



Planning & Zoning
Commission
Agenda

May 13, 2024 - 3:00 p.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
 - A. Zoning Map Amendment for property on Morgan Lakes Industrial Blvd from PUD to I-1
 - B. Conditional Use Request for 352 Casey Drive for a Home Occupation for a Day Spa
 - C. Conditional Use Request for property on Merlot Street for a Multi-Use Development, Assisted Living Facility, and a Self-Storage Facility
 - D. Conditional Use Request for property on Pine Meadow Dr for Warehouse and Truck Storage
 - E. Variance request for property on Commons Way to reduce front setback to develop a Childcare Facility (WITHDRAWN)
 - F. Variance request for two properties on Holloway Hill to reduce rear setback for new homes
 - G. Site Plan for Morgan Lakes Industrial Blvd - Phase 1
 - H. Final Plat and Performance Bond for Forest Lakes Subdivision - Phase 12
 - I. Final Plat and Performance Bond for Harmony Subdivision – Phase 8B
- V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
April 22, 2024

CALL TO ORDER:

Chairman Johnson called the meeting to order at 3:00 p.m.
Commissioner Simmons led the Pledge of Allegiance.

Attendee Name	Title	Status
Nicole Johnson	Chairman	Present
Brad Rife	Commissioner	Present
Shirlinia Daniel	Commissioner	Present
Jeremy Kelly	Alternate	Present
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Ashley Brown	Commissioner	Present
Pete Chaison	Commissioner	Present
Brian Crooks	City Planner	Present
Kimberly Dyer	Zoning Administrator/Secretary	Present

Chairman Johnson made the announcement that this would be the last meeting for Brian Crooks, City Planner. He has accepted a position with Richmond Hill and wished him the best of luck and thanked him for his time here with us.

APPROVAL OF MINUTES

The minutes of the April 8, 2024, Pooler Planning and Zoning Commission were reviewed, and corrections were noted.

Result: *Approved*

1-Motion: Commissioner Simmons

2-Second: Commissioner Daniel

Passed without opposition.

Brian Crooks, City Planner, stated that the Jabot PUD Amendment #16 item has been withdrawn.

NEW BUSINESS:

A. Zoning Text Amendment related to Minor Site Plan Approvals

Brian Crooks, City Planner, presented the request to the Commission for their review and recommendation. This revision will allow minor site plans to be reviewed by City Staff. The minor site plan process will not be used for new buildings or building additions and will be limited to non-structural development or redevelopment less than 5,000 square feet, and less than one acre of land disturbance; non-structural expansion of an existing use up to 25 percent of the original approved site plan; or changes in the site layout or design that do not involve wetlands or buffer alterations; or changes to a site that require a variance.

***Result:** A motion was made to recommend approval of the text amendment.*

1- Motion: Commissioner Daniel

2- Second: Commissioner Brown

Passed without opposition.

B. Zoning Map Amendment for 317 W Collins St. from R1-A to C-1

Brian Crooks, City Planner, presented the zoning map amendment to the Commission for their review and recommendation. The petitioner is requesting that 317 W Collins Street be rezoned from the R1-A (Single-family Residential) to the C-1 (Light Commercial) Zoning District. This property is located within the Main Street Overlay District. The applicant is seeking to construct an office building. The other nearby properties were recently rezoned to C-1. This property was provided with the opportunity to participate in the larger rezonings for Collins Street but did not reach out during that time. Gregory Alfonso, General Contractor, was present to answer questions.

***Result:** After review of the criteria, a motion was made to recommend approval of the zoning map amendment.*

1- Motion: Commissioner Brown

2- Second: Commissioner Daniel

Passed without opposition.

C. Conditional Use Request for 272 Cattle Run Way for a Home Occupation

Brian Crooks, City Planner, presented the request to the Commission for their review and recommendation. The request is for a home occupation use for an upholstery business 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 400 sf. 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 8 am to 5 pm. The garage door will remain closed during any operation hours. Several members of the public spoke in opposition. The applicant was present to answer questions.

***Result:** After review of the criteria, a motion was made to recommend denial.*

1- Motion: Commissioner Daniel

2- Second: Commissioner Chaison

Motion to recommend denial failed.

Commissioner Brown moved to recommend approval of the request.

1- Motion: Commissioner Brown

2- Second: Commissioner Rife

Passed with a recommendation of approval with Commissioners Daniel and Chaison in opposition.

D. Conditional Use request for 352 Casey Drive for a Home Occupation

Brian Crooks, City Planner, presented conditional use request to the Commission for their review and recommendation. 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. The applicant was not present to answer questions.

Result: A motion was made to recommend postponing this item until the applicant can be present to answer questions.

1- Motion: Commissioner Daniel

2- Second: Commissioner Rife

Passed without opposition.

E. Conditional Use Request for 112 N Rogers Street for a daycare

Brian Crooks, City Planner, presented the conditional use request to the Commission for their review and recommendation. 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. 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, parking and access to the site. A subsequent request for a daycare in December of 2023 was withdrawn. The applicant, Ms. Ingram, stated that she is willing to make any necessary changes and improvements to the site to address the concerns related to access and parking. Further, she will utilize one-way arrival and departures from N. Rogers Street, using the circular driveway. Drop-off shall be between 6:00 am and 9:00 am and pick-up will be throughout the day and until 5:00 pm Monday-Friday. She is also prepared to provide 5-minute increment drop-off times for parents to ensure any potential congestion is limited on N. Rogers Street. Members of the Board had concerns about parking, and the potential increase in traffic.

Result: After review of the criteria, a motion was made to recommend denial of the conditional use request.

1- Motion: Commissioner Simmons

2- Second: Commissioner Brown

Passed with Commissioner Daniel in opposition.

F. Variance of the setback requirement for stacked container storage adjacent to non-residential property of 100' for 6 A.J Garcia Road

Brian Crooks, City Planner, presented the variance to the Commission for their review and recommendation. Attorney Josh Yellin, with Hunter MacLean, was present on behalf of the applicant. The applicant is seeking approval for a variance of the required container stacking requirements found in Sec. 31(C)(2)b. The request is for 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 subject site is approximately 18.44-acres 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.

Result: After review of the criteria, a motion was made to recommend denial of the variance request, due to the owner not having a business license.

1- Motion: Commissioner Simmons

2- Second: Commissioner Daniel

Passed without opposition.

G. Site Plan for Mighty 8th, Phase II Expansion

Brian Crooks, City Planner, presented the site plan to the Commission for their review and recommendation. The Mighty 8th Air Force Museum has a pending site plan submittal for their Phase II Expansion, which includes a 12,600-sf 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 awaiting 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. Tom Haven, with Coastal Civil Engineering was present on behalf of the applicant.

Result: After review of the criteria, a motion was made recommending City Council defer any action until all comments have been addressed.

1- Motion: Commissioner Williams

2- Second: Commissioner Rife

Passed without opposition.

Adjournment

There being no further business, Commissioner Johnson asked for a motion to adjourn at

approximately 3:40 p.m.

1- Motion: Commissioner Daniel

2- Second: Commissioner Rife

Adjourned without opposition.

The foregoing minutes are true and correct and approved by me on this ____ day of _____ 2024.

Kimberly Dyer, Zoning Administrator



CITY of POOLER

— GEORGIA —

PLANNING & ZONING STAFF REPORT

Map Amendment for Morgan Lakes Industrial Park from PUD to I-1

Project:	#A24-0065
P&Z Meeting Date:	May 13, 2024
Public Hearing Date:	May 20, 2024
Applicant and Authorized Agent:	Greg Coleman / Coleman Company (Agent)
Parcel (PIN):	51015 01011
Existing Zoning:	PUD (Planned Unit Development)- Morgan Lakes PUD
Zoning Action:	Map Amendment
Request:	Request to amend the zoning map from PUD to I-1 (Light Industrial)
Application Filed:	April 19, 2024
Legal Notice Published:	May 5, 2024
Sign Posted:	May 3, 2024
Letters Mailed:	May 1, 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 referred to as Lease Tract 2, which is a portion of the greater Morgan Lakes Property LLC tract. It is approximately 1.922 acres in size, is zoned PUD as part of the Morgan Lakes

Masterplan and is accessed from Morgan Lakes Industrial Blvd. The site is currently undeveloped.

The applicant is seeking to develop the site for truck and trailer parking for the adjacent proposed warehouse. The other nearby uses include warehouse and similar industrial uses and residential.

The Pooler 2040 Comprehensive Plan identifies this area as a mix of the Industrial and Planned Development Mixed-Use character area. The FLUM designates this area as a mix of Industrial, Planned Development and Residential.

Relevant Ordinances:

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

Zoning Action Standards:

1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
 - *Yes, the request is a logical extension of the I-1 zoning district as it would be consistent with the surrounding uses and would allow for additional parking for the adjacent warehouse development.*
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
 - *No, the adjacent properties are mostly zoned I-1 and generally coincide with the pattern of development in 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?
 - *No, the site is accessed from Morgan Lakes Industrial Blvd which is intended for higher levels of traffic and currently serves warehouses and other industrial uses. The proposed use would not traverse through residential neighborhoods.*
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 likely to be utilized as requested. It is currently vacant and is intended to provide truck*

and trailer parking to support the adjacent warehouse development.

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 being used for industrial development.*
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. It will be buffered from the future adjacent residential development and lighting will be designed in a way as to not create unwanted light pollution on the adjacent 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 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. Application and Submittal Documentation

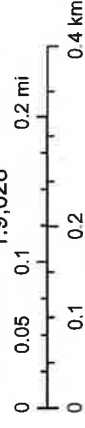
ITEM A
SAGIS Map Viewer



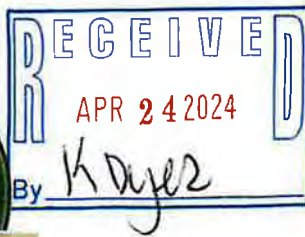
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 Property Boundaries (Parcels)

1:9,028



SAGIS



ITEM A



Zoning Map Amendment Application

Page 1 of 5

Updated AUG 2022

Date: 4/16/2024File Number: A24-0065

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

General Information

Greg Coleman

Name of Owner/Authorized Agent

1480 Chatham Parkway Suite 100, Savannah, GA 31405912.200.3041

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: On corner of Morgan Lakes Industrial Blvd and Jimmy Deloach Parkway.FUTURE DEVELOPMENT THE FARM AT MORGAN LAKE51015 01011

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

PIN #

Zone Classification: Present PUDRequested I-1Northpoint Industrial, LLC - Wrenn Blalock912-443-1577

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

Telephone Number

113 Houston Street, Savannah, Ga 314011.922 Acres

Address of Owner

Total Area of Property (acres or sq. feet)

Vacant Land/Surface Mining

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

Truck/Trailer Parking to support the proposed Warehouse

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:

The request is being made to allow for additional trailer parking for proposed tenant do to their operational need for their business. Please see the attached Standards for Zoning response.



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.

Morgan Lakes Property, LLC

1007 N. Patterson Street, Valdosta, Ga 31501

Savannah Economic Development Authority

906 Drayton Street, Savannah, GA 31501

Morgan Lakes Property, LLC

1007 N. Patterson Street, Valdosta, Ga 31501

(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

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.

6x 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.

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

Owner's or Authorized Agent's Signature

Sworn to and subscribed before me on this 19th day of April 2024

Tracie T. McIntyre
Notary Public
TRACIE T. MCINTYRE
NOTARY PUBLIC
CHATHAM COUNTY, GEORGIA

Application Status

This portion to be completed by Zoning Administrator

Hearing date has been set for: _____

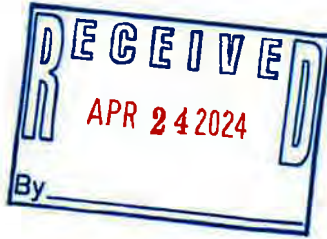
Notice published in newspaper on (15 days prior to hearing date): _____

Letters of notification mailed to adjacent property owners on: _____

This action was approved ☐ or denied ☐ (copy of minutes disposing of this action are attached).

Notification of the results of this action mailed to the applicant on: _____

Sign posted: _____



Zoning Map Amendment Application

Page 4 of 5

Updated AUG 2022

Authorization of Property Owner

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

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

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

Greg Coleman

912.200.3041

Name of Applicant

Telephone Number

1480 Chatham Parkway

Address

Savannah

GA

31405

City

State

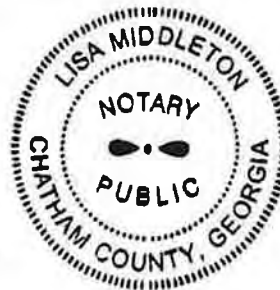
Zip Code

Owner's Signature

Personally appeared before me

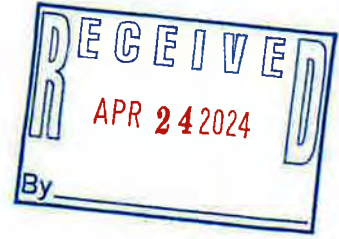
Who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public



Date

4/17/24



STANDARDS FOR ZONING ORDINANCE OR MAP AMENDMENT

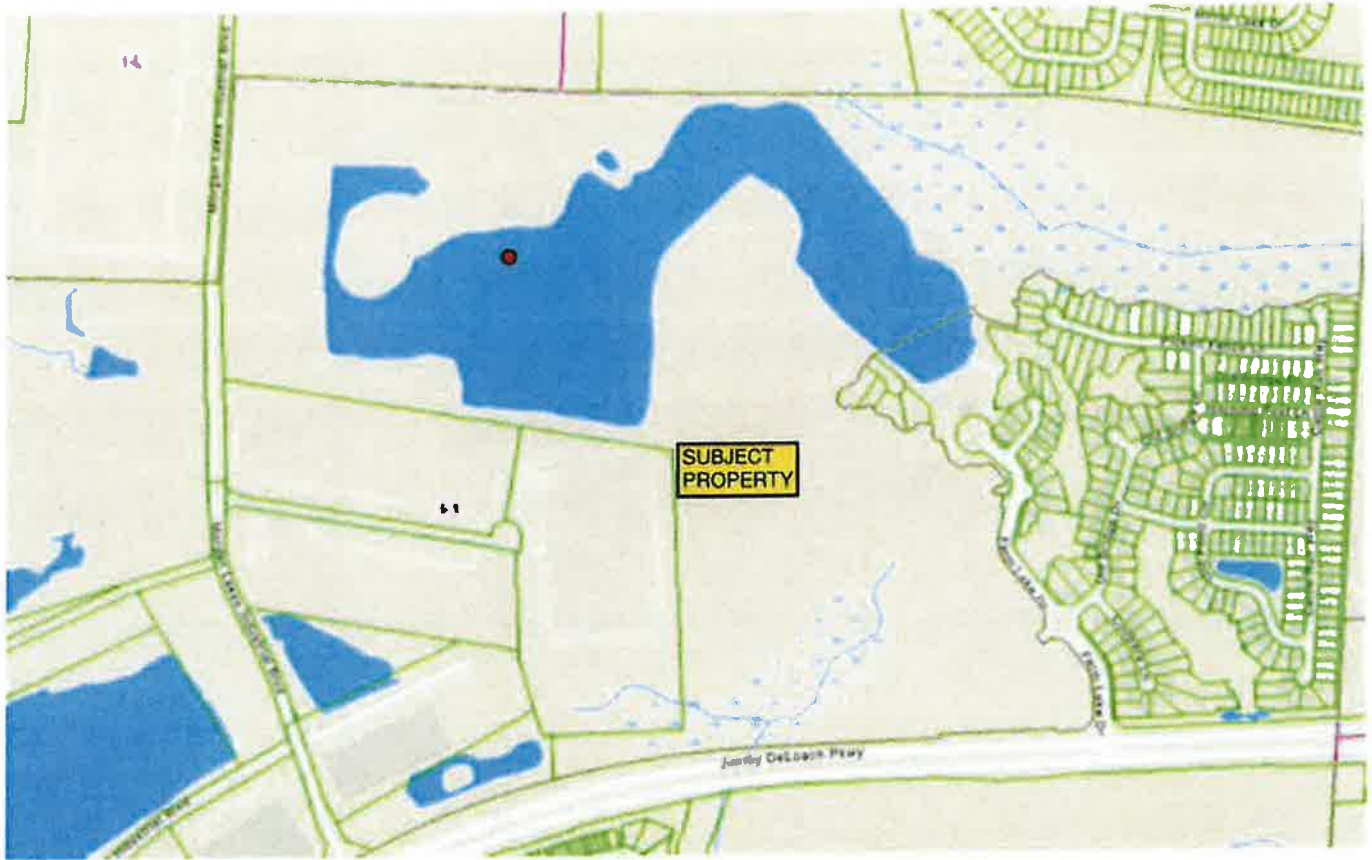
Prepared By: Coleman Company, Inc.
1480 Chatham Parkway Suite 100
Savannah, GA 31405
912.200.3041

Submitted To: City of Pooler
100 US Highway 80 SW
Pooler, GA 31322
912.748.7261

Owner/Petitioner: Morgan Lakes Industrial Park Owners Association
113-B Houston St
Savannah, GA 31401

Property Address: 0 Jimmy Deloach Parkway
Pooler, GA 31322
PIN #: 51015 01011

SAGIS MAP VIEW



- 1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?**

Yes. The subject property is adjacent to properties zoned I-1 and would be recombined with the adjacent property as this will be an extension of the proposed project.

- 2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?**

No. The subject property is located in a PUD that is adjacent to I-1 zoning to the west, and to two other PUD zoned properties to the east and south that are surrounded by I-1 and C-2 zoned properties.

- 3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?**

No. With immediate access to an arterial roadway, Morgan Lakes Industrial Boulevard it will not be necessary to travel through any neighborhood or minor street.

- 4. Will this request place irreversible limitations on the area as it is or on future plans for it?**

No. The surrounding properties are zoned I-1 and used as warehousing, so it would be seamlessly incorporated into the local 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 will be used for warehousing.

- 6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?**

No. The surrounding area consists of PUD, industrial and commercial zoned properties.

- 7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?**

No. The surrounding properties are currently used for warehousing, which is what the subject property will function as.

- 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, odor or visual hazards or the reduction light and air that is incompatible with the established development pattern.***

No. The subject property follows the area's development pattern and would not create any hazards that are not currently synonymous with the abutting properties. The property will be buffered from future development in the area and lighting for the area will be designed in a way as to not create unwanted light pollution on the adjacent future development.

- 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.***

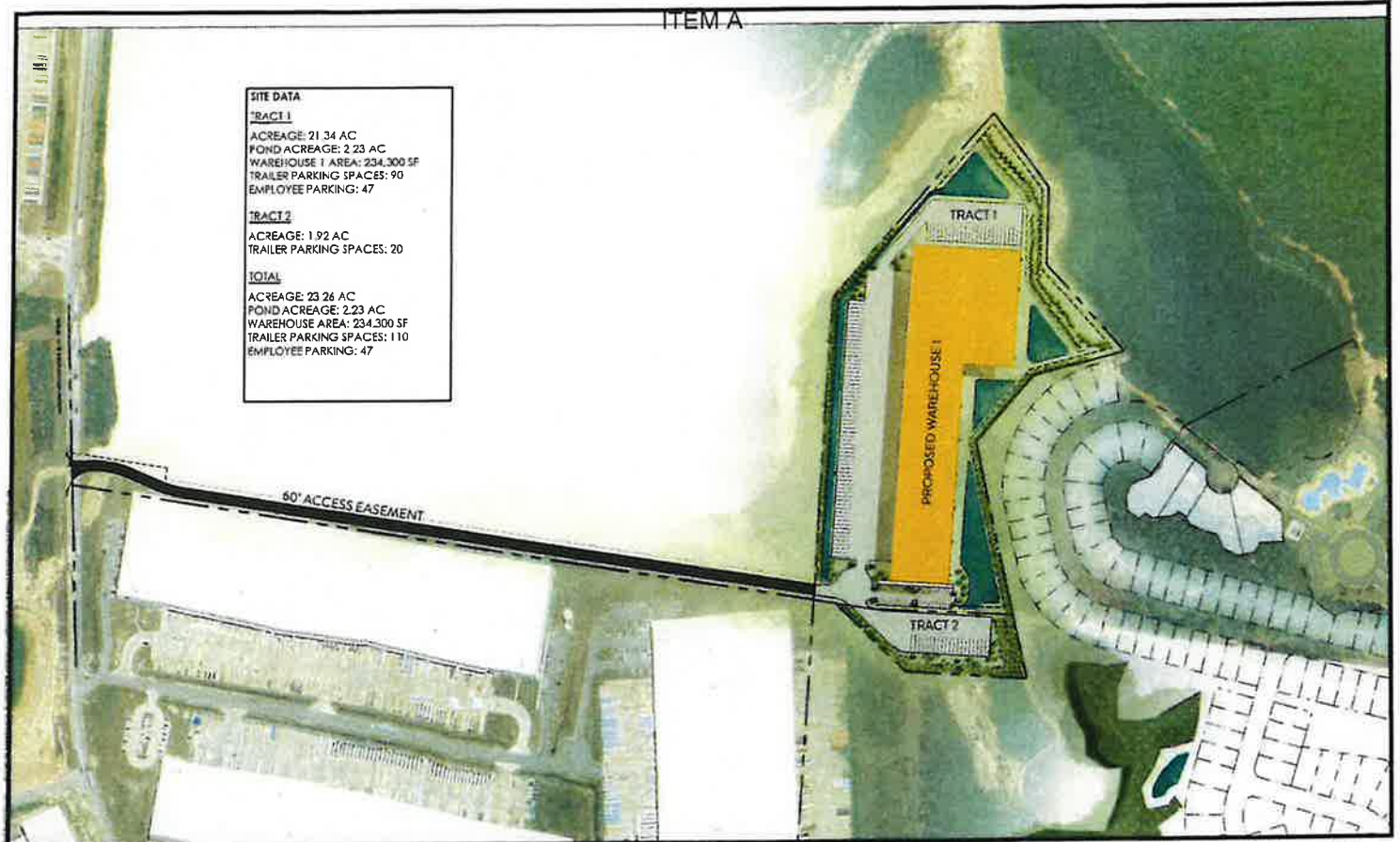
No. The subject property is surrounded by similar use zoning districts and would not interfere with current use in the area. The surrounding property is owned and will be developed by the same owner as the subject property.

- 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?***

No. There are drainage ponds equipped to handle any storm water runoff that may come from the subject property.

- 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 subject property is synonymous with current use adjacent to the property and would not create any burden to the public with its use nor will it generate any additional service requirements for the City of Pooler.

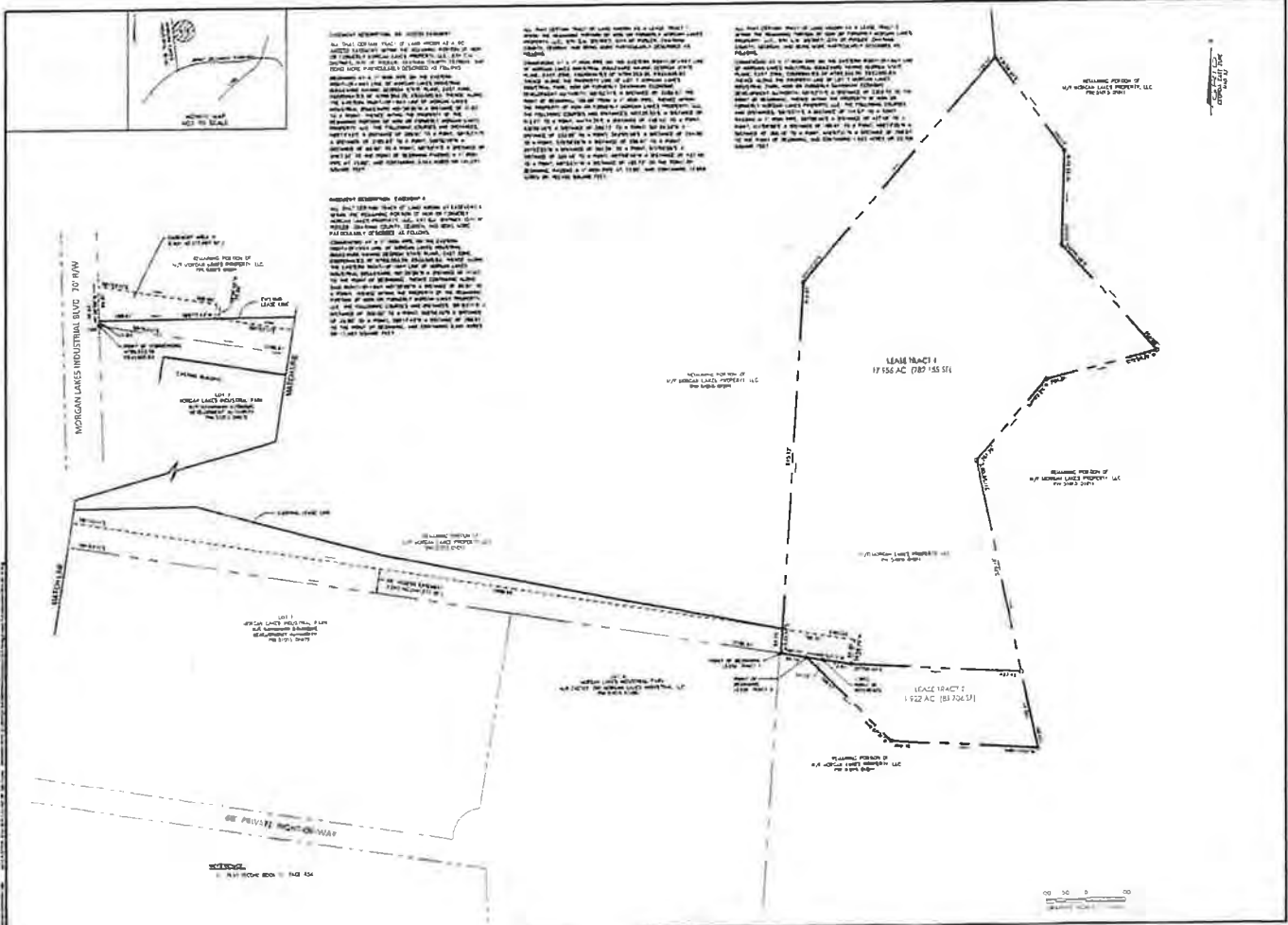


MORGAN LAKES INDUSTRIAL PARK

CONCEPT PLAN
 POOLER GA - MARCH 2024

SCALE 1"=100'







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 and May 13, 2024
Public Hearing Date:	May 6, 2024 and May 20, 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 and May 10, 2024
Sign Posted:	April 12, 2024, Updated May 7, 2024
Letters Mailed:	April 10, 2024
Staff Recommendation:	Approval
<i>Planning & Zoning Commission:</i>	[TBD]- P&Z and City Council voted to table the item until the applicant is available at a meeting to answer questions.
<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 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.*

ITEM B

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.

Attachments:

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



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

352 Casey Drive

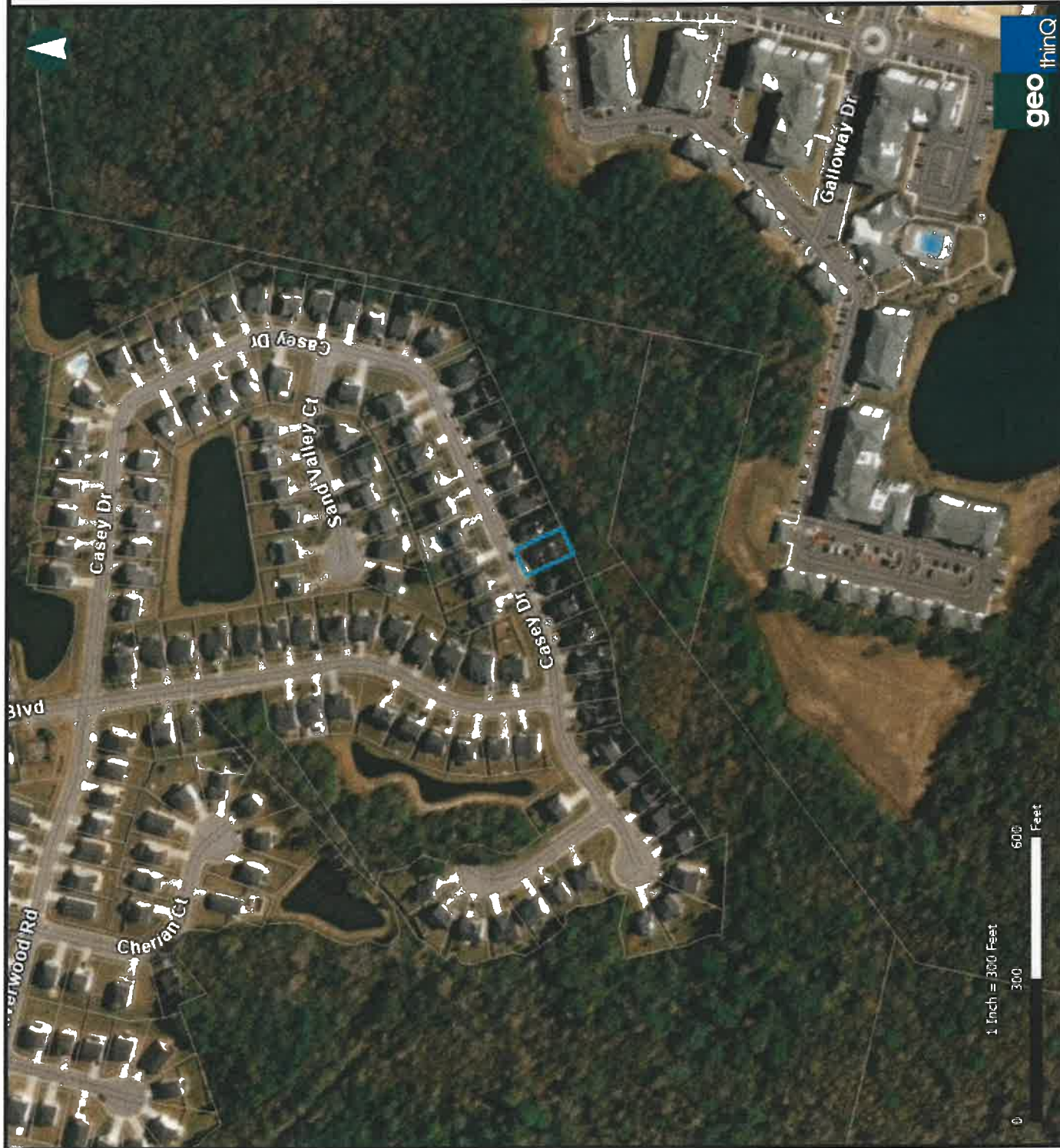
04/19/2024



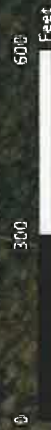
Parcels



Main Street Boundary



1 Inch = 300 Feet



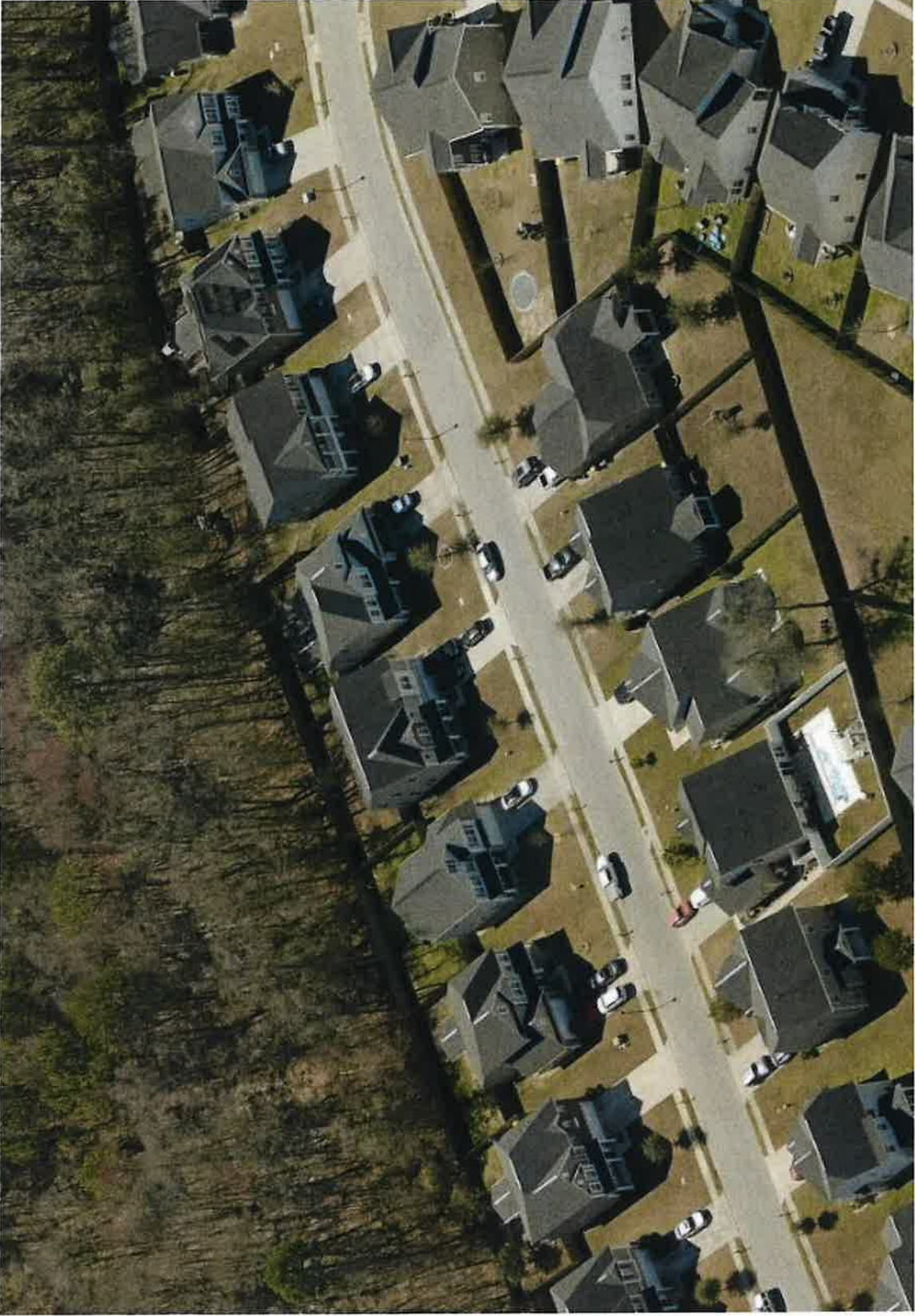
600

300

Feet

geo
think

ITEM B



Rec. 4/2/24

ITEM 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 <u>912 675-1206</u> 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 <u>912 467-2082</u> Fax ()
Contact Person	Contact Person(s) <u>Kelly Damon</u> Telephone <u>912 675-1206</u> Fax () E-mail <u>queend102@hotmail.com</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>R1A</u> Present use <u>R1A</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



Conditional Use Standards

Review Criteria

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

Additional Mitigation Requirements

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

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

KMD

Applicant/Owner initial as received

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 Multi-Use Development, Assisted Living Facility and a Self-Storage Facility

Project:	#A24-0052
P&Z Meeting Date:	May 13, 2024
Public Hearing Date:	May 20, 2024
Applicant and Authorized Agent:	Dhaval Desai / Mosaic Four LLC (Agent)
Location (Address):	Merlot Street & Cheval Lane
Parcel (PIN):	51010 01071
Existing Zoning:	C-2 (Heavy Commercial)
Zoning Action:	Conditional Use
Request:	Request to establish a multi-use development, an assisted living facility and a self-storage facility
Application Filed:	April 19, 2024
Legal Notice Published:	May 5, 2024
Sign Posted:	May 3, 2024
Letters Mailed:	May 6, 2024
Staff Recommendation:	Approval w/ conditions - The site shall not have access from Pine Barren Road, other than any required for emergency access, except as part of any future curb cut on the extension of Cheval Lane. - The applicant shall work with the City in contributing to improvements for the Pine Barren and Pooler Parkway Intersection.
Planning & Zoning Commission:	[TBD]

<i>Recommended Motion:</i>	<i>"After review of the criteria, move for approval of the request subject to the zoning conditions that the site shall not have access from Pine Barren Road, other than any required for emergency access, except as part of any future curb cut on the extension of Cheval Lane and the applicant shall work with the City in contributing to improvements for the Pine Barren and Pooler Parkway Intersection."</i>
Background:	The subject site is approximately 21 acres with access from Cheval Lane and Merlot Street. The tract has frontage along Cheval Lane and Pine Barren Road. The site is undeveloped and is heavily wooded. The property is adjacent to the vacant Walmart-owned tract and Lowes. The property backs up to the Bridgewater Subdivision. The subdivision's platted "common area" provides a separation of approximately 250' from the nearest residence to the property line of the subject site. As such, the surrounding properties are zoned C-2, R-1-A, and PUD (Morgan Family Tract). The applicant is proposing to develop the site as a multi-use development consisting of multi-family residential, retail, office, an assisted living facility and a self-storage facility. In the C-2 zoning district, multi-use development, assisted living and self-storage all are permitted by conditional use. The Pooler 2040 Comprehensive Plan includes this area within the Commercial character area. The FLUM designates this area as Planned Development and Residential.
Relevant Ordinances:	App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District App. A, Art. IV, Sec. 4. Conditional Uses.
Zoning Action Standards:	1. The proposed use will not be contrary to the purpose of this ordinance. • <i>The proposed uses would be consistent with the surrounding uses, which include other commercial, and retail uses and other multi-family residential use. The proposed uses would be consistent with the purpose of the ordinance for multi-use development.</i> 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. • <i>The proposed use would not be detrimental to adjacent properties or surrounding areas. While the property backs up to the Bridgewater Subdivision, there is platted "common area" between the two uses</i>

which provides a separation of approximately 250' from the nearest residence to the property line of the subject site. The multi-family and commercial uses would be similar to the other commercial developments abutting the property and nearby.

3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use.
 - *The proposed uses are consistent and compatible with existing uses nearby and those otherwise allowed in the district and would not constitute a nuisance or hazard. The City is also presently underway in looking at upgrades to the intersection of Pine Barren Road and Pooler Parkway. The developer will have to conduct a study related to traffic impacts as part of the site plan approval for the proposed development and mitigate any identified safety concerns as it relates to traffic and access.*
4. The proposed use will not be affected adversely by the existing uses of adjacent properties.
 - *The proposed uses will not be affected adversely by the existing uses of adjacent properties as the proposed uses are similar and compatible with existing uses.*
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
 - *The subject site is of sufficient size to satisfy all site design requirements for the proposed uses.*
6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.
 - *The proposed concept layout appears to satisfy the various development requirements for the proposed uses. Specifically, all the general requirements recently adopted for a multi-use development appear to be satisfied as shown on the conceptual site plan.*
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 with the following conditions:

- The site shall not have access from Pine Barren Road, other than any required for emergency access, except as part of any future curb cut on the extension of Cheval Lane.
- The applicant shall work with the City in contributing to improvements for the Pine Barren and Pooler Parkway Intersection.

Attachments:

- A. Vicinity Map
- B. Application and Submittal Documentation
- C. Multi-Use Development Ordinance Adopted by City Council

ITEM C
SAGIS Map Viewer



5/3/2024, 3:31:29 PM

 Property Boundaries (Parcels)

SAGIS



Conditional Use Application

Applicant Information	Applicant <u>Mosaic Four, LLC</u> Mailing address <u>PO Box 6465</u> City <u>Beaufort</u> State <u>SC</u> Zip <u>29706</u> Telephone <u>(912) 257-9830</u> Fax (____) _____
Property Ownership	Property Owner(s) <u>Mosaic Four, LLC</u> Mailing address <u>PO Box 6465</u> City <u>Beaufort</u> State <u>SC</u> Zip <u>29906</u> Telephone <u>(912) 257-9830</u> Fax (____) _____
Contact Person	Contact Person(s) _____ 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>0 Pooler Parkway (Meilot St. + Cheval Lane)</u> 51010 01071 Current Zoning <u>C2</u> Present use <u>Undeveloped</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>Multi-Use Conditional Development</u> <u>Self Storage, Assisted Living, Commercial Office, Multi-Family</u> Description of the activities, # of units and hours of operation of the proposed conditional use: <u>Varies</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>2025 - Start</u> <u>2028 - Complete</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>Rear of property will be buffered by woodland wetlands</u> <u>Sides of property will be buffered by wetlands</u>

Conditional Use Application (CONT.)

Filing Requirements	* This application will not be processed until <u>ALL</u> of the following items are submitted * ☐ Filing fee (see scheduled fees). Make checks payable to the City of Pooler. ☐ A preliminary site plan which includes items (1), (2), (3) and (6) of Appendix A, Article V, Section 4 (c) ☐ A list of activities undertaken by the developer and subsequent occupant to mitigate all adverse impacts upon the surrounding properties before, during and after the completion of development activities. ☐ Submit one copy if 11" x 17" or smaller, 16 copies if larger. ☐ Signed and dated Campaign Contributions and acceptance of conditional standards. ☐ Authorization of property owner signed, dated and notarized. (page 3)												
Adjacent Property Owners	Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way. Use an additional sheet if necessary. (Required) <u>Walmart Stores</u> <u>PO Box 8050</u> <u>MS 3555</u> <u>Bentonville, AR 72716</u> <u>Lowes</u> <u>1000 Lowes Blvd</u> <u>Mooresville, NC 28117</u> <u>St. Josephs</u> <u>11705 Mercy Blvd</u> <u>Savannah GA 31419</u> <u>Bridgewater HOA</u> <u>112 Chalice Way</u> <u>Savannah GA 31419</u>												
Campaign Contributions	Have you made campaign contributions to one or more Pooler City Official(s), including any member(s) of the Planning Commission, during the past two years that when combined, total an amount greater than \$250.00? ☒ * No. I have not made campaign contributions to any Pooler City Official(s). (Please sign below at the *) ☐ * Yes. I have made campaign contributions to one or more Pooler City Official(s). (Please sign below at the *) <table border="1"> <thead> <tr> <th>City Official</th> <th>Title</th> <th>Dollar Value</th> <th>Description of gift</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> * Signature: <u>DD</u> Date: <u>4/4/24</u> If more space is needed for campaign contributions attach another copy of this form.	City Official	Title	Dollar Value	Description of gift								
City Official	Title	Dollar Value	Description of gift										
Signature & Date	I attest that all the information provided is true to fact: <u>DD</u> Date: <u>4/4/24</u> (Applicants Signature) Attest: _____ (Zoning Administrator or Agent thereof)												

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: Mosaic Four, LLC
Address: PO Box 6465
City & State: Beaufort SC Zip 29906
Telephone number: 912-257-9830

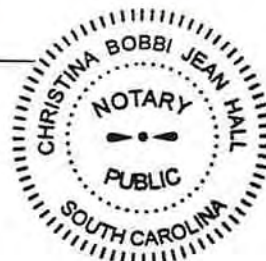
[Signature] 4/4/24
Signature of owner Date

Personally appeared before me Dhaval Desai

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

Christina Bobbi Jean Hall
Notary Public Exp June 23, 2029

04-04-2024
Date



ITEM C



PINE BARREN ROAD

SITE SUMMARY

OVERALL SITE	421.1 ACRES	100%
OPEN SPACE	13.9 ACRES	19.5%
FUTURE DEVELOPMENT	10.6 ACRES	25%
ASSISTED LIVING	11.05 ACRES	8.25%
SELF STORAGE/COMMERCIAL	11.5 ACRES	7.5%
MULTI-FAMILY RESIDENTIAL	113.5 ACRES	62.5%

PARKING

	PROVIDED	REQUIRED
ASSISTED LIVING (43 BEDS)	76	43
RESIDENTIAL (175/UNIT)	609	500
SELF STORAGE/COMMERCIAL	5	5
TOTAL STALLS	690	548

GROSS FLOOR AREA

RESIDENTIAL	290,000	62.3%
ASSISTED LIVING	23,280	5.4%
SELF STORAGE	108,800	25.2%
RETAIL	5,000	1.2%
OFFICE	3,700	0.9%
TOTAL	430,780	100%

Rear Setback is 20 Feet. Rear setback will have rolling term installed for visual and noise barriers to adjacent rear land.

Side Setbacks have wetland and wood buffers

CONCEPTUAL SITE PLAN



POOLER MIXED USE

Pooler, GA



HD Companies



01

Scale
1" = 100' - 0"



CITY of POOLER
— GEORGIA —

STATE OF GEORGIA }
 }
COUNTY OF CHATHAM }

ORDINANCE O2024-02.B

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE II – DEFINITIONS AND ARTICLE III – GENERAL PROVISIONS BY ADDING SECTION 32 – MULTI-USE DEVELOPMENT AND AMENDING TABLE 4.1 – ALLOWED USES BY ZONING DISTRICT TO PROVIDE PROVISIONS RELATED TO MULTI-USE DEVELOPMENT; 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 II. DEFINITIONS be amended by adding the following language:

Multi-use development. A development site consisting of multiple detached buildings with differing land uses including both residential and non-residential components.

Mixed-use development. A development site consisting of one or more multi-story buildings that include both residential and non-residential principal uses. Mixed-use development typically has non-residential uses on the first floor with upper story residential uses.

II

That APPENDIX A – ZONING, Article III. GENERAL PROVISIONS be amended by adding the following:

Section 32. – Multi-use development.

(A) *Applicability.*

- (1) The provisions of this section shall apply to any new multi-use development as defined in this ordinance.
- (2) Any new multi-use development shall only be allowed as part of an approved site plan.
- (3) Any multi-use development existing prior to the adoption of this ordinance shall be allowed to continue to exist without express compliance with these requirements. Any redevelopment, alteration, expansion, or extension of at least 50 percent of an existing multi-use development shall be required to comply with these requirements.

(B) *Definitions.*

- (1) *Non-residential component.* The minimum required non-residential use portion related to a multi-use development.
- (2) *Open space set-aside.* Portion of the site that is not occupied by buildings, structures, impermeable areas, or driveways, which are intended for the use and enjoyment of the development's residents, employees, and users and is at least 500 sq feet in size and consisting of primarily pervious or semi-pervious surfaces. Open space set-aside is meant to serve as an amenity and includes features such as:
 - a. Natural features, such as groupings of trees and areas of preserved vegetation;
 - b. Recreation areas, such as gazebo and picnic areas, playgrounds or courts, parks, or other like features;
 - c. Any vegetation, tree plantings, or landscape areas not part of parking lots or other hardscapes (unless part of another identified open space set-aside); or,
 - d. Squares, forecourts, or plazas, which are framed and oriented by buildings or streets to provide gathering spaces that are not ancillary or allocated to a residential or non-residential use component, i.e., outdoor dining area or hang-out pad, unless accessible to all users of the site.
- (3) *Phasing plan.* A general development plan that identifies the sequence or phases in which the development is proposed to be accomplished, including the timing of construction of residential and non-residential components, along with all infrastructure, open space, amenities, or other proposed features associated with such.
- (4) *Residential component.* The minimum required residential use portion related to a multi-use development. The residential component shall include apartments, condominiums, or townhouses.

(C) *General Requirements.* Where permitted, any multi-use development shall comply with the following requirements:

- (1) A minimum size requirement of at least 5 acres and a maximum size requirement of no more than 50 acres.
- (2) At least 15 percent of the development shall be designated as open space set-aside as defined in this section. Open space set-aside shall be parceled out and labeled as open space on the plat.
- (3) A phasing plan shall be submitted as part of any application for the development. A Certificate of Occupancy for at least one non-residential building shall be required prior to or simultaneously with the issuance of any Certificate of Occupancy for a residential building.
- (4) A minimum of three distinct use categories shall be required for the development, with at least one comprising the residential component and two comprising the non-residential component. Staff shall review and determine if

the proposed uses within each component are satisfied during a pre-application meeting, prior to site plan submittal.

- (5) No use component shall exceed 75 percent of the uses by acreage within the development.
 - (6) No use category, except for residential, shall exceed 65 percent of the total acreage of the site.
 - (7) Each use category shall comprise at least 10 percent of the gross floor area of all uses.
 - (8) Any use proposed for inclusion within the development shall comply with all use permissions and use requirements related to such use for the zoning district.
 - (9) The development may receive a reduction in the minimum number of required parking spaces by submitting a parking demand study demonstrating that there is reasonable probability the number of parking spaces needed to serve the development is less than what would otherwise be required because of the location, nature, and mixture of uses. An alternative parking or shared parking plan shall be provided with the parking demand study.
 - (10) The land comprising the site shall not be subdivided into separate, individual parcels, except through a horizontal property regime, condominium, land or ground lease, HOA or POA, or other similar property framework.
- (D) *Violations.* Any violation of the requirements of this section shall be subject to the provisions set forth within Article V, Section 12 of Appendix A, along with any and all applicable enforcement procedures, including Section 1-12 of the City of Pooler Code of Ordinances.

III

That APPENDIX A, ARTICLE IV. ZONING DISTRICTS, Table 4.1 *Allowed Uses by Zoning District* be amended to include "Multi-Use Development" as a conditional use in the C-1, Light Commercial, C-2, Heavy Commercial, C-P, Commercial Professional, I-1, Light Industrial, and I-2, Heavy Industrial, districts:

ITEM C

P	Permitted by Right
C	Permitted with Conditional Use Approval
	Prohibited

Table 4.1 Allowed Uses by Zoning District

Uses with NAICS Codes are found within the NAICS Manual : <https://www.census.gov/eos/www/naics/>

Uses in R-1A, R-1B, R-1C are listed in this table under R-1

*Uses in a PUD are determined case-by-case by the Board

Uses in R-2A, R-2B, R-2C are listed in this table under R-2

Uses in R-3A, R-3B, R-3C are listed in this table under R-3

NAICS Code	Use	R-1	R-2	R-3	R-4	MH-1	MH-2	MH-3	C-1	C-2	C-P	I-1	I-2	R-A	RA-1	RA-2	PUD*
Principal Uses																	
Principal Residential Uses																	
	Single Family Detached: Site-Built	P	P	P		P	P							P	P	P	
	Single Family Detached: Modular	P	P	P		P	P										
	Single Family Detached: Manufactured Home					P	P	P						P			
	Two Family Dwelling: Duplex		P	P										P	P	P	
	Two Family Dwelling: Modular		P	P													
	Multi Family Dwelling: Townhomes			P	P												
	Multi Family Dwelling: Apartment/Condominium			P	P				C								
	Manufactured Home Park							P									
	Residential Mixed-Use Building								P	P							
	Multi-use Development								C	C	C	C	C				
	Retreat	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

IV

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

V

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.

VI

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

Mayor

ATTEST:

Clerk of Council



CITY of POOLER

— GEORGIA —

PLANNING & ZONING STAFF REPORT

Conditional Use Request for a Warehouse and Truck Storage

Project:	#A24-0047
P&Z Meeting Date:	May 13, 2024
Public Hearing Date:	May 20, 2024
Applicant and Authorized Agent:	Greg Coleman / Coleman Company (Agent)
Location (Address):	Pine Meadow Dr & Pine Barren Rd
Parcel (PIN):	50987 06008
Existing Zoning:	I-1 (Light Industrial)
Zoning Action:	Conditional Use
Request:	Request to establish a warehouse with associated truck storage
Application Filed:	April 8, 2024
Legal Notice Published:	May 5, 2024
Sign Posted:	May 3, 2024
Letters Mailed:	May 2, 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 64 acres, is undeveloped and is located at the intersection of Pine Barren Road and Pine Meadow Drive. The property is surrounded by a fire station, industrial uses, and undeveloped land.

The applicant is proposing to develop the site with three warehouse buildings and associated truck storage.

Relevant Ordinances:

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

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

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

ITEM D

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

Conclusion:

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

ITEM D
SAGIS Map Viewer



5/3/2024, 3:44:22 PM

- Local Roads
- Major Roads
- Parkways
- Interstate
- Local Roads
- Major Roads
- Parkways
- Property Boundaries (Parcels)

FILE # _____



#A24-0047



Conditional Use Application

Applicant Information	Applicant <u>Greg Coleman - Coleman Company</u> Mailing address <u>1480 Chatham Parkway, Suite 100</u> City <u>Savannah</u> State <u>Georgia</u> Zip <u>31406</u> Telephone <u>(912) 200 3041</u> Fax ()
Property Ownership	Property Owner(s) <u>Kimberly Simpson, Shelby P. Thorton</u> Mailing address <u>850 Henry McCall Rd.</u> City <u>Baxley</u> State <u>Georgia</u> Zip <u>31513</u> Telephone <u>(912) 658 2678</u> Fax ()
Contact Person	Contact Person(s) <u>Greg Coleman</u> Telephone <u>(912) 200 3041</u> Fax () E-mail <u>gcoleman@ccl-sav.com</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>PIN: 50987 06008 - 64 acres - Pine Meadows Dr. & Pine Barren Rd.</u> Current Zoning <u>I-1</u> Present use <u>Vacant</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: The proposed use is a warehouse with associated truck storage and employee parking Description of the activities, # of units and hours of operation of the proposed conditional use: The proposed use is a warehouse with 24 hours/day operations. A proposed starting date of land disturbance or construction, date of completion for all improvements and use opening or date of first occupancy: Approx Start: Jan 2025, Approx Complete: Jan 2026 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: Stormwater management of approx. 19% of the site to be provided per the city of Pooler storm water ordinances and the Georgia Stormwater Management Manual including the coastal supplement. Runoff reduction to be provided to the maximum extent practical through the use of infiltration practices, vegetative filter strips, and other best management practices. Landscaping to be installed per jurisdictional requirements. Based on zoning conditions all truck traffic shall access the site via Pine Meadows and will not be allowed on Pine Barren

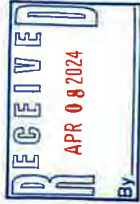
Conditional Use Application (CONT.)

Filing Requirements	* This application will not be processed until <u>ALL</u> of the following items are submitted * ☒ Filing fee (see scheduled fees). Make checks payable to the City of Pooler. ☒ A preliminary site plan which includes items (1), (2), (3) and (6) of Appendix A, Article V, Section 4 (c) ☒ A list of activities undertaken by the developer and subsequent occupant to mitigate all adverse impacts upon the surrounding properties before, during and after the completion of development activities. ☒ Submit one copy if 11" x 17" or smaller, 16 copies if larger. ☒ Signed and dated Campaign Contributions and acceptance of conditional standards. ☒ Authorization of property owner signed, dated and notarized. (page 3)																
Adjacent Property Owners	Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way. Use an additional sheet if necessary. (Required) See attached																
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). (Please sign below at the *) ☐ * Yes. I have made campaign contributions to one or more Pooler City Official(s). (Please sign below at the *) <table border="1"> <thead> <tr> <th>City Official</th> <th>Title</th> <th>Dollar Value</th> <th>Description of gift</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> * Signature: _____ Date: _____ If more space is needed for campaign contributions attach another copy of this form.	City Official	Title	Dollar Value	Description of gift												
City Official	Title	Dollar Value	Description of gift														
Signature & Date	I attest that all the information provided is true to fact: _____ (Applicants Signature) Date: <u>4 / 5 / 2024</u> Attest: <u>NC. 4/9/24</u> _____ (Zoning Administrator or Agent thereof)																





City of Pooler



AUTHORIZATION OF PROPERTY OWNER

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

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

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

Name of applicant: Greg Coleman
Address: 1480 Chatham Parkway, Suite 100
City & State: Savannah, GA Zip: 31405
Telephone number: (912) 200-3041

Shelby P. Thornton
Signature of owner

Personally appeared before me Shelby P. Thornton

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

Mark Thomas
Notary Public



4/3/2024
Date



April 5, 2024

Conditional Use of Hicks Tract
PIN 50987 06008

Adjacent Property Owners

- | | |
|---|--|
| 1. PIN 50987 06009
Dozier Enterprises, LLC
155 Pine Barren Rd
Pooler, GA 31322 | 6. PIN 51010 03010
PIN 51010 03012
City of Pooler
100 SW Hwy 80
Pooler, GA 31322 |
| 2. PIN 11010 03004
Georgia Port Authority
P.O. Box 2406
Savannah, GA 31402 | 7. PIN 50987 03019
C. James McCallar, Jr
P.O. Box 9026
Savannah, GA 31412 |
| 3. PIN 51010 03013
BG Bazemore Holdings, LLC
122 Pipemakers Circle, Suite 207
Pooler, GA 31322 | 8. PIN 50987 04003
Lovett & Maria Brooks
9358 Wood Knoll Way
Jonesboro, Ga 30238 |
| 4. PIN 51010 03009
Deep Water Properties, LLC
101 Barrow Drive
Pooler, GA 31322 | |
| 5. PIN 50987 05002A
PIN 50987 05003A
Georgia Power Company
241 Ralph McGill Blvd., NE
Atlanta, GA 30308 | |



ITEM D

[illegible]



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT
Variance for Holloway Hill Setback Requirements

Project:	#A24-0061
P&Z Meeting Date:	May 13, 2024
Public Hearing Date:	May 20, 2024
Applicant and Authorized Agent:	Matthew McGrath DR Horton
Location (Address):	207 and 209 Holloway Hill
Parcel (PIN):	51009 R04055 and 51009 R04056
Existing Zoning:	PUD (Planned Unit Development)- Savannah Quarters
Zoning Action:	Variance
Request:	Request to encroach up to 18 inches into the 15-foot rear required setback to construct two single-family attached homes
Application Filed:	April 15, 2024
Legal Notice Published:	May 5, 2024
Sign Posted:	May 3, 2024
Letters Mailed:	May 7, 2024
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]
<i>Recommended Motion:</i>	<i>"After review of the criteria, move for denial of the request."</i>

Background:

The subject properties are in the Savannah Quarters PUD, within the Westbrook Area K-4 Major Subdivision, which was approved in 2021. The subdivision is being developed as single-family attached homes. The lots subject to the variance request are .09 acres in size.

The applicant is seeking approval for a variance to encroach up to 18 inches into the required 15-foot rear yard setback to construct the two homes. The rear yard backs up to open space.

Relevant Ordinances:

App. A, Art. V, Sec. 9 - Variances

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.
 - *The subject lots are generally the same size and shape as other lots in the subdivision, and they do not have unique physical constraints that give them peculiar circumstances or conditions.*
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 lots do not have any unique physical circumstances or conditions that apply to them. The lots within the subdivision were designed and laid out in this configuration by the applicant. The property could be developed meeting the requirements of the ordinance.*
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.*

Conclusion:

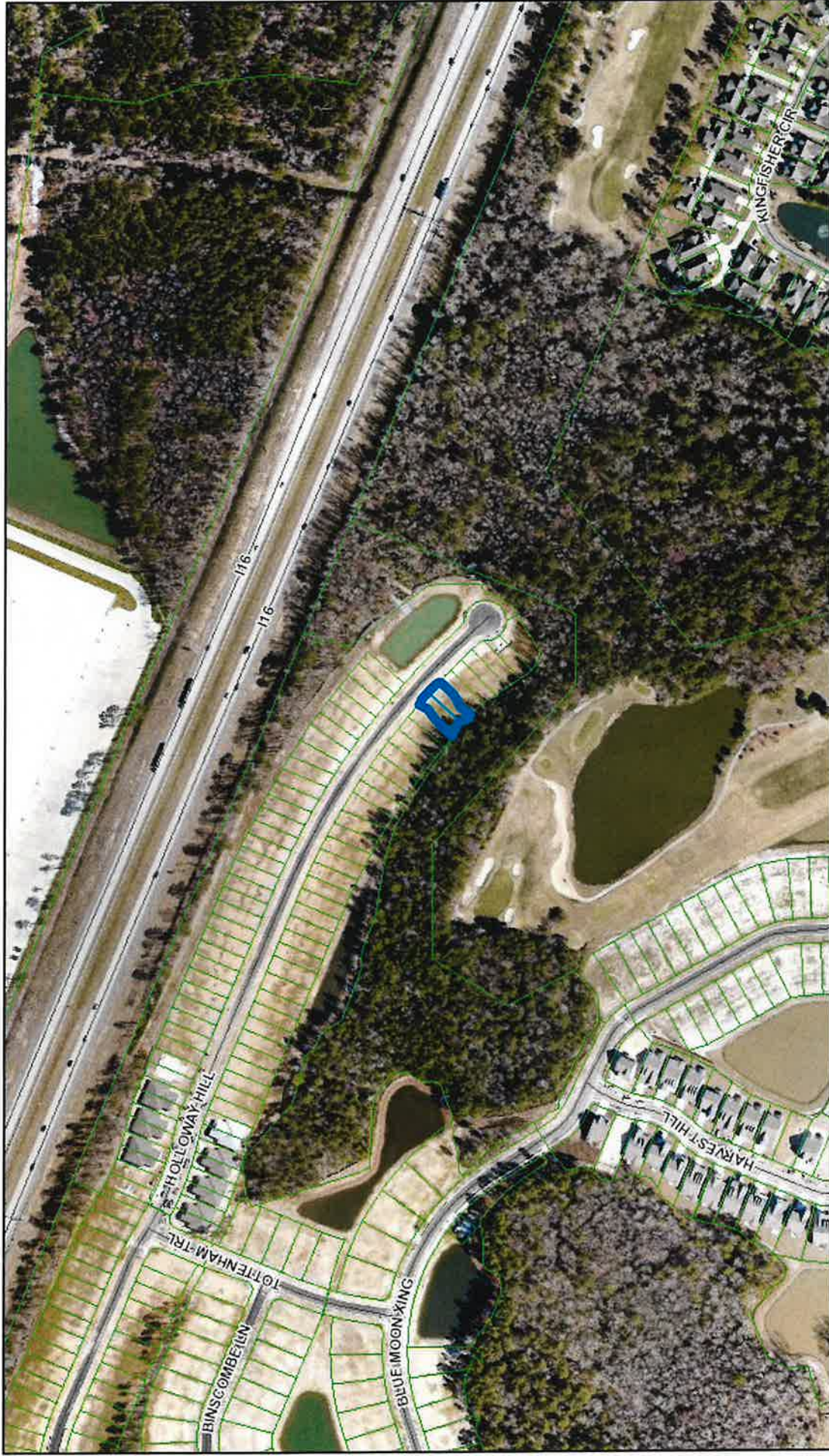
Staff find the request does not comply with the required criteria for a variance in meeting only one of three criteria. As such, staff recommends **Denial** of the request.

Attachments:

A. Vicinity Map

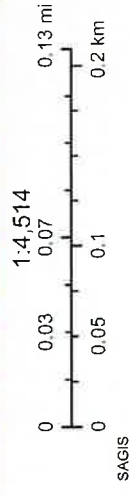
B. Application and Submittal Documentation

ITEM F SAGIS Map Viewer



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- Local Roads
- Major Roads
- Parkways
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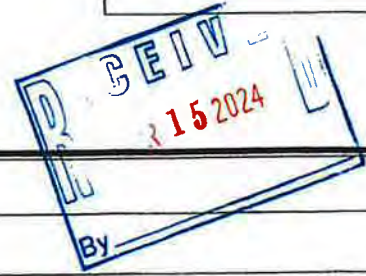




ITEM F

File # A24-0061

Variance Application



Applicant Information	Applicant <u>DR Horton</u> Mailing address <u>30 Silver Lake Road</u> City <u>Bluffton</u> State <u>South Carolina</u> Zip <u>29910</u> Telephone (<u>843</u>) <u>609-9101</u> Fax (____) _____
Property Ownership	Property Owner(s) <u>DR Horton</u> Mailing address <u>30 Silver Lake Road</u> City <u>Bluffton</u> State <u>South Carolina</u> Zip <u>29910</u> Telephone (<u>843</u>) <u>609-9101</u> Fax (____) _____
Contact Person	Contact Person(s) <u>Matthew B. McGrath</u> Mailing address <u>30 Silver Lake Road</u> City <u>Bluffton</u> State <u>South Carolina</u> Zip <u>29910</u> Telephone (<u>843</u>) <u>609-9101</u> Fax (____) _____ E-mail <u>mhmcmgrath@drhorton.com</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>207-209 Holloway Hill</u> Current Zoning <u>PUD</u> Present use <u>New Construction</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>Proposed building encroaches the 15' setback by 18" at the deepest point.</u> <u>Possible encroachment backs up to wildlife wetlands, no impact to potential neighbors on either side. Encroachment would be to the rear of the building, not road or driveway facing.</u> _____ _____ _____

VARIANCE APPLICATION

Filing Requirements	* This application will not be processed unless the following items are submitted * ☐ 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. DR Horton 30 Silver lake Road, Bluffton, S.C. 29910																
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). <table border="1"> <thead> <tr> <th>City Official</th> <th>Title</th> <th>Dollar Value</th> <th>Description of gift</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> If more space is needed for campaign contributions attach another copy of this form.	City Official	Title	Dollar Value	Description of gift												
City Official	Title	Dollar Value	Description of gift														
Signature & Date	I attest that all the information provided is true to fact: <u>Matthew B. McGrath</u> (Applicants Signature) Date: <u>04 / 12 / 2024</u> Attest: <u>[Signature]</u> (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: _____																



City of Pooler

AUTHORIZATION OF PROPERTY OWNER

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

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

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

Name of applicant: DR Horton

Address: 30 Silver Lake Road

City & State: Bluffton, South Carolina Zip 29910

Telephone number: 843-609-9101

Matthew B. McGrath

Signature of owner

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.

Mark H. H.
Notary Public

4/12/2024
Date

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CITY of POOLER

— GEORGIA —

PLANNING & ZONING STAFF REPORT

Site Plan for Morgan Lakes Industrial Park Phase 1

Project:	#231002
P&Z Meeting Date:	May 13, 2024
City Council Meeting Date:	May 20, 2024
Applicant and Authorized Agent:	Greg Coleman / Coleman Company (Engineer)
Location (Address):	385 Morgan Lakes Industrial Blvd
Parcel (PIN):	51015 01102
Acreage:	17.956 total – 22.8 disturbed
Zoning:	I-1 (Light Industrial)
Proposed Use:	Warehousing & Trailer Parking Yard
Staff Recommendation:	Approval with the following condition: Submit updated GSWCC State Approval prior to the pre-construction meeting.
Planning & Zoning Commission:	TBD
Recommended Motion:	"After review of the criteria, move for approval of the request with the condition that the updated GSWCC State approval be submitted prior to the pre-construction meeting."
Zoning Action Standards:	- Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. - The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area.

2. Whether the site plan provides for adequate pedestrian and traffic access.
 - The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App. A, Art. III for traffic access.
3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
 - The site plan complies with the provisions of Sec. 5 of App. A, Art. III for parking and loading standards.
4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).
 - The site plan complies with the provisions related to development standards for industrial development, including setbacks, building separation, and height and Chapter 74, Art. VI for lighting.
5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.
 - The site plan complies with the provisions related to the location of uses/development areas, development standards for commercial development, and buffer standards.
6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
 - The site plan complies with Sec. 606 of App. B, Art. VI; Chapter 74, Art. V; and Chapter 42, Art. V related to servicing of utilities and infrastructure.
7. Whether the proposed development site is adequately served by other public services to account for current or projected needs.
 - The site is adequately served by any other public services for current or projected needs.
8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.
 - The site plan complies with the provisions related to buffer and screening standards.

9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other landscaping, which may provide a visual or noise-detering buffer between adjacent properties.

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

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

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

Conclusion:

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

- *Submit updated GSWCC State Approval prior to the pre-construction meeting.*

Attachments:

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

SAGIS Map Viewer



5/9/2024, 2:46:13 PM

 Property Boundaries (Parcels)

1:9,028



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AUG 01 2023

ZONING DEPARTMENT

Project # 231002

Site Plan Application

(page 1 of 3)

Applicant <u>Coleman Company, Inc - Patrick Warner</u>	
Mailing address <u>1480 Chatham Parkway, Suite 100</u>	
City <u>Savannah</u>	State <u>Georgia</u> Zip <u>31419</u>
Telephone <u>(912) 200-3041</u>	Fax <u>()</u> E-mail <u>pwarner@cci-sav.com</u>

Property Owner(s) <u>Mahany Construction - Vince Ferraro</u>	
Mailing address <u>PO Box 18271</u>	
City <u>Savannah</u>	State <u>Georgia</u> Zip <u>31418</u>
Telephone <u>(912) 966-5230</u>	Fax <u>()</u>

Contact Person(s) <u>Coleman Company, Inc - Patrick Warner</u>	
Mailing address <u>1480 Chatham Parkway, Suite 100</u>	
City <u>Savannah</u>	State <u>Georgia</u> Zip <u>31419</u>
Telephone <u>(912) 200-3041</u>	Fax <u>()</u> E-mail <u>pwarner@cci-sav.com</u>

Location address <u>Morgan Lakes Industrial Blvd.</u>	<u>5.1015.01.011</u>
Current Zoning <u>I-L</u>	Parcel Identification Number <u>21016-02138</u>
Please provide a brief description of the proposed land development activity and use of land thereafter to take a place on the subject property:	
<u>Warehouse and associated infrastructure</u>	
<u>234,300 SF</u>	
<u>47 employee spaces</u>	
<u>165 truck storage spaces</u>	
<u>22.80 acres disturbed</u>	

Project #

231002**SITE PLAN APPLICATION** (page 2 of 3)

Participating Contractors	Please list the name and address of all participating contractor below: 31405237840 (Including surveyor, engineer, architect, installer, developer, etc.) Name <u>Mahany Construction - Vince Ferraro</u> License # <u>GCCO000073</u> Mailing address <u>PO Box 18271</u> City <u>Savannah</u> State <u>Georgia</u> Zip <u>31418</u> Telephone <u>966-5230</u> E-mail <u>vferraro@mahanyconstruction.com</u>																
Previous Zoning Actions	Please list any previous zoning actions within the past three years. If possible, please include application number, date of application and action taken on all prior applications filed for the zoning action of the whole or part of the land proposed under this application. <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Application#</th> <th style="text-align: left; border-bottom: 1px solid black;">Date</th> <th style="text-align: left; border-bottom: 1px solid black;">Action Requested</th> <th style="text-align: left; border-bottom: 1px solid black;">Action Taken</th> </tr> </thead> <tbody> <tr><td style="height: 20px;"></td><td></td><td></td><td></td></tr> <tr><td style="height: 20px;"></td><td></td><td></td><td></td></tr> <tr><td style="height: 20px;"></td><td></td><td></td><td></td></tr> </tbody> </table>	Application#	Date	Action Requested	Action Taken												
Application#	Date	Action Requested	Action Taken														
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). <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">City Official</th> <th style="width: 25%;">Title</th> <th style="width: 25%;">Dollar Value</th> <th style="width: 25%;">Description of gift</th> </tr> </thead> <tbody> <tr><td style="height: 20px;"></td><td></td><td></td><td></td></tr> <tr><td style="height: 20px;"></td><td></td><td></td><td></td></tr> <tr><td style="height: 20px;"></td><td></td><td></td><td></td></tr> </tbody> </table> If more space is needed for either contractors or campaign contributions, attach another copy of this form.	City Official	Title	Dollar Value	Description of gift												
City Official	Title	Dollar Value	Description of gift														
Signature & Date (required)	I attest that all the information provided is true to fact: _____ (Applicants Signature) Please check if NRCS Approval is needed <u>YES</u> or EPD Approval _____ and date submitted. _____ Please Note: If this information is left blank, the application will not be processed. Date: <u>AUG 01 2023</u> Attest: <u>[Signature]</u> ZONING DEPARTMENT (Zoning Administrator or Agent thereof)																

Project #

23102

SITE PLAN APPLICATION (page 3 of 3)

Georgia Dept. of Transportation (GDOT)	All applications in which property being subdivided/developed that require an entrance onto a State or Federal Highway, a permit is required by the Georgia Department of Transportation. Applicants are required to submit a plat to GDOT for review. The application will not be considered by the Pooler Planning & Zoning Commission until GDOT has commented. If applicable, the comments must accompany the application.
Covenants/Deed Restrictions	<u>Please check one:</u> ☐ A copy of all existing deed restrictions or subdivision covenants applicable to this property are attached. ☒ There are no added restrictions or subdivision covenants on this property.
Certifications	1. I hereby certify that this proposed subdivision/site plan does not violate any covenants or deed restrictions currently in effect for the property being subdivided/developed. 2. I hereby certify that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding. (Attach a copy of receipt) 3. I hereby certify that I am the owner of the property being proposed for subdivision/development. 4. I hereby certify that all the information pertained in this application is true and correct. Signature of Owner <u>W. W. Brown</u> Date <u>7/27/23</u>
Signature & Date (required)	Signature: <u>W. W. Brown</u> Date: <u>7/27/23</u>

RECEIVED

AUG 01 2023

ZONING DEPARTMENT

RECEIVED
AUG 01 2023
ZONING DEPARTMENT

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: Coleman Company Inc.
 Address: PO Box 18271
 City & State: Savannah, GA Zip 31418
 Telephone number: (912) 966-5230

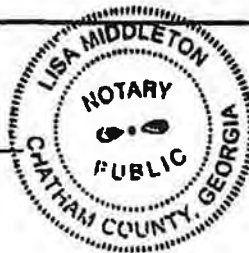
W. B. B. 7/27/23
 Signature of owner Date

Personally appeared before me Wrenn Blalock

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

R. M. M.
 Notary Public

7/27/23
 Date



expires 10/12/2025



EOM Operations
Your solution to a better tomorrow

May 8th, 2024

Patrick J. Warner, P.E.
 Coleman Company
 1480 Chatham Pkwy, Suite 100
 Savannah, GA 31405

Dear Mr. Warner,

I am pleased to provide you with a recommendation for Approval of the site development plans for Morgan Lakes Industrial Park, which is provided below.

Site Plan Review

<u>Submittal Documents:</u>	Site Development Plans.....	May 2024
	Stormwater Management Report.....	May 2024
	Engineering Report – Water System.....	Nov. 2023
	Engineering Report – Fire Sprinkler System.....	Nov. 2023
	Stormwater Maintenance Agreement.....	Oct. 2023
	Technical Traffic Memorandum.....	Oct. 2023

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

The Owner and the Design Consultant are fully responsible for all testing and inspections of their project during construction, and they also are fully responsible that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible that their designs are in compliance to all Federal, State, and City codes and regulations. All required permits and approvals, pursuant to land disturbing activities and land development shall be provided and found acceptable to the City of Pooler. All the applicable required inspection and testing, reports, and related material must be available to the City of Pooler, or assigned representation, during and after the construction is complete.



480 Edsel Drive, Ste 100
 Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
 F: 912.756.5882



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

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

Sincerely,

Trevor Shoemaker
Trevor Shoemaker
Project Manager
EOM

CC: Nicole Johnson; AICP, CFM; Director of Planning & Development – City of Pooler
Kimberly Dyer, CFM; Zoning Administrator - City of Pooler
Liberto Chacon, PE; Sr. Vice President of Operations – EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882

CIVIL CONSTRUCTION PLANS FOR

MORGAN LAKES INDUSTRIAL PARK

PREPARED FOR
MAHANY CONSTRUCTION CO.



COLEMAN COMPANY
ENGINEERS • SURVEYORS
1000 Peachtree Street, N.E., Suite 1000 Atlanta, GA 30309
Phone: (404) 525-1000 Fax: (404) 525-1001

NOT FOR CONSTRUCTION

REVISIONS

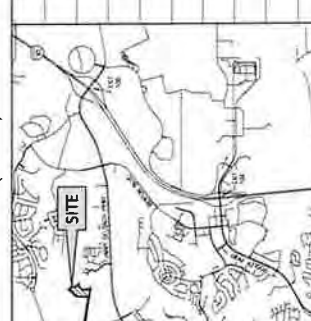
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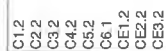
CIVIL CONSTRUCTION PLANS FOR
MORGAN LAKES INDUSTRIAL PARK
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION CO.

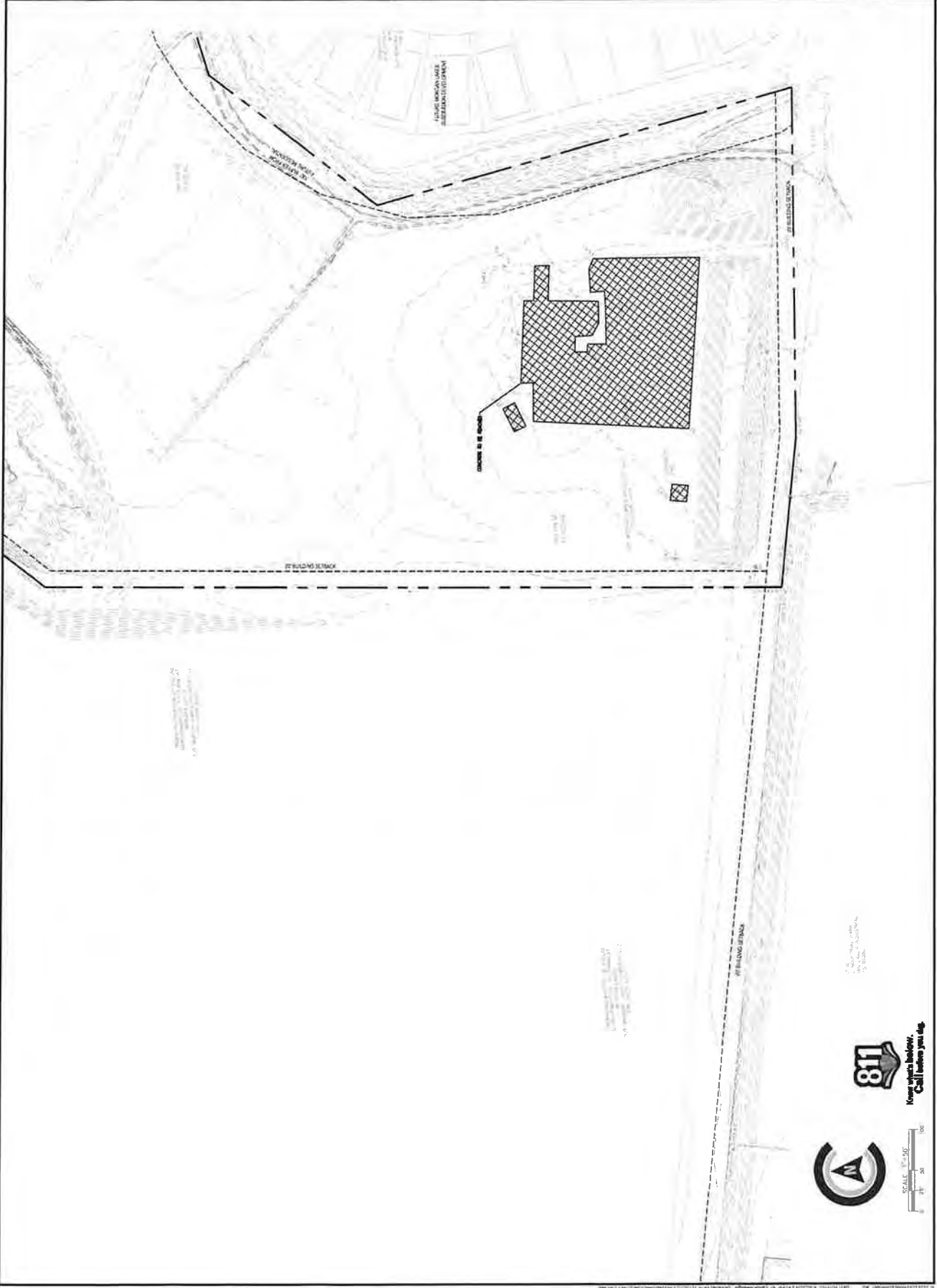
JOB NUMBER: 22-043
DRAWN BY: C.M.
CHECKED BY: P.W.
SCALE: AS NOTED

COVER

SHEET:
COV

VICINITY MAP (N.T.S.)		REVISIONS		PROJECT SITE DATA		SHEET INDEX																																											
				PROJECT ADDRESS PROJECT CITY, STATE OWNER/REPRESENTATIVE PROPERTY AREA: DISTURBED AREA: ZONING: VERTICAL DATUM: HORIZONTAL DATUM: FLOOD ZONE: WATER & SEWER PROVIDER: PINS: SURVEY PREPARED BY: GEOTECHNICAL BY: ARCHITECT: CONSTRUCTION EXIST LOCATION:		MORGAN LAKES INDUSTRIAL BLVD POOLER, GEORGIA MAHANY CONSTRUCTION CO. 261.88 ACRES 22.27 ACRES I-1 NAVD 83 NAD 83 X CITY OF POOLER 51015 01011 COLEMAN COMPANY, INC GEOLOGICAL N/A N32 167694, WB1 270087		<table><tr><th>Sheet Number</th><th>Sheet Title</th></tr><tr><td>COV</td><td>COVER</td></tr><tr><td>CO-0</td><td>SHEET LEGEND</td></tr><tr><td>CO-1</td><td>CONSTRUCTION NOTES</td></tr><tr><td>CL-0-CL-7</td><td>EXISTING PLAN</td></tr><tr><td>CL-3</td><td>DEMOLITION PLAN</td></tr><tr><td>CL-0-CL-2</td><td>STAKING PLAN</td></tr><tr><td>CL-0-CL-2</td><td>PAVING PLAN</td></tr><tr><td>CL-0-CL-2</td><td>GRADING PLAN</td></tr><tr><td>CL-0-CL-2</td><td>DRAINAGE PLAN</td></tr><tr><td>CL-0-CL-1</td><td>UTILITY PLAN</td></tr><tr><td>CL-0-CL-1</td><td>PROFILES</td></tr><tr><td>CL-0-CL-2</td><td>CONSTRUCTION DETAILS</td></tr><tr><td>CL-0-CL-1,2</td><td>INITIAL ESDPC PLANS</td></tr><tr><td>CL-0-CL-1,2</td><td>INTERIM ESDPC PLANS</td></tr><tr><td>CL-0-CL-1,2</td><td>FINAL ESDPC PLANS</td></tr><tr><td>CL-0-CL-1</td><td>ENDSOON CONTROL DETAILS</td></tr><tr><td>CL-0-CL-1</td><td>NPDES PERMIT NOTES</td></tr><tr><td>LL-0-LL-9</td><td>LANDSCAPE PLAN</td></tr><tr><td>LL-1-LL-2</td><td>LIGHTING PLAN</td></tr></table>		Sheet Number	Sheet Title	COV	COVER	CO-0	SHEET LEGEND	CO-1	CONSTRUCTION NOTES	CL-0-CL-7	EXISTING PLAN	CL-3	DEMOLITION PLAN	CL-0-CL-2	STAKING PLAN	CL-0-CL-2	PAVING PLAN	CL-0-CL-2	GRADING PLAN	CL-0-CL-2	DRAINAGE PLAN	CL-0-CL-1	UTILITY PLAN	CL-0-CL-1	PROFILES	CL-0-CL-2	CONSTRUCTION DETAILS	CL-0-CL-1,2	INITIAL ESDPC PLANS	CL-0-CL-1,2	INTERIM ESDPC PLANS	CL-0-CL-1,2	FINAL ESDPC PLANS	CL-0-CL-1	ENDSOON CONTROL DETAILS	CL-0-CL-1	NPDES PERMIT NOTES	LL-0-LL-9	LANDSCAPE PLAN	LL-1-LL-2	LIGHTING PLAN
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811
 Know what's below.
 Call before you dig.



1" = 20' (Horizontal)
 1" = 40' (Vertical)

DEMOLITION PLAN

SHEET:

C1.3

202-441-1111
 DATE: 04/11/2011
 DRAWN BY: C.P.W.
 CHECKED BY: J.A.S.
 SCALE: AS NOTED

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

REVISIONS

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COLEMAN COMPANY
 ENGINEERS • SURVEYORS
 1000 Peachtree Street, Suite 1000, Atlanta, Georgia 30309
 (404) 525-1111



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revision

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

JOB NUMBER: 23-643
 DATE: 04/30/74
 DRAWN BY: CLM
 CHECKED BY: P.W.
 SCALE: AS NOTED

STAKING PLAN

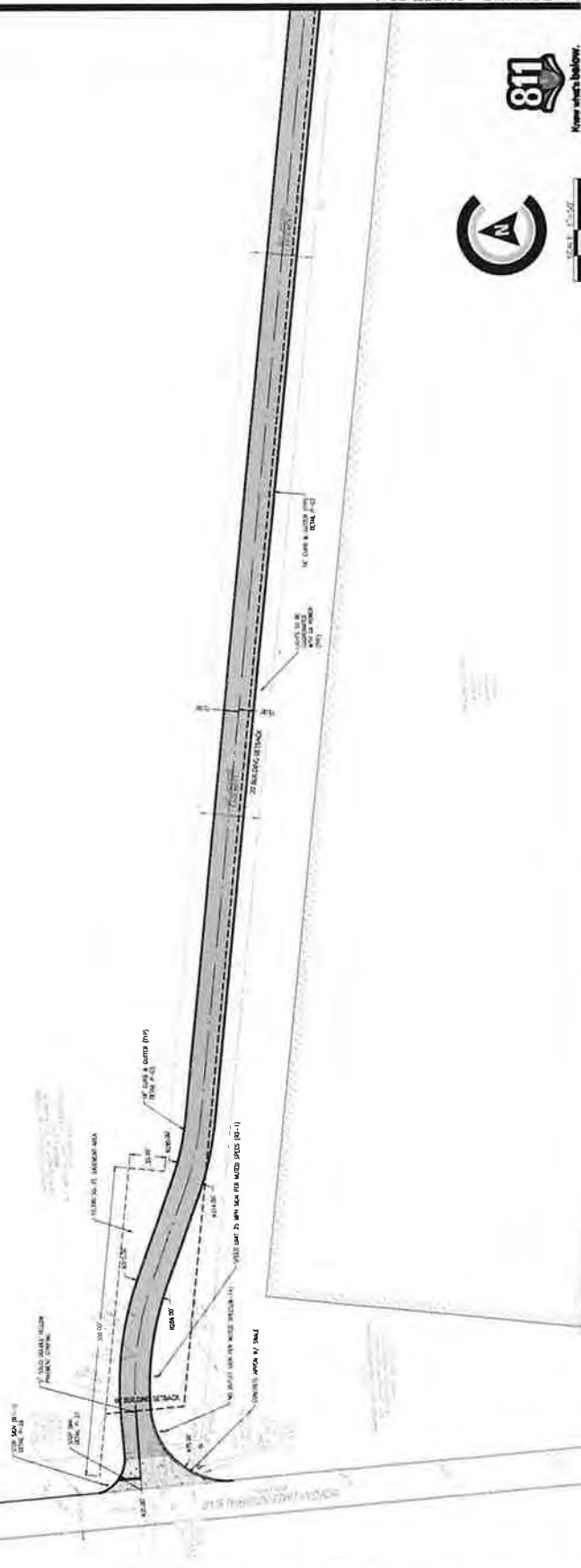
SHEET:

C2.0

MATCHLINE: SHEET C2.1



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Discussion

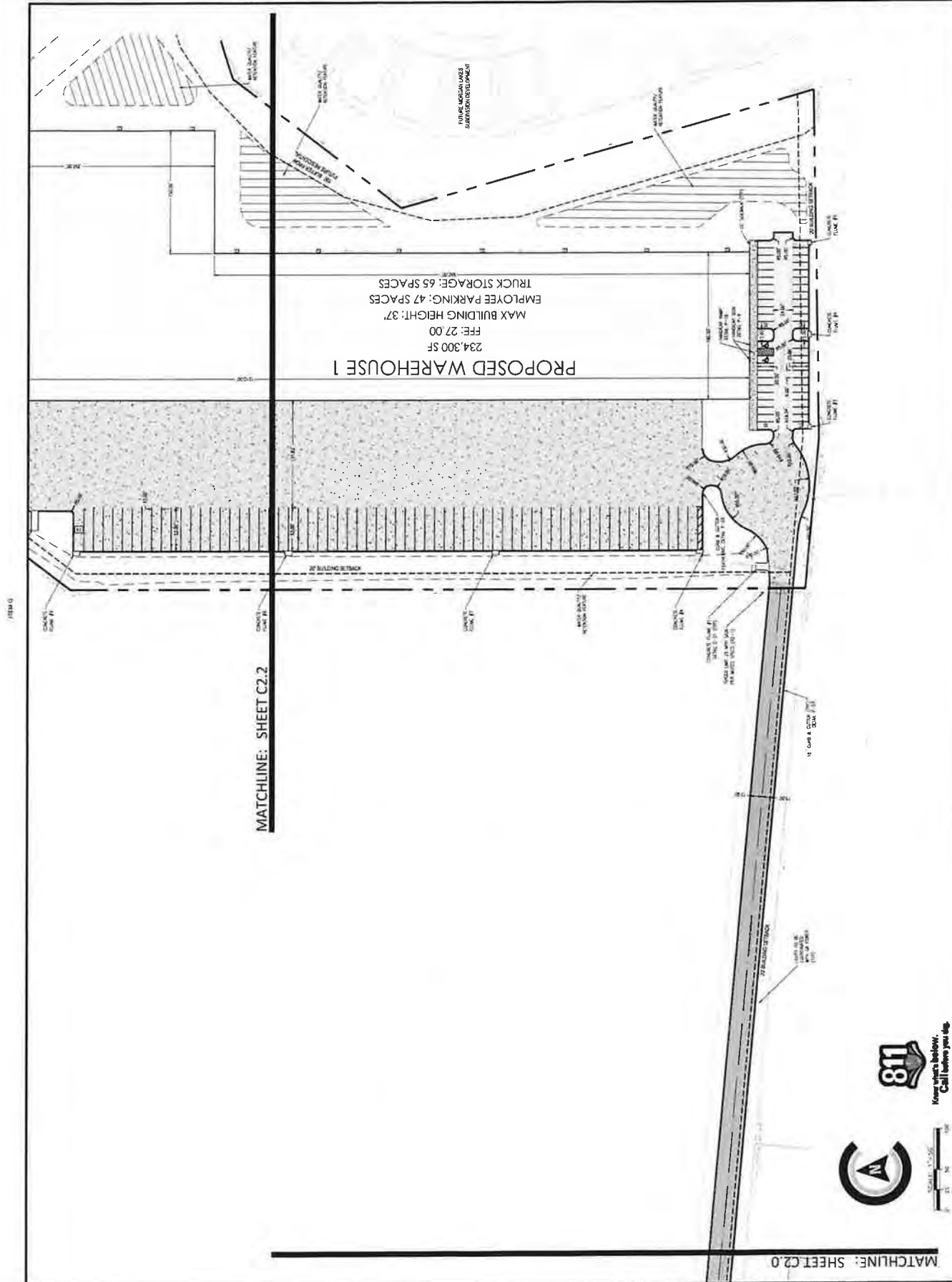
CIVIL CONSTRUCTION PLANS FOR
MORGAN LAKES INDUSTRIAL PARK
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION CO.

JOB NUMBER: 2-043
DATE: 04/30/24
DRAWN BY: CLM
CHECKED BY: PJW
SCALE: AS NOTED

STAKING PLAN

SHEET:

C2.1



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MATCHLINE: SHEET C2.0



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REVIEWS

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

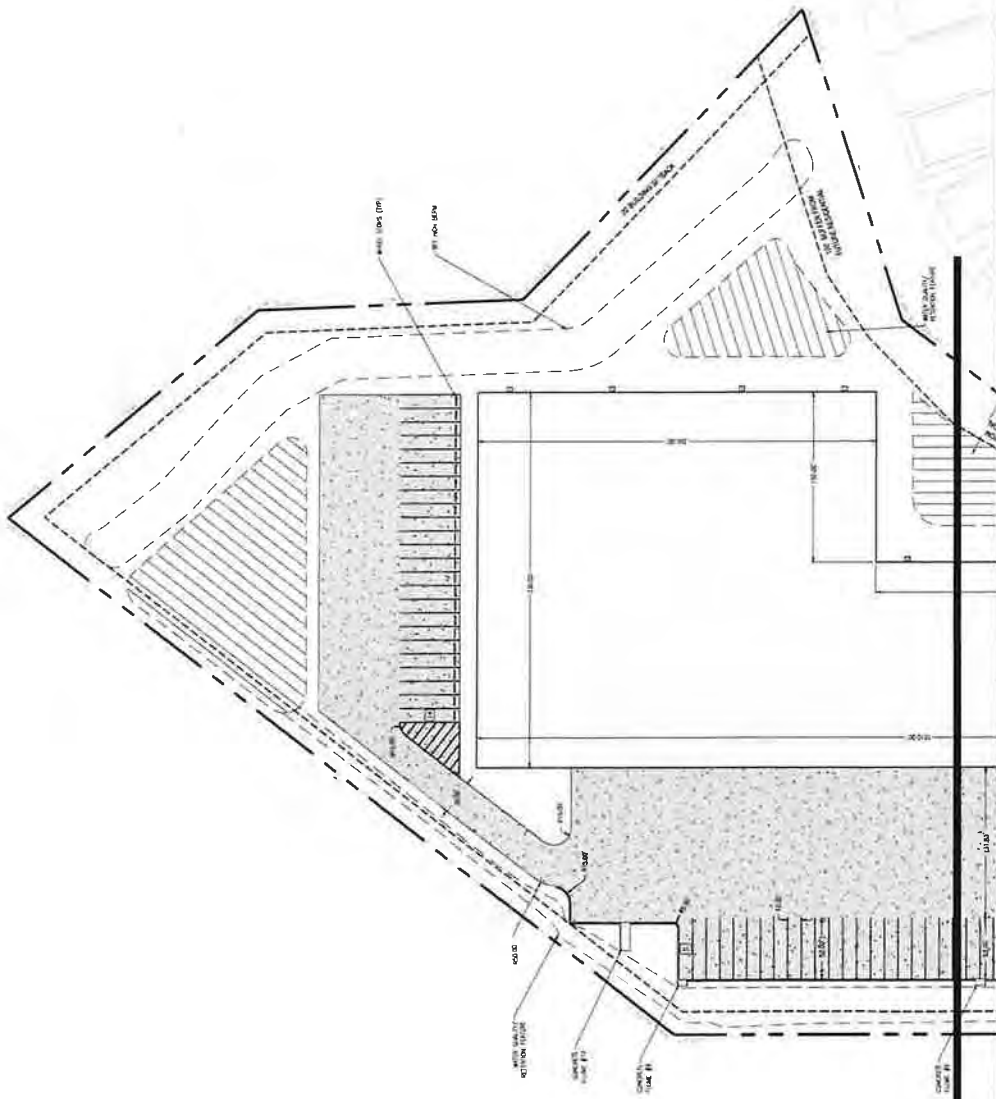
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DATE	04/30/24
DRAWN BY	CLM
CHECKED BY:	PJW
SCALE:	AS NOTED

STAKING PLAN

SHEET: C2.2



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MATCHLINE: SHEET C2.1



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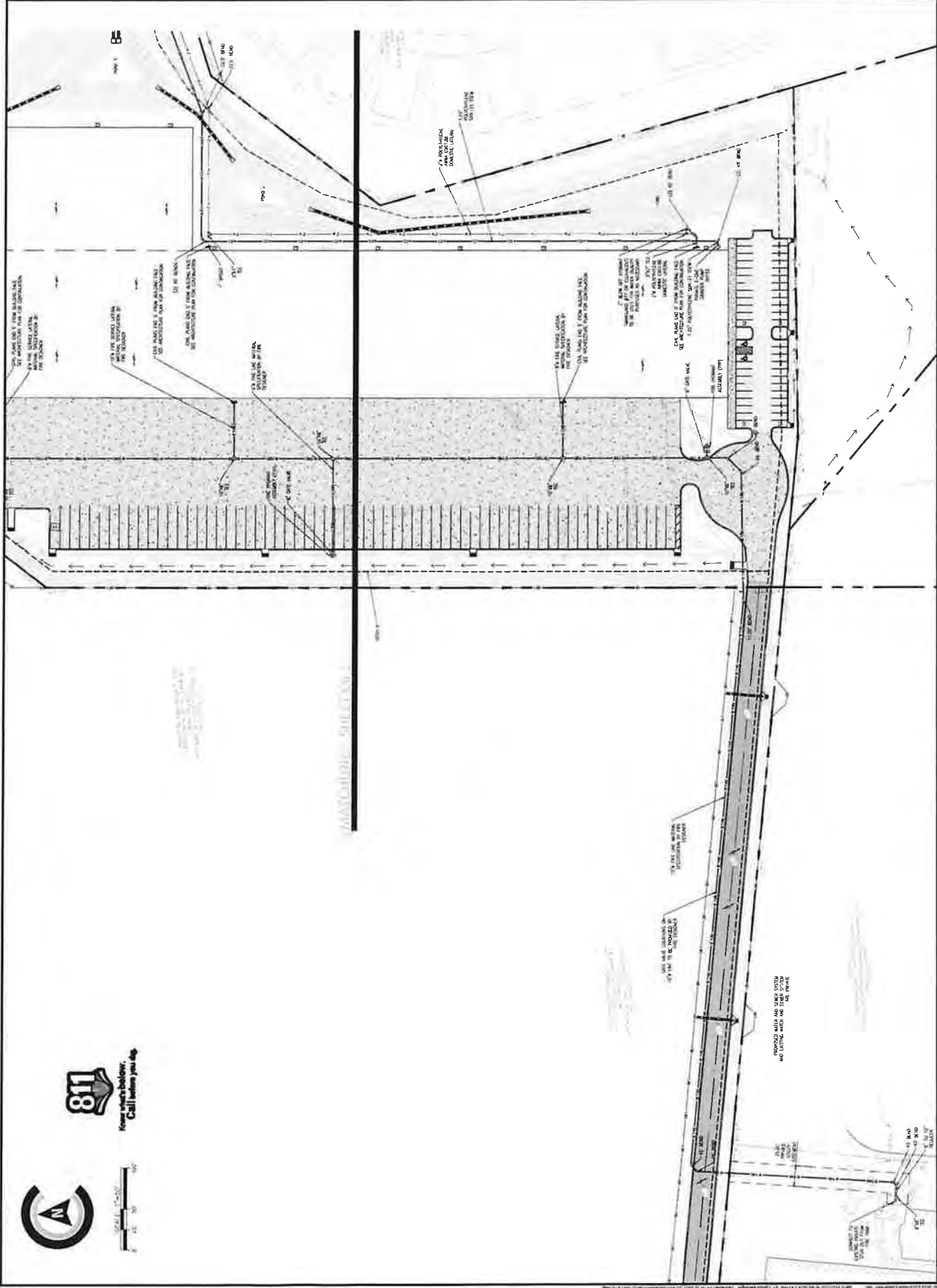
REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
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PHASE 1
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PREPARED FOR MAHANY CONSTRUCTION CO.

JOB NUMBER: 22-443
DATE: 04/30/24
DRAWN BY: P.W.
CHECKED BY: P.W.
SCALE: AS NOTED

UTILITY PLAN

SHEET: **C6.0**



ITEM 0



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31012-9739

LANDSCAPE PLANS FOR
MORGAN LAKES INDUSTRIAL PARK
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANTY CONSTRUCTION COMPANY

JOB NUMBER: 22-043
DATE: 2024.04.30
DRAWN BY: JMG
CHECKED BY: SMA
SCALE: AS NOTED

LANDSCAPE
PLAN

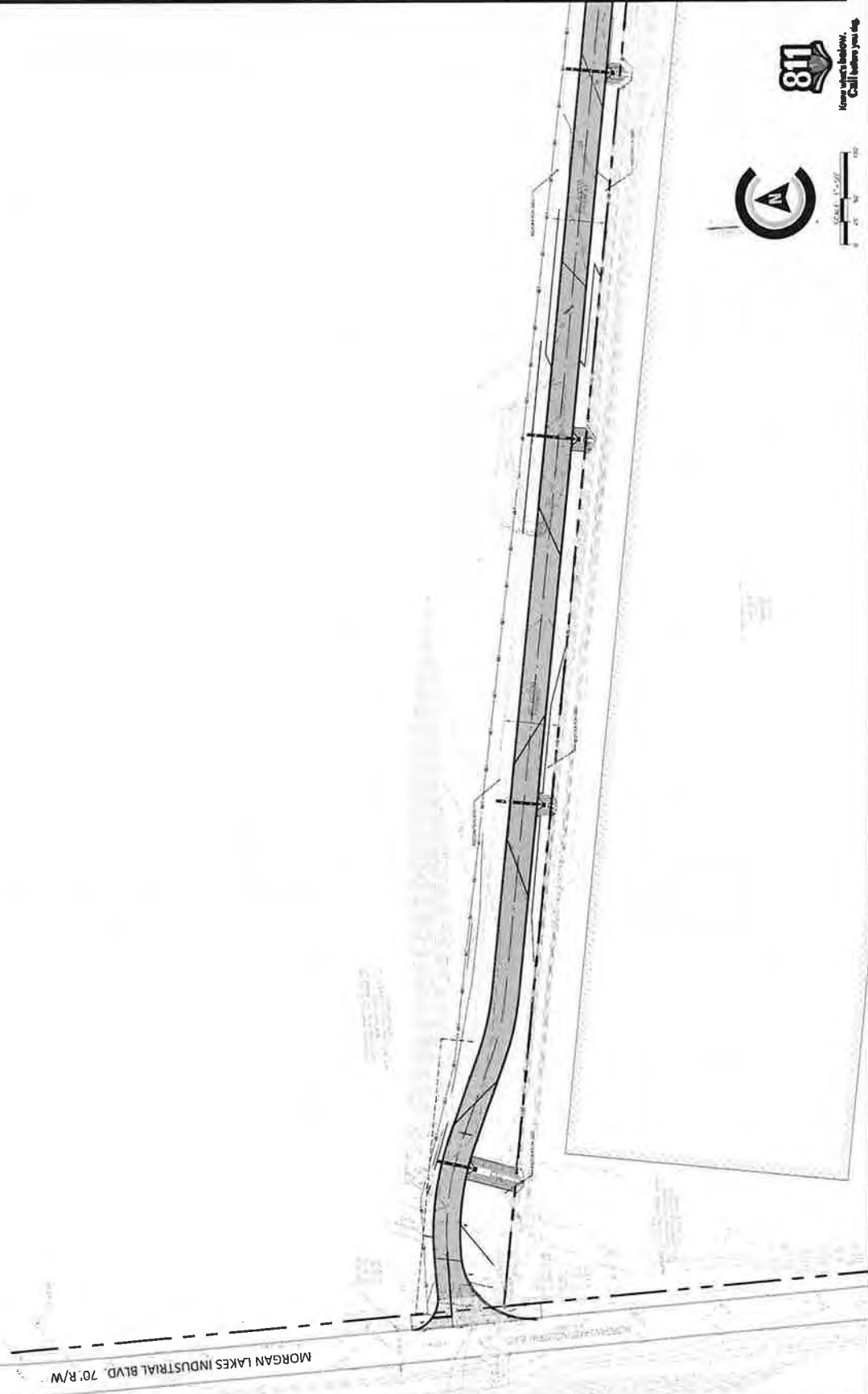
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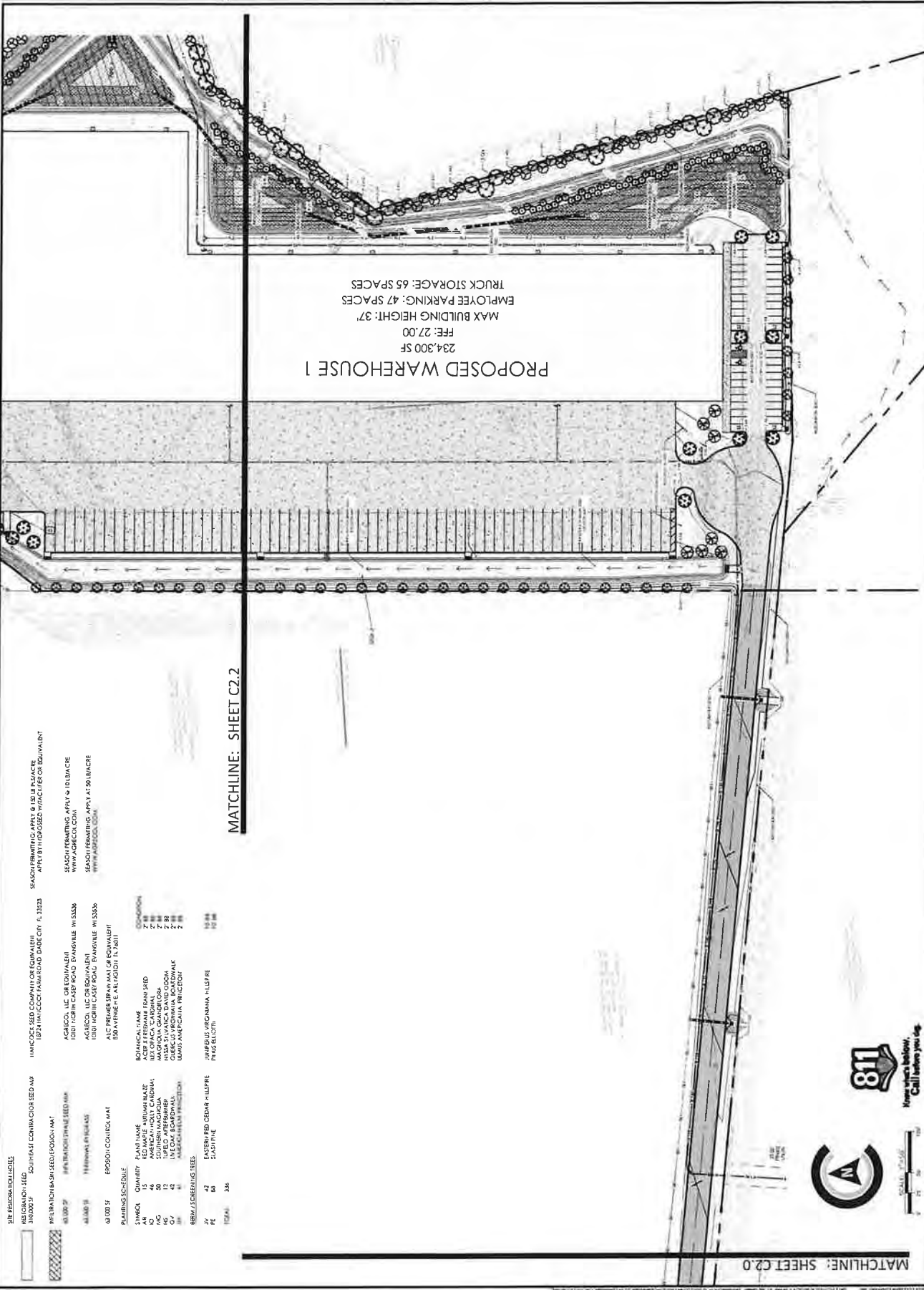
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MATCHLINE: SHEET C2.1



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

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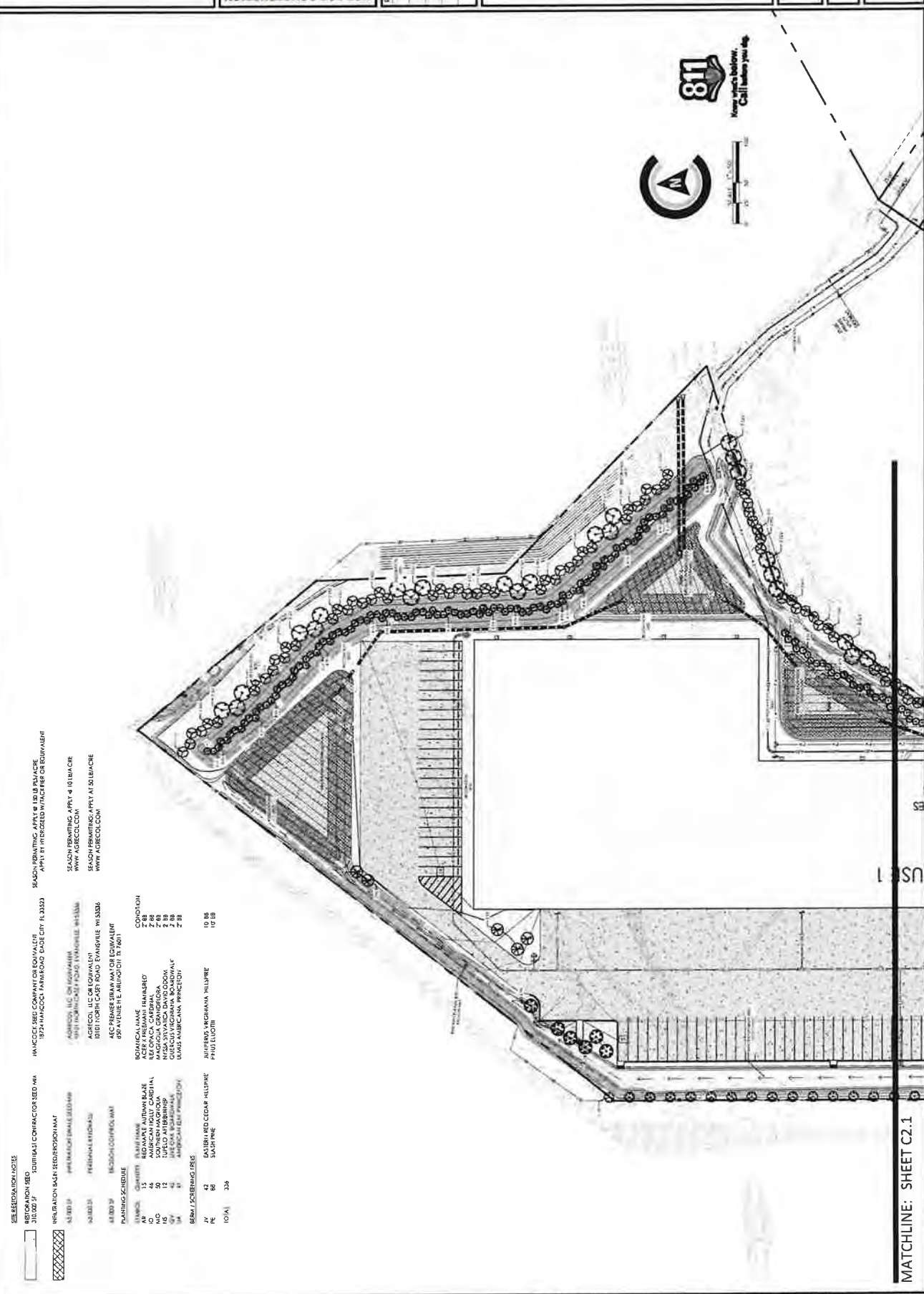


SEE REVISION NOTES

REVISION	DATE	DESCRIPTION
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100	04/30/24	REVISION 100: SEE REVISION NOTES



811
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REVISIONS

NO.	DATE	DESCRIPTION
1	04/30/21	ISSUED FOR PERMIT
2	04/30/21	ISSUED FOR PERMIT
3	04/30/21	ISSUED FOR PERMIT
4	04/30/21	ISSUED FOR PERMIT
5	04/30/21	ISSUED FOR PERMIT
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99	04/30/21	ISSUED FOR PERMIT
100	04/30/21	ISSUED FOR PERMIT

MATCHLINE: SHEET C2.1

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

1

THREE PLANTING OF FAIR

1. **PLANTING OF FAIR** (1998) - The first planting of fair was held in 1998. It was a small-scale event, but it was a success. It was held in the grounds of the school, and it was a very successful event. It was a very successful event, and it was a very successful event.
2. **PLANTING OF FAIR** (1999) - The second planting of fair was held in 1999. It was a larger event, and it was a very successful event. It was held in the grounds of the school, and it was a very successful event. It was a very successful event, and it was a very successful event.



NOT FOR CONSTRUCTION

Microbial

LIGHTING PLAN FOR
MORGAN LAKES INDUSTRIAL PARK
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION CO

206 NUMBER: 20-640
DATE: 06/30/24
DRAWN BY: CLM
CHECKED BY: PSW
SCALE: AS NOTED

LIGHTING PLAN

SHEET:

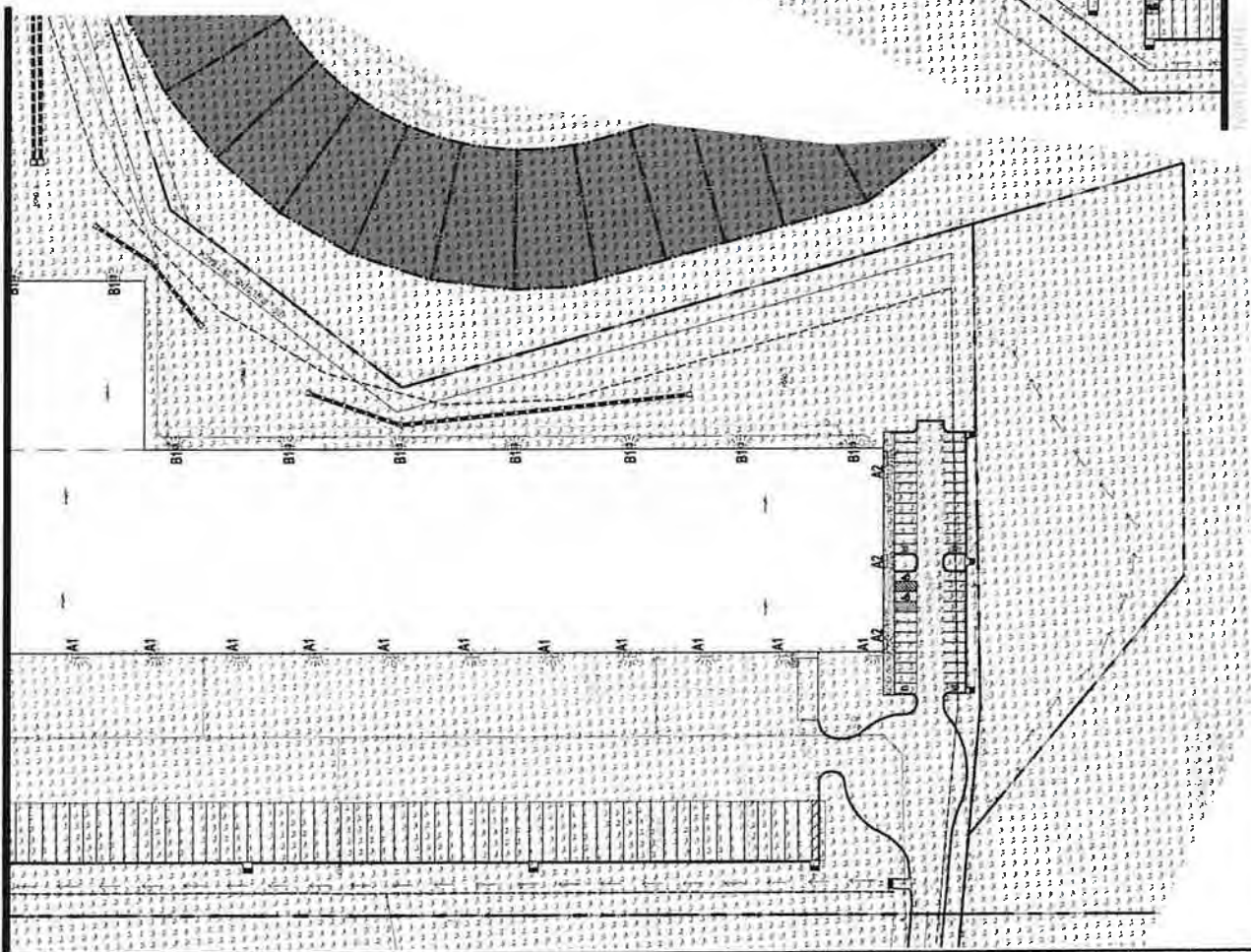
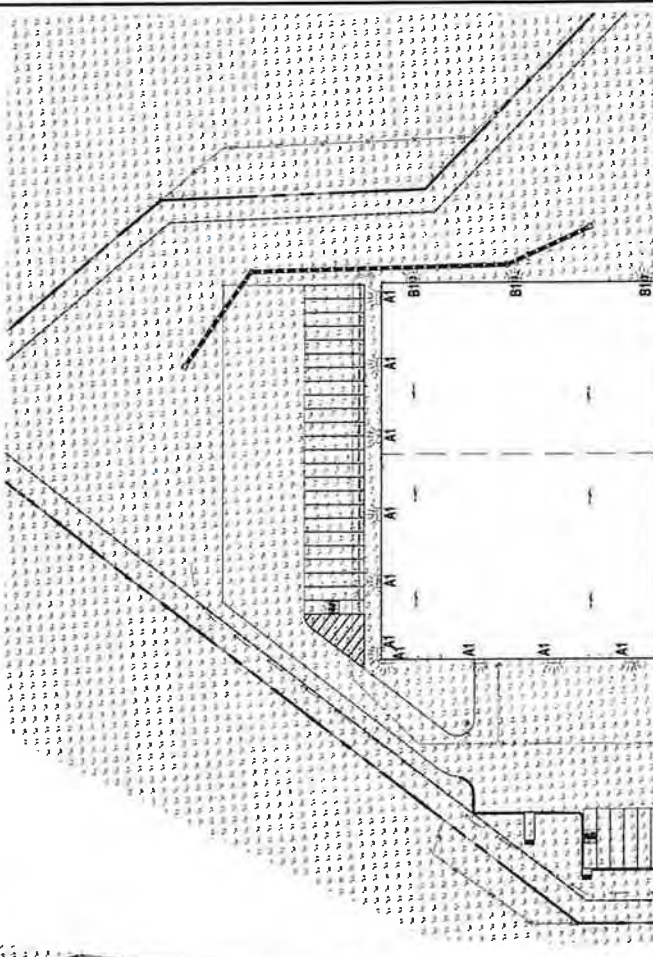
LT-1

LUMINAire Softlight		DESCRIPTION	MOUNTING HEIGHT	TOTAL LAMP LUMENS	WATTAGE
101	21	LITHONIA CRYSTAL LED-300 x 170W-PR	8'2" WALL	11,500	100
42	3	LITHONIA SPRINT LED-300 x 170W-PR	10'2" WALL	13,100	100
01	11	LITHONIA VISHI-LED-2000LM-40W-504	10'2" WALL	2,100	20

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





Performance Data

Linear Ambient Temperature (LAT) Multiplier

Linear Ambient Temperature (LAT)	Multiplier
100	1.0
110	1.1
120	1.2
130	1.3
140	1.4
150	1.5
160	1.6
170	1.7
180	1.8
190	1.9
200	2.0

Expected Load

Footcandle	Wattage
10	100
20	200
30	300
40	400
50	500
60	600
70	700
80	800
90	900
100	1000

Performance Data

Proposed LED Linear Maintenance

Footcandle	Wattage
10	100
20	200
30	300
40	400
50	500
60	600
70	700
80	800
90	900
100	1000

Performance Data

Proposed LED Linear Maintenance

Footcandle	Wattage
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Performance Data

Proposed LED Linear Maintenance

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Performance Data

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Performance Data

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60	600
70	700
80	800
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100	1000

Pooler Subdivision Application

File # _____

Date Filed: _____

This application along with the application fee of \$ _____ (see schedule of fees) is to be submitted to the Planning & Zoning Department.

Check all that apply:

☐ Recombination

☐ Revised Subdivision Plat

☐

Minor Subdivision



Major Subdivision

☐

Final Plat

☐

5-Acre Tract

General Information

- Owner or authorized agent: Jack Wardlaw Phone: (912) 354-7987
- Property address: 2702 Whatley Ave. Ste. B-1 Savannah, GA 31415
- Mailing address: 2702 Whatley Ave. Ste. B-1 Savannah, GA 31415

If agent, please attach authorization of property owner signed, dated and notarized.

- Have any previous applications been made for a subdivision affecting these same premises?
 If yes, please give date and action taken below:
 Date _____ Action taken: _____
- Copy of current tax bill showing payments or documentation certified by the City of Pooler.

Action Requested

1. General location of property in question (the area, street number and location with respect to nearby public roads in common use). Como Drive
2. Legal description of property (name of subdivision, block and lot number, etc.) Attach extra sheet if necessary.
Forest Lakes Phase 12. A subdivision of a portion of Tract A, Godley Station West, Forest Lakes 8th GM District, City of Pooler, Chatham County, GA
3. PIN # 51014 01148
4. Total area of property in question (acres or square feet) 11.552 acres
5. Existing land use (specify such as, grocery store, single family residence, vacant land, etc.)
None
6. Desired land use of each parcel of property (specify as above) Residential development

Pooler Subdivision Application

(cont.)

7. Attach a plat of the property where this subdivision is proposed to take effect. Said map shall indicate the properties in respect to the nearby public roads in common use. Include a list of all adjacent property owners. (*only for Minor or Major Subdivision*)
8. Describe the reasons for requesting the subdivision which would support the purposes of the zoning program. _____
- _____

Submittal Requirements

- 4 Sets of Plans
 - Preliminary plan, refer to Appendix B, Section 702.
 - Final plat, refer to Appendix B, Section 703.
- A neighborhood grading and drainage plan is required for all subdivisions. (Amendment 10-03-06)
- List of adjacent property owners with correct mailing addresses. (*minor and major subdivision*)

Planning & Zoning Commission

☐ Approved

☐ Denied

Remarks: _____

 Date

 Planning & Zoning Administrator

Mayor and Council

☐ Approved

☐ Denied

Remarks: _____

 Date

 City Clerk

Recorded Plat

Date: _____ Book _____ Page (s) _____

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: Jack Wardlaw

Address: 2702 Whatley Ave.

City & State: Savannah, GA Zip 31404

Telephone number: (912) 354-7987

Signature of owner

4/21/24

Date

Personally appeared before me Jack Wardlaw

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

Olivia W Page

Notary Public

4/24/24

Date





EOM Operations
Your solution to a better tomorrow

May 2nd, 2024

Kimberly Dyer
City of Pooler
100 Southwest HWY 80
Pooler, GA 31322

Subject: Performance Bond Request
Forest Lakes Subdivision - Phase 12

Dear Mrs. Dyer,

We have reviewed the requested Forest Lakes Subdivision - Phase 12 – Performance Bond, furnished by Neil McKenzie, PE, with Coleman Company; specifically the schedule of values and unit costs for the bond. The proposed performance bond covers all the applicable costs associated with installing the required infrastructure and site development elements required to complete the project.

Based on the information and calculations provided by Coleman Company, the cost of the remaining construction work covered by the bond is \$1,725,970.55, which is correct. Therefore, the calculated value of the 150% Performance Bond of \$2,588,955.83 is also correct.

This review was based exclusively on the information provided by the project design professional that is solely responsible for its content and the accuracy of that information.

If you have you have any questions and/or comments, please feel free to contact me via email or phone at tshoemaker@eomworx.com or (912) 445-0050 Ext 4400.

Sincerely,

Trevor Shoemaker
Trevor Shoemaker
Project Manager
EOM

CC: Nicole Johnson, AICP, CFM; Director of Planning & Development – City of Pooler
Liberto Chacon, PE; Sr. VP of Operations - EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



March 4, 2024

Ms. Nicloe Dixon
 Director, Planning and Development
 100 U.S. Highway 80 SW
 Pooler, GA 31322

RE: Construction Bond Calculation
 Forest Lakes Phase 12 Subdivision
 City of Pooler, GA
 CCI Project #: 22-1018.000

Dear Ms. Dixon:

Attached, please find the Construction Bond calculation for the above referenced project. The various infrastructure components that comprise the overall project were used to determine the Construction Bond cost. The respective infrastructure components and their unit costs are listed on the attached spreadsheet. Based on this information, the calculated Construction Bond amount is:

Cost of Infrastructure	\$ 1,725,970.55
100% Construction Bond	\$ 2,588,955.83

Please review the attached calculations and, if you concur, indicate your approval by signing below and returning the signed document to me. Prior to submitting a subdivision plat to the City Council for approval, the developer will secure a Construction Bond for the approved amount.

If you have any questions or comments, please call me on 200-3041.

Thank you,

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Neil McKenzie'.

Neil McKenzie, P.E.
 Residential Group Leader
 Coleman Company, Inc.

I hereby approve the Construction Bond calculated amount
 of \$2,588,955.83 for the Forest Lakes PH 12 subdivision.

 Nicole Dixon

 Date

CC: Dillon Powell
 Malorie Boyd



CONSTRUCTION BOND CALCULATION
FOREST LAKES PH 12 PROJECT NO. 22-1018.000

EARTHWORK & SITEWORK

Item No.	Description	Quantity	Units	Unit Price	Cost
I-1	Clearing & Grubbing	13.00	AC	\$ 5,900.00	\$ 76,700.00
I-2	Strip Topsoil, cut/shift & rough grade	1	LS	\$ 466,030.00	\$ 466,030.00
I-3	Remove & Replace Unsuitable Material in Roadway	3,650	CY	\$ 33.00	\$ 120,450.00
I-4	Fine Grade for Curb, Subgrades, Paving, Etc.	1	LS	\$ 16,920.00	\$ 16,920.00
I-5	Final Grading & Dressing for Grass	1	LS	\$ 20,700.00	\$ 20,700.00
I-6	Staking - EOP, Rough Grading, Lots, Curbing, Etc.	1	LS	\$ 16,105.00	\$ 16,105.00
I-7	Testing, Supervision & Mobilization	1	LS	\$ 26,850.00	\$ 26,850.00
REMAINING EARTHWORK & SITEWORK SUBTOTAL:					\$ 743,755.00

PAVEMENT & ROADWORK

Item No.	Description	Quantity	Units	Unit Price	Cost
II-1	18" Roll Curb & Gutter	2,820	LF	\$ 18.50	\$ 52,170.00
II-2	4" GABC - Temporary Turnaround	800	SY	\$ 20.00	\$ 16,000.00
II-3	8" Graded Aggregate Base	3,755	SY	\$ 35.25	\$ 132,363.75
II-4	2" Binder & 1.5" Asphalt	3,755	SY	\$ 36.00	\$ 135,180.00
II-5	Common Area Sidewalk	1	LS	\$ 2,500.00	\$ 2,500.00
REMAINING PAVEMENT & ROADWORK SUBTOTAL:					\$ 338,213.75

STORM DRAINAGE SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost
III-1	18" RCP	64	LF	\$ 72.00	\$ 4,608.00
III-2	30" RCP	408	LF	\$ 124.00	\$ 50,592.00
III-3	Type "C" Curb Inlet w/100' of 6" Sock	4	EA	\$ 7,823.00	\$ 31,292.00
III-4	Grate Inlet	1	EA	\$ 4,529.00	\$ 4,529.00
III-5	30" FES	2	EA	\$ 2,353.00	\$ 4,706.00
III-6	Temporary Inlet Protection	5	EA	\$ 382.00	\$ 1,910.00
III-7	Stone Bedding	120	TN	\$ 75.00	\$ 9,000.00
III-8	Select Fill	150	CY	\$ 26.00	\$ 3,900.00
III-9	Cleaning	480	LF	\$ 4.41	\$ 2,116.80
REMAINING STORM DRAINAGE SYSTEM SUBTOTAL:					\$ 112,653.80

**SANITARY SEWER SYSTEM**

Item No.	Description	Quantity	Units	Unit Price	Cost
IV-1	Connect to Exst Manhole with Core (10'-12')	1	LS	\$ 5,295.00	\$ 5,295.00
IV-2	8" SDR-26 PVC Sewer (6'-8')	360	LF	\$ 53.00	\$ 19,080.00
IV-3	8" SDR-26 PVC Sewer (8'-10')	370	LF	\$ 58.00	\$ 21,460.00
IV-4	8" SDR-26 PVC Sewer (10'-12')	497	LF	\$ 62.00	\$ 30,814.00
IV-5	8" SDR-26 PVC Sewer (12'-14')	240	LF	\$ 73.00	\$ 17,520.00
IV-6	4" SDR-26 PVC Lateral	2,070	LF	\$ 19.00	\$ 39,330.00
IV-7	8x4 SDR-26 Ty	41	EA	\$ 206.00	\$ 8,446.00
IV-8	4" SDR-26 PVC 45	97	EA	\$ 59.00	\$ 5,723.00
IV-9	4" PVC Caps	46	EA	\$ 29.00	\$ 1,334.00
IV-10	4' Diameter Manhole (6'-8')	2	EA	\$ 4,471.00	\$ 8,942.00
IV-11	4' Diameter Manhole (10'-12')	2	EA	\$ 5,294.00	\$ 10,588.00
IV-12	Stone Bedding	720	TN	\$ 75.00	\$ 54,000.00
IV-13	Select Fill	1,100	CY	\$ 26.00	\$ 28,600.00
IV-14	Cleaning & Testing	1	LS	\$ 25,985.00	\$ 25,985.00
REMAINING SANITARY SEWER SYSTEM SUBTOTAL:					\$ 277,117.00

WATER DISTRIBUTION SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost
V-1	Connect to Exst Main w/Temporary Backflow Preventer	1	EA	\$1,764.00	\$ 1,764.00
V-2	8" MJ Sleeve	2	EA	\$559.00	\$ 1,118.00
V-3	8" MJ 45	14	EA	\$541.00	\$ 7,574.00
V-4	Air Release Valve in Manhole	1	EA	\$4,941.00	\$ 4,941.00
V-5	8x6 MJ Tee	3	EA	\$853.00	\$ 2,559.00
V-6	Fire Hydrant Assembly	3	EA	\$6,588.00	\$ 19,764.00
V-7	8" Valve in Manhole	1	EA	\$5,706.00	\$ 5,706.00
V-8	Concrete Valve Marker	1	EA	\$147.00	\$ 147.00
V-9	Blow Off Hydrant	1	EA	\$3,353.00	\$ 3,353.00
V-10	8x1 Saddle	46	EA	\$206.00	\$ 9,476.00
V-11	1" Corporation Stop	46	EA	\$176.00	\$ 8,096.00
V-12	1" Curb Stop	46	EA	\$218.00	\$ 10,028.00
V-13	1" Tubing	2,070	LF	\$14.00	\$ 28,980.00
V-14	8" C-900 PVCC	1,425	LF	\$53.00	\$ 75,525.00
V-15	6" Ductile Iron for Fire Hydrant	40	LF	\$53.00	\$ 2,120.00
V-16	8" Joint Restraints	15	EA	\$188.00	\$ 2,820.00
V-17	Select Fill	450	CY	\$26.00	\$ 11,700.00
V-18	Testing & Chlorination	1	LS	\$12,320.00	\$ 12,320.00
REMAINING WATER DISTRIBUTION SYSTEM SUBTOTAL:					\$ 207,991.00

**SOIL EROSION & SEDIMENT CONTROL**

Item No.	Description	Quantity	Units	Unit Price	Cost
VI-1	Construction Exit	1	EA	\$ 3,800.00	\$ 3,800.00
VI-2	Silt Fence - Type A	1,100	LF	\$ 2.40	\$ 2,640.00
VI-3	Silt Fence - Type C	2,900	LF	\$ 3.50	\$ 10,150.00
VI-4	Inlet Protection	5	EA	\$ 225.00	\$ 1,125.00
VI-5	Rip Rap Protection	25	SY	\$ 85.00	\$ 2,125.00
VI-6	Grassing	12.00	AC	\$ 2,200.00	\$ 26,400.00
REMAINING SOIL EROSION & SEDIMENT CONTROL SUBTOTAL:					\$ 46,240.00

CHANGE ORDERS

Item No.	Description	Quantity	Units	Unit Price	Cost
VII-1					\$ -
REMAINING CHANGE ORDERS SUBTOTAL:					\$ -

REMAINING EARTHWORK & SITEWORK SUBTOTAL:	\$743,755.00
REMAINING PAVEMENT & ROADWORK SUBTOTAL:	\$338,213.75
REMAINING STORM DRAINAGE SYSTEM SUBTOTAL:	\$112,653.80
REMAINING SANITARY SEWER SYSTEM SUBTOTAL:	\$277,117.00
REMAINING WATER DISTRIBUTION SYSTEM SUBTOTAL:	\$207,991.00
REMAINING SOIL EROSION & SEDIMENT CONTROL SUBTOTAL:	\$46,240.00
REMAINING CHANGE ORDERS SUBTOTAL:	\$0.00

REMAINING INFRASTRUCTURE COST: **\$1,725,970.55**

CONSTRUCTION BOND (150% OF INFRASTRUCTURE COST): **\$2,588,955.83**

Bond No.: 0256821Principal Amount: 2,588,955.83**SUBDIVISION PERFORMANCE BOND**Project: Forest Lakes Subdivision - Phase 12

City of Pooler Permit No.: (if applicable) _____

Project Location: Forest Lakes Subdivision - Phase 12, Pooler GA**KNOW ALL MEN BY THESE PRESENTS:**

That Preferred Site Construction, LLC, registered business address of 9521 Highway 301 South, Statesboro, GA 30458, as Principal, hereinafter called "**PRINCIPAL**," and Berkley Insurance Company, as Surety, hereinafter called the "**SURETY**," registered business address of 475 Steamboat Road, Greenwich, CT 06830, a Surety insurer, chartered and existing under the laws of the State of Delaware, and authorized to do business in the State of Georgia, are held and firmly bound unto City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and Aldermanic Board, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "**OBLIGEE**," in the penal sum of Two Million Five Hundred Eighty Eight Thousand Nine Hundred Fifty Five & 83/100 and 00/100 Dollars (\$2,588,955.83), lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Principal has agreed to construct in Pooler, Georgia, the following improvements: Forest Lakes Subdivision - Phase 12, Pooler GA. Said improvements shall be constructed in accordance with all applicable federal, state, and local rules, regulations, laws, etc. including without limitation the Code of Ordinances for the City of Pooler, Georgia.

NOW THEREFORE, until this obligations hereunder cease as outlined herein:

1. This bond shall not automatically expire, but in the sole discretion of Obligee, if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect.
2. The Surety, upon receipt of written notice from the Obligee indicating any non-performance or default by Principal, will complete the improvements or pay to the Obligee such amount up to the Principal Amount of this bond which will allow the Obligee to complete the improvements.
3. In the event any non-performance or default is not cured within ten (10) days following the date of the written notice being received by Surety, Obligee may proceed to have the work completed. Upon completion, Obligee shall present a written statement of costs to Surety for any work completed pursuant to the terms herein. The Surety shall provide payment in full of the amount shown on the statement of costs to Obligee within three (3) business days of receipt of the statement of costs, up to the Principal Amount of this bond. The Surety shall pay all costs and expenses, including reasonable attorney fees incurred by Obligee in enforcing the terms of this bond.

The principal amount of this Bond may be reduced in accordance with the Code of Ordinances for the City of Pooler, upon express written approval by the Obligor.

IN WITNESS WHEREOF, Contractor and Surety do hereby duly execute this Bond No.: 0256821, this 13th day of May, 2024.

(SEAL)
ATTEST:

CONTRACTOR

[Signature]
WITNESS AS TO CONTRACTOR

Preferred Site Construction, LLC
CONTRACTOR - Signature

Ashlee Hollen
WITNESS AS TO CONTRACTOR

[Signature] Matt R. Hitten
(Print Name)

By: Member
Title

(SEAL)
ATTEST:

COMPANY NAME

Craig S. Smith
WITNESS AS TO SURETY

Berkley Insurance Company
SURETY (Print Company Name)

Hor. Maynard
WITNESS AS TO SURETY

475 Steamboat Road, Greenwich, CT 06830
Business Address

By: [Signature]
Authorized Signature

Christy Lackey, Attorney In Fact
(Print Name)

OR

(SEAL)
ATTEST:

SURETY'S AGENT

WITNESS AS TO AGENT

By: As Attorney in Fact (Attached Power)

WITNESS AS TO AGENT

(Print Name)

Agent's License Number

Agent's Name

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Fred R. Mitchell or Christy Lackey of PointeNorth Insurance Group, LLC of Atlanta, GA* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 21st day of July, 2020.

Attest:

(Seal)

By

Ira S. Lederman

Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafer

Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 21st day of July, 2020, by Ira S. Lederman and Jeffrey M. Hafer who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDRAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rundracken
Notary Public, State of Connecticut

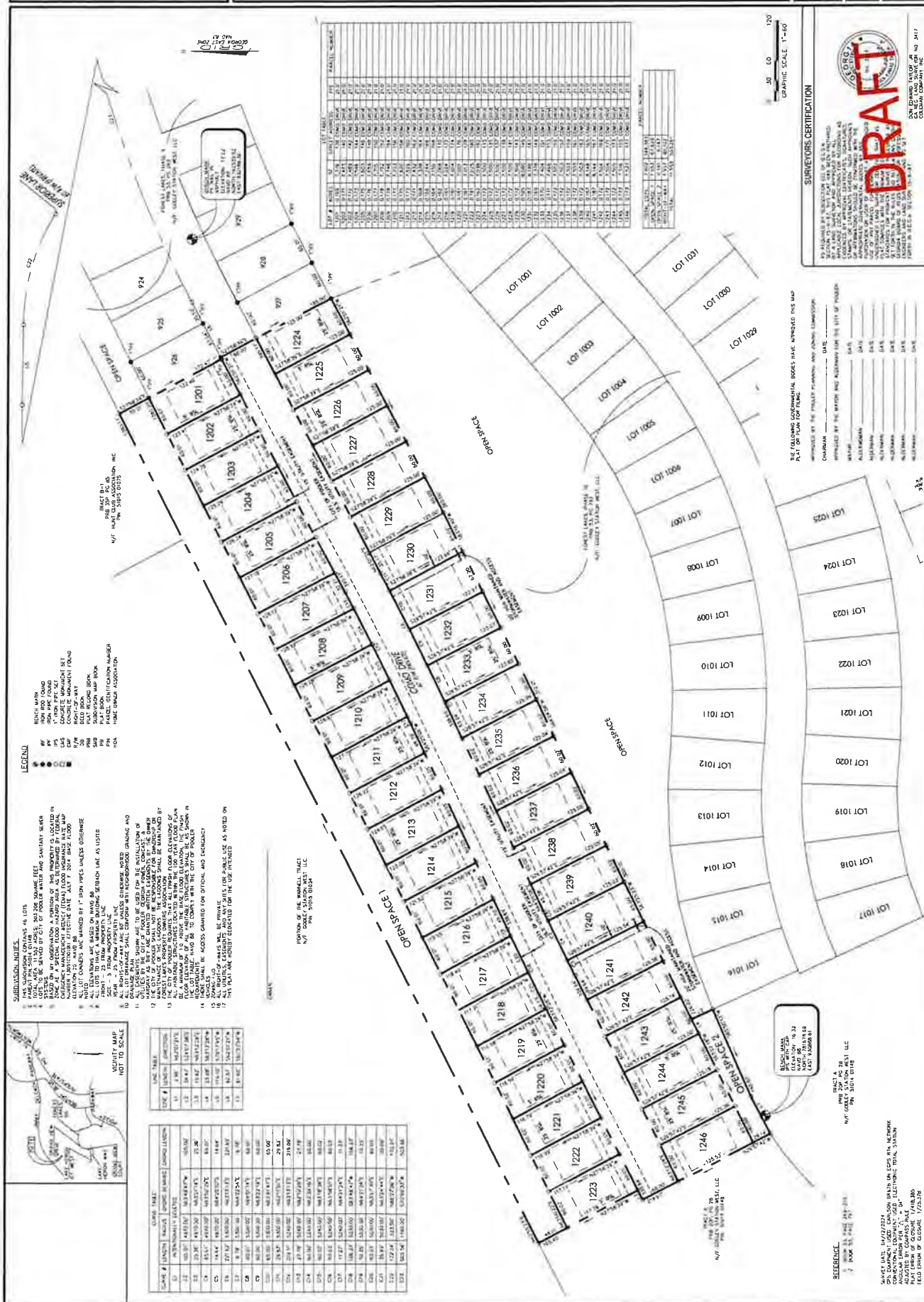
CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this _____ day of _____

(Seal)

Vincent P. Forte
Vincent P. Forte



Pooler Subdivision Application

File # _____

Date Filed: _____

This application along with the application fee of \$ _____ (see schedule of fees) is to be submitted to the Planning & Zoning Department.

Check all that apply:

☐ Recombination

☐ Revised Subdivision Plat

☐

Minor Subdivision

☒

Major Subdivision

☐

Final Plat

☐

5-Acre Tract

General Information

- Owner or authorized agent: Jack Wardlaw Phone: (912) 354-7987
- Property address: 2702 Whatley Ave. Ste. B-1 Savannah, GA 31415
- Mailing address: 2702 Whatley Ave. Ste. B-1 Savannah, GA 31415

If agent, please attach authorization of property owner signed, dated and notarized.

- Have any previous applications been made for a subdivision affecting these same premises?
If yes, please give date and action taken below:
Date _____ Action taken: _____
- Copy of current tax bill showing payments or documentation certified by the City of Pooler.

Action Requested

1. General location of property in question (the area, street number and location with respect to nearby public roads in common use). Jazz Drive
2. Legal description of property (name of subdivision, block and lot number, etc.) Attach extra sheet if necessary.
Harmony, Phase 8B Being a portion of parcel 2 of the lands of 929 Properties, LLC 8th GM
District, City of Pooler, Chatham County, GA
3. PIN # 51010 01007, 51010 01046 & 51010F09003
4. Total area of property in question (acres or square feet) 13.945 Acres
5. Existing land use (specify such as, grocery store, single family residence, vacant land, etc.)
None
6. Desired land use of each parcel of property (specify as above) Residential development

Pooler Subdivision Application

(cont.)

7. Attach a plat of the property where this subdivision is proposed to take effect. Said map shall indicate the properties in respect to the nearby public roads in common use. Include a list of all adjacent property owners. *(only for Minor or Major Subdivision)*
8. Describe the reasons for requesting the subdivision which would support the purposes of the zoning program. _____

Submittal Requirements

- 4 Sets of Plans
 - Preliminary plan, refer to Appendix B, Section 702.
 - Final plat, refer to Appendix B, Section 703.
- A neighborhood grading and drainage plan is required for all subdivisions. (Amendment 10-03-06)
- List of adjacent property owners with correct mailing addresses. *(minor and major subdivision)*

Planning & Zoning Commission

☐ Approved

☐ Denied

Remarks: _____

Date _____

Planning & Zoning Administrator _____

Mayor and Council

☐ Approved

☐ Denied

Remarks: _____

Date _____

City Clerk _____

Recorded Plat

Date: _____ Book _____ Page (s) _____

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: Jack Wardlaw

Address: 2702 Whatley Ave.

City & State: Savannah, GA Zip 31404

Telephone number: (912) 354-7987

Signature of owner

4/24/24

Date

Personally appeared before me

Jack Wardlaw

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

Notary Public

Date

4/24/24





EOM Operations
Your solution to a better tomorrow

May 8th, 2024

Kimberly Dyer
City of Pooler
100 Southwest HWY 80
Pooler, GA 31322

Subject: Performance Bond Request
Harmony Subdivision - Phase 8B

Dear Mrs. Dyer,

We have reviewed the requested Harmony Subdivision - Phase 8B – Performance Bond, furnished by Neil McKenzie, PE, with Coleman Company; specifically the schedule of values and unit costs for the bond. The proposed performance bond covers all the applicable costs associated with installing the required infrastructure and site development elements required to complete the project.

Based on the information and calculations provided by Coleman Company, the cost of the remaining construction work covered by the bond is \$1,505,964.39, which is correct. Therefore, the calculated value of the 150% Performance Bond of \$2,258,946.39 is also correct.

This review was based exclusively on the information provided by the project design professional that is solely responsible for its content and the accuracy of that information.

If you have you have any questions and/or comments, please feel free to contact me via email or phone at tshoemaker@eomworx.com or (912) 445-0050 Ext 4400.

Sincerely,

Trevor Shoemaker
Trevor Shoemaker
Project Manager
EOM

CC: Nicole Johnson, AICP, CFM; Director of Planning & Development – City of Pooler
Liberto Chacon, PE; Sr. VP of Operations - EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



May 3, 2024

Ms. Nicloe Dixon
 Director, Planning and Development
 100 U.S. Highway 80 SW
 Pooler, GA 31322

RE: Revised Construction Bond Calculation
 Harmony Phase 8B Subdivision
 City of Pooler, GA
 CCI Project #: 22-870.000

Dear Ms. Dixon:

Attached, please find the revised Construction Bond calculation for the above referenced project. The sidewalk quantity has been revised in accordance with EOM Operations' comment letter dated May 2, 2024, requesting that the area of sidewalk be increased to include the sidewalk to be constructed by the home builder. The revised respective infrastructure components and their unit costs are listed on the attached spreadsheet. Based on this information, the calculated Construction Bond amount is:

Cost of Infrastructure	\$ 1,505,694.39
100% Construction Bond	\$ 2,258,946.59

Please review the attached calculations and, if you concur, indicate your approval by signing below and returning the signed document to me. Prior to submitting a subdivision plat to the City Council for approval, the developer will secure a Construction Bond for the approved amount.

If you have any questions or comments, please call me on 200-3041.

Thank you,

Very Truly Yours,

Neil McKenzie, P.E.
 Residential Group Leader
 Coleman Company, Inc.

I hereby approve the Construction Bond calculated amount of \$2,258,946.59 for the Harmony PH 8B subdivision.

 Nicole Dixon

 Date

CC: Meghan Flowers
 Malorie Boyd



CONSTRUCTION BOND CALCULATION
HARMONY PH 8B PROJECT NO. 22-870.000

EARTHWORK & SITEWORK

Item No.	Description	Quantity	Units	Unit Price	Cost
I-1	Clearing & Grubbing	14.00	AC	\$ 5,400.00	\$ 75,600.00
I-2	Strip Topsoil, cut/shift & rough grade	1	LS	\$ 164,000.00	\$ 164,000.00
I-3	Remove & Replace Unsuitable Material in Roadway	3,725	CY	\$ 31.00	\$ 115,475.00
I-4	Fine Grade for Curb, Subgrades, Paving, Etc.	1	LS	\$ 17,500.00	\$ 17,500.00
I-5	Final Grading & Dressing for Grass	1	LS	\$ 12,000.00	\$ 12,000.00
4	Staking - EOP, Rough Grading, Lots, Curbing, Etc.	1	LS	\$ 17,000.00	\$ 17,000.00
I-7	Testing, Supervision & Mobilization	1	LS	\$ 28,250.00	\$ 28,250.00
REMAINING EARTHWORK & SITEWORK SUBTOTAL:					\$ 429,825.00

PAVEMENT & ROADWORK

Item No.	Description	Quantity	Units	Unit Price	Cost
II-1	18" Roll Curb & Gutter	2,580	LF	\$ 19.00	\$ 49,020.00
II-2	8" Graded Aggregate Base	4,165	SY	\$ 34.00	\$ 141,610.00
II-3	1.5" Asphalt	4,165	SY	\$ 19.00	\$ 79,135.00
II-4	Handicap Ramps	3	SY	\$ 1,500.00	\$ 4,500.00
II-5	Sidewalk	1,161	SY	\$ 64.00	\$ 74,311.11
REMAINING PAVEMENT & ROADWORK SUBTOTAL:					\$ 348,576.11

**STORM DRAINAGE SYSTEM**

Item No.	Description	Quantity	Units	Unit Price	Cost
III-1	18" RCP	216	LF	\$ 72.00	\$ 15,552.00
III-2	24" RCP	584	LF	\$ 94.00	\$ 54,896.00
III-3	Type "C" Curb Inlet w/100' of 6" Sock	5	EA	\$ 8,882.00	\$ 44,410.00
III-4	18" FES	1	EA	\$ 1,588.00	\$ 1,588.00
III-5	24" FES	4	EA	\$ 2,324.00	\$ 9,296.00
III-6	Outlet Control Structure	1	EA	\$ 8,176.00	\$ 8,176.00
III-7	Temporary Inlet Protection	10	EA	\$ 382.00	\$ 3,820.00
III-8	Stone Bedding	125	TN	\$ 88.00	\$ 11,000.00
III-9	Select Fill	50	CY	\$ 24.00	\$ 1,200.00
III-10	Testing	1	LS	\$ 3,800.00	\$ 3,800.00
REMAINING STORM DRAINAGE SYSTEM SUBTOTAL:					\$ 153,738.00

SANITARY SEWER SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost
IV-1	Connect to Exst Manhole with Core (12'-14')	1	LS	\$ 5,294.00	\$ 5,294.00
IV-2	8" SDR-26 PVC Sewer (0'-6')	28	LF	\$ 52.00	\$ 1,456.00
IV-3	8" SDR-26 PVC Sewer (6'-8')	406	LF	\$ 55.00	\$ 22,330.00
IV-4	8" SDR-26 PVC Sewer (8'-10')	246	LF	\$ 60.00	\$ 14,760.00
IV-5	8" SDR-26 PVC Sewer (10'-12')	526	LF	\$ 65.00	\$ 34,190.00
IV-6	4" SDR-26 PVC Lateral	2,020	LF	\$ 19.50	\$ 39,390.00
IV-7	8x4 SDR-26 Ty	34	EA	\$ 206.00	\$ 7,004.00
IV-8	4" SDR-26 PVC 45	80	EA	\$ 59.00	\$ 4,720.00
IV-9	4" PVC Caps	38	EA	\$ 29.00	\$ 1,102.00
IV-10	4' Diameter Manhole (0'-6')	1	EA	\$ 4,882.00	\$ 4,882.00
IV-11	4' Diameter Manhole (6'-8')	4	EA	\$ 5,294.00	\$ 21,176.00
IV-12	4' Diameter Manhole (10'-12')	2	EA	\$ 6,000.00	\$ 12,000.00
IV-13	4" Lateral Connection in Manhole	4	EA	\$ 412.00	\$ 1,648.00
IV-14	Stone Bedding	900	TN	\$ 88.00	\$ 79,200.00
IV-15	Select Fill	720	CY	\$ 24.00	\$ 17,280.00
IV-16	Clean, Televis and Mandrel & Air Test	1	LS	\$ 22,271.28	\$ 22,271.28
REMAINING SANITARY SEWER SYSTEM SUBTOTAL:					\$ 288,703.28

**WATER DISTRIBUTION SYSTEM**

Item No.	Description	Quantity	Units	Unit Price	Cost
V-1	Connect to Exst Main w/Temporary Backflow Preventer	1	EA	\$1,765.00	\$ 1,765.00
V-2	10" MJ Sleeve	2	EA	\$882.00	\$ 1,764.00
V-3	10" MJ Tapping Sleeve in Manhole	1	EA	\$18,412.00	\$ 18,412.00
V-4	10" MJ Gate Valve in Manhole	1	EA	\$10,294.00	\$ 10,294.00
V-5	10x2 MJ Tapped Cap	1	EA	\$441.00	\$ 441.00
V-6	10" C-900 PVC	105	LF	\$76.00	\$ 7,980.00
V-7	8" Gate Valve in Box	5	EA	\$2,941.00	\$ 14,705.00
V-8	8" C-900 PVC	1,033	LF	\$53.00	\$ 54,749.00
V-9	8" Ductile Iron	20	LF	\$80.00	\$ 1,600.00
V-10	4" C-900 PVC	654	LF	\$32.00	\$ 20,928.00
V-11	4" Ductile Iron	20	LF	\$87.00	\$ 1,740.00
V-12	Fire Hydrant Assembly	2	EA	\$6,824.00	\$ 13,648.00
V-13	6" Ductile Iron for Fire Hydrant	20	LF	\$75.00	\$ 1,500.00
V-14	Air Release Valve in Manhole	1	EA	\$4,412.00	\$ 4,412.00
V-15	2" Blow Off	1	EA	\$882.00	\$ 882.00
V-16	Fittings	1	LS	\$35,570.00	\$ 35,570.00
V-17	1" Corporation Stop	38	EA	\$176.00	\$ 6,688.00
V-18	1" Curb Stop	38	EA	\$218.00	\$ 8,284.00
V-19	1" Tubing	1,065	LF	\$12.00	\$ 12,780.00
V-20	Select Fill	75	CY	\$24.00	\$ 1,800.00
V-21	Testing & Chlorination	1	LS	\$10,300.00	\$ 10,300.00
REMAINING WATER DISTRIBUTION SYSTEM SUBTOTAL:					\$ 230,242.00

SOIL EROSION & SEDIMENT CONTROL

Item No.	Description	Quantity	Units	Unit Price	Cost
VI-1	Construction Exit	1	EA	\$ 3,800.00	\$ 3,800.00
VI-2	Silt Fence - Type A	1,200	LF	\$ 2.40	\$ 2,880.00
VI-3	Silt Fence - Type C	3,200	LF	\$ 3.50	\$ 11,200.00
VI-4	Inlet Protection	5	EA	\$ 225.00	\$ 1,125.00
VI-5	Retrofit	1	EA	\$ 2,800.00	\$ 2,800.00
VI-6	Stone Check Dam	2	EA	\$ 1,900.00	\$ 3,800.00
VI-7	Rip Rap Protection	65	SY	\$ 85.00	\$ 5,525.00
VI-8	Grassing	12.50	AC	\$ 1,900.00	\$ 23,750.00
REMAINING SOIL EROSION & SEDIMENT CONTROL SUBTOTAL:					\$ 54,880.00

**CHANGE ORDERS**

Item No.	Description	Quantity	Units	Unit Price	Cost
VII-1					\$ -
REMAINING CHANGE ORDERS SUBTOTAL:					\$ -

REMAINING EARTHWORK & SITEWORK SUBTOTAL:	\$429,825.00
REMAINING PAVEMENT & ROADWORK SUBTOTAL:	\$348,576.11
REMAINING STORM DRAINAGE SYSTEM SUBTOTAL:	\$153,738.00
REMAINING SANITARY SEWER SYSTEM SUBTOTAL:	\$288,703.28
REMAINING WATER DISTRIBUTION SYSTEM SUBTOTAL:	\$230,242.00
REMAINING SOIL EROSION & SEDIMENT CONTROL SUBTOTAL:	\$54,880.00
REMAINING CHANGE ORDERS SUBTOTAL:	\$0.00

REMAINING INFRASTRUCTURE COST: **\$1,505,964.39**

CONSTRUCTION BOND (150% OF INFRASTRUCTURE COST): **\$2,258,946.59**

Bond No.: 0256826

Principal Amount: \$2,258,946.59

SUBDIVISION PERFORMANCE BOND

Project: HARMONY PH 8B PROJECT NO. 22-870.000

City of Pooler Permit No.: (if applicable)

Project Location: HARMONY PH 8B, POOLER, GA

KNOW ALL MEN BY THESE PRESENTS:

That Preferred Site Construction, LLC, registered business address of 9521 Highway 301 South, Statesboro, GA 30458; as Principal, hereinafter called "PRINCIPAL," and Berkley Insurance Company as Surety, hereinafter called the "SURETY," registered business address of 475 Steamboat Road, Greenwich, CT 06830, a Surety insurer, chartered and existing under the laws of the State of Delaware, and authorized to do business in the State of Georgia, are held and firmly bound unto City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and Aldermanic Board, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the penal sum of Two Million Two Hundred Fifty Eight Thousand Nine Hundred Forty Six & 59/100 ~~007,100~~ Dollars (\$ 2,258,946.59), lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Principal has agreed to construct in Pooler, Georgia, the following improvements: HARMONY PH 8B, EARTHWORK & SITEWORK. Said improvements shall be constructed in accordance with all applicable federal, state, and local rules, regulations, laws, etc. including without limitation the Code of Ordinances for the City of Pooler, Georgia.

NOW THEREFORE, until this obligations hereunder cease as outlined herein:

1. This bond shall not automatically expire, but in the sole discretion of Obligee, if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect.

2. The Surety, upon receipt of written notice from the Obligee indicating any non-performance or default by Principal, will complete the improvements or pay to the Obligee such amount up to the Principal Amount of this bond which will allow the Obligee to complete the improvements.

3. In the event any non-performance or default is not cured within ten (10) days following the date of the written notice being received by Surety, Obligee may proceed to have the work completed. Upon completion, Obligee shall present a written statement of costs to Surety for any work completed pursuant to the terms herein. The Surety shall provide payment in full of the amount shown on the statement of costs to Obligee within three (3) business days of receipt of the statement of costs, up to the Principal Amount of this bond. The Surety shall pay all costs and expenses, including reasonable attorney fees incurred by Obligee in enforcing the terms of this bond.

The principal amount of this Bond may be reduced in accordance with the Code of Ordinances for the City of Pooler, upon express written approval by the Obligee.

IN WITNESS WHEREOF, Contractor and Surety do hereby duly execute this Bond No.:

_____, this _____ day of _____.

(SEAL)
ATTEST:

CONTRACTOR Preferred Site Construction, LLC

WITNESS AS TO CONTRACTOR

CONTRACTOR – Signature

WITNESS AS TO CONTRACTOR

(Print Name)

By:

Title

(SEAL)
ATTEST:

COMPANY NAME

WITNESS AS TO SURETY

Berkley Insurance Company

SURETY (Print Company Name)

475 Steamboat Road, Greenwich, CT 06830

Business Address

By:

Authorized Signature

Christy Lackey, Attorney In Fact

(Print Name)

OR

SURETY'S AGENT

(SEAL)
ATTEST:

WITNESS AS TO AGENT Carolyn F Smith

By:

As Attorney in Fact (Attached Power)

WITNESS AS TO AGENT Karin Maynard

(Print Name)

Agent's License Number

Agent's Name

STATE OF GEORGIA)

COUNTY OF CHATHAM)

AN ORDINANCE TO AMEND CHAPTER 74, ARTICLE V, SECTION 137 OF THE CODE OF ORDINANCES FOR THE CITY OF POOLER, GEORGIA; TO REPEAL CONFLICTING ORDINANCES, TO SET AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE MAYOR AND COUNCILMEMBERS OF THE CITY OF POOLER, GEORGIA, do hereby ordain as follows:

I.

That Section 74-137 of the Code of Ordinances of the City of Pooler be amended as follows:

Section 74-137. – Subdivision Performance Bonds.

- (a) A subdivision performance bond on a form approved by the city, or escrow account is required from the developer in an amount of 150 percent of the estimated total construction costs for the paving, curbs, and gutter, drainage system, sidewalks, water systems and sanitary sewage systems prior to recording the subdivision. If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city.
- (b) The city may reduce the required bond or escrow account amount to 50 percent of the total construction costs upon completion of construction. If no faults or failures develop at the end of six months, the city may reduce the bond or escrow account amount to 25 percent of the total construction costs. At the end of the second six months following completion of construction, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.
- (c) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

II.

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

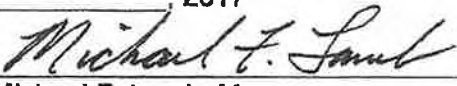
III.

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

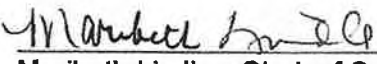
IV.

This amendment shall become effective immediately upon its adoption by the City Council.

SO ORDAINED, this 5th day of June, 2017


Michael F. Lamb, Mayor

ATTEST:


Maribeth Lindler, Clerk of Council

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: **Fred R. Mitchell or Christy Lackey of PointeNorth Insurance Group, LLC of Atlanta, GA** its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 21st day of July, 2020.

Attest:

(Seal)

By

Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 21st day of July, 2020, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDRAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rundracken
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this _____ day of _____

(Seal)

Vincent P. Forte
Vincent P. Forte



UN BUREAU TATLUM JR
CA HEG LAND SURVEYOR NO 3417
COLEMAN COMPANY INC
CERTIFICATE OF AUTHORIZATION LSE 1187

[illegible]

THE FOLLOWING OPERATIONAL BODIES HAVE ADOPTED HIS MAP

DATE: _____

NAME: _____

POSITION: _____

UNIT: _____

BRANCH: _____

ADDRESS: _____

TELEPHONE: _____

POSTAL CODE: _____

CITY: _____

COUNTRY: _____

NAME OF THE HEAD OF THE UNIT: _____

NAME OF THE HEAD OF THE BRANCH: _____

NAME OF THE HEAD OF THE ADDRESS: _____

NAME OF THE HEAD OF THE TELEPHONE: _____

NAME OF THE HEAD OF THE POSTAL CODE: _____

NAME OF THE HEAD OF THE CITY: _____

NAME OF THE HEAD OF THE COUNTRY: _____