

Planning & Zoning
Commission
Agenda

April 22, 2024 - 3:00 p.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
 - A. Zoning Text Amendment related to Minor Site Plan Approvals
 - B. Zoning Map Amendment for 317 W Collins St from R-1-A to C-1
 - C. Conditional Use Request for 272 Cattle Run Way for a Home Occupation
 - D. Conditional Use Request for 352 Casey Dr for a Home Occupation
 - E. Conditional Use Request for 112 N Rogers St for a Daycare
 - F. Variance of the setback requirement for stacked container storage adjacent to non-residential property of 100' for 6 AJ Garcia Rd
 - G. Site Plan for Mighty 8th Ph. II Expansion
- V. ADJOURNMENT



CITY of POOLER
— GEORGIA —

STATE OF GEORGIA }
 }
COUNTY OF CHATHAM }

ORDINANCE O2024-04.B
Site Plan Requirements

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE V- PROCEDURES FOR ADMINISTRATION AND ENFORCEMENT, SECTION 8- SITE PLAN APPROVAL TO PROVIDE PROVISIONS FOR MINOR SITE PLAN REVIEW; 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 APPENDIX A – ZONING, ARTICLE V – PROCEDURES FOR ADMINISTRATION AND ENFORCEMENT, Section 8 – Site Plan Approval be amended by adding the underlined text as follows:

Sec. 8 – Site plan approval.

The site plan approval process is intended to provide the general public, planning commission, and city council with information pertinent to how a new development will affect the surrounding area and the city as a whole. Site plan approval does not constitute approval of any other zoning action or permit.

- (A) *Process.* Upon submittal of the site plan, ~~staff the city planner or zoning-~~
~~administrator~~ will review the site plan for noticeable discrepancies and determine if there is a need to apply for other zoning actions. The site plan is then forwarded to the ~~applicable City departments City of Pooler engineer and public works department~~ for additional review and comment(s). ~~The engineer and public works department will submit comments to the city planner or zoning administrator, who shall~~ Staff will then provide such comments to the applicant. The applicant is responsible for addressing all comments from the city staff ~~and engineer~~, after which it shall be submitted for review by the planning and zoning commission and then the regularly scheduled meeting of the city council. Minor site plans may be reviewed and approved by City staff without the need for review and approval by the Planning & Zoning Commission and City Council. The minor site plan review process shall not be used for new buildings or building additions. Minor site plans shall include only the following: any non-structural development or redevelopment involving less than 5,000 square feet of surface area and less than one-acre of land disturbing activities; any non-structural expansion of an existing use by up to 25 percent of the

original approved site plan; any changes in site layout or design that do not involve wetlands or buffer alterations; or any changes to a site that require a variance.

(B) Site plan approvals pursuant to this article are valid for a period of one year from the date of approval, after which the approval expires.

~~(C)~~ If a person or entity submits a site plan more than one year following its approval to the building official for issuance of a building and/or land development permit, the site plan must be resubmitted for new approval, adhering to all applicable rules and provisions for new site plans, including fees assessed in accordance with section 3 of this article. The city shall not have a duty to retain site plans for which approval has expired except as may be required by state law.

~~(C)~~~~(D)~~ Revisions to an approved site plan shall be reviewed and approved in accordance with subsection (A) above. However, in instances where the revisions to an approved site plan are minor changes, the revised plans may be reviewed and approved by staff. It is solely in staff's discretion whether a minor site plan application process applies or if a project requires full site plan review.

~~(D)~~~~(E)~~ Standards for site plan approval. In order to promote the public health, safety, and general welfare of the City of Pooler against the unrestricted development upon property, the following standards and any other factors relevant to balancing the above stated public interest will be considered, when deemed appropriate, by city council in approving any site plan:

- (1) Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans;
- (2) Whether the site plan provides for adequate pedestrian and traffic access;
- (3) Whether the site-plan provides adequate space for off-street parking and loading/unloading zones where applicable;
- (4) Whether the site plan provides for appropriate location, arrangement, size, and design of buildings, lighting, signs, giving due consideration to the applicable zoning district(s);
- (5) Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties;
- (6) Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure;
- (7) Whether the proposed development site is adequately served by other public services to account for current or projected needs;
- (8) Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features;
- (9) Whether the site plan provides adequate landscaping, including the type and arrangement of trees, shrubs, and other landscaping, which may (or may not) provide a visual or noise-detering buffer between adjacent properties; and
- (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.

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 L. Williams, Mayor

ATTEST:

Kiley Fusco, Clerk of Council



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Map Amendment for 317 W Collins St from R-1-A to C-1

Project:	#A24-0033
P&Z Meeting Date:	April 22, 2024
Public Hearing Date:	May 6, 2024
Applicant and Authorized Agent:	Gregory Alfonso
Location (Address):	317 W Collins St
Parcel (PIN):	50003 02004
Existing Zoning:	R-1-A (One Family Residential) and Main Street Overlay
Zoning Action:	Map Amendment
Request:	Request to amend the zoning map from R-1-A to C-1
Application Filed:	March 19, 2024
Legal Notice Published:	April 8, 2024
Sign Posted:	April 10, 2024
Letters Mailed:	April 10, 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 0.485 acres and is zoned R-1-A and is located within the Main Street Overlay. The site is located along W Collins Street.

The applicant is seeking to construct an office building at the lot. The other nearby properties were recently rezoned to C-1. This property was provided the opportunity to participate in the larger rezonings for Collins St but did not reach out during those time.

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

Relevant Ordinances:

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

App. A, Art. IV, Sec. 27 – Main Street Overlay

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 is a logical extension of the C-1 zoning district and improve the pattern of uses by allowing for commercial uses at this location in conjunction with the Main Street Overlay district.*
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
 - *No, the adjacent site is zoned C-1 and coincides with the pattern of development. Likewise, this request is consistent with the recommendations of the Comprehensive Plan and Main Street Master Plan.*
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?
 - *Generally, no; Collins St is intended for commercial traffic.*
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
 - *No, the request would be consistent with adopted plans and policies for the area.*
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?

- *Yes, the property is currently vacant and is intended for commercial use for an office.*
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 for commercial redevelopment and adaptive reuse of property.*
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
- *It is likely that additional requests could be made but these would be consistent with the recommended type of development for this area and would not generate adverse impacts.*
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

A great place to Live, Work and Play

317 W Collins St

04/19/2024

 Parcels

 Main Street Boundary





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

317 W Collins St

04/19/2024

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



Zoning Map Amendment Application

Page 1 of 5

Updated **AUG 2022**

Date: 3/18/24 File Number: A24-0033

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

General Information

Gregory L Alfonso

Name of Owner/Authorized Agent
130 Canal Street ,Suite 404, Pooler, Ga 31322

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: 317 W Collins Street, Pooler, Ga 31322

Parcel ID # 50003-02004

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

Zone Classification: Present Residential Requested C - 1

James Doubleday III

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

Telephone Number

3 Tabeau Lane, Savannah, Ga 31419

0.470 AC

Address of Owner

Total Area of Property (acres or sq. feet)

Vacant Lot

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

Construct an Office for a Financial Consultants Firm

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:

We want to construct a public office building



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.

Unknown

Chamber of Commerce

(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

03/07/2024

Date



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.

Gregory L Alfonso

912-547-5597

Name of Applicant

Telephone Number

130 Canal Street, Suite 404

Address

Pooler

Georgia

31322

City

State

Zip Code



Owner's Signature

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

Chloe Peyton Jones
Notary Public

3/7/24
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.

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 _____
day of _____ 20 ____.

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

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 5 of 5

Updated **AUG 2022**

Section 10. Standards for Zoning Ordinance or Map Amendment

In order to promote the public health, safety, and general welfare of the City of Pooler against the unrestricted use of property, the following standards and any other factors relevant to balancing the above stated public interest will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision:

1. Is the request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
2. Is the spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
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?
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
8. Will the action adversely impact adjacent or nearby properties in terms of:
 1. Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, or visual hazards or the reduction of light and air that is incompatible with the established development pattern.
 2. 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.
 3. Will the action create development opportunities of such increased intensity that storm water 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?
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?

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.

and/or

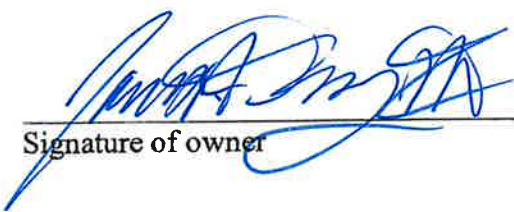
I authorize the person named below to act as applicant in the pursuit of a variance, conditional use, rezoning of property or a site plan submittal.

Name of applicant: Gregory L Alfonso

Address: _____

City & State: Pooler, Ga Zip 31322

Telephone number: _____


Signature of owner

_____ Date

Personally appeared before me _____

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


Notary Public

3/7/29
Date



U.S. HIGHWAY # 88 - EAST BOUND LANE

WEST COLLINS STREET

30' FRONT UTILITY EASEMENT
30' MINIMUM ASPHALT DRIVE WAY
CONCRETE CURB ROW

CONCRETE CURB ROW

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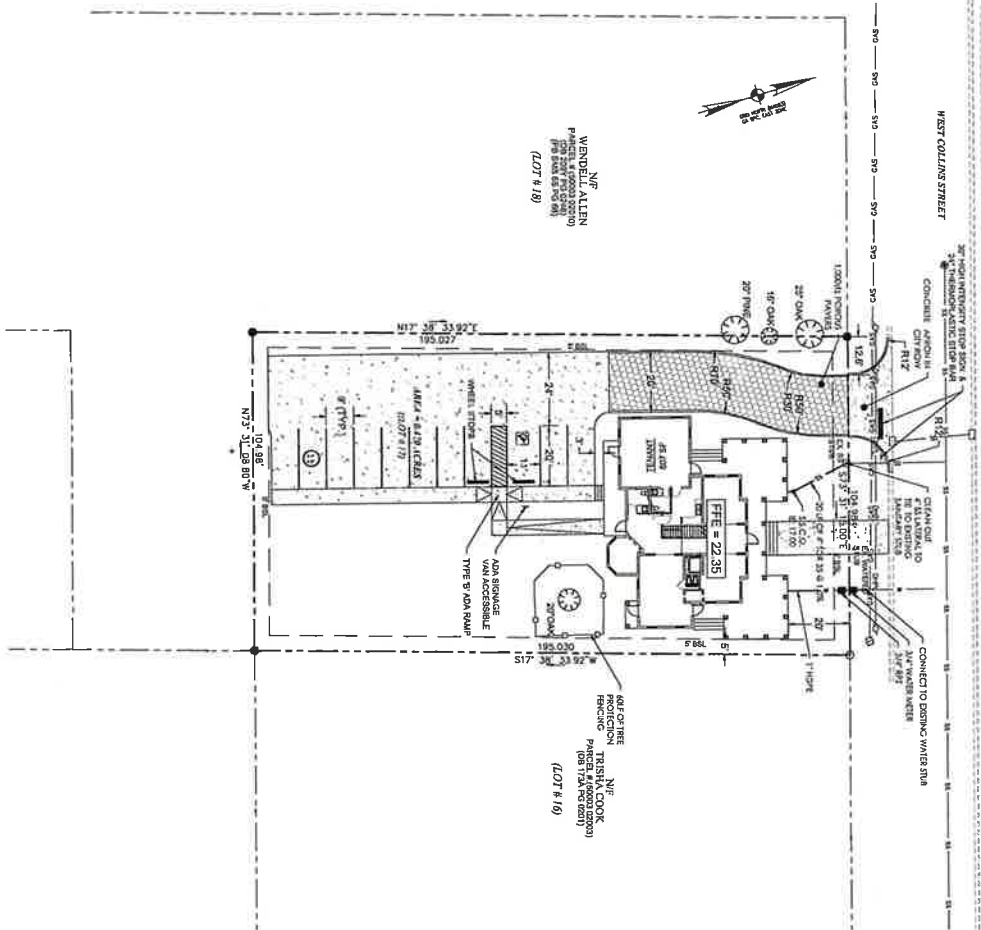
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WENDELL ALLEN
P.O. BOX 1000
ST. LOUIS, MO 63103
(LOT # 18)

TRINITY COOK
P.O. BOX 1000
ST. LOUIS, MO 63103
(LOT # 16)

STAKING / UTILITY PLAN
THRIVENT FINANCIAL

MAUPIN engineering
116 WEST 42ND STREET
SAVANNAH, GA 31401
DIRECT PHONE (912) 232-7915
CELL (912) 232-7915

NO.	DATE	DESCRIPTION

C.2

 644-23-03

RELEASED
 FOR
 PERMITTING
 DATE: 7/23/2023
 DRAWN BY: J. J. MAUPIN
 CHECKED BY: J. J. MAUPIN
 SCALE: 1" = 10'

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**GRID NORTH
EASE ZONE**

FEMA FLOOD MAP : (13051C0107H)
EFFECTIVE DATE: (08/16/2018)
THIS AREA IS NOT LOCATED IN
A FLOOD HAZARD AREA



1. THE FIELD DATA WAS COLLECTED USING A TOPCON -
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD HAZARD ZONE, AS INDICATED BY THE FIRM OFFICIAL, FLOOD HAZARD MAP.
3. THIS DATA HAS BEEN CALCULATED FOR CLOSING AND IS BEET.
4. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.
5. BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECTLY PREPARED AND DOCUMENTED LOCATIONS ARE AS SHOWN HAVE BEEN PROVIDED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978.
6. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF SURVEYING AND MAPPING AND THE PROFESSIONAL STANDARDS AND THE OFFICIAL CODE OF GEORGIAN ANNOTATED (OCGA) 15-4-97 IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
7. WILLIAM MARY CLASSIC, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON, HAS NO KNOWLEDGE OF ANY FACTS OR CIRCUMSTANCES WHICH MAY AFFECT THE PROPERTY OR PERSONAL OPINION BASED ON KNOWLEDGE AND BELIEF, A STATEMENT OF WHICH IS SHOWN IN THE CERTIFICATION. IN MY OPINION, THE CERTIFICATION IS NOT A EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
8. THE FIELD DATA WOULD HAVE THE PROPERTY IS BASED HAS A FIELD CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AN ANGLE/A BEACH OF 5 SECONDS PER ANGLE POINT, AND WAS ACQUIRED USING THE COMPASS RULE.

AS REQUIRED BY SUBSECTION (6) OF D.C.A. SECTION 15-407, THIS PLAN WAS PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS, NOTARIAL AFFIDAVITS, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE COMPLETED WITH THE LAND TO WHICH THE INSTRUMENT RELATES. ANY INSTRUMENT THAT DOES NOT MEET THESE REQUIREMENTS OF ANY APPLICABLE JURISDICTION, INCLUDING BUT NOT LIMITED TO THE DEPARTMENT OF REVENUE, THE UNDEVELOPED-LAND SURVEYOR CERTIFICATES THAT THIS PLAN CONFLICTS WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS GOVERNED WITHIN THE MANUAL, TECHNICAL STANDARDS FOR PROPERTY SURVEYS & GEODETICS SET FORTH IN THE RULES AND REGULATIONS OF THE GEODETIC BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS SET FORTH IN D.C.A., SECTION 15-407.

WILLIAM MARK GLISSON KLS#3316



STATE OF GEORGIA



GLISSON
LAND SURVEYING

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 828 - 5283 CLAXTON: (912) 282 - 7052
WMGLISSON@ELLISOUTH.NET

SURVEY FORM

REFERENCES:
1. DB 288Q PG 258
2. PB V PG 27)

JAMES DOUBLEDAY
COUNTY CLERK STATE GEORGIA

GMD: 81h

DATE: 04/05/2023

FILE NUMBER 23106

TOTAL AREA = 0.470 ac LOT # 17

FIELD SURVEY DATE: 03/22/2023



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Conditional Use Request for a Home Occupation at 272 Cattle Run Way

Project:	#A24-0034
P&Z Meeting Date:	April 22, 2024
Public Hearing Date:	May 6, 2024
Applicant and Authorized Agent:	Paul Baltodano
Location (Address):	272 Cattle Run Way
Parcel (PIN):	51015A 08091
Existing Zoning:	PUD [Morgan Lakes]
Zoning Action:	Conditional Use
Request:	Request to establish a home occupation for an upholstery.
Application Filed:	March 20, 2024
Legal Notice Published:	April 8, 2024
Sign Posted:	April 10, 2024
Letters Mailed:	April 10, 2024
Staff Recommendation:	Approval
<i>Planning & Zoning Commission:</i>	[TBD]
<i>Recommended Motion:</i>	<i>"After review of the criteria, move for approval of the request."</i>
Background:	The request is for a home occupation use for an upholstery for automobile, boat, and motorcycle seats as well as small furniture. A home occupation is considered ancillary to the primary use as a

residence. A home occupation must also comply with all requirements of Sec. 18 of App. A, Art. III.

Per the applicant, the use will be located within the 2-car garage, which is approximately 400sf. Most often, the owner will travel to acquire the pieces, but individuals will occasionally drop-off the items and materials at the subject site. Operation hours will be 8am-5pm. The garage door will remain closed during any operation hours.

Relevant Ordinances:

App. A, Art. III, Sec. 18 – Home Occupations

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

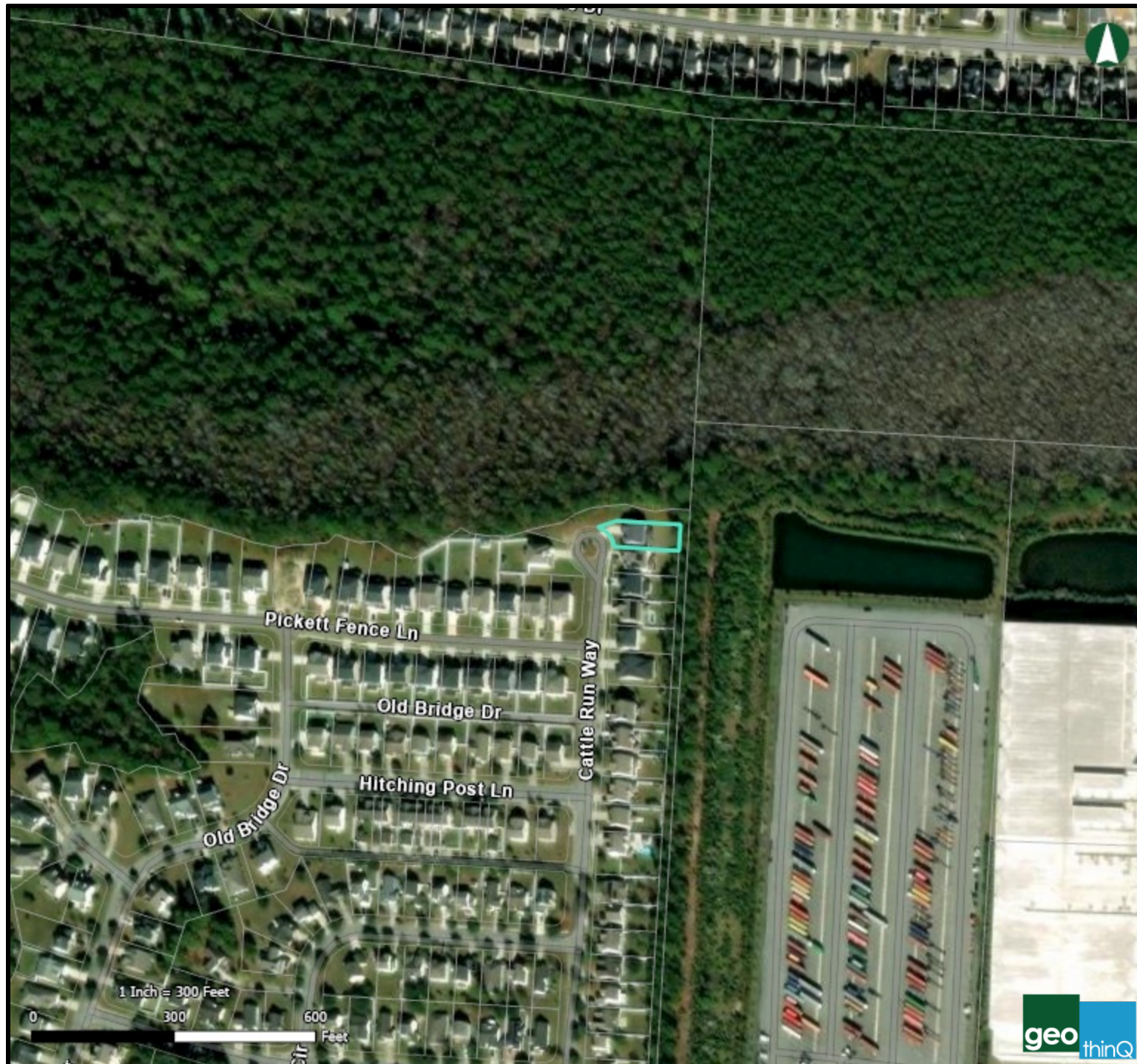
Zoning Action Standards:

1. The proposed use will not be contrary to the purpose of this ordinance.
 - *The proposed use would be consistent with the surrounding uses, as it would still be the primary residence. The proposed home occupation would also comply with the standards of Sec. 18 as proposed.*
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 as it would continue to be a residential use. The accessory use as a home occupation would be limited to the garage.*
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 proposed home occupation, as proposed, meets all requirements for such.*
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 use complies with the requirements for a home occupation.*
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.
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Attachments:	A. Vicinity Map B. Application and Submittal Documentation
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**CITY OF POOLER**
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272 Cattle Run Way

04/19/2024



Parcels



Main Street Boundary







Conditional Use Application

A24-0034

3/20/24

Applicant Information	Applicant <u>Paul E. Baltodano</u>
	Mailing address <u>272 Cattle Run Way</u>
	City <u>Pooler</u> State <u>GA</u> Zip <u>31322</u>
	Telephone () Fax ()
Property Ownership	Property Owner(s) <u>Paul E. Baltodano</u>
	Mailing address <u>272 Cattle Run Way</u>
	City <u>Pooler</u> State <u>GA</u> Zip <u>31322</u>
	Telephone () Fax ()
Contact Person	Contact Person(s) <u>Paul E. Baltodano</u> <u>917-5015408091</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>272 Cattle Run Way, Pooler, GA 31322</u>
	Current Zoning <u>Morgan Family PUD</u> Present use <u>Single Family Residence</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>Seeking Home Occupation</u>
	Description of the activities, # of units and hours of operation of the proposed conditional use:
	<u>Please see attached document.</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>Please see attached document.</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>Please see attached document.</u>	

Conditional Use Request

Description of the activities, # of units and hours of operation of the proposed conditional use:

The Business (Precision Seating LLC) would consist of upholstering and reupholstering primarily automobile seats and interior parts as well as boat cushions, motorcycle seats, and small furniture. There is only one worker (myself) performing the services. The work would take place solely within the 2-car garage area of the home, which is approximately 400 square feet.

In most cases I will travel to acquire the articles and in some rare cases the customer themselves will deliver the articles that require servicing.

Hours of Operation are Monday through Thursday, 8am to 5pm.

A proposed starting date of land disturbance or construction, date of completion for all improvements and use opening or date of first occupancy:

There is no land disturbance or construction required and there are no improvements needed to the home to conduct business.

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:

All business activities and servicing of articles takes place within the garage area of the home. The garage door is closed during business hours so that any noise is contained within the space. Machinery that the business utilizes produces very little noise to not disturb the surrounding neighbors. Customers are required to call in advance and set an appointment date and time before delivering articles or acquiring estimates for services.

THE WRIGLEY "D"



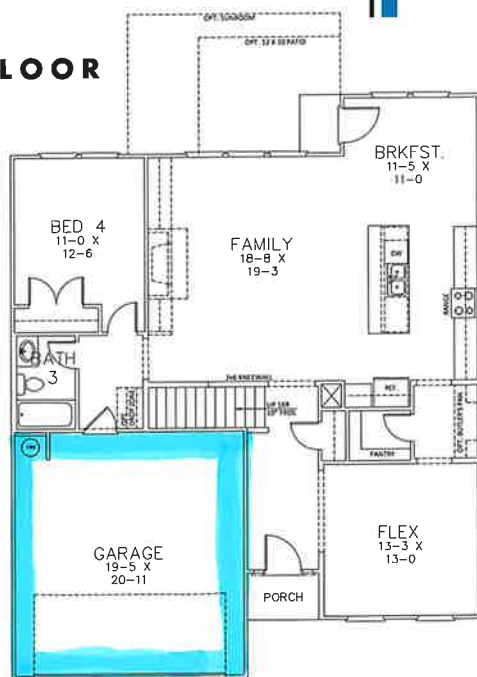
2922+ SF
base square feet

TOTAL SQ.FT. WITH GARAGE: 3,343 SQFT • BEDROOMS: 4 •
3 BATHS: • 2 Story • 2 Car Garage

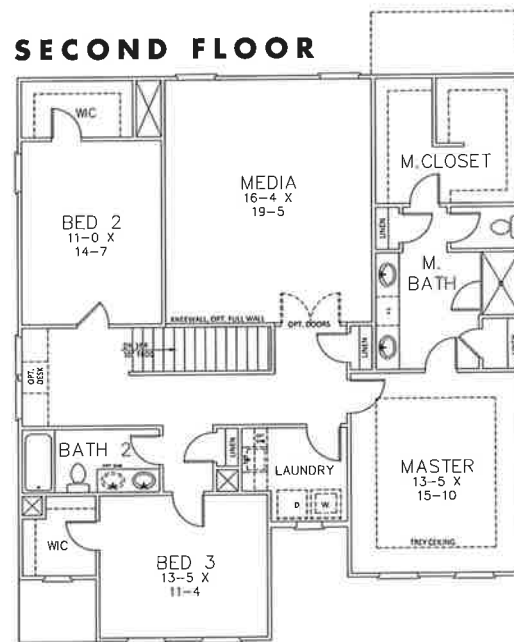
Perfect for the whole family, this home welcomes everyone with spacious living areas, a luxurious designer kitchen with large kitchen island and an optional outdoor sunroom perfect for entertaining all year round. Relax upstairs in the media room or simply unwind in the gorgeous master bedroom. Whatever your needs are, the Wrigley will definitely meet them all with taste and flair.

www.TrustNewHomes.com

FIRST FLOOR



SECOND FLOOR

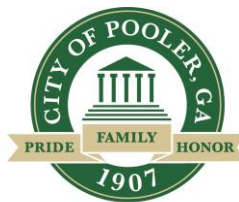


**** SEVERAL OPTIONS AVAILABLE FOR THIS HOMEPLAN. PLEASE SEE SALES REPRESENTATIVE FOR DETAILS. ****

MARKETING COLLATERAL REVISED: 08/29/18.

Pictures and other promotional materials are representative and may depict or contain options, upgrades, landscaping, and extra design features that are not included as part of the home and/or may not be available in all communities. Floor plans, elevations, options, home features, and community information are subject to change at any time without notice or obligation. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal for other site-specific conditions. All renderings and floor plans are an artist's conceptual drawings and may vary from the actual plans and homes as built, including, without limitation, window, door and other improvement locations and changes required by authority or to accommodate options or value engineering. Further, renderings may not be drawn to scale and homes may be constructed with a floor plan that is the reverse of the rendering. Plans are copyrighted and/or otherwise subject to Trust Homes and cannot be reproduced or copied without its prior written consent. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Trust Homes community associate for details. 2016+ Trust Homes Realty Group. All rights reserved.

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CITY of POOLER

— GEORGIA —

PLANNING & ZONING STAFF REPORT

Conditional Use Request for a Home Occupation at 352 Casey Drive

Project:	#A24-0043
P&Z Meeting Date:	April 22, 2024
Public Hearing Date:	May 6, 2024
Applicant and Authorized Agent:	Kelly Damon
Location (Address):	352 Casey Drive
Parcel (PIN):	51023B 01083
Existing Zoning:	PUD [Jabot]
Zoning Action:	Conditional Use
Request:	Request to establish a home occupation for a day spa.
Application Filed:	April 2, 2024
Legal Notice Published:	April 10, 2024
Sign Posted:	April 12, 2024
Letters Mailed:	April 10, 2024
Staff Recommendation:	Approval
<i>Planning & Zoning Commission:</i>	[TBD]
<i>Recommended Motion:</i>	<i>"After review of the criteria, move for approval of the request."</i>
Background:	The request is for a home occupation use for a day spa. A home occupation is considered ancillary to the primary use as a residence.

A home occupation must also comply with all requirements of Sec. 18 of App. A, Art. III.

Per the applicant, the use will be located on the second floor and will utilize one room specifically to conducting the treatments with storage in a closet and another as a reception area. The hours of operation would be 10am-6pm Monday through Saturday. Only 1 client will be allowed at a time. There will be 15 minute intervals between any client and are by appointment only.

Relevant Ordinances:

App. A, Art. III, Sec. 18 – Home Occupations

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

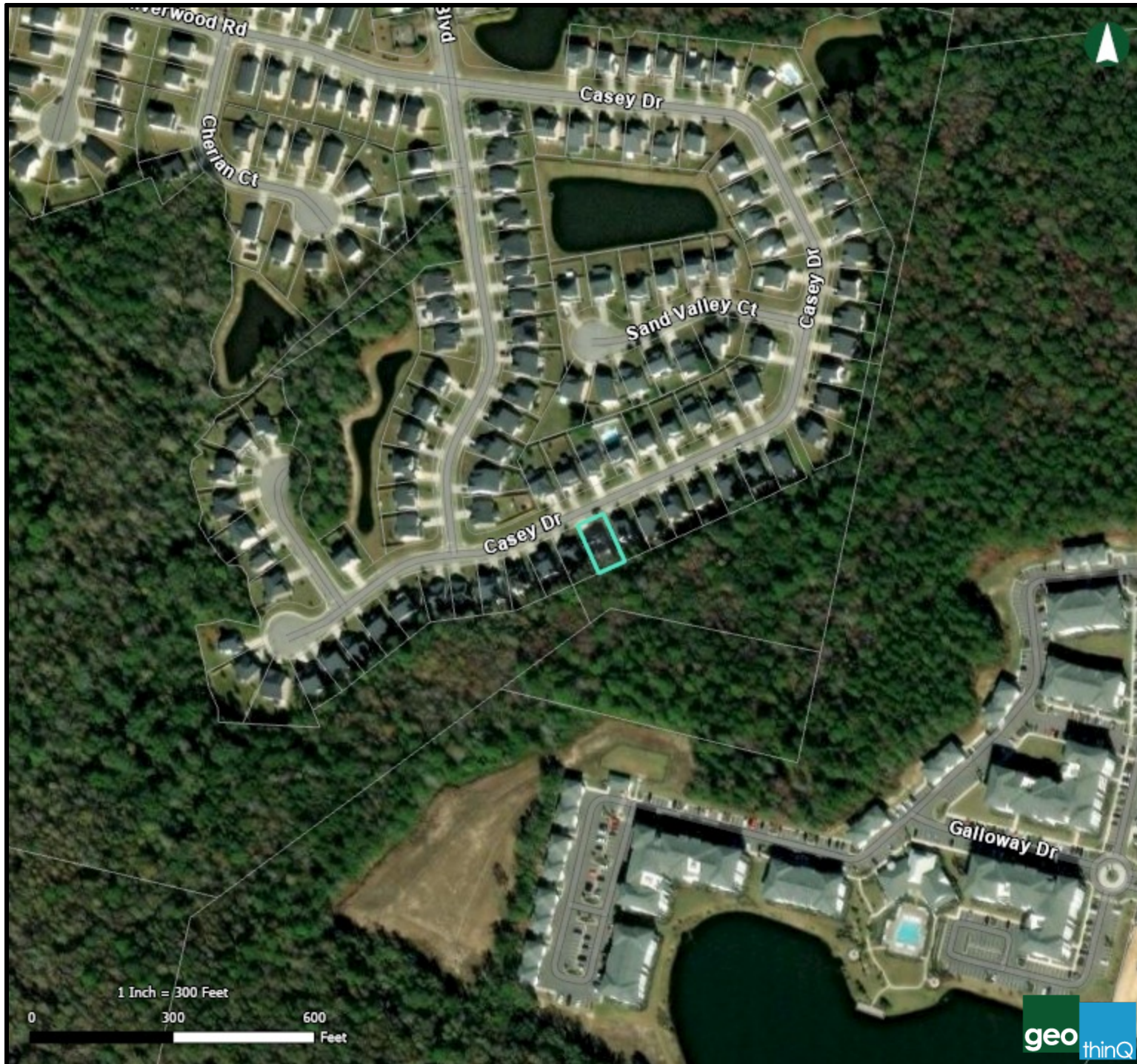
Zoning Action Standards:

1. The proposed use will not be contrary to the purpose of this ordinance.
 - *The proposed use would be consistent with the surrounding uses, as it would still be the primary residence. The proposed home occupation would also comply with the standards of Sec. 18 as proposed.*
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 as it would continue to be a residential use. The accessory use as a home occupation would be limited to a small portion of the structure on the upper floor.*
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 associated 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 proposed home occupation, as proposed, meets all requirements for such.*
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 use complies with the requirements for a home occupation.*
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.
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Attachments:	A. Vicinity Map B. Application and Submittal Documentation
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CITY OF POOLER
GEORGIA

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352 Casey Drive

04/19/2024

 Parcels

 Main Street Boundary





Rec. 4/2/24

ATTACHMENT B

File #

A24-0043



Conditional Use Application

Applicant Information	Applicant <u>Kelly Damon</u> Mailing address <u>352 Casey Dr.</u> City <u>Pooler</u> State <u>GA</u> Zip <u>31322</u> Telephone (____) _____ Fax (____) _____
Property Ownership	Property Owner(s) <u>William Damon</u> Mailing address <u>352 Casey Dr.</u> City <u>Pooler</u> State <u>GA</u> Zip <u>31322</u> Telephone (____) _____ Fax (____) _____
Contact Person	Contact Person(s) <u>Kelly Damon</u> Telephone (____) _____ Fax (____) _____ E-mail <u>_____</u> * 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.
Request	Location address <u>352 Casey Dr. Pooler, GA 31322</u> Current Zoning <u>RIA</u> Present use <u>RIA</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: _____ Description of the activities, # of units and hours of operation of the proposed conditional use: <u>See attached</u> A proposed starting date of land disturbance or construction, date of completion for all improvements and use opening or date of first occupancy: _____ 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: _____ _____ _____

Pin# 51023-1361083

KelzBelz;LLC (DBA Hera Day Spa)

352 Casey Dr
Pooler, GA 31322
Business # 912-755-0632

Kelly Damon; Owner

352 Casey Dr
Pooler, GA 31322
Home # 912-675-1206
queend1020@hotmail.com

Home Occupation Conditional Use for: HERA DAY SPA

\$350 Application Fee has been paid in full (see Christina Brantley)

Total Sq Footage for home= 2,897 as reported on Zillow.com

Areas for Business Use will be on 2nd floor

Room 1= Reception (10' x 20")

**Room 2= Treatment Room + Closet for equipment storage
(Rm: 10' x 6") (Closet: 5' x 5' 6")**

Description:

Business provides

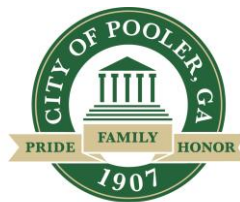
- **Massage**
- **Facials**
- **Waxing**
- **Retail Products**

Hours of Operation:

**Monday - Saturday
10am - 6pm**

Limiting Impacts on Adjacent Properties:

- **Parking area is provided on site**
- **No more than 1 additional vehicle at a time as we only accept 1 client at a time**
- **15 min intervals in between each client**
- **Hours of operation take place during normal and reasonable hours**
- **Zero additional or excess noise/disruption as this is a DAY SPA (very quiet and serene)**
- **By appointment only. No walk-ins allowed.**



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Conditional Use Request for a Daycare at 112 N Rogers St

Project:	#A24-0044
P&Z Meeting Date:	April 22, 2024
Public Hearing Date:	May 6, 2024
Applicant and Authorized Agent:	Panei Ingram
Location (Address):	112 N Rogers St
Parcel (PIN):	50006 08005
Existing Zoning:	C-1 (Light Commercial) & Main Street Overlay
Zoning Action:	Conditional Use
Request:	Request to establish a child daycare facility.
Application Filed:	April 5, 2024
Legal Notice Published:	April 14, 2024
Sign Posted:	April 12, 2024
Letters Mailed:	April 10, 2024
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
Recommended Motion:	<i>"After review of the criteria, move for approval of the request."</i>
Background:	The subject site is approximately 0.5 acres located on N Rogers Street. The site contains two commercial buildings, totaling

approximately 3,790 sf. The surrounding properties include residential and commercial properties.

The site has seen various uses throughout the years, including most recently as a professional office and as a daycare prior to that. Due to the change in use, the location requires a conditional use approval prior to establishing the daycare use. The site was previously considered non-conforming related to various site features but has lost its non-conformity status due to a period of inactivity exceeding 6 months. As such, any new use established at this location needs to generally comply with the various standards related to the site.

City Council denied a previous request for a daycare at this site under project #221289 on Dec. 5, 2022, due to concerns related to traffic and safety from the proposed use as well as issues with the site related to parking and access. A subsequent request for a daycare in December of 2023 was withdrawn.

The applicant is proposing and prepared to make any necessary changes and improvements to the site to address the concerns related to access and parking, such as landscaping, privacy fencing, parking expansion, and all associated signage.

The applicant will utilize one-way arrival and departures from N Rogers, using the circular driveway. Drop-off shall be between 6:00am and 9:00am and pick-up will be throughout the day and end at 5:00pm Monday-Friday. The applicant is also prepared to provide 5-minute increment drop-off times for parents to ensure any potential congested is limited on N Rogers St.

Relevant Ordinances:

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

App. A, Art. IV, Sec. 4. Conditional Uses.

App. A, Art. III, Sec. 19. Child-care Facilities.

Zoning Action Standards:

1. The proposed use will not be contrary to the purpose of this ordinance.
 - *The proposed use would be consistent with the purpose of the ordinance for light commercial development, whereby less intense non-residential uses are appropriate adjacent to residential uses.*
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 the use or development of adjacent properties. Adjacent properties are zoned C-1 to the south and east of the subject site, while the north is zoned residential. The*

directly adjacent property to the north is used for attached single-family, while the property on the south is a commercial building. While the use itself would not be detrimental, access in and out of the site poses a concern along N Rogers St unless improved as part of the future use.

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 applicant has not provided information regarding the anticipated number of children to be kept at the site. The applicant has demonstrated their willingness to undertake any necessary improvements required as part of the use approval. As such, the use will 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 would not be adversely affected by adjacent properties which are all either residential uses or limited-intensity commercial 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 configured in a way which presents concerns related to meeting parking requirements. The current parking layout on the site does not provide the requisite number of necessary spaces or drive aisles. Improvements could be made as part of site development either as a condition of approval or generally. The amount of outdoor play area would ultimately depend on the licensed capacity of the facility but would generally be sufficient. The applicant has demonstrated a willingness to undertake any necessary improvements to satisfy any site requirements.*
6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.
 - *The subject site currently does not meet various development standards and requirements. The applicant or property owner would need to undertake improvements in order to comply with the City's standards before being able to operate the proposed use as well as others. Specifically, parking and access requirements are the main concerns, as well as screening. The Main Street Overlay would lessen the overall requirements for the site related to*

parking, access, and landscaping against the base requirements. Likewise, the applicant will make any necessary improvements to the site if granted approval of the use for a daycare.

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.

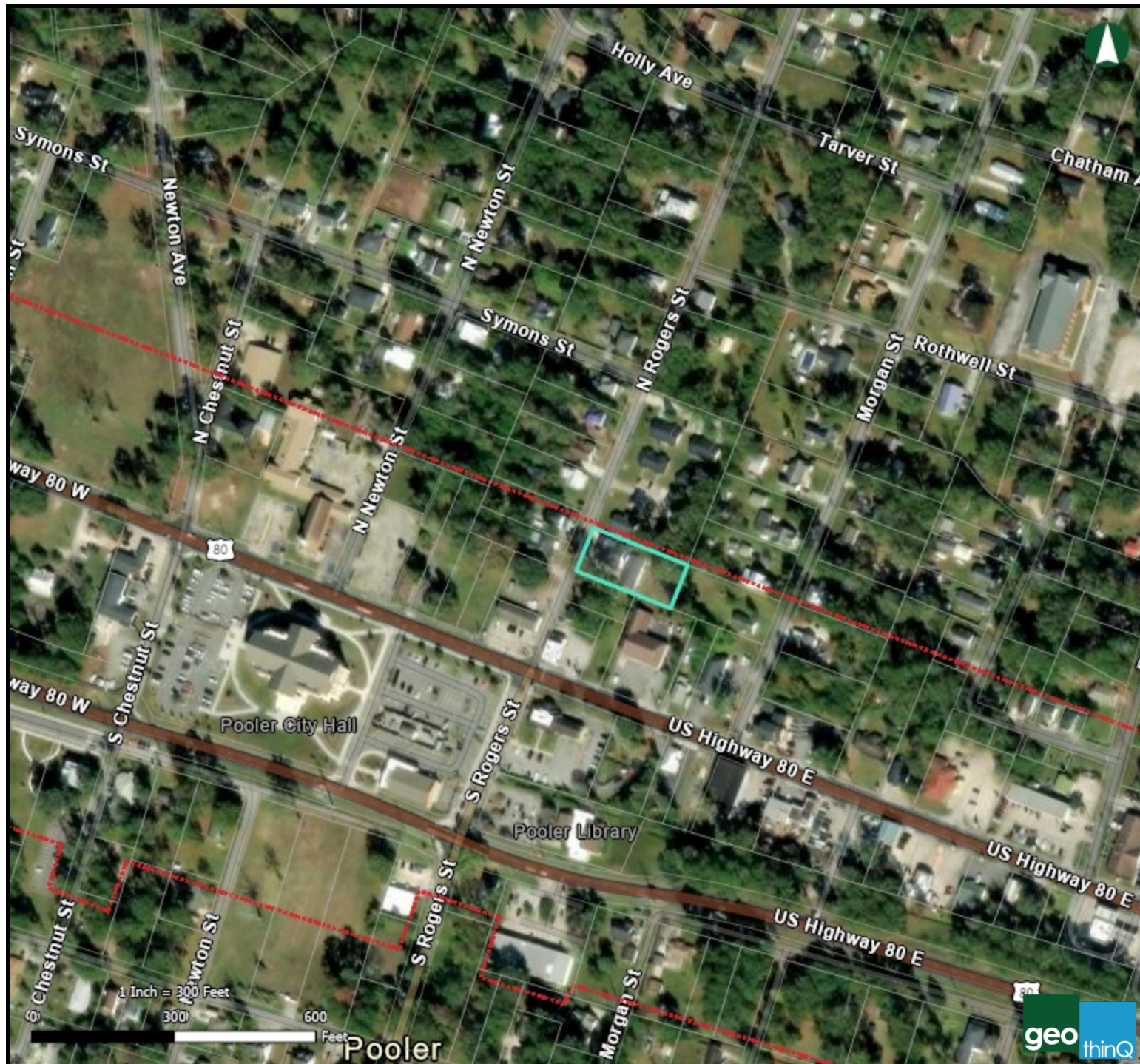
- *The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.*

Conclusion:

Staff finds 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

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112 N Rogers St

04/19/2024

 Parcels

 Main Street Boundary



Conditional Use Standards Summary

- **Justification:** The property located at 112 N Rogers St. is in zoning district (C-1 and Main St. Overlay). According to the zoning, a Daycare/Child Care Facility use is permitted for this location.
- The use of a Child Care Facility will not be detrimental to the neighborhood, resident's, health and safety, adjacent properties or workers.
- The use of a Child Care Facility will not constitute a nuisance, hazard, noise or fumes during operation hours. Normal Child Care Facility operations will consist of a daily schedule that includes breakfast, morning circle time, free play , morning snack, morning outside, nap time , afternoon snack , afternoon free play, afternoon outside and pick up.
- The use of a Child Care Facility will not affect the existing use of adjacent properties.
- The use of a Child Care Facility placed on this lot has sufficient space required for said use.



Conditional Use Application

Applicant Information	Applicant <u>Panei Ingram</u> Mailing address <u>75 Woodford Reserve Dr.</u> City <u>Pooler</u> State <u>GA</u> Zip <u>31322</u> Telephone () - - - - - Fax () - - - - -
Property Ownership	Property Owner(s) <u>BNET Management Inc.</u> Mailing address <u>6501 Abercorn St</u> City <u>Savannah</u> State <u>GA</u> Zip <u>31405</u> Telephone () - - - - - Fax () - - - - -
Contact Person	Contact Person(s) <u>Panei Ingram</u> Telephone () - - - - - Fax () - - - - - E-mail _____ * 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.
Request	Location address <u>112 N Rogers St. Pooler GA 31322</u> Current Zoning <u>C-1 and Main St. Overlay</u> Present use <u>Daycare/Child care</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>Childcare facility, C-1 and Main St. Overlay</u> <u>Property is already zoned for a Childcare/Daycare.</u> Description of the activities, # of units and hours of operation of the proposed conditional use: <u>Childcare facility, Circle time, Songs, Schooling, Free play, playground time, meal time etc... Hrs - 6:30am - 5:00pm</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>May 6 2024 - August 30 2024 (or sooner)</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>Landscaping, privacy fence, expansion of parking lot, painting parking signage</u>

*NOTE: FOR THE SCALE TO
BE CORRECT SHEET MUST
BE PRINTED ON 11" x 17"

NOTES:

SITE PLAN

ADDRESS:

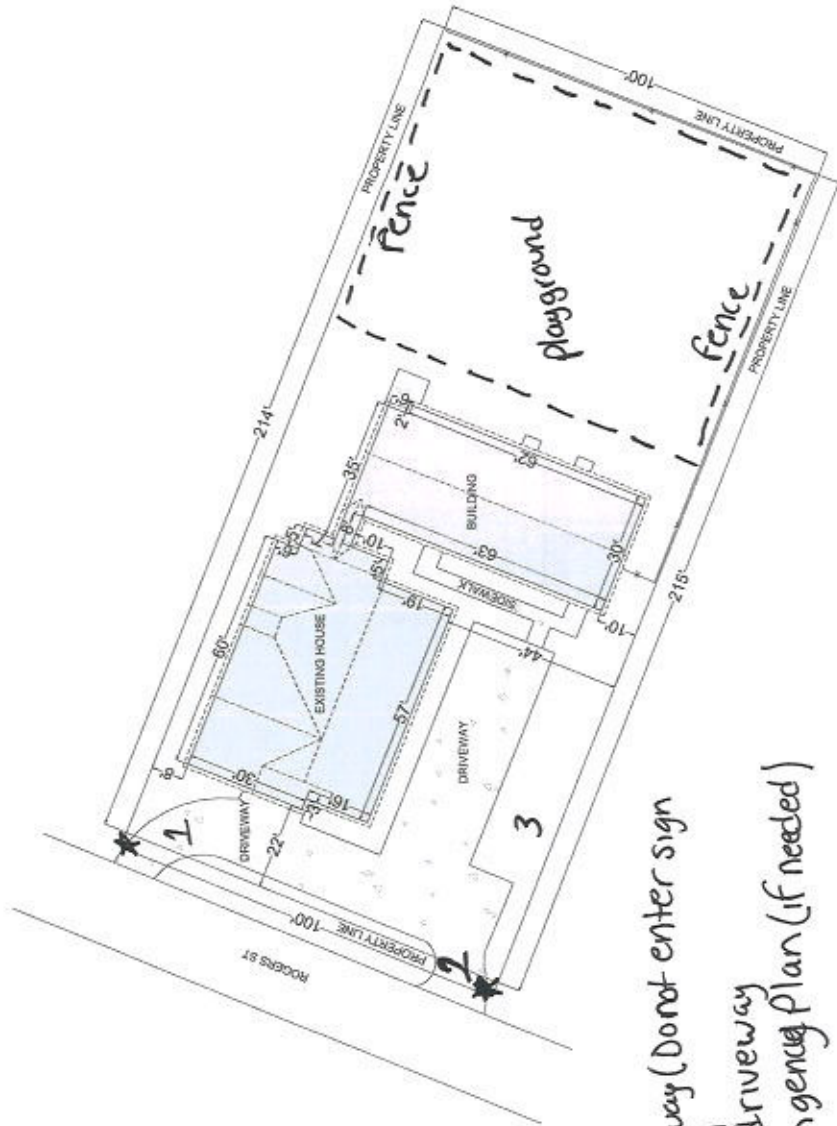
112 ROGERS ST
POOLER, GA 31322

PARCEL ID: 50006 08005

LOT AREA: 21,083 SQ.FT.

PLOT SIZE: 11" X 17"

DRAWING SCALE: 1"=30'



1. Circular driveway (Do not enter sign)
2. one way sign
3. Expansion of driveway
4. Traffic Contingency Plan (if needed)

Contingency Traffic Plan

112 N Rogers St. Pooler Ga, 31322

Tumbling Toddlers Learning Center # 3

Tumblingtoddlerslc@gmail.com

Purpose: This Contingency Traffic Plan is in place to provide adequate clarification on the future facilities traffic flow and safety operations.

-One Way Arrival and Departures:

1. Traffic will be one way entering from N Rogers St. and Hwy 80.
2. Parents shall only enter through the N Rogers and Hwy 80 side on to the circular driveway for pick up and drop off. A "one way sign" shall be placed at the beginning of the circular driveway. A do not enter sign shall be placed at the ending of the circular driveway on the opposite end.

-Pick up and Drop off:

1. Parents shall drop off children between 6:00am-9:00am. When exiting the circular driveway during drop off, Parents shall make a right turn on to N Rogers St. to avoid any possible traffic jams during this time. Approximately 6-7 compact vehicles are able to pull in on to the circular driveway at a time.
2. In the event traffic generated from the facility begin to impact adjacent roadways in the morning or evening, Parents will receive schedule times in 5 minute increments to ensure the proper flow of traffic.
3. Pick up will end at 5:00pm Monday-Friday. Center will be closed on weekends.
4. Staff will also enter on the Hwy 80 side and park on the paved parking lot for employees.

Exhibit's Explanation Sheet

- **Exhibit 1:** Front view of 112 N Roger St.
- **Exhibit 2:** Front view of employee parking area. The grass area will be expanded for a larger parking lot.
- **Exhibit 3:** Front view of circular driveway. A "Do Not Enter / Wrong way" sign will be placed at the end of the driveway for clarification of correct traffic flow.
- **Exhibit 4:** Front view of circular driveway. A "Enter" sign will be placed at the beginning of the driveway for clarification of correct traffic flow.
- **Exhibit 5:** Front view of Childcare Center entering from Hwy 80 onto Morgan St.
- **Exhibit 6:** Front view of Childcare Center located at 112 Morgan St. This Center is Located 1 Block over from 112 N Rogers St.
- **Exhibit 7:** Front/side view of Childcare Center showing partial view of the driveway/ parking lot.
- **Exhibit 8:** Front view of Childcare Center's Parking lot.
- **Exhibit 9:** Close up front view of Childcare Center's employee parking lot.
- **Exhibit 10:** Tumbling Toddlers Learning Center located at 601 E Montgomery Crossroads. (Example of a Childcare Center operating on a busy street)
- **Exhibit 11:** Intersection of Montgomery Crossroads & Lyn Ave. Front view of Tumbling Toddlers Learning Center #2 Across the street.
- **Exhibit 12:** Front view, Driveway and employee of Tumbling Toddlers Learning Center # 2 located at 24 Weiner Dr.
- **Exhibit 13:** Example of the front view of Childcare Center with "Do Not Enter/ Wrong way sign).

- **Exhibit 14:** Front view of Childcare Centers employee Parking on the side of circular drive way.
- **Exhibit 15:** Example of the front view of the correct way to enter into the circular driveway for pick up and drop off. Parents are to enter and pull all the way to the “ Do not Enter sign” so that approximately 4-5 cars can pull in at once.
- **Exhibit 16:** Example of the front view of the circular driveway where Parents enter for drop off and pick up.



1

(no subject)

1 message

Thu, Apr 4, 2024 at 12:50 PM





(no subject)

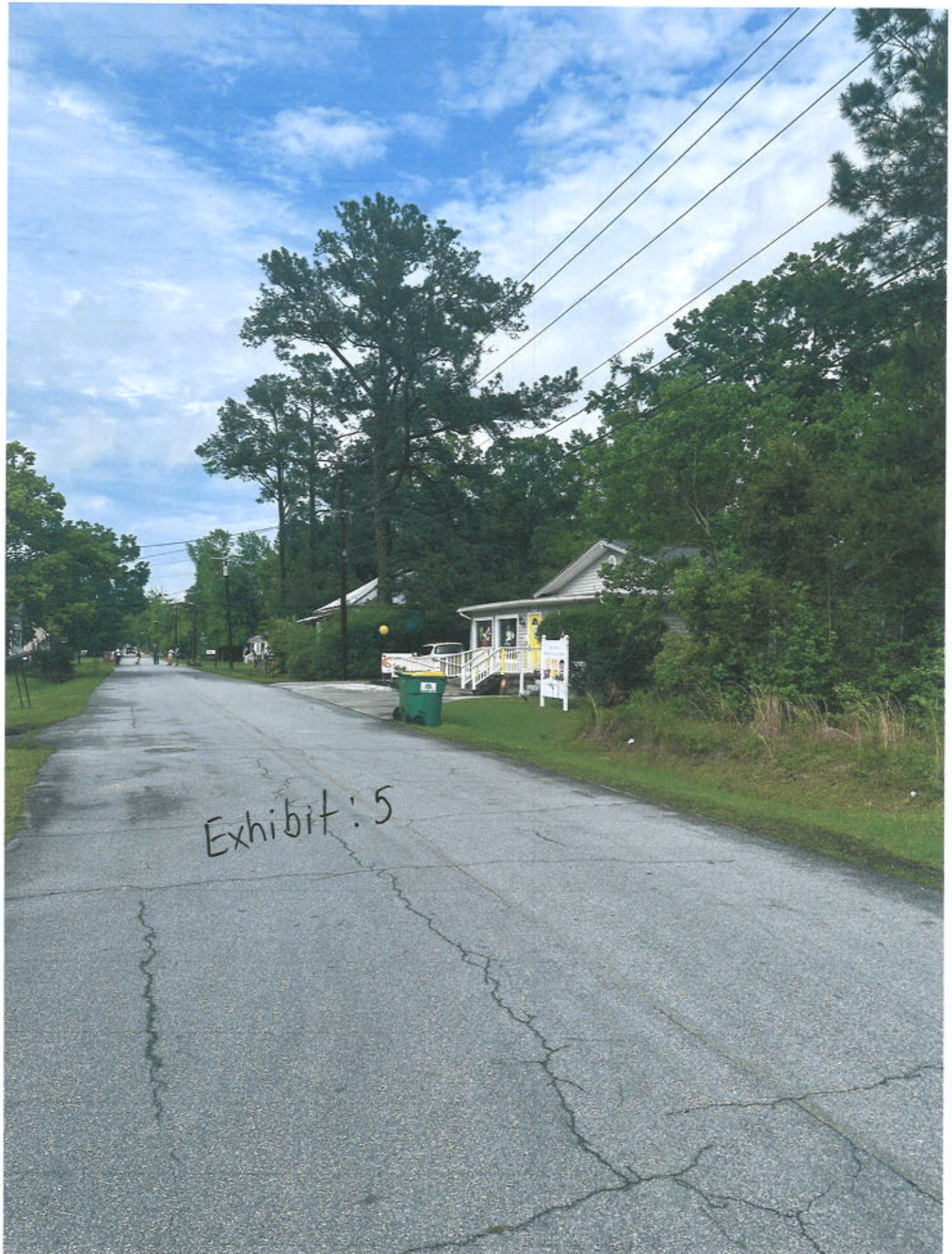
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Thu, Apr 4, 2024 at 12:54 PM











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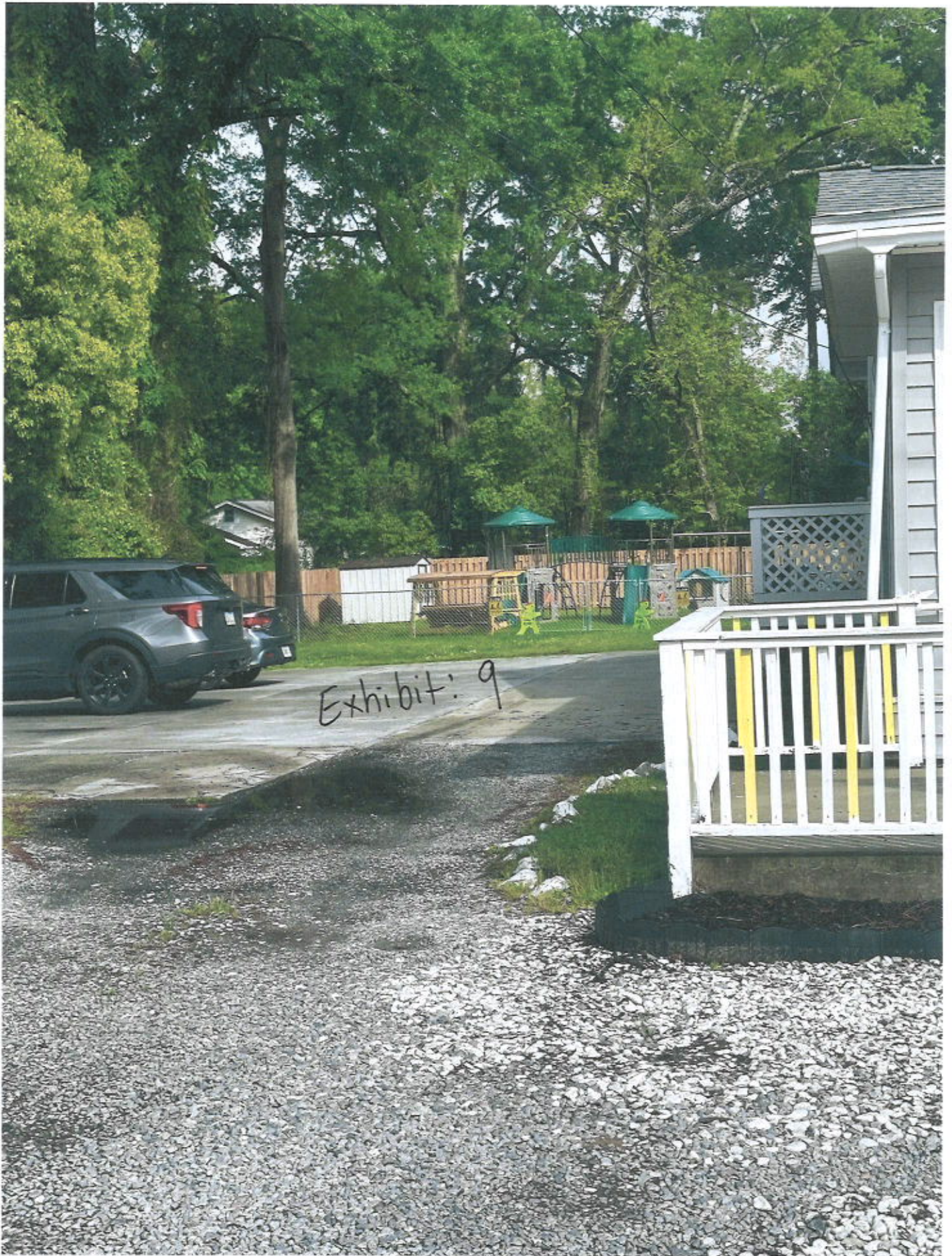
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Thu, Apr 4, 2024 at 12:59 PM











12:46 PM 12:45 PM

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Thu, Apr 4, 2024 at 12:45 PM



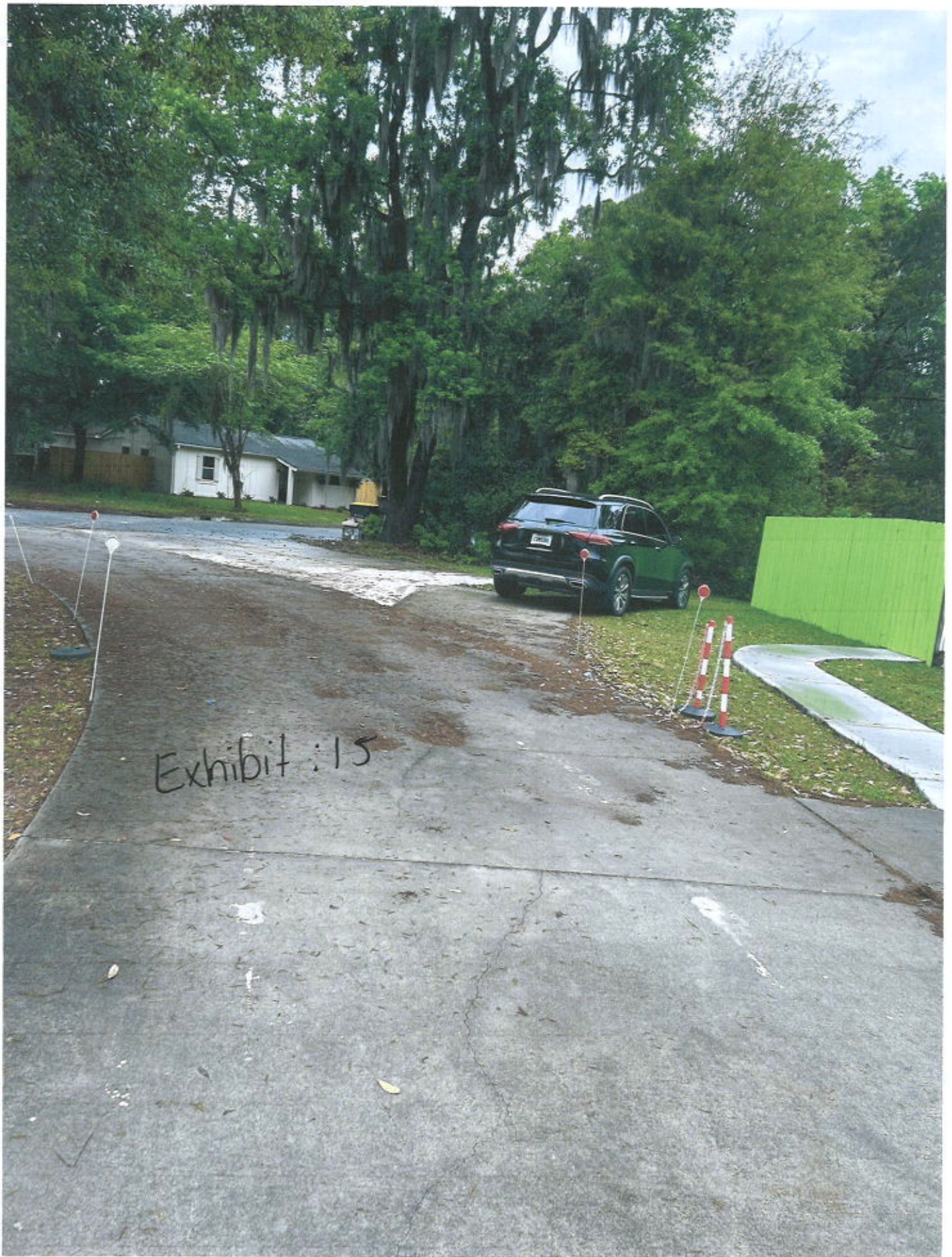
Exhibit: 10















CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Variance for 6 AJ Garcia Rd related to Contain Stacking Setback Requirements

Project:	#A24-0032
P&Z Meeting Date:	April 22, 2024
Public Hearing Date:	May 6, 2024
Applicant and Authorized Agent:	6 Garcia Partners, LLC
Location (Address):	6 AJ Garcia Rd
Parcel (PIN):	50987 03012
Existing Zoning:	I-2 (Heavy Industrial)
Zoning Action:	Variance
Request:	Request for a reduction in the required container stacking setback by 100' adjacent to non-residential property from 150' to 50'.
Application Filed:	March 15, 2024
Legal Notice Published:	April 7, 2024
Sign Posted:	April 10, 2024
Letters Mailed:	April 7, 2024
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
<i>Recommended Motion:</i>	<i>"After review of the criteria, move for approval of the request."</i>

Background:

The subject site is an approximately 18.44-acre tract with an existing industrial facility comprised of storage yards, rails spurs, and various industrial buildings zoned I-2. The portion of the site dedicated to container storage will be approximately 15.19 acres, including buildings and parking areas.

The property is accessed from AJ Garcia Rd and is the only developed site located on that road. The subject site and the other along AJ Garcia are zoned I-2. There is an active 100' railroad ROW located to the north of the property. All adjacent properties are zoned industrial, with one being I-1 (Light Industrial), and the remainder being I-2.

The applicant is seeking approval for a variance of the required containing stacking requirements found in Sec. 31(C)(2)b. The applicant is requesting a reduction of the required 150' setback from any non-residential property line for stacking of containers by 100' to an effective 50' setback along the north and south property lines.

The applicant is requesting the reduction to allow for increased capacity for long-term container stacking storage, in relation to various site constraints, such as the wetlands and powerline easement on the western portion of the site. Per the applicant, the site characteristics limit the stacking capacity to 40% of the site overall and reduces the container volume capacity by 45% without the variance.

Relevant Ordinances:

App. A, Art. III, Sec. 31 – Container Stacking Yard

Zoning Action Standards:

1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property.
 - *Generally, yes, the site has various constraints related to this property that give it peculiar conditions. These include the presence of wetlands and the powerline easement on the western portion of the property. The conditions on the property limit the use area of development to approximately 8 acres (excluding the building and parking areas, which comprise approximately 2 acres). The area of wetlands and the existing power line are unique physical conditions that limit the developable area of the property.*
2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property.

- *The property could be developed in strict conformity with the requirements of the ordinance. The overall use area within the site is approximately 7.5 acres when not stacked. Strict compliance with the setback requirements would limit the size of the container stacking area to an approximately 4.24-acre area. While the requirements for a container storage yard, and container stacking more specifically, limit the amount of usable area, it would not prohibit the use of the property and would not create an undue hardship.*
3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.
- *The variance will not result in a use not authorized in the zoning district. Container storage yards are allowed by-right in the I-2 district. The abutting properties have remained undeveloped due to site constraints of their own and are likely to remain undeveloped in the future.*

Conclusion:

Staff finds the request complies with the required criteria for a variance in meeting two of three criteria. 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

6 AJ Garcia Variance Request

04/18/2024

☐ Parcels







March 21, 2024

Brian Crooks
City Planner
City of Pooler
100 US Highway 80 SW
Pooler, GA 31322

**RE: 6 AJ Garcia Container Stacking
Setback Variance Request**

Dear Brian,

The purpose of this letter is to provide justification for the setback variance request submitted on March 15, 2024. The City of Pooler's variance request standards state that the Mayor and Council may grant a variance from the strict application of the ordinance only if at least two of the following findings are made:

- 1) That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property.
 - a. **The property, consisting of two separate parcels (PIN: 50987 03012 & 50987 04007), was previously developed with several buildings, a paved asphalt storage area, rail spur, and a gravel yard. The western +/- 15.19-acre portion of the property (PIN: 50987 03012) consists of an asphalt paved outdoor storage yard, a private industry rail spur, several pre-engineered metal buildings (PEMB), two pre-engineered open storage sheds, and an administrative office. The eastern +/- 3.25-acre portion of the property (PIN: 50987 04007) consists of a gravel yard and three pre-engineered open storage sheds.**

Converting the western parcel into a viable container stacking operation requires the removal of several of the smaller PEMB and storage sheds as well as improvements to the paved area to accommodate the loadings from the reach stackers used to operate the container stacking operation. A typical reach stacker creates pavement axle loads that are

approximately 10 times greater than a semi-tractor trailer and therefore improvements to the pavement section strength capacity is required to support the operation of the equipment. Additionally, retention of the larger 55,813 SF building is essential for the planned operation as it will be converted to serve as a tank wash facility for use in cleaning the containers by the tenant. It is also worth noting that the undeveloped portion of the western parcel between the existing pavement and I-95 right-of-way is occupied by wetlands, a 100 ft GA Power easement, and a stormwater detention pond. This undeveloped area will also serve as a tree retention and planting area necessary to comply with the City of Pooler's Tree Ordinance.

The existing physical conditions listed above limit the available area for stacking of containers to approximately 40% of the overall land area and are thereby the basis for requesting a reduction in the property boundary setback from 150 ft to 50 ft along the northern and southern property boundaries. This request does not include a variance on the eastern and western property/easement setbacks as those do not place an undue burden on the proposed stacking operations.

Additional considerations include the existence of a 100 ft railroad right-of-way along the northern property boundary and approximately 600 linear feet of wetland area before the next developed parcel. Additionally, to the south of the property lies undeveloped heavy industrial (I-2) parcels with significant wetlands. Given the current use to the north and allowable uses to the south, the reduction of the setback to 50 ft is not expected to adversely impact the neighboring properties.

- 2) That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property.
 - a. Enforcement of the 150 ft property line setback for container stacking with the additional encumbrances discussed above will reduce the available container storage volume by approximately 45%. This will place an undue operational hardship on the tenant operations by limiting the long-term storage areas for stacked containers.
- 3) That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.

- a. The property (PIN: 50987 03012) is currently zoned I-2 (see attached SAGIS Map). The proposed use of a container stacking operation is a defined allowable use in the City of Pooler's Ordinance Appendix A-Zoning, Art. III, Section 31 (A) (2). Therefore, granting this variance will not result in authorization of a use not otherwise permitted by the current zoning.

Based on the properties physical encumbrances discussed above coupled with the appropriate I-2 zoning designation we feel that the requirements for reducing the 150 ft property line setback, defined in the City of Pooler's Ordinance Appendix A-Zoning, Art. III, Section 31 (A) (2), to 50 ft have been met and the intent of the ordinance will have been satisfied as the property will remain well buffered and such variance will not adversely impact adjacent properties. We respectfully request approval of this variance.

Please feel free to contact me at § 5 or via email at _____ if you have any questions or require additional information.

Sincerely,

Integrated Civil Solutions, LLC



Marc Liverman, P.E.
Project Manager

Encl.

cc

Filename: 20240318 6aj garcia variance narrative



File # _____

Variance Application

Applicant Information	Applicant <u>6 Garcia Partners, LLC</u> Mailing address <u>720 Fayette St., STE 700</u> City <u>Conshohocken</u> State <u>PA</u> Zip <u>19428</u> Telephone (_____) Fax (_____) _____
Property Ownership	Property Owner(s) <u>(Same)</u> Mailing address _____ City _____ State _____ Zip _____ Telephone (_____) Fax (_____) _____
Contact Person	Contact Person(s) <u>Liam Sullivan</u> Mailing address <u>414 S. 16th St., Suite 100</u> City <u>Philadelphia</u> State <u>PA</u> Zip <u>19146</u> Telephone (_____) Fax (_____) E-mail _____ * 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.
Request	Location address <u>6 AJ Garcia Dr., Pooler, GA 31322</u> Current Zoning <u>I-2 Heavy Industrial</u> Present use <u>Container Stroage Yard</u> Purpose of the Variance request. 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>The purpose of this request is to reduce the property line setback for stacked containers from 150 ft to 50ft as required in City of Pooler Ordinance No. O2022-10.B Section 31. (C) (2) b. This reduction will only impact adjacent property's that are undeveloped wetlands and a Seaboard Coastline Rail Mainline. The proposed use as a container stacking facility is allowed in the current I-2 zoning.</u> _____ _____ _____ _____

VARIANCE APPLICATION

* This application will not be processed unless the following items are submitted *

Filing Requirements

- ☒ Filing fee (see scheduled fees). Make checks payable to the City of Pooler.
- ☒ A survey of the property signed and stamped by a State of Georgia Certified Land Surveyor.
- ☒ Site plan and/or architectural rendering of the proposed development depicting the location of lot restrictions.
- ☒ Submit one copy if 11" x 17" or smaller, 16 copies if larger.
- ☒ Signed and dated Campaign Contributions and acceptance of Variance Standards form.
- ☒ Authorization of property owner signed, dated and notarized.

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 additional sheet, if necessary.

Cannady Investments LLC

P.O. Box 688 Pooler, GA 31322 (601 Pine Barren Rd, Pooler, GA 31322)

1788 NTW-MAC SPE, LLC

4421 East West HWY, Bethesda, MD 20814 (0 & 260 Pine Barren Rd., Pooler, GA 31322)

James C. McCallar, Jr

P.O. Box 9026, Savannah, GA 31412 (0 AJ Garcia Rd., Pooler, GA 31322)

FG Living Trust

P.O. Box 1187, Pooler, GA 31322 (0 US HWY 80, Pooler, GA 31322)

Hollingshead Materials, LLC

1136 2nd Avenue N. Nashville, TN 37208 (186 Pine Barren Rd, Pooler, GA 31322)

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

If more space is needed for campaign contributions attach another copy of this form.

Signature & Date

I attest that all the information provided is true to fact: _____

(Applicants Signature)

Date: 03 / 15 / 2024

Attest: _____

(Zoning Administrator or Agent thereof)

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 attached)
- ☐ Notification of the results of this action mailed to applicant on: _____



Property Owner Authorization

Page 1 of 1

Updated SEPT 2023

Authorization

Completion of this form is required for all Rezoning, Conditional Use, Variance, Site Plan, and Subdivision applications.

☐ Rezoning ☐ Conditional Use ☐ Variance ☒ Site Plan ☐ Subdivision

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

Marc Liverman, P.E.

Applicant/Agent Name

Email

Phone

Applicant/Agent Address

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, and that the information contained in this authorization is true and correct to the best of my knowledge and belief.

6 AJ Garcia, Pooler, GA 31322

Property Address

6 Garcia Partners, LLC

Owner Name

Owner Signature

Date

2/9/2024

Notary Public

Subscribed and Sworn This Day Of

9th Day of February 2024

Caith A. Cottrell

Notary Name

Caith A. Cottrell

Notary Signature

June 27, 2027

Commission Expiration

Seal

Commonwealth of Pennsylvania - Notary Seal
CAITLIN A COTTRELL - Notary Public
Philadelphia County
My Commission Expires June 27, 2027
Commission Number 1353720



VARIANCE STANDARDS

After an application has been submitted to and reviewed by the Planning & Zoning Department, the Planning Commission, and the official public hearing has been held by the Mayor and Council, the Mayor and Council may grant a variance from the strict application of the provisions in this ordinance only if at least two of the following findings are made:

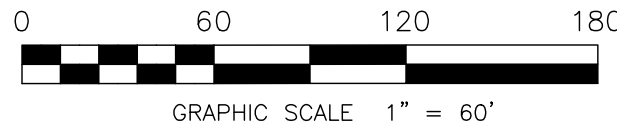
- That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property.
- That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property.
- That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.

REFERENCES

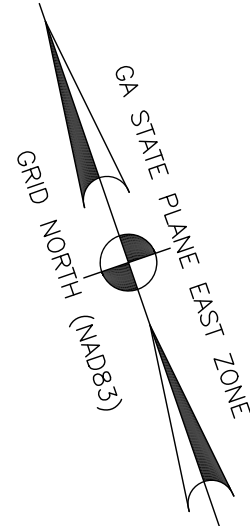
1. ALTA/NSPS LAND TITLE SURVEY OF 6 A J GARCIA ROAD, PREPARED FOR ALTERRA POOLER DATED 10/19/2021 BY PIRKLE & ASSOCIATES SURVEYING, INC.
2. P.B. 325 P.G. 89
3. P.B. 425 P.G. 34
4. D.B. 2263 P.G. 678

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

VICINITY MAP NOT TO SCALE



EQUIPMENT USED:
GEOMAX ZOOM95 2" TOTAL STATION
CARLSON BRK7 GPS RECEIVER
ON THE GPS NETWORK
ANGULAR ERROR = 2" PER
ADJUSTED BY: COMPASS RULE
PLAT CLOSURE = 1/541,479
FIELD CLOSURE = 1/32,110



SURVEYOR'S NOTES

1. ALL COORDINATES AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM, NAD 83, EAST ZONE.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES IN ZONE X, NOT WITHIN A 100 YEAR FLOOD HAZARD AREA. SEE COMMUNITY PANEL NO. 13051C0126H, DATED 08/16/2018.
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
4. THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
5. THE PARENT TRACT TAX PARCEL NUMBER OF THIS PROPERTY IS 50987 03012.
6. THE SUBJECT PROPERTY IS SERVED BY CITY OF POOLER WATER AND SEWER SYSTEMS.
7. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND AVAILABLE DOCUMENTS. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

BREWER
LANDSURVEYING

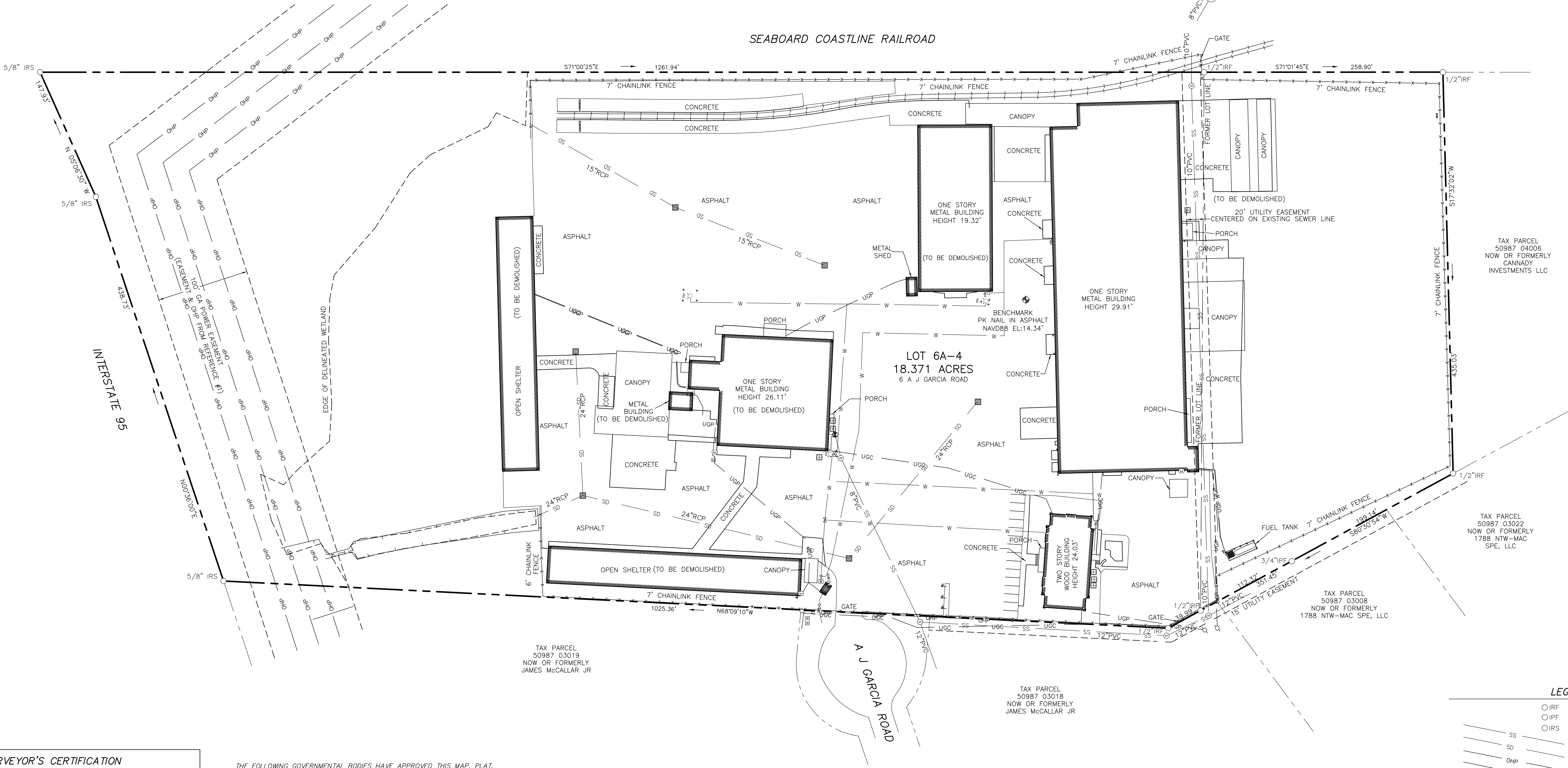
Pooler, GA 31322
Info@brewersurvey.com
Phone (912) 856-2205
www.BrewerSurvey.com
LSF #1095

LOT 6, MAGNOLIA LAKE INDUSTRIAL PARK & LOT A-4, NEWELL METTS TTRACT
EIGHTH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA

PREPARED FOR:
6 GARCIA PARTNERS, LLC

PROJECT #: 230381
FIELD DATE: 7/21/2023
PLAT DATE: 1/24/2024
LAST REVISED: N/A
DRAWN BY: JET
SCALE: 1"=60'

SHEET: 1 OF 1



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 CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS 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.

JAMES CRAIG BREWER GA RLS# 3022 DATE



THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING.

APPROVED BY THE CITY OF POOLER

MAYOR DATE

CLERK OF COUNCIL DATE

ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED

JEFF PUSTIZZI FOR 6 GARCIA PARTNERS, LLC, OWNER DATE

LEGEND

- | | |
|------|------------------------|
| ○IRF | 1/2" IRON ROD FOUND |
| ○IPF | 3/4" IRON PIPE FOUND |
| ○IRS | 5/8" IRON ROD SET |
| SS | SANITARY SEWER LINE |
| SD | STORM DRAIN LINE |
| OHP | OVER HEAD UTILITY LINE |
| UGP | UNDERGROUND POWER LINE |
| UGC | UNDERGROUND CABLE LINE |
| | TOP OF BANK |
| ⊠BFP | BACK FLOW PREVENTER |
| ⊠ | CLEANOUT |
| ⊠E | ELECTRIC BOX |
| ⊠EM | ELECTRIC METER |
| ⊠FH | FIRE HYDRANT |
| ⊠ | FLAG POLE |
| ⊠ | GRATE INLET |
| ⊠ | GUY WIRE |
| ⊠ | HVAC EQUIPMENT |
| ⊠ | SANITARY SEWER MANHOLE |
| ⊠ | SIGN |
| ⊠ | STORM DRAIN MAN HOLE |
| ⊠ | VAULT |
| ⊠HB | WATER HOSE BIBB |
| ⊠W | WATER METER |
| ⊠ | WATER VALVE |
| ⊠ | POWER POLE |



ATLANTIC COAST
CONSULTING, INC.
770-594-5998
www.atlcc.net
Roswell, GA
Savannah, GA
Knoxville, TN



069830
LEVEL II CERTIFICATION

PROJECT:
6 AJ GARCIA
CONTAINER STACKING
PLAN
P.I.N. # 5-0987-03-012

POOLER, GA

6 GARCIA
PARTNERS, LLC.



414 S. 16TH ST.
STE 100
PHILADELPHIA, PA 19146
215-667-6830

REVISIONS

0. Issued for Permitting 02/08/2024

Drawn by: AA Checked by: QC by:

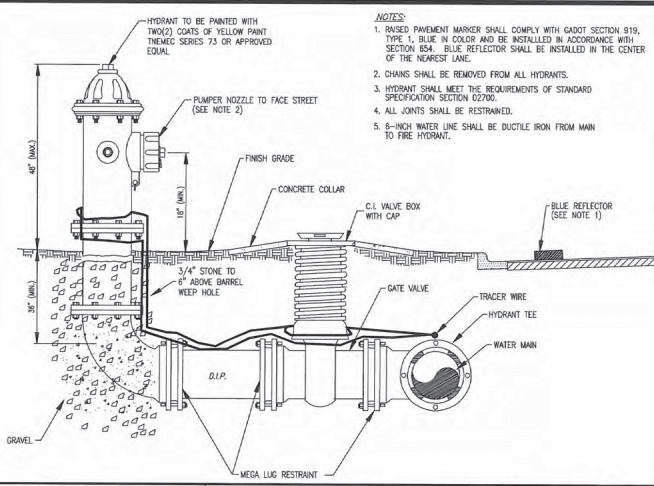
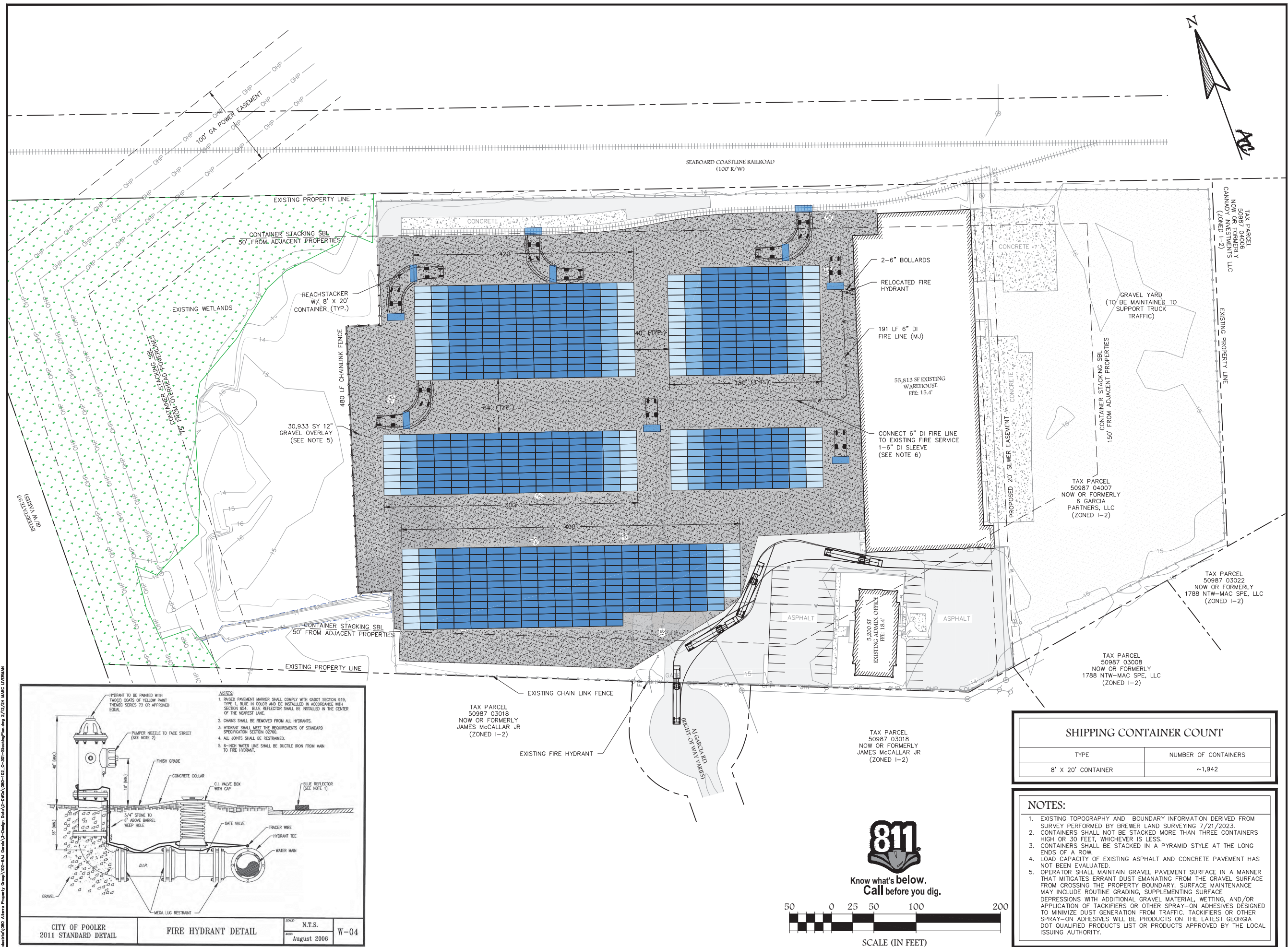
PROJECT NUMBER:

1080-102

FEBRUARY 2024

CONTAINER STACKING PLAN

C-301



CITY OF POOLER
2011 STANDARD DETAIL
FIRE HYDRANT DETAIL
N.T.S.
August 2006
W-04



PLANNING & ZONING COMMISSION – SUMMARY REPORT

Agenda Item:

Site Plan for Mighty 8th Air Force Museum Phase II Expansion.

Meeting Date:

April 22, 2024

Department:

Planning & Zoning

Background & Discussion:

The Mighty 8th Air Force Museum has a pending site plan submittal for their Phase II Expansion, which includes a 12,600 building addition to the existing museum with associated parking and utilities. The expansion is being funded, in part, by County SPLOST dollars. As such, the construction work is being managed through Chatham County. The site plan is pending a third review and comments at this time are still pending and have yet to be adequately satisfied.

Due to timing and contract issues related to the project, the applicant has asked to be placed on the agenda to help move them forward with their timeline.

Recommendation:

As the project still needs to undergo review and has yet to satisfy all comments, staff recommends disapproval of request; or recommend to Council deferral of action until all comments can be satisfactorily addressed by the design engineer.

Attachments:

Latest comment response letter and plan set.



April 19, 2024

Mr. Brian Crooks
Planning & Zoning Department
City of Pooler
100 Southwest Highway 80
Pooler, GA 31322

Re: National Museum of the Mighty 8th Air Force - Phase 2 - Specific Development Plans

Dear Mr. Crooks,

Please find attached the following materials:

Plans entitled National Museum of the Mighty 8th Air Force - Phase 2 - sheets C1-C14, L1, F1, and E1.0 dated 4/18/24.

We have addressed the comments received from the City reviewer as follows:

General-

1. An appropriate letter for stormwater maintenance will be issued, which needs to be signed by the owner and recorded by the City. **Per discussion at meeting 4/18/24 stormwater items are forthcoming.**
2. Previous Review Comment: Provide on-site lighting plan.
 - a. Coastal Civil Engineering: Lighting sheet has been added to the rear of the plan Set.
 - b. EOM: The provided site lighting plan should demonstrate that the outdoor lighting standards, outlined in the City Code of Ordinances, are achieved. The ordinance specifically states that lighting plans need to not only show the layout of the proposed fixtures, but also iso footcandle plots that demonstrate adequate intensities and uniformity. The Isofootcandle plot is needed to verify that the maintained footcandles, uniformity ratio are satisfactory for the outlined required illumination for the parking lot and pedestrian safety. If you review the outdoor lighting section of the Ordinance, you will find this information and the required foot-candles needed across site. **New photometrics have been included on the revised lighting plan, drawing E1.0.**
3. Previous Review Comment: Lighting poles/standards must be a minimum of 4 ft from edge of pavement or 4 ft from edge of curb stop (for parking spaces).
 - a. Coastal Civil Engineering: A curb stop has been added in front of the light pole to Remain.

b. EOM: While offsetting the wheel stop 4ft from the end of the parking space technically satisfies this ordinance, it effectively reduces the allowable parking length beyond the minimum size. The distance from the back of the parking space to the wheel stop is 15.5 ft. Standard practice for wheel stops in parking spaces is to install the wheel stop 2 feet from end of parking stall, assuming 2 ft overhang.

c. Based on the provided parking calculations there appears to be more than enough parking spaces provided. It may be advisable to eliminate space #24 and restripe spaces 21-23 such that they are in alignment and of uniform geometry. **The space in question has been removed and the adjacent spaces have been normalized per request.**

Access Management-

4. Previous Review Comment: Is parking space #18 intended for loading/unloading or as a general space? If for loading/unloading, remove from parking space count and mark on plans as loading/unloading.

a. Coastal Civil Engineering: This is an employee parking area.

b. EOM: Based on the required parking calculation, this space is not needed. Designing a designated parking space that will not be a parking space is not necessary. Simply eliminate the space. **This space has also been eliminated.**

5. Previous Review Comment: There is no maneuver area for parking spaces 3 and 4. These spaces need to be shifted south to allow room for maneuvers without conflict with the sidewalk/pedestrian way.

a. Coastal Civil Engineering: The area behind these spaces is asphalt, not sidewalk, and there is no pedestrian movement parallel to the building location. There is ample room for car movement.

b. EOM: There is a handicap parking space being proposed in parking space #3. There is also an Access Aisle associated with the handicap parking space. Area in question is not a pedestrian way, and no pedestrian access is facilitate through the side of the building addition, then handicap parking space would need to create a new ADA compliant pedestrian way from the proposed handicap parking space access aisle to the building. If a handicap parking space is needed, and no access to side of building is available, then it may make more sense to situate this space closer to the entrance to the building, which would require less site modification and more easily achieve ADA compliant access.

c. Revise the top of sidewalk designation for the non-pedestrian way, since no pedestrian movements will be present, as noted in the above response.

We have added the ADA path of travel to the layout sheet and clarified pavement types in this area. It meets all codes as designed.

There is ample maneuvering room for the spaces, in a typical parking lot with a dead end access aisle we typically leave a 3' back-in area, and this has worked well for us for decades.

6. If standard curb is not installed on site, parking spaces and internal curves need wheel stops and delimiters. If sidewalk on site is flush with pavement, bollards should be provided to protect the pedestrian way and access into to building.

a. Coastal Civil Engineering: Curb was eliminated for the project during value engineering exercises.

b. EOM: Seek Variance or achieve the intent of the ordinance on the site plans.
Curb stops have been added to the parking spaces per request.

7. Access to buildings should not be facilitated through grassed areas. There are doors where no sidewalk or pedestrian access to building are shown (i.e. the east side of the building) **This project is only a shell project for the building enclosure, a subsequent phase will build out the interior and add exterior access at this location.**

8. Per City Staff, parking spaces for #21 -24 need to have a regular alignment. **Done.**

9. I am not confident that the 66 overflow parking spaces identified in the parking calculations constitute as existing parking spaces, given that they are simply grassed areas next to parking lot. Furthermore, it not clear if the proposed bioretention and dumpster, which eliminates a number of those grassed parking spaces, are considered in the provision of the 66 overflow parking spaces. **The overflow spaces have been removed from the count per request.**

Paving and Grading-

10. The sidewalk on the eastern portion of building addition is proposed as light duty asphalt pavement. Please use the City of Pooler Sidewalk detail for sidewalk to differentiate the pedestrian way from the vehicular way.

a. Coastal Civil Engineering: There is no pedestrian way in this location.

b. EOM: Understood. Handicap Parking Spaces and the associated access aisle are required to have ADA compliant access to building. **Per comment above, the ADA path of travel has been added to the plan per request.**

11. Please provide hatching for proposed sidewalk. There is an annotation for sidewalk, but no hatching is provided. It is not clear where the full extent of this will be situated on site.
- a. It is understood from the comment response letter that there is no pedestrian ways providing access to the building, so it is unclear what the annotation for sidewalk are intended to represent. The cover sheet identifies the spot elevation 'TS' designation as top of sidewalk. This is provided in areas with no sidewalk shown. **We have added sidewalk hatching for clarification. We have amended the abbreviations to include TS as "top of surface".**
12. Dumpster pad annotation states that a detail is provided on Sheet C7. However this is not accurate. No hatching is provided so it is not known if this is intended to be the typical concrete dumpster pad or a different asphalt section. **The sheet number was changed for the reference during revisions, it now correctly references the detail on drawing C8.**
13. There are 2 asphalt section details provided in the drawings, however, it is not clear where each of the two sections are applicable on the proposed paving plans. **We have added notations to the layout plan (C3) to clarify.**

Utilities-

14. SSCO #12 is not feasible based on available invert elevations for SSCO #4. SSCO #12 is provided a rim elevation of 19 ft and the pipe run is set at 1% slope for 40 ft. SSCO #4 is provided a invert elevation of 18.61 ft. Together, this would mean that the invert elevation for SSCO #12 is designed to be at the surface, the top of the pipe would be exposed, and the rim elevation would not be 19 ft. SSCO #12 is also the only sewer service cleanout with invert elevation not included. **This has been corrected.**
15. Previous Review Comment: Please provide a fire protection plan sheet that identifies all existing and proposed fire hydrant locations with hose lay distance in linear footage around each building.
- a. If fire department connection is on the building, it should be a maximum of 100 ft from the nearest fire hydrant.
- b. Coastal Civil Engineering: The FDC is slightly over 100' from the existing fire hydrant. It is my understanding that the fire marshal can approve this geometry.
- c. EOM: Please coordinate with the authority having jurisdiction regarding this, as this exceeds the maximum outlined by the NFPA. The nearest hydrant to the fire department connection is 130 ft. **Done, Chief Wade has approved the existing configuration.**

16. Per City of Pooler Water Department:
- a. Plans do not clearly show how building is tied into the existing water.
We have added notation where the existing potable water and fire lines enter the building on the utility plan (C6).
 - b. Plans do not show any type of irrigation. **Staff will temporarily irrigate plantings from a hose bib during the plant establishment period. No permanent system exists or is proposed.**
17. There must be a sampling manhole (min 18 inch diameter) just downstream of the grease trap (upstream of any other domestic connection). **A manhole has been added per request just downstream of the grease trap.**

Stormwater Management-

18. The BMP identified to achieve runoff reduction and water quality credits will be bypassed by the first flush runoff (1.2 inch 24 hr storm). In order for a BMP to be used for runoff reduction or water quality, it must be able to receive the associated runoff. In order for stormwater to enter the proposed BMP, runoff in the pipe network and wet ponds needs to reach an elevation of 19 ft. As currently shown in the stormwater report, the 3.6 inch storm (1-yr) has a peak stage of 18.33 ft. Runoff will not reach the proposed BMP through sheet flow, as the provided inlets and pipe network are intended to capture all runoff in the area.
- a. The existing wet ponds on site are not included in the water quality calculations, but would likely provide significant water quality to the proposed development area. It is recommended to assess what extent of the credits is being achieved under existing conditions. According to Sheet C2 approx. 55,495 cf of water quality would be provided by existing wet ponds.
 - b. The existing ponds are be identified as bio-retention, but bioretention areas do not have permanent wet pools and need to drain within 24 hours. There are other design criteria that are not achieved by the wet stormwater ponds, disqualifying them from be identified as bioretention for runoff reduction/water quality.
Noted, per meeting 4/18/24, stormwater items are deferred for further discussion.
19. The provided calculations for the pond routing through existing stormwater ponds modeled them as dry detention ponds, which including storage for runoff from the pond invert which is set at 13 ft elevation. However, the ponds are known to have a permanent wet pool at invert elevation 17.5 ft. This provides artificial storage in the ponds that does not reflect reality, and is helping reduce discharge rates and peak pond stage.
- a. For example, for the 25-yr storm, 176,587 cf of detention storage is shown to be

used for the pond routing calculations. However, there should only be 121,092 cf of storage between the permanent pool (17.5 ft) and the top of pond (21 ft).

b. Another example would be for the higher storm frequency events, such as the 1 year, which is artificially given 71,903 cf of storage in the detention pond, when there should only be 16,408 cf of storage above the permanent pool and the peak stage of 18.33 ft.

c. Without the additional storage from modeling the wet ponds as dry, peak stages calculated for the ponds and the peak discharge rates will likely increase.

Noted, per meeting 4/18/24, stormwater items are deferred for further discussion.

20. The 100 yr storm event is omitted from pond routing calculations. Please provide.

Noted, per meeting 4/18/24, stormwater items are deferred for further discussion.

21. Previous Review Comment: Please provide 1 ft of freeboard between the top of ponds and the peak stage resulting from the 100 yr design storm. Please make sure that the existing pond system, which is being used for detention of the project area, is still able to achieve this.

a. Coastal Civil Engineering: Note that we provide separate detention area to include the increased volume resulting from our expansion. The system along Bourne Avenue serving the remainder of the site has existed for 30 years without a problem.

b. EOM: Be that as it may, the provided hydrograph report indicates a Max Water Elevation of 20.99 ft while modeling the existing ponds for the 25-yr design storm event. The as-builts show top of ponds to be El 20 ft. I would consider the existing ponds top of basin elevation as 21 ft, which would limit the ponded stormwater encroachment into the right-of-way. With the existing ponds being modeled as dry detention basin, even though there is a permanent pool of water consuming a portion of the available storage, it is pretty unclear at this point, what the dynamics of the peak stage actually look like. The proposed bioretention area and the existing ponds are hydraulically connected and the bioretention area is proposed with a top elevation of 19 ft. Based on the hydraulics depicted in the stormwater report, it would be assumed that the proposed BMP will be Overtopped.

Noted, per meeting 4/18/24, stormwater items are deferred for further discussion.

22. Based on the provided geotechnical report it is unclear whether the newly proposed stormwater feature will function as intended to provide the claimed water quality/reduction credits.

a. The geotechnical report indicates a test boring (P-1) performed closest to the proposed bio-retention feature. The results of the boring indicate 4 ft depth to groundwater below ground surface at the time of testing and Seasonal High Groundwater Table at a depth of as little as 1.5 ft below ground surface. Based on

the contour elevations provided, the existing ground surface at the location of the boring can be assumed to be approximately El 20 ft. The ground water elevation can thus be inferred to exist between ~ El 16ft and ~ El 18.5 ft. From the Grading Plan, the bottom of the detention feature is to be EL 17.5. Per the CSS & GSMM, Bioretention features should achieve a minimum of 2 ft separation between the bottom layer and seasonal high ground water table in order to maintain infiltration rates and prevent contamination of the groundwater resulting from surface runoff.

b. The geotechnical report also identified low infiltration rates, which require that the bioretention be underdrained. No under drain is currently proposed. The shallow water table will not allow this BMP to drain within 48 hours anyways, so this will likely be revised or eliminated.

c. If the seasonal high ground water table at this location is assumed to be ~El 18.5 ft the normal pool elevation during the rainy season will likely be dictated by the opening elevation of the outlet structure (El. 19). Presently the only pond analysis in the hydrograph report pertain to existing ponds adjacent to Bourne Ave. Please include a pond analysis accounting for this condition demonstrating that the proposed feature will function adequately during the 25-yr and 100-yr design storm events without overtopping. During the course of this analysis, if it can be demonstrated that the capacity of the existing ponds are sufficient, or perhaps can be re-graded to allow for the additional detention and treatment volumes then alternative methods of conveyance can be adopted and the proposed feature can be eliminated in order to provide additional usable space on site.

d. If proposing bioretention, please provide a detail for the construction of this BMP, which demonstrates that the required design criteria are achieved and will actually be constructed as bioretention area.

Noted, per meeting 4/18/24, stormwater items are deferred for further discussion.

23. Dumpster Pad cannot be designed for runoff to flow through the area and enter the stormwater BMP. Sending these potentially polluted flows into surface waters, ditches, or piped networks, is in conflict with Volume 3 of the GSMM. **The dumpster slab has been regraded away from the BMP per request.**

Landscaping-

24. Regarding the 12 inch Live Oak, more than 50% of root zone will be impacted. What is the plan to ensure this tree will survive and be viable? **We added notes on the grading plan to fill this area to mitigate root impacts as much as possible. Since this area will grass pavers, we anticipate the tree roots will re-establish themselves over time.**
25. Please include planting detail. **Done, see drawing C9.**

26. Please select another shade tree species other than live oak, maximum percent of a single tree species on any given site is 33%. **American Sycamores have been substituted for the live oaks per request.**

If you have any comments or questions regarding the enclosed information, or require additional copies of the plans, please contact me at 912.232.9402 at your convenience.

Sincerely,



Tom Havens, PE

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A 12,600 BUILDING ADDITION TO THE MIGHTY EIGHTH AIRFORCE MUSEUM AND ASSOCIATED PARKING AND UTILITIES.

ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C0129G, REVISED 8/16/18, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD ZONE.

THE CURRENT ZONING FOR THE PROPERTY IS C-2.

TOTAL PROPERTY ACREAGE = 11.36 AC

DISTURBED ACREAGE = 0.73 AC

MAXIMUM BUILDING HEIGHT = 28'-8" TO EAVE

THERE ARE NO WETLANDS ON THIS SITE.

LANDSCAPE CALCULATIONS

REQUIRED TREE COVERAGE, ENTIRE PROPERTY=15 TREES PER ACRE OF DEVELOPABLE LAND

TREES REQUIRED=11.36 x 15=170 TREES

TREES PRESENT ON PROPERTY (DISCOUNTING NUMEROUS PINES)= 178 TREES

PROJECT WILL REMOVE 4 TREES AND ADD 8 TREES, NET GAIN OF 7 TREES

TREES PROVIDED/EXISTING=178+7=185>170 = OK

PARKING CALCULATIONS

PARKING PROVIDED BEFORE MUSEUM IMPROVEMENTS PHASE 2 = 165 SPACES + 6 HANDICAP SPACES=171

PARKING PROVIDED AFTER MUSEUM IMPROVEMENTS PHASE 2 = 175 + 6 HANDICAP SPACES = 181

PER ADA STANDARDS, CHAPTER 2, TABLE 208.2, 151-200 SPACES PROVIDED REQUIRE 6 HANDICAP ACCESSIBLE PARKING SPACES.

REQUIRED=6, PROVIDED=6 = OK

NEW USES: EVENT SPACE (324 SEATS), OFFICE SPACE AND STORAGE

REQUIRED=

EVENT SPACE: .75 PARKING SPACES/4 SEATS

OFFICE SPACE: 1 PARKING SPACE/300 SF

324(.75)/4+645 SF/300=63 SPACES

PROVIDED IN TOTAL=179 SPACES

179 > 63 SPACES = OK

BUILDING & STRUCTURE SETBACKS

FOR C-2 ZONING DISTRICT PER ARTICLE 11 SECTION6, TABLE B:

FRONT YARD SETBACK = 60 FEET

SIDE YARD SETBACK = 10 FEET

REAR YARD SETBACK = 10 FEET

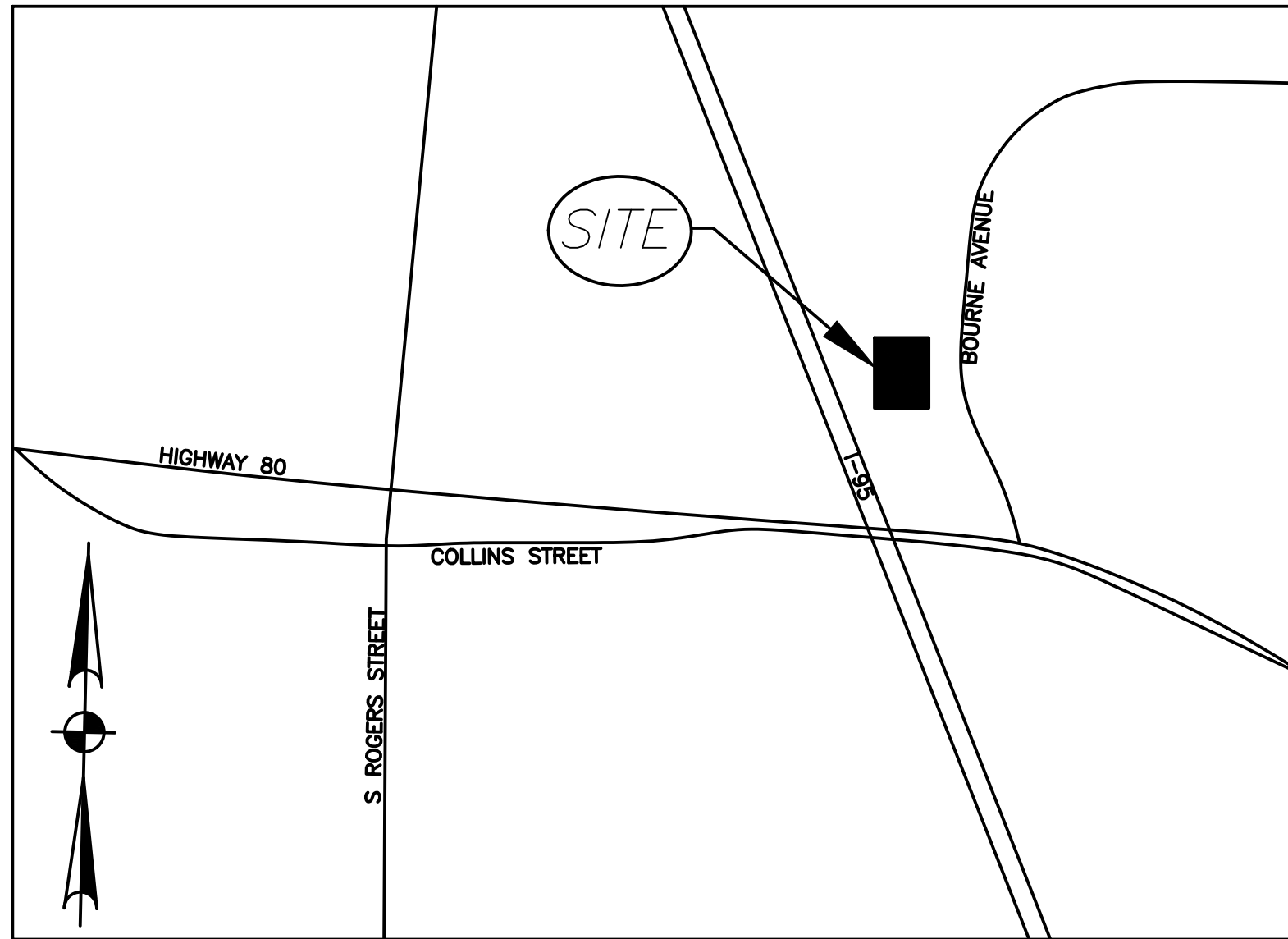
*NOTE: NO STRUCTURE CONSTRUCTION PROPOSED WITHIN YARD SETBACK AREAS.

ABBREVIATIONS

AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALT CONCRETE	MIN	MINIMUM
ADJ	ADJUSTABLE	MISC	MISCELLANEOUS
AGGR	AGGREGATE	MH	MANHOLE
ALT	ALTERNATE	MON	MONUMENT
&	AND	MW	MONITORING WELL
APPROX	APPROXIMATE		
⊙	AT	N	NORTH
		(N)	NORTH
		NO., #	NUMBER
		NTS	NOT TO SCALE
BC	BACK OF CURB	OC	ON CENTER
BCR	BEGIN CURB RETURN	OH	OVER HEAD
BGS	BELOW GRADE SURFACE	OHE	OVER HEAD ELECTRICAL
BVC	BEGIN VERTICAL CURVE	OHT	OVER HEAD TELEPHONE
BVCE	BEGIN VERTICAL CURVE ELEVATION	OHU	OVER HEAD UTILITY
BSW	BACK OF SIDEWALK	ORN	ORNAMENTAL
BW	TOP OF BOARDWALK DECK	PAV	PAVING
CB	CATCH BASIN	PC	PORTLAND CEMENT CONCRETE
C&G	CURB AND GUTTER	PCD	PEDESTRIAN
CL	CLASS	PED	PEDESTRIAN
C	CENTERLINE	PI	POINT OF INTERSECTION
CONC	CONCRETE	R	PROPERTY LINE
CLR, CL	CLEARANCE	PP	POWER POLE
CMP	CORRUGATED METAL PIPE	PROP	PROPERTY
CP	CONTROL POINT	PRC	POINT OF REVERSE CURVE
CULV	CULVERT	PRVC	POINT OF REVERSE VERTICAL CURVE
		PT	POINT
DBC	DEPRESSED BACK OF CURB	PVC	POLYVINYL CHLORIDE PIPE
DI	DROP INLET	PVI	POINT OF VERTICAL INTERSECTION
DA	DIAMETER		
D/W, DW, DWY	DRIVEWAY	R	RADIUS
EA	EACH	RC	RELATIVE COMPACTION
E, ELEC	ELECTRICAL	RCF	REINFORCED CONCRETE PIPE
EC	END CURVE	REINF	REINFORCED
ECR	END CURB RETURN	REQ	REQUIRED, REQUIREMENT
EG	EXISTING GROUND	RSP	ROCK SLOPE PROTECTION
EL, ELEV	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EXIST	EXISTING		
(E)	EAST	S	SLOPE OR SOUTH
EVC	END VERTICAL CURVE	(S)	SOUTH
EVCE	END VERTICAL CURVE ELEVATION	SCHED	SCHEDULE
		SD	SECTION
FF	FINISHED FLOOR	SECT	SECTION
FG	FINISHED GRADE	SHT	SHEET
FH	FIRE HYDRANT	SL	STREET LIGHT
FL	FLOW LINE	SPEC	SPECIFICATIONS
FT	FEET	SS	SANITARY SEWER
		SDMH	STORM DRAIN MANHOLE
G	GAS	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK	STA	STATION
GND	GROUND	STD	STANDARD
GRAV	GRAVEL	ST	STREET
GV	GATE VALVE	S/W	SIDEWALK
		T	TELEPHONE
H, HORZ	HORIZONTAL	TB	TOP OF BANK
IC	INTERCONNECT	TBM	TEMPORARY BENCH MARK
ID	INSIDE DIAMETER	TD	TOP OF DECK (BOARDWALK)
IG	INVERT GRADE	TEL	TELEPHONE
IN	INCH	TG	TOP OF GRATE
INV	INVERT	TL	TRAFFIC LIGHT
		TP	TOP OF PAVEMENT
JP	JOINT POLE	TS	TOP OF SIDEWALK
JT	JOINT	TS	TOP OF SURFACE
JUNCT	JUNCTION	TYP	TYPICAL
		TV	TELEVISION
LF	LINEAR FEET	UG	UNDERGROUND
L/G	LIP OF GUTTER	VC	VERTICAL CURVE
LT	LEFT	VG	VALLEY GUTTER
		W/	WITH
		W/O	WITH OUT
		W	WATER

IMPROVEMENT PLANS FOR NATIONAL MUSEUM OF THE MIGHTY EIGHTH AIRFORCE MUSEUM IMPROVEMENTS PHASE 2 175 BOURNE AVENUE P.I.N. 5-0985-02-005

CITY OF POOLER, GA



VICINITY MAP

NO SCALE

GENERAL NOTES

- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, GENERAL CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS, AND EACH OF THEIR OFFICERS, EMPLOYEES, AND AGENTS.
- THE CONTRACTOR SHALL INDEPENDENTLY REVIEW GROUND, TOPOGRAPHY, AND TREE CONDITIONS THROUGHOUT THE SITE, AND ASSUME WHOLELY AND UNCONDITIONALLY THE RISK OF COMPLETING THE WORK SET OUT IN THESE PLANS, REGARDLESS OF ROCK, WATER TABLE, OR OTHER CONDITIONS WHICH THE CONTRACTOR MAY ENCOUNTER IN THE COURSE OF THE WORK.
- ANY DISCREPANCY DISCOVERED BY THE CONTRACTOR IN THESE PLANS OR ANY FIELD CONDITIONS DISCOVERED BY THE CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK PER THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE OWNER IMMEDIATELY UPON DISCOVERY. SAID NOTIFICATION SHALL BE IN WRITING.
- NO GUARANTEE IS INTENDED THAT UNDERGROUND UTILITIES OR OBSTRUCTIONS NOT SHOWN ON THESE PLANS MAY NOT BE ENCOUNTERED. THOSE SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE AND THE CONTRACTOR IS CAUTIONED THAT THE OWNERS, THE ENGINEERS, AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR ANY EXISTING UTILITIES OR OBSTRUCTIONS, EITHER SHOWN OR NOT ON THESE PLANS.
- THE CONTRACTOR SHALL NOT BEGIN EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD. THE CONTRACTOR SHALL NOTIFY THE UTILITIES PROTECTION CENTER AT LEAST THREE WORKING DAYS PRIOR TO EXCAVATION (800) 282-7411.
- ALL GRADING SHALL BE IN CONFORMANCE WITH APPLICABLE PROVISIONS OF THE UBC, THE PROJECT GEOTECHNICAL REPORT ENTITLED, "PROPOSED MUSEUM IMPROVEMENTS PHASE 2, 8TH AIR FORCE MUSEUM, 175 BOURNE AVENUE, POOLER, GA, PROJECT NO. 01-13-22-5" AS PREPARED BY WHITAKER LABORATORY, INC. DATED 1/13/22, AND CITY OF POOLER STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK WITH THE SOILS ENGINEER.
- ALL UNUSABLE MATERIAL, STUMPS, TREES, BOULDERS AND EXCESS SOIL SHALL BE REMOVED AND DISPOSED OF OFF THE PROJECT SITE UNLESS OTHERWISE PERMITTED BY THE OWNER.
- NO JETTING OR FLOODING OF BACKFILL SHALL BE PERMITTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING PAVED ROADS OF DIRT, MUD, AND DEBRIS CAUSED BY HIS CONSTRUCTION OPERATIONS. MUD, DIRT AND DEBRIS SHALL BE REMOVED DAILY. SHOULD THESE ITEMS CONSTITUTE A PUBLIC HAZARD OR NUISANCE, THEY SHALL BE REMOVED IMMEDIATELY. THE CONTRACTOR SHALL PROMPTLY CLEAN STREETS WHEN REQUESTED BY THE DESIGNATED REPRESENTATIVE OF CITY OF POOLER.
- GRADING EQUIPMENT SHALL BE ADEQUATELY MUFFLED TO REDUCE THE NOISE IMPACT ON ADJACENT PROPERTIES. EQUIPMENT SHALL NOT OPERATE ON THE SITE PRIOR TO 8 A.M. OR AFTER 5 P.M. ON WEEKDAYS, AND SHALL NOT BE OPERATED ON WEEKENDS OR HOLIDAYS.
- ANY MATERIALS, WORKMANSHIP, AND CONSTRUCTION WITHIN POOLER RIGHT-OF-WAY SHALL CONFORM TO THE CITY TECHNICAL SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS.
- ALL WORK AND EQUIPMENT SHALL COMPLY WITH OSHA REQUIREMENTS.
- THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT PRIOR TO BEGINNING ANY WORK IN ANY ROADWAY, RIGHT-OF-WAY, ETC. FROM POOLER.
- CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.
- ALL TRENCH BEDDING AND BACKFILL SHALL BE PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS ON DRAWINGS.
- DUST CONTROL MEASURES SHALL BE INSTITUTED DURING GRADING ACTIVITIES TO PREVENT A DUST NUISANCE TO ADJACENT PUBLIC AND PRIVATE PROPERTIES.
- THE CONTRACTOR SHALL OBTAIN A SITE GRADING PERMIT FROM POOLER PRIOR TO THE COMMENCEMENT OF ANY GRADING ON THE SITE.
- EXISTING UTILITY POINTS OF CONNECTIONS AND POTENTIAL UNDERGROUND CONFLICTS SHALL BE POTHOLED AND VERIFIED PRIOR TO ORDERING ANY PRECAST CONCRETE STRUCTURE.

CIVIL ENGINEER

TOM HAVENS
COASTAL CIVIL ENGINEERING
3001 1/2 RIVER DRIVE
THUNDERBOLT, GA 31404
(912) 232-9402
TOMHAVENS@COASTALCIVIL.COM

ARCHITECT

ROBERT PORTMAN
BARNARD ARCHITECTS
220 EAST HALL STREET
SAVANNAH, GA 31401
(912) 232-6173
ROBERT@BARNARDARCHITECTS.COM

DEVELOPER/OWNER

NATIONAL MUSEUM OF THE
MIGHTY EIGHTH AIR FORCE
175 BOURNE AVENUE
POOLER, GA
SCOTT LOEHR
(912) 748-8888 x107
SLOEHR@MIGHTYEIGHTH.ORG

INDEX TO SHEETS

SHEET C1	COVER SHEET
SHEET C2	EXISTING CONDITIONS
SHEET C3	DEMOLITION PLAN
SHEET C4	CIVIL SITE LAYOUT
SHEET C5	GRADING AND DRAINAGE PLAN
SHEET C6	CIVIL UTILITY PLAN & SEWER PROFILE
SHEET C7-9	MISCELLANEOUS DETAILS
SHEET C10-14	EROSION AND SEDIMENT CONTROL PLANS
SHEET L1	LANDSCAPE PLAN
SHEET F1	FIRE PROTECTION EXHIBIT
SHEET E1.0	SITE ELECTRICAL (LIGHTING) PLAN

LEGEND

EXISTING	PROPOSED

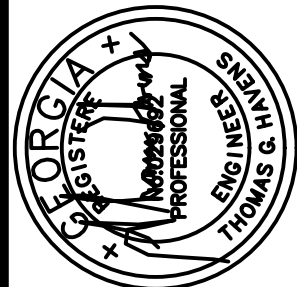
NOTE:
CITY OF POOLER RETAINS THE RIGHT TO
ACCESS PROPERTY TO INSPECT STORMWATER
FACILITIES.

BENCH MARK

PK NAIL IN ASPHALT
NAVD88

EL:20.58'

NO.	DATE	REVISION	BY
1	2/14/24	CITY OF POOLER COMMENTS	TH
2	4/18/24	CITY OF POOLER COMMENTS	TH



NATIONAL MUSEUM OF THE MIGHTY EIGHTH AIRFORCE
MUSEUM IMPROVEMENTS PHASE 2
P.I.N. 5-0985-02-005

GEORGIA

POOLER

COVER SHEET



DATE

2/15/24

DRAWN BY CHECKED

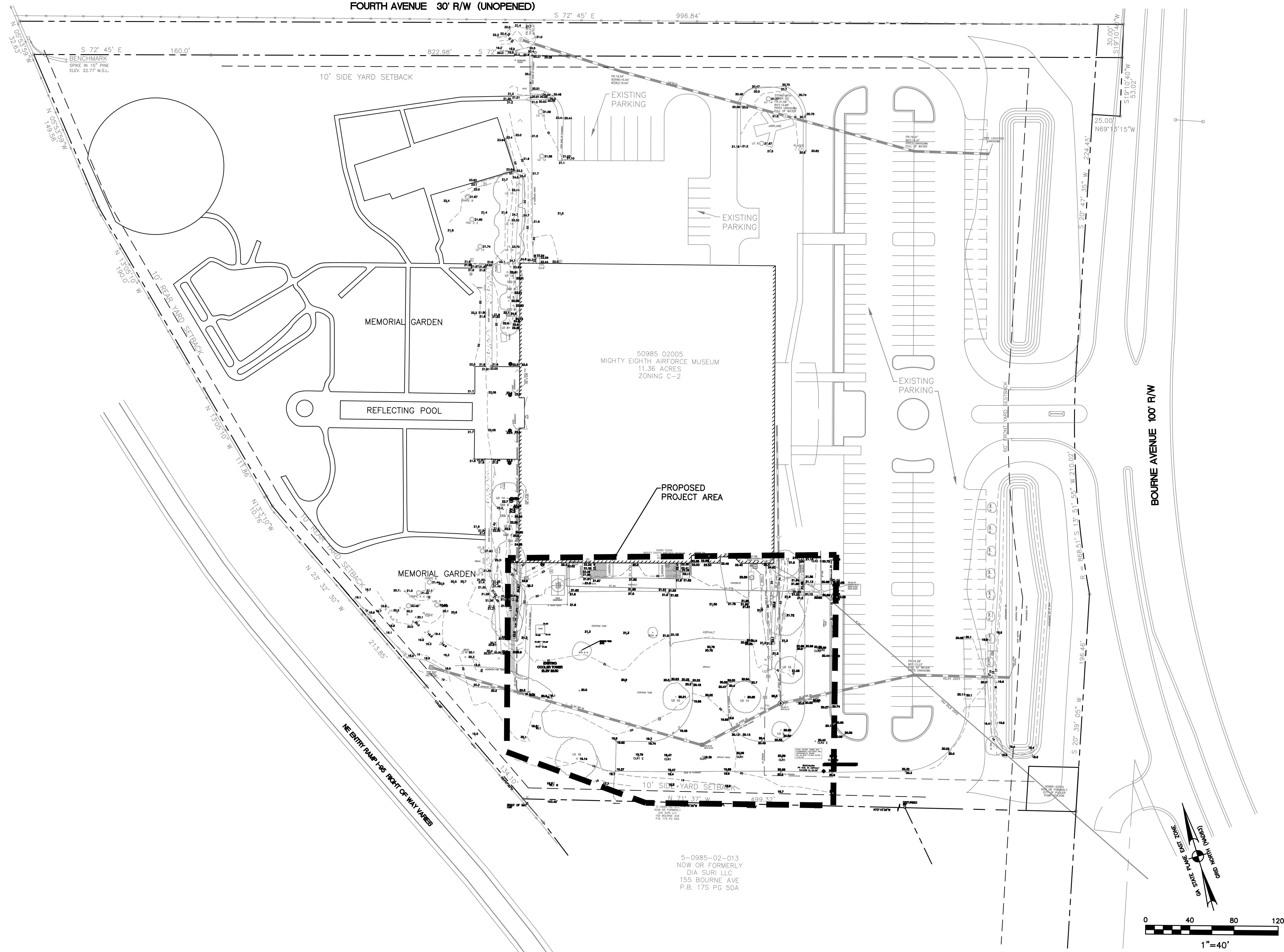
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C1 of C14



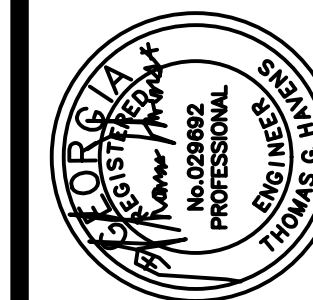
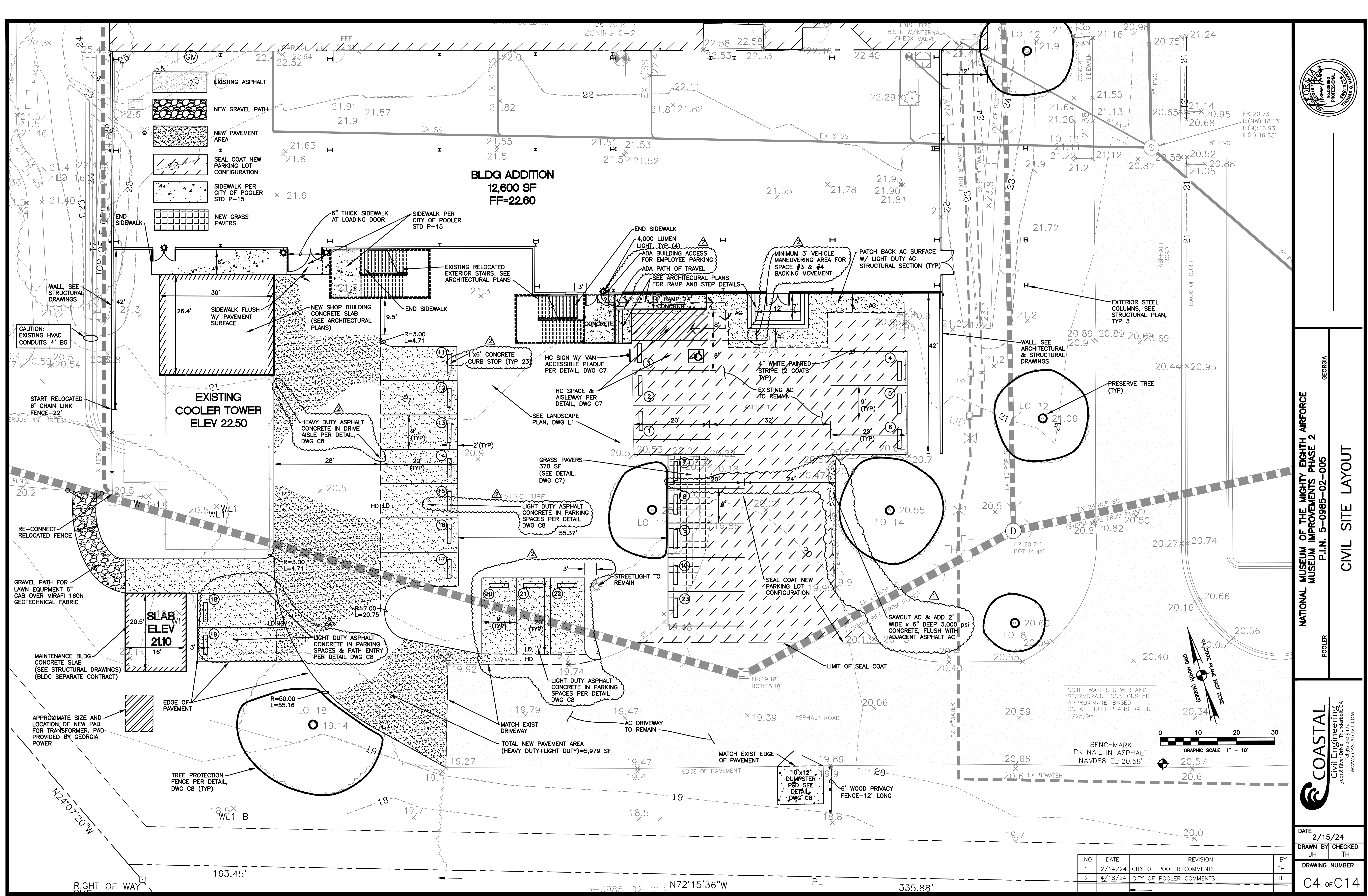
CALL THREE WORKING DAYS
BEFORE YOU DIG
THROUGHOUT GEORGIA
811



CITY OF POOLER
NATIONAL MUSEUM OF THE MIGHTY EIGHTH AIRFORCE
MUSEUM IMPROVEMENTS PHASE 2
P.I.N. 5-0985-02-005
EXISTING CONDITIONS
GEORGIA

COASTAL
Civil Engineering
3001 X River Drive Thunderbolt, GA
Tel 912.232.9402
WWW.COASTALCIVIL.COM

DATE 2/15/24	
DRAWN BY JH	CHECKED TH
DRAWING NUMBER C2 of C14	



NATIONAL MUSEUM OF THE MIGHTY EIGHTH AIRFORCE
MUSEUM IMPROVEMENTS PHASE 2

P.I.N. 5-0985-02-005

CIVIL SITE LAYOUT

COASTAL
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Tel: 912.232.9402
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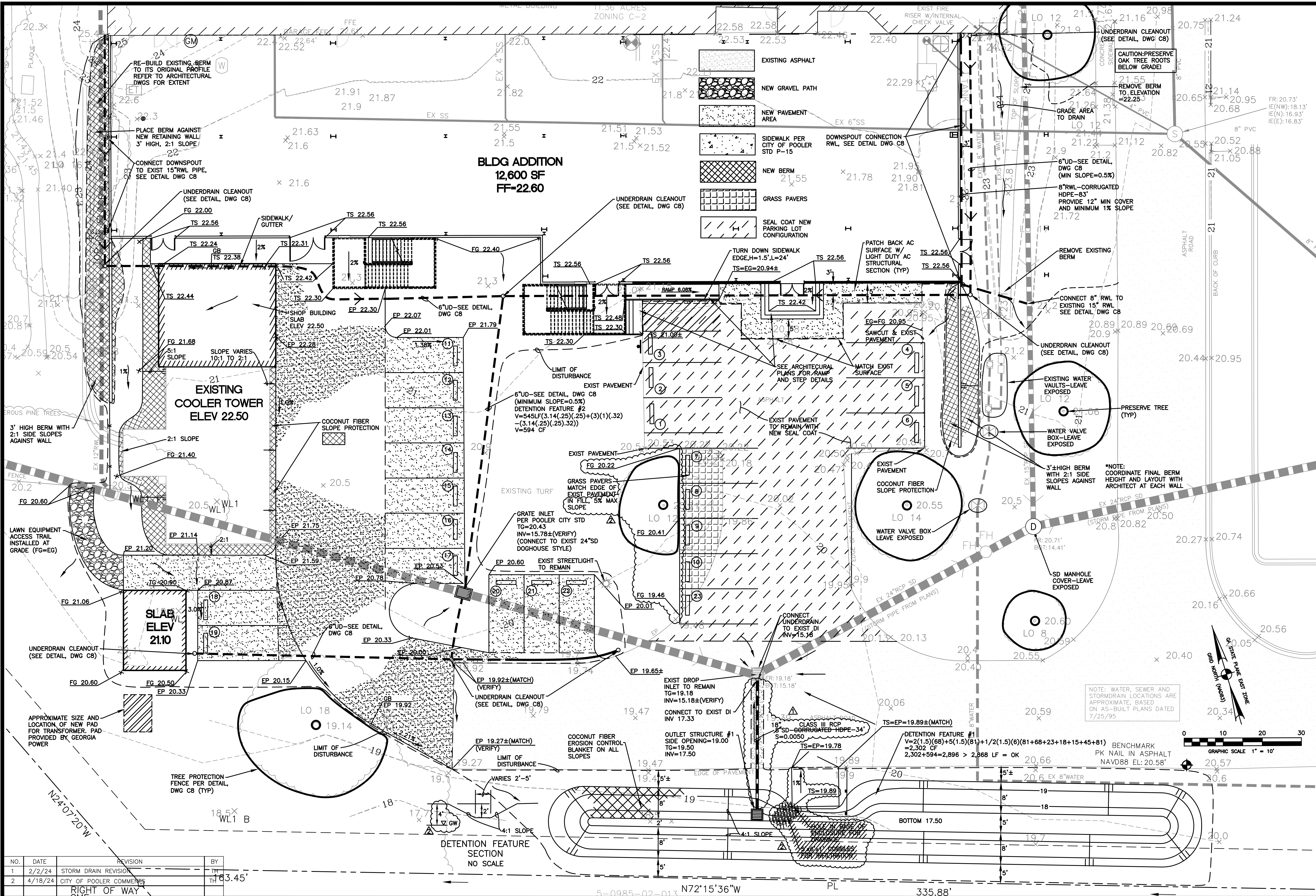
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C4 of C14

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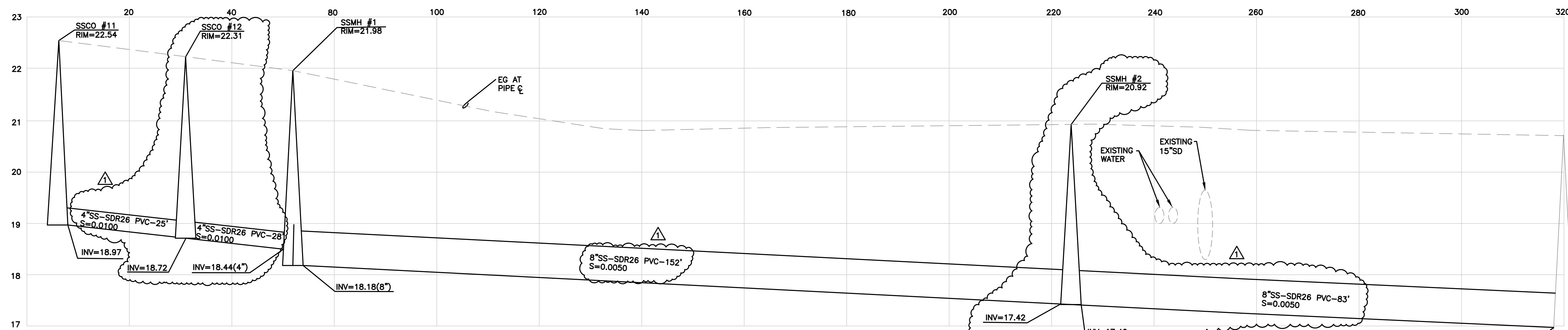
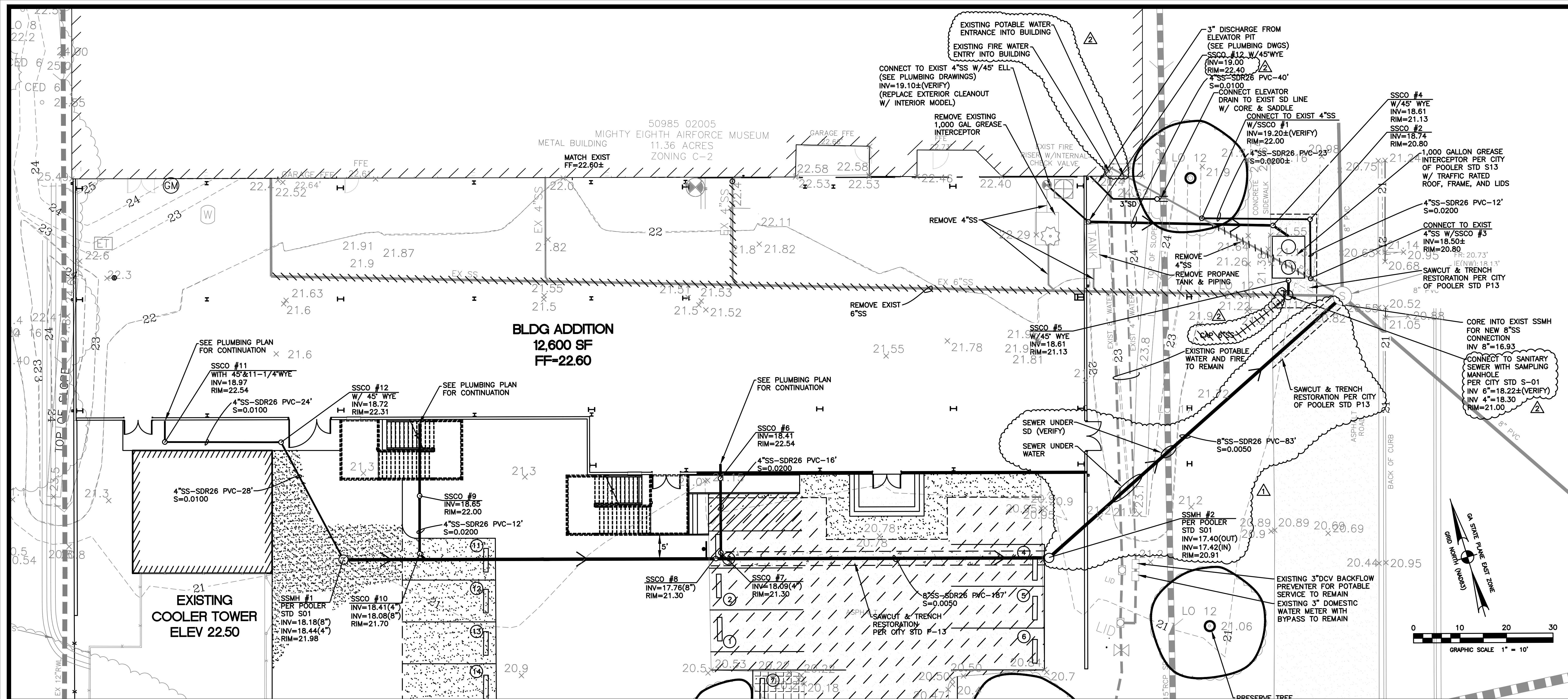
NO.	DATE	REVISION	BY
1	2/2/24	STORM DRAIN REVISION	TH
2	4/18/24	CITY OF POOLER COMMENTS	TH
RIGHT OF WAY			



NATIONAL MUSEUM OF THE MIGHTY EIGHTH AIRFORCE
MUSEUM IMPROVEMENTS PHASE 2
P.I.N. 5-0985-02-005
POOLER
GEORGIA



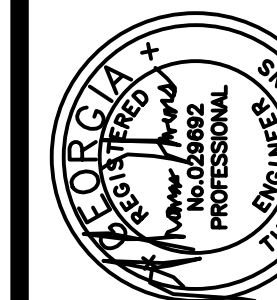
DATE 2/15/24
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CHECKED TH
DRAWING NUMBER
C5 of C14



SANITARY SEWER PROFILE

H 1"=10'
V 1"=2'

NO.	DATE	REVISION	BY
1	2/2/24	SEWER LINE REVISIONS	TH
2	4/18/24	CITY OF POOLER COMMENTS	TH



NATIONAL MUSEUM OF THE MIGHTY EIGHTH AIRFORCE
MUSEUM IMPROVEMENTS PHASE 2
P.I.N. 5-0985-02-005

GEORGIA

POOLER

CIVIL UTILITY PLAN

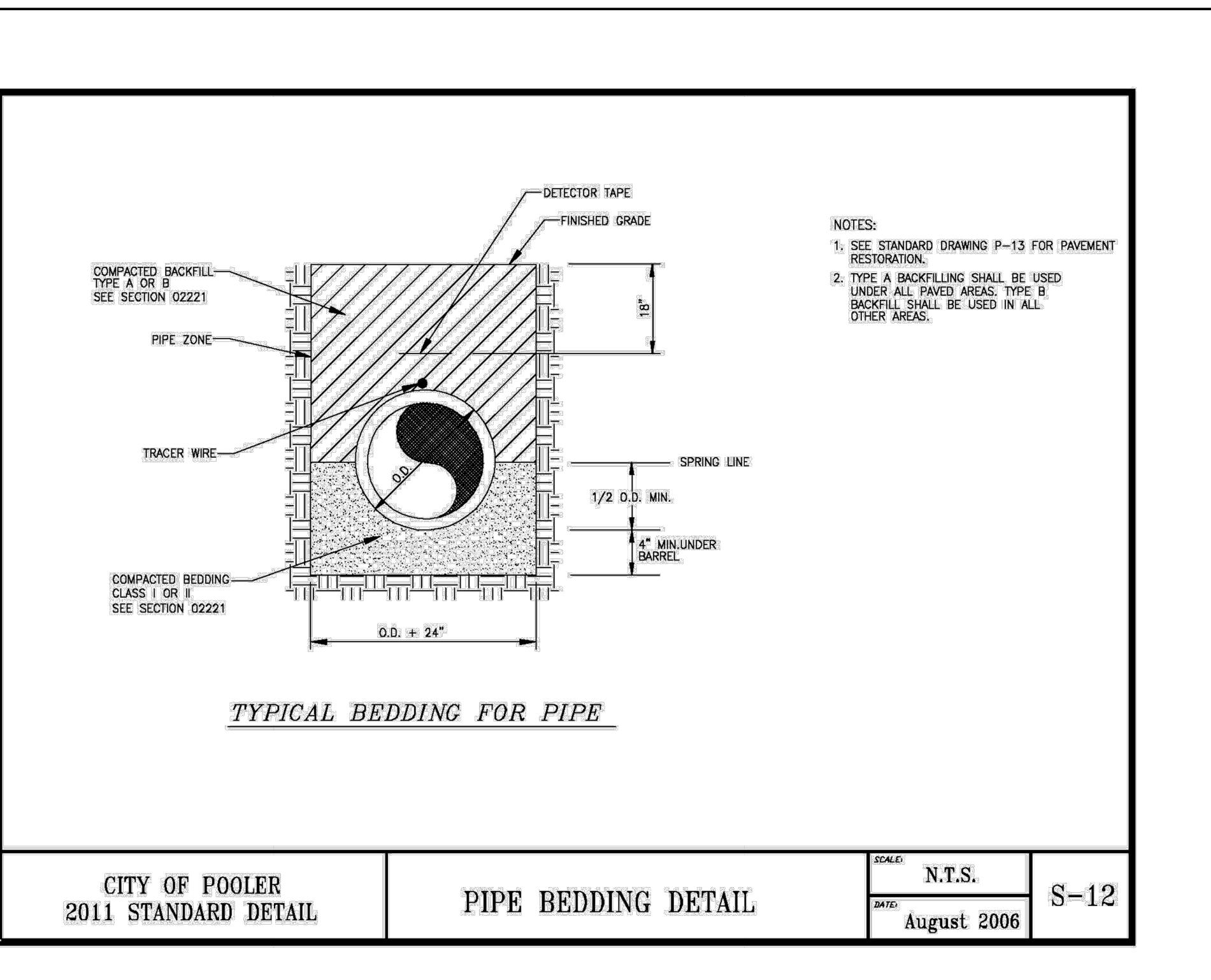
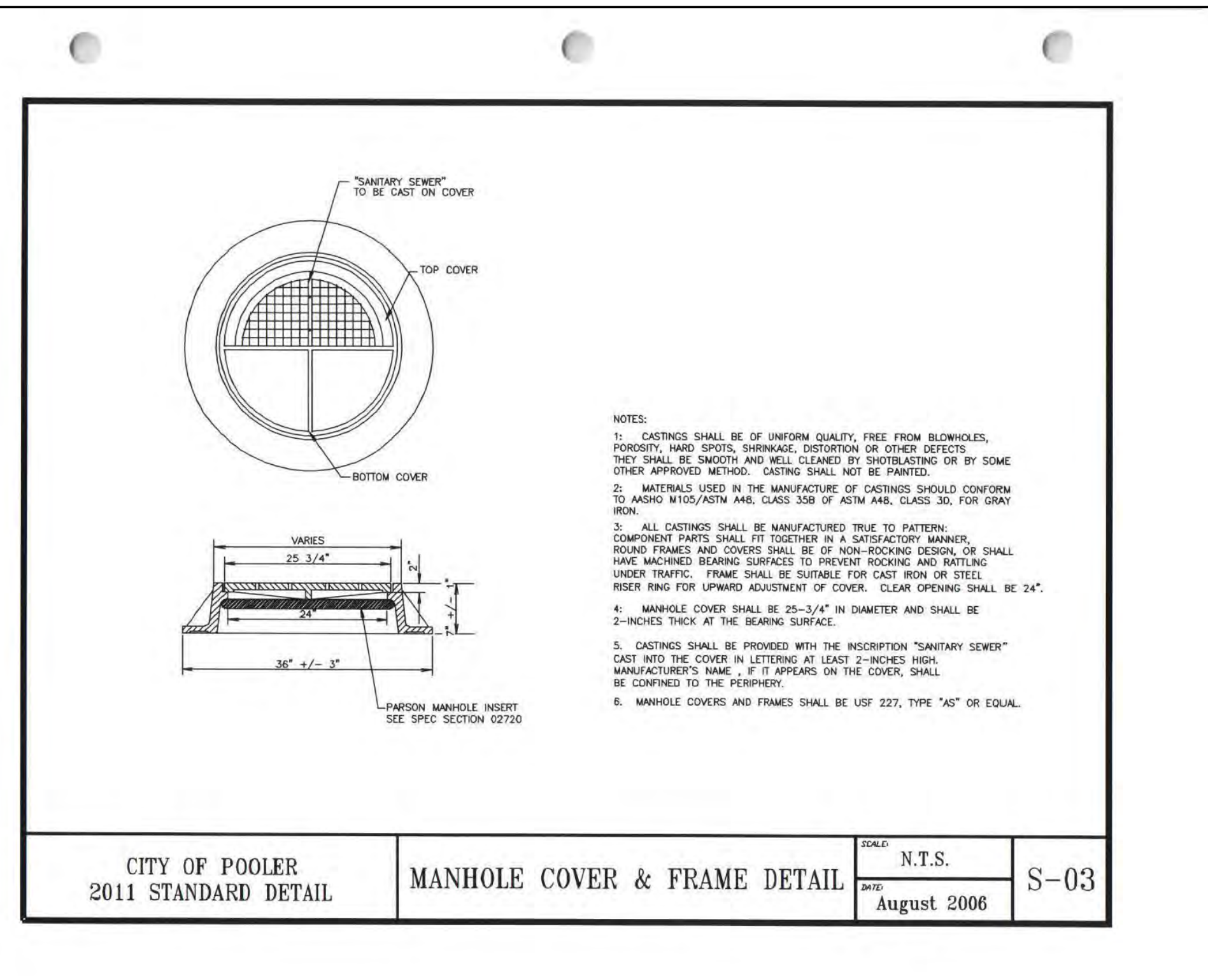
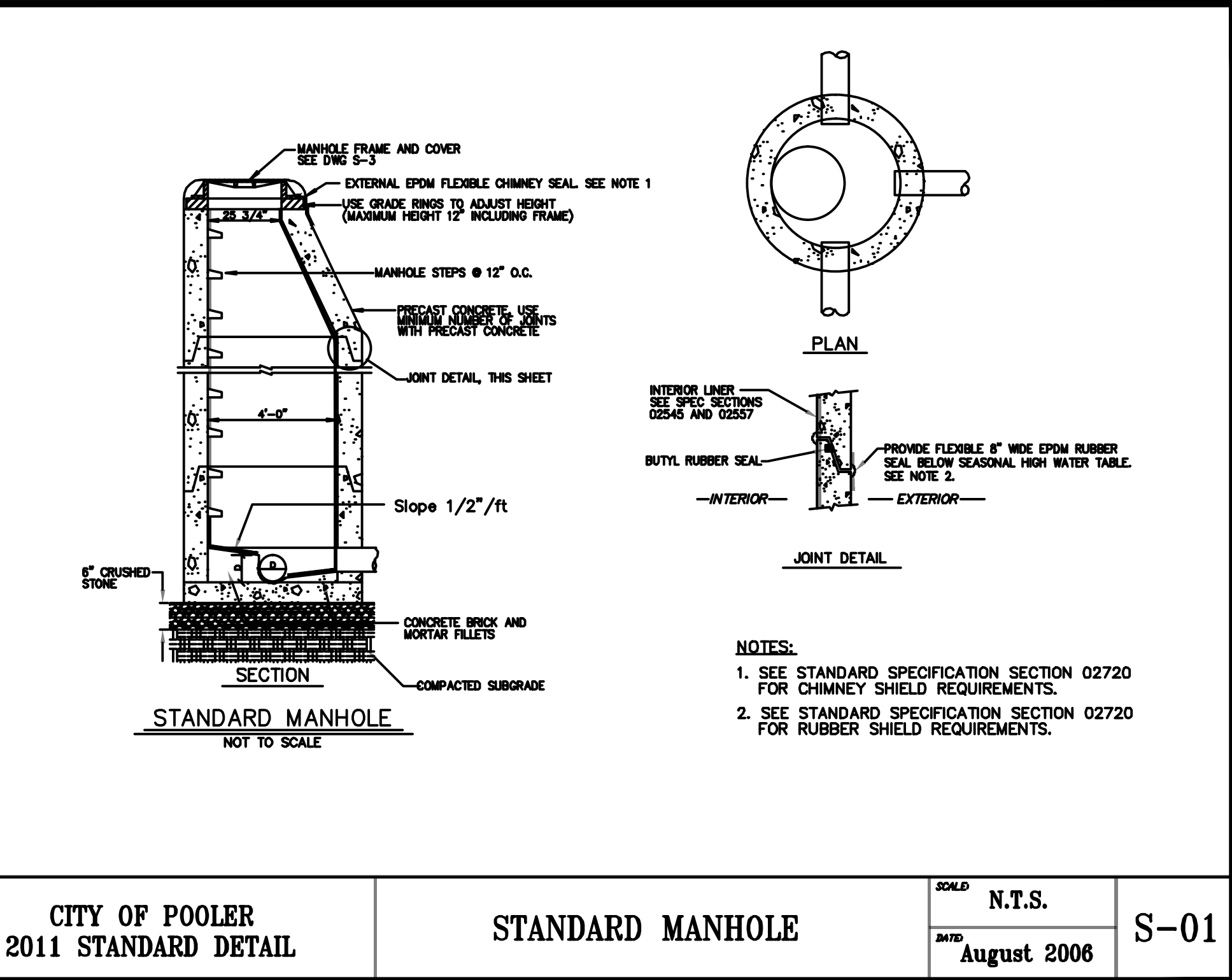
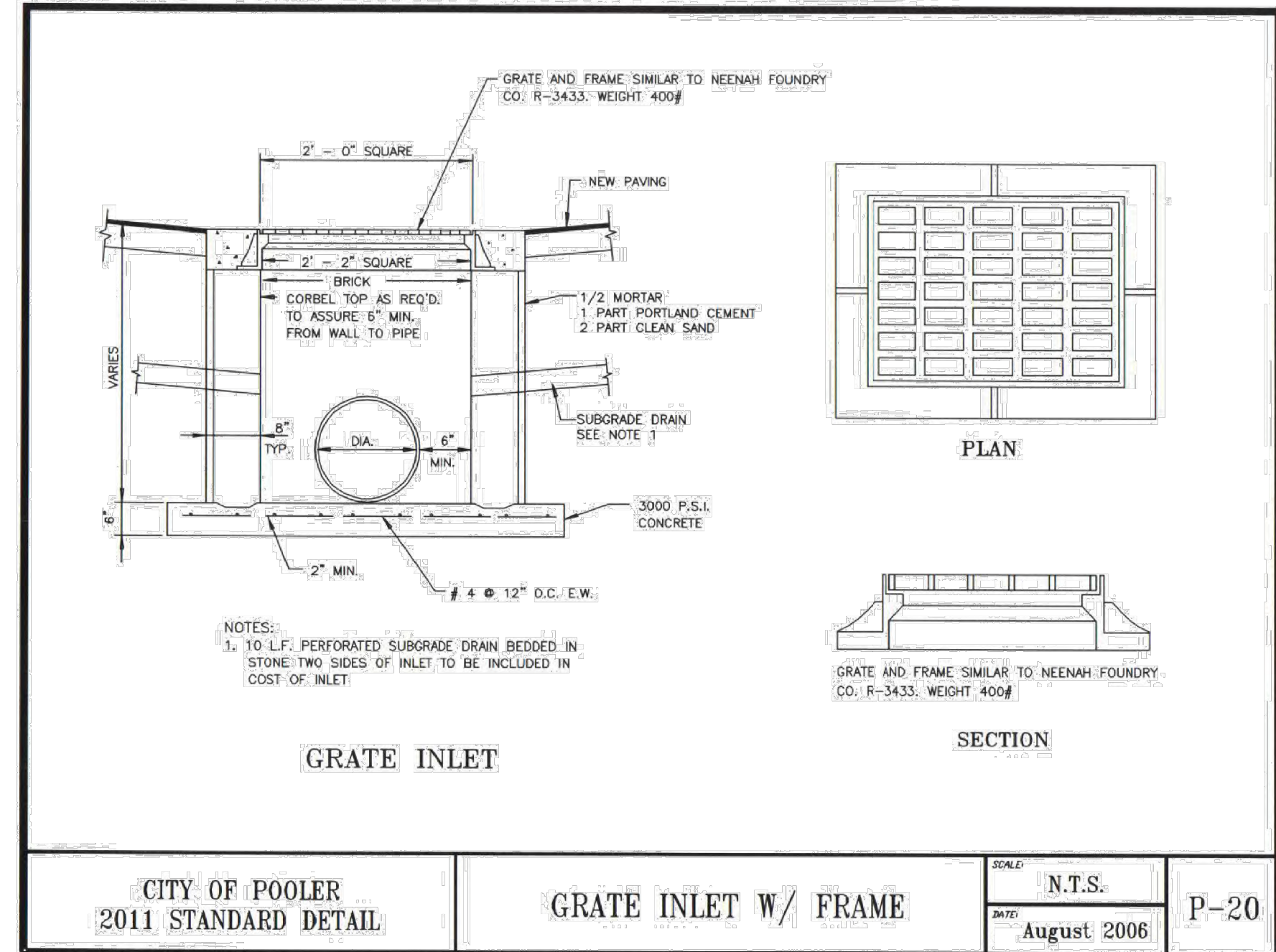
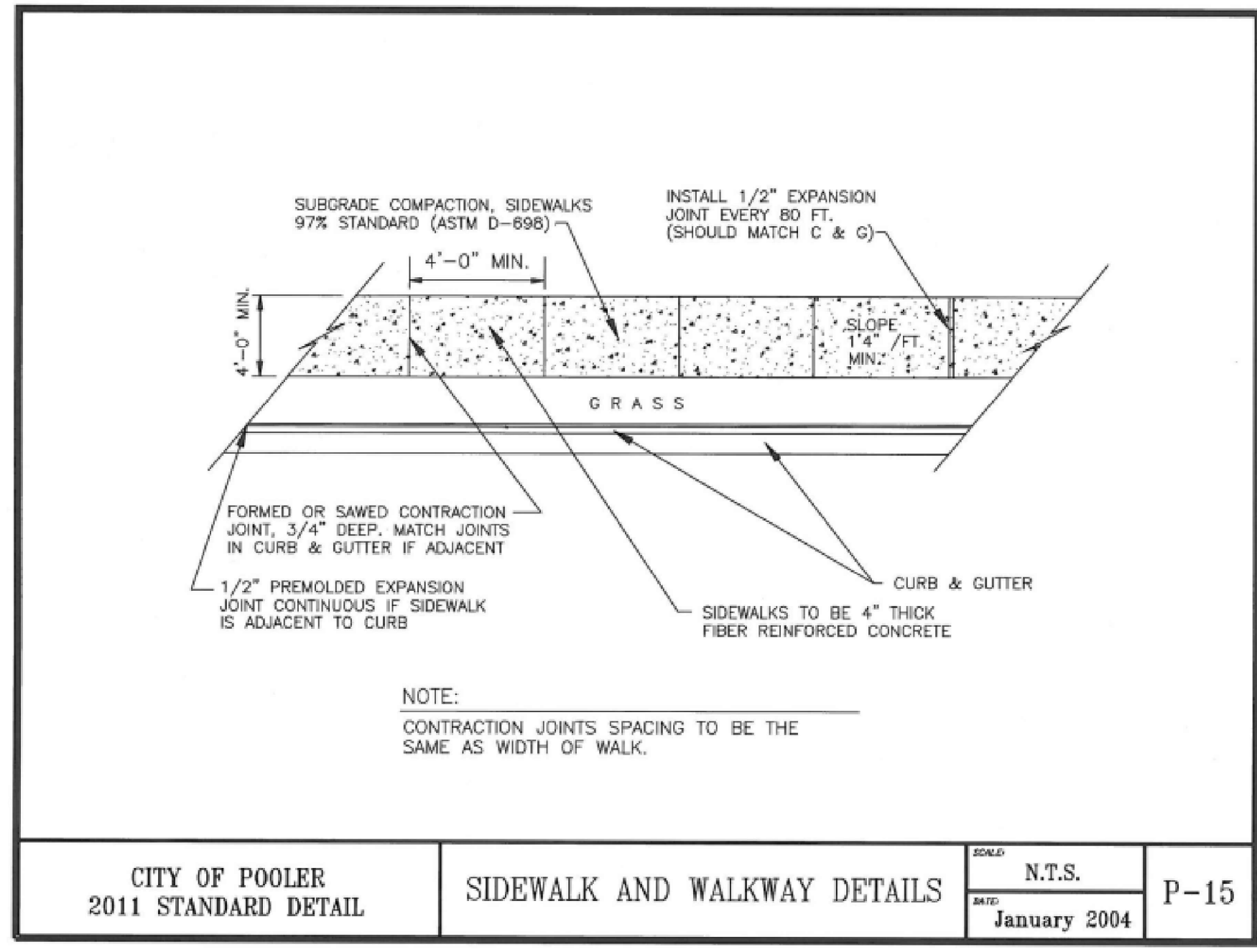
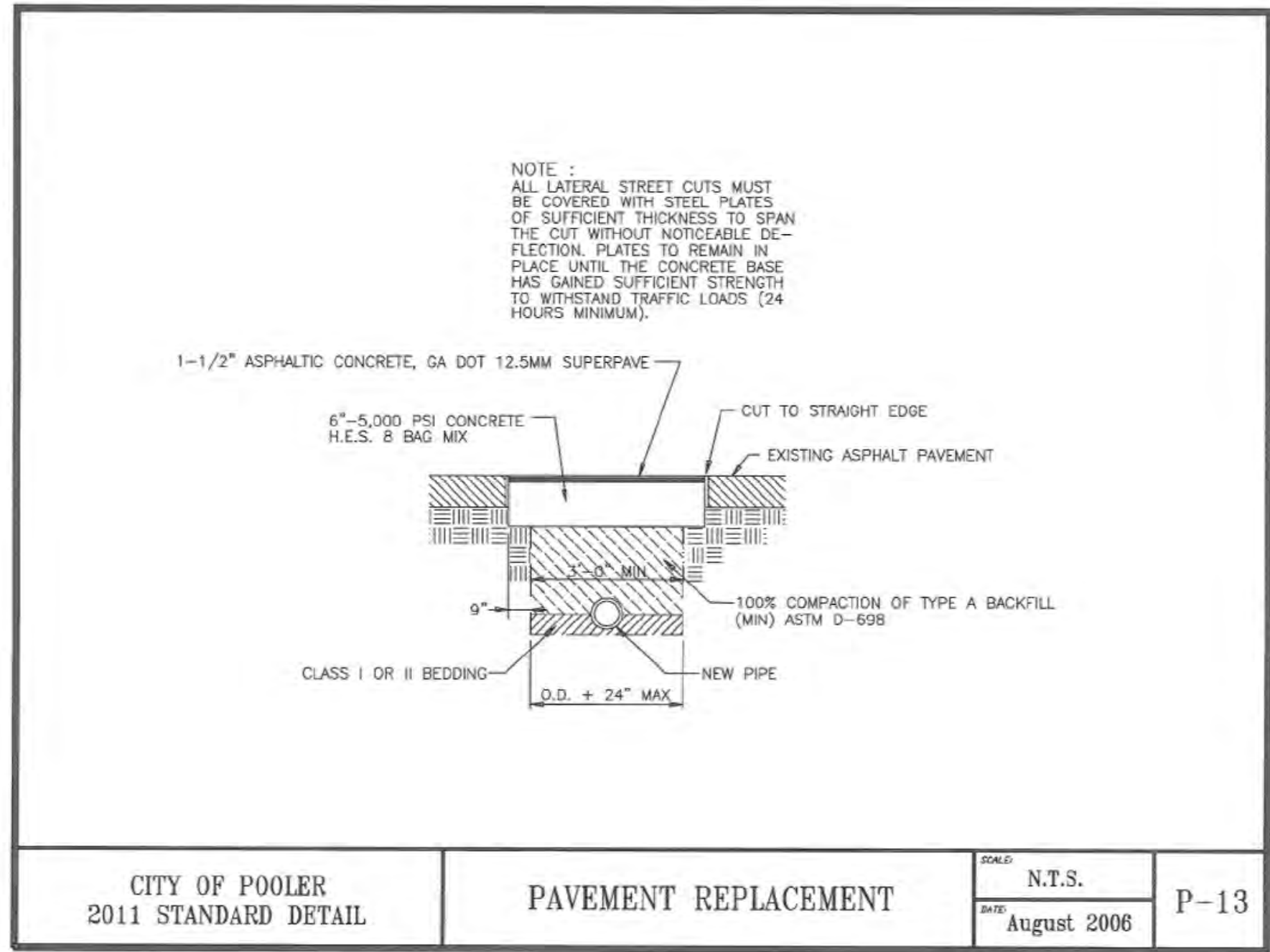
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Civil Engineering
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Tel 912.232.9402
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DATE 2/15/24

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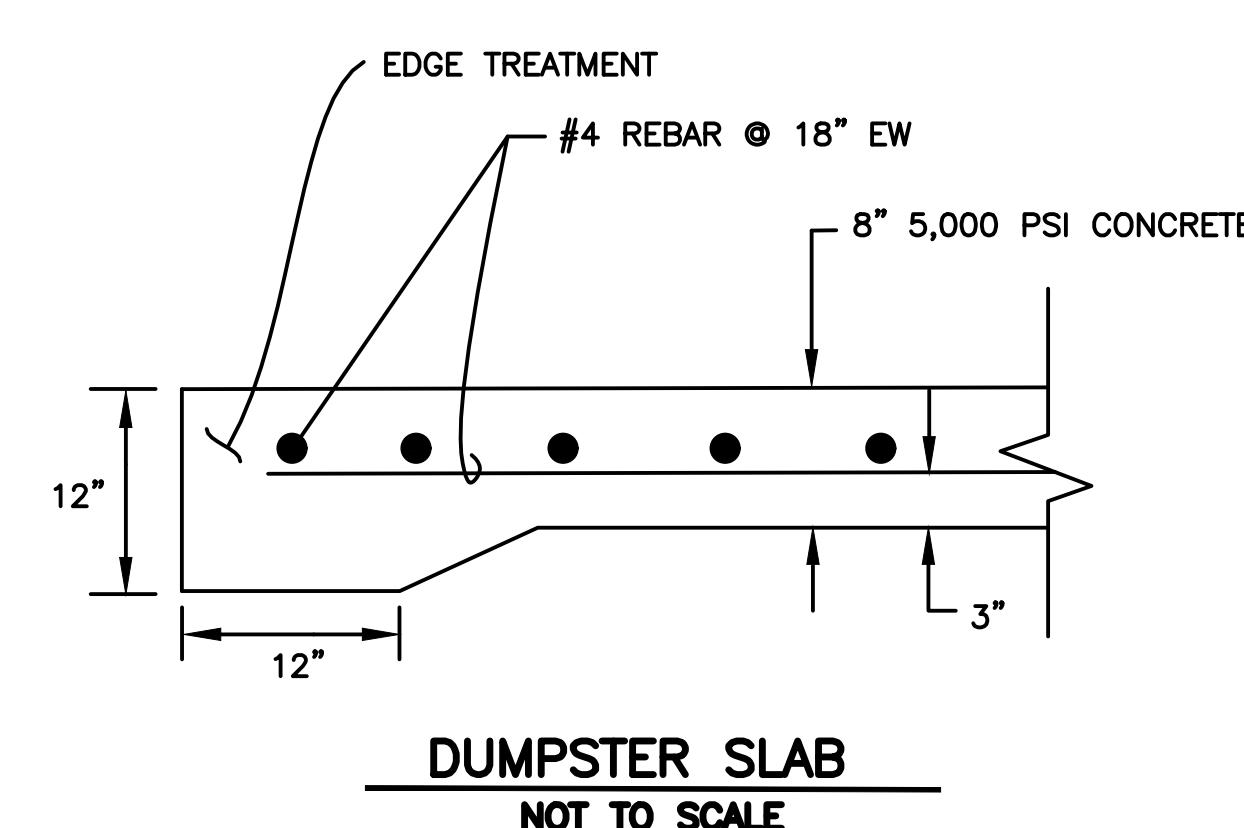
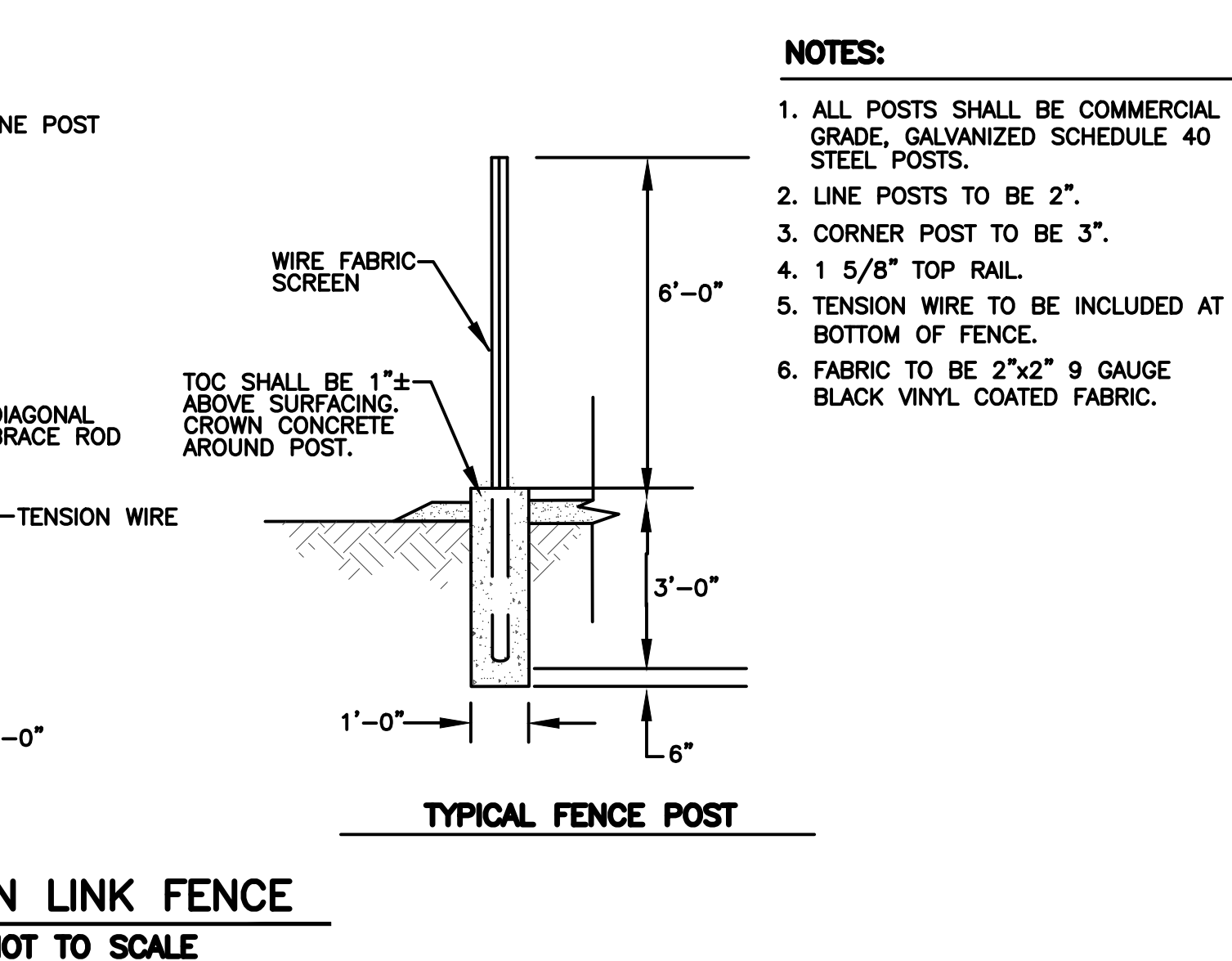
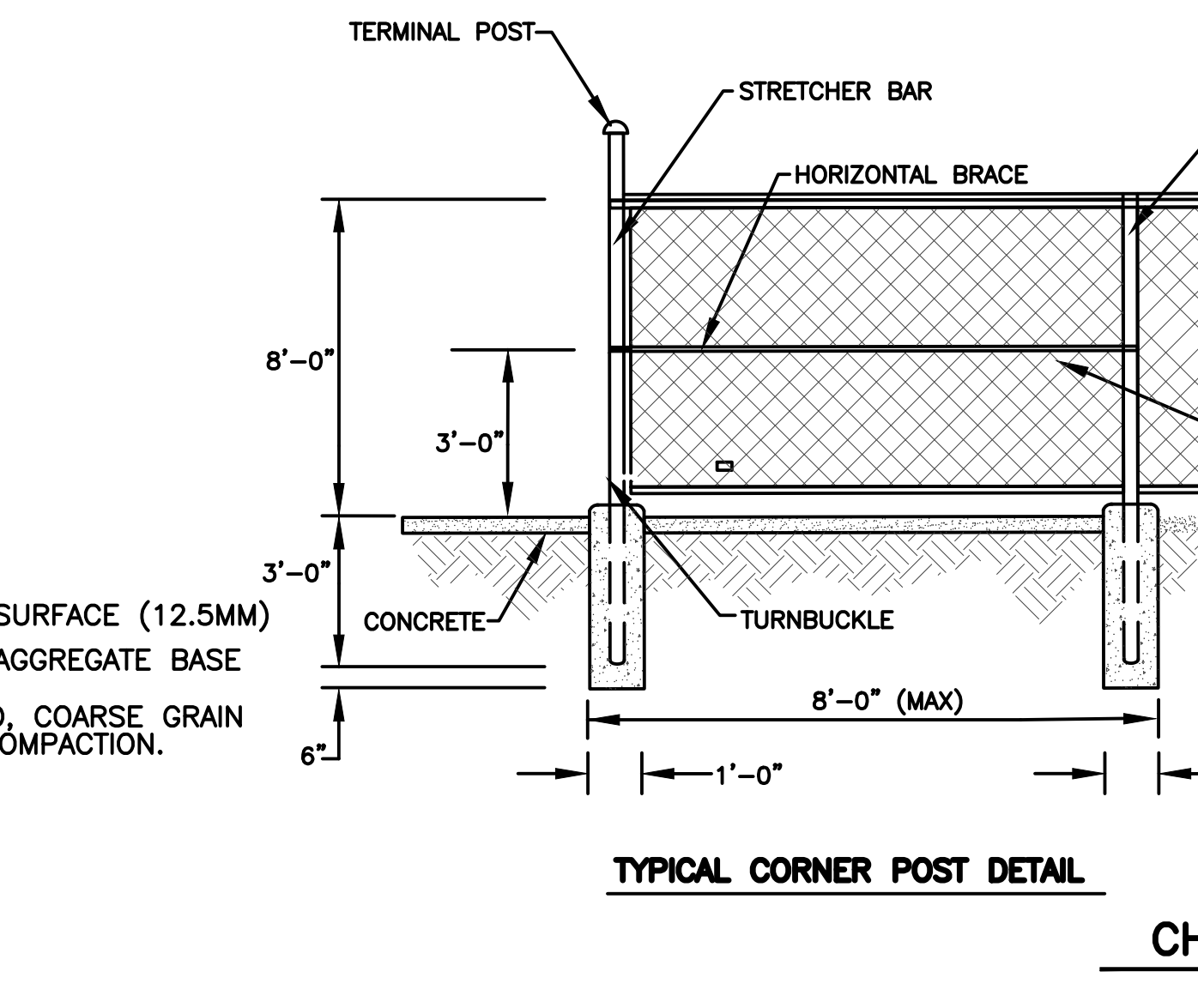
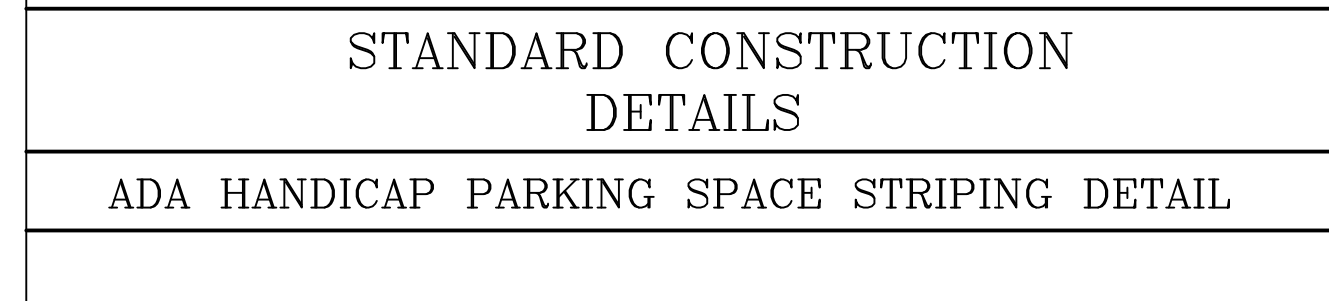
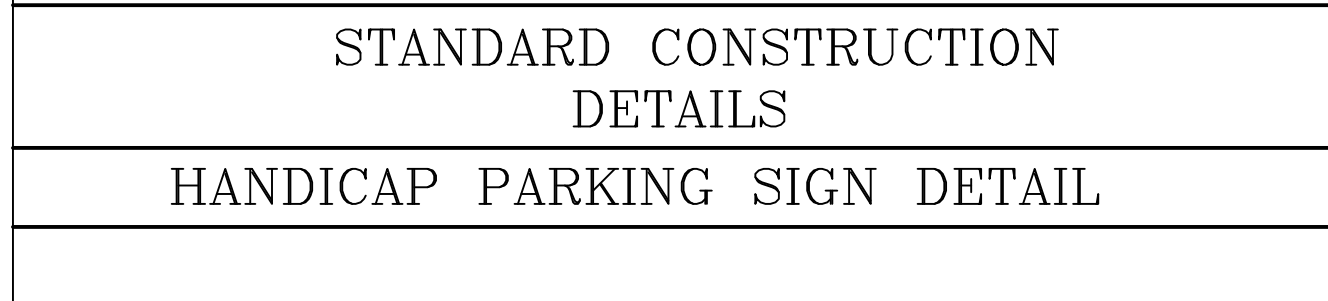
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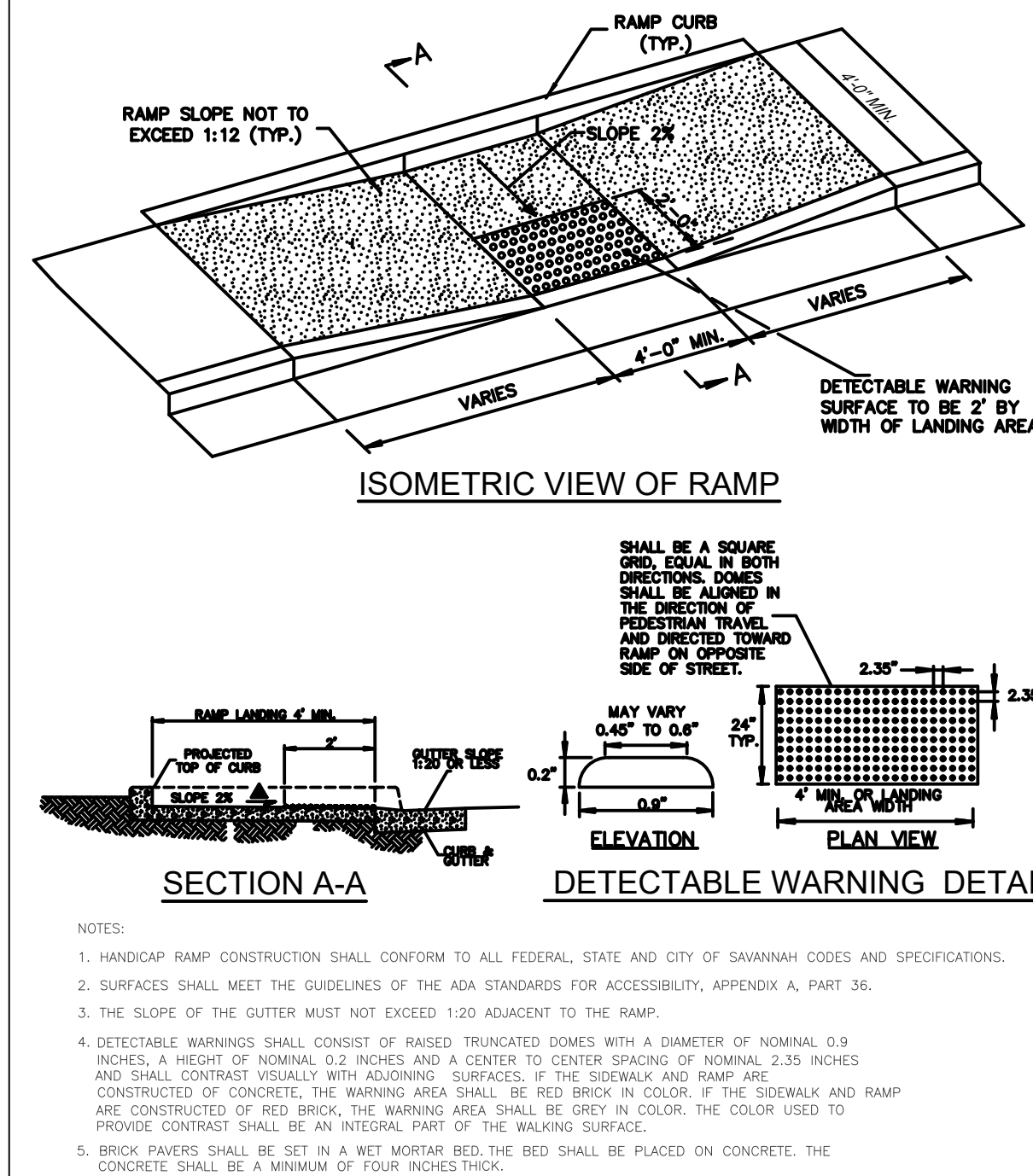
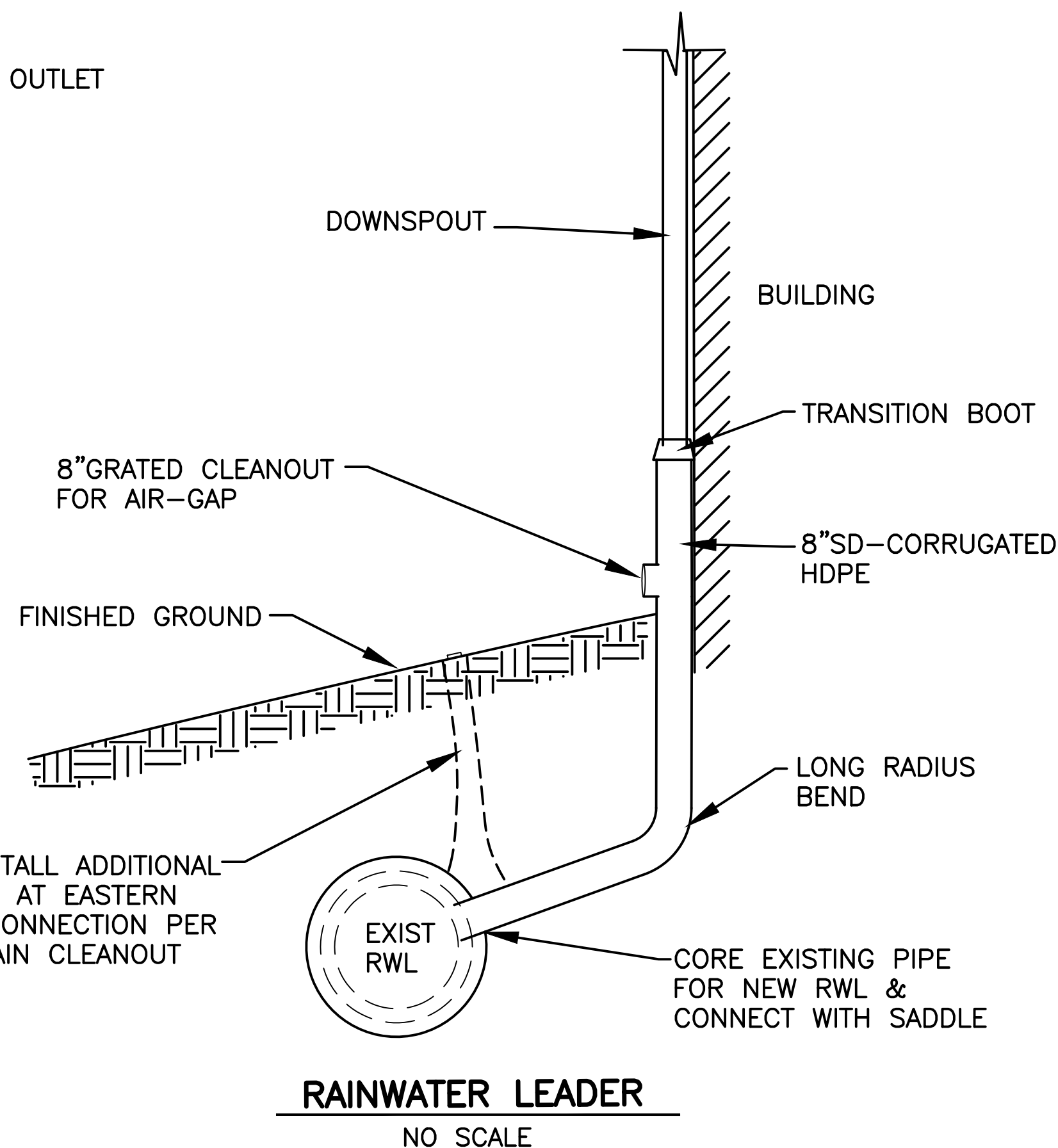
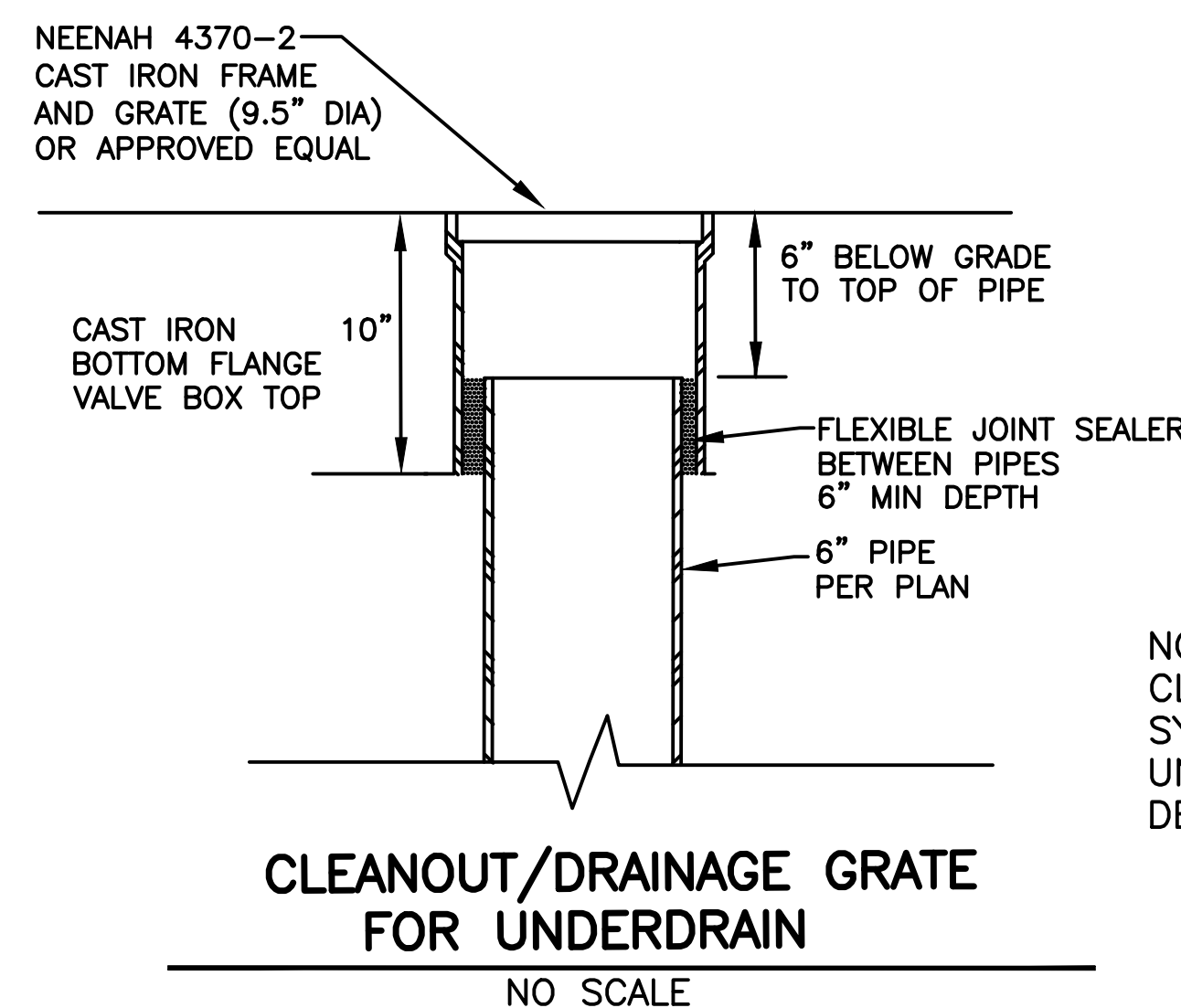
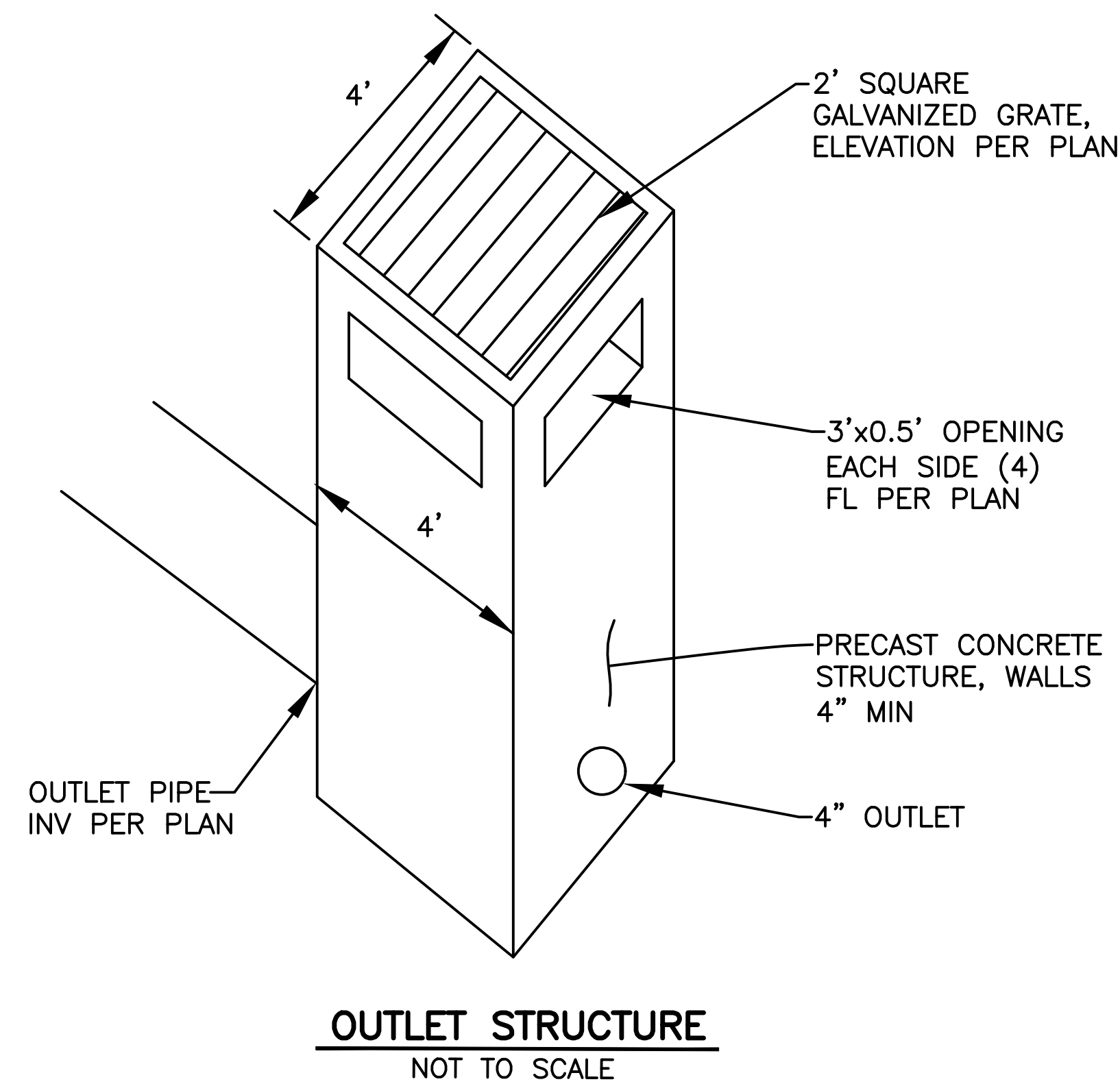
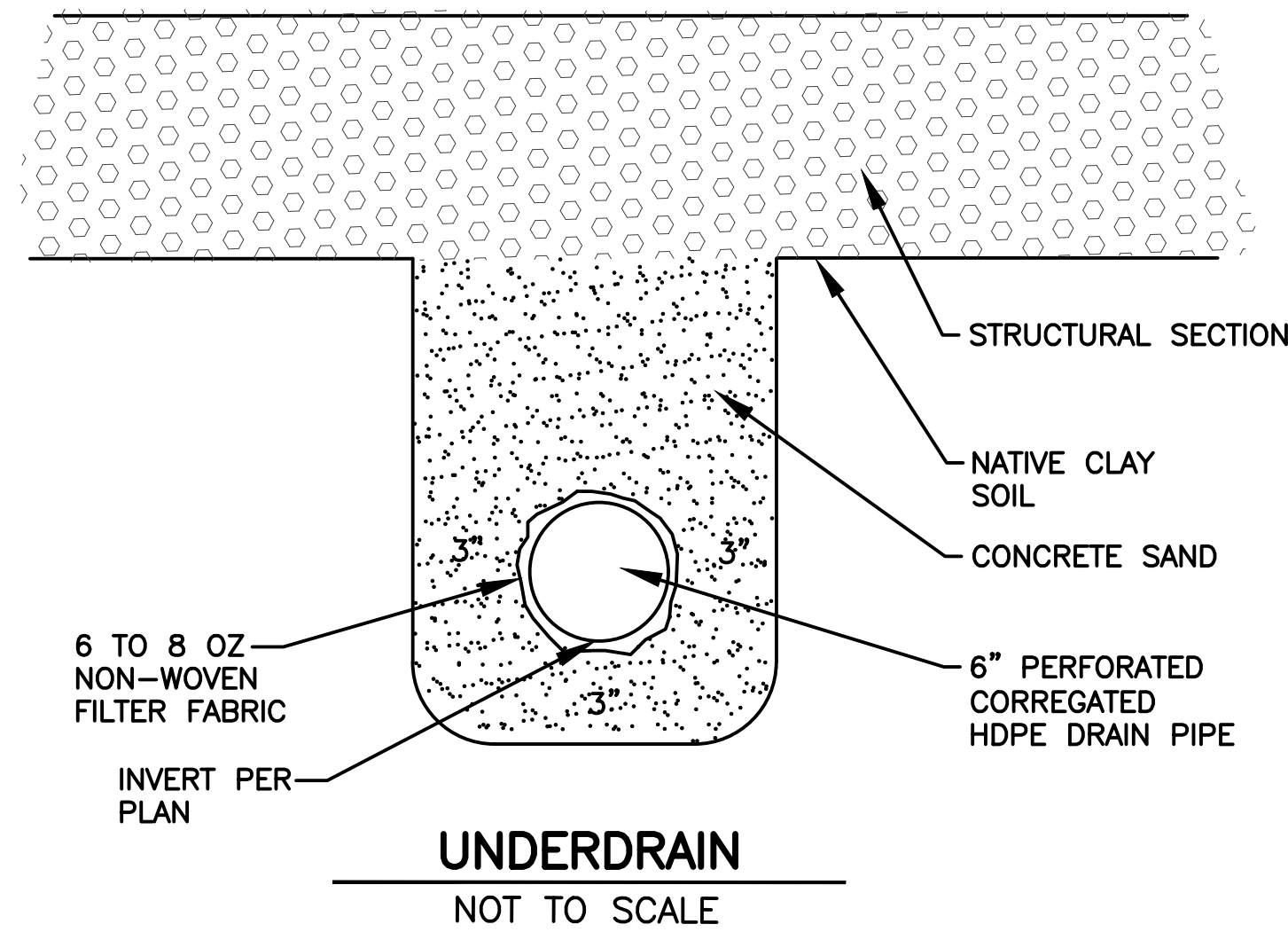


NATIONAL MUSEUM OF THE MIGHTY EIGHTH AIRFORCE
MUSEUM IMPROVEMENTS PHASE 2
P.I.N. 5-0985-02-005
GEORGIA
POOLER

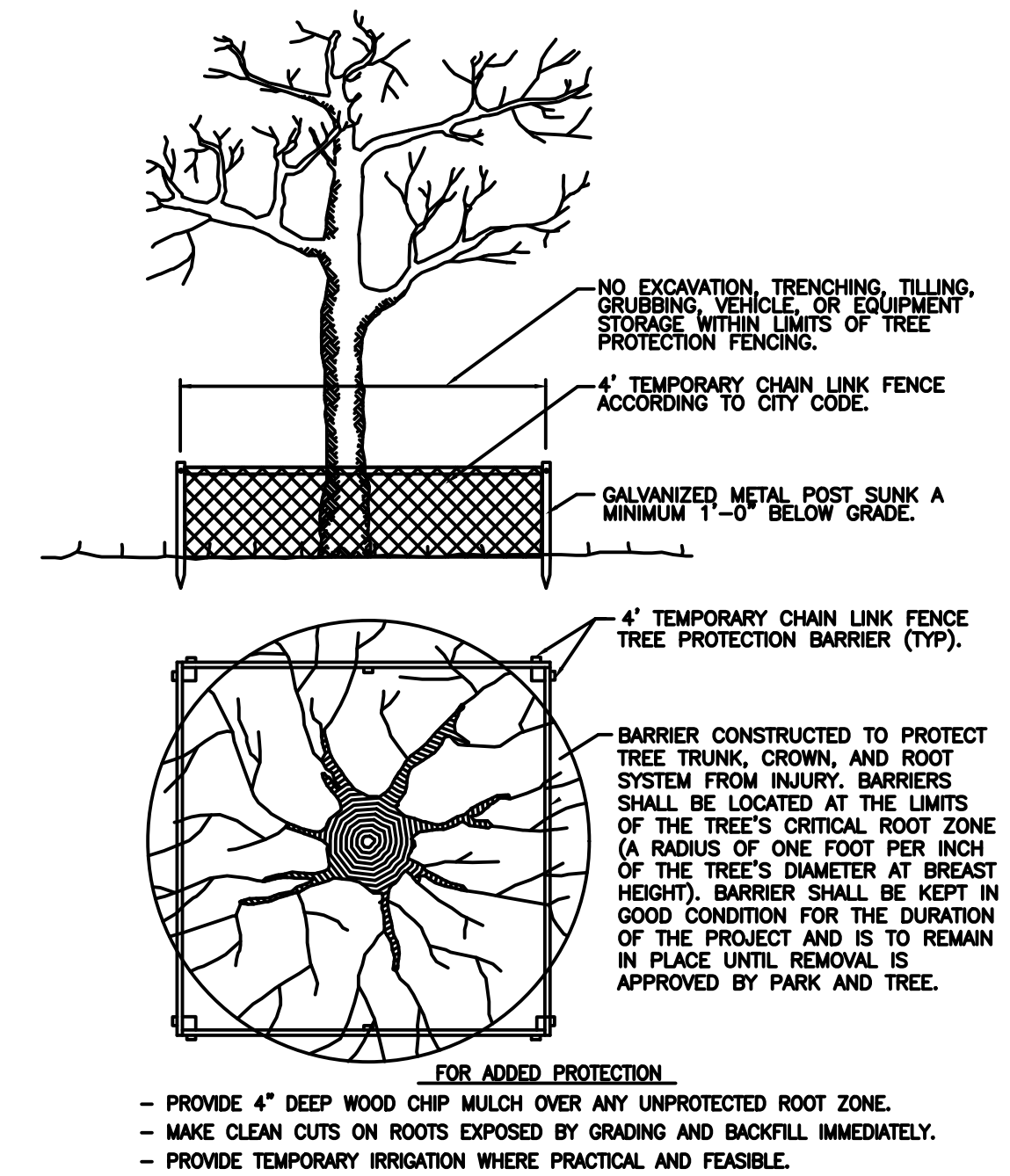
COASTAL
Civil Engineering
3801 River Drive
Thunderbolt, GA
WWW.COASTALCIVIL.COM

DATE 2/15/24
DRAWN BY JH
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DRAWING NUMBER
C7 of C14

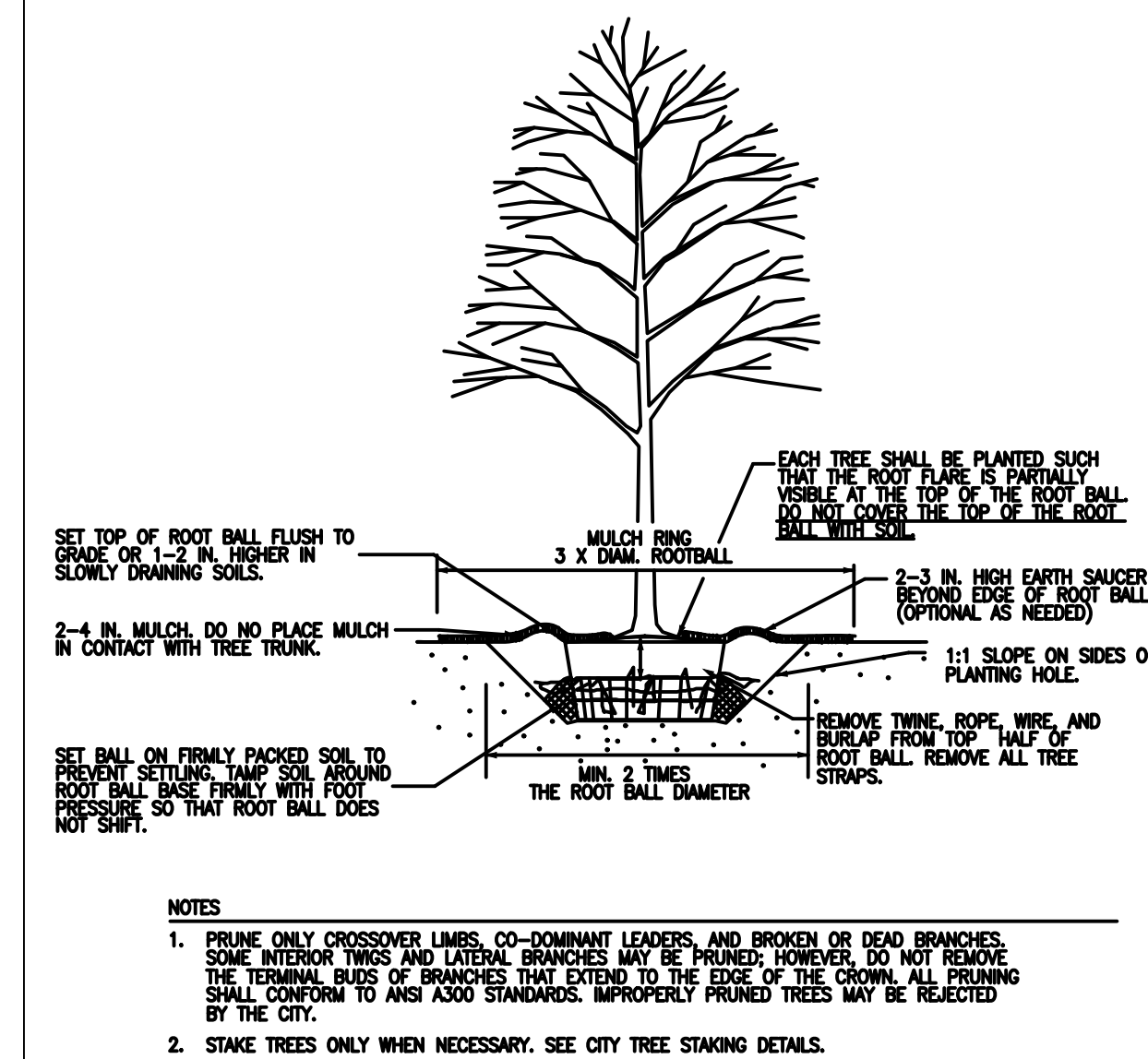




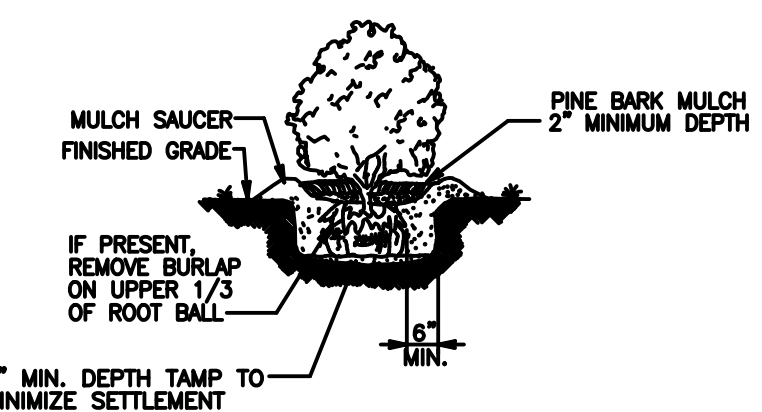
STANDARD CONSTRUCTION
DETAILS
TYPE B HANDICAP RAMP



STANDARD CONSTRUCTION
DETAILS
TREE PROTECTION



STANDARD CONSTRUCTION
DETAILS
TREE PLANTING



STANDARD CONSTRUCTION
DETAILS
SHRUB PLANTING



NATIONAL MUSEUM OF THE MIGHTY EIGHTH AIRFORCE
MUSEUM IMPROVEMENTS PHASE 2
P.I.N. 5-0985-02-005

GEORGIA

POOLER

MISCELLANEOUS DETAILS



DATE 2/15/24
DRAWN BY JH CHECKED TH
DRAWING NUMBER

C9 OF C14

CONTACT INFORMATION

DEVELOPER/OWNER
NATIONAL MUSEUM OF THE MIGHTY EIGHTH AIR FORCE
175 BOURNE AVENUE
POOLER, GA
SCOTT LOEHR
(912) 748-8888 x107
SLOEHR@MIGHTYEIGHTH.ORG

24 HOUR EROSION CONTROL CONTACT
TBD BY PROJECT BID

TOTAL PROPERTY AREA: 11.36 ac
TOTAL DISTURBED AREA: 0.73 ac

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A MUSEUM IMPROVEMENTS PHASE 2 TO THE MIGHTY EIGHTH AIRFORCE MUSEUM AND ASSOCIATED PARKING AND UTILITIES.

EROSION CONTROL NOTES

11. Storm water leaving the existing site flows towards onsite detention basins located in the property frontage along Bourne Avenue. Overflow from these basins is conveyed to a public drainage system in Bourne Avenue, and eventually received by the Pipemakers canal.
12. I certify under penalty of law that this plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision.
- Thomas G Havens, PE*
Thomas G Havens, PE
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000016162
13. "I certify that the Permittee's Erosion, Sedimentation and Pollution Control plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia," (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and that the designed system of best management practices meets the design requirements contained in the General NPDES Permit No. GAR 100001."
- Thomas G Havens, PE*
Certified By
Thomas Havens, PE
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000016162
14. The design professional who prepared the ES&PC plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation.
- Thomas G Havens, PE*
Thomas G Havens, PE
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000016162
15. Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the jurisdictional determination line without first acquiring the necessary variances and permits.
16. There are no buffer encroachments on the site and no buffer variance required.
17. Any amendments or revisions to this ES&PC plan which have significant impact on BMPs with a hydraulic component must be certified by the design professional
18. Waste materials shall not be discharged into waters of the State, except as authorized by a section 404 permit.
19. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities.
20. Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
21. Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding
24. No concrete washdown of tools, concrete mixer chutes, hoppers and rear of the vehicles trucks will be allowed on the project site. Washout of the drum at the construction site is prohibited.
25. Petroleum Based Products- Containers for products such as fuels, lubricants and tars will be inspected daily for leaks and spills. This includes on-site vehicle and machinery daily inspections and regular preventive maintenance of such equipment. Equipment maintenance areas will be located away from state water, natural drains and storm water drainage inlets. In addition, temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Discharge of oils, fuels and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposal as required by local and State regulations.
- Paints/Finishes/Solvents- All products will be stored in tightly sealed original containers when not in use. Excess product will not be discharged to the storm water collection system. Excess product, materials used with these products and product containers will be disposed of according to manufacturer's specifications and recommendations.
- Fertilizer/Herbicides- These products will be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWW Manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers.
- Building Materials- No building or construction materials will be buried or disposed of onsite. All such material will be disposed of in proper waste disposal procedures.
26. All post-construction pollutants from the site will be controlled/treated in the detention pond.
27. All materials such as building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, & sanitary waste must be covered with plastic sheeting or temporary roofs in order to minimize exposure to precipitation and to stormwater.
28. * Local, State and manufacturer's recommended methods for spill cleanup will be clearly posted and procedures will be made available to site personnel.
- * Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical materials and equipment includes, but is not limited to, brooms, dustpans, mops, rags, gloves, goggles, cat litter, sand, sawdust and properly labeled plastic and metal waste containers.
- * Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.
- * All spills will be cleaned up immediately upon discovery. All spills will be reported as required by local, State and Federal regulations.
- * FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.
- * FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.

- * FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
- * FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.
- The contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity greater than 660 gallons. The contractor will need a Spill Prevention Containment and Countermeasures Plan prepared by that licensed professional.
47. Soil on site is Type Oj (Ocilla Complex) soils and Ok (Ogeechee Fine Loamy Sand), which are in hydrologic group B/D.

MISCELLANEOUS NOTES

1. This ES&PC plan is in compliance with waste disposal and sanitary sewer regulations.
2. Any petroleum spills or leaks that occur during the course of construction shall be isolated and removed immediately
3. There are no State waters on or within 200' of the project site.
4. The contractor shall maintain appropriate dust control Du in accordance with local ordinances and requirements. dust control shall be provided by irrigation, temporary mulching (Ds1), or temporary seeding (Ds2).
5. Contractor shall install and maintain erosion control measures at all times. If full implementation of the approved plan does not provide for effective erosion control, additional sediment and erosion control measures shall be implemented to control or treat the sediment source.
6. All grassing shall be in accordance with the Georgia Department of Transportation Specifications, latest edition.
7. Only disturb, clear, or grade areas necessary for construction.
8. Use grooving or tracking to roughen the face of slope to facilitate vegetation establishment. Apply seed, fertilizer and straw mulch and then track or punch in mulch with bulldozer on 3:1 or steeper slopes.
9. After any rainfall inspect any structure used to trap sediment and clean out or repair promptly. Inspect channels at regular intervals and after significant storms. Remove debris, if necessary and make needed repairs. Repair eroded areas promptly.

PROPOSED SCHEDULE

	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
Installation of BMP's								
Grading								
Temporary Stabilization								
Permanent Paving								
BMP Maintenance								
Remove Temp Controls								
Final Stabilization								

VEGETATIVE PRACTICES

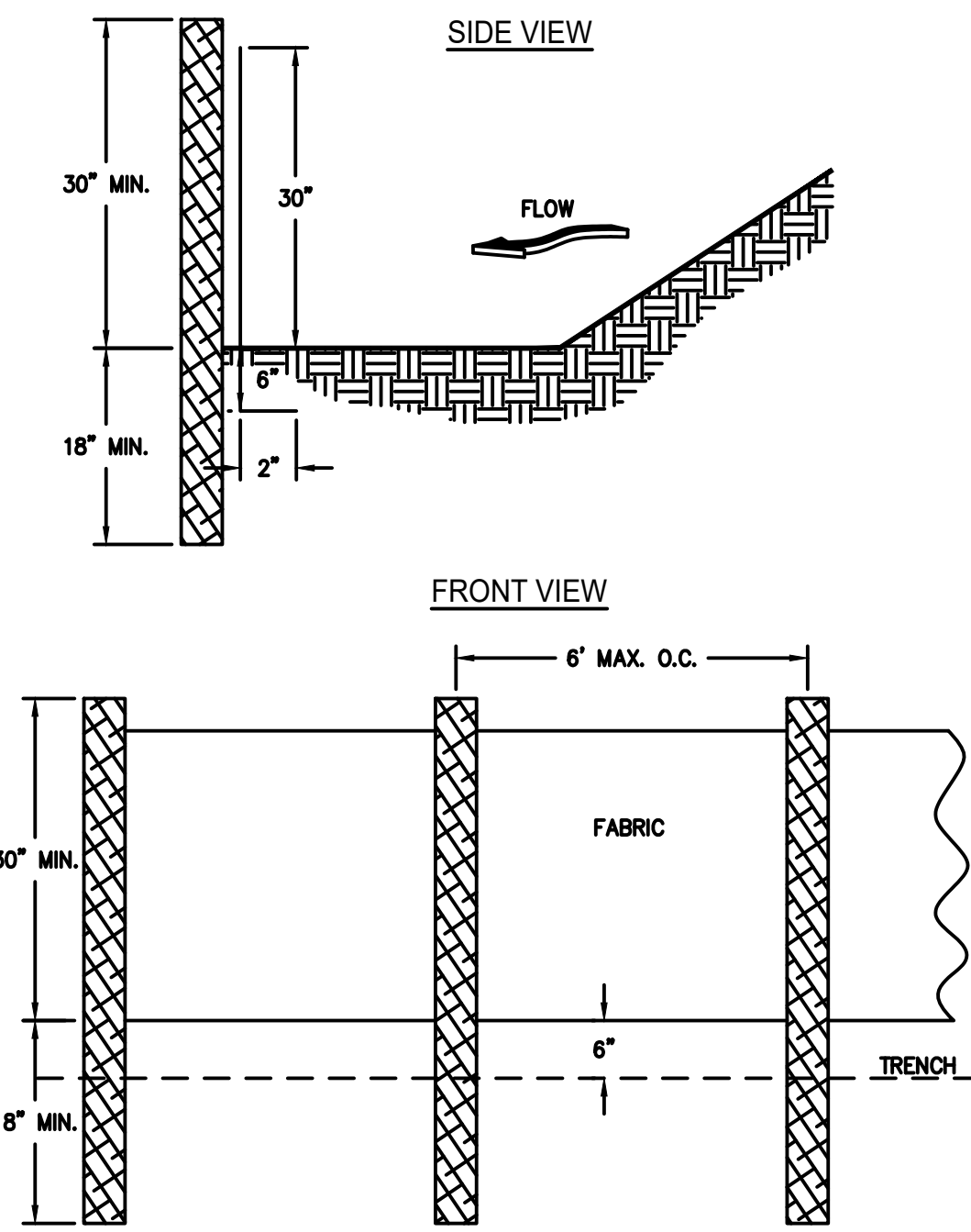
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.

UNIFORM CODING SYSTEM

STRUCTURAL PRACTICES

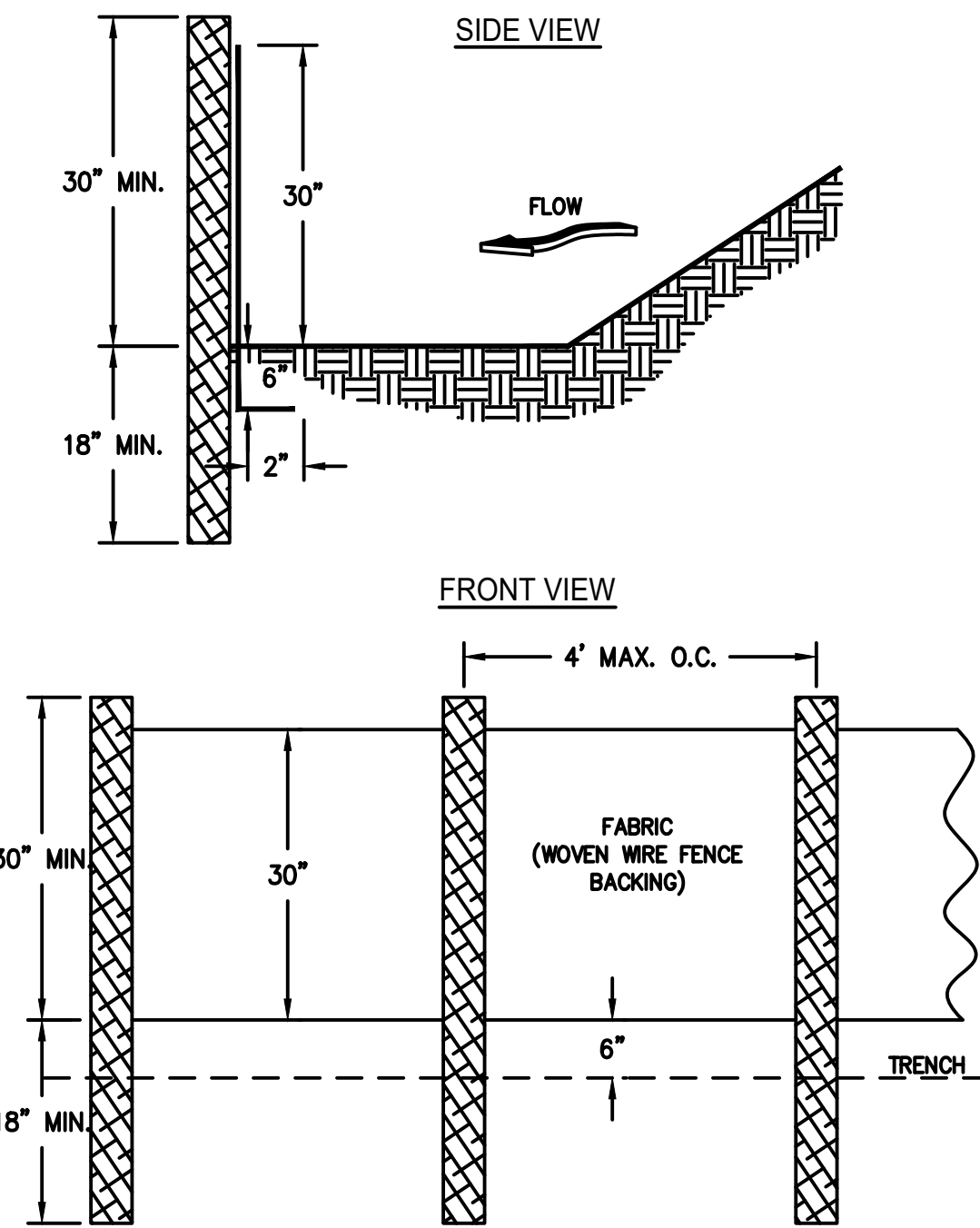
Sd1	SEDIMENT BARRIER		Sd1	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Co	CONSTRUCTION EXIT		Co	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd2	INLET SEDIMENT TRAP		Sd2	An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
St	STORMDRAIN OUTLET PROTECTION		St	A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Sk	FLOATING SURFACE SKIMMER		Sk	A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.

SILT FENCE - TYPE NON-SENSITIVE



- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (30") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SILT FENCE - TYPE SENSITIVE

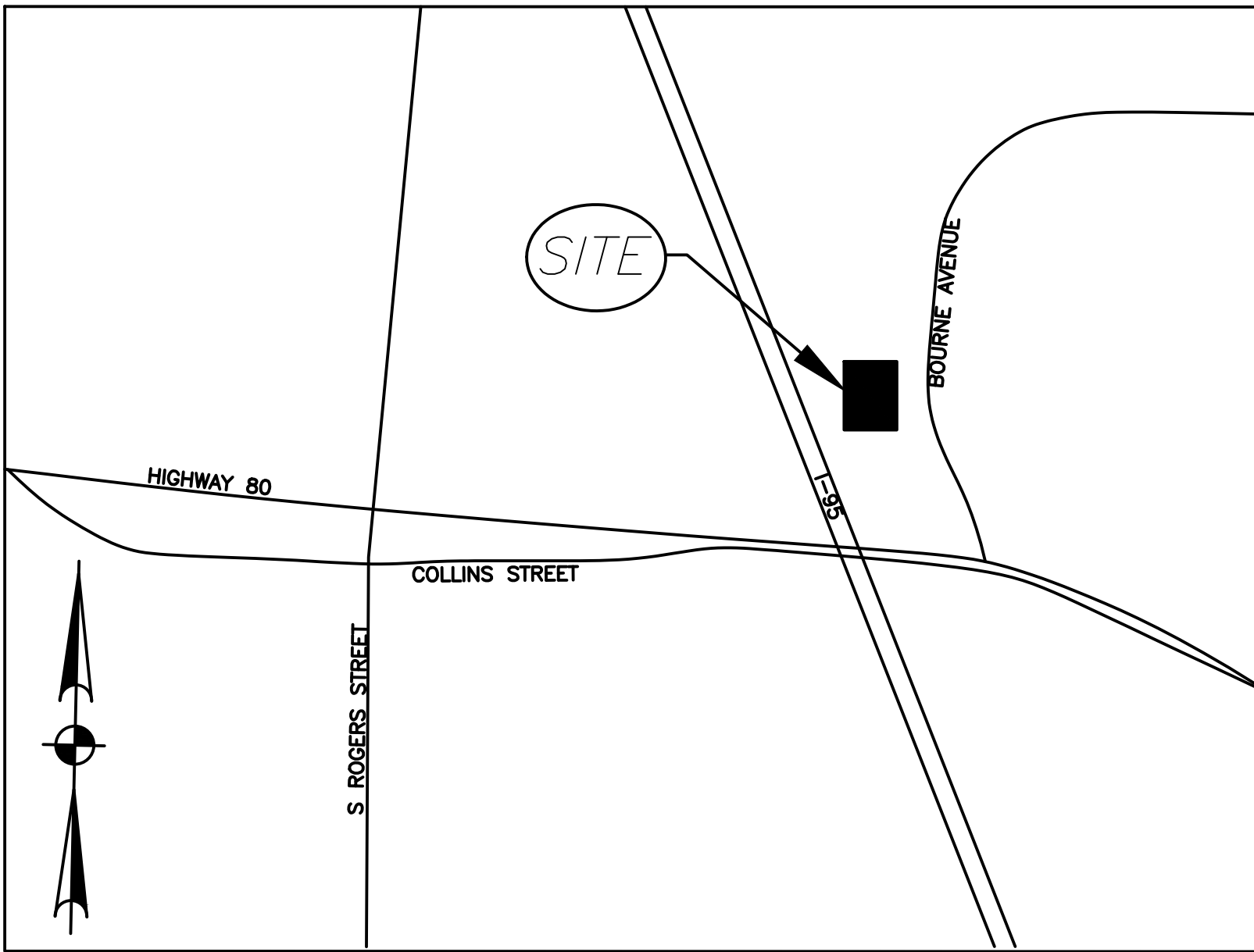


- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (30") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

GPS LOCATION:
32.1154772
-81.236438

CRUSHED STONE
CONSTRUCTION EXIT
NOT TO SCALE

Co



VICINITY MAP
NO SCALE

COASTAL
Civil Engineering
3001 1/2 River Drive
Thunderbolt, GA
30156
WWW.COASTALCIVIL.COM



LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000016162

NATIONAL MUSEUM OF THE MIGHTY EIGHTH AIRFORCE
MUSEUM IMPROVEMENTS PHASE 2
P.I.N. 5-0985-02-005

GEORGIA

POOLER

EROSION AND SEDIMENT CONTROL PLAN
NOTES AND DETAILS

DATE
2/15/24

DRAWN BY
JH

CHECKED
TH

DRAWING NUMBER

C10 OF C14

NO.	DATE	REVISION	BY
1	2/2/24	STORM DRAIN REVISION	TH
2	4/18/24	CITY OF POOLER COMMENTS	TH

DEFINITION

Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

CONDITIONS

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored, and have a continuous 90% cover or greater of the soil surface. Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months. If an area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed.

SPECIFICATIONS

MULCHING WITHOUT SEEDING

This standard applies to grades or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

1. Grade to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials

Select one of the following materials and apply at the depth indicated:

1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.

Ds1

DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
3. Cutback asphalt (slow curing) shall be applied at 1200 gallons per acre (or 1/4 gallon per sq.yd.).
4. Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and reused.

Applying Mulch

When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.

1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.
2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Cutback asphalt shall be applied uniformly. Care should be taken in areas of pedestrian traffic due to problems of 'tracking in" or damage to shoes, clothing, etc.
4. Apply polyethylene film on exposed areas.

Anchoring Mulch

1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application. Straw or hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-5 or SS-1). The asphalt emulsion shall be sprayed onto the mulch as it is ejected from the machine. Use 100 gallons of emulsified asphalt and 100 gallons of water per ton of mulch. Tackifiers and binders can be substituted for emulsified asphalt. Please refer to specification Tb -Tackifiers and Binders. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.
2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
3. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

DEFINITION

The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

CONDITIONS

Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established. eeded.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
Rye	3.9 pounds	3 bu.	9/1-3/1
Ryegrass	0.9 pound	40 lbs.	8/15-4/1
Annual Lespedeza	0.9 pound	40 lbs.	1/15-3/15
Weeping Lovegrass	0.1 pound	4 lbs.	2/15-6/15
Sudangrass	1.4 pounds	60 lbs.	3/1-8/1
Browntop Millet	0.9 pound	40 lbs.	4/1-7/15
Wheat	4.1 pounds	3 bu.	10/15-2/1

- * Unusual site conditions may require heavier seeding rates
- ** Seeding dates may need to be altered to fit temperature variations and conditions.

Ds2

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SPECIFICATIONS

Grading and Shaping

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or handseeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate determined by soil test for pH. Quick acting lime should be incorporated to modify pH during the germination period. Bio stimulants should also be considered when there is less than 3% organic matter in the soil. Graded areas require lime application. Soils must be tested to deter)mine required amounts of fertilizer and amend)ments. Fertilizer should be applied before land preparation and incorporated with a disk, ripper, or chisel. On slopes too steep for, or inaccess)ible to equipment, fertilizer shall be hydraulically applied, preferably in the first pass with seed and some hydraulic mulch, then topped with the remaining required application rate.

Seeding

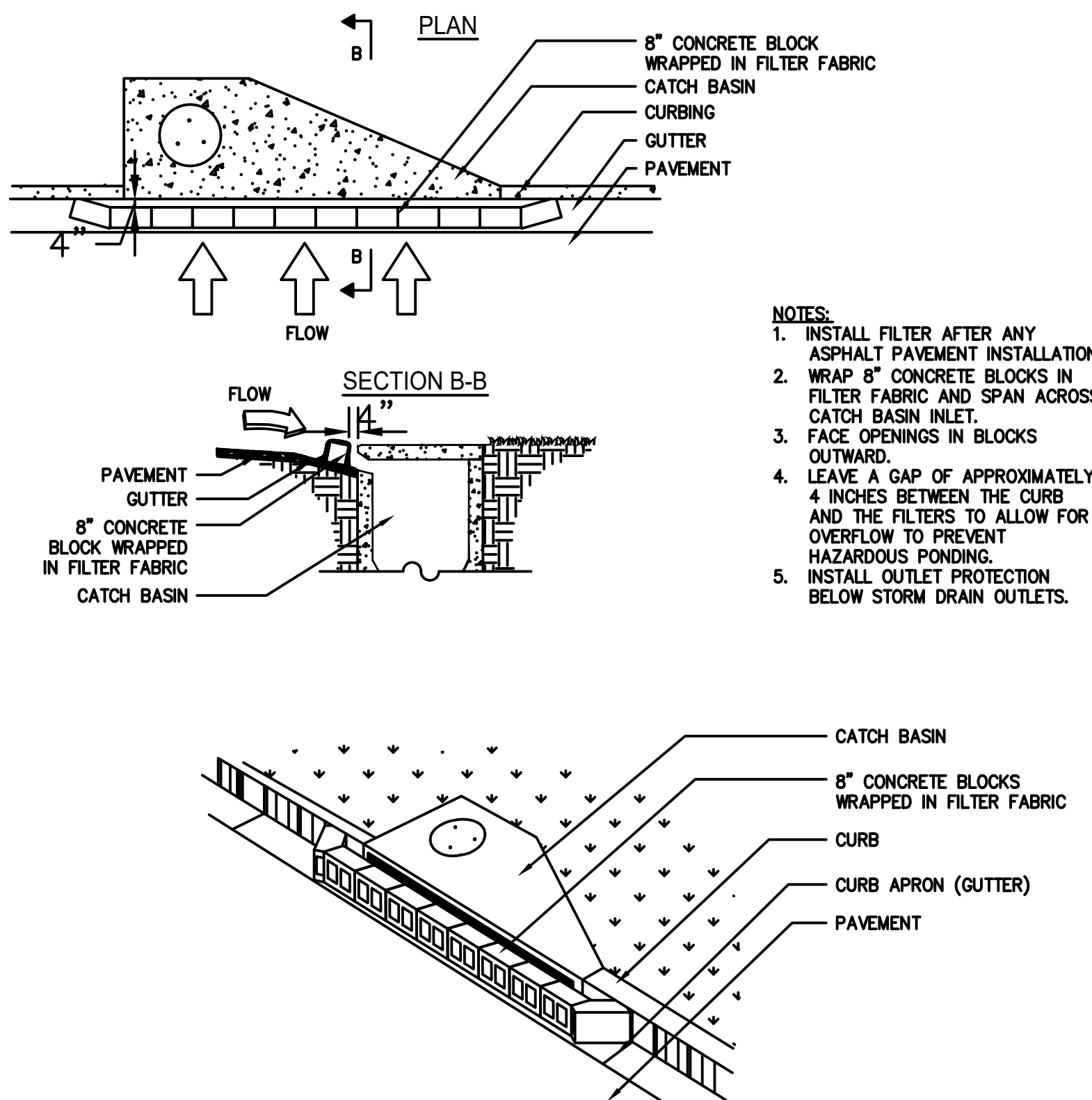
Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand.

Mulching

Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Ds1 - Disturbed Area Stabilization (With Mulching Only).

Irrigation

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.



CURB INLET FILTER "PIGS IN BLANKET" (Sd2P)

DEFINITION

The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization...

CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fills, dams, and other denuded areas.

SPECIFICATIONS

Grading and Shaping

Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.

When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation.

Concentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

Lime and Fertilizer Rates and Analysis

Agricultural lime is required at the rate of one to two tons per acre unless soil tests indicate otherwise. Graded areas require lime application. If lime is applied within six months of planting permanent perennial vegetation, additional lime is not required. Agricultural lime shall be within the specifications of the Georgia Department of Agriculture.

Lime spread by conventional equipment shall be "ground limestone." Ground limestone is calcitic or dolomitic limestone ground so that 90 percent of the material will pass through a 10-mesh sieve, not less than 50 percent will pass through a 50-mesh sieve and not less than 25 percent will pass through a 100-mesh sieve.

Fast-acting lime spread by hydraulic seeding equipment should be "finely ground limestone" opening from the 100 micron size to the 5 micron size. Finely ground limestone is calcitic or dolomitic limestone ground so that 95 percent of the material will pass through a 100-mesh sieve.

Ds3

DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

It is desirable to use dolomitic limestone in the Sand Hills, Southern Coastal Plain and Atlantic Coast Flatwoods MRLAS.

Agricultural lime is generally not required where only trees are planted. Initial fertilization, nitrogen, topdressing, and maintenance fertilizer requirements for each species or combination of species are listed in Table 6-5.1 below.

TABLE 6-5.1. FERTILIZER REQUIREMENTS

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING RATE
1. Cool season grasses	First	6-12-12	1500 lbs./ac.	50-100 lbs./ac. 1/2
	Second	6-12-12	1500 lbs./ac.	30 lbs./ac.
	Maintenance	10-10-10	400 lbs./ac.	-
2. Cool season grasses and legumes	First	6-12-12	1500 lbs./ac.	50 lbs./ac. 1/
	Second	6-12-12	1500 lbs./ac.	-
	Maintenance	10-10-10	400 lbs./ac.	-
3. Ground covers	First	10-10-10	1300 lbs./ac./3	-
	Second	10-10-10	1300 lbs./ac./3	-
	Maintenance	10-10-10	1100 lbs./ac.	-
4. Pine seedlings	First	20-10-5	one 21-grain pellet per seedling placed in the closing hole	-
5. Shrub Lespedeza	First	10-10-10	700 lbs./ac.	-
	Maintenance	10-10-10	700 lbs./ac./1	-
6. Temporary cover crops seeded alone	First	10-10-10	500 lbs./ac.	30 lbs./ac. 5/
7. Cool season grasses	First	6-12-12	1500 lbs./ac.	50-100 lbs./ac. 2/6
	Second	6-12-12	800 lbs./ac.	50-100 lbs./ac. 2/
	Maintenance	10-10-10	400 lbs./ac.	30 lbs./ac.
8. Warm season grasses and legumes	First	6-12-12	1500 lbs./ac.	50 lbs./ac. 6/
	Second	6-12-12	1100 lbs./ac.	-
	Maintenance	10-10-10	400 lbs./ac.	-

- 1/ Apply in spring following seeding.
- 2/ Apply in split applications when high rates are used.
- 3/ Apply in 3 split applications.
- 4/ Apply when plants are pruned.
- 5/ Apply to grass species only.
- 6/ Apply when plants grow to a height of 2 to 4 inches.

Seedbed Preparation

Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used. When conventional seeding is to be used, seedbed preparation will be done as follows:

Broadcast plantings

1. Tillage at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches, alleviate compaction, incorporate lime and fertilizer, smooth and firm the soil, allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hay mulch if a disk is to be used.
2. Tillage may be done with any suitable equipment.
3. Tillage should be done on the contour where feasible.

4. On slopes too steep for the safe operation of tillage equipment, the soil surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

Individual Plants

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding.
3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.

Planting

Hydraulic Seeding

Mix the seed (inoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

Conventional Seeding

Seeding will be done on a freshly prepared and firmed seedbed. For broadcast planting, use a cultipacker seeder, drill, rotary seeder, other mechanical seeder, or hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil for small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

No-Till Seeding

No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth.

Individual Plants

Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the subsoil furrow. Each plant shall be set in a manner that will avoid crowding the roots. Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface. Where individual holes are dug, fertilizer shall be placed in the bottom of the hole, two inches of soil shall be added and the plant shall be set in the hole.

Mulching

Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% soil cover. Select the mulching material from the following and apply as indicated:

1. Dry straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2 1/2 tons per acre.
2. Wood cellulose mulch or wood pulp fiber shall be used with hydraulic seeding. It shall be applied at the rate of 500 pounds per acre. Drystraw or dry hay shall be applied (at the rate indicated above) after hydraulic seeding.
3. One thousand pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper.
4. Sericea lespedeza hay containing mature seed shall be applied at a rate of three tons per acre.
5. Pine straw or pine bark shall be applied at a thickness of 3 inches for bedding purposes. Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas.
6. When using temporary erosion control blankets or block sod, mulch is not required.
7. Bituminous treated roving may be applied on planted areas on slopes, in ditches or dry waterways to prevent erosion. Bituminous treated roving shall be applied within 24 hours after an area has been planted. Application rates and materials must meet Georgia Department of Transportation specifications.

Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when agitated in water. The fibers shall contain a dye to allow visual metering and aid in uniform application during seeding.

Applying Mulch

Straw or hay mulch will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower-type spreading equipment, other spreading equipment or by hand. Mulch shall be applied to cover 75% of the soil surface.

Wood cellulose or wood fiber mulch shall be applied uniformly with hydraulic seeding equipment.

Anchoring Mulch

Anchor straw or hay mulch immediately after application by one of the following methods:

1. Emulsified asphalt can be (a) sprayed uniformly onto the mulch as it is ejected from the blower machine or (b) sprayed on the mulch immediately following mulch application when straw or hay is spread by methods other than special blower equipment.

The combination of asphalt emulsion and water shall consist of a homogeneous mixture satisfactory for spraying. The mixture shall consist of 100 gallons of grade SS-1h or CSS-1h emulsified asphalt and 100 gallons of water per ton of mulch.

- Care shall be taken at all times to protect state waters, the public, adjacent property, pavements, curbs, sidewalks, and all other structures from asphalt discoloration.
- Hay and straw mulch shall be pressed into the soil immediately after the mulch is spread. A special "packer disk" or disk harrow with the disks set straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disks shall be dull enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be plowed into the soil.
- Synthetic tackifiers or binders approved by GDOT shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's specifications. Refer to Tb - Tackifiers and Binders.
- Rye or wheat can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one half bushel per acre.
- Plastic mesh or netting with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

Irrigation

Irrigation shall be applied at a rate that will not cause runoff.

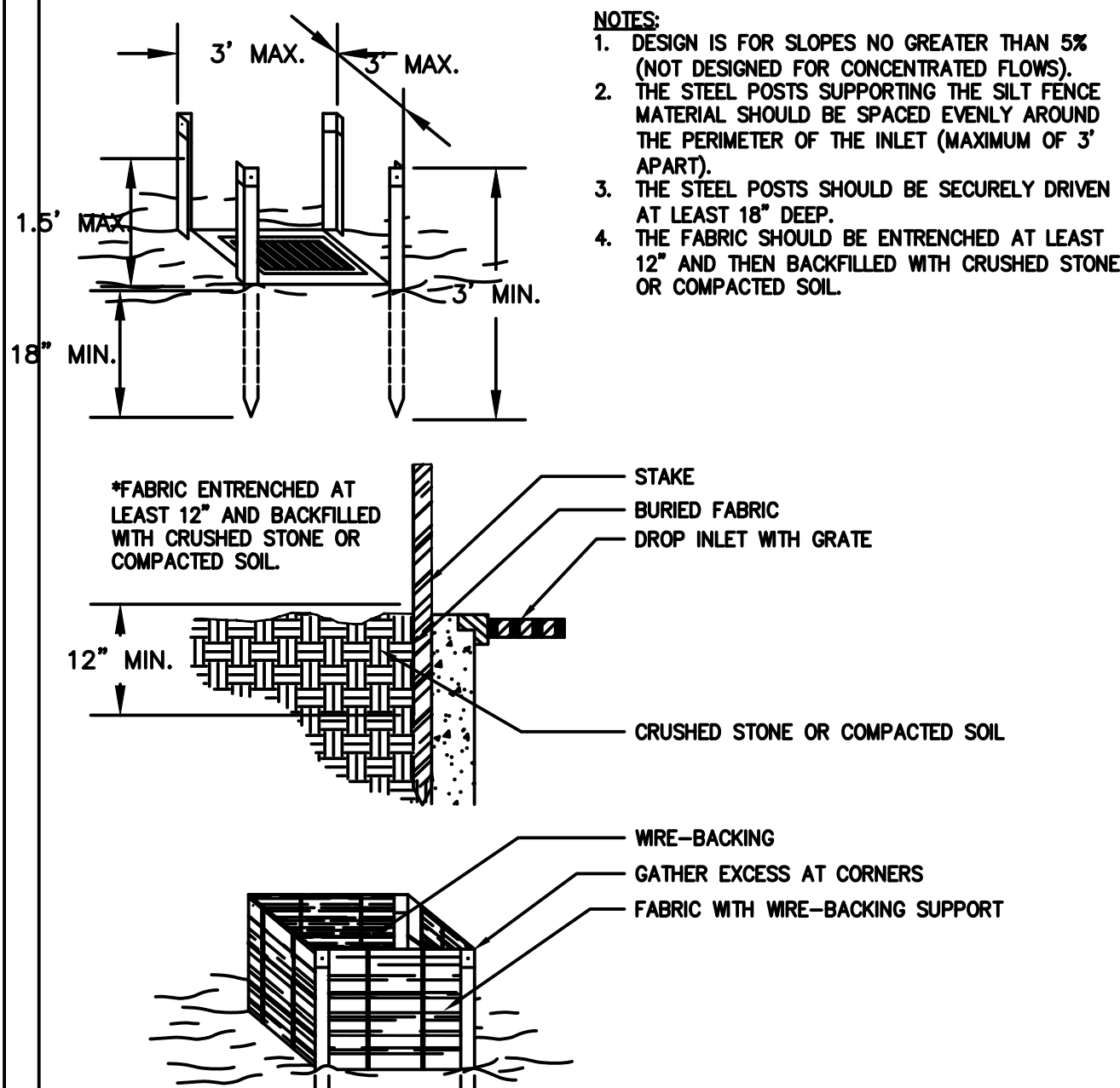
SEEDING RATES FOR PERMANENT SEEDING

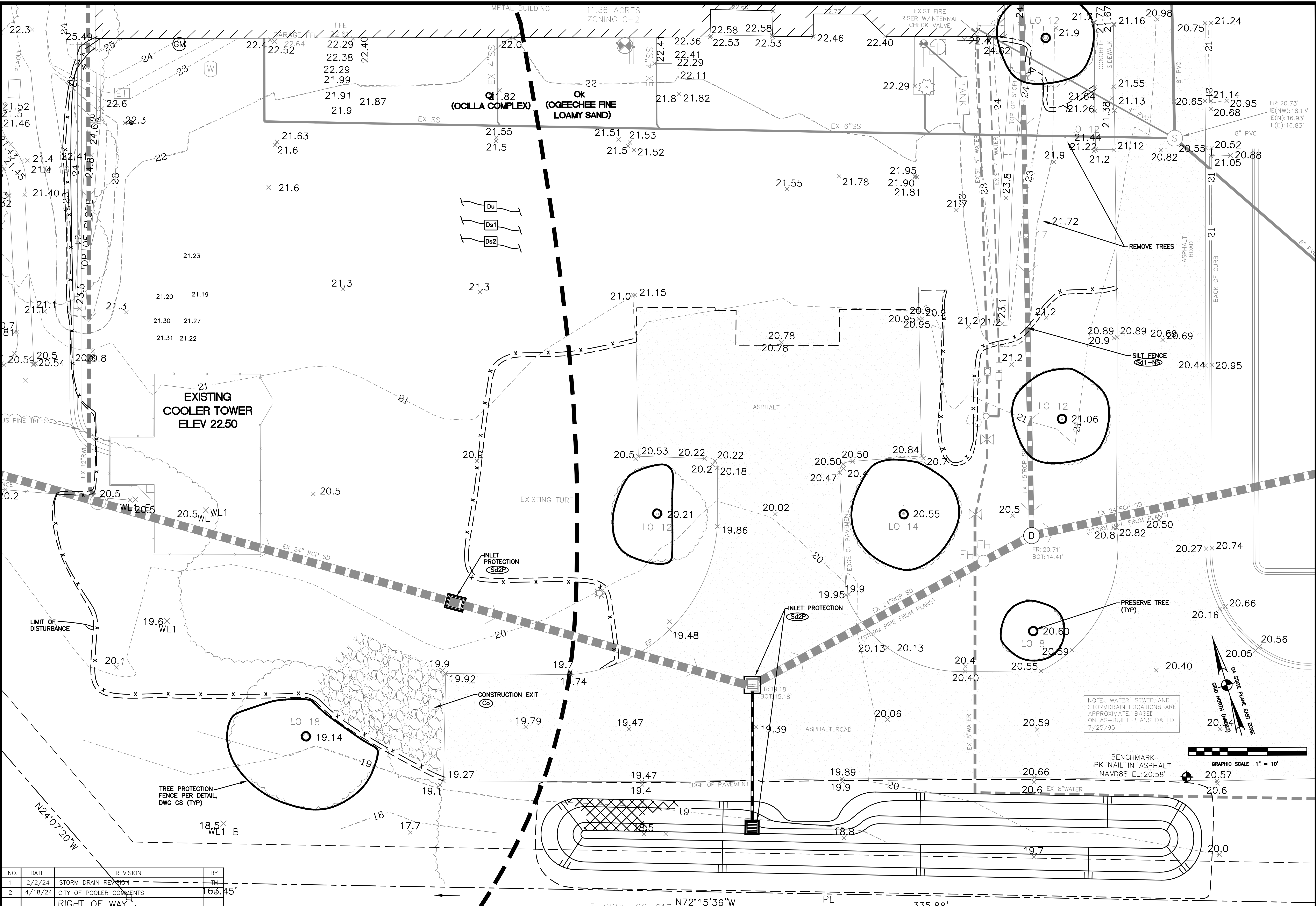
SPECIES	RATE Per 1,000 sq.ft.	RATE Per Acre *	PLANTING DATES **
BAHIA	1.4 POUNDS	60 LBS.	1/1-12/31
BERMUDA	0.2 POUND	10 LBS.	2/15-7/1
CENTPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 LBS.	1/1-12/31
WEEPING LOVE GRASS	0.1 POUND	4 LBS.	2/1-6/15
SWITCH GRASS	0.9 POUND	40 LBS.	3/15-6/1

- * Unusual site conditions may require heavier seeding rates
- ** Seeding dates may need to be altered to fit temperature variations and conditions.

FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION (Sd2f)

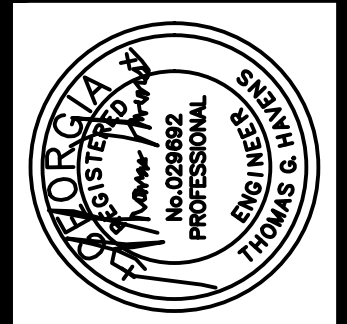
STEEL FRAME AND SILT FENCE INSTALLATION





NO.	DATE	REVISION	BY
1	2/2/24	STORM DRAIN REVISION	TH
2	4/18/24	CITY OF POOLER COMMENTS	TH
		RIGHT OF WAY	

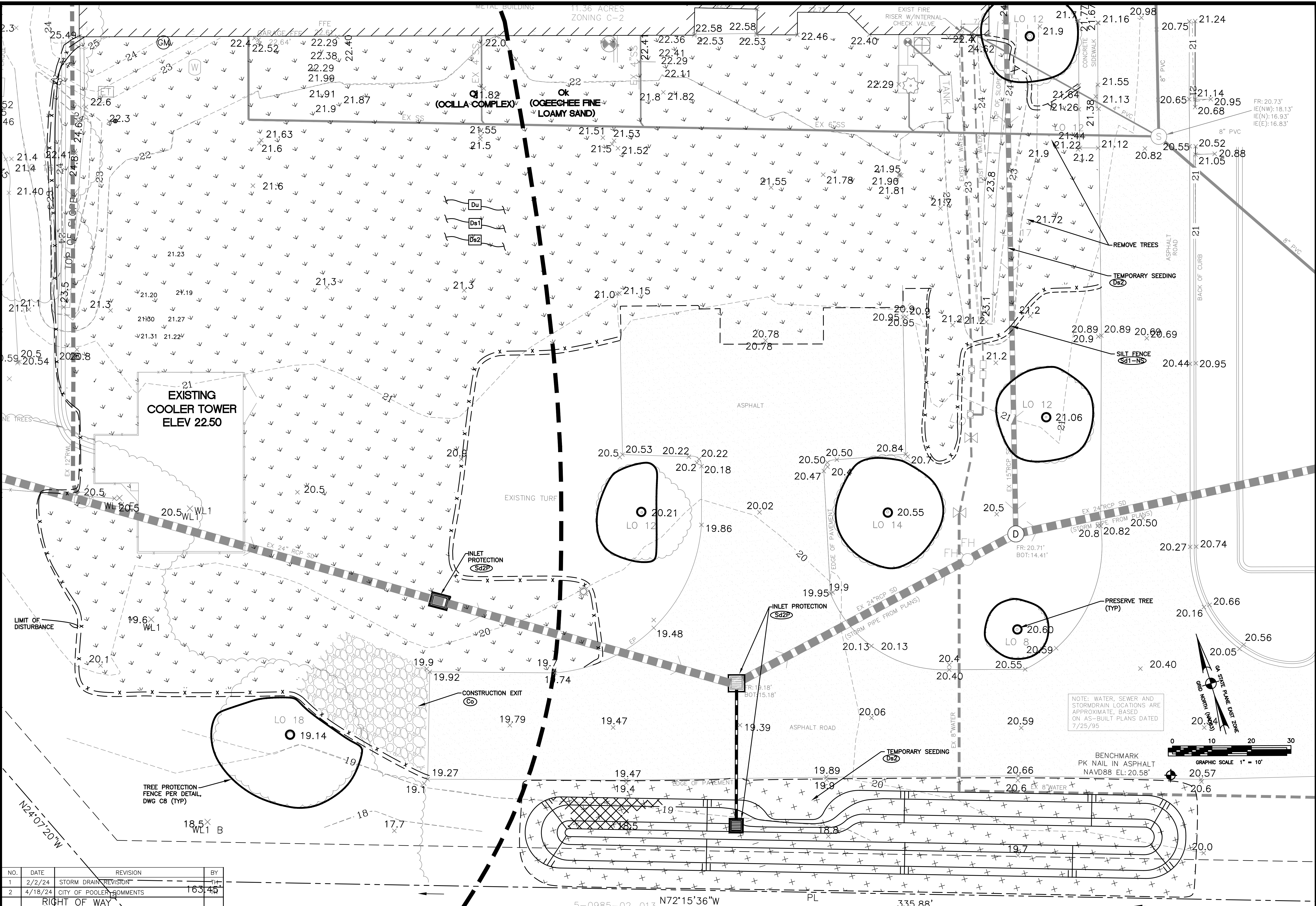
COASTAL
Civil Engineering
3001 River Drive
Thunderbolt, GA
www.coastalvil.com



LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000016162

**NATIONAL MUSEUM OF THE MIGHTY EIGHTH AIRFORCE
MUSEUM IMPROVEMENTS PHASE 2**
P.I.N. 5-0985-02-005
GEORGIA
**EROSION AND SEDIMENT CONTROL PLAN
PHASE ONE**
POOLER

DATE: 2/15/24
DRAWN BY: JH
CHECKED: TH
DRAWING NUMBER: C12 OF C14

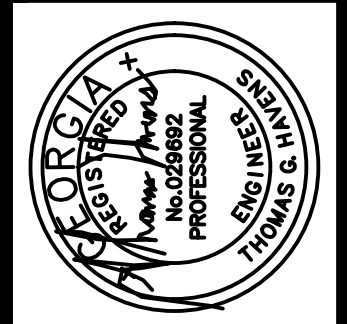


NO.	DATE	REVISION	BY
1	2/2/24	STORM DRAIN REVISION	TH
2	4/18/24	CITY OF POOLER COMMENTS	TH

RIGHT OF WAY

163.45'

COASTAL
Civil Engineering
3001 Z River Drive, Thunderbolt, GA
770.333.3333
WWW.COASTALCIVIL.COM

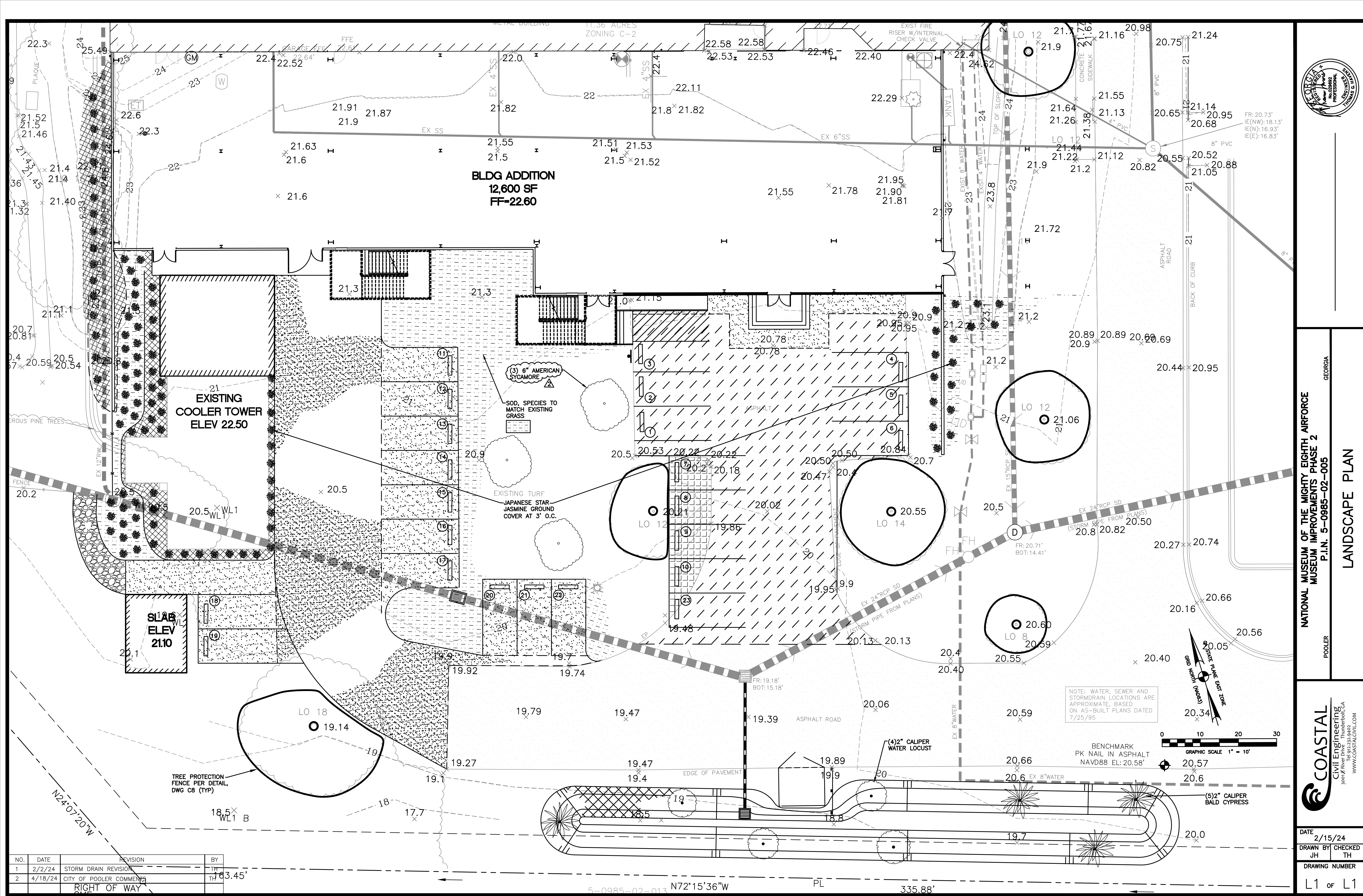


**NATIONAL MUSEUM OF THE MIGHTY EIGHTH AIRFORCE
MUSEUM IMPROVEMENTS PHASE 2
P.I.N. 5-0985-02-005**

GEORGIA
POOLER

**EROSION AND SEDIMENT CONTROL PLAN
PHASE TWO**

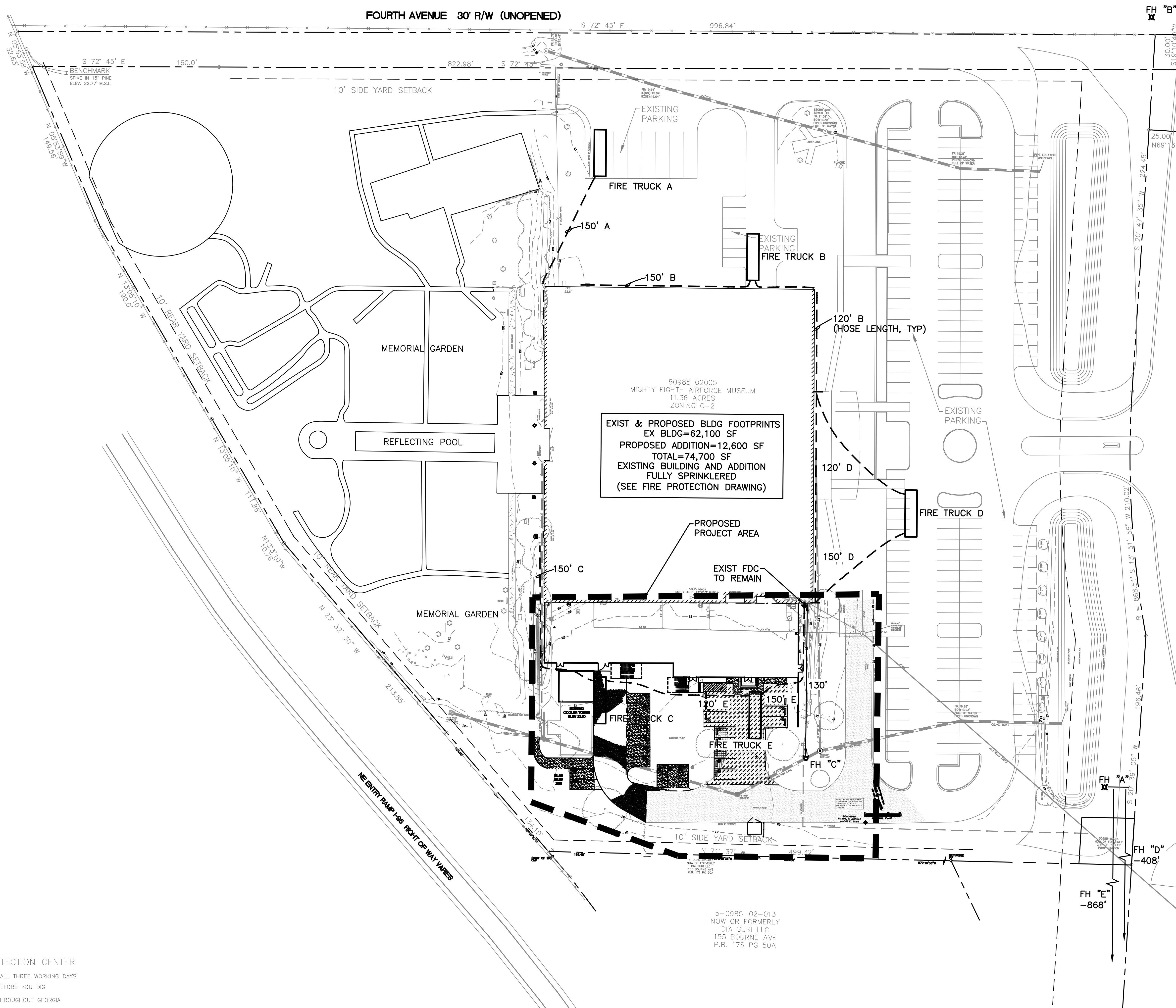
DATE	2/15/24
DRAWN BY	JH
CHECKED	TH
DRAWING NUMBER	C13 OF C14



NATIONAL MUSEUM OF THE MIGHTY EIGHTH AIRFORCE
MUSEUM IMPROVEMENTS PHASE 2
P.I.N. 5-0985-02-005
LANDSCAPE PLAN

COASTAL
Civil Engineering
3001 W. River Drive
Thunderbolt, GA
Tel 912.232.9402
WWW.COASTALCIVIL.COM

DATE 2/15/24
DRAWN BY JH
CHECKED TH
DRAWING NUMBER
L1 OF L1



EXIST & PROPOSED BLDG FOOTPRINTS
EX BLDG=62,100 SF
PROPOSED ADDITION=12,600 SF
TOTAL=74,700 SF
EXISTING BUILDING AND ADDITION
FULLY SPRINKLERED
(SEE FIRE PROTECTION DRAWING)

FIRE HYDRANT FLOW TEST RESULTS			
HYDRANT	STATIC/RESIDUAL	FLOW	Psi
A	---	1060 GPM	40
B	50/45	---	---

CALCULATED AVAILABLE
FIREFLOW=2,789 GPM AT 20 psi

4/13/22



GEORGIA
NATIONAL MUSEUM OF THE MIGHTY EIGHTH AIRFORCE
MUSEUM IMPROVEMENTS PHASE 2
P.L.N. 5-0985-02-005
CITY OF POOLER
FIRE PROTECTION EXHIBIT



DATE	2/15/24
DRAWN BY	JH
CHECKED	TH
DRAWING NUMBER	F1 of F1

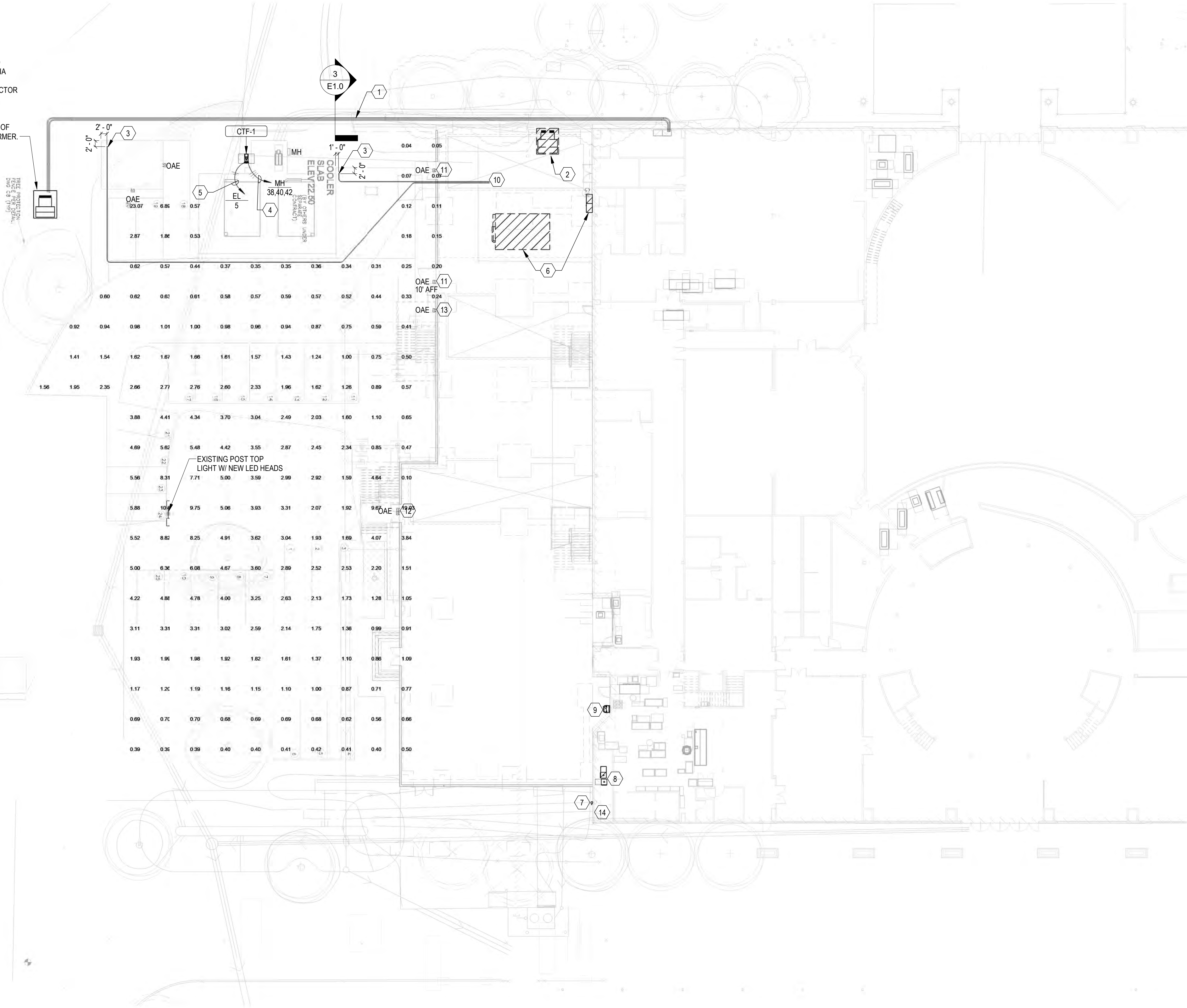


24x36 SHEET THIS DRAWING IS THE PROPERTY OF BARNARD ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF SAME. IT IS NOT TO BE USED ON ANY OTHER PROJECTS AND IS TO BE RETURNED ON REQUEST. SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWING ONLY AND MAY BE CHANGED IN PROPORTION TO THE DIFFERENCE IN SIZE BETWEEN THE PRINT AND THE ORIGINAL. DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT WITH ARCHITECT FOR CLARIFICATION

ELECTRICAL EQUIPMENT SCHEDULE																			
ID	EQUIPMENT INFORMATION					CIRCUIT INFORMATION				STARTER			CONTROL			DISCONNECT			REMARKS
	WATTAGE	FLA	MCA	MOCPP	VOLT	PH	PANEL	NO.	WIRE & CONDUIT SIZE	DESCRIPTION	FURNISH	INSTALL	DESCRIPTION	FURNISH	INSTALL	DESCRIPTION	FURNISH	INSTALL	
Cooling Tower Filtration: CTF-1 PANEL AND ACTUATORS	9600 W	80.0 A	100.0 A	150 A	120 V	1	EL	5	2#10,#10G,1/2"	MANUF - SINGLE POINT POWER	MANUF.	MANUF.	MANUF - AUTOMATIC CONTROLLER	MANUF.	DIV. 23	DIV. 26 - MOTOR RATED SWITCH	DIV. 26	DIV. 26	
	CTF-1 PUMP	9145 W	11.0 A	13.8 A	20 A	480 V	3	MH	38,40,42	3#12,#12G,1/2"	MANUF - SINGLE POINT POWER	MANUF.	MANUF.	MANUF - AUTOMATIC CONTROLLER	MANUF.	DIV. 23	DIV. 26 - NON-FUSED SWITCH NEMA 3R	DIV. 26	DIV. 26

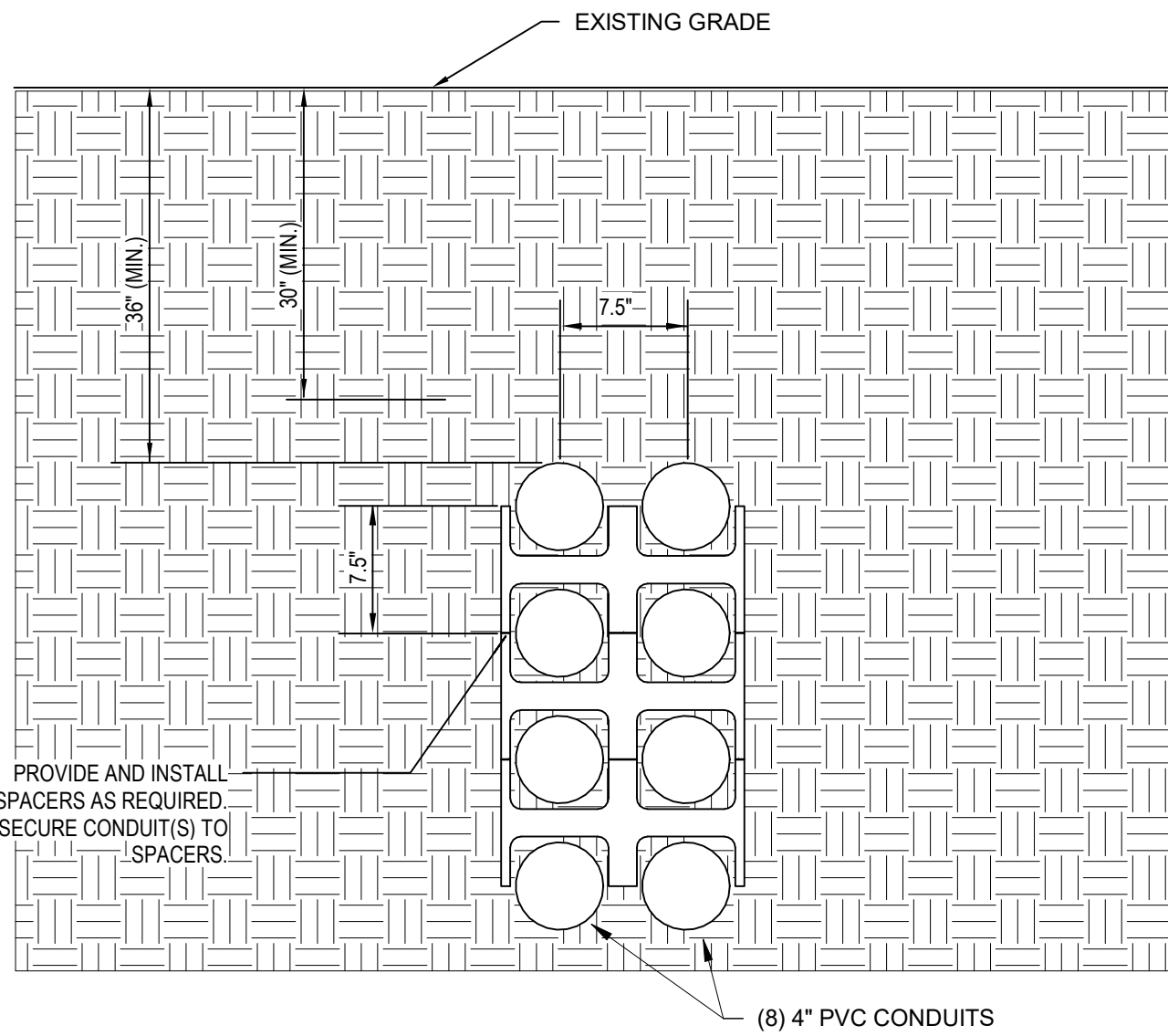
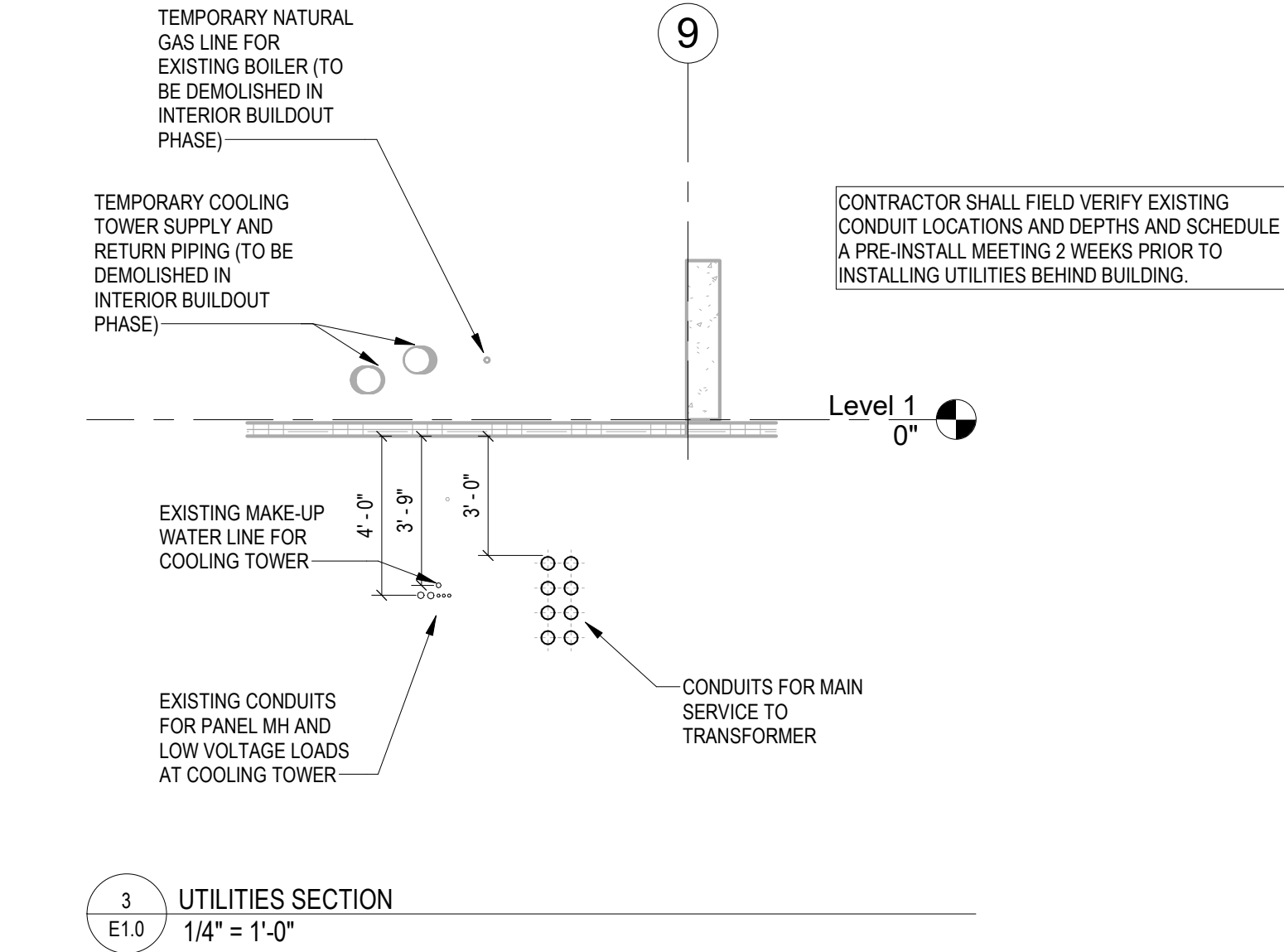
LIGHTING FIXTURE SCHEDULE																	
TYPE	CONSTRUCTION			LIGHT SOURCE						ELECTRICAL			PRODUCT				NOTE
	DESCRIPTION	FINISH	LENS/LOUVER	MOUNTING	LAMP	LUMENS DOWN	LUMENS UP	CCT	CRI	PROJECTED LIFE	BALLAST/DRIVER	VOLT	WATTS	EMERGENCY COMPONENT	MFR	Model	
OAE	EXTERIOR WALL PACK (FORWARD THROW)	BRONZE	DIFFUSED	SURFACE WALL 8'-6" AFF	LED	4000 lm	0 lm	4000 K	80	60,000 HOURS	LED DRIVER	277 V	45 W	BATTERY (1000 LUMEN MIN)	HUBBELL OUTDOOR LITHONIA	TRP2 SERIES CADDY SERIES ARC2 SERIES	
PHS1	AREA LIGHT, TYPE IV		--	SQUARE POLE	LED	28000 lm	0 lm	4000 K	70	100,000 HOURS	LED DRIVER	277 V	215 W	--	LITHONIA	DSX1 SERIES	--

RELOCATED PAD MOUNTED TRANSFORMER, BY GEORGIA POWER, PAD PROVIDED BY GEORGIA POWER, CONTRACTOR SHALL COORDINATE WITH GEORGIA POWER (VALERIE RIVERA, 912-230-5880) TO COORDINATE SCHEDULING OF RELOCATION OF TRANSFORMER



- SITE PLAN SHEET NOTES**
- A ALL LIGHTING AND POWER CONDUCTORS SHALL BE INSTALLED BETWEEN 24" (MINIMUM) AND 36" (MAXIMUM) BELOW FINISHED GRADE.
 - B ALL COMMUNICATIONS CONDUIT AND CABLES SHALL BE INSTALLED 36" (MINIMUM) BELOW FINISHED GRADE.
 - C ALL CONDUCTORS FOR EXTERIOR LIGHTING AND POWER CIRCUITS SHALL BE #10 AWG MINIMUM.
 - D COORDINATE MOUNTING OF EXTERIOR FIXTURES WITH CANOPIES.

- KEYNOTES**
- 1 PROVIDE (8) 4"C, WITH 8 SETS: #600 KCML AL, FROM NEW PAD MOUNTED TRANSFORMER LOCATION AROUND REAR OF BUILDING AND UP WALL INTO REAR OF BOTTOM SECTION OF SWITCHBOARD. DISCONNECT EXISTING FEEDERS AND CONNECT NEW FEEDERS TO EXISTING SWITCHBOARD. COORDINATE EXACT ROUTING OF CONDUITS WITH OTHER UTILITIES IN THIS AREA AND COORDINATE ANY DOWNTIME OF ELECTRICAL SYSTEM WITH OWNER WITH AT LEAST A MONTHS NOTICE.
 - 2 EXISTING PAD MOUNTED TRANSFORMER TO BE RELOCATED BY UTILITY COMPANY AFTER NEW SERVICE IS INSTALLED. CONDUITS SHALL BE SEALED BELOW GRADE AND ABANDONED.
 - 3 PROVIDE 2"C STUBBED OUT OF NEW SLAB FOR FUTURE MAINTENANCE BUILDING.
 - 4 ROUTE TO NEW 20A/3P BREAKER IN EXISTING PANEL MH.
 - 5 ROUTE TO NEW 20A/1P BREAKER IN EXISTING PANEL EL LOCATED IN EXISTING ELECTRICAL ROOM.
 - 6 EXISTING COOLING TOWER AND PANELS TO BE REMOVED. REMOVE ALL ELECTRICAL CONNECTIONS AND COMPONENTS SERVING EXISTING CHILLER.
 - 7 RELOCATE EXISTING CONNECTION FOR KITCHEN COOLER CONDENSER TO THIS LOCATION.
 - 8 RELOCATE EXISTING CONNECTION FOR KITCHEN SUPPLY FAN TO NEW LOCATION. COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT CONNECTION LOCATION.
 - 9 EXISTING SIDEWALL EXHAUST FAN AND SMALL HOOD TO BE DEMOLISHED. DEMOLISH EXISTING CIRCUITS SERVING UNITS BACK TO RESPECTIVE PANEL.
 - 10 (2) 2"C STUBBED UP IN DIRT FOR CONNECTION TO FUTURE PANEL.
 - 11 CONNECT NEW EXTERIOR WALL PACK TO EXISTING LIGHTING CIRCUIT.
 - 12 (2) TYPE "OAE" FIXTURES, ONE AT FIRST FLOOR DOOR AND ONE AT SECOND FLOOR LANDING. CONNECT NEW EXTERIOR WALL PACK TO EXISTING LIGHTING CIRCUIT.
 - 13 LOCATED ABOVE 2ND FLOOR DOOR AT LANDING. CONNECT NEW EXTERIOR WALL PACK TO EXISTING LIGHTING CIRCUIT.
 - 14 PROVIDE CONNECTION FROM EXISTING KITCHEN PANEL TO AIR COMPRESSOR AT FIRE RISER FOR NEW DRY SYSTEM. BASIS OF DESIGN IS 5 HP PUMP AT 480V 3 PHASE. PROVIDE 15A/3P BREAKER AND 3#12,#12G, 1/2"C BACK TO MAIN ELECTRICAL ROOM IN EXISTING PANEL EH.



1 Electrical Site Plan
1" = 20'-0"

2 DUCTBANK DETAIL
NOT TO SCALE

ARCHITECTURE, PLANNING, LANDSCAPE, INTERIORS, HISTORIC

220 EAST HALL STREET, SAVANNAH, GA 31401 (912) 232 - 6173

www.BarnardArchitects.com

ASSOCIATES: ROBERT J. PORTMAN & WHITNEY E. ARMENTA

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BARNARD ARCHITECTS

Museum Improvements Phase 2

National Museum of the Mighty 8th Air Force

175 Bourne Avenue, Pooler, Georgia

Electrical Site Plan

Project Status:

ISSUE for BIDDING

Date:

9.1.23

Revisions:

Number	Date
1	10/30/2023

E1.0