

Planning & Zoning  
Commission  
Agenda

June 10, 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 Pine Barren Road from MH-1 (Manufactured Home Dwelling) to I-2 (Heavy Industrial)
  - B. Zoning Map Amendment for 115 Houston Street from R-1-A (Single-Family Residential) to C-1 (Light Commercial)
  - C. Zoning Map Amendment for three properties located at 328 Old Pine Barren Road from R-1-A (Single-Family Residential) to I-1 (Light Industrial)
  - D. Recombination Plat for Circle K at 1080 E Hwy 80
  - E. Site Plan approval for AJ Garcia Container Stacking Yard at 6 AJ Garcia Road
  - F. Site Plan approval for Town Lake Park Bldg. 900 at 125 Southern Junction Blvd
- V. ADJOURNMENT



## PLANNING & ZONING STAFF REPORT

Map Amendment for Pine Barren Road (28.01 acres) from MH-1 to I-2

|                                 |                                                                                                                                   |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #A24-0079                                                                                                                         |
| P&Z Meeting Date:               | June 10, 2024                                                                                                                     |
| Public Hearing Date:            | June 17, 2024                                                                                                                     |
| Applicant and Authorized Agent: | Ankit Patel                                                                                                                       |
| Parcel (PIN):                   | 51023 01013A                                                                                                                      |
| Existing Zoning:                | MH-1 (Manufactured Home Dwelling)                                                                                                 |
| Zoning Action:                  | Map Amendment                                                                                                                     |
| Request:                        | Request to amend the zoning map from MH-1 to I-2 (Heavy Industrial)                                                               |
| Application Filed:              | May 15, 2024                                                                                                                      |
| Legal Notice Published:         | June 2, 2024                                                                                                                      |
| Sign Posted:                    | May 30, 2024                                                                                                                      |
| Letters Mailed:                 | May 25, 2024                                                                                                                      |
| Staff Recommendation:           | Denial                                                                                                                            |
| Planning & Zoning Commission:   | [TBD]                                                                                                                             |
| Recommended Motion:             | <i>"After review of the criteria, move for denial of the request."</i>                                                            |
| Background:                     | The subject site is an undeveloped property approximately 28.01 acres in size and is zoned MH-1 (Manufactured Home Dwelling). The |

site is located on Pine Barren Road south of Miller Pine Road and is surrounded by residential uses and vacant property. The applicant is seeking to construct Flex Warehouses. This use is classified as warehousing and storage in the City's land use code and is a permitted use in the I-2 zoning district.

The City's land use code says the intent of the I-2 district is to provide land for heavy industrial uses that may create nuisances and may not be compatible with uses of other zoning districts. Land within this district is intended for industrial operations which require buildings and open areas for the fabrication, processing, extraction or repair of raw materials or manufactured products. Uses in this district should be located so as to discourage the disruption and/or congestion of traffic in the city. Furthermore, it is the intent of this district to discourage any encroachment by residential developments or other uses capable of adversely affecting the industrial character of this district.

The Pooler 2040 Comprehensive Plan identifies this area within the Residential character area. The FLUM designates this site as 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?
  - *No, the request is not a logical extension of a zoning boundary as there is no I-2 zoning in the vicinity. While the property to the south of the subject site is zoned I-1 (Light Industrial), rezoning the subject site to Heavy Industrial where the property is directly adjacent to single family residential use to the north would not improve the pattern of uses in this area.*
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
  - *Yes, this would be considered spot zoning as there is no other I-2 zoning in this vicinity. The adjacent properties are zoned M-H-2, R-A-1, C-2, I-1, and PUD 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?
  - *Yes, the site is accessed from Pine Barren Road which provides access to established single-family neighborhoods. The proposed heavy industrial use*

would traverse through a residential neighborhood that could lead to noise and traffic hazards.

4. Will this request place irreversible limitations on the area as it is or on future plans for it?
  - *Yes, the request would be inconsistent with adopted plans and policies for the area. The comprehensive plan and the future land use map identify the property as residential and the proposed rezoning would change the property to heavy industrial.*
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
  - *No, there is no imminent need for rezoning as the adjacent uses are residential. If the request to rezone the site to I-2 is granted, then all permitted uses in the I-2 zoning district would be allowed in the future and the surrounding residential uses may be negatively impacted by those uses.*
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
  - *Yes, the proposed development would not be consistent with that of the general area being used for residential development. While the property to the south was recently rezoned to Light Industrial, it remains undeveloped.*
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
  - *As the property to the south was recently rezoned to Light Industrial, if this request is approved it is likely additional requests would be made to rezone other parcels in this vicinity to industrial zoning, which would cause adverse land use changes in an area consisting of mostly residential development.*
8. Will the action adversely impact adjacent or nearby properties in terms of:
  - o 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?
    - *Generally, yes, the request may adversely impact the nearby properties as it relates to environmental quality, livability, or cause incompatible development. If the request to rezone the site to I-2 is granted, then*

*all permitted uses in the I-2 zoning district would be allowed in the future and the surrounding residential uses may be negatively impacted by those uses. These uses include but are not limited to utilities, manufacturing, and waste management services to name a few. It is important to note that the subject site contains a canal and wetlands.*

- o 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?

- *Yes, the request may adversely impact the nearby properties as it relates to property values or make them less marketable.*

- o 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 rezoning would be the responsibility of the property owner and would not place a burden on the City.*

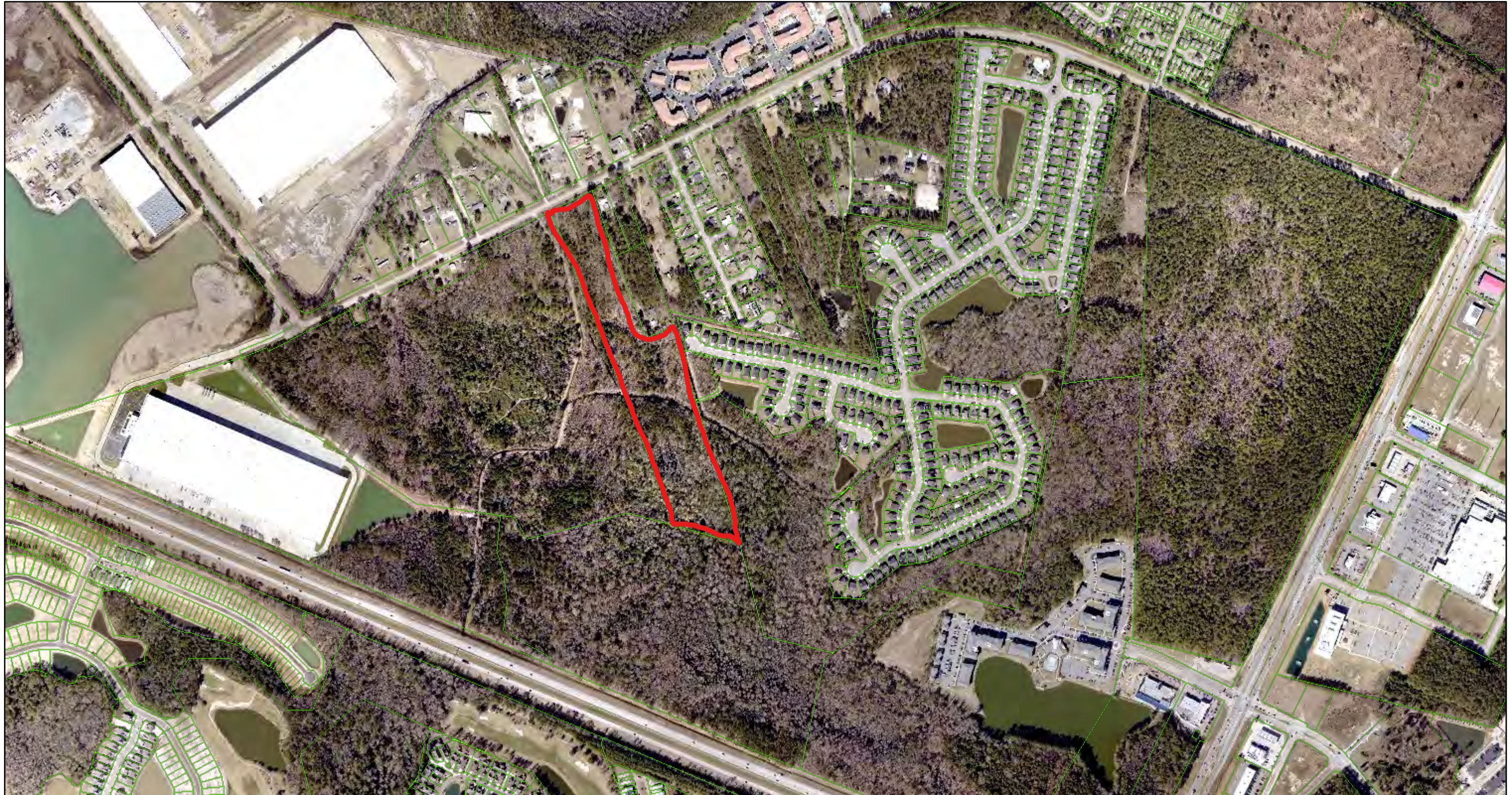
Conclusion:

Staff finds the request does not comply with the required criteria for a zoning map amendment. As such, staff recommends **Denial** of the request.

Attachments:

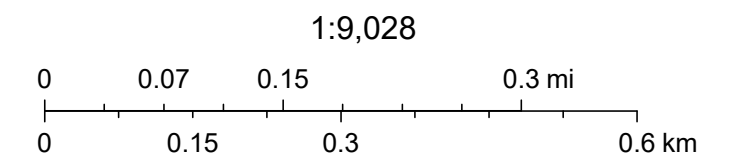
- A. Vicinity Map
  - B. Zoning Map
  - C. Application and Submittal Documentation
-

ATTACHMENT A  
SAGIS Map Viewer

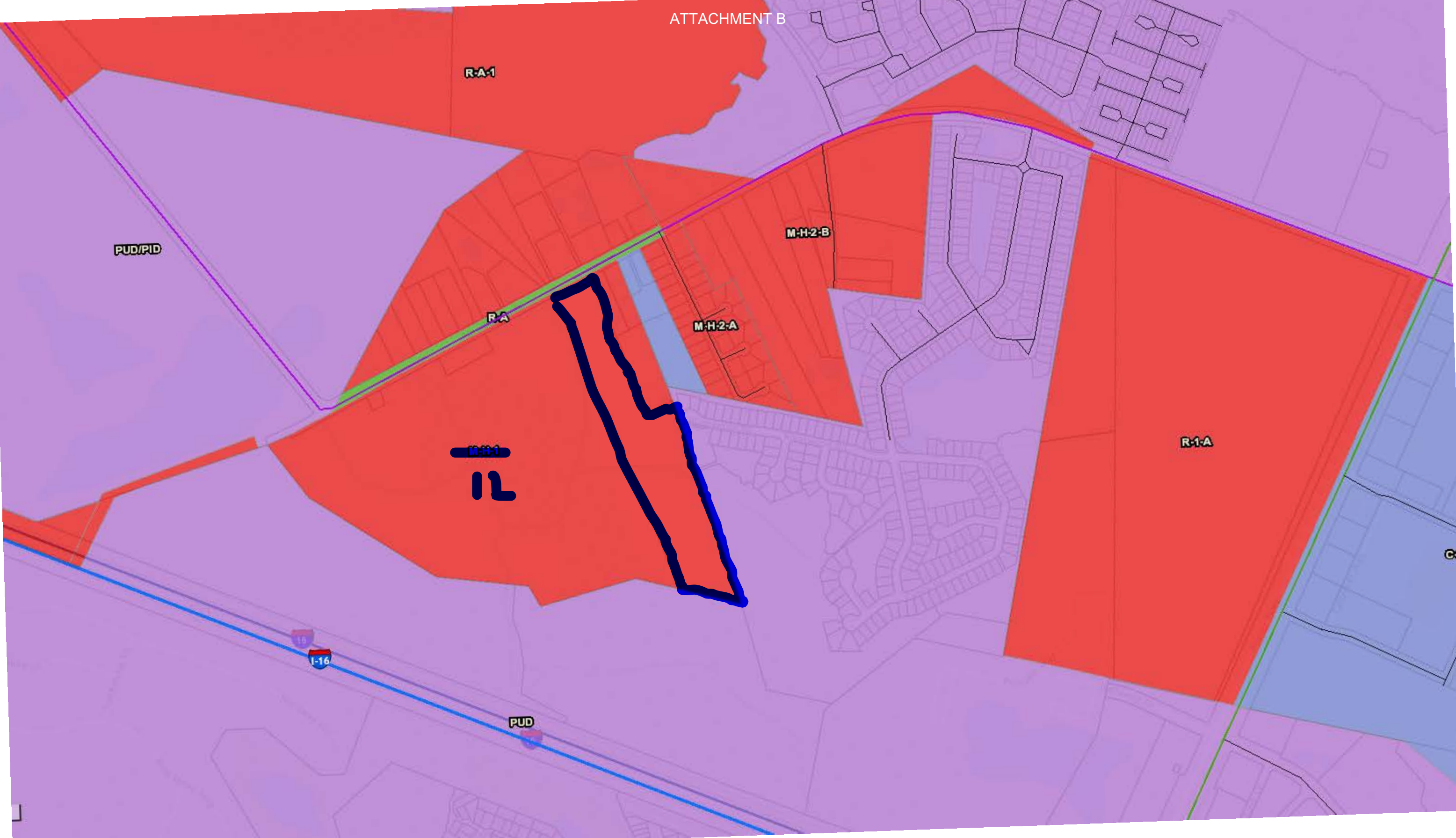


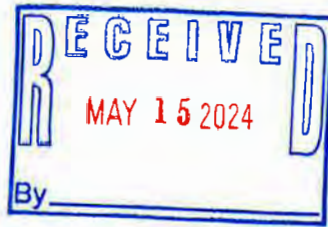
6/4/2024, 3:53:21 PM

 Property Boundaries (Parcels)



SAGIS





# Zoning Map Amendment Application

Page 1 of 6

Updated **AUG 2022**Date: 5.1 5/15/24File Number: A24 - 0079

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

**General Information****Ankit Patel**

Name of Owner/Authorized Agent

175 BUTLER DR, RICHMOND HILL, GA 31324-3881(912)596-5479

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: +- 533 Feet West of Miller Pine Road Along Pine Barren. A portion of the John McDonald Goethe East State Pine Barren Road. Parcel Number: 5102301013A

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

PIN #

Zone Classification: Present M-H-1Requested I-2

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

Telephone Number

28.01 Acres

Address of Owner

Total Area of Property (acres or sq. feet)

**Vacant Land**

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

Flex 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:



# Zoning Map Amendment Application

Page 3 of 6

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.

Attached separately.

|  |  |
|--|--|
|  |  |
|  |  |
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|  |  |

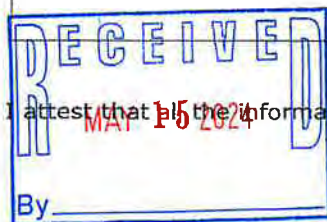
(please list additional names on a separate sheet)

## 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).

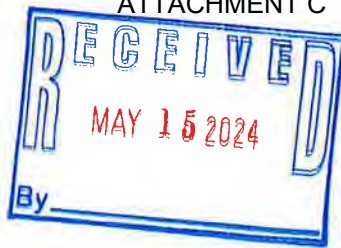
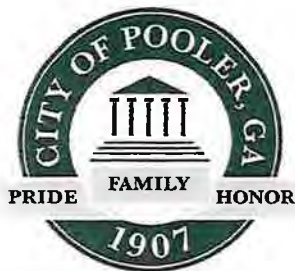
| City Official | Title | Dollar Value | Description of Gift |
|---------------|-------|--------------|---------------------|
|               |       |              |                     |
|               |       |              |                     |
|               |       |              |                     |
|               |       |              |                     |



I attest that all the information provided is true to fact

Anita Powell  
Applicant's Signature

5.15.24  
Date



# Zoning Map Amendment Application

Page 4 of 6

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 [kdye@pooler-ga.gov](mailto:kdye@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.

AP/AP  
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.

Ankit Patel

Owner's or Authorized Agent's Signature

Sworn to and subscribed before me on this 15th  
day of May 20 24.

Notary Public



## Application Status

**This portion to be completed by Zoning Administrator**

Hearing date has been set for: \_\_\_\_\_

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

Letters of notification mailed to adjacent property owners on: \_\_\_\_\_

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

Notification of the results of this action mailed to the applicant on: \_\_\_\_\_

Sign posted: \_\_\_\_\_



# Zoning Map Amendment Application

Page 5 of 6

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.

Marlon Marchena (912)335-9377  
Name of Applicant Telephone Number  
118 Pipemakers Circle, Suite 100 Pooler Georgia  
Address  
Pooler Georgia 31322  
City State Zip Code

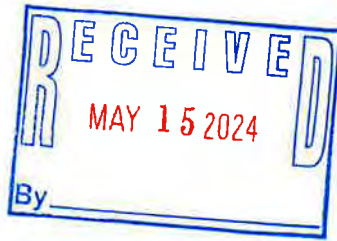
Ankit Patel  
Owner's Signature

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

[Signature]  
Notary Public

5/15/24  
Date





# Zoning Map Amendment Application

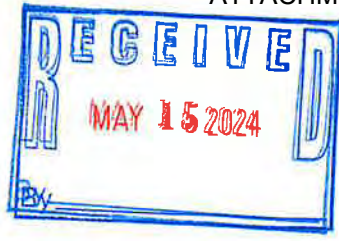
Page 6 of 6

Updated **AUG 2022**

## Section 10. Standards for Zoning Ordinance or Map Amendment

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

1. Is the request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
2. Is the spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
8. Will the action adversely impact adjacent or nearby properties in terms of:
  1. Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, or visual hazards or the reduction of light and air that is incompatible with the established development pattern.
  2. Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.
  3. Will the action create development opportunities of such increased intensity that storm water runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?
9. Will the action result in public service requirements such as provision of utilities or safety services which because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?



Neighboring addresses within 200 feet of the boundary of PIN 51023 01013A, Ankit Patel, Pine Barren Road:

| <u>PIN/Prop. Address:</u>             | <u>Property Owner:</u>                                                             | <u>Legal Desc.:</u>                                                           |
|---------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| 51023 01013<br>1485 Pine Barren Rd.   | 1485 Pine Barren Road LLC<br>8 Pennystone Retreat<br>Savannah, Georgia 31411       | PT OF TRACT 3 MEADOW LAKES SUB PH 1 SMB<br>Sale Page/Book: 0044/2698          |
| 51023 01013B<br>1425 Pine Barren Road | Edward & Edna McCullough<br>1425 Pine Barren Rd.<br>Pooler, Georgia 31322          | LOT 1 TRACT ON S SIDE OF PINE BARREN ROAD<br>Sale Page/Book: 0478/173P        |
| 51023 01013C<br>1415 Pine Barren Road | Herman Emmett Johnson, Jr.<br>1415 Pine Barren Road<br>Pooler, Georgia 31322       | LOT 2 TRACT ON S SIDE OF PINE BA RREN ROAD<br>Sale Page/Book: 0257/176P       |
| 80006 01034<br>1414 Pine Barren Road  | Kenneth M. & Charlotte K. Selman<br>PO BOX 233<br>Pooler, Georgia 31322            | LOT A WILLIAM BOOTH SUB PRB 7P 25B 1.22a                                      |
| 80006 01032<br>1436 Pine Barren Road  | Ashley D. Hackle<br>1436 Pine Barren Road<br>Bloomingtondale, Georgia 31302        | LT 3 SUB OF PT OF GOETHE ESTATE PINE BAREN RD SMB<br>Sale Page/Book: 305/324W |
| 80006 01030<br>1428 Pine Barren Road  | TUE MINH MONASTERY INC.<br>1428 Pine Barren Road<br>Bloomingtondale, Georgia 31302 | LT 1 SUB OF PT OF GOETHE ESTATE PINE BAREN RD SMB<br>Sale Page/Book: 475/1416 |
| 80006 01031<br>1432 Pine Barren Road  | TUE MINH MONASTERY INC.<br>1428 Pine Barren Road<br>Bloomingtondale, Georgia 31302 | LT 2 SUB OF PT OF GOETHE ESTATE PINE BAREN RD SMB<br>Sale Page/Book: 475/1416 |

PIN/Prop. Address:

80006 01013  
1442 Pine Barren Road

80006 01014  
1446 Pine Barren Road

80006 01015  
1452 Pine Barren Road

51023 01012  
1407 Pine Barren Road

Property Owner:

DAKOTA FAMILY FARMS, LLC  
PO Box 13057  
Savannah, Georgia 31416

DAKOTA FAMILY FARMS, LLC  
PO Box 13057  
Savannah, Georgia 31416

Annette Turner  
1452 Pine Barren Road  
Bloomingdale, Georgia 31302

Cathy Parlor  
313 Lakeshore Drive  
Savannah, Georgia 31419

Legal Desc.:

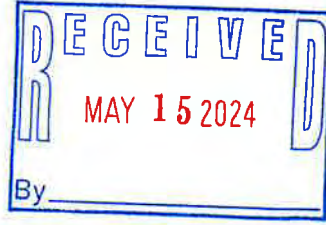
LOT A PATRICIA BURNESED SUB SMB 21S 27 2.6 ac  
Sale Page/Book: 0187/1691

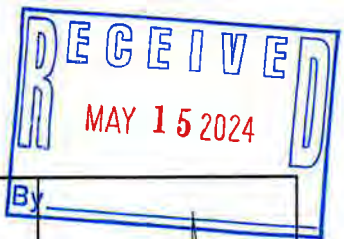
LOT B PATRICIA BURNESED SUB SMB 21S 27 2.6 ac  
Sale Page/Book: 0187/1691

LOT A WILLIAM HOOD SUB SMB 22S 5 1.5 ac  
Sale Page/Book: 475/274Z

LOT 1-A, FORMERLY LOTS 1 & 2 OF THE LORWIL LAND CO  
Sale Page/Book: 1/373X

ATTACHMENT C





## SURVEYOR'S CERTIFICATE

THIS PLAT IS EXEMPT FROM REVIEW BY THE GOVERNING AUTHORITY BECAUSE IT IS A RETRACEMENT SURVEY.

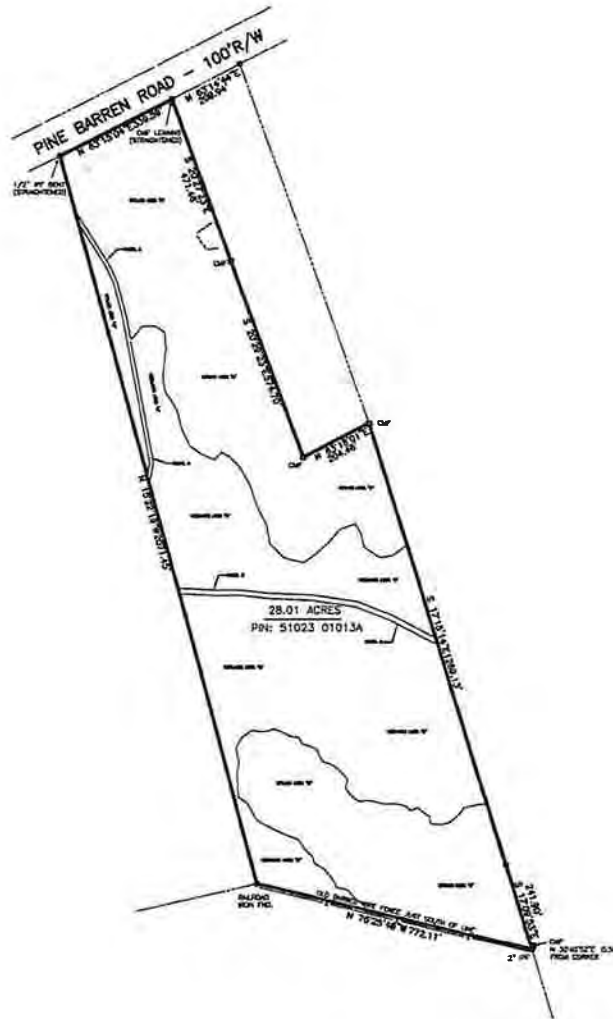
O.C.G.A. Section 15-8-87 (c)(3)(A)(i)  
 This plat is a retracement of an existing parcel or parcels of land and does not, establish or create a new parcel or make any changes to any real property interests. The recording information of this document, record, plat, or other instrument which created the parcel or parcels are stated herein.  
 RECORDATION OF THIS PLAT DOES NOT IMPLY CORROBORATION OF ANY LOCAL JURISDICTION, AVAILABILITY OF RECORDS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys as required as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-87.

LAND SURVEYOR

DATE

## NOTES:

1. FIELD E.O.C. - 1" IN 5100'
2. PLAT E.O.C.
3. ANGULAR ERROR - 0.8" PER POINT
4. ADJUSTMENT BY THEODOLITE RULE
5. EQUIPMENT USED : 10" THEODOLITE  
100' STEEL TAPE  
E.O.C.
6. NO H.O.S. MON. P.O.D. WITHIN 500' OF THIS SURVEY.
7. SUBJECT PROPERTY REFERENCE DEED BOOK 213C PAGES 674-676
8. CERTIFICATE OF AUTHORIZATION # - LS100084
9. CURRENT OWNER IS



BOUNDARY RETRACEMENT SURVEY FOR:

**ANKIT PATEL**

LOCATION: 8TH G.M.D. CHATHAM CO., GA.

A PORTION OF THE JOHN McDONALD GOETHE ESTATE  
SURVEYED: OCTOBER 12, 2021BY: JAMES M. ANDERSON - GA R.L.S. 2113  
SCALE: 1" = 200'

GRAPHIC SCALE - FEET

JH18036A.CRD &amp; JH180362.PLT

JAMES M. ANDERSON & ASSOCIATES, INC.  
 REGISTERED LAND SURVEYORS  
 P.O. BOX 694 104 ONE STREET  
 KENNESAW, GA 30144  
 PHONE: (770) 794-6666

Typic PLAT  
Recorded: 10/21/2021 1:58:00 PM  
Fee Amt: \$10.00 Page 1 of 1  
Chatham, Ga. Clerk Superior Court  
Tammie Mosley Clark Superior Court

Participant ID: 9686048399  
BK 53 PG 194

# SURVEYOR'S CERTIFICATE THIS PLAT IS EXEMPT FROM REVIEW BY THE GOVERNING AUTHORITY BECAUSE IT IS A RETRACEMENT SURVEY.

G.S.G.A. Section 15-8-87 (b)(1)(A)(i)  
This plat is a retrace of an existing parcel or parcels of land and does not constitute a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are related hereto. The recording information of the plat does not imply approval, or any local jurisdiction, availability of records, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned does not warrant or guarantee that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Professional Engineering and Land Surveyors and as set forth in G.S.G.A. Section 15-8-87.

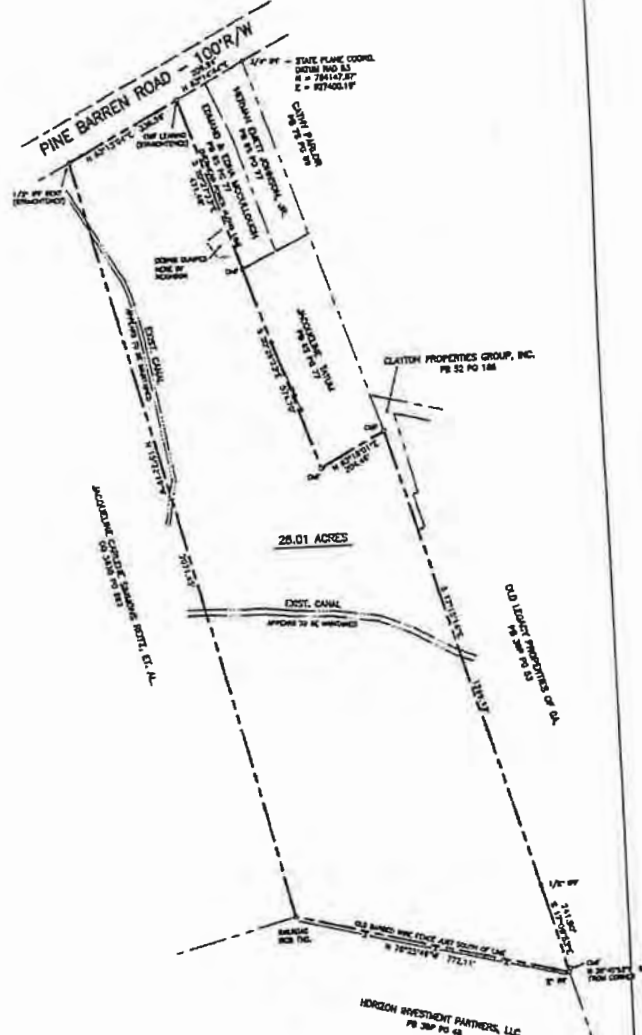
*J.M. Anderson*  
LAND SURVEYOR

10-12-21  
DATE



## NOTES:

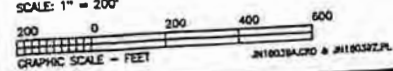
1. FIELD E.A.C. - 1" OR 45199'
2. PLAT E.A.C. - 1" OR 45199'
3. ANGULAR ERROR - 0.5" PER POINT
4. ADJUSTMENT BY THE COMPASS RULE
5. EQUIPMENT USED - 1" THERMOCUTE  
100' STEEL TAPE  
E.S.A. 500
6. NO N.G.S. MOD. FND. WITHIN 500' OF THIS SURVEY.
7. SUBJECT PROPERTY REFERENCE: DEED BOOK 8130 PAGES 674-676
8. CERTIFICATE OF AUTHORIZATION # - LSP000008
9. CURRENT OWNER IS PETER J. GORTES AS TRUSTEE OF THE PETER J. GORTES REVOCABLE TRUST



BOUNDARY RETRACEMENT SURVEY FOR:  
**ANKIT PATEL**

LOCATION: 8TH, G.M.D. CHATHAM CO., GA.  
CITY OF POOLER  
A PORTION OF THE JOHN McDONALD GORTHE ESTATE  
SURVEYED: OCTOBER 12, 2021

BY: JAMES M. ANDERSON-GA. R.L.S. 2113  
SCALE: 1" = 200'



JAMES M. ANDERSON & ASSOCIATES, INC.  
REGISTERED LAND SURVEYORS  
P.O. BOX 454 - 104 OAK STREET  
STATESBORO, GA 30428  
PHONE: (912) 725-2050





**PLANNING & ZONING STAFF REPORT**  
Map Amendment for 115 Houston St from R-1-A to C-1

|                                 |                                                                          |
|---------------------------------|--------------------------------------------------------------------------|
| Project:                        | #A24-0064                                                                |
| P&Z Meeting Date:               | June 10, 2024                                                            |
| Public Hearing Date:            | June 17, 2024                                                            |
| Applicant and Authorized Agent: | Jaime & Johanna Verdejo                                                  |
| Location (Address):             | 115 Houston Street                                                       |
| Parcel (PIN):                   | 50008A 01003                                                             |
| Existing Zoning:                | R-1-A (One Family Residential)                                           |
|                                 |                                                                          |
| Zoning Action:                  | Map Amendment                                                            |
| Request:                        | Request to amend the zoning map from R-1-A to C-1                        |
|                                 |                                                                          |
| Application Filed:              | May 16, 2024                                                             |
| Legal Notice Published:         | June 2, 2024                                                             |
| Sign Posted:                    | May 30, 2024                                                             |
| Letters Mailed:                 | May 28, 2024                                                             |
|                                 |                                                                          |
| Staff Recommendation:           | Approval                                                                 |
| Planning & Zoning Commission:   | [TBD]                                                                    |
| Recommended Motion:             | <i>"After review of the criteria, move for approval of the request."</i> |

Background:

The subject site is approximately 0.52 acres and is zoned R-1-A. The site is located on Houston Street and is surrounded by commercial uses to the west, south and east and single-family residential uses to the north and east. The property contains an unoccupied single-family residential home. The previous owner had a business license for a Home Occupation for a hair salon.

The applicant is seeking to establish a delivery-based commercial kitchen in the unoccupied home, which would classify as a catering business in the City's land use code. If the rezoning request is approved for commercial, the use cannot go back to residential unless rezoned again.

The Pooler 2040 Comprehensive Plan identifies this area within the Residential character area. The FLUM designates this site as 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 C-1 zoning district as it is directly adjacent to property zoned C-1 and C-2.*
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
  - *No, the site is adjacent to property zoned C-1 and C-2; therefore, it wouldn't be considered spot zoning and continues the pattern of commercial development.*
3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
  - *Generally, no; while Houston Street does provide access to residential lots, it is a dead-end street that doesn't lead further into any neighborhood. The subject lot is at the beginning of the street; therefore, traffic would not have to traverse the neighborhood. The proposed use could result in additional traffic congestion at the intersection of Hwy 80 and Houston Street, as it is currently a difficult intersection to enter and exit from.*
4. Will this request place irreversible limitations on the area as it is or on future plans for it?

- *Yes, the request would put limitations on the property contrary to what future plans are for it. The comprehensive plan and the future land use map identify the property as residential and the proposed rezoning would change the property to commercial.*
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
- *Yes, the home on the property is currently unoccupied and is intended for use as a commercial kitchen.*
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
- *No, the proposed use will be occupying an existing structure, not causing a need for an increase in density or conflicting with density patterns in the area. The proposed reuse of the structure would be similar to that of other adjacent properties, which were at one time residential homes but are now being used as a commercial sewing business and a hair salon.*
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
- *Generally, no, the proposed use would not generate additional requests or adverse land use changes in the area.*
8. Will the action adversely impact adjacent or nearby properties in terms of:
- o 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.*
  - o 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.*

- o 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. The proposed use will occupy an existing structure, with no site improvements planned that would create additional drainage problems.*

9. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?

- *No, the proposed rezoning would not result in public service requirements that could create a burden on the public. The applicant is proposing to use the existing home and infrastructure for the proposed business. 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 majority of the required criteria for a zoning map amendment. As such, staff recommends **Approval** of the request.

Attachments:

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

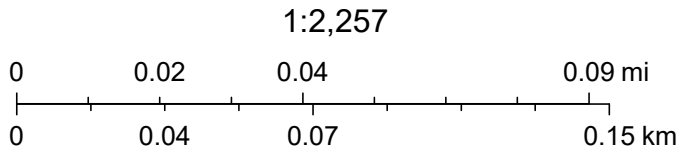
ATTACHMENT A

# SAGIS Map Viewer



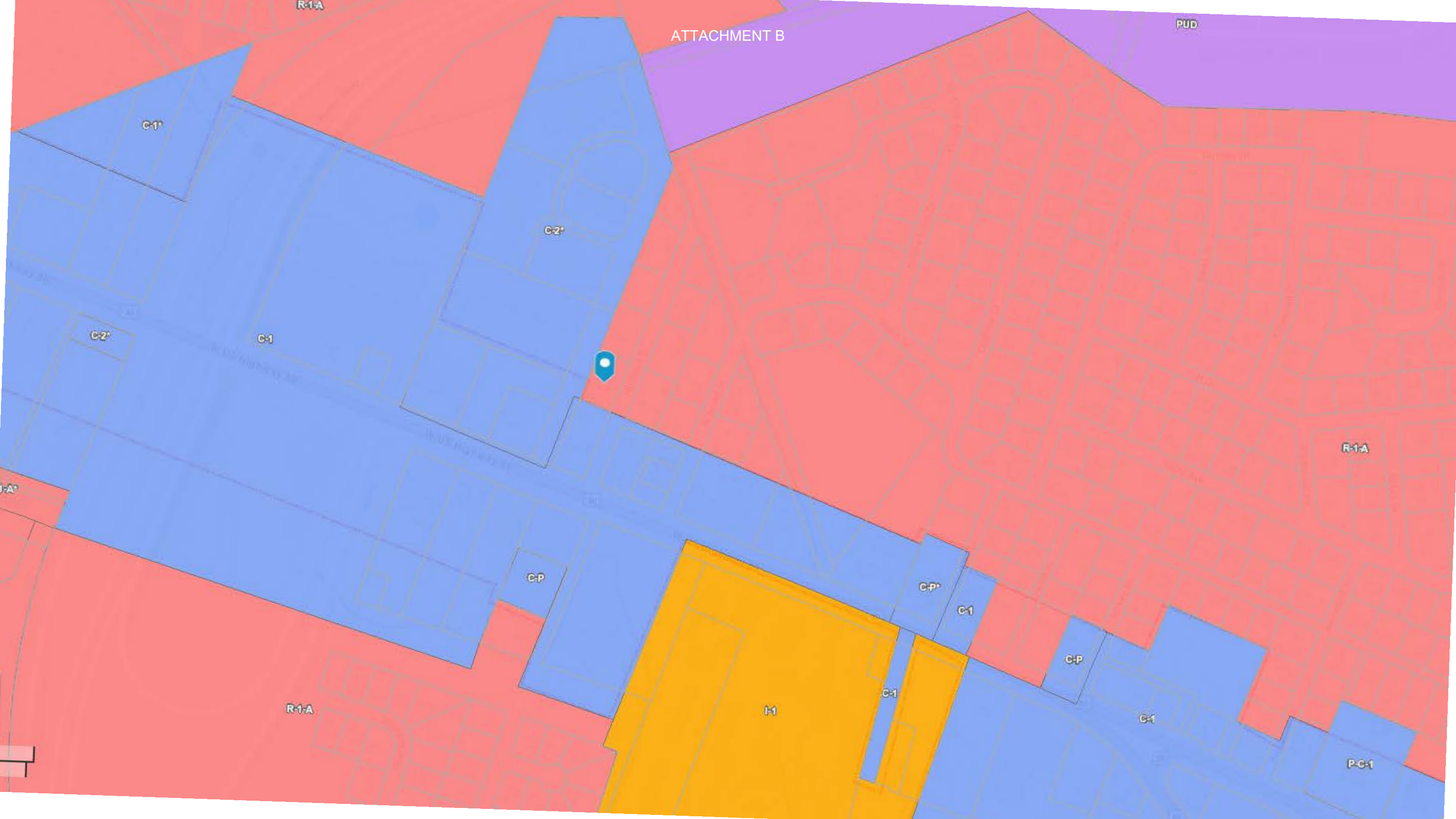
6/3/2024, 4:20:51 PM

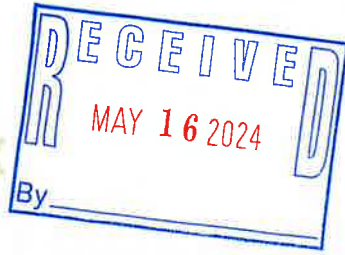
- |             |             |                               |
|-------------|-------------|-------------------------------|
| Local Roads | Interstate  | Parkways                      |
| Major Roads | Local Roads | Interstate                    |
| Parkways    | Major Roads | Property Boundaries (Parcels)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



SAGIS

ATTACHMENT B





# #A24-0064

## Zoning Map Amendment Application

Page 1 of 5

Updated **AUG 2022**

Date: \_\_\_\_\_ File Number: \_\_\_\_\_

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

**General Information**Jaime Verdejo/Johanna Verdejo

Name of Owner/Authorized Agent

115 Houston Street Pooler, GA, 31324

Address of Owner/Authorized Agent

912-572-1768

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: Property located on Hwy 805008A01003

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

PIN #

Zone Classification: Present R-1-A Family Residential Dwelling Requested C-1

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

Telephone Number

Address of Owner

Total Area of Property (acres or sq. feet)

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

When we bought the house back in January the property was used as a Single-Family residency / business (beauty salon). Now it is just a single-family residency vacant.

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

Delivery-based commercial kitchen (virtual restaurant also known as dark or ghost kitchen)

**Reasons and Certifications**

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

Want to establish a delivery based commercial kitchen with all the permits and certifications.

# Zoning Map Amendment Application

## Contact Information

Contact Name:

Mailing Address

City

State

Zip

Telephone

Fax

Email

---

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.)

---

## Request Information

Current Zoning

Present Use

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

Wants to establish a delivery based commercial kitchen with all the permits and certifications needed.

---

## 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. Attach an additional sheet if necessary. (Required)

---

## 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 |
|---------------|-------|--------------|---------------------|
|               |       | ATTACHMENT C |                     |
|               |       |              |                     |
|               |       |              |                     |

Date:

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

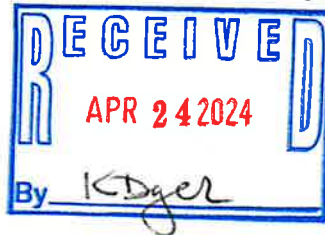
Signature & Date

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

Print Name  Date

#A24-0064

ATTACHMENT C



# 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.

1004 W. Hwy 80 Pooler, GA. 31322  
Lathola Property LLC

1020 W. US Hwy 80 Pooler, GA 31322  
Brian T& Shelly F Murphy Family

1002 W. Hwy 80 Pooler, GA. 31322  
Lathola Property LLC

117 Houston Street Pooler, GA. 31322  
Taylor Moore

1024 US Hwy 80 Pooler, GA. 31322  
Pooler 80 West LLC

114 Houston Street Pooler, GA. 31322  
David Woodcock

(please list additional names on a separate sheet)

## Campaign Contributions

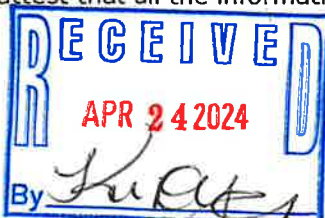
Have you made campaign contributions to one or more Pooler City Official(s), including any member(s) of the Planning Commission, during the past two years that when combined, total an amount greater than \$250.00?

☒ **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



[Signature]  
Applicant's Signature

4/24/2024  
Date

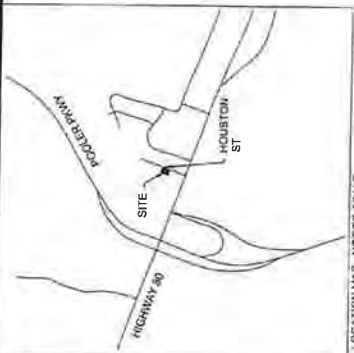
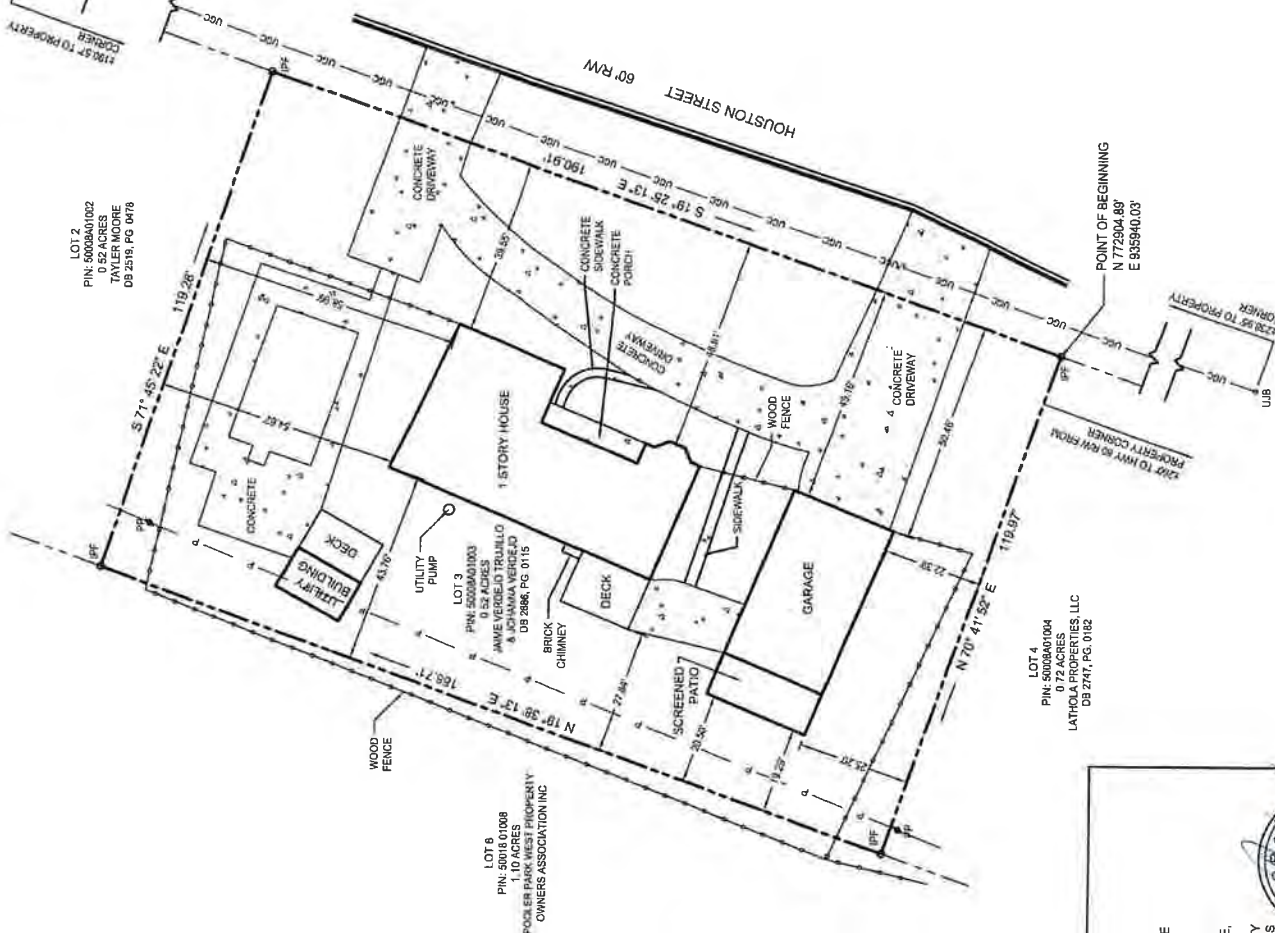


Sazon y Pique is a family business that aims to provide the community of Pooler, Savannah, and surrounding areas with a quality product that brings people together. Our food is a fusion of the sazón (seasoning) of Puerto Rico and the pique (spice) of Mexico. We hope to provide the community with a new style of food that will be both familiar to some and a new experience for others. We believe that food can bring people together, and we look forward to providing people with a food experience that does just that. But what type of business is Sazon y Pique? First, the idea is to build a commercial kitchen with all the necessary equipment, staff, permits, and certifications to satisfy all the requirements for an established and legal business. Second, this business is delivery-based restaurant also known in the industry as virtual restaurant (ghost or dark Kitchen), and one of the primary purposes/motivations for this type of kitchen is to help community members receive quality meals without having to leave their offices, businesses, or homes. This idea was specifically motivated by individuals in the community who cannot leave their homes for various reasons and those who live busy lifestyles and lack the time for cooking. It is important to note that this business is within a residential and commercial area. With that said, this business will not alter or disturb the flow of traffic in the area or produce any unnecessary noises or smell that would disturb the neighborhood and surrounding areas. The business hours will be kept at 10:00 a.m.- 7:00 p.m. and it is very important to us to maintain the integrity of the neighborhood and not disturb anyone.

We are excited to bring our concept to life and hope that you share this same sentiment as you review our proposal.

# ATTACHMENT C

GA STATE PLANE  
EAST ZONE (NAD83)

LOT 2  
PIN: 50028A01002  
0.52 ACRES  
TAYLOR MOORE  
DB 2519, PG 0478

LOT 3  
PIN: 50028A01003  
0.52 ACRES  
JAMIE VERDEJO TRUJILLO &  
JOHANNA VERDEJO  
DB 2886, PG 0115

LOT 4  
PIN: 50028A01004  
0.72 ACRES  
LATOLLA PROPERTIES, LLC  
DB 2474, PG 0162

RESERVED FOR THE CLERK  
OF THE COURT

**FLOOD DATA**  
ACCORDING TO FIRM MAP NO 13051C0107H,  
REVISED 06/16/2018, THIS PROPERTY SHOWN  
HEREON DOES NOT LIE IN A FLOOD ZONE

**ERROR OF CLOSURE**  
RECEIVED 1/22/2024  
ANGULAR ERROR: 2" PER ANGLE POINT  
ADJUSTED BY OBSERVATION.  
PLAT: 1/1N/E  
EQUIPMENT: TOPCON GTS238W  
TOTAL STATION: SINGLE PRISM  
DATE OF SURVEY: 03/28/2024  
DATE OF PLAT: 04/15/2024

**LEGEND**  
P = IRON PIPE FOUND  
PP = POWER POLE  
RW = RIGHT OF WAY  
UUB = UNDERGROUND UTILITY  
UUC = UNDERGROUND COMMUNICATION  
UJB = UTILITY JUNCTION BOX



## SURVEYORS CERTIFICATION

THIS PLAT IS A RETACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN OCGA SECTION 15-6-01.

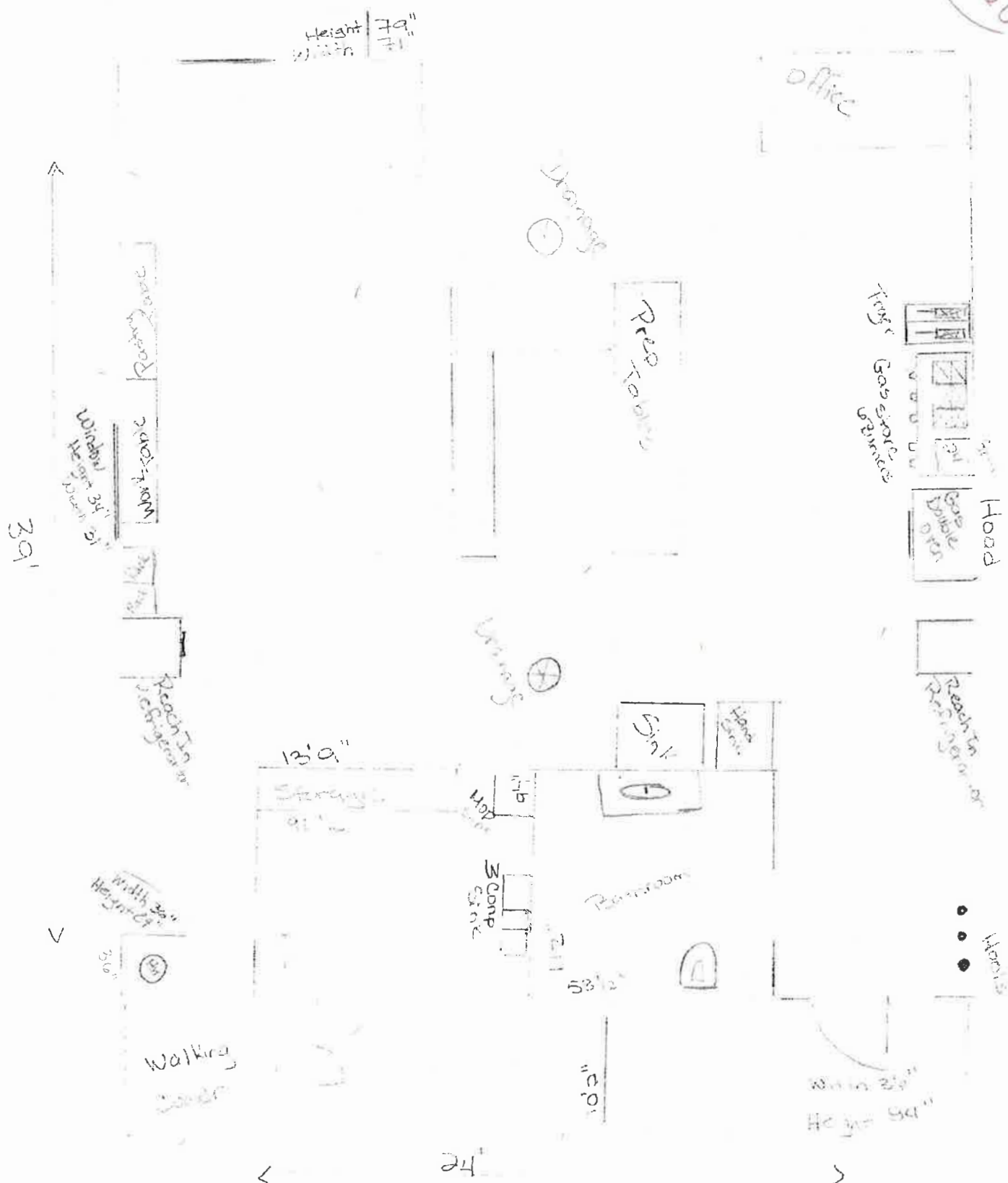


*Michael J. Gardner*  
MICHAEL JIM GARDNER  
LAND SURVEYOR NO. 2286  
DATED: 4/15/2024

SURVEY OF 0.52 ACRE PARCEL OF PROPERTY  
KNOW AS LOT 3, PIN 50028A01003, OF THE  
JOSHUA DOWD TRACT  
  
SURVEYED FOR: JAMIE VERDEJO TRUJILLO &  
JOHANNA VERDEJO  
APRIL 15, 2024  
JOB NO. 115 HOUSTON ST (1)  
LAST REVISED N/A DRAWN BY CEM  
ADDRESS: 115 HOUSTON ST POOLER, GA

MICHAEL JIM GARDNER  
LAND SURVEYOR

125 VARNDEGE AVENUE  
GARDEN CITY, GEORGIA 31408  
(812) 461-0478





## PLANNING & ZONING STAFF REPORT

Map Amendment for 328 Old Pine Barren Road from R-1-A to I-1

|                                 |                                                                                                                                                                                                          |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #A24-0069                                                                                                                                                                                                |
| P&Z Meeting Date:               | June 10, 2024                                                                                                                                                                                            |
| Public Hearing Date:            | June 17, 2024                                                                                                                                                                                            |
| Applicant and Authorized Agent: | Clem Burnsed, Jr.                                                                                                                                                                                        |
| Parcel (PIN):                   | 51011 02025, 51011 02056, and 51011 02047                                                                                                                                                                |
| Existing Zoning:                | R-1-A (One Family Residential)                                                                                                                                                                           |
|                                 |                                                                                                                                                                                                          |
| Zoning Action:                  | Map Amendment                                                                                                                                                                                            |
| Request:                        | Request to amend the zoning map from R-1-A to I-1                                                                                                                                                        |
|                                 |                                                                                                                                                                                                          |
| Application Filed:              | April 29, 2024                                                                                                                                                                                           |
| Legal Notice Published:         | June 2, 2024                                                                                                                                                                                             |
| Sign Posted:                    | May 17, 2024                                                                                                                                                                                             |
| Letters Mailed:                 | May 28, 2024                                                                                                                                                                                             |
|                                 |                                                                                                                                                                                                          |
| Staff Recommendation:           | Denial                                                                                                                                                                                                   |
| Planning & Zoning Commission:   | [TBD]                                                                                                                                                                                                    |
| Recommended Motion:             | <i>"After review of the criteria, move for denial of the request."</i>                                                                                                                                   |
|                                 |                                                                                                                                                                                                          |
| Background:                     | The subject site is referred to as 328 Old Pine Barren Road. It is comprised of 3 parcels totaling approximately 4.48 acres in size. It is zoned R-1-A (One Family Residential) and is accessed from Old |

Pine Barren Road. The site is currently developed with an existing paint and autobody shop, wrecker service and holding yard, which are considered non-conforming uses as they are not permitted in the R-1-A zoning district.

The applicant is seeking to maintain the same uses under the light industrial zone in order to be considered conforming. The other nearby uses are residential and not similar in use.

The Pooler 2040 Comprehensive Plan identifies this area within the Residential character area. The FLUM designates this site as 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?
  - *No, the request is not a logical extension of the I-1 zoning district as it is not consistent with the surrounding residential uses.*
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
  - *Yes, the adjacent properties are zoned R-1-A and generally coincide with the pattern of residential development in the area. The closest Light Industrial zoned properties are east of I-95.*
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?
  - *Yes, the site is accessed from Old Pine Barren Road which is a street with marginal access which provides access to abutting properties, and protection from through traffic. The proposed use would traverse through a residential neighborhood. Additionally, Old Pine Barren Road is accessed from Pine Barren Road which does not allow truck access on the west side of I-95. As industrial uses tend to utilize trucks, it is not appropriate for industrial zoned property to be located on a street that doesn't allow through truck access.*
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
  - *Yes, the request would be inconsistent with adopted plans and policies for the area. The comprehensive plan and the future land use map identify the property*

*as residential and the proposed rezoning would change the property to light industrial.*

5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
  - *No, there is no imminent need for rezoning as the site is currently being used as requested and is considered a non-conforming use that is allowed to remain. The adjacent uses are residential. If the request to rezone the site to I-1 is granted, then all permitted uses in the I-1 zoning district would be allowed in the future and the surrounding residential uses may be negatively impacted by those uses.*
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
  - *Yes, the proposed development would not be consistent with that of the general area being used for residential 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 unlikely additional requests would be made to rezone adjacent parcels in this zoning district as the surrounding area consists of residential development.*
8. Will the action adversely impact adjacent or nearby properties in terms of:
  - o 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?
    - *Yes, the request may adversely impact the nearby properties as it relates to environmental quality, livability, or cause incompatible development. If the request to rezone the site to I-1 is granted, then all permitted uses in the I-1 zoning district would be allowed in the future and the surrounding residential uses may be negatively impacted by those uses. These uses include but are not limited to utilities, manufacturing, waste management services, and pet care services to name a few.*
  - o 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?

- *Yes, the request may adversely impact the nearby properties as it relates to property values or make them less marketable because light industrial uses are not compatible with residential uses.*
- o 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 future 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 rezoning would be the responsibility of the property owner and would not place a burden on the City.*

Conclusion:

Staff finds the request does not comply with the required criteria for a zoning map amendment. As such, staff recommends **Denial** of the request.

Attachments:

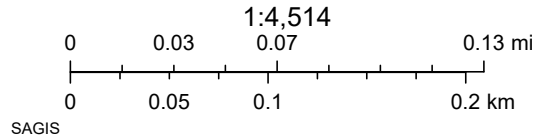
- A. Vicinity Map
- B. Zoning Map
- C. Application and Submittal Documentation
- D. Public Comments Received

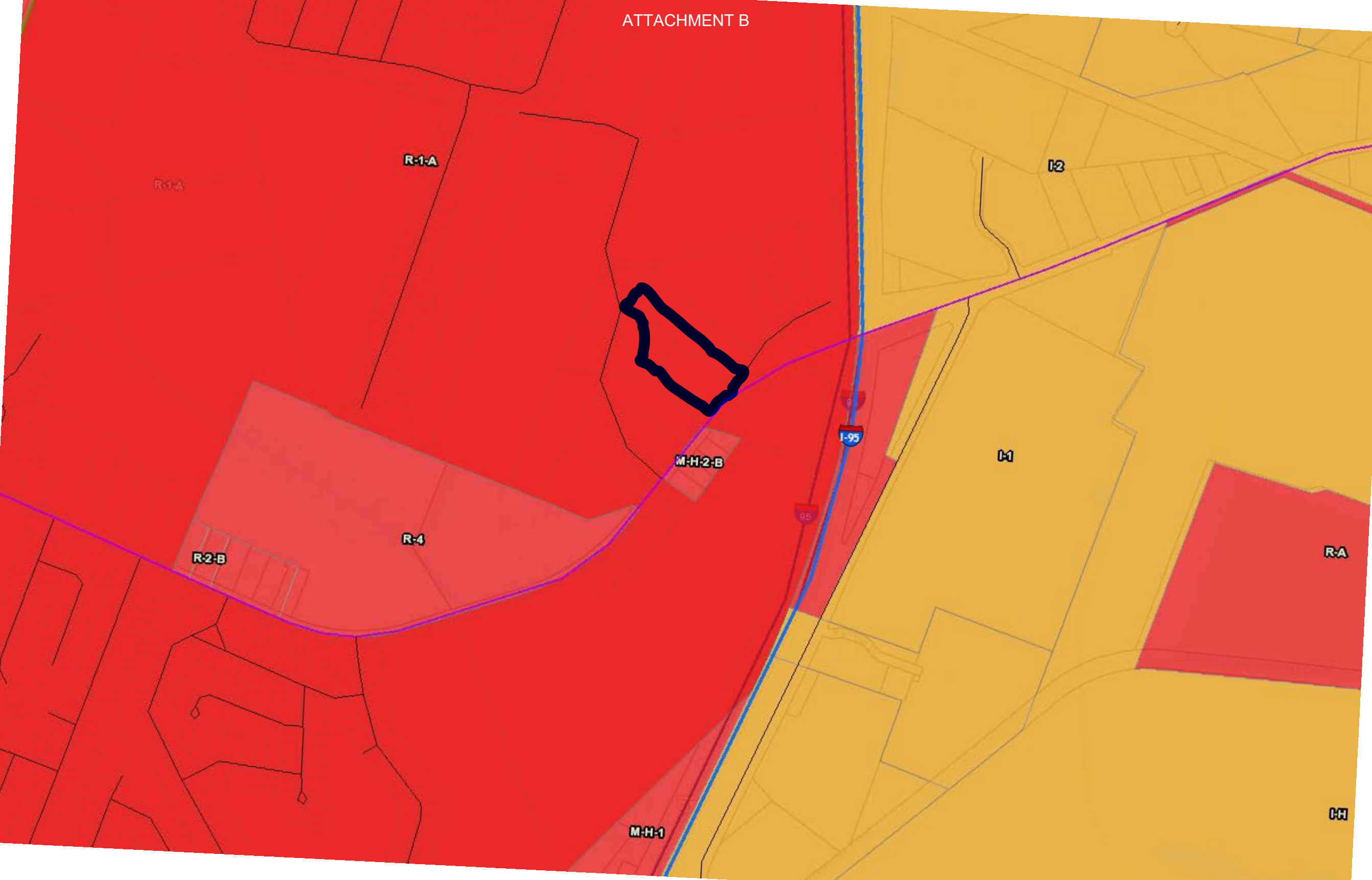
ATTACHMENT A  
SAGIS Map Viewer



6/4/2024, 10:24:36 AM

- |               |               |                                 |
|---------------|---------------|---------------------------------|
| — Local Roads | — Interstate  | — Parkways                      |
| — Major Roads | — Local Roads | — Interstate                    |
| — Parkways    | — Major Roads | □ Property Boundaries (Parcels) |







# Zoning Map Amendment Application

Page 1 of 5

Updated AUG 2022

Date:

4-29-24

File Number:

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

## General Information

Clem Burnsed, Jr.  
Name of Owner/Authorized Agent

328 Old Pine Doreen Rd. Pooler, GA. 31322 912-438-2944  
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: Pine Doreen Rd. Close to Pine Meadow Rd & I-95

2 Acre Tract of Johnson Estate

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

51011 02025

PIN # 51011 02026

Zone Classification: Present R-1-A

Requested

I-1 51011 02047

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

Telephone Number

Address of Owner

Total Area of Property (acres or sq. feet)

4.47

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

Paint & Body Shop & Wrecker Service & holding land

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

Same as above just want to go from GrandfatheredTo Conforming Use

## Reasons and Certifications

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

Business has been operating as Paint & Body Shop - Wrecker Service & holding land for years. Want to change to Conforming Use



# 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.

South Valley Baptist Church  
P.O. Box 7142 Garden City, GA 31408

Heins of Alex Fleming  
304 Brookhollow Dr. Columbia, SC  
29229

(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 |
|---------------|-------|--------------|---------------------|
|               |       |              |                     |
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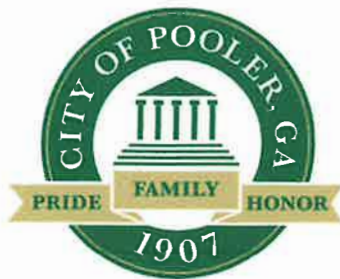
I attest that all the information provided is true to fact

Applicant's Signature

Date

*Clay Bussell Jr.*

4-26-24



# 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 kdye@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.

C B J

Initial

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

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

Sworn to and subscribed before me on this 24  
day of April 20 24.

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

Chen Bunsard  
Owner's or Authorized Agent's Signature

Sandy Reese  
Notary Public

## Application Status

**This portion to be completed by Zoning Administrator**

Hearing date has been set for: P/2 = 6/10 concur - 6/17/24

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.

Holly Young  
Name of Applicant

912-667-2537  
Telephone Number

315 Highway 80 West  
Address

Pooler,  
City

GA  
State

31322  
Zip Code

Clem Bursted  
Owner's Signature

Personally appeared before me Clem Bursted, Jr.

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

Sandy Reese  
Notary Public

4/26/24  
Date

**SANDY REESE**  
**NOTARY PUBLIC**  
**Effingham County**  
**State of Georgia**  
My Comm. Expires August 16, 2027

[illegible]

| 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* |
|------------|--------------------------------------------------------------------------|-----|-----|-----|-----|------|------|------|-----|-----|-----|-----|-----|-----|------|------|------|
|            | Restaurant with alcohol sales (beer, wine liquor)                        |     |     |     |     |      |      |      | C   | P   | C   |     |     |     |      |      |      |
| 722513     | Fast-Food Restaurants, with or without drive-through window              |     |     |     |     |      |      |      | P   | P   |     |     |     |     |      |      |      |
| 722211     | All Other Limited-Service Restaurants                                    |     |     |     |     |      |      |      | P   | P   |     |     |     |     |      |      |      |
| 72232      | Caterers                                                                 |     |     |     |     |      |      |      | P   | P   |     |     |     |     |      |      |      |
|            | Bars, Taverns and Other Drinking Places (Alcoholic Beverages)            |     |     |     |     |      |      |      | C   | C   |     | P   | P   |     |      |      |      |
| 81         | Other Services                                                           |     |     |     |     |      |      |      |     |     |     |     |     |     |      |      |      |
| 8111       | Automotive Repair and Maintenance                                        |     |     |     |     |      |      |      | C   | P   | P   | P   | P   |     |      |      |      |
| 81112      | Automotive Body, Paint, Interior, and Glass Repair                       |     |     |     |     |      |      |      |     | C   |     | P   | P   |     |      |      |      |
| 811192     | Car Washes                                                               |     |     |     |     |      |      |      | C   | P   |     |     |     |     |      |      |      |
| 81131      | Commercial and Industrial Machinery and Equipment Repair and Maintenance |     |     |     |     |      |      |      |     |     |     | P   | P   |     |      |      |      |



ATTACHMENT D

**From:** [Janice Whitman](#)  
**To:** [Nicole Johnson](#); [Kimberly Dyer](#); [Marcella Benson](#); [Karen Williams](#)  
**Subject:** \*\*EXTERNAL EMAIL\*\*Re-Zonng Pine Barren  
**Date:** Sunday, June 2, 2024 7:46:55 PM

---

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

I live off Pine Barren and am adamantly opposed to rezoning for industrial use. The semi trucks, all ready ignore the no trucks signs using Pine Barren to get to the warehouses on S.H. Morgan. These trucks have no respect for the speed limits or red lights. Pooler Parkway is dangerous enough with these trucks. Don't turn Pine Barren into the same situation.

Janice Whitman

**From:** [SRT 392](#)  
**To:** [Shannon Black](#); [John Wilcher](#); [Tom Hutcherson](#); [Aaron Higgins](#); [Michael Carpenter](#); [Wesley Bashlor](#); [Karen Williams](#); [Marcella Benson](#); [Kimberly Dyer](#); [Nicole Johnson](#)  
**Subject:** \*\*EXTERNAL EMAIL\*\*Pine Barren Rd Re-Zoning  
**Date:** Saturday, June 1, 2024 8:05:38 AM

---

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

ABSOLUTELY NOT! Pine Barren IS A SMALL road! We already have NO sidewalks and signs that say NO 18 WHEELERS, I have posts from 18 wheeler operators ADMITTING THEY BLATANTLY IGNORE THOSE PITIFUL SIGNS!

I have photographs Of officers being unable to safely ticket drivers who violate those laws. I also have photos of middle schoolers and pedestrians walking alongside the construction that is happening on Pine Barren because we don't have sidewalks, we've already had pedestrian fatalities on pine barren, we already have issues WHY IN THE WORLD WOULD WE REZONE THIS WITHOUT ADDRESSING SAFETY FIRST!



## PLANNING & ZONING STAFF REPORT

Recombination Plat for Circle K

|                                 |                                                                      |
|---------------------------------|----------------------------------------------------------------------|
| Project:                        | #A24-0045                                                            |
| P&Z Meeting Date:               | June 10, 2024                                                        |
| City Council Meeting Date:      | June 17, 2024                                                        |
| Applicant and Authorized Agent: | Joshua Akins                                                         |
| Location (Address):             | 1080 E US Hwy 80                                                     |
| Parcel (PIN):                   | 50985 05014 and 50985 05017                                          |
| Acreage:                        | Approximately 2.94 acres combined                                    |
| Zoning:                         | C-2 (Heavy Commercial)                                               |
| Proposed Use:                   | Combining two properties for Circle K expansion project.             |
|                                 |                                                                      |
| Staff Recommendation:           | Approval                                                             |
| Planning & Zoning Commission:   | TBD                                                                  |
| Recommended Motion:             | "After review of the application, move for approval of the request." |
|                                 |                                                                      |
| Attachments:                    | A. Vicinity Map<br>B. Application and Submittal Documentation        |

# SAGIS Map Viewer



6/5/2024, 9:09:19 AM

1:4,514

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

0 0.05 0.1 0.19 mi  
0 0.07 0.15 0.3 km

SAGIS

# Pooler Subdivision Application

File

Date Filed:

This application along with the application fee of \$ 350 (see schedule of fees) is to be submitted to the Planning & Zoning Department.

Check all that apply:

- |                                                          |                                                   |                                              |
|----------------------------------------------------------|---------------------------------------------------|----------------------------------------------|
| <input checked="" type="checkbox"/> <b>Recombination</b> | <input type="checkbox"/> <b>Minor Subdivision</b> | <input type="checkbox"/> <b>Final Plat</b>   |
| <input type="checkbox"/> <b>Revised Subdivision Plat</b> | <input type="checkbox"/> <b>Major Subdivision</b> | <input type="checkbox"/> <b>5-Acre Tract</b> |

## General Information

- Owner or authorized agent: Joshua Akins Phone: 912-200-3041
- Property address: 1080 & 1040 U.S. 80 East, Pooler, GA 31322
- Mailing address: 1480 Chatham Pkwy, STE 100, Savannah, GA 31405

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

- Have any previous applications been made or a subdivision application on these same premises?  
N/A 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).  
Corner of U.S. Hwy 80 and Coleman Blvd, 1080 & 1040 U.S. 80 East, Pooler, GA 31322
2. Legal description of property (name of subdivision, block and lot number, etc.) Attach a tract sheet if necessary.  
Portion of Lanier Tract, 8th GM District
3. PIN 50985 05014 & 50985 05017
4. Total area of property in question (acres or square feet) 2.944 Acres
5. Existing land use (specify such as, grocery store, single family residence, vacant land, etc.)  
Commercial
6. Desired land use of each parcel of property (specify as above)  
Commercial

# Pooler Subdivision Application

(cont.)

7. Attach a plat of the property where the 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 or reasons for 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

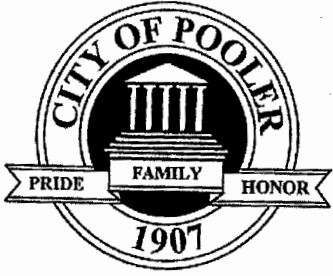
Remarks:

\_\_\_\_\_  
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.

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: Tom Harkman  
 Address: 9485 Regency Square Blvd Suite 400  
 City & State: Jacksonville, FL Zip 32225  
 Telephone number: (813) 532-7588

Signature of owner

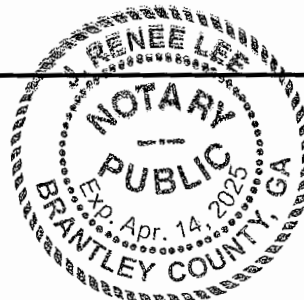
Personally appeared before me Tom Harkman

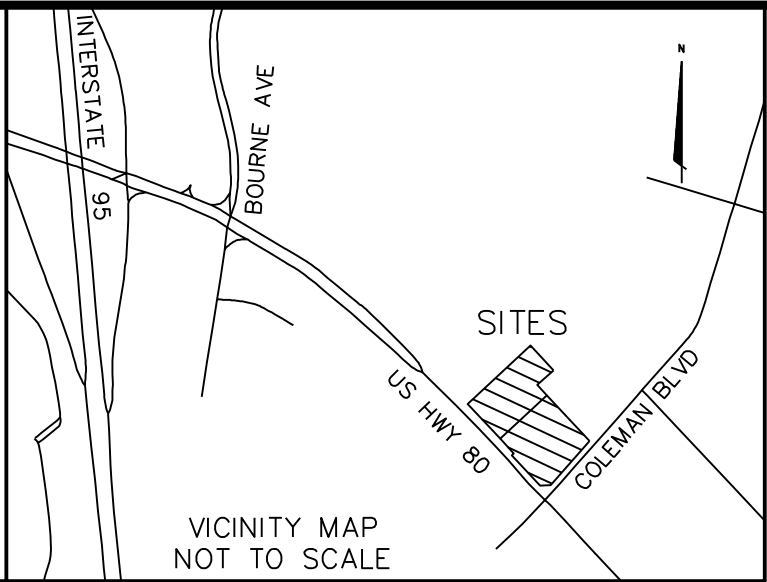
Who swears that the information contained in this authorization is true and correct to the best his/her knowledge and belief.

Notary Public

4-4-2024

Date



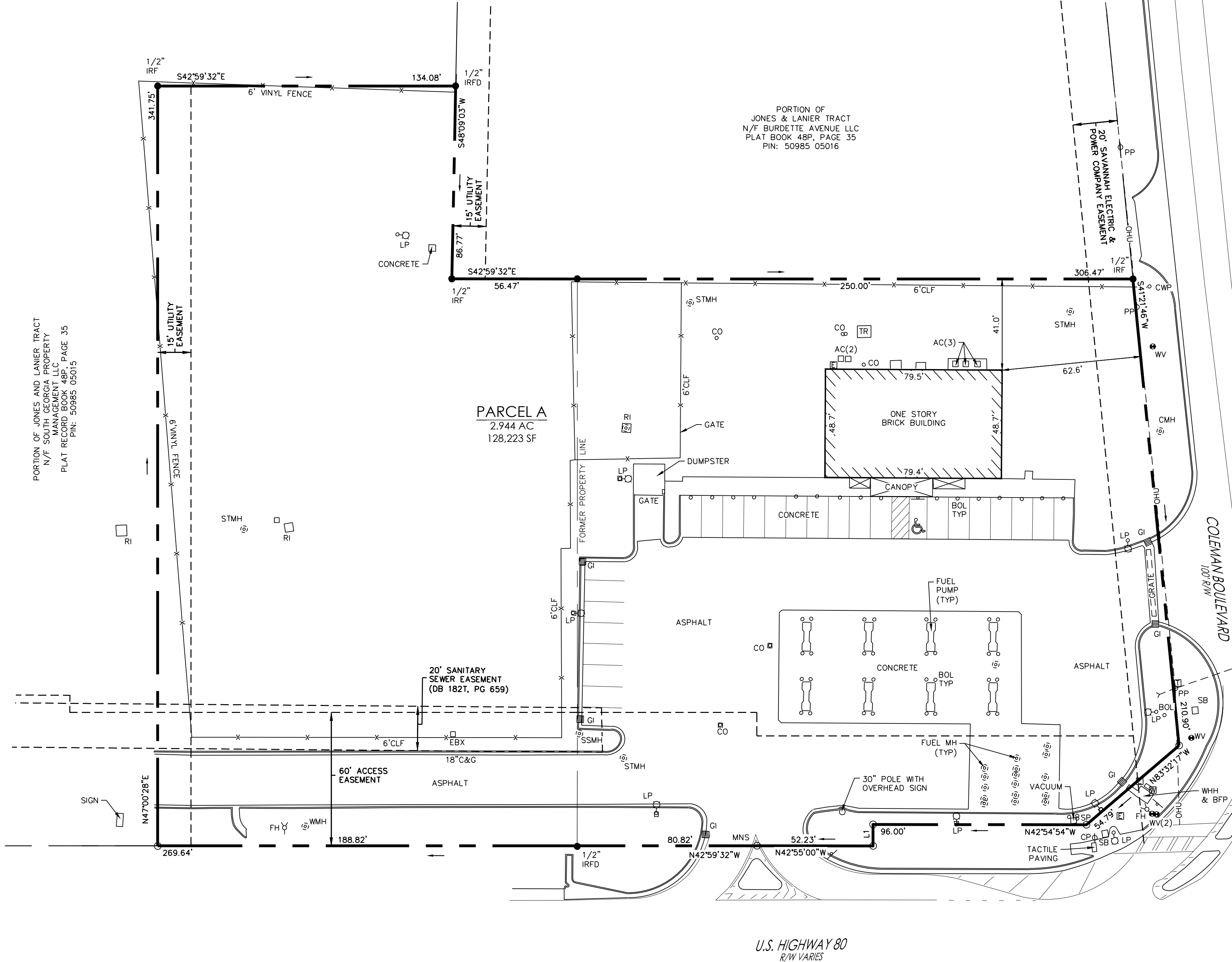


LEGEND

- BENCH MARK
- IRF IRON ROD FOUND
- IRFD IRON ROD FOUND DISTURBED
- IPS 1" IRON PIPE SET
- MNS MAG NAIL SET
- CI GRATE INLET
- PP POWER POLE
- GW GUY WIRE
- LP LIGHT POLE
- SIGN
- SSMH SANITARY SEWER MANHOLE
- STMH STORM SEWER MANHOLE
- CMH COMMUNICATIONS MANHOLE
- WMH WATER MANHOLE
- FH FIRE HYDRANT
- WV WATER VALVE
- ICV IRRIGATION CONRTOL VALVE
- WATER METER
- TELEPHONE BOX
- CABLE TV BOX
- ELECTRIC BOX
- GAS METER
- OVERHEAD UTILITY
- R/W RIGHT-OF-WAY
- BFP BACK-FLOW PREVENTER
- TR TRANSFORMER
- SP SPIGOT
- CO CLEAN OUT
- BOL BOLLARD
- CHH COMMUNICATIONS HAND-HOLE
- WHH WATER HAND-HOLE
- EO ELECTRIC OUTLET
- EBX ELECTRIC BOX
- TYP TYPICAL
- C&G CURB & GUTTER
- PRB PLAT RECORD BOOK
- SMB SUBDIVISION MAP BOOK
- PB PLAT BOOK
- PIN PARCEL IDENTIFICATION NUMBER
- CLF CHAIN LINK FENCE
- SP SPIGOT
- EM ELECTRIC METER
- CP CROSSWALK POLE
- SB SIGNAL BOX
- CP CROSSWALK POLE
- WLAT WATER LATERAL

- NOTES:
1. THIS PLAT RECOMBINES TWO LOTS INTO ONE LOT.
  2. TOTAL AREA: 2.944 ACRES, 128,223 SQUARE FEET
  3. PARENT PROPERTY ADDRESSES: 1080 & 1040 U.S. 80 EAST POOLER, GEORGIA 31322
  4. PARENT PARCEL IDENTIFICATION NUMBERS: 50985 05014 & 50985 05017
  5. THESE PROPERTIES ARE CURRENTLY ZONED C-2.
  6. LOTS TO BE SERVED BY CITY OF POOLER WATER AND SEWER SYSTEMS.
  7. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
  8. AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0126H, EFFECTIVE DATE: 08/16/2018. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
  9. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
  10. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
  11. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

OWNER:



| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE #     | LENGTH | DIRECTION   |
| L1         | 9.70'  | S47°05'06"W |

SURVEY DATE: 2/26/2024  
GPS EQUIPMENT USED: CARLSON BRX7 ON EGPS RTK NETWORK  
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION  
ANGULAR ERROR PER "Δ" = 04"  
ADJUSTED BY COMPASS RULE  
PLAT ERROR OF CLOSURE: 1/33,454  
FIELD ERROR OF CLOSURE: 1/26,851

REFERENCE:

1. PLAT RECORD BOOK 48P, PAGE 35
2. PLAT RECORD BOOK 34P, PAGE 92
3. SUBDIVISION MAP BOOK 28S, PAGE 60

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

APPROVED BY THE MAYOR OF THE CITY OF POOLER

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE PLAT AND NOT BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYING IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



DON EDWARD TAYLOR, JR.  
GA REG. LAND SURVEYOR NO. 3417  
COLEMAN COMPANY, INC.  
CERTIFICATE OF AUTHORIZATION: LSF 1167

JOB NUMBER: 24-113  
DATE: 02/09/2024  
DRAWN BY: CNR  
CHECKED BY:  
SCALE: 1" = 30'

RECOMBINATION PLAT

SHEET:

1/1



A RECOMBINATION SURVEY OF  
A PORTION OF THE LANIER TRACT,  
8TH G.M. DISTRICT, CITY OF POOLER,  
CHATHAM COUNTY, GEORGIA  
PREPARED FOR: CIRCLE K STORES, INC.



## PLANNING & ZONING STAFF REPORT

Site Plan for 6 AJ Garcia Road

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #240013                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| P&Z Meeting Date:               | June 10, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| City Council Meeting Date:      | June 17, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Applicant and Authorized Agent: | Marc Liverman, P.E./Integrated Civil Solutions                                                                                                                                                                                                                                                                                                                                                                                                         |
| Location (Address):             | 6 AJ Garcia Road                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Parcel (PIN):                   | 50022 01025                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Acreage:                        | Approximately 15.37                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Zoning:                         | I-2 (Heavy Industrial)                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Proposed Use:                   | Existing outdoor storage yard converting to container stacking operation.                                                                                                                                                                                                                                                                                                                                                                              |
| Staff Recommendation:           | Approval                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Planning & Zoning Commission:   | TBD                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Recommended Motion:             | <i>"After review of the criteria, move for approval of the request."</i>                                                                                                                                                                                                                                                                                                                                                                               |
| Zoning Action Standards:        | <ol style="list-style-type: none"><li>Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans.<ol style="list-style-type: none"><li>The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area.</li></ol></li><li>Whether the site plan provides for adequate pedestrian and traffic access.</li></ol> |

- o 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.
  - o 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).
  - o 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.
  - o 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.
  - o 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.
  - o 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.
  - o 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.

- o 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.

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

Conclusion:

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

Attachments:

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

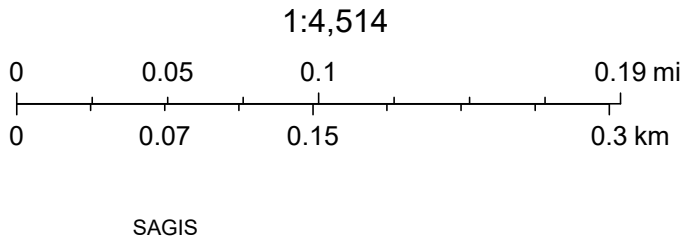
ATTACHMENT A

# SAGIS Map Viewer



6/3/2024, 3:59:19 PM

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





# Site Plan Application

Page 1 of 3

Updated OCT 2023

## NOTICE TO APPLICANT

With the exception of residential one- and two-family structures, all land development activities, regardless of zoning district, must go through the site plan approval process. The fee for this process is \$3,000.00. All forms, fees, and additional documentation must be submitted to the Zoning Administrator **at least thirty (30) days** prior to the Planning & Zoning Meeting. Only complete applications will be accepted.

Upon submittal of the site plans, the City Planner will review for noticeable discrepancies and determine if there is a need to apply for other zoning actions. Site plans are also provided to the City Engineer, the Public Works Department, and the Fire-Rescue Services Department for review. Once the applicant has addressed **all** engineering comments, the plan will be placed on the Planning & Zoning Meeting agenda for recommendations. If no revisions are needed, it will move to the next regularly scheduled City Council Meeting agenda. **Please note that site plan approval does not constitute approval of any other zoning action or permit.**

Restaurants serving alcoholic beverages by the drink should refer to the Pooler Code of Ordinances, Chapter 6, Article I, Sections 6-11 for requirements. General questions concerning this application may be directed to the Zoning Administrator.

## Packet Contents (City Forms)

This packet contains all forms required to be completed prior to submission.

1. Site Plan Application
2. Site Plan Submission Checklist
3. Property Owner Authorization
4. Site Plan Approval Standards Affidavit
5. Campaign Contribution Report
6. Site Plan Review Checklist

## Additional Items for Submission

In addition to the above forms, the following must also be included with your application submission:

1. Three (3) sets of completed hardcopy plans (to include landscaping and lighting) plus one electronic copy
2. Application fee payment of \$3,000.00
3. Project narrative
4. Proof taxes have been paid in full
5. Existing deed restrictions or covenants applicable to this property (if applicable)



# Site Plan Application

Page 2 of 3

Updated OCT 2023

## Contact Information

|                                                        |                                         |
|--------------------------------------------------------|-----------------------------------------|
| Marc Li erman, P.E.                                    | 912-507-5755                            |
| Applicant Name                                         | Applicant Phone                         |
| 7414 Hod son Memorial Dr. Suite 2B, Sa anna , GA 31406 | marc.li erman@atlcc.net                 |
| Applicant Mailing Address                              | Applicant Email                         |
| 6 Garcia Partners, LLC                                 | 281-989-6266                            |
| Property Owner Name                                    | Property Owner Phone                    |
| 414 S. 16t St, Suite 100, P iladelp ia, PA 19146       | jonat an.cordin ley@alterraproperty.com |
| Property Owner Mailing Address                         | Property Owner Email                    |
| Jon Cordin ley                                         | 281-989-6266                            |
| Contact Person Name                                    | Contact Person Phone                    |
| 414 S. 16t St, Suite 100, P iladelp ia, PA 19146       | jonat an.cordin ley@alterraproperty.com |
| Contact Person Mailing Address                         | Contact Person Email                    |

## Property Information

|                                                                                    |                         |
|------------------------------------------------------------------------------------|-------------------------|
| 6 AJ Garcia, Pooler, GA 31322                                                      |                         |
| Location Address                                                                   |                         |
| I-2 Heavy Industrial (PIN 50022 01025)                                             |                         |
| Current Zoning                                                                     | Parcel Identification # |
| Existing outdoor storage yard being converted to a container stacking operation.   |                         |
| Brief Description of Proposed Land Development Activity and Use of Land Thereafter |                         |

## Contractor Information

|                                              |                      |                            |
|----------------------------------------------|----------------------|----------------------------|
| Gi in Contractin , Inc.                      | UC 301665            | 912-965-0111               |
| Contractor Name                              | Contractor License # | Contractor Phone           |
| 122 Pipemakers Circle, Suite 207, Pooler, GA |                      | rent@ ri incontractin .com |
| Contractor Mailing Address                   |                      | Contractor Email           |

## Zoning Actions

List any zoning actions applied for within the past three (3) years. If possible, 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.

N/A

| Application Number | Date | Action Requested | Action Taken |
|--------------------|------|------------------|--------------|
|--------------------|------|------------------|--------------|



# Site Plan Application

Page 3 of 3

Updated OCT 2023

N/A

| Application Number | Date | Action Requested | Action Taken |
|--------------------|------|------------------|--------------|
|--------------------|------|------------------|--------------|

N/A

| Application Number | Date | Action Requested | Action Taken |
|--------------------|------|------------------|--------------|
|--------------------|------|------------------|--------------|

N/A

| Application Number | Date | Action Requested | Action Taken |
|--------------------|------|------------------|--------------|
|--------------------|------|------------------|--------------|

## Approvals

- Environmental Product Declaration (EPD) approval required? ☒ No ☐ Yes
- Natural Resources Conservation Service (NRCS) approval required? ☒ No ☐ Yes, \_\_\_\_\_ (date)
- Developments of Regional Impact (DRI) review triggered? ☒ No ☐ Yes
- Existing deed restrictions or covenants applicable to this property? ☒ No ☐ Yes, attached
- The Georgia Department of Transportation (GDOT) requires a permit for any property being subdivided or developed requiring an entrance onto a State or Federal Highway. Applicants must submit a plat to GDOT for review/comment. The Pooler Planning & Zoning Commission will not review an application until GDOT has commented. ☒ No ☐ Yes, attached

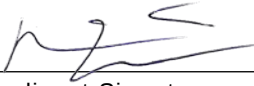
## Affidavit

I, the undersigned, certify that I have read, examined, and completed this application and certify that all the information pertained in this application is true and correct.

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.

I hereby certify that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding.

I hereby certify that I am the owner or authorized agent of the property being proposed for subdivision/development.

|                |                                                                                     |              |
|----------------|-------------------------------------------------------------------------------------|--------------|
| Marc Li erman  |  | 912-236-3471 |
| Applicant Name | Applicant Signature                                                                 | Date         |

|                                 |                                |      |
|---------------------------------|--------------------------------|------|
| Zoning Administrator/Agent Name | Zoning Administrator Signature | Date |
|---------------------------------|--------------------------------|------|



# Site Plan Submission Checklist

Page 1 of 1

Updated JUNE 2023

## NOTICE TO APPLICANT

The site plan approval process is intended to provide the general public, Planning & Zoning Commission, Mayor, and Councilmembers with information pertinent to how a new development will affect the surrounding area and the City as a whole. There is no evaluation process or set of regulations other than what is required to be shown on the map and listed upon the application. **Site plan approval does not constitute approval of any zoning action or permit. If the documents listed below are not submitted, your project will neither be reviewed, nor processed.**

The Planning & Zoning Commission may require elevations or other engineering or architectural drawings covering the proposed development. Mayor & Council will not act upon a zoning decision that requires a site plan until the site plan has met the approval of the City Engineer or his designee.

- ☒ 3 sets of paper plans and 1 set of electronic plans
- ☒ \$3,000.00 application fee payment
- ☐ Tree Survey prepared by a registered land surveyor with accurate locations of all trees on site and up to 20' off site on all sides. List the trunk diameter at 4.5' above grade and identify the species.
- ☒ The location, size and other pertinent data of all land uses on the site including types, location and height of building, parking, open area and landscaping
- ☒ Dimension setback lines from property lines and street rights-of-way.
- ☐ Lighting Plan
- ☒ Adjacent thoroughfares and all curb-cuts within five hundred (500) feet including:
  - ☐ Proposed new cut (s) onto public rights-of-way with turning radii & width
  - ☒ Dimensions of all rights-of-way
- ☐ Drainage plan to conform to city engineering department's standards
- ☒ Location of all utilities
- ☐ Tabulated data including at least:
  - ☐ Gross density of dwelling units
  - ☐ Parking ratio per dwelling unit
  - ☐ Percentage and amount of land coverage by use; and,
  - ☐ Percentage and amount of floor area by use and by type.
- ☒ Topographical map showing existing and proposed contours at one foot (1') intervals and natural features.
- ☐ Developments of Regional Impact (check only if your project requires this)



# Site Plan Approval Standards

Page 1 of 1

Updated SEPT 2023

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

In order to promote the public health, safety, and general welfare of the City of Pooler against the unrestricted development upon property, the following standards and any other factors relevant to balancing the above stated public interest will be considered, when deemed appropriate, by City Council in approving any site plan:

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans;
2. provides for adequate pedestrian and traffic access;
3. provides adequate space for off-street parking and loading/unloading zones where applicable;
4. provides for appropriate location, arrangement, size, and design of buildings, lighting, signs, giving due consideration to the applicable zoning district(s);
5. is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties;
6. the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure;
7. the proposed development site is adequately served by other public services to account for current or projected needs;
8. provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features;
9. provides adequate landscaping, including the type and arrangement of trees, shrubs, and other landscaping, which may (or may not) provide a visual or noise-detering buffer between adjacent properties; and
10. 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.



# Property Owner Authorization

Page 1 of 1

Updated SEPT 2023

## Authorization

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

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

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

|                                                               |                                |                     |
|---------------------------------------------------------------|--------------------------------|---------------------|
| <u>Marc Liverman, P.E.</u>                                    | <u>marc.liverman@atlcc.net</u> | <u>912-507-5755</u> |
| Applicant/Agent Name                                          | Email                          | Phone               |
| <u>7414 Hodgson Memorial Dr. Suite 2B, Savannah, GA 31406</u> |                                |                     |
| Applicant/Agent Address                                       |                                |                     |

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Chatham County, Georgia, and that the information contained in this authorization is true and correct to the best of my knowledge and belief.

|                                      |                    |                 |
|--------------------------------------|--------------------|-----------------|
| <u>6 AJ Garcia, Pooler, GA 31322</u> |                    |                 |
| Property Address                     |                    |                 |
| <u>6 Garcia Partners, LLC</u>        | <u>[Signature]</u> | <u>2/9/2024</u> |
| Owner Name                           | Owner Signature    | Date            |

## Notary Public

|                                  |                             |                       |
|----------------------------------|-----------------------------|-----------------------|
| <u>9th Day of February 2024</u>  |                             |                       |
| Subscribed and Sworn This Day Of |                             |                       |
| <u>Caithlin A. Cottrell</u>      | <u>Caithlin A. Cottrell</u> | <u>June 27, 2027</u>  |
| Notary Name                      | Notary Signature            | Commission Expiration |

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

Seal



# Campaign Contribution Disclosure Form (Rezoning Action Applicant)

Page 1 of 1

Updated MAY 2023

Per GA § 36-67A-3, rezoning action applicants and opponents are required to disclose campaign contributions or gifts with an aggregate value of \$250 or more made to any City Official within two years immediately preceding the filing of the application. City Officials include the Mayor, Councilmembers, and Planning & Zoning Commissioners. Rezoning action applicant disclosures shall be filed within ten days after the application for the rezoning action is first filed. If additional space is needed, please attach a second form.

## Hearing Information

Rezoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

## Disclosure Statement

Have you made campaign contributions to one or more Pooler City Official(s), including the Mayor, Councilmembers, and/or Planning & Zoning Commissioners, during the past two years that, when combined, total an amount greater than \$250.00?

- ☒ **NO**, I have not made any campaign contributions to one or more Pooler City Official(s) over the past two years that, when combined, total an amount greater than \$250.00.
- ☐ **YES**, I have made campaign contributions to one or more Pooler City Official(s) over the past two years that, when combined, total an amount greater than \$250.00  
My contribution information is listed below:

| City Official Name | Title | Dollar Value | Description of Gift >\$250 |
|--------------------|-------|--------------|----------------------------|
|                    |       |              |                            |
|                    |       |              |                            |
|                    |       |              |                            |

I attest that all information provided above is true to fact.

Jeff Postizzi

Applicant Name

Applicant Signature

2/1/2024

Date

6 AJ GARCIA RD.  
CONTAINER STACKING PLAN



POOLER, GEORGIA  
APRIL 2024

(REVISED MAY 2024 TO ADDRESS CITY COMMENTS)

P.I.N. 5-0987-03-012

### Project Description:

## CONTAINER STACKING OPERATION FOR AN EXISTING INDUSTRIAL STORAGE YARD

ACRES TOTAL: 18.37  
ACRES DISTURBED: 0.0

**Engineer:**  
INTEGRATED CIVIL SOLUTIONS, LLC.  
MARC LIVERMAN, P.E.  
912-507-5755  
[www.integrated.com](http://www.integrated.com)

Property Owner:

6 AJ GARCIA PARTNERS, LLC  
414 S. 16TH ST., SUITE 100  
PHILADELPHIA, PA 19146

Responsible Official: \_\_\_\_\_

LIAM SULLIVAN  
215-667-6830

Facility Location:

LAT: 32.09876  
LONG: -81.23043



Vicinity Map  
Scale: 1"=2000'  
Source:  
United States Geological Survey  
Quad: Pooler, GA  
Dated: 2024

### Index of Drawings:

|        |                                         |
|--------|-----------------------------------------|
|        | COVER                                   |
| C-101  | EXISTING CONDITIONS AND DEMOLITION PLAN |
| C-301  | CONTAINER STACKING PLAN                 |
| C-401  | CONTAINER STACKING AREA LIGHTING PLAN   |
| C-701  | CONSTRUCTION DETAILS                    |
| LS-101 | LANDSCAPE PLAN                          |
| LS-102 | LANDSCAPE DETAILS                       |



912-507-5755  
WWW.INTCIVIL.COM  
SAVANNAH, GA  
GA COA: PEF 008735  
EXP: JUNE 30, 2024)

06930  
LEVEL II CERTIFICATION6 AJ GARCIA  
CONTAINER STACKING PLAN

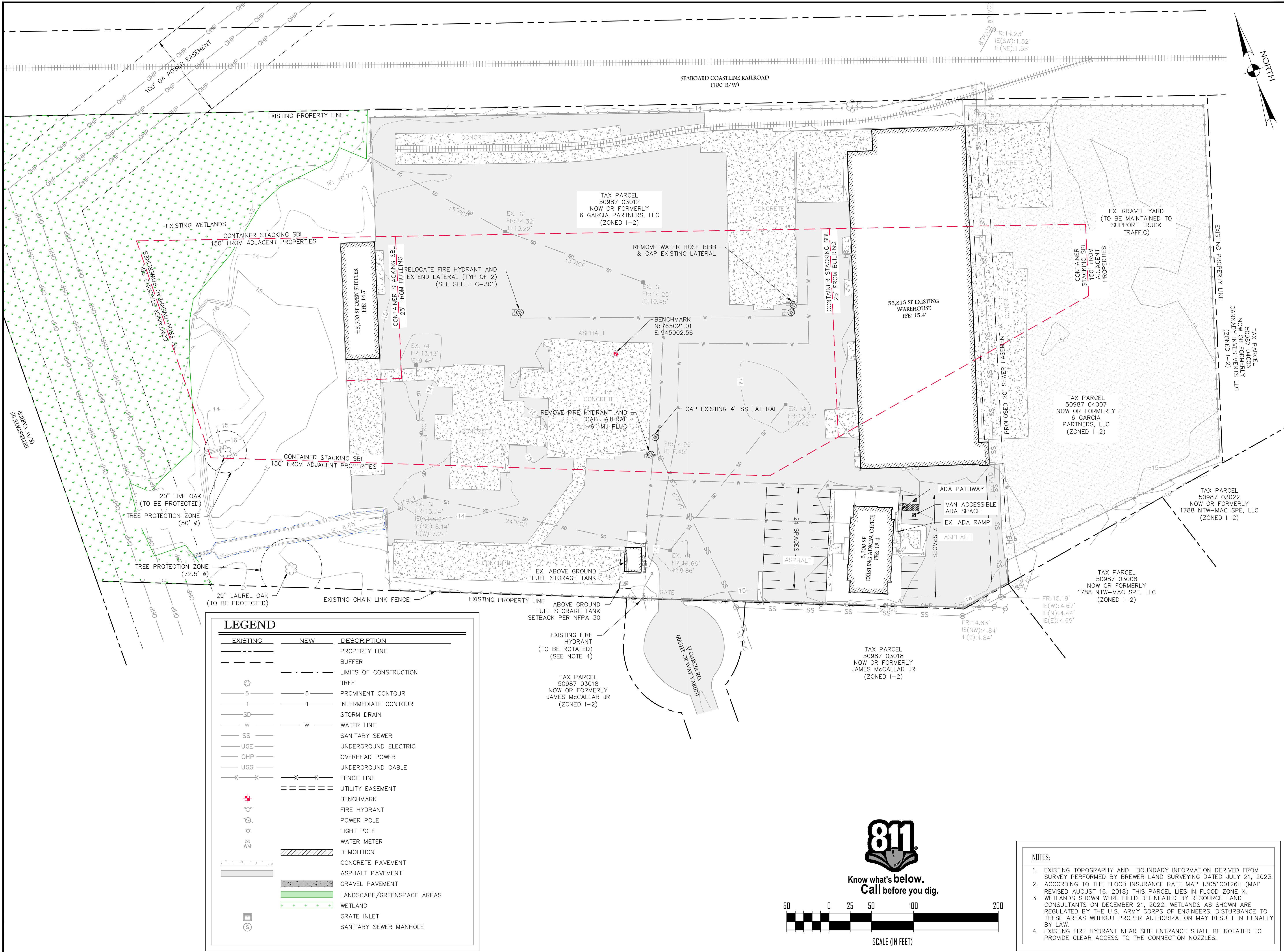
POOLER, GA 31322

| REVISIONS                    |  |           |  |
|------------------------------|--|-----------|--|
| 1- REVISED PER CITY COMMENTS |  | 4/21/2024 |  |
| 2- REVISED STACKING SETBACK  |  | 4/26/2024 |  |
| 3- REVISED PER CITY COMMENTS |  | 5/09/2024 |  |
|                              |  |           |  |
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|                              |  |           |  |

|                 |            |
|-----------------|------------|
| DATE:           | 04/21/2024 |
| PROJECT NUMBER: | 1004-101   |
| DRAWN BY:       | MAL        |
| CHECKED BY:     | MAL        |
| QC'd BY:        | MAL        |

SHEET:

COVER



**INTEGRATED CIVIL SOLUTIONS, LLC.**

912-507-5755  
WWW.INTCIVIL.COM  
SAVANNAH, GA

GA COA: PEF 008735  
(EXP: JUNE 30, 2024)

**GEORGIA REGISTERED PROFESSIONAL ENGINEER**

**MARC A. LIVERMAN**

06930  
LEVEL II CERTIFICATION

**6 AJ GARCIA**

**CONTAINER STACKING PLAN**

**Alterra**

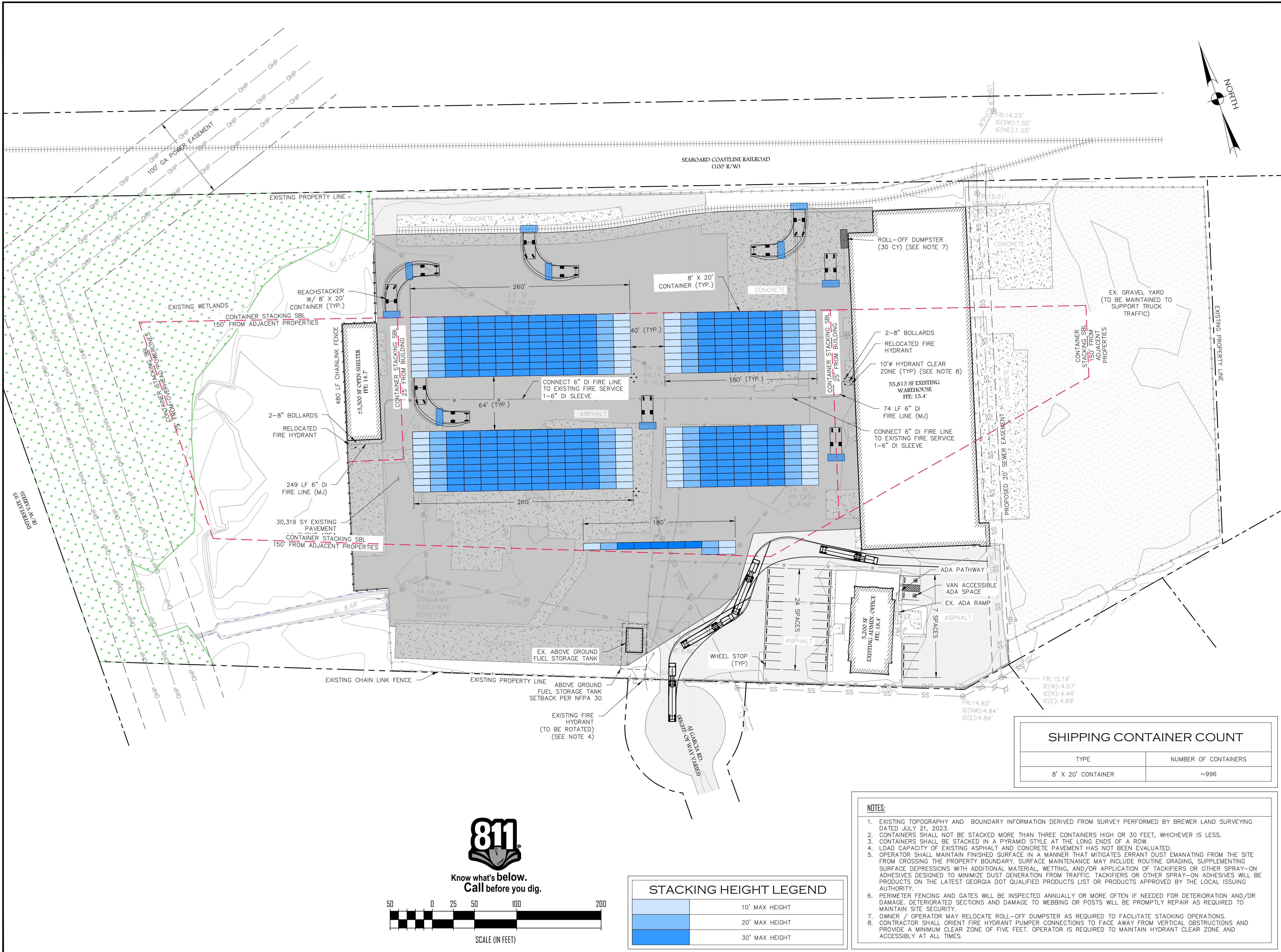
6 AJ GARCIA RD.  
POOLER, GA 31322

| REVISIONS                     | DATE      | DESCRIPTION |
|-------------------------------|-----------|-------------|
| 1 - REVISED PER CITY COMMENTS | 4/21/2024 |             |
| 2 - REVISED STACKING SETBACK  | 4/26/2024 |             |
| 3 - REVISED PER CITY COMMENTS | 5/09/2024 |             |

|                 |            |
|-----------------|------------|
| DATE:           | 04/21/2024 |
| PROJECT NUMBER: | 1004-101   |
| DRAWN BY:       | MAL        |
| CHECKED BY:     | MAL        |
| QC'D BY:        | MAL        |

**EXISTING CONDITIONS AND DEMOLITION PLAN**

**C-101**



**INTEGRATED CIVIL SOLUTIONS, LLC.**  
912.507.5755  
WWW.INTCIVIL.COM  
SAVANNAH, GA  
GA COA: PEF 008735  
(EXP. JUNE 30, 2024)

**GEORGIA REGISTERED PROFESSIONAL ENGINEER**  
**MARC A. LIVERMAN**  
No. 510124  
06930  
LEVEL II CERTIFICATION

**6 AJ GARCIA**  
**CONTAINER STACKING PLAN**  
**Alterra**  
6 AJ GARCIA RD.  
POOLER, GA 31322

| REVISIONS                     | DATE      |
|-------------------------------|-----------|
| 1 - REVISED PER CITY COMMENTS | 4/21/2024 |
| 2 - REVISED STACKING SETBACK  | 4/26/2024 |
| 3 - REVISED PER CITY COMMENTS | 5/09/2024 |
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DATE: 04/21/2024  
PROJECT NUMBER: IO04-101  
DRAWN BY: MAL  
CHECKED BY: MAL  
QC'D BY: MAL

**CONTAINER STACKING PLAN**

**C-301**

| SHIPPING CONTAINER COUNT |                      |
|--------------------------|----------------------|
| TYPE                     | NUMBER OF CONTAINERS |
| 8' X 20' CONTAINER       | ~996                 |

- NOTES:**
- EXISTING TOPOGRAPHY AND BOUNDARY INFORMATION DERIVED FROM SURVEY PERFORMED BY BREWER LAND SURVEYING DATED JULY 21, 2023.
  - CONTAINERS SHALL NOT BE STACKED MORE THAN THREE CONTAINERS HIGH OR 30 FEET, WHICHEVER IS LESS.
  - CONTAINERS SHALL BE STACKED IN A PYRAMID STYLE AT THE LONG ENDS OF A ROW.
  - LOAD CAPACITY OF EXISTING ASPHALT AND CONCRETE PAVEMENT HAS NOT BEEN EVALUATED.
  - OPERATOR SHALL MAINTAIN FINISHED SURFACE IN A MANNER THAT MITIGATES ERRANT DUST EMANATING FROM THE SITE FROM CROSSING THE PROPERTY BOUNDARY. SURFACE MAINTENANCE MAY INCLUDE ROUTINE GRADING, SUPPLEMENTING SURFACE DEPRESSIONS WITH ADDITIONAL MATERIAL, WETTING, AND/OR APPLICATION OF TACKIFIERS OR OTHER SPRAY-ON ADHESIVES DESIGNED TO MINIMIZE DUST GENERATION FROM TRAFFIC. TACKIFIERS OR OTHER SPRAY-ON ADHESIVES WILL BE PRODUCTS ON THE LATEST GEORGIA DOT QUALIFIED PRODUCTS LIST OR PRODUCTS APPROVED BY THE LOCAL ISSUING AUTHORITY.
  - PERIMETER FENCING AND GATES WILL BE INSPECTED ANNUALLY OR MORE OFTEN IF NEEDED FOR DETERIORATION AND/OR DAMAGE. DETERIORATED SECTIONS AND DAMAGE TO WEBBING OR POSTS WILL BE PROMPTLY REPAIR AS REQUIRED TO MAINTAIN SITE SECURITY.
  - OWNER / OPERATOR MAY RELOCATE ROLL-OFF DUMPSTER AS REQUIRED TO FACILITATE STACKING OPERATIONS.
  - CONTRACTOR SHALL ORIENT FIRE HYDRANT PUMPER CONNECTIONS TO FACE AWAY FROM VERTICAL OBSTRUCTIONS AND PROVIDE A MINIMUM CLEAR ZONE OF FIVE FEET. OPERATOR IS REQUIRED TO MAINTAIN HYDRANT CLEAR ZONE AND ACCESSIBLY AT ALL TIMES.

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

50 0 25 50 100 200  
SCALE (IN FEET)

| STACKING HEIGHT LEGEND |                |
|------------------------|----------------|
|                        | 10' MAX HEIGHT |
|                        | 20' MAX HEIGHT |
|                        | 30' MAX HEIGHT |



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GA COA: PEF 008735  
(EXP: JUNE 30, 2024)

06930  
LEVEL II CERTIFICATION6 AJ GARCIA  
CONTAINER STACKING PLAN

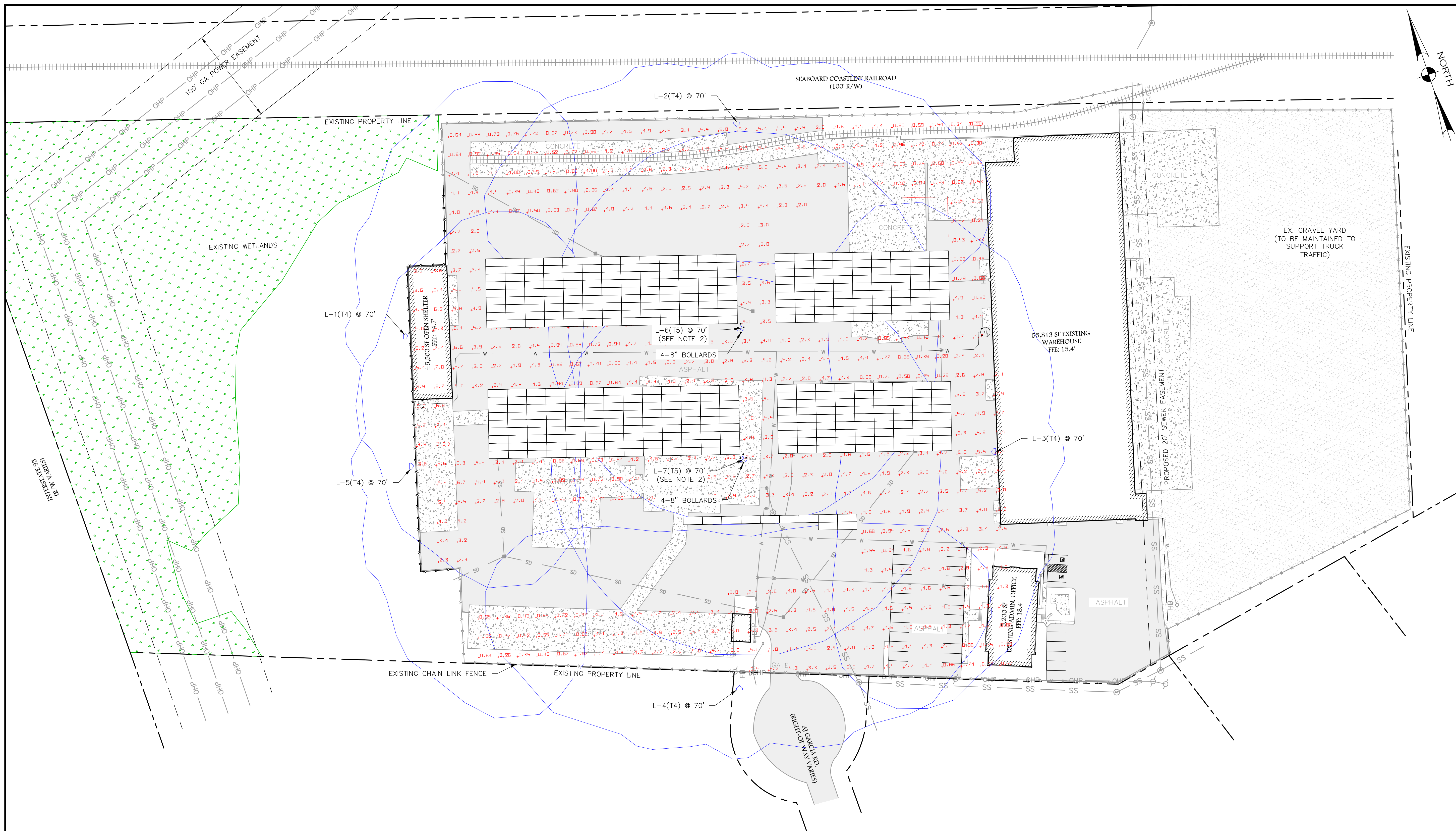
6 AJ GARCIA RD.  
POOLER, GA 31322

| REVISIONS                     |           |
|-------------------------------|-----------|
| 1 - REVISED PER CITY COMMENTS | 4/21/2024 |
| 2 - REVISED STACKING SETBACK  | 4/26/2024 |
| 3 - REVISED PER CITY COMMENTS | 5/09/2024 |
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|-----------------|------------|
| DATE:           | 04/21/2024 |
| PROJECT NUMBER: | I004-101   |
| DRAWN BY:       | MAL        |
| CHECKED BY:     | MAL        |
| QC'D BY:        | MAL        |
| SHEET:          |            |

# CONTAINER STACKING AREA LIGHTING PLAN

C-401



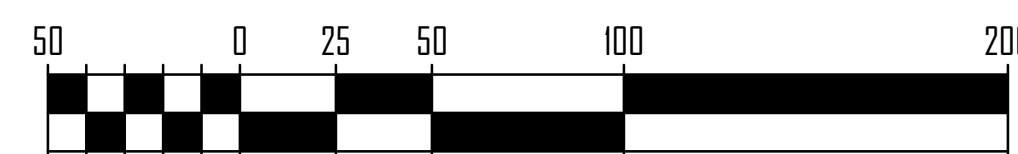
| LIGHTING SCHEDULE                                                                   |         |                  |                    |                                                       |                 |                   |         |
|-------------------------------------------------------------------------------------|---------|------------------|--------------------|-------------------------------------------------------|-----------------|-------------------|---------|
| SYMBOL                                                                              | LABEL   | MANUFACTURER     | CATALOG NUMBER     | DESCRIPTION                                           | NUMBER OF LAMPS | LUMINOUS EFFICACY | WATTAGE |
|  | L-X(T4) | JADEMAR LIGHTING | JHM-380W-50K-70-T4 | HIGH MAST LUMINAIRE, 52,000-LM, 380W, TYPE 4 LED LENS | 3               | 135.0 LM/W        | 380     |
|  | L-X(T5) | JADEMAR LIGHTING | JHM-460W-50K-70-T5 | HIGH MAST LUMINAIRE, 52,000-LM, 380W, TYPE 5 LED LENS | 3               | 136.8 LM/W        | 380     |

| STATISTICS |                                                                      |         |         |         |         |         |
|------------|----------------------------------------------------------------------|---------|---------|---------|---------|---------|
| SYMBOL     | DESCRIPTION                                                          | AVG     | MAX     | MIN     | MAX/MIN | AVG/MIN |
| +          | CONTAINER STACKING YARD<br>PERPENDICULAR LUMINANCE HEIGHT:<br>0.0 FT | 2.28 fc | 7.23 fc | 0.20 fc | 35.4    | 11.2    |

1. READINGS ARE SHOWN IN UNITS OF MAINTAINED FOOTCANDLES
2. TOTAL LIGHT LOSS FACTOR (LLF) = 0.912 LLF FOR LED.
3. TEST PLANE = 0' ABOVE GRADE.
4. FIXTURE MOUNTING HEIGHT = 70' ABOVE GRADE.
5. FIXTURE SPACING = SEE PLAN VIEW.
6. THIS PHOTOMETRIC LAYOUT WAS CALCULATED USING SPECIFIC CRITERIA. ANY DEVIATION FROM STATED PARAMETER WILL AFFECT ACTUAL PERFORMANCE.
7. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY.



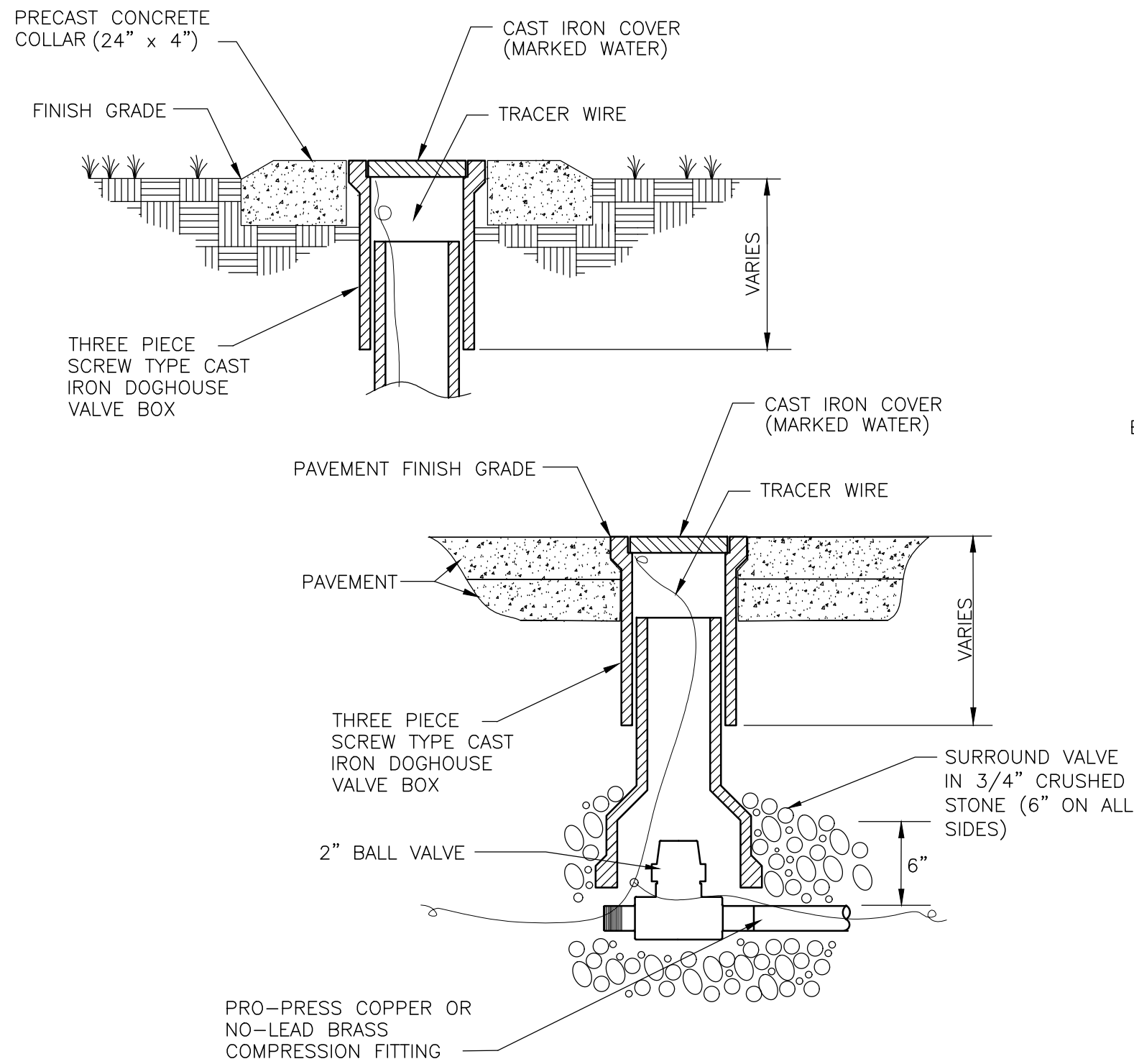
Know what's below.  
**Call** before you dig.



SCALE (IN FEET)

NOTES:

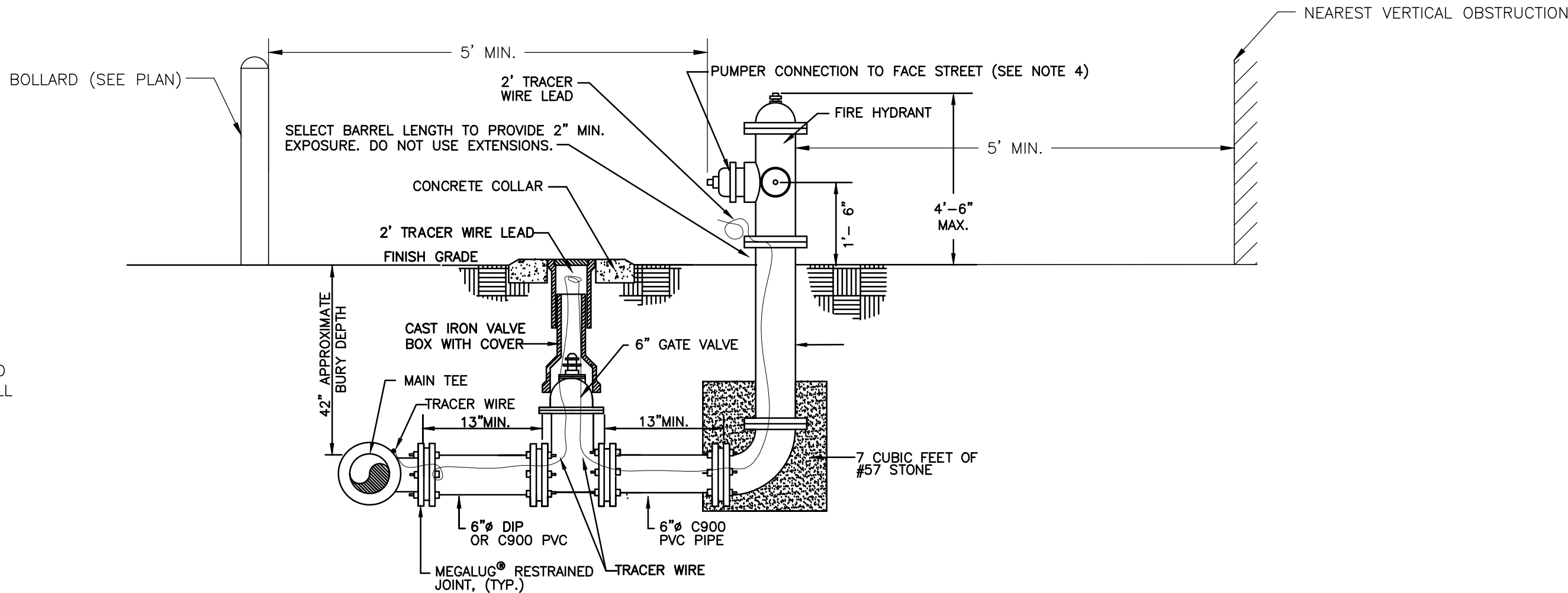
1. LIGHTING PLAN DERIVED FROM DESIGN CALCULATIONS PROVIDED BY ALESCO ADVANTAGE LIGHTING AND ENERGY SOLUTIONS CO., INC DATED MARCH 26, 2024.
2. OWNER MAY ELIMINATE OR RELOCATE T-6 AND T-7 IF THEY PRESENT A SAFETY CONCERN FOR REACHSTACKER OR OTHER SITE EQUIPMENT OPERATIONS.



- NOTES:
1. IN UNPAVED AREAS, PROPERLY BED AND SET EDGE OF PRECAST CONCRETE COLLAR FLUSH WITH FINISHED GRADE. NO COLLAR REQUIRED IN PAVED AREAS, SET VALVE BOX FLUSH WITH PAVEMENT.
  2. VALVE BOX SHALL NOT REST ON THE VALVE OR ON THE LINE.
  3. CONNECT THE TRACER WIRE, IF AVAILABLE, ON THE VALVE TO THE TRACER WIRE ON THE LINE WITH SPLICE CONNECTOR.

#### WATER VALVE AND VALVE BOX DETAIL

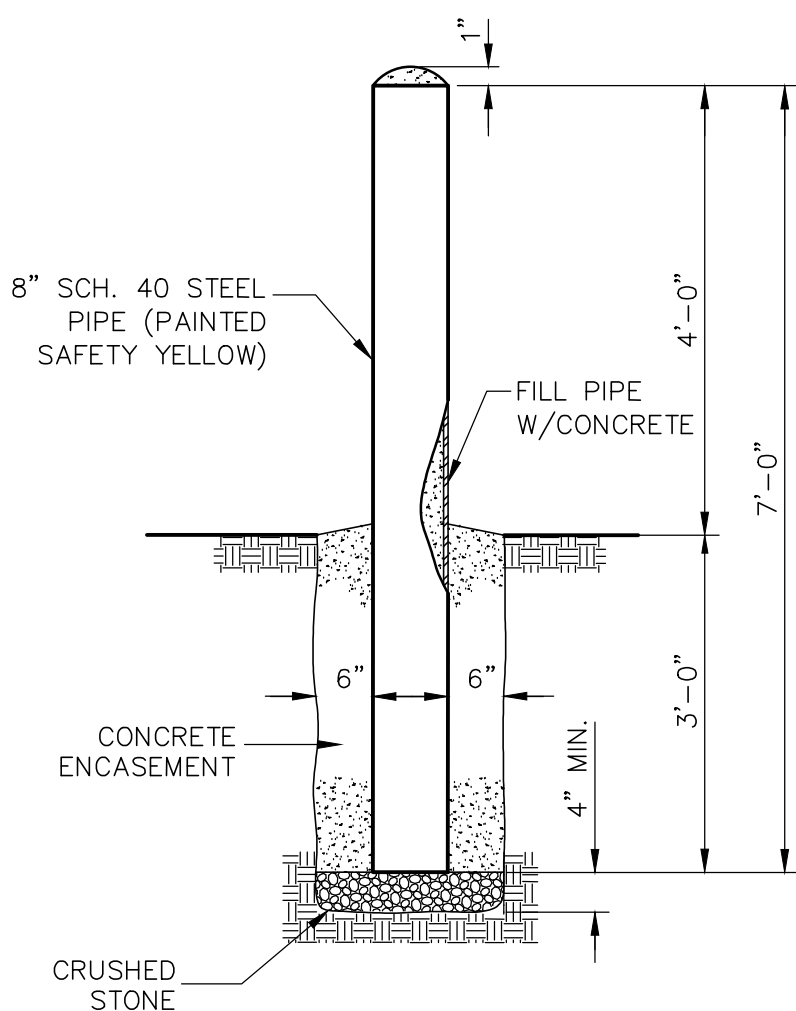
N.T.S.



- NOTES:
1. ALL JOINTS SHALL BE RESTRAINED.
  2. REMOVE CHAINS AFTER INSTALLATION OF HYDRANT.
  3. CONNECT THE TRACER WIRE TO EXISTING TRACER, IF AVAILABLE, WITH SPLICE CONNECTOR.
  4. HYDRANTS SHALL BE ORIENTED TO PROVIDE A MINIMUM OF 3 FT CLEAR SPACE AROUND THE CIRCUMFERENCE OF THE HYDRANT WITH A MINIMUM OF 5 FT CLEAR ZONE IN FRONT OF PUMPER CONNECTION NOZZLE.

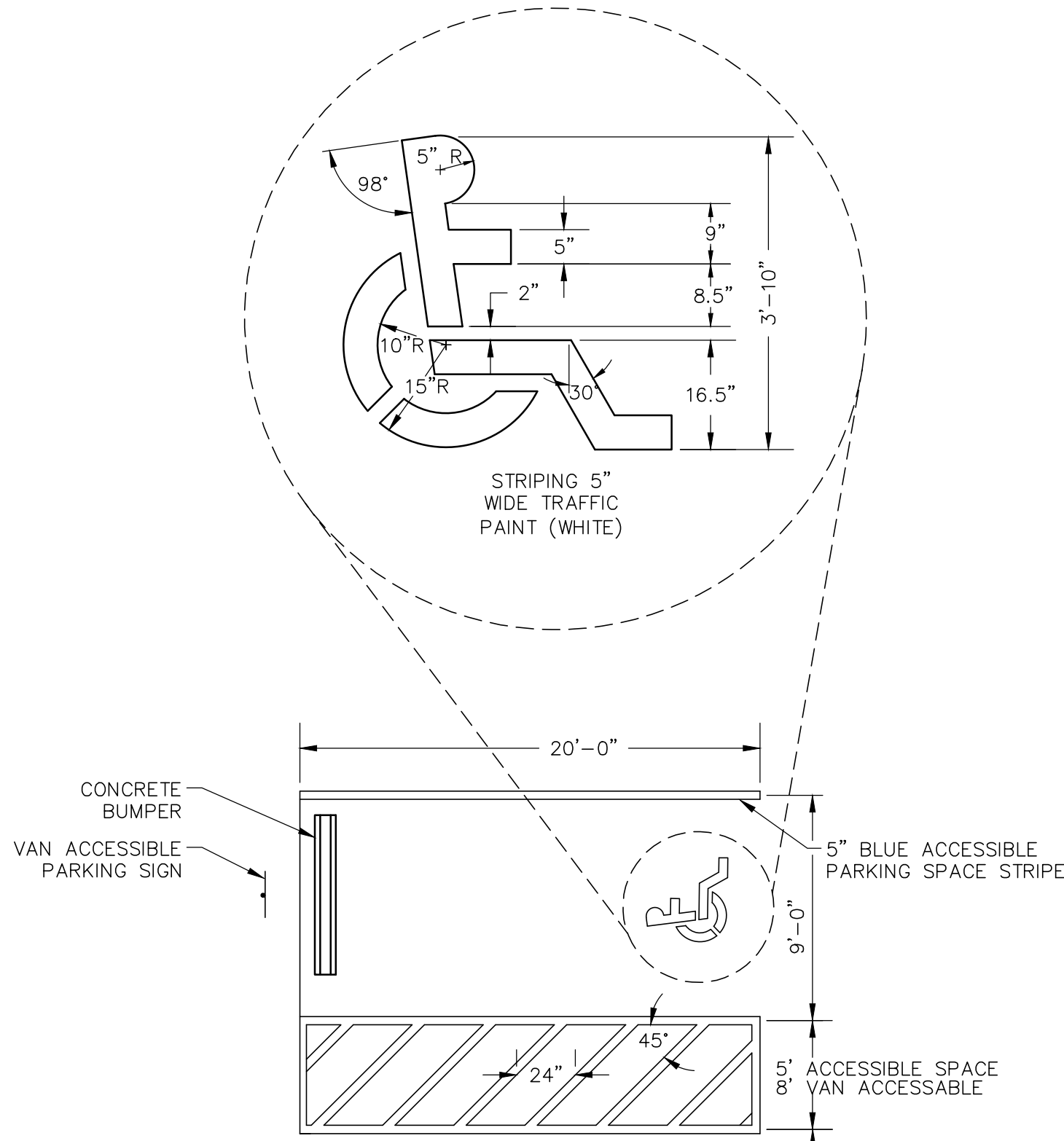
#### FIRE HYDRANT DETAIL

N.T.S.



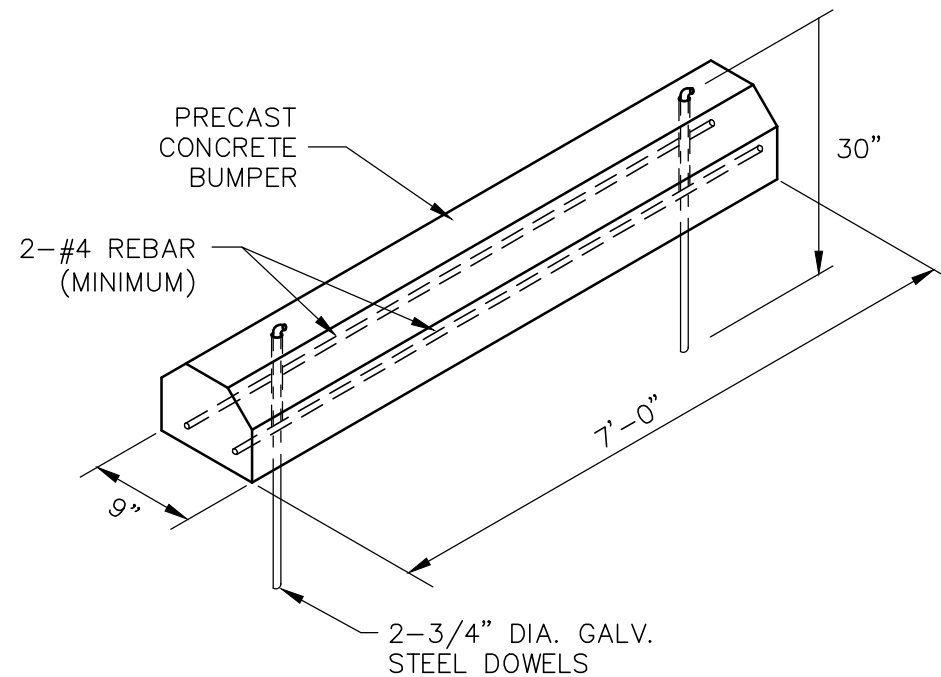
#### BOLLARD DETAIL

N.T.S.



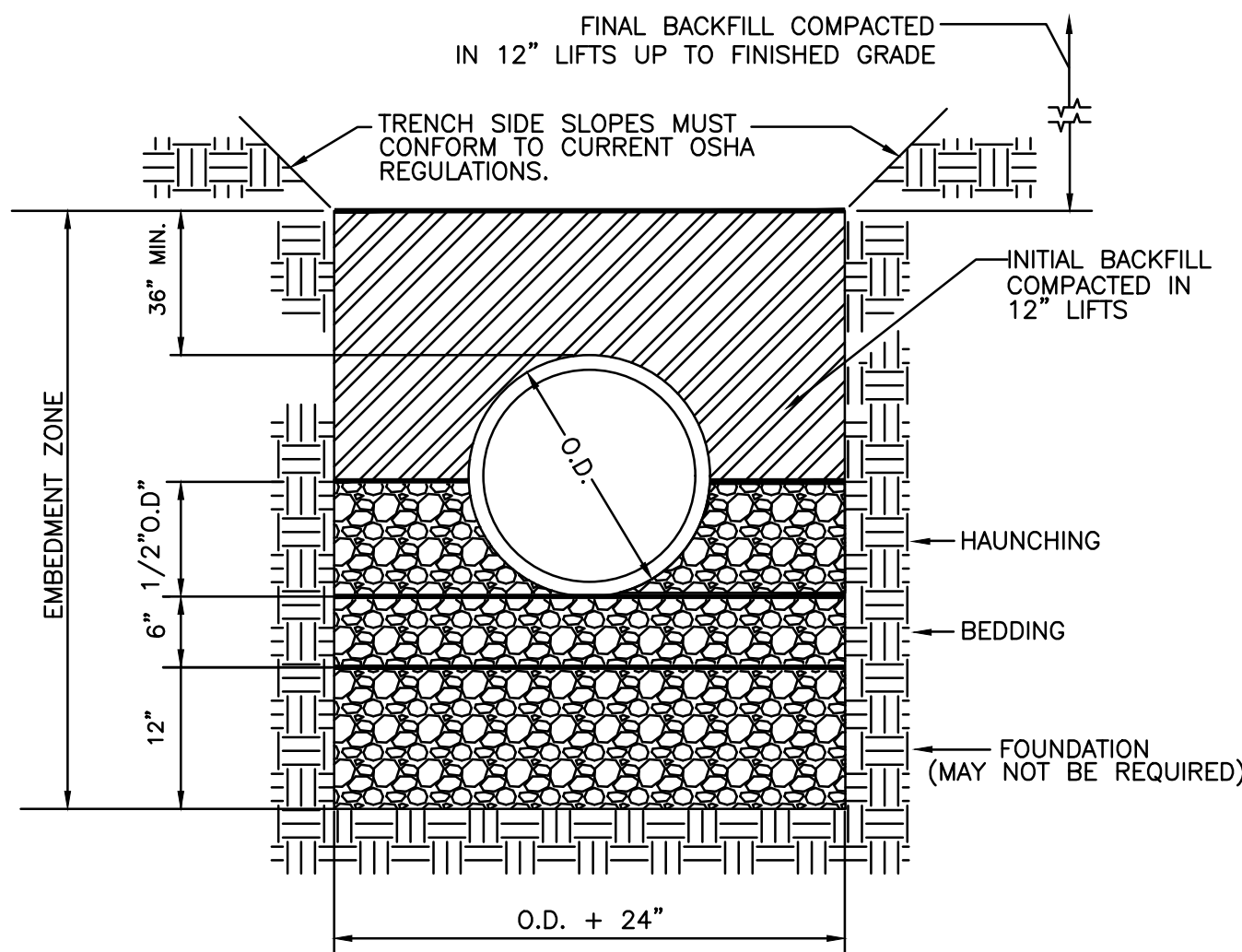
#### ADA PARKING SPACE DETAIL

N.T.S.



#### AUTOMOTIVE WHEEL STOP DETAIL

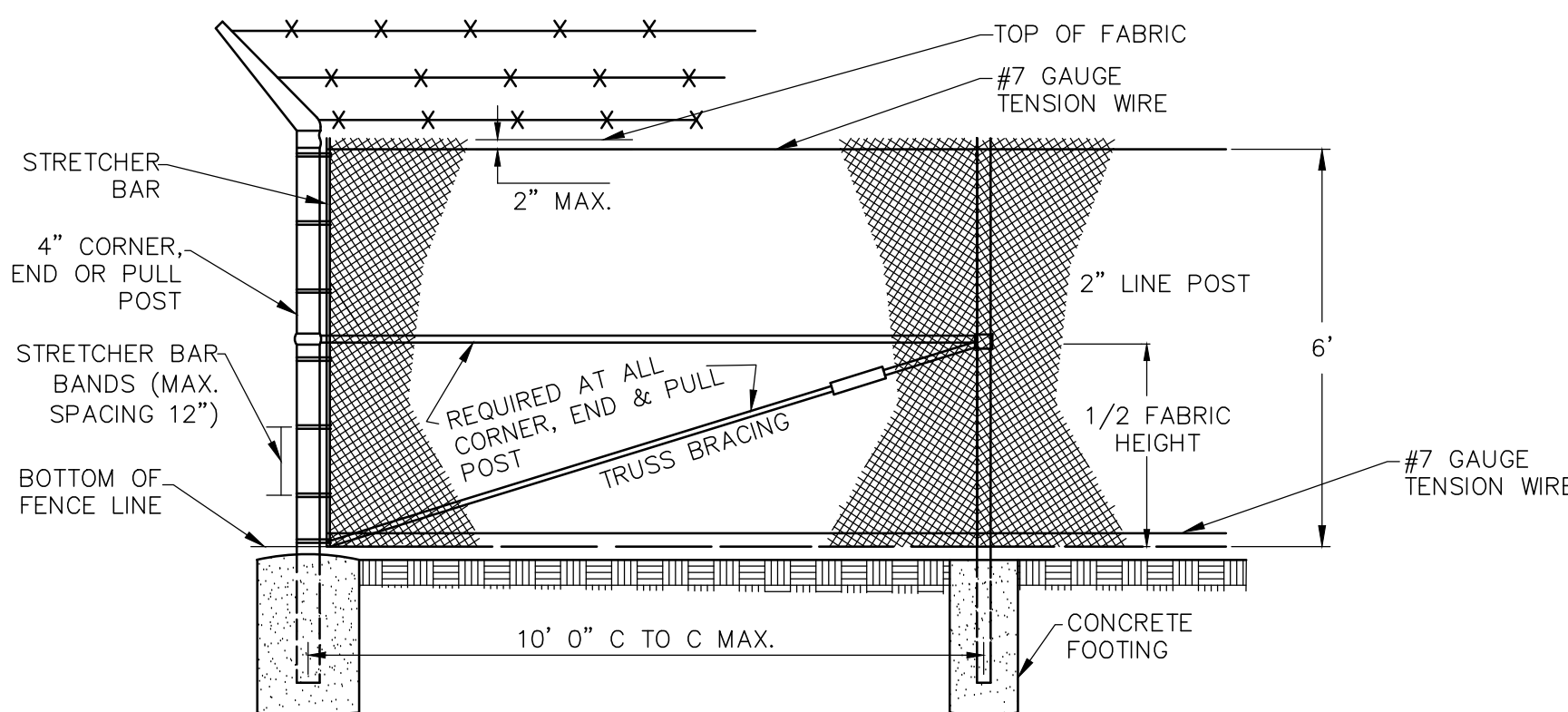
N.T.S.



- NOTES:
1. FOUNDATION, BEDDING AND HAUNCHING SHALL BE #57 STONE.
  2. INITIAL BACKFILL FOR GRAVITY SEWER SHALL BE CLASS II OR BETTER SELECT COMMON FILL.
  3. INITIAL BACKFILL FOR SANITARY FORCEMAIN SHALL BE CLASS III OR BETTER SELECT COMMON FILL.
  4. FINAL BACKFILL SHALL BE CLASS III OR BETTER COMMON FILL.

#### PIPE BEDDING DETAIL

N.T.S.



#### CHAIN-LINK FENCE ELEVATION

N.T.S.

INTEGRATED  
CIVIL  
SOLUTIONS,  
LLC.

912-507-5755  
WWW.INTCIVIL.COM  
SAVANNAH, GA  
GA COA: PEF 008735  
(EXP: JUNE 30, 2024)



06930  
LEVEL II CERTIFICATION

6 AJ GARCIA  
CONTAINER STACKING PLAN



6 AJ GARCIA RD.  
POOLER, GA 31322

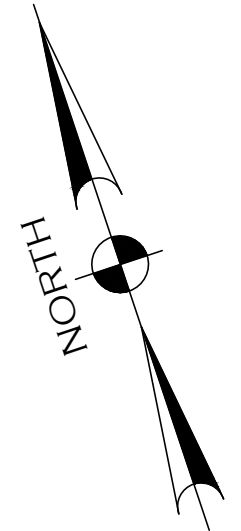
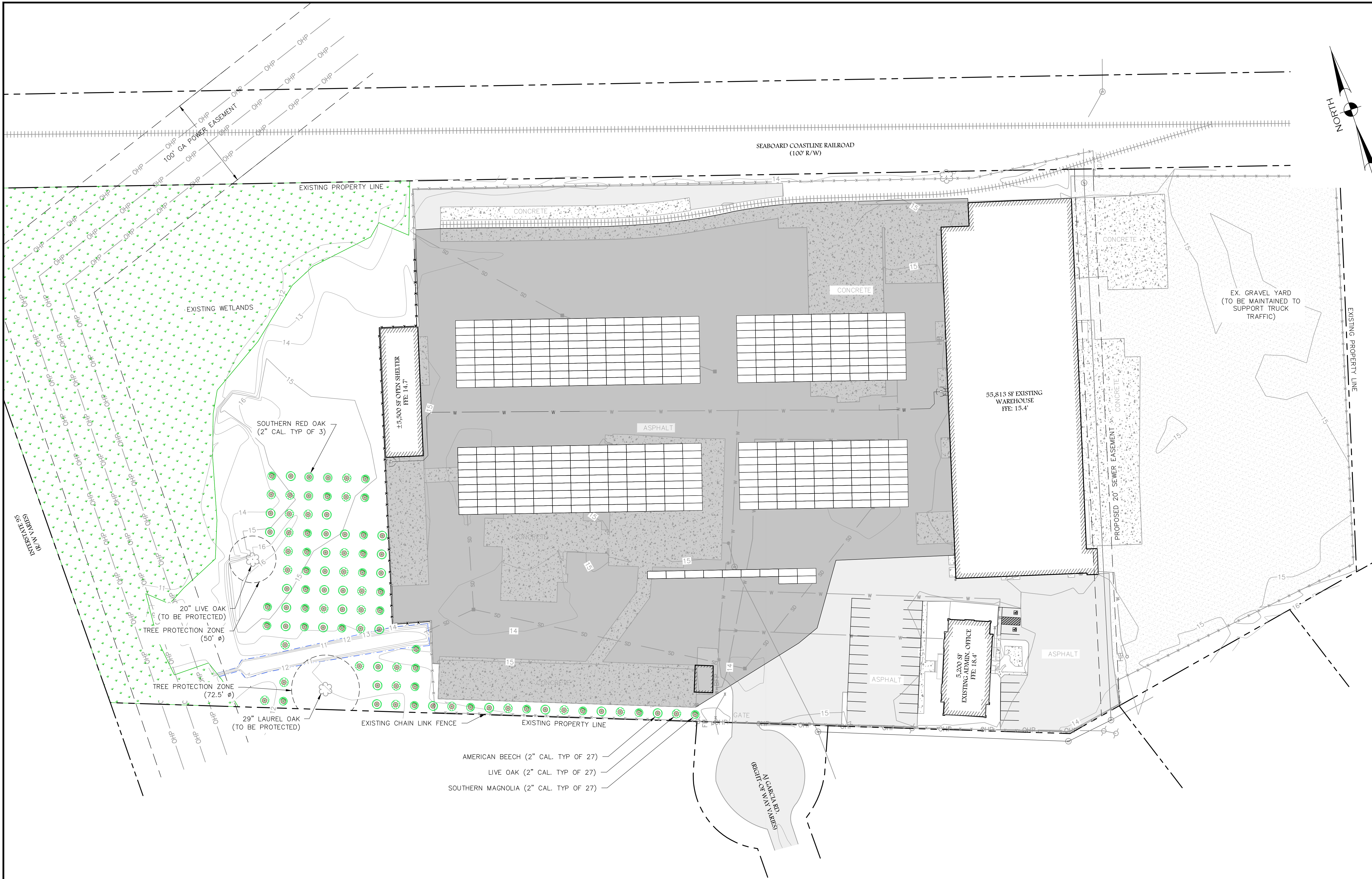
| REVISIONS | 1 - REVISED PER CITY COMMENTS | 4/21/2024 |
|-----------|-------------------------------|-----------|
|           | 2 - REVISED STACKING SETBACK  | 4/26/2024 |
|           | 3 - REVISED PER CITY COMMENTS | 5/09/2024 |
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DATE: 04/21/2024  
PROJECT NUMBER: IO04-101  
DRAWN BY: MAL  
CHECKED BY: MAL  
QC'D BY: MAL

SHEET:

CONSTRUCTION  
DETAILS

C-701



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SAVANNAH, GA  
GA COA: PEF 008735  
(EXP: JUNE 30, 2024)



06930  
LEVEL II CERTIFICATION

6 AJ GARCIA  
CONTAINER STACKING PLAN



6 AJ GARCIA RD.  
POOLER, GA 31322

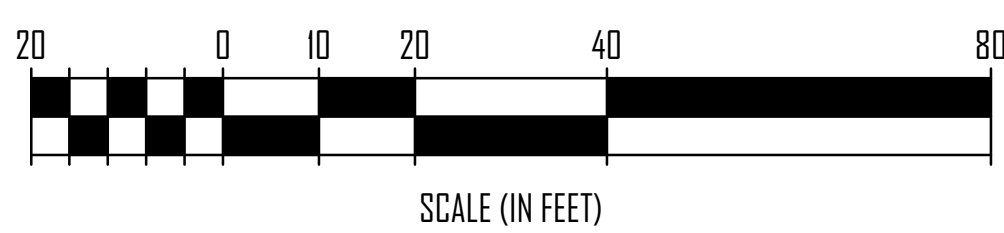
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| DATE:           | 04/21/2024 |
| PROJECT NUMBER: | 1004-101   |
| DRAWN BY:       | MAL        |
| CHECKED BY:     | MAL        |
| QC'D BY:        | MAL        |

SHEET:

LANDSCAPE PLAN

LS-101



LANDSCAPE NOTES:

- THE SITE SHALL BE SCREENED FROM ADJACENT PROPERTIES PER THE SCREENING REQUIREMENTS OF SECTION 27(E) OF THE CITY OF POOLER ORDINANCES, EXCEPT THAT THE HEIGHT OF SCREENING ALONG THE SOUTHERN PROPERTY LINE SHALL BE 20 FT.
- THE PROPOSED AND EXISTING VEGETATIVE BUFFER HAS BEEN PROVIDED TO CREATE A BARRIER THAT SUBSTANTIALLY BLOCKS THE SIGHT LINES, NOISE TRANSMISSION, AND THE TRANSFER OF ARTIFICIAL AND REFLECTED LIGHT UP TO A HEIGHT OF NO LESS THAN SIX FEET AT THE PROPERTY LINE.
- TREES SHALL BE PLANTED AT A DENSITY OF NO LESS THAN ONE TREE FOR EACH 25 FEET.
- TREES SHALL HAVE A CALIPER OF NO LESS THAN TWO INCHES UPON PLANTING, AND NEW EVERGREENS SHALL BE AT LEAST SIX FEET TALL WHEN PLANTED.
- TREES SHALL NOT BE PLANTED WITHIN TEN FEET OF ANY UNDERGROUND UTILITY OR STORM DRAIN.
- CONTRACTOR SHALL PROVIDE WATER TO ESTABLISH AND MAINTAIN VIABILITY OF PLANTINGS.
- ALL TREES SHALL BE PROVIDED WITH A TEMPORARY IRRIGATION SYSTEM AS A MEANS FOR DELIVERY OF WATER IN A QUANTITY THAT IS SUFFICIENT TO ESTABLISH AND MAINTAIN THE VIABILITY OF THE PLANTINGS.
- NO LARGE OR MEDIUM TREE SPECIES SHALL NOT BE PLANTED WITHIN ANY POWER OR UTILITY EASEMENTS OR UNDER OVERHEAD UTILITY DISTRIBUTION LINES.

LANDSCAPE CALCULATIONS:

OPEN SPACE (ENTIRE PARCEL)  
TOTAL PROPERTY AREA: 18.37 AC  
OPEN/GREEN SPACE: 5.57 AC  
OPEN SPACE PERCENTAGE: 18.37 AC / 5.57 AC = 30%

IMPERVIOUS AREA (ENTIRE PARCEL)  
EXISTING/PROPOSED 12.80 AC

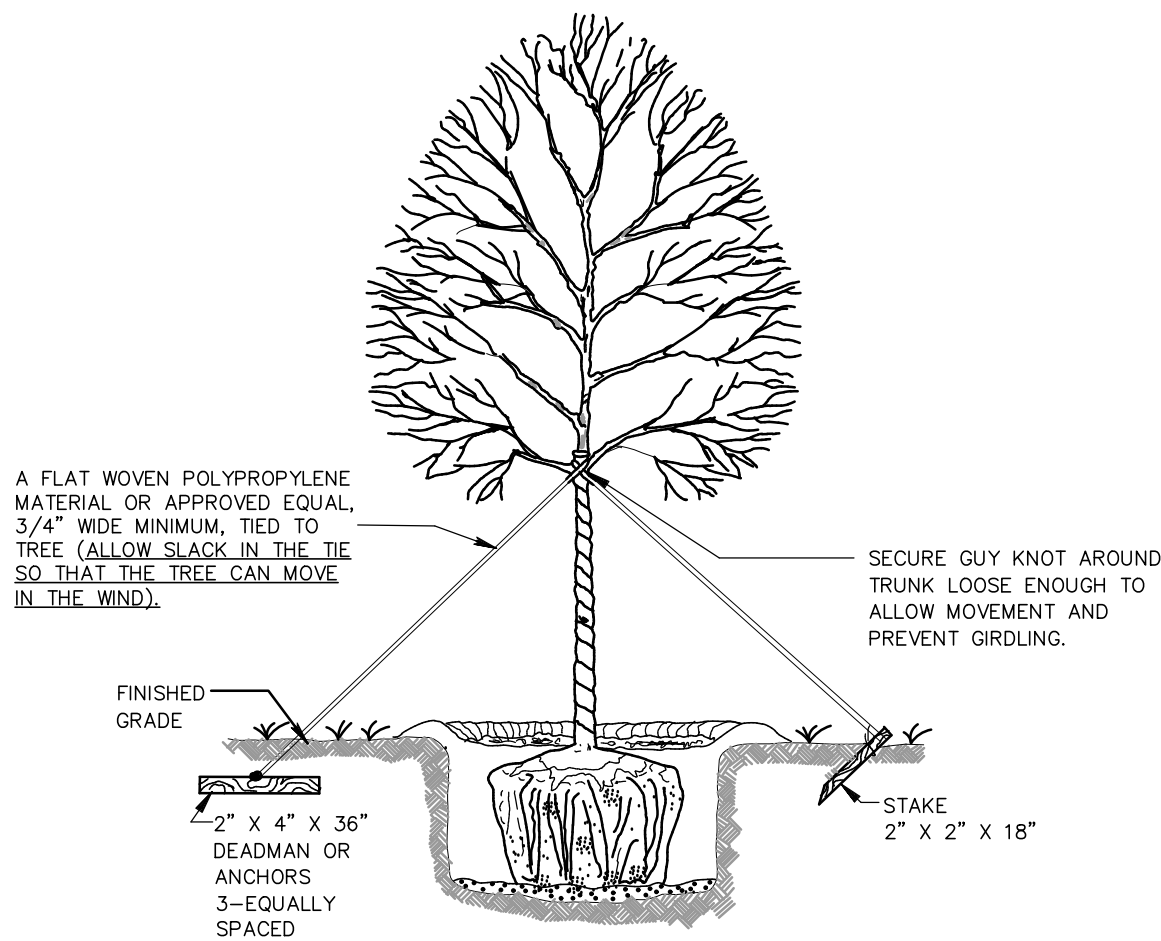
TREE COVERAGE (STACKING OPERATION)  
REQUIREMENTS:  
• 15 LARGE SPECIES TREES PER DEVELOPED ACRE  
• SIGNIFICANT TREES TO BE PROTECTED

29" LAUREL OAK = 3 TREES  
20" LIVE OAK = 3 TREES  
(6.39 AC x 15 TREES) - 6 TREES = 90 TREES  
• NO MORE THAN 30% OF EACH SPECIES  
• 500 SF OF UNPAVED PLANTING AREA PER TREE  
(500 SF x 90 TREES = 45,000 SF (1.03 AC))

PROVIDED:  
• 90 TREES  
• 27 AMERICAN BEECH  
• 27 LIVE OAK  
• 27 SOUTHERN MAGNOLIA  
• 3 SOUTHERN RED OAK

LEGEND

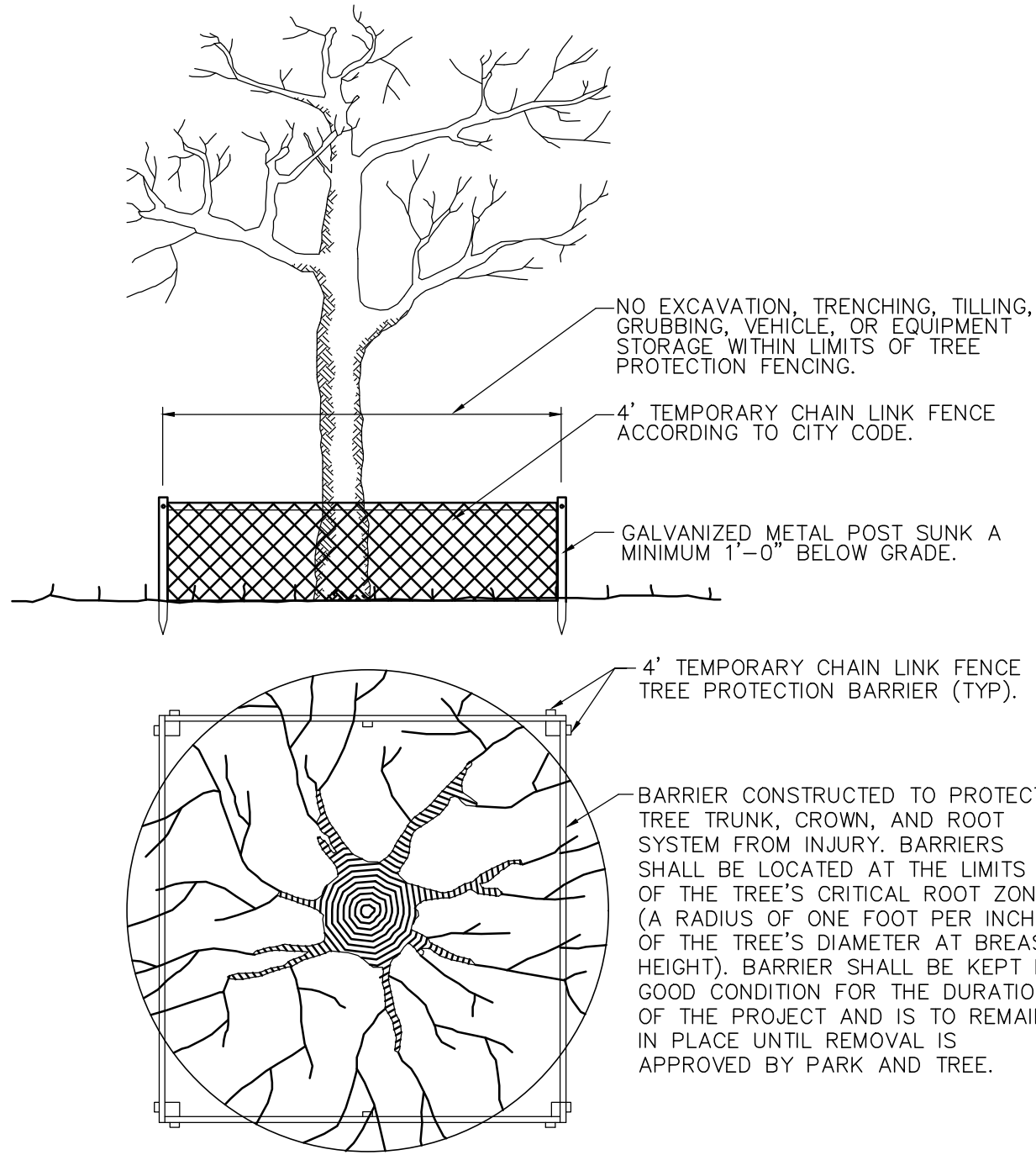
| TREE | DESCRIPTION                                                                |
|------|----------------------------------------------------------------------------|
|      | AMERICAN BEECH (FAGUS GRANDIFOLIA)<br>(20' MIN SPACING) (2" CALIPER)       |
|      | LIVE OAK (QUERCUS VIRGINIANA)<br>(20' MIN SPACING) (2" CALIPER)            |
|      | SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA)<br>(20' MIN SPACING) (2" CALIPER) |
|      | SOUTHERN RED OAK (QUERCUS FALCATA)<br>(20' MIN SPACING) (2" CALIPER)       |



- NOTE:  
-SELECT DEADMAN, ANCHORS, OR STAKES TO SECURE TREE
- NOTES:  
1. STAKE TREES ONLY WHEN NECESSARY. STAKES SHALL BE REMOVED 6 MONTHS AFTER PLANTING.  
2. TREES LARGER THAN 2" CALIPER SHOULD BE STAKED BY THREE GUY STRAPS WHEN NECESSARY.

TREE STAKING DETAIL

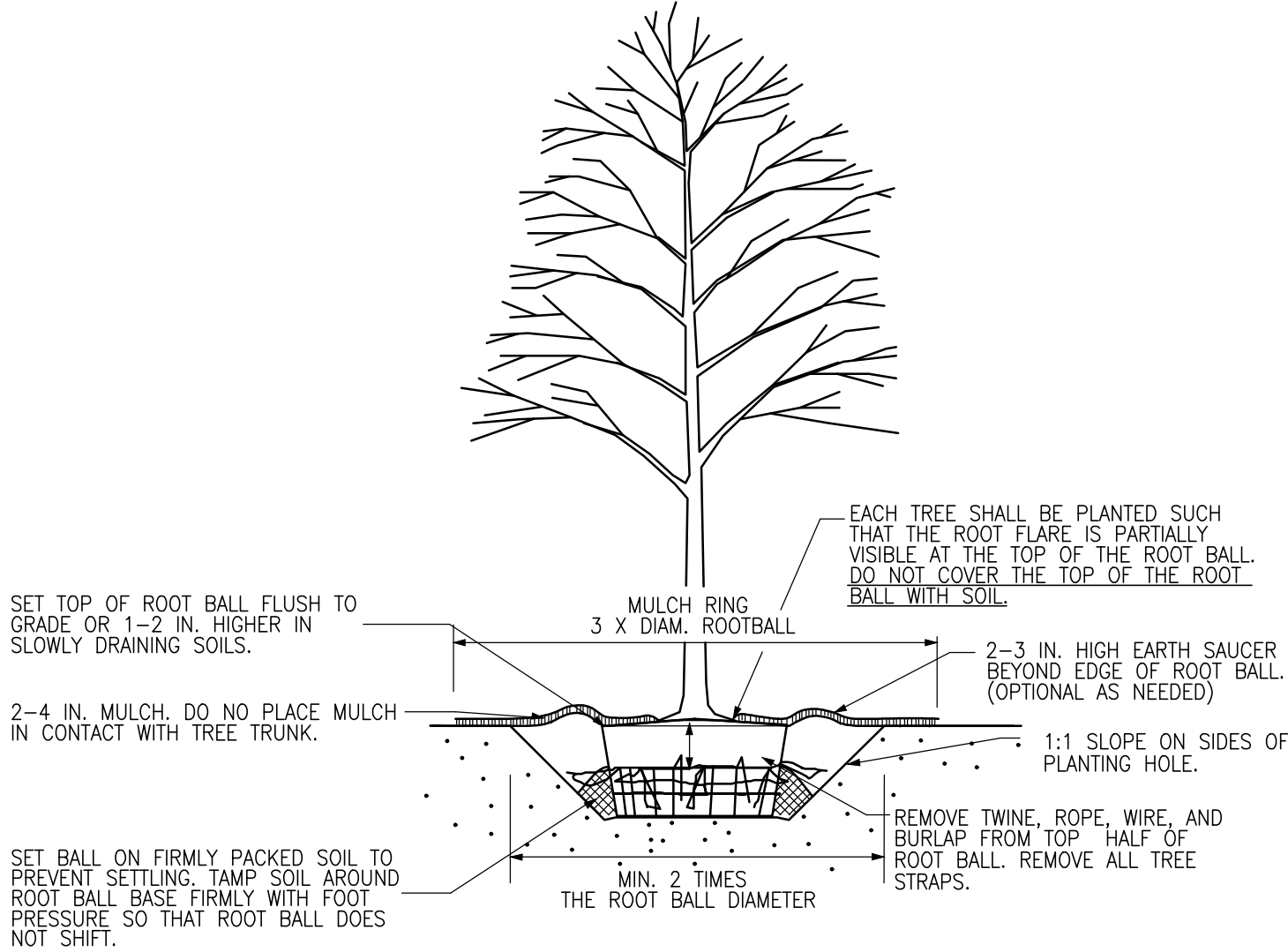
N.T.S.



- FOR ADDED PROTECTION
- PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
  - MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
  - PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE.

TREE PROTECTION DETAIL

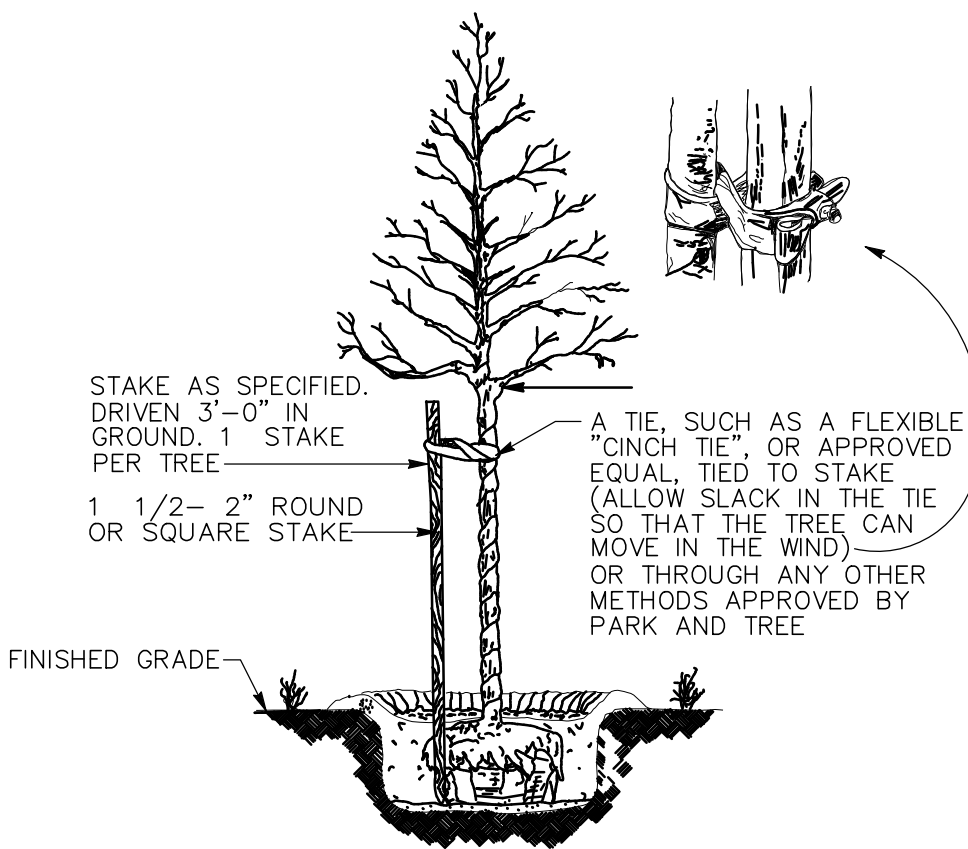
N.T.S.



- NOTES:
1. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. ALL PRUNING SHALL CONFORM TO ANSI A300 STANDARDS. IMPROPERLY PRUNED TREES MAY BE REJECTED BY THE CITY.
  2. STAKE TREES ONLY WHEN NECESSARY. SEE CITY TREE STAKING DETAILS.

TREE PLANTING DETAIL

N.T.S.



- NOTES
1. STAKE TREES ONLY WHEN NECESSARY. STAKES SHALL BE REMOVED 6 MONTHS AFTER PLANTING.
  2. OTHER ALTERNATE STAKING METHODS MAY BE USED UPON APPROVAL BY PARK AND TREE.

ALTERNATE TREE STAKING DETAIL

N.T.S.

PLANTING NOTES:

1. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED ON THE APPROVED PLAN(S).
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED, AND NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES.
3. ALL TREES SHALL BE HEALTHY, VIGOROUS, WITH NORMAL HABIT OF GROWTH, EVEN DISTRIBUTION OF BRANCHES, A STRAIGHT TRUNK WHICH EXHIBITS GOOD TRUNK PAPER, WITH LIMBS NOT LOWER THAN FOUR FEET ABOVE GROUND, DEPENDENT UPON THE SPECIES, AND SHALL BE FREE FROM DISEASE, INSECT INFESTATION, MECHANICAL INJURY, GRIDLING ROOTS, OR OTHER OBJECTIONABLE FEATURES THAT WOULD CAUSE THE TREE TO DECLINE OR BECOME STRUCTURALLY UNSOUND. TREES SHALL BE WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
4. PLANTS SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY OF SPECIFICATIONS REQUIREMENTS AND APPROVAL BY THE OWNER. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT INSPECTION AND REJECTION DURING PROCESS OF THE WORK. ACCEPTANCE AT THE NURSERY, IN WHICH THE PLANT IS GROWING, PRIOR TO TRANSPLANTING, DOES NOT PRECLUDE REJECTION AT THE SITE FOR JUST CAUSE.
5. TREE SHALL BE PLANTED AT PROPER DEPTH OR SHALL BE REJECTED AT THE TIME OF INSPECTION.
6. STAKE TREES ONLY WHEN NECESSARY.



06930  
LEVEL II CERTIFICATION

6 AJ GARCIA  
CONTAINER STACKING PLAN



6 AJ GARCIA RD.  
POOLER, GA 31322

| REVISIONS | 1 - REVISED PER CITY COMMENTS | 4/21/2024 |
|-----------|-------------------------------|-----------|
|           | 2 - REVISED STACKING SETBACK  | 4/26/2024 |
|           | 3 - REVISED PER CITY COMMENTS | 5/09/2024 |
|           |                               |           |
|           |                               |           |
|           |                               |           |
|           |                               |           |
|           |                               |           |
|           |                               |           |
|           |                               |           |

DATE: 04/21/2024  
PROJECT NUMBER: IOO4-101  
DRAWN BY: MAL  
CHECKED BY: MAL  
QC'D BY: MAL

SHEET:

LANDSCAPE  
DETAILS

LS-102

May 21<sup>st</sup>, 2024

Marc A Liverman, P.E.  
Integrated Civil Solutions  
109 Vickery Ln  
Savannah, GA 31410

Dear Mr. Liverman,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted for 6 AJ Garcia Rd – Container Stacking, which is provided below.

|                             |                                    |          |
|-----------------------------|------------------------------------|----------|
| <u>Submittal Documents:</u> | Site Development Plan .....        | May 2024 |
|                             | Stormwater Management Report ..... | May 2024 |
|                             | Water Analysis .....               | May 2024 |
|                             | Technical Traffic Memorandum ..... | May 2024 |

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 testing results and related material must be available to the City of Pooler, or assigned representation, during and after the construction is complete.

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.





**EOM Operations**  
*Your solution to a better tomorrow*

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

Sincerely,

Handwritten signature of Trevor Shoemaker in blue ink.

**Trevor Shoemaker**  
Project Manager  
EOM

CC: Nicole Johnson; Director of Planning and Development – City of Pooler  
Kimberly Dyer; 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](http://www.eomworx.com)



Ph: 912.445.0050  
F: 912.756.5882



**PLANNING & ZONING STAFF REPORT**  
Site Plan for Town Lake Park of Commerce Bldg 900

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #A24-0017                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| P&Z Meeting Date:               | June 10, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| City Council Meeting Date:      | June 17, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Applicant and Authorized Agent: | Chadwick R. Zittrouer, P.E./Kern & Co, LLC                                                                                                                                                                                                                                                                                                                                                                                                             |
| Location (Address):             | 125 Southern Junction Blvd. Building #900                                                                                                                                                                                                                                                                                                                                                                                                              |
| Parcel (PIN):                   | 50017A 01116                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Acreage:                        | Approximately .668                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Zoning:                         | PUD                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Proposed Use:                   | Office Facility                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Staff Recommendation:           | Approval                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Planning & Zoning Commission:   | TBD                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Recommended Motion:             | <i>"After review of the criteria, move for approval of the request."</i>                                                                                                                                                                                                                                                                                                                                                                               |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Zoning Action Standards:        | <ol style="list-style-type: none"><li>Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans.<ol style="list-style-type: none"><li>The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area.</li></ol></li><li>Whether the site plan provides for adequate pedestrian and traffic access.</li></ol> |

- o 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.
  - o 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).
  - o The site plan complies with the provisions related to development standards for commercial development, including setbacks, building separation, and height and Chapter 74, Art. VI for lighting.
- 5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.
  - o 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.
  - o 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.
  - o 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.
  - o 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.

- o 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.

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

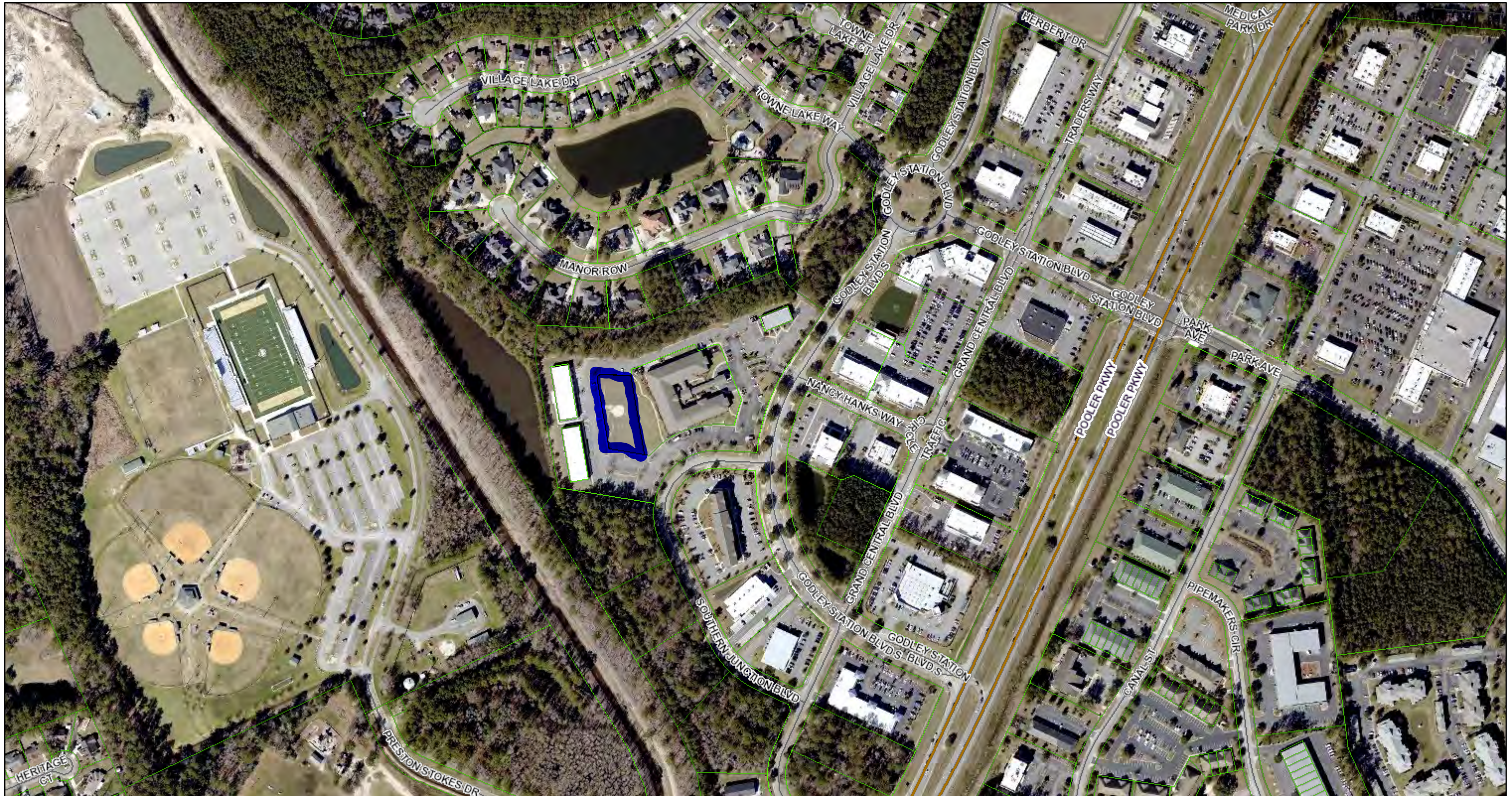
Conclusion:

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

Attachments:

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

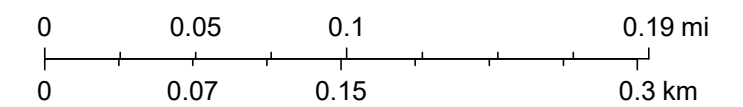
# SAGIS Map Viewer



6/5/2024, 11:52:15 AM

1:4,514

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



SAGIS



# Site Plan Application

Page 1 of 3

Updated OCT 2023

## NOTICE TO APPLICANT

With the exception of residential one- and two-family structures, all land development activities, regardless of zoning district, must go through the site plan approval process. The fee for this process is \$3,000.00. All forms, fees, and additional documentation must be submitted to the Zoning Administrator **at least thirty (30) days** prior to the Planning & Zoning Meeting. Only complete applications will be accepted.

Upon submittal of the site plans, the City Planner will review for noticeable discrepancies and determine if there is a need to apply for other zoning actions. Site plans are also provided to the City Engineer, the Public Works Department, and the Fire-Rescue Services Department for review. Once the applicant has addressed **all** engineering comments, the plan will be placed on the Planning & Zoning Meeting agenda for recommendations. If no revisions are needed, it will move to the next regularly scheduled City Council Meeting agenda. **Please note that site plan approval does not constitute approval of any other zoning action or permit.**

Restaurants serving alcoholic beverages by the drink should refer to the Pooler Code of Ordinances, Chapter 6, Article I, Sections 6-11 for requirements. General questions concerning this application may be directed to the Zoning Administrator.

## Packet Contents (City Forms)

This packet contains all forms required to be completed prior to submission.

1. Site Plan Application
2. Site Plan Submission Checklist
3. Property Owner Authorization
4. Site Plan Approval Standards Affidavit
5. Campaign Contribution Report
6. Site Plan Review Checklist

## Additional Items for Submission

In addition to the above forms, the following must also be included with your application submission:

1. Three (3) sets of completed hardcopy plans (to include landscaping and lighting) plus one electronic copy
2. Application fee payment of \$3,000.00
3. Project narrative
4. Proof taxes have been paid in full
5. Existing deed restrictions or covenants applicable to this property (if applicable)



# Site Plan Application

Page 2 of 3

Updated OCT 2023

## Contact Information

KERN & Co., LLC CHAD ZITROWSKI 912.547-5894  
 Applicant Name Applicant Phone  
P.O. Box 15179 Savannah, GA 31416 CZITROWSKI@KERNENGINEERING.COM  
 Applicant Mailing Address Applicant Email  
TOWN LAKE PARK OF COMMERCE, LLC 912.944.4410  
 Property Owner Name Property Owner Phone  
110 PARK OF COMMERCE DRIVE - SUITE 110 SAVANNAH, GA 31405 GPD@DAICOMMERCIAL.COM  
 Property Owner Mailing Address Property Owner Email  
SAME AS APPLICANT  
 Contact Person Name Contact Person Phone  
 Contact Person Mailing Address Contact Person Email

## Property Information

125 Southfork Junction Blvd  
 Location Address  
C-3 5.0017A-01-116  
 Current Zoning Parcel Identification #  
OFFICE FACILITY  
 Brief Description of Proposed Land Development Activity and Use of Land Thereafter

## Contractor Information

TBD  
 Contractor Name Contractor License # Contractor Phone  
 Contractor Mailing Address Contractor Email

## Zoning Actions

List any zoning actions applied for within the past three (3) years. If possible, 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.

| Application Number | Date | Action Requested | Action Taken |
|--------------------|------|------------------|--------------|
|--------------------|------|------------------|--------------|



# Site Plan Application

Page 3 of 3

Updated OCT 2023

| Application Number | Date | Action Requested | Action Taken |
|--------------------|------|------------------|--------------|
| Application Number | Date | Action Requested | Action Taken |
| Application Number | Date | Action Requested | Action Taken |

## Approvals

- Environmental Product Declaration (EPD) approval required? ☒ No ☐ Yes
- Natural Resources Conservation Service (NRCS) approval required? ☒ No ☐ Yes, \_\_\_\_\_ (date)
- Developments of Regional Impact (DRI) review triggered? ☒ No ☐ Yes
- Existing deed restrictions or covenants applicable to this property? ☒ No ☐ Yes, attached
- The Georgia Department of Transportation (GDOT) requires a permit for any property being subdivided or developed requiring an entrance onto a State or Federal Highway. Applicants must submit a plat to GDOT for review/comment. The Pooler Planning & Zoning Commission will not review an application until GDOT has commented. ☒ No ☐ Yes, attached

## Affidavit

I, the undersigned, certify that I have read, examined, and completed this application and certify that all the information pertained in this application is true and correct.

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.

I hereby certify that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding.

I hereby certify that I am the owner or authorized agent of the property being proposed for subdivision/development.

|                                 |                                |                |
|---------------------------------|--------------------------------|----------------|
| <u>Chad Zittauer</u>            | <u>[Signature]</u>             | <u>2-21-24</u> |
| Applicant Name                  | Applicant Signature            | Date           |
| Zoning Administrator/Agent Name | Zoning Administrator Signature | Date           |



# Site Plan Submission Checklist

Page 1 of 1

Updated JUNE 2023

## NOTICE TO APPLICANT

The site plan approval process is intended to provide the general public, Planning & Zoning Commission, Mayor, and Councilmembers with information pertinent to how a new development will affect the surrounding area and the City as a whole. There is no evaluation process or set of regulations other than what is required to be shown on the map and listed upon the application. **Site plan approval does not constitute approval of any zoning action or permit. If the documents listed below are not submitted, your project will neither be reviewed, nor processed.**

The Planning & Zoning Commission may require elevations or other engineering or architectural drawings covering the proposed development. Mayor & Council will not act upon a zoning decision that requires a site plan until the site plan has met the approval of the City Engineer or his designee.

- ☒ 3 sets of paper plans and 1 set of electronic plans
- ☒ \$3,000.00 application fee payment
- ☒ Tree Survey prepared by a registered land surveyor with accurate locations of all trees on site and up to 20' off site on all sides. List the trunk diameter at 4.5' above grade and identify the species.
- ☒ The location, size and other pertinent data of all land uses on the site including types, location and height of building, parking, open area and landscaping
- ☒ Dimension setback lines from property lines and street rights-of-way.
- ☒ Lighting Plan
- ☒ Adjacent thoroughfares and all curb-cuts within five hundred (500) feet including:
  - ☒ Proposed new cut (s) onto public rights-of-way with turning radii & width
  - ☒ Dimensions of all rights-of-way
- ☒ Drainage plan to conform to city engineering department's standards
- ☒ Location of all utilities
- ☐ Tabulated data including at least:
  - ☐ Gross density of dwelling units
  - ☐ Parking ratio per dwelling unit
  - ☐ Percentage and amount of land coverage by use; and,
  - ☐ Percentage and amount of floor area by use and by type.
- ☒ Topographical map showing existing and proposed contours at one foot (1') intervals and natural features.
- ☐ Developments of Regional Impact (check only if your project requires this)



# Site Plan Approval Standards

Page 1 of 1

Updated **SEPT 2023**

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

In order to promote the public health, safety, and general welfare of the City of Pooler against the unrestricted development upon property, the following standards and any other factors relevant to balancing the above stated public interest will be considered, when deemed appropriate, by City Council in approving any site plan:

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans;
2. provides for adequate pedestrian and traffic access;
3. provides adequate space for off-street parking and loading/unloading zones where applicable;
4. provides for appropriate location, arrangement, size, and design of buildings, lighting, signs, giving due consideration to the applicable zoning district(s);
5. is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties;
6. the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure;
7. the proposed development site is adequately served by other public services to account for current or projected needs;
8. provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features;
9. provides adequate landscaping, including the type and arrangement of trees, shrubs, and other landscaping, which may (or may not) provide a visual or noise-detering buffer between adjacent properties; and
10. 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.



# Campaign Contribution Disclosure Form (Rezoning Action Applicant)

Page 1 of 1

Updated MAY 2023

Per GA § 36-67A-3, rezoning action applicants and opponents are required to disclose campaign contributions or gifts with an aggregate value of \$250 or more made to any City Official within two years immediately preceding the filing of the application. City Officials include the Mayor, Councilmembers, and Planning & Zoning Commissioners. Rezoning action applicant disclosures shall be filed within ten days after the application for the rezoning action is first filed. If additional space is needed, please attach a second form.

## Hearing Information

Rezoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

## Disclosure Statement

Have you made campaign contributions to one or more Pooler City Official(s), including the Mayor, Councilmembers, and/or Planning & Zoning Commissioners, during the past two years that, when combined, total an amount greater than \$250.00?

☒ **NO**, I have not made any campaign contributions to one or more Pooler City Official(s) over the past two years that, when combined, total an amount greater than \$250.00.

☐ **YES**, I have made campaign contributions to one or more Pooler City Official(s) over the past two years that, when combined, total an amount greater than \$250.00  
My contribution information is listed below:

| City Official Name | Title | Dollar Value | Description of Gift >\$250 |
|--------------------|-------|--------------|----------------------------|
|                    |       |              |                            |
|                    |       |              |                            |
|                    |       |              |                            |

I attest that all information provided above is true to fact.

|                       |                     |                |
|-----------------------|---------------------|----------------|
| <u>Chad Zettlough</u> | <u>[Signature]</u>  | <u>2-21-24</u> |
| Applicant Name        | Applicant Signature | Date           |

SITE DRAWINGS OF

TOWN LAKE PARK OF COMMERCE

FOR

DEVELOPMENT ASSOCIATES, INC

POOLER, GA

KC PROJECT #:230197.000

MAY 2024

GENERAL NOTES:

1. NO STATE WATERS ON PROJECT SITE.
2. NO WETLANDS ON PROJECT SITE.
3. NO SIGNIFICANT TREES ON PROJECT SITE.

NOTE: CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER PER SEC. 74-133(j).

☐ NOT FOR CONSTRUCTION

☐ RELEASED FOR CONSTRUCTION

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

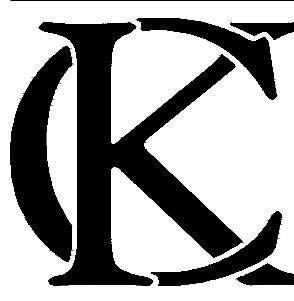
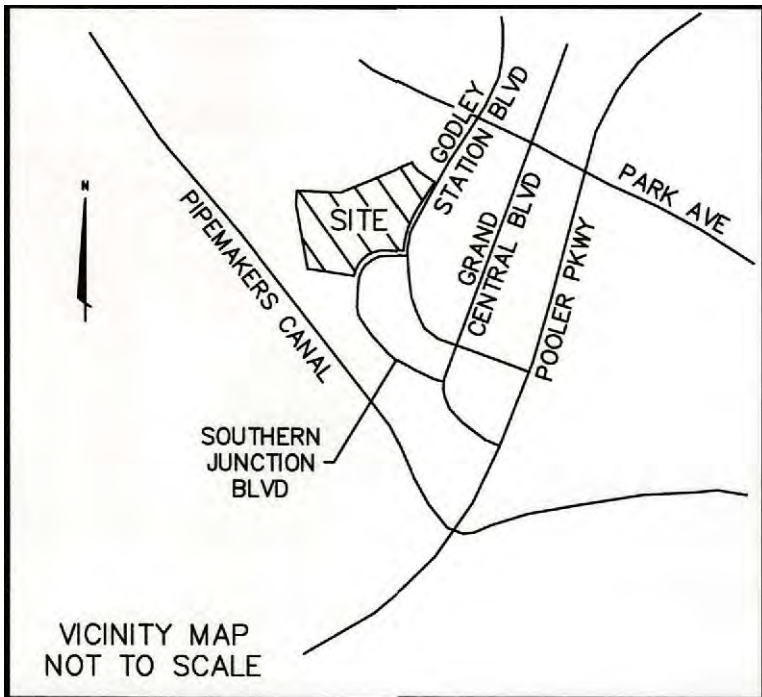
NRCS REVISION DATE:

VICINITY MAP:

PROJECT PREPARED BY:

PROJECT SITE DATA:

INDEX OF DRAWINGS:



**Kern & Co., LLC**  
Consulting Engineers • Land Surveyors • Land Planners  
Architects • Landscape Architects • Environmental Scientist  
7 Mall Court (31406) P.O. Box 15179 (31416) Savannah, Georgia (912) 354-8400  
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 225-3373

INITIAL APPROVAL BY GOVERNING AGENCY DATE:

REVISIONS

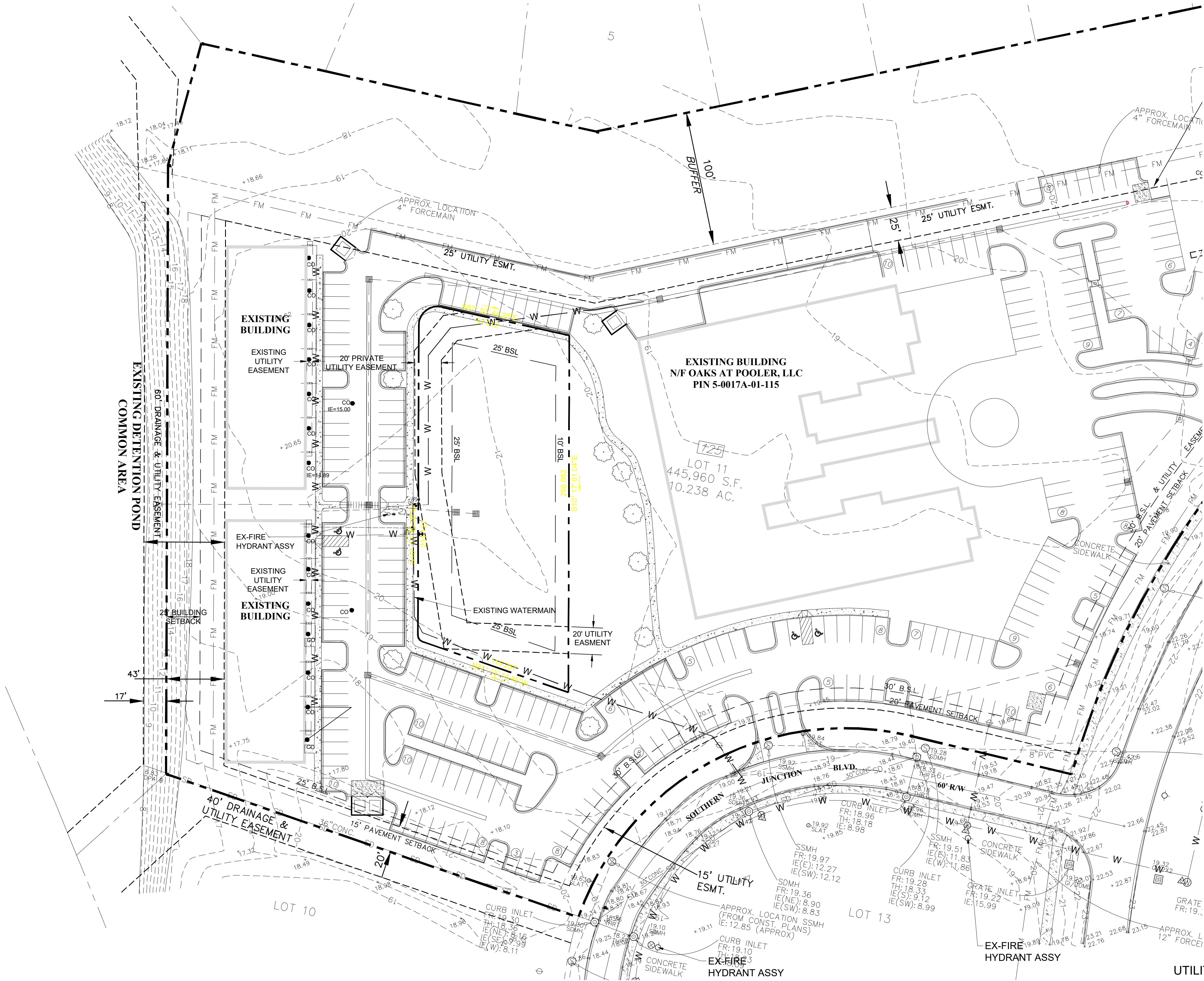
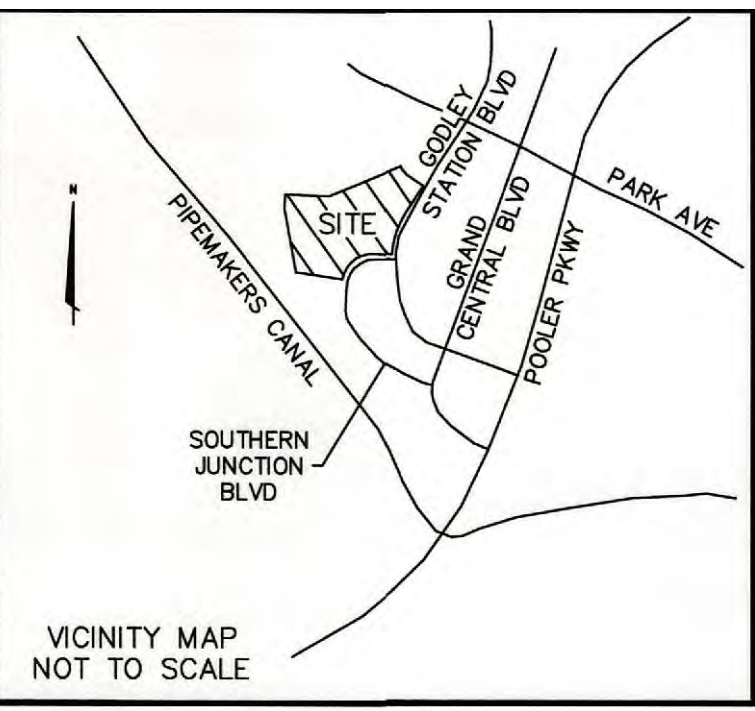
| REV NO. | DATE | DESCRIPTION | SHEETS |
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|         |      |             |        |
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|         |      |             |        |

SITE DATA:

PROJECT AREA: 0.66 AC  
AREA OF DISTURBANCE: 0.53 AC  
ZONING: PUD-C  
P.L.N.: 5-0017A-01-115  
PROJECT ADDRESS: 125 SOUTHERN JUNCTION BLVD #900  
PROJECT CITY: POOLER, GA  
DISTRICT NUMBER: 8TH  
LOT NUMBER: 11-900  
OWNER NAME: TOWN LAKE PARK OF COMMERCE LLC  
CONTACT: GUY DAVIDSON  
OWNER ADDRESS: 110 PARK OF COMMERCE DRIVE SUITE 110  
OWNER CITY: SAVANNAH, GA  
TELEPHONE NO.: 912-944-4410  
DATE OF SURVEY: 7/13/2005  
GOVERNING AGENCY: CITY OF POOLER

|        |                                              |  |  |
|--------|----------------------------------------------|--|--|
|        | COVER SHEET                                  |  |  |
| N1     | GENERAL NOTES                                |  |  |
| EX1    | EXISTING CONDITIONS                          |  |  |
| C1     | STAKING PLAN                                 |  |  |
| C2     | PAVING, GRADING & DRAINAGE PLAN              |  |  |
| C3     | UTILITY PLAN                                 |  |  |
| SESC-1 | INITIAL EROSION PLAN                         |  |  |
| SESC-2 | INTERMEDIATE EROSION PLAN                    |  |  |
| SESC-3 | FINAL EROSION PLAN                           |  |  |
| SESC-4 | EROSION NOTES                                |  |  |
| SESC-5 | EROSION NOTES                                |  |  |
| SESC-6 | EROSION NOTES                                |  |  |
| SESC-7 | SOIL EROSION & SEDIMENTATION CONTROL DETAILS |  |  |
| L1     | LANDSCAPE PLAN                               |  |  |
| L2     | LANDSCAPE DETAILS                            |  |  |
| DET-1  | SITE DETAILS                                 |  |  |
|        |                                              |  |  |
|        |                                              |  |  |





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UTILITIES PROTECTION CENTER



KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG.  
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PERMITTING PURPOSES ONLY!

CHAD ZITTRAUER  
GSWCC CERTIFICATION # 8150



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DATE: \_\_\_\_\_ BY: \_\_\_\_\_

SITE DRAWINGS OF  
TOWN LAKE OF COMMERCE  
FOR  
DEVELOPMENT ASSOCIATES, INC.

DRAWING TITLE:

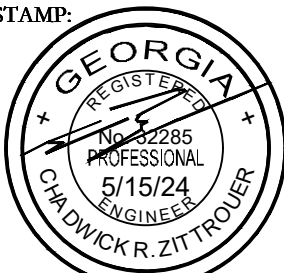
EXISTING  
CONDITIONS

SCALE: 1"=40'  
PROJECT NO: 230197.000  
DATE: 5/15/24  
DRAWN BY: TWMM  
CHECKED BY: CRZ

SHEET NO:

EX1

**Kern & Co., LLC**  
Consulting Engineers • Land Surveyors • Land Planners  
Architects • Landscape Architects • Environmental Scientist  
7 Midway Court (314)610-1117 (314)610-1118 Savannah, Georgia 31406  
319 Walnut Street Suite A Savannah, Georgia 31408 Phone: (912) 225-3773



STAMP:

ORIGINAL RELEASED FOR  
CONSTRUCTION DATE:

NO DATE REVISION

DATE:

SITE DRAWINGS OF  
TOWN LAKE OF COMMERCE  
FOR  
DEVELOPMENT ASSOCIATES, INC.

DRAWING TITLE:

EXISTING  
CONDITIONS

SCALE: 1"=40'  
PROJECT NO: 230197.000  
DATE: 5/15/24  
DRAWN BY: TWMM  
CHECKED BY: CRZ

SHEET NO:

EX1

DATE:



PROFESSIONAL OFFICE = 1 SPACE / 300 SF  
 LOT 11-700 5,092 /300 SF = 17 SPACES

3 OFFICES @ 11,102 SF EACH = 33,306 SF  
111 SPACES PROVIDED

NURSING-CONVALESCENT HOMES = 0.5 SPACE / BED = 46 SPACES

TOATAL SPACES REQUIRED: 174 SPACES

PROVIDED PARKING:  
273 INCLUDING 7 EXISTING H/C SPACES AND 2 ADDITIONAL SPACES WILL BE  
ADDED



PROJECT AREA: 0.66 AC

AREA OF DISTURBANCE: 0.53 AC

ZONING: PUD-C

P.I.N.: 5-0017A-01-115

PROJECT ADDRESS: 125 SOUTHERN JUNCTION BLVD #900

PROJECT CITY: POOLER, GA

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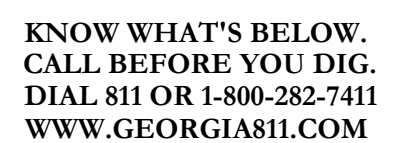
OWNER CITY: SAVANNAH, GA

TELEPHONE NO.: 912-944-4410

DATE OF SURVEY: 7/13/2005

GOVERNING AGENCY: CITY OF POOLER

UTILITIES PROTECTION CENTER

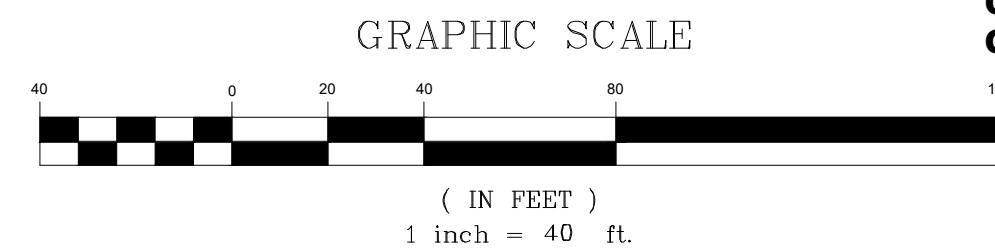


**CALL THREE WORKING  
DAYS BEFORE YOU DIG**

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PERMITTING PURPOSES ONLY!

**CHAD ZITTRouer**  
**GSWCC CERTIFICATION # 8150**

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☐ RELEASED FOR CONSTRUCTION  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_



**JK Kern & Co., LLC**  
Consulting Engineers • Land Surveyors • Land Planners  
Architects • Landscape Architects • Environmental Scientists  
7 Wall Court (14166) P.O. Box 15179 (31416) Suwanee, Georgia 30152 354-884-4000  
310 Wilshire Street Suite A, Suwanee, Georgia 30058 Phone: (770) 252-5373



**STAMP:**

ORIGINAL RELEASED FOR  
CONSTRUCTION DATE:

| NO | DATE | REVISION |
|----|------|----------|
|----|------|----------|

**SITE DRAWINGS OF  
TOWN LAKE OF COMMERCE  
FOR  
DEVELOPEMENT ASSOCIATES, INC.**

**DRAWING TITLE:**

## STAKING PLAN

SCALE: 1"=40'

PROJECT NO: 230197.000

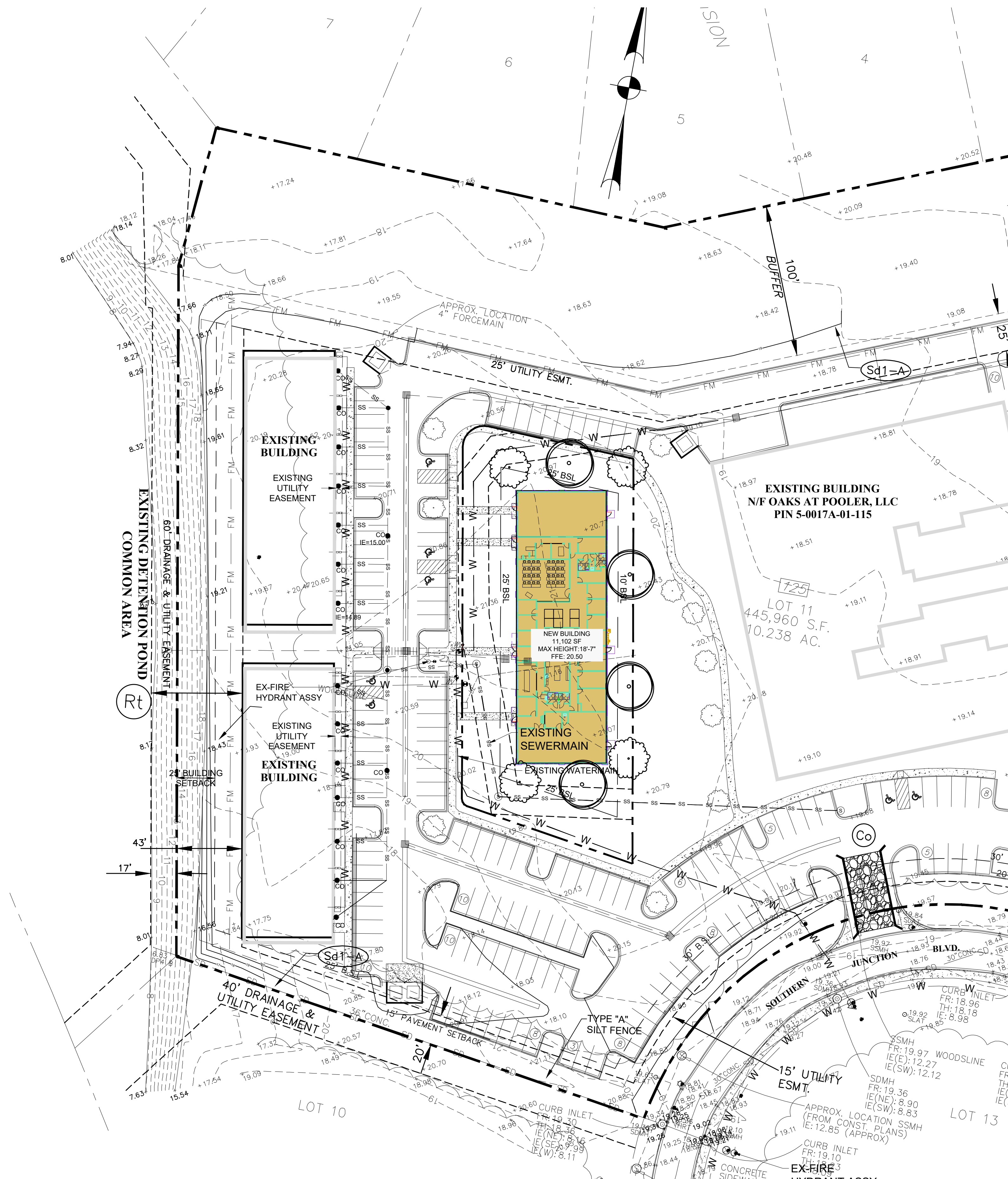
DATE: 5/15/24

[illegible]

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| SHEET NO: |
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C1

— 214 —



PROJECT AREA: 0.66 AC  
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DATE OF SURVEY: 7/13/2005  
GOVERNING AGENCY: CITY OF POOLER

**TREE REQUIREMENTS:**  
TOTAL AREA: .53 AC X 15 TREES PER ACRE=8 TREES  
TREES TO BE PLANTED:  
4-QV (LIVE OAK)  
4-AR (RED MAPLE)  
TOTAL: 8 TREES

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## L1

☐ NOT FOR CONSTRUCTION  
☐ RELEASED FOR CONSTRUCTION  
DATE: BY:



May 21<sup>st</sup>, 2024

Chadwick R. Zittrouer, P.E.  
Kern & Co., LLC  
P.O. Box 15179  
Savannah, GA 31416

Dear Mr. Zittrouer,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted for Towne Lake Office, which is provided below.

|                             |                                   |          |
|-----------------------------|-----------------------------------|----------|
| <u>Submittal Documents:</u> | Site Development Plan.....        | May 2024 |
|                             | Stormwater Management Report..... | May 2024 |
|                             | Water Analysis.....               | May 2024 |
|                             | Technical Traffic Memorandum..... | May 2024 |

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 testing results and related material must be available to the City of Pooler, or assigned representation, during and after the construction is complete.

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.



**EOM Operations**  
*Your solution to a better tomorrow*

Please contact me if you have any questions. I can be reached via email or phone at [tshoemaker@eomworx.com](mailto: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 and Development – City of Pooler  
Liberto Chacon, PE; Sr. Vice President of Operations – EOM



480 Edsel Drive, Ste 100  
Richmond Hill, GA 31324



[www.eomworx.com](http://www.eomworx.com)



Ph: 912.445.0050  
F: 912.756.5882