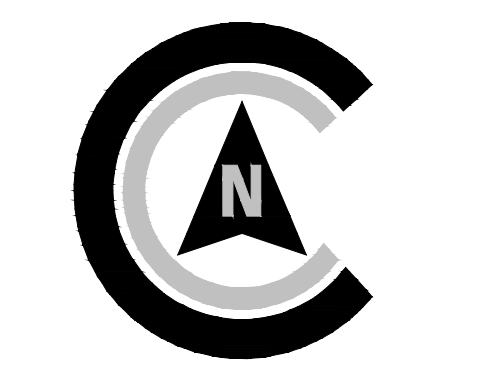


LOT GRADING TYPE "B"
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

SOILS LEGEND	
Mn	MASCOTTE SAND, 0 TO 2 PERCENT SLOPES
PI	PELHAM LOAMY SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED
As	ALBANY FINE SAND

GRADING LEGEND	
CL	CENTERLINE (ROADWAY)
EP	EDGE OF PAVEMENT
EX	EXISTING ELEVATION
FF	FINISHED FLOOR
FP	FINISHED PAD
FR	STRUCTURE FRAME
HP	HIGH POINT ELEVATION
IE	INVERT ELEVATION
LOT	LOT LINE ELEVATION
LOTHP	LOT LINE HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
MTC	MATCH EXISTING ELEVATION
ROW	RIGHT OF WAY ELEVATION
TP	TOP OF PAVEMENT

NOTE:
• ALL DRAINAGE ACCESS EASEMENTS ARE OWNED AND MAINTAINED BY THE HOA.
• ALL ROADWAYS SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF POOLER.



811
Know what's below.
Call before you dig.

RELEASED FOR CONSTRUCTION

GEORGIA
REGISTERED PROFESSIONAL
ENGINEER
No. PE039652
11/28/23
WILLIAM P. MCKINLEY

CIVIL CONSTRUCTION PLANS FOR
**HARMONY SUBDIVISION
PHASE 8B**
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 22-870.000
DATE: 11/27/2023
DRAWN BY: RCC
CHECKED BY: NPM
SCALE: AS NOTED

NEIGHBORHOOD
GRADING PLAN

SHEET:
C5.0

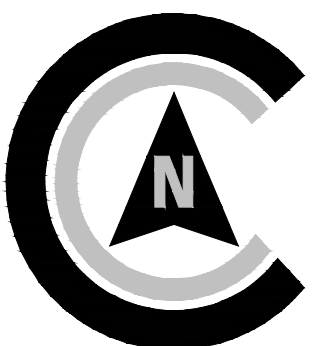
COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | CCI.SAV.COM

REVISIONS:

JOB NUMBER: 22-870.000
 DATE: 11/27/2023
 DRAWN BY: RCC
 CHECKED BY: NPM
 SCALE: AS NOTED

HEET:

C6.0



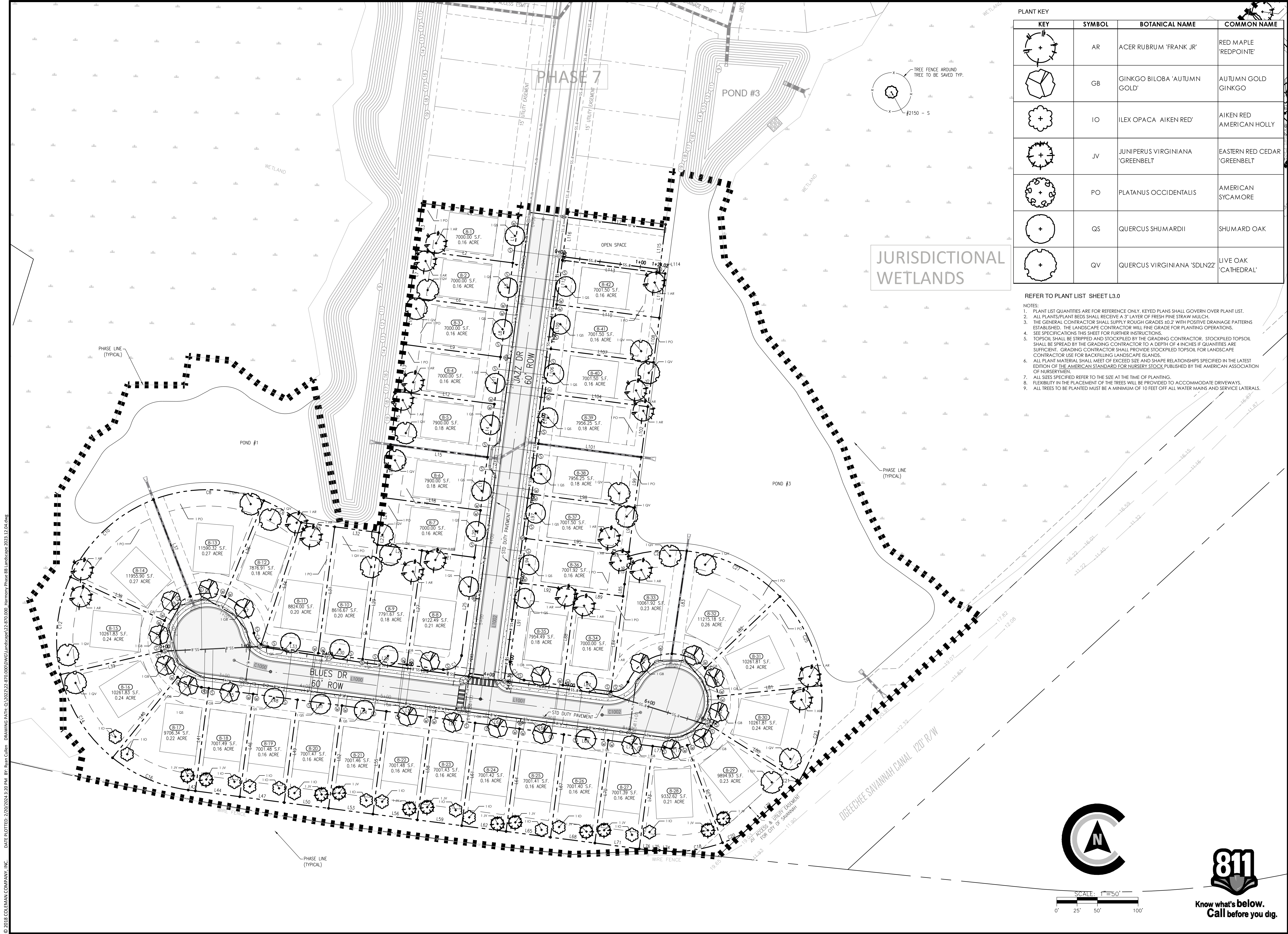
SCALE: 1"=50'



Know what's below.
Call before you dig.

NOTES:

1. LOCATE ALL PROPOSED GATE VALVES BETWEEN BACK OF CURB AND EDGE OF SIDEWALK.
2. UNLESS OTHERWISE NOTED, ALL WATER VALVES SHALL BE IN BOXES.
3. IF UTILITIES RUN PARALLEL AND LESS THAN 10-FT FROM THE STORM PIPE, EACH LINE MUST BE INSTALLED IN SEPARATE TRENCHES, WITH THE BOTTOM OF THE WATER MAIN A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE STORM PIPE - PER EPD MINIMUM STANDARD FOR PUBLIC WATER SYSTEMS.
4. PLEASE NOTE THAT ALL WATERLINE FITTINGS SHALL BE RESTRAINED JOINT TYPE FITTINGS.
5. PLEASE NOTE THAT ALL SANITARY MANHOLES PLACED IN PAVEMENT MUST BE FLUSH WITH TOP OF PAVEMENT



PLANT KEY			
KEY	SYMBOL	BOTANICAL NAME	COMMON NAME
+	AR	ACER RUBRUM 'FRANK JR'	RED MAPLE 'REDPOINTE'
GB	GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO
+	IO	ILEX OPACA 'AIKEN RED'	AIKEN RED AMERICAN HOLLY
+	JV	JUNIPERUS VIRGINIANA 'GREENBELT'	EASTERN RED CEDAR 'GREENBELT'
+	PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE
+	QS	QUERCUS SHUMARDII	SHUMARD OAK
+	QV	QUERCUS VIRGINIANA 'SDLN22'	LIVE OAK 'CATHEDRAL'

- REFER TO PLANT LIST SHEET L3.0
- NOTES:
1. PLANT LIST QUANTITIES ARE FOR REFERENCE ONLY. KEYED PLANS SHALL GOVERN OVER PLANT LIST.
 2. ALL PLANTS/PLANT BEDS SHALL RECEIVE A 3" LAYER OF FRESH PINE STRAW MULCH.
 3. THE GENERAL CONTRACTOR SHALL SUPPLY ROUGH GRADES 40.2" WITH POSITIVE DRAINAGE PATTERNS ESTABLISHED. THE LANDSCAPE CONTRACTOR WILL FINE GRADE FOR PLANTING OPERATIONS.
 4. SEE SPECIFICATIONS THIS SHEET FOR FURTHER INSTRUCTIONS.
 5. TOPSOIL SHALL BE STRIPPED AND STOCKPILED BY THE GRADING CONTRACTOR. STOCKPILED TOPSOIL SHALL BE SPREAD BY THE GRADING CONTRACTOR TO A DEPTH OF 4 INCHES IF QUANTITIES ARE SUFFICIENT. GRADING CONTRACTOR SHALL PROVIDE STOCKPILED TOPSOIL FOR LANDSCAPE CONTRACTOR USE FOR BACKFILLING LANDSCAPE ISLANDS.
 6. ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND SHAPE RELATIONSHIPS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 7. ALL SIZES SPECIFIED REFER TO THE SIZE AT THE TIME OF PLANTING.
 8. FLEXIBILITY IN THE PLACEMENT OF THE TREES WILL BE PROVIDED TO ACCOMMODATE DRIVEWAYS.
 9. ALL TREES TO BE PLANTED MUST BE A MINIMUM OF 10 FEET OFF ALL WATER MAINS AND SERVICE LATERALS.

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | CCI.SAV.COM

RELEASED FOR CONSTRUCTION

REVISIONS:
2023.12.04 JMG

LANDSCAPE PLAN FOR
HARMONY SUBDIVISION
PHASE 8B
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER: 22-870.000
DATE: 2023.10.25
DRAWN BY: MRC
CHECKED BY: JMG
SCALE: AS NOTED

LANDSCAPE PLAN

SHEET:
L2.0



March 6th, 2024

Neil P. McKenzie, P.E.
Coleman Company
1480 Chatham Parkway, Suite 100
Savannah, GA 31405

Dear Mr. McKenzie,

I am pleased to provide you with a recommendation for Approval of the site development plans for Harmony Subdivision Phase 8B (2024 Revised Plans), which is provided below.

Site Plan Review

<u>Submittal Documents:</u>	Site Development Plan.....	Mar. 2024
	Encroachment Permit Approval (S&O Canal).....	Oct. 2023
	Water & Sewer Analysis.....	Aug. 2023
	Stormwater Management Report.....	Aug. 2023
	Stormwater Maintenance Agreement.....	Jun. 2023
	Arborist Report.....	Jun. 2023
	EPD Water & Sewer Extension Form Approval.....	Aug. 2023
	GSWCC Approval.....	Dec. 2023
	Hand Auger/Boring Log.....	Aug. 2023

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the local, State and Federal Laws and Engineering Standards, and all Development Codes that apply to the City of Pooler. This review is not to be construed as a check of every item in the plans or construction. Failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

The Owner and the Design Consultant are fully responsible for all testing and inspections of their project during construction, and they also are fully responsible that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible that their designs are in compliance to all Federal, State and City ordinances and regulations. All the required testing data, plans and related material must be available to the City of Pooler, or assigned representation, during and after the construction is complete.





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To the best of our knowledge, it is our opinion that the plans are in general conformance with the City of Pooler's applicable design standards, codes and ordinances. We hereby recommend Approval of the site development plans.

Please contact me if you have any questions. I can be reached via email or phone at tshoemaker@eomworx.com or (912) 445-0050 ext. 4400.

Sincerely,

Trevor Shoemaker

Trevor Shoemaker

Project Manager

EOM

CC: Brian Crooks, AICP; City Planner - City of Pooler
Kimberly Dyer, CFM; Zoning Administrator - City of Pooler
Liberto Chacon, PE; Sr. Vice President – EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Preliminary Subdivision Plans for Providence at Pooler (F/K/A Davis Group Development)

Project:	#230537
P&Z Meeting Date:	March 25, 2024
City Council Meeting Date:	April 1, 2024
Applicant and Authorized Agent:	Hussey Gay Bell / Davis Group
Location (Address):	Pooler Parkway @ Pine Barren
Parcel (PIN):	51010 01046
Acreage:	38.25 total – 39.5 disturbed
Zoning:	PUD (Morgan Family PUD)
Proposed Use:	Commercial Subdivision (3 Parcels and Pump Station)
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
Recommended Motion:	<i>"After review of the criteria, move for approval of the request."</i>
Zoning Action Standards:	- Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. - The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area. - Whether the site plan provides for adequate pedestrian and traffic access. - The site plan complies with the provisions of the Morgan Family PUD for access and circulation; Sec. 11 of App. A,

Art. V related to traffic impacts; and Sec. 2 of App. A, Art. III for traffic access.

3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
 - The site plan complies with the provisions of the Morgan Family PUD and Sec. 5 of App. A, Art. III for parking and loading standards.
4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).
 - The site plan complies with the provisions of the Morgan Family PUD related to development standards for commercial development, including setbacks, building separation, and height and Chapter 74, Art. VI for lighting.
5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.
 - The site plan complies with the provisions of the Morgan Family PUD related to the PUD master plan for location of uses/development areas, development standards for commercial development, and buffer standards.
6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
 - The site plan complies with Sec. 606 of App. B, Art. VI; Chapter 74, Art. V; and Chapter 42, Art. V related to servicing of utilities and infrastructure.
7. Whether the proposed development site is adequately served by other public serves to account for current or projected needs.
 - The site is adequately served by any other public services for current or projected needs.
8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.
 - The site plan complies with the provisions of the Morgan Family PUD related to buffer and screening standards.
9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other

landscaping, which may provide a visual or noise-detering buffer between adjacent properties.

- The site plan complies with the provisions of the Morgan Family PUD and Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.

10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.

- The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.

Conclusion:

The site plan addresses the site plan approval criteria. As such, staff recommends **Approval** of the request.

Attachments:

- A. Vicinity Map
- B. Application and Submittal Documentation
- C. Approval Letter



CITY OF POOLER
GEORGIA

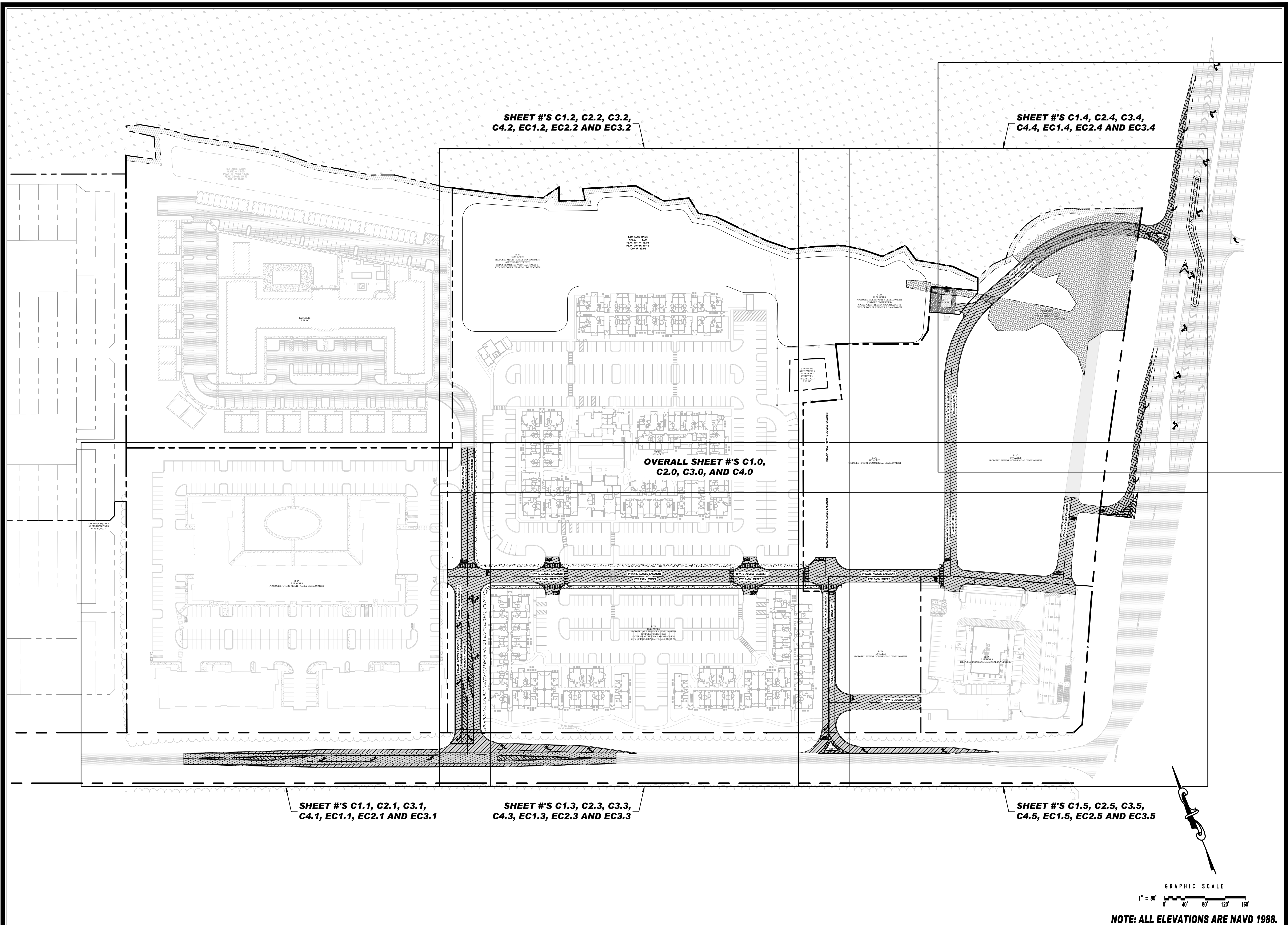
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03/21/2024



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HUSSEY GAY BELL
— *Established 1958* —
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

POOLER REVISIONS 05/11/2023
MASTER SITE IFC SET 05/24/2023
MASTER SITE -- OWNER REVISIONS 08/23/2023
MASTER SITE -- OWNER REVISIONS 10/05/2023
MASTER SITE -- OWNER REVISIONS 12/07/2023
CITY OF POOLER / OWNER REVISIONS 03/04/2024
CITY OF POOLER / OWNER REVISIONS 03/21/2024

DESIGNED S.S.W.	DRAWN J.J.M.	CHECKED C.J.C.
DATE: OCTOBER 18, 2022		
JOB NO. 122401600		
SCALE: 1" = 80'		

PROVIDENCE AT POOLER
NW OF POOLER PARKWAY AND PINE BARREN RD
POOLER, GEORGIA

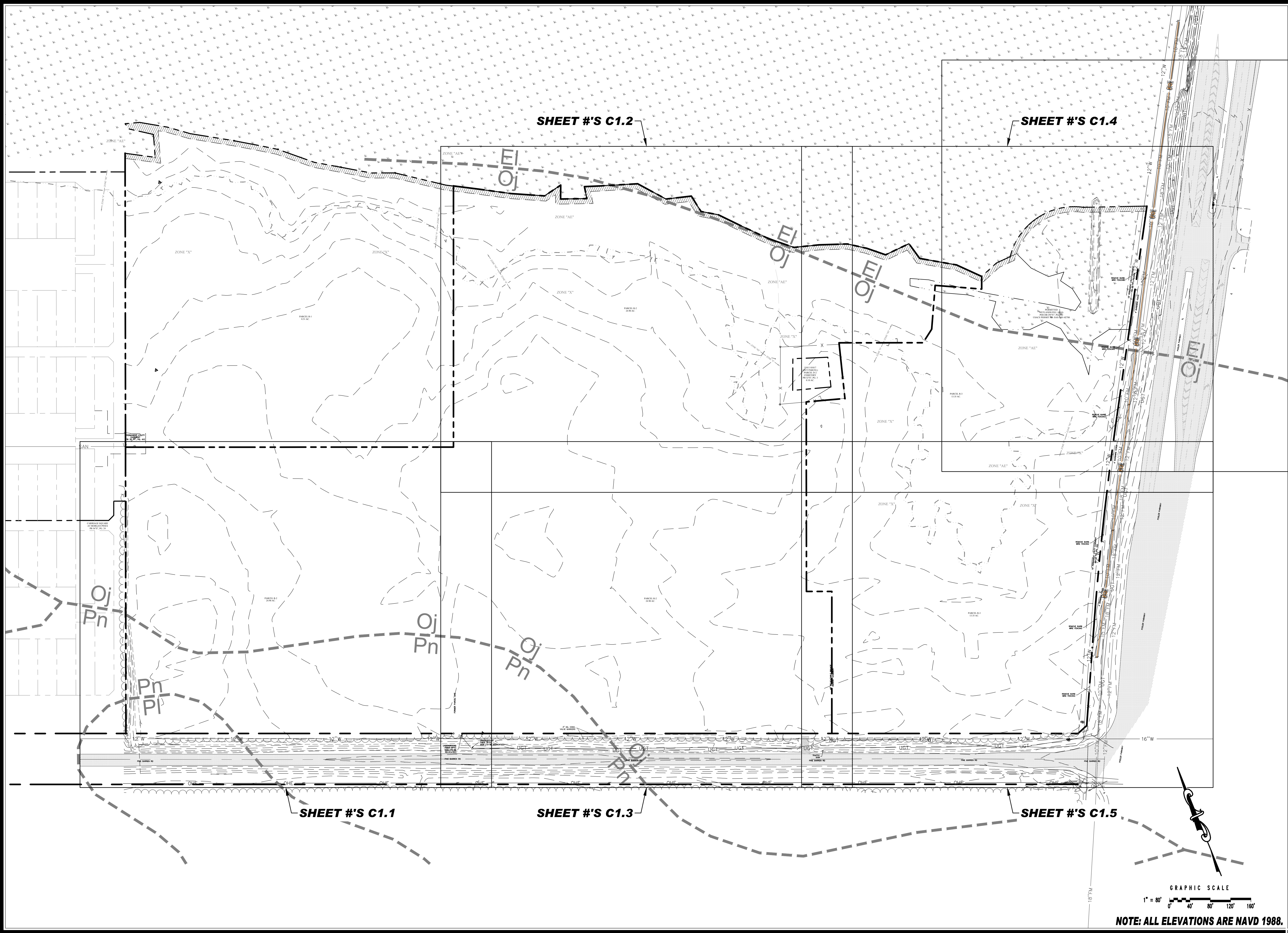
FOR

THE DAVIS GROUP, LLC

PROJECT INDEX MAP

RAWING NUMBER

C0.3



HUSSEY GAY BELL
Established 1958

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REVISIONS:
POOLER REVISIONS 05/11/2023
MASTER SITE - FC SET 05/24/2023
MASTER SITE - OWNER REVISIONS 08/23/2023
MASTER SITE - OWNER REVISIONS 10/05/2023
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CITY OF POOLER / OWNER REVISIONS 03/04/2024
CITY OF POOLER / OWNER REVISIONS 03/27/2024

DESIGNED	DRAWN	CHECKED
H.S.W.	J.J.M.	C.J.C.

DATE: OCTOBER 18, 2022

JOB NO. 122401600

SCALE: 1" = 80'

PROVIDENCE AT POOLER
NW OF POOLER PARKWAY AND PINE BARREN RD
POOLER, GEORGIA

FOR
THE DAVIS GROUP, LLC

OVERALL EXISTING CONDITIONS PLAN

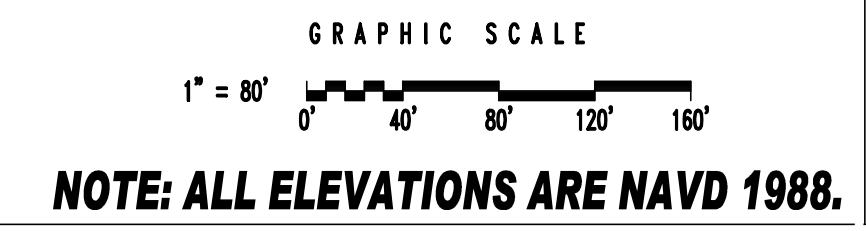
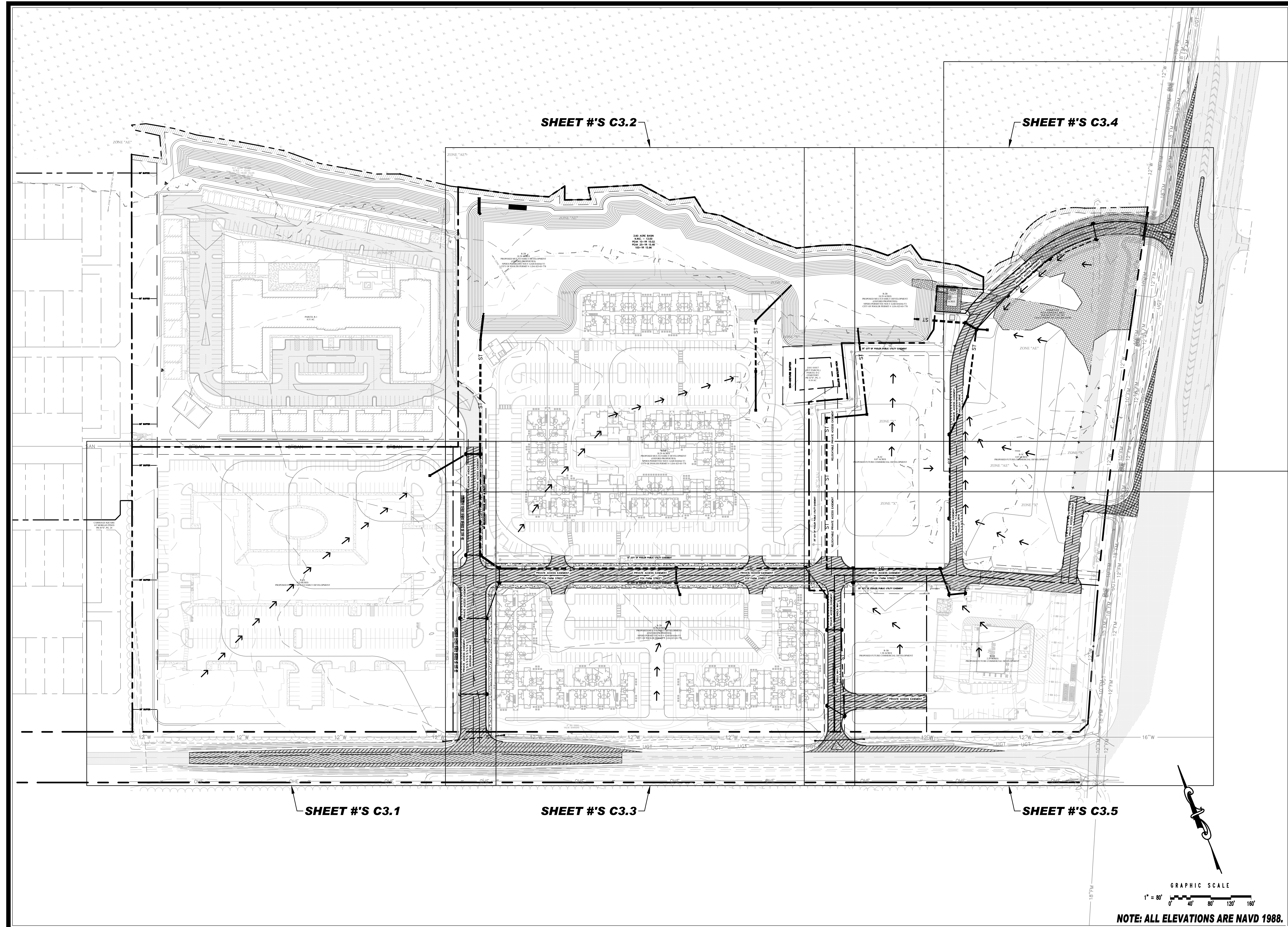
DRAWING NUMBER

C1.0

E:\Davis Group\122401600...450 Multifamily Units, Commercial Mixed Use Dev\Cadd Files\Construction\C1.0_TPO.dwg

December 14, 2018 - 8:50 AM

Printed By: hwhitfield



PROVIDENCE AT POOLER
NW OF POOLER PARKWAY AND PINE BARREN RD
POOLER, GEORGIA
FOR
THE DAVIS GROUP, LLC
OVERALL PAVING, GRADING AND DRAINAGE PLAN

REVISIONS:
POOLER REVISIONS 05/11/2023
MASTER SITE - JFC SET 05/24/2023
MASTER SITE - OWNER REVISIONS 08/23/2023
MASTER SITE - OWNER REVISIONS 10/05/2023
CITY OF POOLER / OWNER REVISIONS 12/07/2023
CITY OF POOLER / OWNER REVISIONS 03/04/2024
CITY OF POOLER / OWNER REVISIONS 03/27/2024

DESIGNED: H.S.W. DRAWN: J.J.M. CHECKED: C.J.C.
DATE: OCTOBER 18, 2022
JOB NO. 122401600
SCALE: 1" = 80'

DRAWING NUMBER
C3.0

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09-21-2024
ENGINEER
CHRISTOPHER J. CHANCE, JR.

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December 14, 2018 - 6:59 AM Printed By: hwhitfield



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March 21st, 2024

C.J. Chance, P.E.
Hussey Gay Bell
329 Commercial Dr.
Savannah, GA 31406

Dear Mr. Chance,

I am pleased to provide you with a recommendation for Approval of the site development plans for Providence at Pooler, which is provided below.

Site Plan Review

<u>Submittal Documents:</u>	Site Development Plan.....	Mar. 2024
	City of Pooler Approval of Slipline Force Main.....	Mar. 2024
	Stormwater Management Report.....	Nov. 2023
	Traffic Memorandum.....	Sep. 2022
	Stormwater Maintenance Agreement & Plan.....	Sep. 2022
	Geotechnical Report.....	Sep. 2022
	Water System Report.....	Sep. 2022
	Fire Hydrant Flow Test.....	Nov. 2022
	Wastewater Design Report.....	Nov. 2022
	Pooler City Manager Letter for Traffic Improvements.....	Nov. 2022

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the local, State and Federal Laws and Engineering Standards, and all Development Codes that apply to the City of Pooler. This review is not to be construed as a check of every item in the plans or construction. Failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

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To the best of our knowledge, it is our opinion that the plans are in general conformance with the City of Pooler's applicable design standards, codes and ordinances. We hereby recommend Approval of the site development plans.





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Please contact me if you have any questions. I can be reached via email or phone at tshoemaker@eomworx.com or (912) 445-0050 ext. 4400.

Sincerely,

Trevor Shoemaker

Trevor Shoemaker

Project Manager

EOM

CC: Nicole Dixon; Director of Planning & Development – City of Pooler
Brian Crooks; City Planner - City of Pooler
Liberto Chacon, PE; Sr. VP of Operations – EOM



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