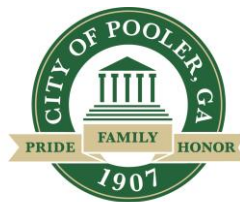


Planning & Zoning
Commission
Agenda

April 8, 2024 - 3:00 p.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
 - A. Map Amendment for 701 Jimmy DeLoach Blvd to amend zoning conditions
 - B. PUD Amendment for the Jabot PUD – Amendment #17
- V. ADJOURNMENT



CITY of POOLER

— GEORGIA —

PLANNING & ZONING STAFF REPORT

Map Amendment for 701 Jimmy DeLoach Zoning Conditions

Project:	#A24-0030
P&Z Meeting Date:	April 8, 2024
Public Hearing Date:	April 15, 2024
Applicant and Authorized Agent:	Robert McCorkle (Agent)
Location (Address):	701 Jimmy DeLoach
Parcel (PIN):	51015 01016
Existing Zoning:	I-1 (Light Industrial) with conditions: Property only be used as a laydown yard with an office.
Zoning Action:	Map Amendment
Request:	Request to amend the zoning map to remove the zoning conditions
Application Filed:	March 15, 2024
Legal Notice Published:	March 26, 2024
Sign Posted:	March 28, 2024
Letters Mailed:	March 25, 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 approximately 28.16 acres and is zoned I-1 with the zoning condition that "this property only be used as a laydown yard with an office". The property was zoned in May 2022 under project #220370.

The applicant is requesting the map amendment to remove the zoning conditions to have the property simply zoned as I-1. Per the applicant, the condition to a single use limits the property's marketability; other uses that are allowed more broadly within the I-1 district will likely be more desirable for the subject site.

The Pooler 2040 Comprehensive Plan identifies this area within the Residential character area. The FLUM designates this site as Commercial and Residential.

Relevant Ordinances:

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 request to remove the zoning conditions would keep the zoning of the property the same. The request removes the limitations on allowable uses. Other properties within the general area include other I-1 zoned properties.*
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
 - *No, the site is already zoned I-1 and the properties across Jimmy DeLoach are zoned industrial also. The request is to remove zoning conditions from an already zoned property.*
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?
 - *No, the only access to the site is from Jimmy DeLoach, which is designed for heavier, industrial traffic.*
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
 - *No, the request is to remove conditions from an already zoned property. The property itself is already zoned industrially and able to be used in such a manner. The request seeks to increase the allowable uses.*

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 zoning conditions. The applicant is requesting the conditions be removed in order to better market the property for potential tenants.*
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 Jimmy DeLoach. The property is bordered and buffered by wetlands on nearly all sides, and the one adjacent upland area is zoned C-2.*
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. Other properties in the area are already zoned industrially, commercially, or for mixed-use. Any land use changes would likely be compatible with those of surrounding properties.*
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.*
 - 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



CITY OF POOLER
GEORGIA

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701 Jimmy DeLoach

04/04/2024



Parcels





CITY OF POOLER
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701 Jimmy DeLoach

04/04/2024

- Parcels
- Business/Commercial
- Industrial
- PUD
- Residential

ATTACHMENT C

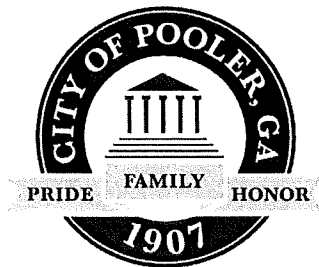
Narrative

701 Jimmy Deloach Parkway

The subject property was rezoned on May 16, 2022 to I-1 (Light Industrial) with the condition that the subject property only be used as a laydown yard with an office. Petitioner's request is to remove the condition to the zoning so that the subject property is simply zoned I-1.

The condition on the zoning restricts the use of the property to a single use and therefore limits its marketability. Other uses allowed in I-1 such as Contractor's Office, Wholesale Trade, Building Materials Dealer, Truck Transportation and Support Facilities, Warehousing, and Industrial Machine and Equipment, may be more desirable in this location and may in fact be lower impact.

The subject property has access to the intersection of Jimmy Deloach and Nordic Drive and is heavily buffered by forested wetlands from residential to the South and West.



Zoning Map Amendment Application

Page 1 of 5

Updated AUG 2022

Date: _____ File Number: _____

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

General Information

Catalyst Investment Partners

Name of Owner/Authorized Agent

800 3rd Avenue, Suite 2305, New York, New York 10022

Address of Owner/Authorized Agent

Telephone Number

Have any previous applicants been made for a text or map amendment affecting these same premises?

☒ Yes ☐ No

If yes, give file number, date, and action taken: File # 220370, Rezoning May 16, 2022

(If exact file number, date or action is not known, please give approximate date of previous application.)

Action Requested

General location of property (the area), street number, and location with respect to nearby public roads that are in common use: 701 Jimmy Deloach Parkway

Parcel B, Subdivision of Lot 1 of Tract A

51015 01016

Legal description of the property (name of subdivision, block, and lot number)

PIN #

Zone Classification: Present I-1, laydown yard with office Requested I-1

701 Jimmy Deloach Parkway, LLC

Owner of Property (if same as applicant, leave blank)

Telephone Number

528 East 45th Street, Savannah, Georgia 31405

28.16 acres

Address of Owner

Total Area of Property (acres or sq. feet)

Vacant Land

Existing land use (specify such as a grocery store, single-family residence, vacant land, etc.)

I-1 uses including Contractor's Office (236,238), Wholesale Trade (42), Building Materials Dealer (444), Truck Transportation and Support

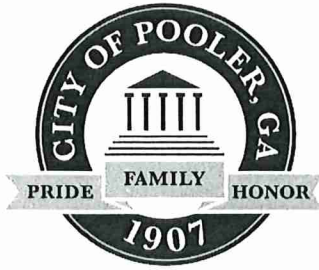
Desired land use (specify such as a residence, grocery store, mobile home park, etc.)

Facilities (484, 4884), Warehousing (493), Industrial Machinery and Equipment (81131)

Reasons and Certifications

Reasons for requesting change of zoning map which would support the purposes of the zoning program:

Increase viability of site for existing zone by removing limiting condition



Zoning Map Amendment Application

Page 2 of 5

Updated **AUG 2022**

Adjacent Property Owners

Name, Address, and Zip Codes of surrounding property owner's primary residence within a radius of 200 feet of the property as of the date of filing. Include those directly across a public right-of-way.

James Toby Roberts, Sr. and James W. Royal, Sr.

P.O. Box 1096, Richmond Hill, GA 31321

605 Jimmy Deloach LLC

40 Harbor Park Drive N, Port Washington, NY 11050

Roman Catholic Diocese of Savannah

2170 E. Victory Drive, Savannah, GA 31404

American Towers (Delaware) Inc.

c/o American Tower Corporation

P.O. Box 723597, Atlanta, GA 31139

North Godley Developers, Inc.

2702 Whatley Ave, Suite A1, Savannah, GA 31405

(please list additional names on a separate sheet)

Campaign Contributions

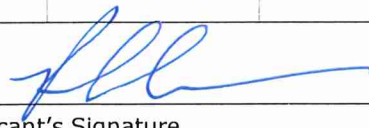
Have you made campaign contributions to one or more Pooler City Official(s), including any member(s) of the Planning Commission, during the past two years that when combined, total an amount greater than \$250.00?

☒ **No**, I have not made campaign contributions to any Pooler City Official(s).

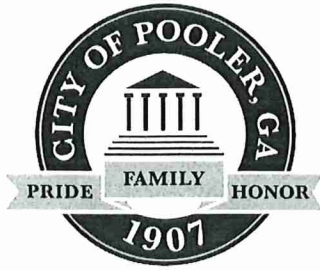
☐ **Yes**, I have made campaign contributions to one or more Pooler City Official(s).

City Official	Title	Dollar Value	Description of Gift

I attest that all the information provided is true to fact


Applicant's Signature

3-14-24
Date



Zoning Map Amendment Application

Page 3 of 5

Updated **AUG 2022**

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 email PDF file on project to kdyer@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.

APL Initial I acknowledge receipt of Zoning Standards for a Map Amendment. I understand the standards and any other 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.

Sworn to and subscribed before me on this 14th day of march 20 24.

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.

[Signature]
Owner's or Authorized Agent's Signature

[Signature]
Notary Public



Application Status

This portion to be completed by Zoning Administrator

Hearing date has been set for: _____

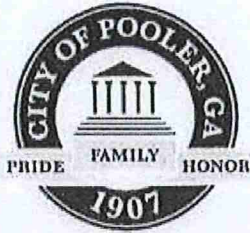
Notice published in newspaper on (15 days prior to hearing date): _____

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: _____



Zoning Map Amendment Application

Page 4 of 5

Updated AUG 2022

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 variance, conditional use, rezoning of property or a site plan submittal.

Robert L. McCorkle, III

Name of Applicant

Telephone Number

Address

Savannah

Georgia

31401

City

State

Zip Code

701 Jimmy Deloach Parkway, LLC

Owner's Signature

Personally appeared before me

Brent Bazemore

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

B. Kozlowski

Notary Public

3-12-2024

Date

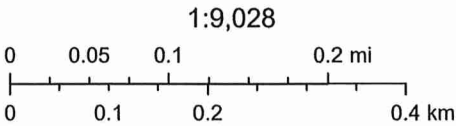


SAGIS Map Viewer



3/5/2024, 9:21:03 AM

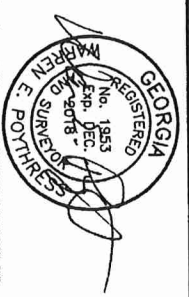
 Property Boundaries (Parcels)



SAGIS

Type: PLAT
 Recorded: 11/7/2018 3:33:00 PM
 Fee Amt: \$8.00 Page 1 of 1
 Chatham, Ga. Clerk Superior Court
 Tammie Mosley Clerk Superior Court
 Participant ID: 8292260357

BK 51 PG 609



21-GA-MURDERSON D. AND JAMES DELOACH PKY BY ROAD DME
 21-GA-11-18-11-18

SURVEYOR'S CERTIFICATION

As required by subsection(d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Warren E. Poythress, Registered Land Surveyor
 No. 1953
 Date 10-11-18
Michael J. Smith
 Date 11-5-18
Jimmy Deloach
 Date 10-12-18
Jimmy Deloach, LLC

Planning Board Date 10-11-18
Owner W.E. Deloach Date 10-9-18
Owner James T. Roberts Date 10-15-18
Owner James W. Royal Date 10-15-18
Owner James W. Royal Date 10-15-18

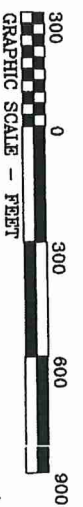
**CITY OF POOLER
 FLOOD CERTIFICATION**

According to FEMA Flood Insurance Rate Map No. 13051C0035H DATED AUGUST 16 2018 this property is located PARTIALLY IN ZONE X AND IN AE ZONE ELEVATION 16.0'

SUBMISSION NOTES:

1. Concrete Markers & 5/8" Rebars are set and found as shown.
 2. All lots to have minimum setback for buildings. It will be the responsibility of the owner in the future to obtain proper approval for any new development.
 3. Parcel B contains 28.54 Acres.
 4. All street right of ways, easements and any areas designated for public use are hereby dedicated for the use intended.
- W. Darrel Hutcheson, Owner
 Dated 10-11-18
 PIN: 5-1015-01-016
 PIN: 5-1015-01-026

Course	Bearing	Distance
L1	N 88°11'46" E	161.05'
L2	N 00°55'38" E	201.31'
L3	S 84°07'16" E	202.20'
L4	N 87°24'49" E	400.00'
L5	N 83°09'29" E	401.11'



DATE: OCTOBER 11, 2018
 By: Warren E. Poythress
 Registered Land Surveyor No. 1953
 Address: 991 Hunters Road
 Cell Phone - 912-531-1453
 Telephone: 912-857-3288
 Equipment - Sokkia GRS2 - GPS
 Topcon 303
 FINAL PLAT CLOSURE = 1504580

GPS STATE PLANE

Exhibit "A" to Limited Warranty Deed

Legal Description

All that certain lot, tract or parcel of land situate, lying and being in the City of Pooler, 7th G.M. District, Chatham County, Georgia, containing 28.54 acres and being known as "Parcel B," as shown and more particularly described on that certain map or plat made by Warren E. Poythress, R.L.S. 1953, dated October 11, 2018, entitled "Recombination Minor Survey for James T. Roberts, Sr., James W. Royal, Sr., W. Darrel Hutcheson & William E. Holland" and recorded in Plat Book 51, Page 609, in the records of the Clerk of Superior Court of Chatham County, Georgia. For a more particular description, reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

PUD Amendment for Jabot PUD

Project:	#A24-0037
P&Z Meeting Date:	April 8, 2024
Public Hearing Date:	April 15, 2024
Applicant and Authorized Agent:	Rober Forrest, ForrPlaces Development LLC
Location (Address):	Pooler Parkway at Pine Barren Rd, Galloway Dr
Parcel (PIN):	51023 01001A, 51023 01035, 51023 01032
Existing Zoning:	R-1-A and PUD
Zoning Action:	PUD Amendment – Jabot PUD, Proposed Amendment #17
Request:	Request to amend the Jabot PUD by adding two tracts under the C2 Heavy Commercial district
Application Filed:	March 15, 2024
Legal Notice Published:	March 31, 2024
Sign Posted:	April 1, 2024
Letters Mailed:	March 28, 2024
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]
Recommended Motion:	<i>"After review of the criteria, move for denial of the request."</i>

Background:

The subject site is approximately 116.5 acres, comprised of three parcels. One parcel is approximately 110.5 acres zoned R-1-A, located at the southwest corner of Pooler Parkway and Pine Barren Road. The second parcel is approximately 4.5 acres, zoned R-1-A, located along Pooler Parkway. The third parcel is already located within the Jabot PUD and is approximately 1.5 acres, located along Galloway Drive. The subject site is undeveloped and is primarily wooded, with the smaller tracts having been previously cleared and the smallest having an existing curb cut and sidewalks.

The applicant is requesting the amendment in order to create a multi-use development. Per the applicant, the amendment would allow for the "creation of a walkable mixed-use destination for the city and its residents and visitors".

With this amendment, the applicant is seeking to add two parcels abutting the Jabot PUD into the PUD and assign them the designation of C2 Heavy Commercial.

The Pooler 2040 Comprehensive Plan identifies this area within the Residential character area. The FLUM designates this site as Residential and Planned Development.

Relevant Ordinances:

Jabot 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. The request seeks to extend the Jabot PUD to include approximately 115 acres within the PUD itself. The proposed designation would be generally compatible with the surrounding area, where there is existing commercial and/or mixed-use zoning located at the other quadrants of Pooler Parkway and Pine Barren Rd.*
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 request would extend the Jabot PUD and the nearby zonings include commercial designations and districts.*
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 any proposed development could create traffic; however, any new development would require meeting the traffic impact provisions related to a site plan to mitigate any impacts. The property only has access from Pine Barren Rd and Pooler Parkway at present. A possible connection is available along Galloway Drive. Pine Barren Rd and Pooler Parkway are both major thoroughfares. Increased traffic on Galloway Drive with the Memorial Drive intersection should be evaluated with any proposed development, as well as Pooler Parkway and Pine Barren generally. Based upon the size of the development, additional congestion, noise, and traffic could rise to an unacceptable level if not mitigated appropriately and in a timely manner.*
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
- *It is possible that the request could place irreversible limitations on the area. The property is presently undeveloped and zoned residential. The request would allow for the possibility of a significant amount of non-residential square footage. As presently zoned, the site would only be eligible for single-family residential uses, which coincides with the residential character area identified by the Comp Plan. However, per the future land use map, planned development would be an appropriate use at this location. Likewise, the surrounding parcels include various commercial or mixed-use designations that the request would be compatible with. In relation to the two, some variety of multi-use development would likely be better considered at this location versus solely single-family residential or commercial.*
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
- *The property has undergone various attempts to rezone it in the past, with the most recent occurring in 2022 for townhomes. These previous requests to rezone for more intense residential use have not proved successful. If rezoned to a commercial designation under the PUD it is likely to be utilized for such purposes or attempts made for a multi-use development or mixed-use development more broadly.*
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
- *Generally, no, the proposed development would be consistent with that of the general area related to land uses. The request would allow for similar development*

as other quadrants of Pooler Parkway and Pine Barren Rd. However, due to the size of the request, the potential of increased development that could be allowed would be significantly greater than what currently exists on most nearby properties. This type of zoning would allow for a similar type and scale of development as the opposite side of Pooler Parkway from this site.

7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
 - *It is possible that similar requests could be made that could generate or accelerate adverse land use impacts in the area. On its own, this request could be considered one that could generate or accelerate adverse land use impacts. Per comments made by both residents and City Council at recent meetings, future development within this area should be evaluated carefully regarding their land use impacts within the area. Traffic and congestion were raised as specific concerns for the development of land to the north across Pine Barren Road, where this tract is approximately twice the size.*
8. Will the action adversely impact adjacent or nearby properties in terms of:
 - A. 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?
 - *It is possible the request could adversely impact the nearby properties as it relates to livability through the introduction of additional traffic based upon the size of the tract in question if not mitigated appropriately or in a timely manner.*
 - B. 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.*
 - C. 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.*

D. 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 sole responsibility of the developer and would not place a burden on the City.*

Conclusion:

Staff finds the request does not comply with the required criteria for a zoning map amendment.

While certain criteria are addressed, the proposed amendment falls short in a few ways. Particularly, criteria numbers 3, 4, 6, 7, and 8A, raise concerns related to this amendment and impacts on traffic and the scale of development at this time.

The proposed zoning would be generally compatible with the existing land uses and zoning, however, its impacts on traffic and congestion due to the subject site's scale need evaluation on the existing roadways. Impacts on traffic and potentially necessary improvements should be evaluated for the request.

As such, staff recommends **Disapproval** of the request.

Attachments:

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



CITY OF POOLER
GEORGIA

A great place to Live, Work and Play

Jabot PUD Amendment

04/04/2024

☐ Parcels



CITY OF POOLER
GEORGIA

A great place to Live, Work and Play

Jabot PUD Amendment

04/04/2024

- Parcels
- Business/Commercial
- Industrial
- PUD
- Residential



3/15/2024

Ms Kimberly Dyer
Zoning Administrator
City of Pooler
100 SW Hwy 80
Pooler, GA 31322

RE: JABOT PUD ADDITION

Dear Ms Dyer

Please accept this request to amend the Jabot PUD masterplan with the addition of three parcels totaling 116+/- acres at the SW quadrant of Pine Barren and Pooler Parkway. This Tract will be called Pooler Uptown Tract.

We are requesting that the PUD be amended as follows:

- ☐ The entirety of the subject property be classified land use of HC – Heavy Commercial.

Please review and consider this request for amendment on the next available Planning and Zoning and City Council meetings.

Sincerely

Robert Forrest
Managing Member
ForrPlaces Development LLC
Pooler Forrest Places LLC



Zoning Map Amendment Application

Page 1 of 5

Updated **AUG 2022**

Date: _____ File Number: _____

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

General Information

Robert Forrest, Managing Member, ForrPlaces Development LLC

Name of Owner/Authorized Agent

12505 Broadwell Road Milton GA 30004

Address of Owner/Authorized Agent

Telephone Number

Have any previous applicants been made for a text or map amendment affecting these same premises?

☐ Yes ☒ No

If yes, give file number, date, and action taken: _____

(If exact file number, date or action is not known, please give approximate date of previous application.)

Action Requested

General location of property (the area), street number, and location with respect to nearby public roads that are in common use: **West side of Pooler Parkway between Galloway and Pine Barron Roads**

PT OF THE BAKER TCT 106.94AC, - PIN 51023 01001A
PARCEL B PT OF LANDS OF 929 PROPERTIES LLC BK51 PG503 & 548 1.510AC, - PIN 51023 01035
PARCEL 1 THE ARMSTRONG TRACT 4.06AC - PIN 51023 01032

Legal description of the property (name of subdivision, block, and lot number)

PIN #

Zone Classification: Present **R1 and Jabot PUD**

Requested **Jabot PUD**

The Drayton Corporation - 404-519-0671 - P O BOX 18825 SAVANNAH GA 31126
929 Properties LLC - 305.772.2803 - 2602 Barnard Street, Savannah, GA 31401
HD Companies 3 LLC - 912-358-7987 - 463 POOLER PARKWAY #223 POOLER GA 31322

Owner of Property (if same as applicant, leave blank)

Telephone Number

116.559+/- Acres

Address of Owner

Total Area of Property (acres or sq. feet)

Vacant Land

Existing land use (specify such as a grocery store, single-family residence, vacant land, etc.)

Mixed use development

Desired land use (specify such as a residence, grocery store, mobile home park, etc.)

Reasons and Certifications

Reasons for requesting change of zoning map which would support the purposes of the zoning program:

Creation of a walkable mixed use destination for the city and its residents and visitors

