

Planning & Zoning
Commission
Agenda

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

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
 - A. Conditional Use Request for 1323 E US Hwy 80 for Warehousing
 - B. Variance request for Clear Lake Vista for reduction in parking requirements
- V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
July 8, 2024

CALL TO ORDER:

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

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

APPROVAL OF MINUTES

The minutes of the June 24, 2024, Planning and Zoning Commission were reviewed and accepted with one correction.

Result: *Approved*

1-Motion: Commissioner Simmons

2-Second: Commissioner Rife

Passed without opposition.

NEW BUSINESS:

A. Zoning Map Amendment for 1405 Quacco Road from the R-A Zoning District to the R-2A Zoning District and R-4 Zoning District

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is to amend the zoning map from R-A (Residential Agricultural) to R-2A (Two-family Residential) and R-4 (Townhouses and Condominiums). Reed Ehrhardt, with HGB was present to answer any questions. The intent is to change the zoning to allow for the development of single-family detached homes and townhomes to help support the growth in this area. The parcel consists of approximately 125.6 acres and the existing use was a bore pit. The nearby properties are zoned light commercial, heavy commercial and residential agricultural.

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

1- Motion: Commissioner Simmons

2- Second: Commissioner Rife

Passed without opposition

B. Variance Request for a 5-foot buffer from the required 20-foot buffer for property on Patel Drive and Kusum Way to construct a parking lot for a hotel development

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is to encroach 5 feet into the 20-foot required buffer setback to construct required parking for a site planned for two hotels. The southern property line is adjacent to Patel Drive and the western property line is adjacent to Kusum Way. Dan Fisher with EMC Engineering stated that the parking spaces on the site plan as designed will be in the required buffer setbacks. There were questions from the Board concerning the layout of the rooms and/or the number of proposed rooms, stating if the plans were revised, would a variance be required. Dr Kimberly Oconnell appeared before the Board in opposition.

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

1- Motion: Commissioner Rife

2- Second: Commissioner Ward

Passed without opposition

C. Variance Request for a 4-foot buffer variance from the required 15-foot buffer for property on Towne Center Drive, to construct parking for a multi-family residential development

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is to encroach 4 feet into the 15-foot required buffer setback to construct required parking for a multi-family residential development. The site is accessed via Town Center Drive and was previously developed as the Surf Lagoon Water Park. The developer owns the adjacent right-of-way and the subject parcel. Dan Fisher with EMC Engineering was present to answer any questions.

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

1- Motion: Commissioner Simmons

2- Second: Commissioner Daniel

Passed without opposition

D. Variance Request for a street front building setback ranging from 12.7 feet and 25 feet of encroachment into the 60-foot required setback for property on St. Josephs Candler Drive, to

construct a commercial development

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is to encroach 12.7 feet into the 60-foot minimum front yard building setback on the western portion of the parcel and to encroach 25 feet into the 60-foot front yard building setback on the eastern portion of the property, to develop future retail and commercial uses. The property is located at 1565 Pooler Parkway, adjacent to Lowe's and contains parking that was constructed when Lowe's was developed. The actual parcel fronts St Joseph's/Candler Drive, which runs along the southern property line. The parcel is approximately 3.24 acres. Cody Rogers with EMC Engineering was present to answer any questions.

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

- 1- Motion:** Commissioner Daniel
- 2- Second:** Commissioner Williams
- With Commissioner Rife in opposition

E. Posting of a Performance Bond/Final Plat for Westbrook Area L-1

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This phase will consist of 50 single-family residential lots on approximately 9.0 acres. The developer has posted a performance bond in the amount of \$802,305.27 to have the plat recorded. CJ Chance with HGB was present to answer any questions.

Result: *A motion was made to recommend approval of the bond and final plat for Westbrook Area, L-1.*

- 1- Motion:** Commissioner Williams
- 2- Second:** Commissioner Kelly
- Passed without opposition

F. Posting of a Performance Bond/Final Plat approval for Westbrook Area, L-2

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This phase will consist of 58 single-family residential lots on approximately 22 acres. The developer has posted a performance bond in the amount of \$1,713,903.84 to have the plat recorded. CJ Chance with HGB was present to answer any questions.

Result: *A motion was made to recommend approval of the bond and final plat for Westbrook Area, L-2.*

- 1- Motion:** Commissioner Williams
- 2- Second:** Commissioner Daniel

G. Posting of Performance Bond/Final Plat for Westbrook Area, L-3

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This phase will consist of 56 single-family residential lots on approximately 22 acres. The developer has posted a performance bond in the amount of \$1,243,471.12 to have the plat recorded. CJ Chance with HGB was present to answer any questions.

Result: *A motion was made to recommend approval of the bond and final plat for Westbrook Area, L-3.*

1- Motion: Commissioner Williams

2- Second: Commissioner Daniel

Passed without opposition

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:41 p.m.

1- Motion: Commissioner Daniel

2- Second: Commissioner Kelly

Adjourned without opposition.

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

Kimberly Dyer, Zoning Administrator



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Conditional Use Request for a Warehouse, Show Room and Office

Project:	#A24-0111
P&Z Meeting Date:	July 22, 2024
Public Hearing Date:	August 5, 2024
Applicant and Authorized Agent:	Greg Coleman / Coleman Company (Agent)
Location (Address):	1323 E US Highway 80
Parcel (PIN):	50987 02001B
Existing Zoning:	I-1 (Light Industrial)
Zoning Action:	Conditional Use
Request:	Request to establish three warehousing units to include a showroom, an office and storage facility for Livingoods.
Application Filed:	June 25, 2024
Legal Notice Published:	July 14, 2024
Sign Posted:	July 9, 2024
Letters Mailed:	July 8, 2024
Staff Recommendation:	Approval with the condition that truck access is only permitted via Old Louisville Road
Planning & Zoning Commission:	[TBD]
Recommended Motion:	<i>"After review of the criteria, move for approval of the request with the condition that truck access is only permitted via Old Louisville Road."</i>

Background:

The subject site is approximately 29.5 acres, is undeveloped and is located at 1323 E. US Highway 80. The property is bordered by US Highway 80 to the south and Old Louisville Road to the north and adjacent properties are in the I-1 and C-2 zoning districts. This property was rezoned in December 2023 from R-A-1 and C-2 to I-1 with the condition that the I-1 zoned portions shall only have truck access from Old Louisville Road.

The applicant is proposing to develop the site with three warehouse units to include a showroom, office and storage facility for Livingoods.

Relevant Ordinances:

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

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

Zoning Action Standards:

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

- *The proposed use will not be affected adversely by the existing uses of adjacent properties as the proposed use is similar and compatible with existing uses.*
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
 - *The subject site is of sufficient size to satisfy all site design requirements for the use.*
 6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.
 - *Any future parking and site development proposed for this property must go through the site plan review and approval process to ensure development is in compliance with City code.*
 7. The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.
 - *The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.*

Conclusion:

Staff finds the request complies with the required criteria for conditional use. As such, staff recommends **Approval** of the request **with the condition that truck access is only permitted via Old Louisville Road.**

Attachments:

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



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

Vicinity Map - 1323 E US Highway 80

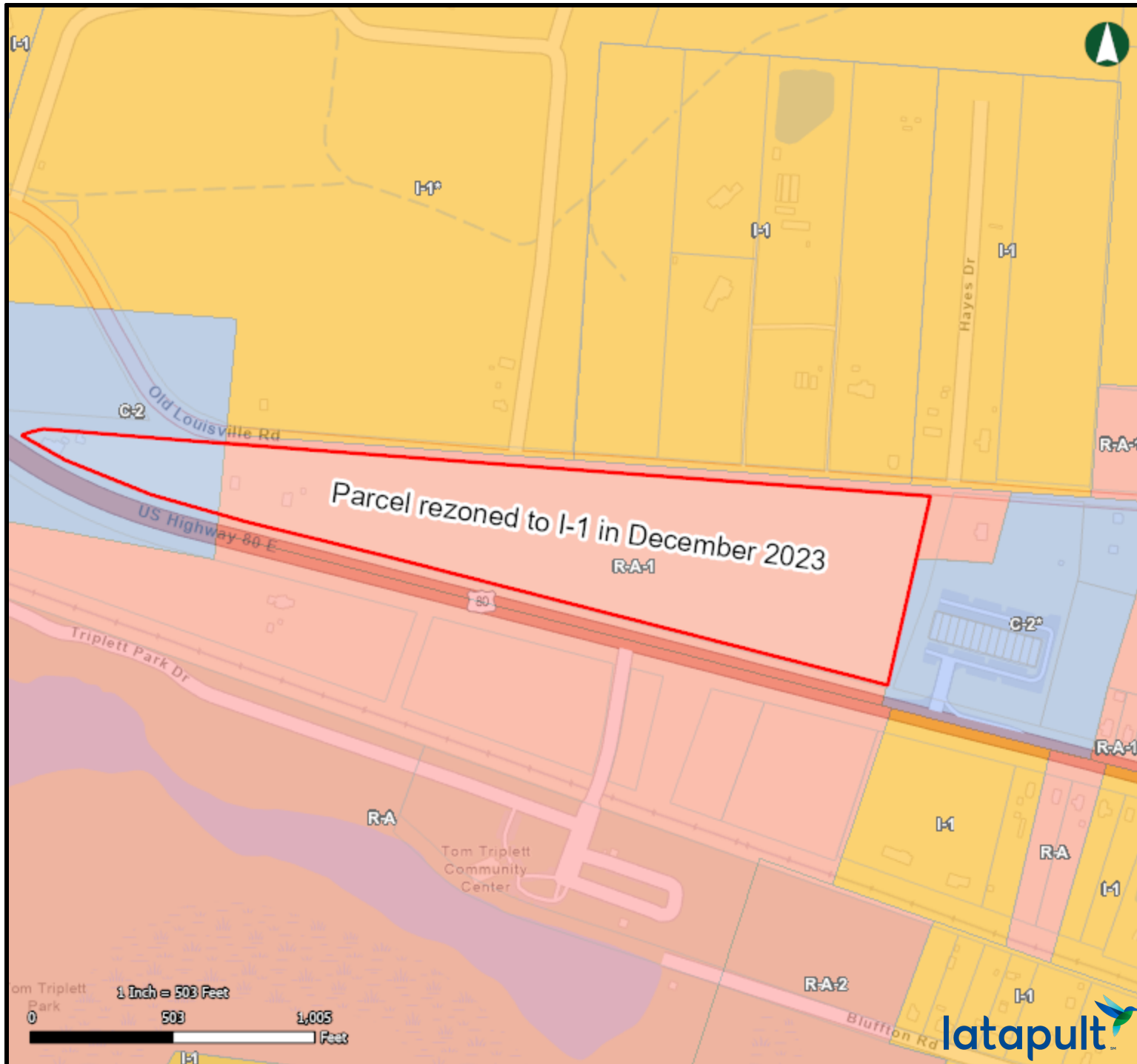
07/12/2024

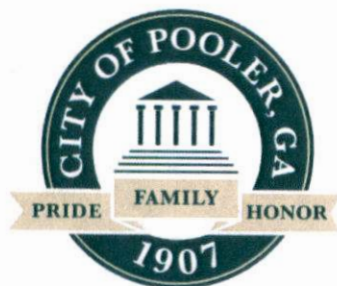
☐ Parcels



07/12/2024

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





Conditional Use Application

Page 1 of 2

Updated **MAY 2024**

A24-0111

NOTICE TO APPLICANT

This application will not be processed until the following items are submitted:

- ☐ Filing fee (checks payable to: City of Pooler)
- ☐ Preliminary site plan including (1),(2), (3) and (6) of Appendix A, Article V, Section 4 (c)
- ☐ One copy if 11" x 17" or smaller; 16 copies if larger
- ☐ Signed and dated Campaign Contribution and Conditional Standards forms
- ☐ Authorization of property owner signed, dated, and notarized

Under Contact Information, addresses and telephone numbers do not have to be repeated if already provided. Staff correspondence will be sent to one designated contact person, not all listed.

OFFICE USE ONLY

Rec. 6/21/24

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

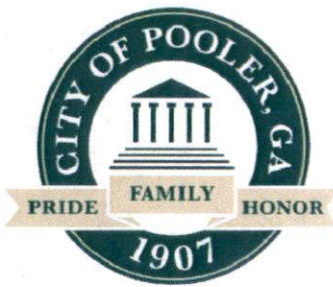
Action (minutes attached): ☐ Approved ☐ Denied Results Mailed to Applicant: _____

Contact Information

Greg Coleman	912.200.3041
Applicant Name	Applicant Phone
1580 Chatham Parkway Suite 100, Savannah, GA 31405	gcoleman@cci-sav.com
Applicant Mailing Address	Applicant Email
The Ben B. Wall Irrevocable Trust 2011	912.414.3553
Property Owner Name	Property Owner Phone
125 Pine Meadow Dr, Pooler GA 31322	Ben@atlanticwaste.com
Property Owner Mailing Address	Property Owner Email
Ben Wall	912.414.3553
Contact Person Name	Contact Person Phone
125 Pine Meadow Dr, Pooler GA 31322	Ben@atlanticwaste.com
Contact Person Mailing Address	Contact Person Email

Property Information

1323 E US HWY 80, Pooler, GA 31322	50987 02001B
Location Address	Parcel Identification #
I-1	Vacant, SF Home
Current Zoning	Current Use



Conditional Use Application

Page 2 of 2

Updated MAY 2024

Description of proposed use, listing specific sections of zoning ordinance that apply:

Warehousing, Livingoods HQ.

Description of proposed activities, number of units, hours of operation:

Warehousing, 3 units, 7:30-5:30. Show room, office, storage facility for Livingoods appliances and bedding

Description of activities undertaken by the developer and subsequent occupant to mitigate all adverse impacts upon the surrounding properties before, during, and after the completion of development activities:

Providing buffering along HWY 80, to screen the storage/parking components of facility. Architectural features on the building fronting HWY 80 to match the character of the area.

Proposed Starting Dates of Land Disturbance, Construction, Completion, Use Opening, First Occupancy:

Land disturbance, Construction: March 2025

Completion, Use Opening, First Occupancy: March 2026

Adjacent Property Owners

Name and address of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way. Use an additional sheet if necessary.

See adjacent neighbors page.

Name	Address	Zip
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Name	Address	Zip
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Name	Address	Zip
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Name	Address	Zip
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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.

<u>Greg Coleman</u> Applicant Name	<u>[Signature]</u> Applicant Signature	<u>6-28-24</u> Date
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Attestant Name	Attestant Title	Date
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Adjacent Property Owners

OLD LOUISVILLE RD

MANA NUTRITIVE AID PRODUCTS INCORPORATED

130 LIBRARY LANE, MATTHEWS NC 28105

OLD LOUISVILLE RD

PRO LAND INVESTMENTS LLC

PO BOX 821700 PEMBROKE PINES FL 33082

5250 OLD LOUISVILLE RD, 0 OLD LOUISVILLE RD

POOLER DISTRIBUTION COMPLEX LLC

PO BOX 126 VALDOSTA GA 31603

1287 E US HWY 80

SOUTHERN REAL ESTATE CO, INC

4330 HWY 39 N MERIDIAN MS 39301

200 PINE MEADOW DR

GEORGIA PORTS AUTHORITY

PO BOX 2406 SAVANNAH GA 31402

100 TRIPLETT PARK

ATTN: COUNTY MANAGER

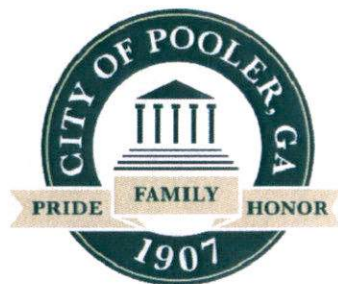
124 BULL ST ROOM #220 SAVANNAH GA 31401

Attachment C

1367 OLD LOUISVILLE RD
WATERS BEVERLY HALL
PO BOX 487 POOLER GA 31322

1370 E US HIGHWAY 80
POOLER PLAZA CONDIMINIUM ASSOCIATION LLC
3715 NORTHSIDE PARKWAY B-400, SUITE 425 ATLANTA GA 30327

5187 LOUISVILLE RD
PROTSMAN BRYAN A
PO BOX 15684 SAVANNAH GA 31416



Conditional Use Standards

Page 1 of 1

Updated **SEPT 2023**

Review Criteria

The Planning & Zoning Commission shall hear and make recommendations upon such uses in a district that are permitted as conditional uses. The application to establish such use shall be approved by the city council on a finding that:

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

Additional Mitigation Requirements

The Planning & Zoning Commission may suggest and the Mayor and Council may impose or require such additional restrictions and standards (e.g., increased setbacks, buffer strips, screening, etc.):

1. As may be necessary to protect the health and safety of workers and residents in the community; and
2. To protect the value and use of property in the general neighborhood.

Affidavit of Receipt

I understand the importance of this document and acknowledge that this affidavit serves as a formal record of my receipt of the document.

Greg Coleman
Applicant Name

[Signature]
Applicant Signature

6-20-24
Date



Campaign Contribution Disclosure Form (Zoning Action Applicant)

Page 1 of 1

Updated **MAY 2024**

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

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

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

Breg Coleman
Applicant Name

[Signature]
Applicant Signature

6-20-24
Date



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.

Greg Coleman Gcoleman@cci-sav.com 912-200-3041

Applicant/Agent Name Email Phone

1480 Chatham Parkway Suite 100 Savannah Ga 31405

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.

1323 E Highway 80, Pooler, Ga 31322-0625

Property Address

Ben B. Wall Irrevocable Trust 2011

Ben B Wall

6.19.2024

Owner Name

Owner Signature

Date

Notary Public

June 19, 2024

Subscribed and Sworn This Day Of

TRACIE T. MCINTYRE
Notary Public
Chatham County
State of Georgia
My Comm. Expires February 23, 2027

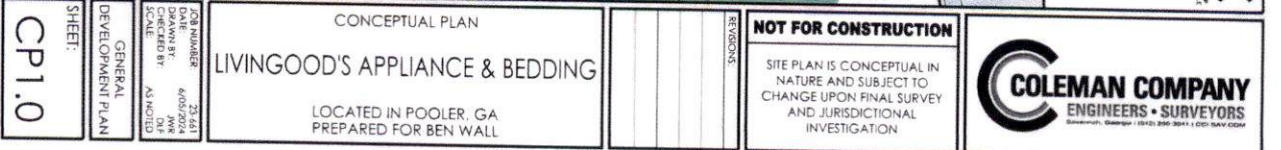
Tracie T. McIntyre

Notary Signature

Commission Expiration

Seal







CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Variance for Pooler Crossroads Lot 5 Clear Lake Reserve Phase 1 (Clear Lake Vista)
Parking Requirements

Project:	#A24-0118
P&Z Meeting Date:	July 22, 2024
Public Hearing Date:	August 5, 2024
Applicant and Authorized Agent:	Daniel Hawker
Location (Address):	Clear Lake Way and Kita Avenue
Parcel (PIN):	51011F 01005
Existing Zoning:	R-3C (Multi-family Residential Dwelling District)
Zoning Action:	Variance
Request:	Request to reduce the minimum required parking of 1.75 parking spaces per unit to 1.5 parking spaces per unit for a multi-family development.
Application Filed:	July 3, 2024
Legal Notice Published:	July 14, 2024
Sign Posted:	July 9, 2024
Letters Mailed:	July 9, 2024
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]
<i>Recommended Motion:</i>	<i>"After review of the criteria, move for denial of the request."</i>

Background:	The subject property is currently vacant, and the site of a proposed multi-family residential development known as Clear Lake Vista located off Clear Lake Way and Kita Avenue. The site is within the R-3C (Multi-family Residential Dwelling) zoning district and is approximately 14.84 acres in size. The applicant is seeking approval for a variance to reduce the minimum required parking of 1.75 parking spaces per unit to 1.5 parking spaces per unit for a multi-family development. The request is being made to provide additional green space throughout the development and reduce impervious surfaces.
Relevant Ordinances:	App. A, Art. V, Sec. 9 - Variances App. A, Art. III, Sec. 5 – Off Street Parking and Unloading
Zoning Action Standards:	1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property. • <i>The subject parcel is currently vacant and is generally the same size as other parcels in the vicinity, and it does not have unique physical constraints that give it peculiar circumstances or conditions.</i> 2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property. • <i>The parcel does not have any unique physical circumstances or conditions that apply to it. The layout of the proposed multi-family development can be reconfigured, or the height of the buildings can be increased to allow parking on the first floor to accommodate the required parking to comply with parking requirements or to increase open space as desired. The property could be developed meeting the requirements of the ordinance.</i> 3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.

- *The variance will not result in a use not authorized in the zoning district.*

Conclusion:

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

Attachments:

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



CITY OF POOLER
GEORGIA

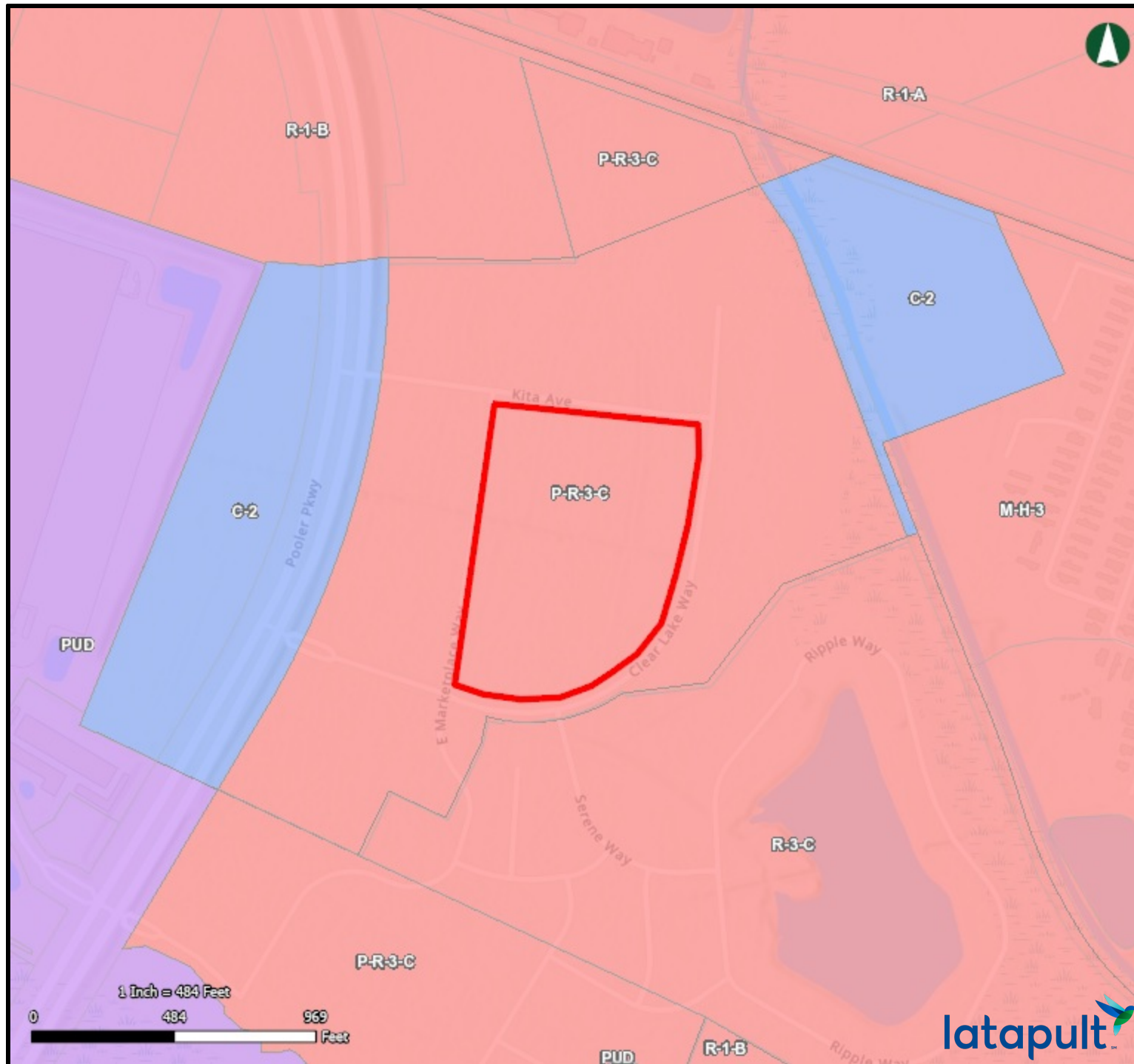
A great place to Live, Work and Play

Vicinity Map - Clear Lake Vista

07/15/2024



Parcels



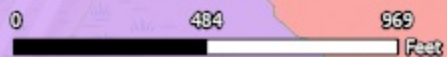
CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Zoning Map - Clear Lake Vista

07/15/2024

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

1 Inch = 484 Feet



latapult 

Zoning Variance Application

Page 1 of 2

Updated **MAY 2024**

NOTICE TO APPLICANT

This application will not be processed until the following items are submitted:

- ☐ Filing fee (checks payable to: City of Pooler)
- ☐ Survey of the property signed and stamped by a State of Georgia Certified Land Surveyor
- ☐ Site plan and/or architectural rendering of proposed development depicting location of lot restrictions
- ☐ One copy if 11" x 17" or smaller; 16 copies if larger
- ☐ Signed and dated Campaign Contribution and Variance Standards forms
- ☐ Authorization of property owner signed, dated, and notarized

Under Contact Information, addresses and telephone numbers do not have to be repeated if already provided. Staff correspondence will be sent to one designated contact person, not all listed.

OFFICE USE ONLY

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

Action (minutes attached): ☐ Approved ☐ Denied Results Mailed to Applicant: _____

Contact Information

Applicant Name	Applicant Phone
Applicant Mailing Address	Applicant Email
Property Owner Name	Property Owner Phone
Property Owner Mailing Address	Property Owner Email
Contact Person Name	Contact Person Phone
Contact Person Mailing Address	Contact Person Email

Property Information

Location Address	Parcel Identification #
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Zoning Variance Application

Page 2 of 2

Updated **MAY 2024**

Current Zoning

Current Use

Purpose of the variance request, including specific sections of zoning ordinance that apply:

Adjacent Property Owners

Name and address of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way. Use an additional sheet if necessary.

Name

Address

Zip

Name

Address

Zip

Name

Address

Zip

Name

Address

Zip

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.

Applicant Name

Applicant Signature

Date

Attestant Name

Attestant Title

Date



Zoning Variance Standards

Page 1 of 1

Updated **SEPT 2023**

Variance Criteria

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

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

Affidavit of Receipt

I have received a copy of the standards for consideration of my variance request and understand that Mayor & Council may grant my variance only if my request meets two of these standards.

Applicant Name

Applicant Signature

Date



Campaign Contribution Disclosure Form (Zoning Action Applicant)

Page 1 of 1

Updated **MAY 2024**

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

 Zoning 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.

Applicant Name	Applicant Signature	Date
----------------	---------------------	------

Page 1 of 1

Authorization

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

Daniel Hawker	dhawker@pec.plus	678-684-6210
Applicant/Agent Name	Email	Phone

101 E. MarketPlace way, Ste 600B, Pooler, GA 31322

Rayendra Patel
Owner Name

Rayendra Patel
Owner Signature

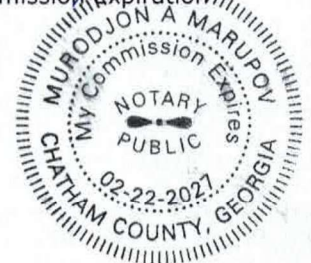
7/2/24
Date

July 2, 2024
Subscribed and Sworn This Day Of

MURDOON MARUPAR *[Signature]* February 22, 2022
Notary Name Notary Signature Commission Expiration

Commission Expiration

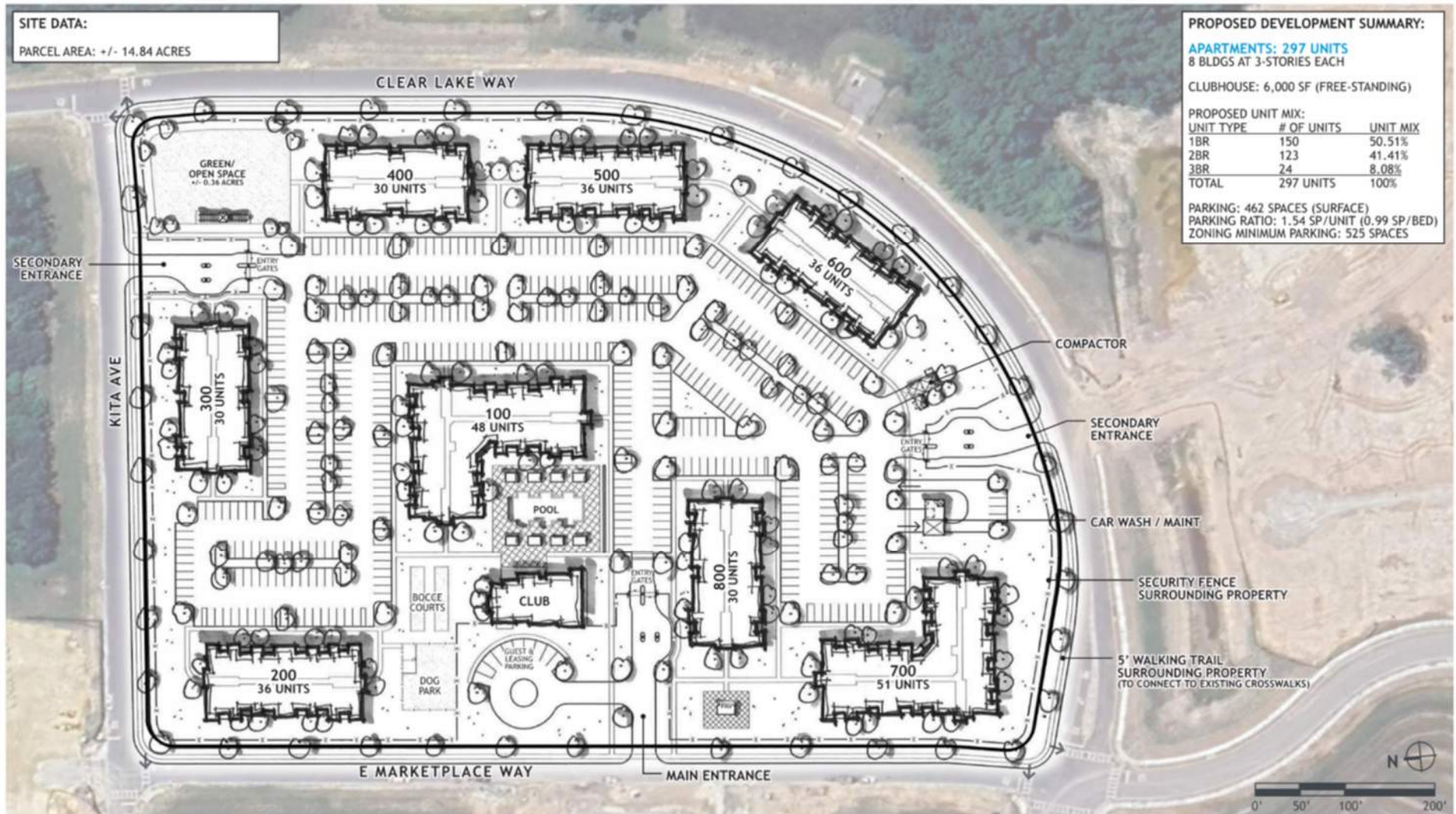
Seal



PROPOSED SITE PLAN

Conceptual Site Plan

Clear Lake Vista - Pooler, GA





EMC ENGINEERING SERVICES, INC.

ENVIRONMENTAL - MARINE - CIVIL - SURVEY

ALTA / NSPS SURVEY FOR 0 POOLER CROSSROAD LOT 5 CLEAR LAKE VISTA PIN; 51011F01005

SAVANNAH, GEORGIA 31419

DATE: APRIL 17, 2024

EMC PROJECT NO. 24-0033

TABLE 'A' SURVEY REQUIREMENTS

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
- Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
- Gross land area (and other areas if specified by the client).
- Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate.
- If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter.
- Exterior dimensions of all buildings at ground level.
- Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified.
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
- Number and type (e.g., disabled, motorcycle, regular, and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures. Stripping of clearly identifiable parking spaces on surface parking areas and lots.
- As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties.
- Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.1.iv) as determined by:
 - (a) plans and/or reports provided by client (with reference as to the sources of information)
 - (b) markings coordinated by the surveyor pursuant to a private utility locate request.

Note to the client, insurer, and lender - With regard to Table A, Item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv, to develop a view of the underground utilities. However, lacking excavation, the exact location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. The surveyor must (a) discuss the ramifications of such methodologies (e.g., the potential precision and completeness of the data gathered thereby) with the insurer, lender, and client prior to the commencement of the survey, and (b) place a note on the face of the survey explaining the source, date, precision, and other relevant qualifications of any such data.
- As specified by the client, Governmental Agency survey-related requirements (e.g., HUD surveys, surveys for leases on Bureau of Land Management managed lands). The relevant survey requirements are to be provided by the client or client's designated representative.
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."
- As specified by the client, distance to the nearest intersecting street.
- Rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other similar products, tools or technologies as the basis for showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. The surveyor must (a) discuss the ramifications of such methodologies (e.g., the potential precision and completeness of the data gathered thereby) with the insurer, lender, and client prior to the commencement of the survey, and (b) place a note on the face of the survey explaining the source, date, precision, and other relevant qualifications of any such data.
- Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor.

SURVEYOR'S CERTIFICATION

COMMITMENT NO: 1427-552-O COMMITMENT DATE: FEBRUARY 20, 2024
TO: VISTA ACQUISITIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 12, 13, 14, 15, 16, 17, and 18, of Table A thereof. The fieldwork was completed on 04/04/2024.



This plat is a retracement 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 herein. 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 complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration For Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GA REG. L. S. LIC. NO. 3119

DATE

LEGEND

PROPERTY BOUNDARY	N 47°45'54" E - 497.06'	POLY(VINYL CHLORIDE) PIPE	PVC
METES AND BOUNDS	L# or C#	SANITARY SEWER MANHOLE	SSMH
TAG LABEL	IRF	SEWER STUB OUT	SSO
IRON REBAR FOUND	CMF 3x3	WATER LINE MARKER	WMK
CONCRETE MONUMENT FOUND	B5L	WATER MANHOLE	WMH
5/8" IRON REBAR SET W/CAP	P.O.C.	FIRE HYDRANT	FW
BUILDING SETBACK LINE	P.O.B.	WATER VALVE	WV
POINT OF COMMENCING	N/F	WATER METER	WM
POINT OF BEGINNING	PB	UNDERGROUND FIBEROPTIC	FO
PROPERTY ID NUMBER	DB	UNDERGROUND COMM. BOX	UCB
NOW OR FORMERLY	PG	STORM DRAINAGE LINE	ST
PLAT BOOK	N.T.S.	REINFORCED CONCRETE PIPE	RCP
DEED BOOK	T.B.M.	FLARED END SECTION	FES
PAGE	MNWF	GRATE INLET	GI
NOT TO SCALE	R/W	INVERT ELEVATION	IE: 12.00
TEMPORARY BENCHMARK FOUND		STORM MANHOLE	STMH
MAG NAIL WASHER FOUND		CORRUGATED PLASTIC PIPE	CPP
RIGHT-OF-WAY			
UTILITY EASEMENT		CONCRETE SURFACE	
UNDERGROUND ELECTRIC			
ELECTRIC SERVICE METER		ASPHALT SURFACE	
ELECTRIC TRANSFORMER		MINOR CONTOUR	
LIGHT POLE		MAJOR CONTOUR	
ELECTRIC STUB OUT			

LEGAL DESCRIPTION (AS RECORDED)

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING LOCATED IN CHATHAM COUNTY, GEORGIA, AND SHOWN AS LOT 5 ON THAT PLAT ENTITLED "A MAJOR SUBDIVISION OF CLEAR LAKE RESERVE, BEING TRACTS 1 & 2, FORMERLY KNOWN AS THE RYALS TRACT AND PARCEL E-3, BEING A PORTION OF PARCEL "E" OF THE MORGAN TRACT "Q", 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA," PREPARED BY THOMAS & HUTTON AND MATTHEW D. JONES, G.R.L.S. NO. 3338, DATED NOVEMBER 17, 2021, RECORDED IN PLAT BOOK 53, PAGE 278, CHATHAM COUNTY, GEORGIA, RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING LOCATED IN CHATHAM COUNTY, GEORGIA, AND SHOWN AS LOT 5 ON THAT PLAT ENTITLED "A MAJOR SUBDIVISION OF CLEAR LAKE RESERVE, BEING TRACTS 1 & 2, FORMERLY KNOWN AS THE RYALS TRACT AND PARCEL E-3, BEING A PORTION OF PARCEL "E" OF THE MORGAN TRACT "Q", 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA," PREPARED BY THOMAS & HUTTON AND MATTHEW D. JONES, G.R.L.S. NO. 3338, DATED NOVEMBER 17, 2021, RECORDED IN PLAT BOOK 53, PAGE 278, CHATHAM COUNTY, GEORGIA, RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

COMMENCING AT A 3x3" CONCRETE MONUMENT FOUND, AT THE SOUTHERN RIGHT-OF-WAY OF KITA AVENUE, SAID POINT HAVING A NORTHING OF 707328.5580 AND AN EASTING OF 936066.7320 AND IS THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE S 87°12'44" E A DISTANCE OF 52.67' TO A 3x3" CONCRETE MONUMENT FOUND;

THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.07', AN ARC LENGTH OF 46.30', A CHORD BEARING OF S 42°58'36" E, AND A DISTANCE OF 41.86' TO A 3x3" CONCRETE MONUMENT FOUND ON SAID CURVE;

THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 972.64', AN ARC LENGTH OF 111.44', A CHORD BEARING OF S 04°31'24" W, AND A DISTANCE OF 111.37' TO A 5/8" IRON REBAR SET ON SAID CURVE;

THENCE S 07°48'36" W A DISTANCE OF 353.81' TO A 5/8" IRON REBAR SET;

THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 520.72', AN ARC LENGTH OF 419.14', A CHORD BEARING OF S 30°53'08" W, AND A DISTANCE OF 407.91' TO A 3x3" CONCRETE MONUMENT FOUND ON SAID CURVE;

THENCE S 54°20'06" W A DISTANCE OF 27.77' TO A 3x3" CONCRETE MONUMENT FOUND;

THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 518.47', AN ARC LENGTH OF 302.51', A CHORD BEARING OF S 70°40'10" W, AND A DISTANCE OF 298.24' TO A 3x3" CONCRETE MONUMENT FOUND ON SAID CURVE;

THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 245.69', AN ARC LENGTH OF 90.53', A CHORD BEARING OF N 82°18'16" W, AND A DISTANCE OF 90.02' TO A 3x3" CONCRETE MONUMENT FOUND ON SAID CURVE;

THENCE N 71°55'27" W A DISTANCE OF 148.32' TO A 3x3" CONCRETE MONUMENT FOUND;

THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.51', AN ARC LENGTH OF 44.27', A CHORD BEARING OF N 29°15'46" W, AND A DISTANCE OF 40.49' TO A 3x3" CONCRETE MONUMENT FOUND ON SAID CURVE;

THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1031.95', AN ARC LENGTH OF 95.58', A CHORD BEARING OF N 10°27'57" E, AND A DISTANCE OF 95.59' TO A 3x3" CONCRETE MONUMENT FOUND ON SAID CURVE;

THENCE N 07°48'11" E A DISTANCE OF 821.91' TO A 5/8" IRON REBAR SET;

THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.07', AN ARC LENGTH OF 46.88', A CHORD BEARING OF N 52°23'07" E, AND A DISTANCE OF 42.11' TO A 5/8" IRON REBAR SET ON SAID CURVE;

THENCE S 83°02'36" E A DISTANCE OF 505.67' TO A 3x3" CONCRETE MONUMENT FOUND;

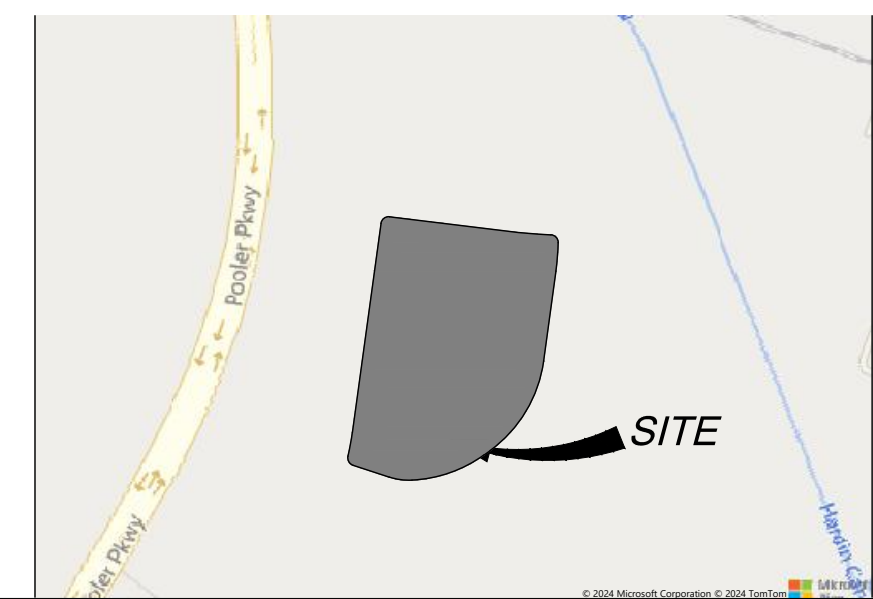
THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1085.27', AN ARC LENGTH OF 75.11', A CHORD BEARING OF S 10°27'57" E, AND A DISTANCE OF 75.09' TO A 3x3" CONCRETE MONUMENT FOUND ON SAID CURVE, TO THE SAID POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 14.844 ACRES (646.615 SF).

SCHEDULE B, PART II EXCEPTIONS

Exception numbers 1 - 2 and 4 - 9 are not survey-related items.

- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land (NONE OF THE ABOVE WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY)
- Easement to Savannah Electric and Power Company, dated July 6, 1945, recorded August 18, 1945, in Deed Book 41-Q, page 1, Records of the Clerk of the Superior Court of Chatham County, Georgia, as affected by Easement from Savannah Electric and Power Company, dated June 7, 1965, recorded July 6, 1965, in Deed Book 88-Q, page 293, aforesaid records. (UNPLOTTABLE.)
- Easement from J.E. Tuten to Savannah Electric and Power Company, dated January 10, 1946, recorded April 24, 1946, in Deed Book 42-J, page 442, aforesaid records; as affected by Easement from Savannah Electric and Power Company, dated June 7, 1965, recorded July 6, 1965, in Deed Book 88-Q, page 293, aforesaid records. (UNPLOTTABLE.)
- Well Agreement between Joseph Earl Tuten and Jimmie L. Bryant, dated February 15, 1963, recorded February 19, 1963, in Deed Book 85-Q, page 495, aforesaid records. (RATHER THE DEED AFFECTS THE SUBJECT PROPERTY IS INDETERMINATE, LOCATION OF WELL IS UNPLOTTABLE.)
- Easement from John J. Rauers to the Town of Pooler, Georgia, dated April 16, 1965, recorded in Deed Book 88-E, page 575, aforesaid records. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- Ingress and Egress Easement and Oxidation Pond Easement contained in that certain Warranty Deed from Ernest O. Bull and Marrie E. Bull, individually and trading as Annette's Dairy to Joseph E. Tuten, dated June 11, 1965, recorded June 11, 1965, in Deed Book 88-M, page 513, aforesaid records. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- Ingress and Egress Easement and Oxidation Pond Easement contained in that certain Warranty Deed from Joseph E. Tuten to Blakewood R. Ryals, dated June 11, 1965, recorded June 11, 1965, in Deed Book 88-M, page 515, aforesaid records. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- Easement from Joe E. Tuten to Savannah Electric and Power Company, recorded May 6, 1966, in Deed Book 90-E, page 435, aforesaid records. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- Easement from Joseph E. Tuten to Savannah Electric and Power Company, dated April 21, 1977, recorded May 9, 1977, in Deed Book 108-N, page 192, aforesaid records. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- Easement from Blakewood R. Ryals to Savannah Electric and Power Company, dated February 9, 1987, recorded October 5, 1990, in Deed Book 147-G, page 543, aforesaid records. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- Right of Way Deed from Blakewood R. Ryals to Chatham County, dated August 27, 1998, recorded August 31, 1998, in Deed Book 196-D, page 152, aforesaid records. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- Utility Easement from Blakewood R. Ryals to The Mayor and Councilmen of the City of Pooler, Georgia, dated November 1, 2000, recorded November 8, 2000, in Deed Book 216-N, page 608, aforesaid records. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- Right of Way Deed from Blakewood R. Ryals to City of Pooler, dated April 28, 2003, recorded May 9, 2003, in Deed Book 251-C, page 45, aforesaid records. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- Utility Easement Agreement between Blakewood R. Ryals and The City of Pooler, dated June 30, 2004, recorded July 23, 2004, in Deed Book 273-J, page 745, aforesaid records. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- Utility Easement Agreement between Blakewood R. Ryals and The City of Pooler, dated May 7, 2008, recorded June 19, 2008, in Deed Book 342-D, page 247, aforesaid records. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- Utility Easement Agreement between Blakewood R. Ryals and The City of Pooler, dated May 7, 2008, in Deed Book 342-D, page 250, aforesaid records. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- Encroachment Agreement for Easement from Georgia Power Company to Pooler Parkway of GA, LLC, dated October 31, 2019, recorded January 7, 2020, in Deed Book 1818, page 306, aforesaid records. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- Underground Easement from Pooler Parkway of GA, LLC to Georgia Power Company, dated July 16, 2020, recorded September 15, 2020, in Deed Book 2063, page 375, aforesaid records. (UNPLOTTABLE)
- Underground Easement from Pooler Parkway of GA, LLC to Georgia Power Company, dated August 25, 2021, recorded December 28, 2021, in Deed Book 2658, page 674, aforesaid records. (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE)
- Underground Easement from Pooler Parkway of GA, LLC to Georgia Power Company, dated August 25, 2021, recorded December 28, 2021, in Deed Book 2658, page 682, aforesaid records. (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE.)
- Underground Easement from Pooler Parkway of GA, LLC to Georgia Power Company, dated October 5, 2021, recorded January 3, 2022, in Deed Book 2667, page 279, aforesaid records. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- Encroachment Agreement for Easement from Georgia Power Company to Pooler Parkway of GA, LLC, dated February 24, 2022, recorded March 17, 2022, in Deed Book 2743, page 190, aforesaid records. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- Stormwater Facility/Infrastructure Maintenance Agreement between Pooler Parkway of GA, LC and the City of Pooler, Georgia, dated May 5, 2022, recorded June 24, 2022, in Deed Book 2842, page 2, aforesaid records. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- Declaration of Covenants, Conditions and Restrictions for Clear Lake Reserve by Pooler Parkway of GA, LLC, dated June 27, 2022, recorded June 27, 2022, in Deed Book 2843, page 314, aforesaid records, as affected by Memorandum of Agreement Regarding Declaration of Covenants, Conditions and Restrictions for Clear Lake Reserve among Pooler Parkway of GA, LLC, Clear Lake (GA) Owner LLC and Clear Lake Reserve Property Owners Association, Inc., dated June 29, 2022, recorded July 6, 2022, in Deed Book 2850, page 582, aforesaid records. (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE.)
- Quitclaim Deed from Pooler Parkway of GA, LLC to Clear Lake Reserve Property Owners Association, Inc., dated June 28, 2022, recorded June 28, 2022, in Deed Book 2844, page 523, aforesaid records. (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE.)
- Underground Easement from Pooler Parkway of GA, LLC to Georgia Power Company, dated July 21, 2020, recorded December 23, 2022, in Deed Book 2991, page 64, aforesaid records. (UNPLOTTABLE)
- Signage Easement Agreement between Clear Lake Reserve Property Owners Association, Inc. and Pooler Parkway of GA, dated January 18, 2023, recorded January 19, 2023, in Deed Book 3007, page 439, aforesaid records. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- Easement Agreement between Pooler Parkway of GA, LLC and HGW, LLC, dated March 10, 2023, recorded March 13, 2023, in Deed Book 3044, page 246, aforesaid records. (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE.)
- Declaration of Restrictive Covenant by Pooler Parkway of GA, LLC, dated July 3, 2023, recorded July 11, 2023, in Deed Book 3138, page 208, aforesaid records. (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE.)
- All matters shown on the following:
 - Plat Book B, page 50; (UNPLOTTABLE)
 - Plat Book C, page 147; (DOES NOT AFFECT THE SUBJECT PROPERTY.)
 - Plat Book Q, page 59; (DOES NOT AFFECT THE SUBJECT PROPERTY.)
 - Plat Book Q, page 98; (DOES NOT AFFECT THE SUBJECT PROPERTY.)
 - Plat Book T, page 75; (DOES NOT AFFECT THE SUBJECT PROPERTY.)
 - Plat Book V, page 5; (DOES NOT AFFECT THE SUBJECT PROPERTY.)
 - Plat Book Y, page 30; (DOES NOT AFFECT THE SUBJECT PROPERTY)
 - Historical Book 1, page 224; (DOES NOT AFFECT THE SUBJECT PROPERTY)
 - Plat Book 17P, page 79A; (DOES NOT EFFECT THE SUBJECT PROPERTY)
 - Plat Book 28, page 66; (DOES NOT AFFECT THE SUBJECT PROPERTY.)
 - Plat Book 51, page 550; (DOES NOT AFFECT THE SUBJECT PROPERTY.)
 - Plat Book 52, page 690; and (DOES NOT AFFECT THE SUBJECT PROPERTY)
 - Plat Book 53, page 278; (AFFECTS THE SUBJECT PROPERTY AS SHOWN.)



LOCATION MAP
N.T.S.

SURVEY NOTES

- Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
- Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
- Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was an eGPS 20TL Geodetic GNSS GPS Receiver (RTK Accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS)) with an X-PAD data collector receiving RTK corrections via a Verizon Jetpack MIFI 6620L from the eGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
- All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Chatham County, Georgia.
- This survey was prepared with the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
- Structures visible on the date of survey are shown hereon.
- Locations are accurate only where dimensioned.
- This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 130510017H, Effective Date: August 16, 2018. The flood hazard lines as shown on this plat have been taken from digital data from <http://hazards-fema.maps.arcgis.com>, and have not been verified in the field by EMC Engineering Services, Inc.
- No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
- The term "Certification" as used in Rule 180-6-.09 (2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant at the time of the survey and is not a guarantee or warranty, either expressed or implied.
- This survey is valid only if print has the original signature of the surveyor.
- The utilities as shown are per the location of poles, manholes, valves, pedestals, etc., existing drawings and information provided by utility personnel. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available.
- This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
- All wetlands are under the jurisdiction of the U.S. Army Corps. of Engineers and/or the State of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.
- This Topographic Survey was prepared in conformity with The Technical Standards for Surveys in Georgia as set forth in the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as defined in Rule 180-07-.07. The certification extends only to the topographic aspects of this survey. This topographic survey does not constitute a boundary survey and is not to be recorded.
- The boundary, as shown, was taken from a survey by EMC.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There were no proposed changes in street right of way lines made available to the surveyor by the controlling jurisdiction. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There were no wetland delineation markers observed in the process of conducting the fieldwork.

SURVEY DATA

Total Area: 14.844 Acres (646,615 Square Feet)
Plat Closure: 1 in 182,800

Field Precision:

This entire survey was completed using GPS to set control, the Geomax Zoom90 Robotic Total Station to locate property corners and improvements. The field data for this boundary survey has a Relative Positional Accuracy of 0.08 feet or less, horizontally at the 95% confidence level.

Adjusted by:

Equipment used: No adjustment
Geomax Zoom90 Robotic Total Station
eGPS 20TL Geodetic GNSS GPS Receiver on the eGPS Network

Field Work Completed on: 04/04/2024

REFERENCES

DB 41Q, PG 1	DB 42J, PG 442	DB 85Q, PG 495
DB 88E, PG 575	DB 88M, PG 613	DB 88M, PG 615
DB 88Q, PG 293	DB 90E, PG 435	DB 108N, PG 192
DB 147G, PG 543	DB 196D, PG 152	DB 216N, PG 608
DB 251C, PG 45	DB 273J, PG 745	DB 342D, PG 247
DB 342D, PG 250	DB 1759, PG 166	DB 1818, PG 396
DB 2063, PG 375	DB 2658, PG 674	DB 2658, PG 682
DB 2667, PG 279	DB 2743, PG 190	DB 2842, PG 2
DB 2843, PG 314	DB 2844, PG 523	DB 2850, PG 582
DB 2991, PG 64	DB 3007, PG 439	DB 3044, PG 246
DB 3138, PG 208	PB 1, PG 224	PB 17P, PG 79
PB 28, PG 69	PB 51, PG 650	PB 52, PG 690
PB 53, PG 278	PB 53, PG 480	PB B, PG 50
PB C, PG 147	PB Q, PG 59	PB Q, PG 98
PB T, PG 75	PB V, PG 5	PB Y, PG 30

NO.	REVISION DESCRIPTION	DATE



EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
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ALTA / NSPS SURVEY
LOT 5 CLEAR LAKE VISTA
8th G.M. DISTRICT
POOLER, CHATHAM COUNTY, GEORGIA
VISTA RESIDENTIAL PARTNERS
Prepared for:

PROJECT NO.: 24-0033
DRAWN BY: JRH
DESIGNED BY: -
SURVEYED BY: GRS
SURVEY DATE: 04/04/2024
CHECKED BY: JRT
SCALE: NTS
DATE: 4/17/2024

SHEET

1

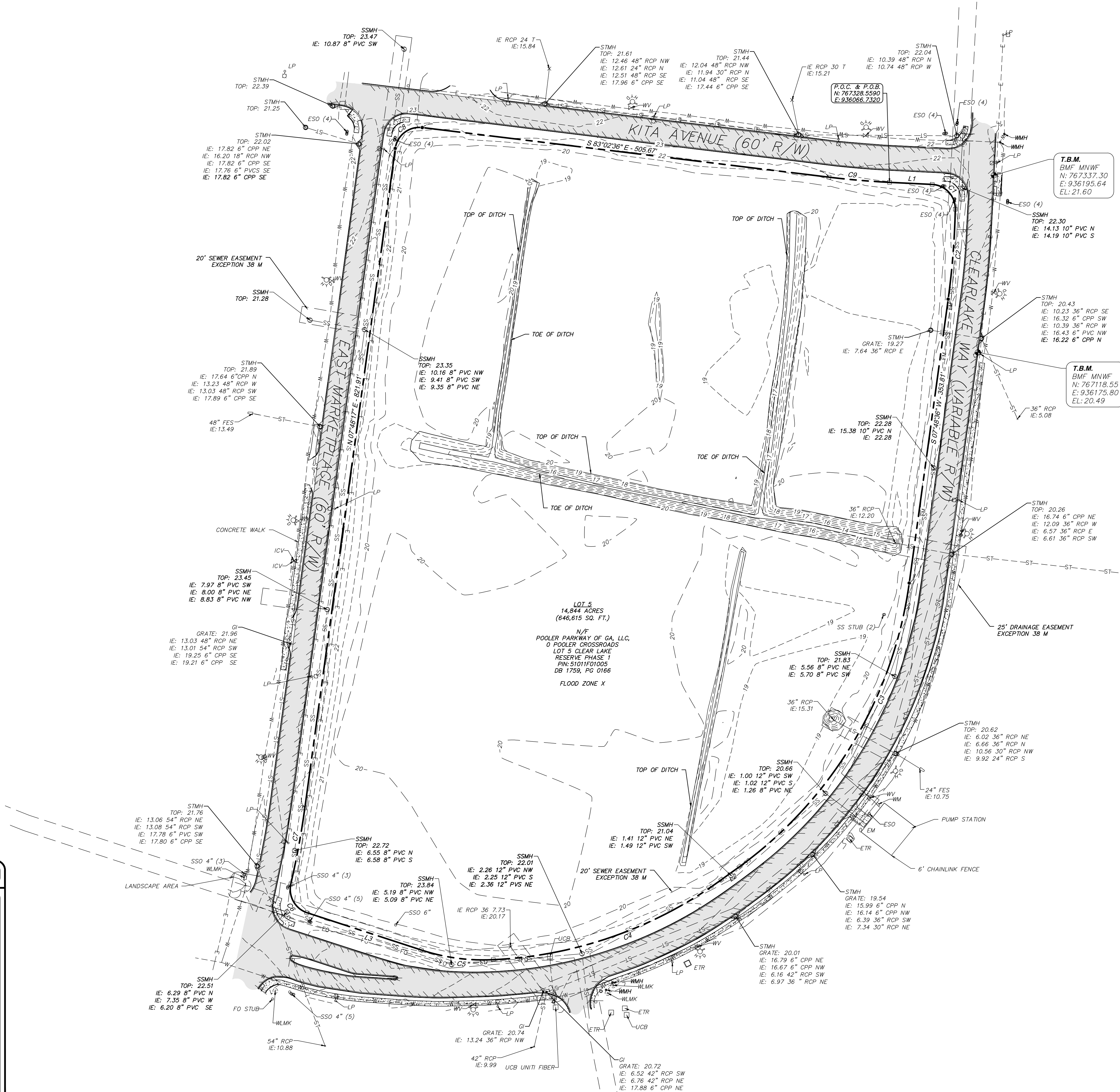
OF

1

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	S42° 58' 36"E	41.86	30.07	46.30
C2	S04° 31' 24"W	111.37	972.64	111.44
C3	S30° 53' 08"W	407.91	520.72	419.14
C4	S70° 40' 10"W	298.24	518.47	302.51
C5	N82° 18' 16"W	90.02	245.69	90.53
C6	N29° 15' 46"W	40.49	30.51	44.27
C7	N10° 27' 57"E	95.55	1031.95	95.58
C8	N52° 23' 07"E	42.11	30.00	46.68
C9	S85° 07' 46"E	75.09	1085.27	75.11

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S87° 12' 47"E	52.67
L2	S54° 20' 06"W	27.77
L3	N71° 55' 27"W	148.32



SURVEYOR'S CERTIFICATION

To: INSURED
TITLE COMPANY & POLICY #
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 12, 13, 14, 15, 16, 17, and 18, of Table A thereof. The fieldwork was completed on 04/04/2024.



This plat is a retracement 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 herein. 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 complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration For Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GA REG. L. S. LIC. NO. 3119 DATE

NO.	REVISION DESCRIPTION	DATE



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GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

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