

Planning & Zoning
Commission
Agenda

August 12, 2024 - 3:00 p.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
 - A. Minor Subdivision Plat approval for Lot 14- Mosaic Town Center
 - B. Site Plan approval for Savannah Quarters Tennis & Pickle Ball Courts – 8 Palladian Way
 - C. Text Amendment related to Public Hearing Procedure Requirements
- V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
July 22, 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	Absent
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 July 8, 2024, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Rife

2-Second: Commissioner Simmons

Passed without opposition.

NEW BUSINESS:

A. Conditional Use Request for 1323 E US Hwy. 80 for Warehousing

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is to establish three warehousing units to include a showroom, an office and storage facility for Livingoods. The site is approximately 29 acres and is undeveloped. The property is bordered by US Hwy. 80 to the South and Old Louisville Road to the North. This property was rezoned from R-A-1 and C-2 to I-1, with the condition that the I-1 zoned portion only have truck access from Old Louisville Road. Beverly Waters, property owner, appeared before the Board with questions concerning the availability of water and sewer, as well as wetlands in the area being disturbed. Greg Coleman, with Coleman Company was present to answer any questions.

Result: *After review of the criteria, a motion was made to recommend approval of the conditional use, contingent upon truck access is only permitted via Old Louisville Road.*

1- Motion: Commissioner Simmons

2- Second: Commissioner Rife

Passed without opposition

B. Variance Request for Clear Lake Vista for reduction in parking

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is 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, , to provide additional green space and reduce impervious surface. The subject property is currently vacant, proposed as a multi-family residential development known as Clear Lake Vista, and is located off Clear Lake Way and Kita Avenue. Chase Beasley, with Vista Residential Partners, was present at the meeting to answer any questions. Mr. Beasley stated that this approval would reduce the required number of parking spaces by 63.

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

1- Motion: Commissioner Brown

2- Second: Commissioner Daniel

Motion to deny passed without opposition

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:19 p.m.

1- Motion: Commissioner Daniel

2- Second: Commissioner Brown

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
Minor Subdivision for Lot 14 Mosaic Town Center

Project:	#A24-0113
P&Z Meeting Date:	August 12, 2024
City Council Meeting Date:	August 19, 2024
Applicant and Authorized Agent:	DJ Desai
Location (Address):	Lot 14 Mosaic Town Center, Corner of Mosaic Circle and Blue Moon Circle
Parcel (PIN):	51009 01139
Acreage:	Approximately 3.9
Zoning:	PUD (Planned Unit Development) – Savannah Quarters Phase 7
Proposed Use:	Dividing one parcel into three parcels for lease.
Staff Recommendation:	Approval
Planning & Zoning Commission:	TBD
Recommended Motion:	"After review of the application, move for approval of the request."
Attachments:	A. Vicinity Map B. Application and Submittal Documentation



CITY OF POOLER
GEORGIA

A great place to Live, Work and Play

Lot 14 Mosaic Town Center Vicinity Map

08/05/2024

 Parcels

latapult

Attachment B



Subdivision Application

Page 1 of 2

Updated MAY 2024

A24-0113

NOTICE TO APPLICANT

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

- ☐ Filing fee (checks payable to: City of Pooler)
- ☐ Four (4) sets of plans:
 - Preliminary plan - refer to Appendix B, Section 702
 - Final plat - refer to Appendix B, Section 703
- ☐ Required neighborhood grading and drainage plan (Amendment 10-03-06)
- ☐ List of adjacent property owners with mailing addresses (minor and major subdivision)
- ☐ Authorization of property owner signed, dated, and notarized (if agent)
- ☐ Copy of current tax bill showing payments or documentation certified by the City of Pooler
- ☐ Plat indicating where subdivision is proposed to take effect, in respect to the nearby public roads in common use

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

File Number: _____ Date Filed: 6/20/24

Planning & Zoning Commission: ☐ Approved ☐ Denied Remarks: _____

Mayor & Council: ☐ Approved ☐ Denied Remarks: _____

Recorded Plat Date: _____ Book: _____ Pages: _____

Subdivision Type (check all that apply)

☐ Recombination ☒ Minor Subdivision ☐ Major Subdivision ☐ Revised Plat ☐ Final Plat ☐ 5-Acre Tract

Contact Information

DJ Desai 912-257-9830

Owner/Authorized Agent Name Phone

Lot 14 - Mosaic town Center djdesai@hdcompaniesus.com

Property Address Email

463 Pooler Parkway Unit 223 Pooler GA 31322

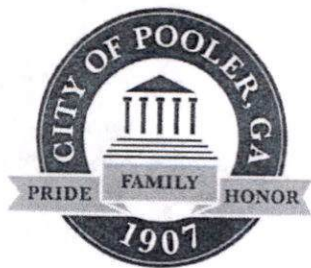
Mailing Address (if different)

Have any previous applications been made for a subdivision affecting these same premises? ☒ No ☐ Yes

If yes, date:

If yes, action taken:

Attachment B



Subdivision Application

Page 2 of 2

Updated **MAY 2024**

Action Requested

Lot 14 Mosaic Town Center, Corner of Mosaic Circle and Blue Moon Circle

51009 01139

Property Location (area, street number, nearby public roads)

PIN

Lot Number 14

3.9 Acres

Property Legal description (subdivision, block, lot number)

Total Area (acres or sq ft)

Vacant

Existing Land Use (specify, such as grocery store, single family residents, vacant land, etc.)

Vacant

Proposed Land Use for Each Parcel (specify, such as grocery store, single family residents, vacant land, etc.)

Divide lot into 3 Parcels for lease

Reason(s) for Subdivision Request Which Support the Purposes of the Zoning Program

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.

Dhaval J Desai DD

Applicant Name

Applicant Signature

Date

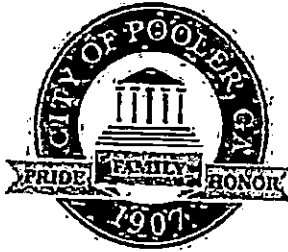
6/5/24

Attestant Name

Attestant Title

Date

Attachment B



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.

DJ Desai

djdesai@hdcompaniesus.com

912-257-9830

Applicant/Agent Name

Email

Phone

463 Pooler Parkway #223 Pooler GA 31322

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.

Lot 14 Mosaic Town Center, Corner of Mosaic Circle and Blue Moon Circle

Property Address

DJ Desai

Owner Name

Owner Signature

6/5/24

Date

Notary Public

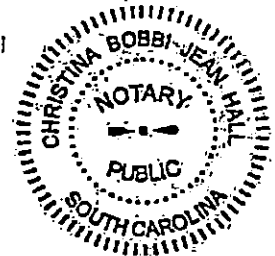
5th June, 2024
Subscribed and Sworn This Day Of

Christina Bobbi-Jean Hall
Notary Name

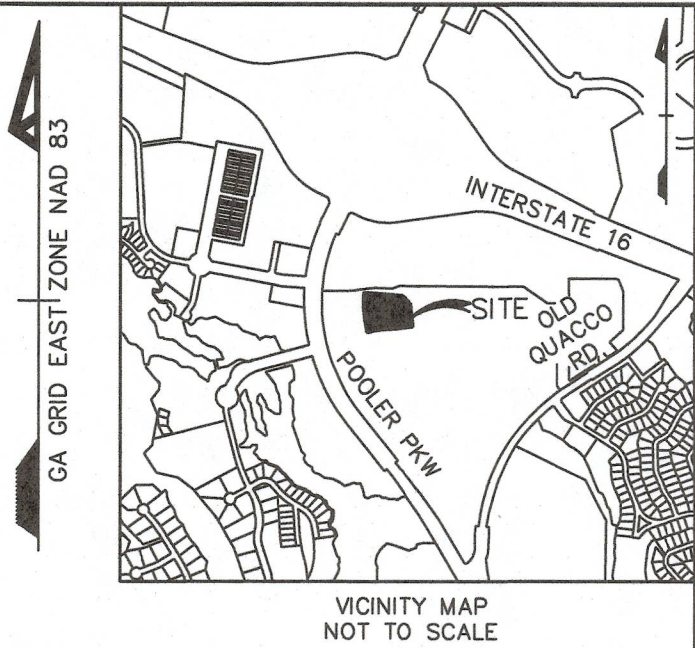
Christina Bobbi-Jean Hall
Notary Signature

June 28, 2029
Commission Expiration

Seal



- SURVEYORS NOTES**
1. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
 2. THIS SUBDIVISION HAS ONE DIVIDED INTO THREE LOTS.
 3. ALL ELEVATIONS ARE BASED ON NAVD 88.
 4. LOTS TO BE SERVED BY CITY OF POOLER WATER AND SANITARY SEWER SYSTEMS.
 5. WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES.
 6. LOT OWNER AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
 7. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.



THIS AREA RESERVED FOR
CLERK OF SUPERIOR COURT

- SPECIAL NOTE**
1. 30' FRONT SETBACK FROM CENTERLINE OF R/W.
 2. 20' SIDE SETBACK FROM CENTERLINE OF R/W.
 3. 15' REAR SETBACK FROM CENTERLINE OF R/W.

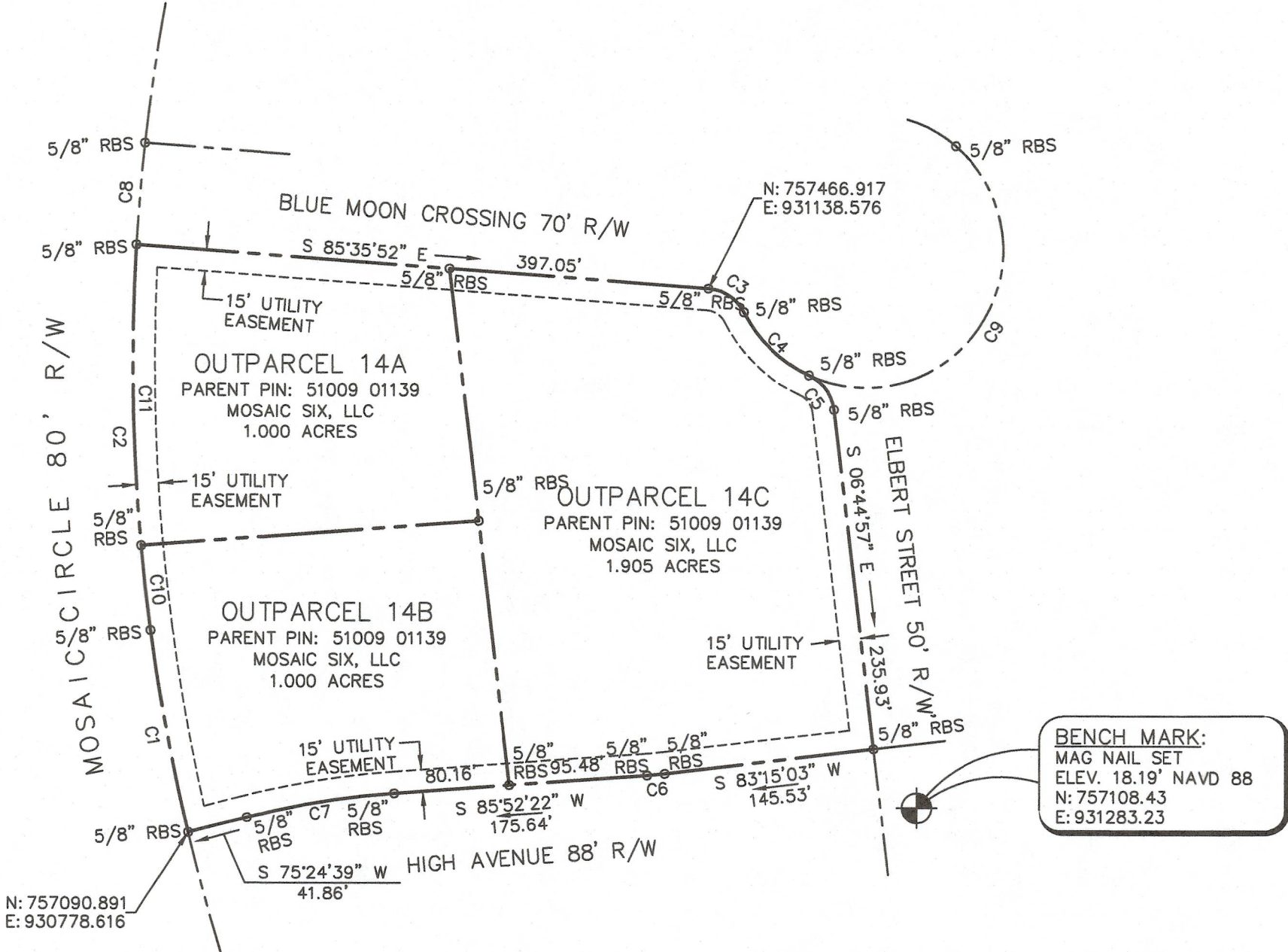
APPROVED BY THE MAYOR OF THE CITY OF POOLER

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

I(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER _____ DATE _____



REFERENCE
PLAT BOOK 52, PAGE 678.

ACCORDING TO F.I.R.M. MAP NO. 130561C0108 & 130561C0109, REVISED 8/16/2018, THIS PROPERTY SHOWN HEREON LIES IN ZONE X, NOT A 100 YEAR FLOOD ZONE.

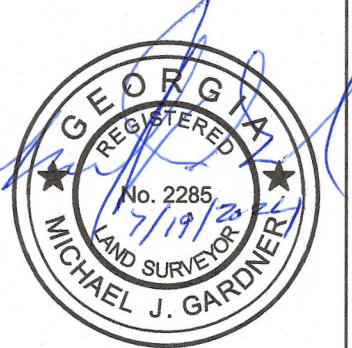
ERROR OF CLOSURE
FIELD: 1/30,000
ANGLE ERROR: 3" PER ANGLE POINT
ADJUSTED BY COMPASS METHOD.
PLAT: 1/570,458
EQUIPMENT: TOPCON GTS236W
TOTAL STATION: SINGLE PRISM

A SUBDIVISION PLAT
OF LOT 14
MOAIC TOWN CENTER
PHASE II, SOUTHWEST QUADRANT
POOLER, CHATHAM COUNTY, GEORGIA.
SURVEYED FOR: MOAIC SEVEN, LLC.
SURVEYED MAY 22, 2024
LAST REVISED: JULY 18, 2024
JOB NO.20220726
DRAWN BY DJP

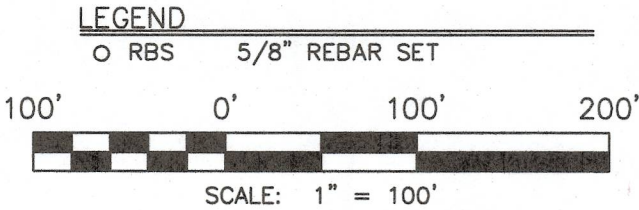
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67 AND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

MICHAEL J. GARDNER
GA. REG. LAND SURVEYOR NO. 2285

7/19/2024
DATE



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1403.62	142.14	142.08	N 10°30'28" W
C2	1403.62	267.40	266.99	N 02°08'57" W
C3	30.00	30.72	29.39	S 56°15'50" E
C4	95.00	63.81	62.62	S 46°10'24" E
C5	30.00	30.72	29.39	S 36°04'59" E
C6	268.00	12.26	12.26	S 84°33'43" W
C7	568.00	103.71	103.57	S 80°38'30" W
C8	95.00	271.63	188.11	N 32°40'17" E
C9	1403.62	70.01	70.00	N 04°44'14" E
C10	1403.62	59.19	59.19	N 06°23'54" W
C11	1403.62	208.20	208.01	N 00°56'27" W



MICHAEL JIM GARDNER
LAND SURVEYOR
120 VARNEDOE AVENUE
GARDEN CITY, GEORGIA 31408
PHONE (912) 964-8262



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Site Plan for Savannah Quarters Country Club Tennis & Pickleball Courts

Project:	#240023
P&Z Meeting Date:	August 12, 2024
City Council Meeting Date:	August 19, 2024
Applicant and Authorized Agent:	Patrick Graham/CHA Solutions
Location (Address):	8 Palladian Way
Parcel (PIN):	51009 01029
Acreage:	Approximately 13.026
Zoning:	PUD (Planned Unit Development) Savannah Quarters Phase 1
Proposed Use:	Addition of two clay tennis courts and four asphalt pickleball courts to the existing tennis center.
Staff Recommendation:	Approval
Planning & Zoning Commission:	TBD
Recommended Motion:	"After review of the criteria, move for approval of the request."
Zoning Action Standards:	- Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. - The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area. - Whether the site plan provides for adequate pedestrian and traffic access.

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

landscaping, which may provide a visual or noise-detering buffer between adjacent properties.

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

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

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

Conclusion:

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

Attachments:

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



CITY OF POOLER
GEORGIA

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8 Palladian Way Vicinity Map

08/05/2024

☐ 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

Savannah Quarters Country Club

Applicant Name

Applicant Phone

8 Palladian Way, Pooler, GA 31322

Applicant Mailing Address

Applicant Email

HGC Savannah Quarters, LLC

Property Owner Name

Property Owner Phone

13873 Park Center Road, Suite 203N Herndon, VA 20171

Property Owner Mailing Address

Property Owner Email

Patrick Graham

(912) 721-6999

Contact Person Name

Contact Person Phone

317 Tattnall Street, Savannah, GA 31401

PGraham@chasolutions.com

Contact Person Mailing Address

Contact Person Email

Property Information

8 Palladian Way, Pooler, GA 31322

Location Address

C4 - COMMERCIAL SMALL TRACTS

51009 01029

Current Zoning

Parcel Identification #

Addition of (2) clay tennis courts and (4) pickleball courts to the existing Savannah Quarters Tennis Center.

Brief Description of Proposed Land Development Activity and Use of Land Thereafter

Contractor Information

Howard B. Jones & Son, Inc.

SC GC License #G114482

843.388.4124

Contractor Name

Contractor License #

Contractor Phone

PO Box 747, Mount Pleasant, SC 29465

todd@howardbjones.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.

Application Number

Date

Action Requested

Action Taken



Site Plan Application

Page 3 of 3

Updated OCT 2023

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.

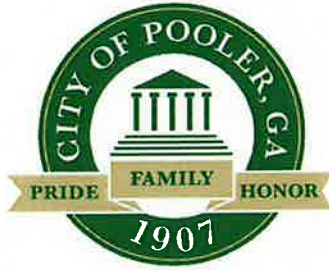
I hereby certify that this proposed subdivision/site plan does not violate any covenants or deed restrictions currently in effect for the property being subdivided/developed.

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>Chris Bowen</u>	<u>[Signature]</u>	<u>2-20-24</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
- n/a ☐ 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)



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.

CHA Consulting, Inc./Patrick N. Graham, PE pgraham@chasolutions.com 912-335-8366
Applicant/Agent Name Email Phone

317 Tattnall Street, Savannah, GA 31401
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.

8 Palladian Way, Pooler, GA 31322
Property Address

Savannah Quarters Country Club
Owner Name

Owner Signature

2-20-2024

Date

Notary Public

Feb 20, 2024
Subscribed and Sworn This Day Of

Leigh Ann Bryan
Notary Name

Notary Signature

Jan 22, 2028
Commission Expiration





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-deterring 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.

Chris Bowen

Applicant Name

[Signature]

Applicant Signature

2-20-2024

Date



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NOTICE TO APPLICANT

Please address each item below using an "ok" or "n/a" and indicate on which plan sheets each item can be located. This checklist is intended to serve as a guide for a complete site plan application but does not comprise all City standards. All City of Pooler Code of Ordinances' requirements must be met.

Project Information

Savannah Quarters Tennis and Pickleball Courts

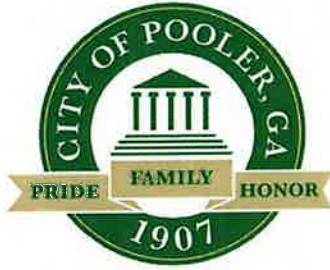
1-29-2024

Project Name

Date

Basic Engineering Information

- G-000 1. X Development name; If not obvious, add a description of the development
- G-000 2. X Location of site / location map: Sufficiently detailed to pinpoint the site's location
- all sheets 3. X Date of plans with space for revision dates
- G-000 4. X Name and contact information of the engineer and engineering firm responsible for the plans
- G-000 5. X Name and contact information of owner, authorized agent of the owner, and/or developer
- G-000 6. X 24-hour contact with phone number
- all sheets 7. X Signed and dated P.E. stamp or other licensed professional as allowed by law
- G-000 8. X Sheet index
- G-000 9. X Property size, disturbed area, impervious area, property zoning, maximum building height, proposed square footage, proposed height
10. Show property boundaries with metes and bounds descriptions
- C-100 11. X North arrow, graphic scale
- C-001 12. X Show existing site features of the property, existing contours at 1-foot intervals (Appendix A, Article V, Section 4 C), existing buildings, parking, driveways, undeveloped areas, etc
- C-001 13. X Identify the ownership and use of all adjacent surrounding properties
14. n/a Show adjacent roads and curb cuts within 500 feet (Appendix A, Article V, Section 4 C)
15. n/a Name of adjacent roads. Route number if state or federal route (Appendix A, Article V, Section 4 C)
16. n/a Show and label the right-of-way of adjacent roads. (Appendix A, Article V, Section 4 C)



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- C-001 17. x Existing improvements inside adjacent road rights-of-way such as turn lanes, drainage systems, sidewalks/pathways, utilities, and any other items that may have an impact on this development
- C-001 18. x Show existing drainage features on or around this site that may impact the development: creeks, ponds, ditches, swales, buffers, pipe systems, drainage easements, existing detention ponds, lakes, wetlands, floodplain limits, etc
- C-001 19. x Indicate whether or not FLOODPLAIN exists on the site. Provide a FEMA map reference and date of FEMA map
- C-001 20. x Indicate whether or not STATE WATERS exist on the site and if wretched vegetation is present. If State waters, with wretched vegetation, are present on site, delineate required buffers, extending from the wretched vegetation. (Georgia EPD jurisdiction)
21. x Indicate whether or not WETLANDS exist on the site. All wetlands shall be delineated on the site plans and identified as jurisdictional or non-jurisdictional. If applicable, show required buffer (Corps of Engineers' jurisdiction)
- C-001 22. x Location of existing utilities (Appendix A, Article V, Section 4 C 5)
- C-001 23. x Easements existing upon the property
24. n/a Provide cut/fill computations for all proposed grading in the floodplain. If the cut/fill calculations result in a net fill, provide FEMA no- rise certification, accompanied by the calculations utilized to perform analysis (NFIP 60.3(d)(3)).

Proposed Development

1. x New Developments & redevelopments - reminder: Please assure the bonds are provided in accordance with 42-183.8 (stormwater), 42-204.1 (landscaping), and 74.136 (sidewalks)
- C-100 2. x The site plan shall provide all pertinent data for proposed building construction or expansion, proposed parking, open areas, landscaping. (Appendix A, Article V, Section 4 C)
- C-100 3. x Show building setback lines and buffers from property lines and street right-of-way lines. (Appendix A, Article V, Section 4 C)
4. n/a For commercial and industrial developments, provide details of the proposed driveway(s) onto the public rights-of-way. This may need to be at an enlarged scale to show all necessary information
- C-100 5. x Show sidewalk that is to be constructed or extended; in accordance with Appendix B, Article VI, Section 601.02. Include the City's sidewalk detail
6. n/a Show location of freestanding signage if proposed. Make sure intersection sight distance is not impacted
7. n/a Show interior traffic pattern
- C-401 8. x Erosion control plans in accordance with State and local ordinances. Checkoff list is required if to C-407 disturbed area is > 1 acre



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9. n/a GDOT permit is required if any work is proposed in a State or US right-of-way. A copy of the approved Georgia DOT encroachment permit shall be required prior to obtaining a land disturbance permit
10. n/a At least two benchmarks shall be established within a subdivision. Such benchmarks shall be at opposite corners of the property being subdivided. Benchmarks shall be included on site development plans with coordinates and elevation (Appendix B, Article VI, Section 607)
11. n/a Show all required easements (around utilities, around drainage structures, 25' access easements, etc)
12. n/a Provide a utility plan that shows any proposed gas, electric, telephone and/or cable lines
13. n/a Greenbelt required as a buffer between incompatible zonings. (Appendix A, Article III, Section 27)
14. n/a Provide a fire access road meeting the requirements of the Fire Code. (Exceptions exist, but generally a paved road extending to within 150' of all portions of the facility with a minimum width of 20 feet and with a vertical clearance of 13'6"). See IFC 503
15. n/a Provide a Fire Protection Plan sheet that identifies all existing and proposed fire hydrant locations with hose lay distance in linear footage around each building from hydrant
16. n/a Show location of Mailbox Kiosk and provide details demonstrating it is ADA compliant
17. n/a Provide building elevations and proposed architectural materials or proposed architectural materials if no elevations exist
18. n/a Provide Phasing Plan when project is proposed to be constructed in phases (multi building sites)
- C-100 19. x Provide site lighting plan for all proposed lighting
20. n/a Traffic Impact Study or technical memo for traffic

New Streets

1. n/a If new streets are to be private, clearly indicate this
2. n/a An identifying name of each new street with the proposed right-of-way
3. n/a Street alignment to be in conformance with the approved Preliminary Plat
4. n/a Plan and profile of proposed streets; include profile grades, vertical curve lengths, K factors, etc
5. n/a The maximum change in grade that does not require a vertical curve shall be as follows:
20 mph – 1.2%, 25 mph – 1.1%, 30 mph – 1.0%, 35 mph – 0.9%, 40 mph – 0.8%, 45 mph – 0.7%,
50 mph – 0.6%, 55 mph – 0.5%, 60 mph – 0.4%, 65 mph – 0.3%. If the cumulative effect of
vertical grade breaks violates stopping sight distance criteria, these values shall be reduced
6. n/a Minimum street profile grade is 0.3% (Chapter 74, Article V, Section 74-133f)



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7. n/a Roadway pavement shall at a minimum meet the requirements outlined in the City of Pooler Standards and Specifications unless a geotechnical engineer requires a thicker pavement section more suitable for the proposed use of the road. (Chapter 74, Article V, Section 74-133b and c)
8. n/a Provide the City's standard details that relate to street construction (street typical section, pavement specifications, curb detail, sidewalk detail, etc.)
9. n/a A Neighborhood Grading and Drainage Plan is required for all subdivisions. (Appendix B, Article VI, Section 601.02)
10. n/a Demonstrate that intersection sight distance is achieved
11. n/a Show the location of all proposed R/W monuments – "Stone or concrete monuments four inches in diameter or square, 30 inches long, with a flat top, which shall be set at each street corner, and at all points where the street lines intersect the exterior boundaries of the subdivision, and at the P.C. and P.T. of each street. The top of the monuments shall contain a metal pin or be scored with an indented cross to identify the location." (Appendix B, Article VI, Sec. 605)
12. n/a The city will not accept for maintenance any unpaved street or road. (Chapter 74, Article V, Section 74-134)
13. n/a Show the location of all proposed road signs
14. n/a Show the location of all proposed pavement markings
15. n/a All pavement markings and other traffic control items shall be in accordance with the latest edition of the MUTCD on both public streets and private streets that are "open to public travel". (MUTCD Introduction, page I-1, paragraph 03)
16. n/a Commercial developments: Show traffic control items (directional arrows, stop bars, stop signs, etc)
17. n/a Label the curb radius at intersections
18. n/a Gutter spread shall not extend beyond the center of the travel lane for 10-year design storm event
19. n/a Ensure that the season high groundwater table elevation is a minimum of 24 inches below the bottom of the base course for proposed streets

Required Notes

Include the following notes as applicable to the project:

- G-000 1. x "In case of conflict between these plans and the City of Pooler's ordinances, standards, specifications or details, the City of Pooler requirements shall be required."
2. n/a Add the following note when new public streets are being constructed: "Laboratory compaction, stability and density tests are required for the pavement with compression for the concrete curb and gutter." (Chapter 74, Article V, Section 74-133g)



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3. n/a Add the following note when new public streets are to be constructed: "Construction will be performed under the supervision of a registered engineer." (Chapter 74, Article V, Section 74-133j)
4. n/a "All road signage and pavement markings shall be in accordance with MUTCD specifications." (MUTCD Introduction, page I-1, paragraph 03)
5. n/a Thermoplastic pavement markings are required within right of way (Standard Specifications 02500.2.06)
6. n/a When new public streets are being constructed, include the following: Add a note or sufficient information on the plans to indicate that Petromat, Supex or other suitable material is required within 50 feet of intersections. (Appendix B, Article VI, Section 601.02)
7. n/a Select fill SHALL be use in all roads to be dedicated to the City
8. n/a Road fill shall be compacted to 100% standard proctor or 95% modified proctor (ASTM D698 or ASTM D1557)
9. n/a Traffic signs installed inside the public R/W must have High Intensity or Diamond Grade Sheeting
10. n/a Street name signs shall be provided by the developer. (Chapter 74, Article V, Section 74-135)
11. x The owner must certify that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan (Chapter 42, Article V, Section 42- 183.4(6))
12. x The designer must certify that the design meets the requirements of the City of Pooler and the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual, and any relevant local addenda (Chapter 42, Article V, Section 42-183.4(5))

Drainage

References: City of Pooler Code of Ordinances, Chapter 74, Article V, Section 74-132; Chapter 42, Article V, Section 42-156; Appendix B, Article VI, Section 602

1. n/a Internal subdivision drainage to be designed for a minimum of a 10-year 24-hour storm event with immediate runoff. (Chapter 74, Article V, Section 74-132i)
2. n/a Storm drain pipe beneath city maintained streets shall be a minimum of 18 inches in diameter and shall be RCP. (Chapter 74, Article V, Section 74-132a)
3. n/a Storm side-drain under driveways and walkways shall be 15 inch minimum. Plastic culverts are acceptable but shall have concrete headwalls to protect the pipe ends. (Chapter 74, Article V, Section 74-132b)
4. n/a Metal pipe is not permitted in the city's rights-of-way or easements. (Chapter 74, Article V, Section 74-132c)
5. n/a Provide a plan and profile of the proposed storm drainage system; Show the hydraulic grade line for the applicable design-year storm, for the full extent of the stormwater conveyance system. The high



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water elevation must be below street elevation for the design-year storm event. Show all underground utility crossings, with the required vertical separation. (Chapter 42, Article V, Section 42-183.4)

- C-200 & C-300 6. x Lot drainage shall be from the rear to the front of lots; 0.5% grade minimum. Exceptions will be considered. (Chapter 74, Article V, Section 74-132d)
- C-200 & C-300 7. x Side lot drainage shall be piped; ditches on side lot lines are not permitted. Exceptions will be considered. (Chapter 74, Article V, Section 74-132e)
8. n/a All drainage ditches/canal shall have a maintenance easement. The structure itself shall be in an easement with an additional 25-foot access easement on one side for mechanical cleaning access purposes. Side slopes shall be grassed and shall be 2:1 or flatter. Side slopes shall be constructed in such a manner that they do not erode and can be maintained with riding grass cutting equipment. The soil type encountered will be considered in selecting the proper slope. Slope approval shall be at the discretion of the city, with a laboratory report on the angle of repose. (Ch 74, Art V, Section 74-132f & h)
9. n/a A swale is a drainage feature that receives stormwater from sheet flow and/or overland flow. Storm drainage pipe or gutter flow shall not discharge into a swale. (Chapter 74, Article V, Section 74-132g)
10. n/a Swales less than one foot deep shall be paved a minimum of two feet wide. Swales greater than one foot deep but less than three feet deep shall have a 4(H):1(V) side slope with a permanent stand of grass established on both slopes. (Chapter 74, Article V, Section 74-132g)
11. n/a A drainage swale or ditch greater than three feet deep shall be piped unless it is a primary or secondary outfall. (Chapter 74, Article V, Section 74-132g)
12. n/a The 100-yr floodplain shall be delineated on the site development plans, with Base Flood Elevation (BFE), when required. (Chapter 74, Article V, Section 74-132j)
13. n/a Minimum lot elevation: finished floor elevations shall be at least one foot above the level of the Base Flood Elevation, associated with the 100-year floodplain. The entire lot shall be properly drained. (Appendix B, Article VI, Section 602 e)
- Hydrology Report 14. x The peak post development discharge shall not exceed the predevelopment discharge. (Chapter 74, Article V, Section 74-132k; also Sec 601.02)
- C-200 & C-300 15. x Detention ponds: must be located outside wetlands. (Chapter 42, Article V, Sec 42-156)
- C-200 & C-300 16. x The City will not accept detention areas for maintenance or ownership. (Chapter 74, Article V, Section 74-132k)

Mobile Home Parks

1. n/a Verify correct zoning
2. n/a Minimum lot size 40' x 100' and a minimum of 4000 sf. (Appendix A, Article III, Section 10 A(2))
3. n/a Setback - front: At least 20' from front lot line or 35' from center of road. (Appendix A, Article III, Section 10 B 1)



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4. n/a Setback -sides: At least 5' with a 20' minimum between manufactured homes; (Appendix A, Article III, Section 10 B 2)
5. n/a Setback - rear: At least 5' with a 20' minimum between manufactured homes. (Appendix A, Article III, Section 10 B 3)
6. n/a At least two (2) paved parking spaces per lot (Appendix A, Article III, Section 10 C)
7. n/a Streets shall be 2-way and a minimum of 20 feet wide. No on-street parking. (Appendix A, Article III, Section 10 I)
8. n/a Water supply - City of Pooler when available. The development of an independent water supply can be used only upon approval of the county health officer. (Appendix A, Article III, Section 10 D)
9. n/a Sewerage disposal - City of Pooler when available. Alternative methods can only be used upon approval in writing by the county health officer. (Appendix A, Article III, Section 10 E)
10. n/a Utilities - underground only. (Appendix A, Article III, Section 10 G)
11. n/a Street Lights - Street lighting shall be provided, not to exceed 200 feet separation, including park entrance. (Appendix A, Article III, Section 10 H)
12. n/a Recreation area - < 25 units: a minimum of 5,000 square feet shall be reserved for recreation. > 25 units, a minimum of 10% of the total area. (This 10% shall not include bodies of water.) Such recreation areas shall be made safe from traffic by an enclosure or other device. (Appendix A, Article III, Section 10J)
13. n/a Maximum distance to a fire hydrant shall be 250 feet. (Appendix A, Article III, Section 10 L)

Utilities

References: City of Pooler Code of Ordinances, Chapter 74, Article V, Section 74-138 and Appendix B, Article VI, Section 606

General:

1. n/a Look at the overall layout of the water lines. The plan needs to show the location of where it connects to an existing system with all the usual information
2. n/a All utilities are to be installed underground
3. n/a Utilities shall not be placed longitudinally under street pavement. (Chapter 74, Article V, Section 74- 138 c)
4. n/a Minimize unnecessary water/sewer crossings to the extent possible. Minimum parallel separation: 10' horizontal and 18" vertical separation between water & sewer (Sanitary & Storm)
5. n/a Water mains must be DIP when crossing under storm or sewer mains. Include detail W-16



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6. n/a Provide the City-approved street typical section detail that shows the placement location of utility lines. (Chapter 74, Article V, Section 74-139 c)
7. n/a Developments must be served by public water and public sewers when available. (Appendix B, Article VI, Section 606.01)
8. n/a Plans for wells or septic systems shall require approval by the Chatham County Health Department. (Appendix B, Article VI, Section 606.02)
9. n/a All water and sewer lines running under streets/sidewalks shall be sleeved. (Appendix B, Article VI, Section 606.03)
10. n/a All publicly owned utilities shall be installed in the road rights-of-way or approved access easements. (Appendix B, Article VI, Section 604 and 606.04)
11. n/a Sanitary sewer, water mains, service laterals or other publicly owned utilities shall not be installed behind or between lots without the express approval of the City of Pooler. If allowed the utility will need to be in a proper easement. (Appendix B, Article VI, Section 606, Utilities 2)
12. n/a A #12 gauge solid copper tracing wire shall be installed on all water mains, water laterals, fire hydrants, post hydrants, and/or blow offs and along all sanitary sewer lines, laterals, and force mains. (Appendix B, Article VI, Section 606)
13. n/a If water main, gravity sewer main, or force main are proposed, provide profiles on site plan. Include all underground utility crossings with required vertical separation
14. n/a Submit all applicable outside agency and other jurisdiction approvals such as LDA, Chatham County, City of Savannah and Georgia EPD forms (forms extending water and sewer main lines)
15. n/a All private and dry utilities shall be shown on plans in easements. Clearly mark all city-owned utilities with "city utility easements" and private utilities with "private utilities easements". Provide associated easement agreement.

Water:

1. n/a Fire hydrant spacing:
 - 300 feet maximum in multi-family, commercial & industrial zonings
 - 500 feet maximum for single family; (Appendix B, Article VI, Section 606.03)
 - 250 feet spacing in mobile home parks (Appendix A, Article III, Section 10 L)
2. n/a All fire hydrants shall be painted yellow. (Appendix B, Article VI, Section 606)
3. n/a Provide Detail W-03 - Standard Fire Hydrant Assembly (Appendix B, Article VI, Section 606)
4. n/a Provide an engineering report for the proposed water distribution system. Calculations shall, at a minimum, include needed fire flow, expected domestic demand, and fire hydrant flow test results demonstrating that the required fire protection will be achieved on site. If extending water main, a complete water distribution system model and analysis shall be provided
5. n/a Residential water laterals: 1" diameter minimum. (Appendix B, Article VI, Section 606)



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6. n/a Residential water laterals shall be installed no more than 5' feet from the property corner. (Appendix B, Article VI, Section 606 Water 16)
7. n/a The water mains at the cul-de-sac shall be installed around the cul-de-sac thereby eliminating the laterals from being installed under the cul-de-sac. (Appendix B, Article VI, Section 606 Water 14)
8. n/a Water mains in subdivisions shall be 8" diameter minimum. In cul-de-sacs without fire hydrants, the minimum size can be reduced to 4". (Appendix B, Article VI, Section 606)
9. n/a When feasible all water mains shall be looped into the nearest main of the same size or larger size as the line of origin. (Appendix B, Article VI, Section 606)
10. n/a Cut-off valves will be located at all tees where lines are two inches or larger. (Appendix B, Article VI, Section 606.03)
11. n/a All gate valves 4" or larger that are installed on a transmission line shall be installed in a manhole. All gate valves at the entrance of a subdivision that tie into a transmission line shall be installed in a manhole. All other gate valves can be installed in a cast iron valve box with a concrete collar and concrete value marker posts. (Appendix B, Article VI, Section 606 Water 6)
12. n/a All valves shall have a concrete monument with "W/Valve" inscribed on two sides of the monument, installed no more than 6" away from the valve. (Appendix B, Article VI, Section 606 Water 9)
13. n/a All meter connection points must have an approved, reduced pressure backflow device. This includes fire lines, irrigation lines, and domestic supply lines. (Appendix B, Article VI, Section 606)
14. n/a The private water main starts at the property line. Therefore, meters and back flow preventers shall be placed at the property line
15. n/a Minimum cover 3 feet. (Standard Specifications Section 02700 3.01 D)
16. n/a Service laterals under roads are to be sleeved and at least 30" beneath the road surface. (Standard Specifications Section 02700 3.01 F 2)
17. n/a Pipe material: (City of Pooler Standard Specifications, Section 02700 and 02730). For line size < 4" polyethylene pipe, 200 psi, SIDR-7CTS For line size 4" - 12" PVC C900 DR 18. For line size > 12" DIP is required. ANSI / AWWA C151 A21.51 and thickness according to ANSI / AWWA C150 A21.50 for pressure class 250. Flange Pipe or Victaulic grooved pipe shall be Pressure Class 350. (Standard Specifications 02700 Section 2.01 A 2)

Sanitary Sewer:

1. n/a Sanitary manholes shall not exceed 350-foot spacing. (Appendix B, Article VI, Section 606, Sewer 1)
2. n/a 8 inches diameter minimum. (Appendix B, Article VI, Section 606, Sewer 3)
3. n/a If proposing a gravity sanitary sewer main, an engineering report shall be provided, with calculations for expected demand and sewer pipe sizing



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4. n/a Minimum size sanitary lateral is 4". (Appendix B, Article VI, Section 606, Sewer 4)
5. n/a Laterals shall connect directly to the manhole when possible, entering at an angle of at least 90 degrees to the direction of flow. (Appendix B, Article VI, Section 606, Sewer 2)
6. n/a Residential sewer laterals shall be installed within 15 feet of the property corner. (Appendix B, Article VI, Section 606, Sewer 9)
7. n/a Please assure that the sanitary sewer cleanouts are flood proofed and designed prevent infiltration of flood waters into the system (Appendix B, Article VI, Section 606.01 and Chapter 50, Section 50-91)
8. n/a Use watertight manhole rings and covers within or below Base Flood Elevation + 1' (Standard Specifications.02720.2.02.G.2)
9. n/a Sewer laterals: Cleanouts should be provided every 100' and at the bends. Cleanouts located within the pavement should be traffic rated
10. n/a Try to move manholes out of sidewalk
11. n/a Pipe Material:
 - SDR 26 PVC sewer pipe meeting the requirements of ASTM D3034 for pipes 15" and smaller and ASTM F679 for 18" and larger
 - DIP manufactured in accordance with ANSI A21.51 with thickness according to ANSI A21.50
12. n/a Min cover 3'
13. n/a Drop manholes are required when the 'invert in' is 2.0 feet or more above the 'invert out'. The MH must be a 6' diameter precast MH and conform to ASTM C478. The drop pipe shall be the same size as the influent pipe. All hardware on ductile iron piping associated with drop manholes must be stainless steel. (Standard Specifications Section 02720 2.02)
14. n/a Drop manholes - inside and outside drop manhole details S-7, S-8
15. n/a Sanitary sewer line - minimum slope:

8"	0.40%	21"	0.10%
10"	0.28%	24"	0.08%
12"	0.22%	27"	0.07%
14"	0.17%	30"	0.06%
15"	0.15%	33"	0.05%
16"	0.14%	36"	0.05%
18"	0.12%	42"	0.04%

Grease Traps:

1. n/a Grease trap is required for restaurants / eating establishments (any establishment with kitchen facilities). A sampling manhole shall be installed downstream of the grease trap and upstream of sanitary sewer main tie-in. Sampling MH shall be a minimum of 18 inches in diameter. Grease traps shall be sized at 20 gallons per seat, or a minimum capacity of 1,000 gallons and must be singular or in series



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and directly accessible from the exterior of the building. (Chapter 86, Article V, Division 4, Section 86-226 and 228)

Sanitary Sewer Lift Stations:

1. n/a City must approve lift station locations. Lift stations should not be located behind residential homes or commercial property. (Appendix B, Article VI, Section 606, Utilities 3)
2. n/a The lift station shall have a 25-ft (minimum) access easement from a paved public road. (Appendix B, Article VI, Section 606, Utilities 4 and 5)
3. n/a The easement shall provide an all-weather access road at least 15 feet wide, constructed of 8-inches of graded aggregate base with geo-textile fabric (or grid) if necessary to assure stability. (Appendix B, Article VI, Section 606, Utilities 5)
4. n/a The immediate entrance at the paved public roadway to the access easement shall be constructed of a 15' x 15' x 4" thick concrete pad. The concrete shall be 4,000 psi @ 28 days fiber reinforced concrete mixture. (Appendix B, Article VI, Section 606, Utilities 6)
5. n/a The lift station access shall have a vehicle turn-a-round drive provided, unless it is deemed not necessary by the water and sewer superintendent. (Appendix B, Article VI, Section 606, Utilities 7)
6. n/a All lift stations, with three HP or larger motors, shall have a true three phase power supply. No single phase, rotaphase, capacitor banks, shall be permissible. (Appendix B, Article VI, Section 606, Utilities 8)
7. n/a All lift stations shall be constructed with submersible pumps only. (Appendix B, Article VI, Section 606, Utilities 9)
8. n/a The city and its engineers shall approve the pump size and manufacturer. (Appendix B, Article VI, Section 606 Utilities 9)
9. n/a All lift stations sites shall be fenced in. The minimum gate opening is 12-foot with a 180 degree gate swing. The fence material can be either wood or cyclone. All fences shall be of privacy manner. (Appendix B, Article VI, Section 606, Utilities 10)
10. n/a The mounting panel for the controls, etc., shall be constructed out of three-inch galvanized post and galvanized support brackets. (Appendix B, Article VI, Section 606, Utilities 11)
11. n/a All proposed Lift Stations shall be accompanied by an engineering report. The following information shall be included in the report:
 - Title page – Title page should include the project name, date, developer/owner's name, the engineering firm preparing the plans and PE stamp
 - Sewer system information – type, location and size of development
 - Existing sewer system – location and type of gravity system the force main will discharge into
 - Future plans for sewer system – the number of lots this phase will encompass initially, if future



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phases will be constructed, and the extent to which the proposed system will serve future phases

- Pump Station and Force Main Design Calculations – the Average Daily Flow (ADF), Peak Daily Flow (PDF), Total Dynamic Head, Force Main (velocity produced in force main and maximum operating pressure) and Wet Well Buoyancy Calculation
- Cycle Times – volume in wet well needed to turn primary pump on, cycle time for ADF, cycle time for PDF and total cycle time

Force Mains:

Reference: Appendix B, Article VI, Section 606 Utilities 12, Standard Specifications Section 02710

1. n/a Show force main location and all associated appurtenances. All force mains shall be installed in the access easement or public road right-of-way
2. n/a Identify the size and material type of the force main pipe
3. n/a Manholes that are the termination point for force mains are be lined with Raven Lining Systems spray-in liner
4. n/a Force main markers are to be place every 500 feet and at change of direction. Attach the #12 solid copper tracing wire to each marker. (City of Pooler Standards & Specifications Section 02710.3.05)

Stormwater Management

References:

- City of Pooler Code of Ordinances, Part 2, Chapter 42, Article V-
- Georgia Stormwater Management Manual
- Coastal Supplement to the Georgia Stormwater Management Manual. (Chapter 42, Article V, Section 42-180.7)

General:

Water quantity may be handled through a master system, water quality/run-off reduction needs to be addressed as part of the individual development site.

Applicability and Exemptions (Chapter 42, Article V, Section 42-180.3)

1. X What developments do the City of Pooler Stormwater Management provisions apply to? (Chapter 42, Article V, Section 42-180.3 (1))
 - a. New development that involves the creation of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or
 - b. Redevelopment that involves the creation, addition or replacement of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or
 - c. New development or redevelopment, regardless of size, that is part of a larger common plan



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of development, even though multiple, separate and distinct land disturbing activities may take place at different times and on different schedules; or

- d. New development or redevelopment, regardless of size, that involves the creation or modification of a stormwater hotspot, as defined by the director

2. n/a The following activities are exempt: (Chapter 42, Article V, Section 42-180.3 (2))

- a. New development or redevelopment that involves the creation, addition or replacement of < 5,000 sf of impervious cover and that involves < 1 acre of other land disturbing activities
- b. New development or redevelopment activities on individual residential lots that are not part of a larger common plan of development and do not meet any of the applicability criteria listed above
- c. Additions or modifications to existing single-family homes and duplex residential units that do not meet any of the applicability criteria listed above
- d. Development projects that are undertaken exclusively for agricultural or silvicultural purposes within areas zoned for agricultural or silvicultural
- e. Maintenance and repairs of any green infrastructure or stormwater management practices deemed necessary by the director
- f. Any part of a land development project that was approved by the director prior to the adoption of this article
- g. Redevelopment activities that involve the replacement of impervious cover when the original impervious cover was wholly or partially lost due to natural disaster or other acts of God occurring after April 12, 2012

3. n/a Redevelopment projects must handle stormwater run-off in at least one of the following methods. The method(s) selected must be acceptable to the City of Pooler (Section 42-184.8):

- a. existing site impervious cover by at least 20 percent
- b. Manage the stormwater runoff from at least 20 percent of the site's existing impervious cover in addition to any new impervious cover. Stormwater shall be managed with criteria selected, designed, constructed and maintained in accordance with the information presented in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda
- c. Provide off-site stormwater management practices

Design Plan (Chapter 42, Article V, Section 42-183.4)

4. X Provide a hydrologic analysis of the EXISTING conditions that includes: (Section 42-183.4 (1))

Hydrology
Report

- a. Existing conditions map
- b. Describe the existing conditions of each on-site drainage area of the development site (e.g.



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size, soil types, land cover characteristics)

- c. Describe the existing conditions of off-site drainage areas that contribute runoff to the development site (e.g. size, soil types, land cover characteristics)
- d. Information about the stormwater runoff rates and volumes generated, under existing conditions, in each on-site drainage area of the development site
- e. Information about the stormwater runoff rates and volumes generated, under existing conditions, in each off-site drainage area that contributes runoff to the development site
- f. Documentation showing how the existing conditions hydrologic analysis was completed

5. X
Hydrology
Report

Provide a hydrologic analysis of the **proposed** conditions that includes: (Section 42-183.4 (2))

- a. Proposed conditions map (Sec 42-183.2(4))
- b. Describe the proposed conditions of each on-site drainage area of the development site (e.g. size, soil types, land cover characteristics)
- c. Describe the proposed conditions of off-site drainage areas that contribute runoff to the development site (e.g. size, soil types, land cover characteristics)
- d. Information about the stormwater runoff rates and volumes generated, under proposed conditions, in each on-site drainage area of the development site
- e. Information about the stormwater runoff rates and volumes generated, under proposed conditions, in each off-site drainage area that contributes runoff to the development site
- f. Documentation (e.g. model diagram) and calculations showing how the proposed conditions hydrologic analysis was completed

6. X
Hydrology
Report

Provide a POST-CONSTRUCTION STORMWATER MANAGEMENT SYSTEM PLAN that illustrates: (Section 42-183.4 (3))

- a. Proposed topography
- b. Proposed drainage divides and patterns
- c. Existing and proposed roads, buildings, parking areas and other impervious surfaces
- d. Existing and proposed primary and secondary conservation areas
- e. Plan view of existing and proposed low impact development and stormwater management practices
- f. Cross-section and profile views of existing and proposed low impact development and stormwater management practices, including information about water surface elevations, storage volumes and inlet and outlet structures (e.g. orifice sizes)



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- g. Plan view of existing and proposed storm drain infrastructure (e.g. inlets, manholes, storm drains)
- h. Cross-section and profile views of existing and proposed storm drain infrastructure (e.g. inlets, manholes, storm drains), including information about invert and water surface elevations
- i. Existing and proposed channel modifications (e.g. bridge or culvert installations)

Hydrology Report 7. X Provide a post-construction stormwater management system narrative that includes information about: (Section 42-183.4 (4))

- a. How post-construction stormwater runoff will be managed on the development site, including a list of the low impact development and stormwater management practices that will be used
- b. It shall also include documentation and calculations that demonstrate how the selected low impact development and stormwater management practices satisfy the post-construction stormwater management criteria that apply to the development site, including information about the existing and proposed conditions of each of the drainage areas found on the development site (e.g. size, soil types, land cover characteristics)

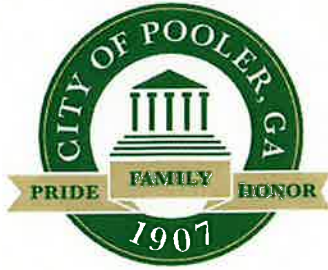
Hydrology Report 8. X Certification by plan preparer that the stormwater management design plan meets the requirements of the City's stormwater management ordinance and the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual, and any relevant local addenda. (Section 42-183.4 (5))

Hydrology Report 9. X Certification by owner that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan. (Section 42-183.4 (6))

Inspection and Maintenance Plan: (Chapter 42, Article V, Section 42-183.5 and Section 42-186.2)

10. _____ An Inspection and Maintenance Agreement and Plan must be submitted. This document is a binding agreement signed by the applicant or owner that is binding on all subsequent owners unless the stormwater management system is dedicated to and accepted by the City. The plan must include the following:
- a. Identification by name or official title the person(s) responsible for carrying out the inspection and maintenance
 - b. A statement confirming that responsibility for the operation and maintenance of the stormwater management system shall remain with the property owner and shall pass to any successive owner
 - c. A provision stating that, if portions of the development site are sold, legally binding arrangements shall be made to pass the responsibility for the operation and maintenance of the stormwater management system to the appropriate successors in title. These arrangements shall designate, for each portion of the stormwater management system, the person(s) to be permanently responsible for its inspection and maintenance
 - d. A maintenance schedule stating when, what, and how often routine inspection and maintenance will occur to ensure proper function of the system. (Section 42-186.2)

Off-Site Stormwater Management Practices: (Chapter 42, Article V, Section 42-183.9)



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- Hydrology Report
11. X Off-site or regional stormwater management practice must meet the following criteria:
- a. Located on property legally dedicated to that purpose
 - b. Be designed and sized to meet the post-construction stormwater management criteria presented below
 - c. Provide stormwater quality and quantity control that is equal to or greater than that which would be provided by on-site green infrastructure and stormwater management practices
 - d. Stormwater management practices shall be installed, where necessary, to protect properties and drainage channels that are located between the development site and the location of the off-site or regional stormwater management practice
- Hydrology Report
12. X Submit a stormwater management design plan that demonstrates the off-site or regional stormwater management practice will not result in the following impacts:
- a. Increased threat of flood damage or endangerment to public health or safety
 - b. Deterioration of existing culverts, bridges, dams and other structures
 - c. Accelerated streambank or streambed erosion or siltation
 - d. Degradation of in-stream biological functions or habitat
 - e. Water quality impairment in violation of state water quality standards and/or violation of any other state or federal regulations

Post-Construction Stormwater Management (Section 42-184)

- Hydrology Report
1. X Natural resources inventory (Section 42-184.1) - Prior to the start of any land disturbing activities, including any clearing and grading activities, site reconnaissance and surveying techniques should be used to complete an assessment of the natural resources, both terrestrial and aquatic, found on a development site. The natural resources inventory shall be completed in accordance with the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual. The preservation and/or restoration of these natural resources may be assigned quantifiable stormwater management "credits" that can be used when calculating the stormwater runoff volumes (sections 42-184.3 through 42-184.7). The green infrastructure practices that qualify for these "credits," and information about how they can be used is provided in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual
2. X Green Infrastructure Practices (Section 42-184.2) - Green infrastructure practices shall be used to the maximum extent practical
3. X Stormwater runoff reduction (Section 42-184.3) - The stormwater runoff volume generated by the runoff reduction storm event shall be reduced on-site. A system is presumed to comply with this criteria if:
- a. It includes green infrastructure practices that provide for the interception, evapotranspiration,



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infiltration or capture and reuse of stormwater runoff, that have been selected, designed, constructed and maintained in accordance with the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda

b. It is designed to provide the amount of stormwater runoff reduction specified in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual

4. X Water quality protection (Section 42-184.4) - Post-construction stormwater runoff shall be adequately treated before it is discharged from a development site. Applicants can satisfy this criteria by satisfying the stormwater runoff reduction criteria (section 42-184.3). However, if any of the stormwater runoff volume generated by the runoff reduction storm event cannot be reduced on the development site, it shall be intercepted and treated in one or more stormwater management practices that provide at least an 80% reduction in TSS loads and reduce nitrogen and bacteria loads to the maximum extent practical. When seeking to satisfy this criteria through the use of one or more stormwater management practices, applicants shall:
- Hydrology Report
- a. Intercept and treat stormwater runoff in stormwater management practices that have been selected, designed, constructed and maintained in accordance with the information presented in the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda
- b. Provide adequate documentation to the City of Pooler to show that total suspended solids, nitrogen and bacteria removal were considered during the selection of the stormwater management practices that will be used to intercept and treat stormwater runoff on the development site
5. X Aquatic resource protection (Section 42-184.5) - In order to protect local aquatic resources from the negative impacts of the land development process, applicants shall provide aquatic resource protection in accordance with the coastal stormwater supplement to the Georgia Stormwater Management Manual
- Hydrology Report
6. X Overbank flood protection (Section 42-184.6) - Stormwater management systems shall control the peak discharge generated by the overbank flood protection storm event. A stormwater management system is presumed to comply if it is designed to provide overbank flood protection in accordance with the information provided in the coastal stormwater supplement to the Georgia Stormwater Management Manual
- Hydrology Report
7. X Extreme flood protection (Section 42-184.7) - Stormwater management systems shall control the peak discharge generated by the extreme flood protection storm event. A system is presumed to comply with this criteria if it is designed to provide extreme flood protection in accordance with the information provided in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual
- Hydrology Report

Note only: Certification, final inspection and as-built plans - The applicant is responsible for certifying that the project has been completed in accordance with the approved stormwater management design plan. The applicant is also responsible for submitting as-built plans for all green infrastructure and stormwater management practices shown on the approved plan. The as-built plans must show the final design specifications for all green infrastructure and stormwater management practices and must be certified by a licensed design professional such as a landscape architect, professional surveyor or professional engineer. A final inspection shall be conducted by the City staff to confirm the accuracy of the as built plans. (Sec 42-185.3)



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Tree Protection Ordinance

Reference: City of Pooler Code of Ordinances, Chapter 42, Article VI

Minimum Tree Coverage (Section 42-197)

1. n/a Residential tree requirement—A residential lot shall have a minimum of 3 preferred trees, of which one shall be located in the front of the residence and selected from large or medium tree species list. (Chapter 42, Article VI, Section 42-197)
2. x Multi-family, commercial and industrial requirement—The minimum allowable post development tree coverage for all development sites shall be 15 existing trees (excluding pine trees and Sweet Gums), six-inch diameter at breast height (dbh) or larger per acre of developable land (excluding buffers and wetlands). Each tree with a diameter of 24 inches dbh or larger (18 inches dbh for Live Oaks) must be designated on the landscape plan and may count as three trees towards meeting the minimum allowable coverage. Each tree with a diameter of 40 inches dbh or larger must also be designated on the landscape plan and may count as five trees towards meeting the minimum allowable coverage. (Chapter 42, Article VI, Section 42-197)

C-401
& C-500

Significant Trees (Section 42-198)

3. n/a Significant tree - A tree with dbh of ≥ 24 " (except sweet gums and pines). Live oaks with dbh of ≥ 18 "
4. n/a Significant tree - If a significant tree is to be removed, the planting of new trees of the same species, or preferred species if the same species is not available, totaling the same number of inches in diameter will be required. Replacement trees shall have a minimum dbh of six inches

C-001

Replacement (Section 42-199)

5. n/a Where pre-development tree coverage is less than the prescribed minimum, replacement trees shall be at least 2" dbh and 8' tall. (Chapter 42, Article VI, Section 42-199)
6. n/a If a developer will be contributing to the city's tree planting program in order to meet the provisions of this ordinance, provide a statement on the plans to this effect along with supporting documentation as to why the payment is necessary and cannot be achieved through design alternatives. (Chapter 42, Article VI, Section 42-199(3))

Parking Lot Coverage (Section 42-200)

7. n/a Parking lot islands - a 500 sf (min) landscaped island area with at least 1 preferred tree is required for every 12 parking spaces. (Chapter 42, Article VI, Section 42-200)

Protection Zones (Section 42-201)

8. x The area within the tree protection zone must be open and unpaved, except where approved pervious pavers may be utilized or tree aeration systems and tree wells are installed. (Chapter 42, Article VI, Section 42-201)

C-401



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C-406 9. X The protection zone is defined as a circle with a radius of 1' per 1" dbh extending outwardly from the tree to be protected or the extent of the drip line, whichever is more restrictive. (Chapter 42, Article VI, Section 42-201)

C-406 10. X Tree protective barriers must be at least 4' in height, be prominent visually and erected completely around the protection zone. The use of chain link fencing is required as a minimum. No change in grade within the protection zone shall be allowed around existing trees except for a max two inches of mulch. Those trees to be preserved as shown on the approved landscaping plan shall be marked on-site with a bright blue ribbon encircling the trunks prior to clearing and grading. The construction plan must clearly state the purpose of the blue ribbon to prevent any confusion at the site. (Chapter 42, Article VI, Section 42-201)

Landscape Plan (Section 42-204)

C-500 11. X Each phase of a development must include a landscape plan. (Chapter 42, Article VI, Section 42-204). The Landscaping Plan must show utility easements and areas to be covered with asphalt or concrete

C-500 12. X Required note - "Trees shall not be planted within 10 feet of any underground utility or storm drain."

C-001 13. X A tree survey showing existing tree coverage, completed by a state registered land surveyor. If a portion of the tract is not to be disturbed, then a tree survey is not required on that portion. Provide an arborist report of significant tree conditions. (Chapter 42, Article VI, Section 42-204)

- Any tree except a pine or sweet gum tree 6" dbh or greater shall be included.
- Any tree except a pine or sweet gum with a dbh between 6" and 17" shall have their common name provided.
- Any tree except a pine or sweet gum with a dbh of 18" or greater shall have their specific name provided.
- Any pine or sweet gum with a dbh of 24" or greater shall be included with their specific name provided.

C-002 14. X A clearing plan showing the location of significant trees to be removed; (Chapter 42, Article VI, Section 42-204.2)

C-500 15. X A tree replacement plan; (Chapter 42, Article VI, Section 42-204.3)

C-406 16. X The method of tree protection to be used; (Chapter 42, Article VI, Section 42-204.3)

17. n/a If a residential subdivision, a typical lot layout is required showing the minimum tree requirement of three trees per lot; (Chapter 42, Article VI, Section 42-204.5)

C-500 18. X Location, size and types of trees, shrubs and groundcover to be planted on the site. (Chapter 42, Article VI, Section 42-204.6)

Existing in-ground irrigation for grassed areas. 19. X All trees and landscaped areas shall be provided with a means for delivery of water in a quantity that is sufficient to establish and maintain the viability of the plants; A water supply is not required for areas of established trees and other vegetation that are retained for green space, provided that site grading or development activities will not result in damage to said areas. (Chapter 42, Article VI, Section 42-204.7)



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20. ☒ Existing in-ground irrigation for grassed areas. In ground irrigation systems installed with water supply to all newly planted trees and plant material shall result in a 20 percent reduction of the landscape establishment bond. (Chapter 42, Article VI, Section 42-204.8)

Preferred Tree List: (Section 42-198)

LARGE SPECIES	MEDIUM SPECIES	SMALL SPECIES
American Beech	American Holly	Eastern Redbud
American Elm hybrids	Maple, Red	Holly, attenuate hybrids
American Sycamore	Maple, Florida	Holly, Yaupon
Ash, Green	Maple, Trident	Magnolia, Sweetbay
Ash, White	Cedar, Eastern Red	Fringe tree
Cypress, Bald		
Cypress, Pond		
Ginkgo (male)		
Hickory species		
Magnolia, Southern		
Oak, Live		
Oak, Nuttall		
Oak, Overcup		
Oak, Shumard		
Oak, White		
Oak, Willow		
Oak, Southern Red		
Poplar, Yellow		

1. ☒ No more than 30% of trees may be from the small species list or from one species
2. ☐ Upon recommendation of the City Arborist, a species different from one listed may be approved

Attachment B

PARID: 51009 01029

HGC SAVANNAH QUARTERS, LLC

WESTBROOK LN

Tax Commissioner Summary

Status	ACTIVE
Alternate ID	2964453
Bill #	2964453
Tax District/Description	050-POOLER
Legal Description	TRACT 10B-1, RECOMB & MINOR SUB - PORTIONS OF WOODYARD GOLF CLUB, TRANT 9, 10A & 10B
Appeal Status	

Parcel Status

Parcel Status	Deferral Exist	Years Support	Total Millage Rate
Active	No		31.9290

Parcel Information

Property Class	C4 - Commercial Small Tracts
Mortgage Company	
Exemptions	

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
HGC SAVANNAH QUARTERS, LLC			13873 PARK CENTER ROAD SUITE 203N HERNDON VA 20171

Digest Owner (January 1)

Owner	Co-Owner	Care Of	Mailing Address
HGC SAVANNAH QUARTERS, LLC			13873 PARK CENTER ROAD SUITE 203N HERNDON VA 20171

Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	1	69,909.18	-69,909.18	0.00
2022	1	61,175.71	-61,175.71	0.00
2021	1	57,513.58	-57,513.58	0.00
2020	1	58,911.58	-58,911.58	0.00
2019	1	59,913.90	-59,913.90	0.00
2018	1	50,202.40	-50,202.40	0.00
2017	1	46,975.18	-46,975.18	0.00
2016	1	47,063.20	-47,063.20	0.00
2015	1	39,340.33	-39,340.33	0.00
Total:		491,005.06	-491,005.06	0.00

Payment Information

Payment Sequence	User ID Location	Effective Date Source	Business Date Pymt Type	Payment Applied	Tolerance/ Overpayment	Payment Methods	Total Payment
4164042077	GOVWIN-88888 WEB	05/31/2023 WEB	05/31/2023 Z23	\$30,586.90	\$0.00 \$0.00	EC/30,586.90	\$30,586.90

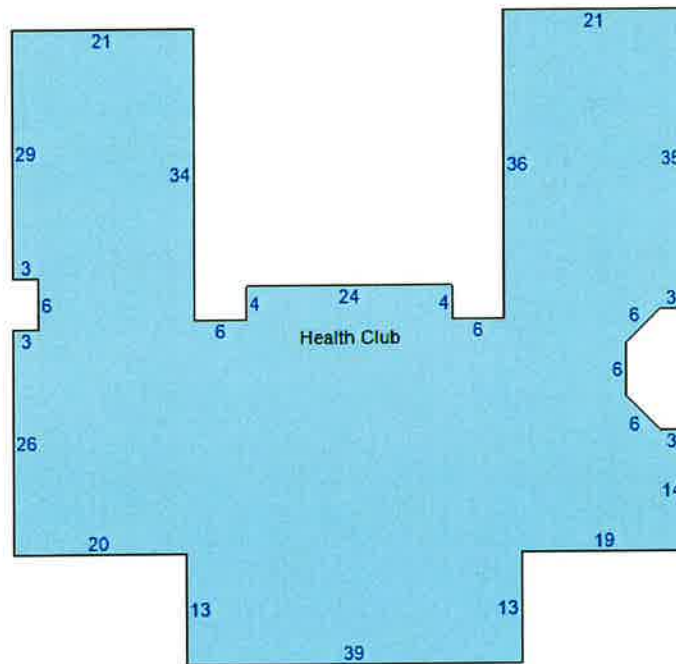
4164144425	GOVWIN-88888	11/13/2023	11/13/2023	\$39,322.28	\$0.00	EC/39,322.28	\$39,322.28
	WEB	WEB	Z23		\$0.00		

Payer Details

Payment Sequence	User ID Location	Effective Date Source	Total Payment	Payer Information
4164042077	GOVWIN-88888 WEB	05/31/2023 WEB	\$30,586.90	HGC Savannah Quarters LLC 13873 Park Center Road, Suite 203N Herndon, VA, 20171
4164144425	GOVWIN-88888 WEB	11/13/2023 WEB	\$39,322.28	HGC Savannah Quarters LLC 13873 Park Center Road, Suite 203N Herndon, VA, 20171

Billings Detail

Authority Code	Code	Authority Name	Millage	Billed	Paid	Due
COUNTY - OPER	TAX	COUNTY M&O	-1.3950	\$23,029.37	-\$23,029.37	\$0.00
POOLER - CITY	TAX	CITY OF POOLER	-4.1290	\$8,276.38	-\$8,276.38	\$0.00
SCHOOL - OPER	TAX	COUNTY SCHOOL M&O	0.0000	\$38,603.43	-\$38,603.43	\$0.00
Total:			-5.5240	\$69,909.18	-\$69,909.18	\$0.00



Item	Area
Health Club - 418:Health Club	4079
- 6201:PAVING, ASPHALT	24343
- 1243:CANOPY, WOOD FRAME, LIGHT FALSE MANSARD	4175
- 1243:CANOPY, WOOD FRAME, LIGHT FALSE MANSARD	480
- 6201:PAVING, ASPHALT	53032
- 1243:CANOPY, WOOD FRAME, LIGHT FALSE MANSARD	174

Attachment B	
- 9105:PAVING, CONCRETE	3164
- 1243:CANOPY, WOOD FRAME, LIGHT FALSE MANSARD	650
- 9105:PAVING, CONCRETE	96
- 1722:BUILDING, CONCRETE FLOOR, PLAIN	128
- 1243:CANOPY, WOOD FRAME, LIGHT FALSE MANSARD	368
- 6701:TENNIS COURT, CONCRETE W/POSTS, NET, STRIPING	12650
- 6601:CHAIN LINK FENCE, GALVANIZED	450



8 PALLADIAN WAY, POOLER, GA 31322

CONSTRUCTION DRAWINGS, JUNE 2024



1. PARCEL IDENTIFICATION: 51009 01029
2. OWNER: SAVANNAH QUARTERS COUNTRY CLUB
8 PALLADIAN WAY, POOLER, GA. 31322
3. CURRENT ZONING: PUD
4. PROPOSED DISTURBED AREA: 1.56 ACRES
 - 15% IMPERVIOUS PICKLEBALL COURTS
 - 23% PERVIOUS PAVER, TENNIS COURT
5. 24 HOUR CONTACT: PATRICK GRAHAM
912-429-5796

1. CLEARING AND GRADING
2. CONSTRUCTION OF DRAINAGE SYSTEMS
3. CONSTRUCTION OF HAR-TRU HYDROCOURT, PERIMETER FENCE AND NETTING, COURT LIGHTING AND ACCESSORY STRUCTURE
4. CONSTRUCTION OF PICKLEBALL COURTS WITH PERIMETER FENCING.
5. CONSTRUCTION OF RAIN GARDENS AND GRADING.
6. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS AND SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING A STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERED ITEM SHALL BE DESTROYED. ANY PERSON WHO ALTERS A STAMP OF AN ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION

SAVANNAH QUARTERS
TENNIS/ PICKLEBALL
COURTS

[illegible]

TITLE SHEET

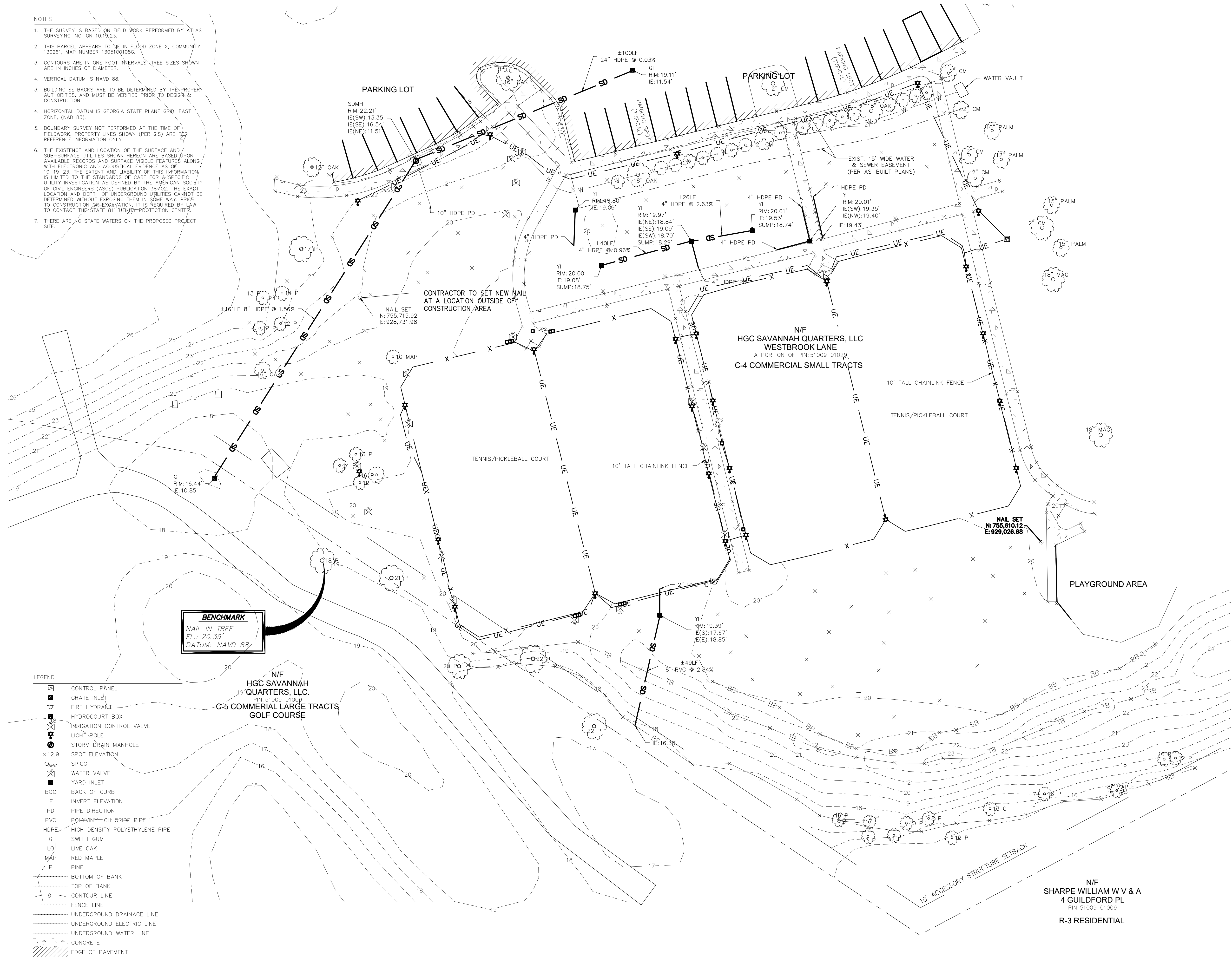
Designed By: CAC	Drawn By: CAC	Checked By: PNG
Issue Date: JUNE, 2024	Project No: 084148	Scale: AS SHOWN

Drawing No.:

G-000

NOTES

1. THE SURVEY IS BASED ON FIELD WORK PERFORMED BY ATLAS SURVEYING INC. ON 10.19.23.
2. THIS PARCEL APPEARS TO BE IN FLOOD ZONE X, COMMUNITY 130261, MAP NUMBER 1305100108G.
3. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
4. VERTICAL DATUM IS NAVD 88.
5. BUILDING SETBACKS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
6. HORIZONTAL DATUM IS GEORGIA STATE PLANE GRID, EAST ZONE, (NAD 83).
7. BOUNDARY SURVEY NOT PERFORMED AT THE TIME OF FIELDWORK. PROPERTY LINES SHOWN (PER GIS) ARE FOR REFERENCE INFORMATION ONLY.
8. THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACQUISITION EVIDENCE AS OF 10-19-23. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 TOLL-FREE PROTECTION CENTER.
9. THERE ARE NO STATE WATERS ON THE PROPOSED PROJECT SITE.



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SAVANNAH QUARTERS
TENNIS/PICKLEBALL
COURTS

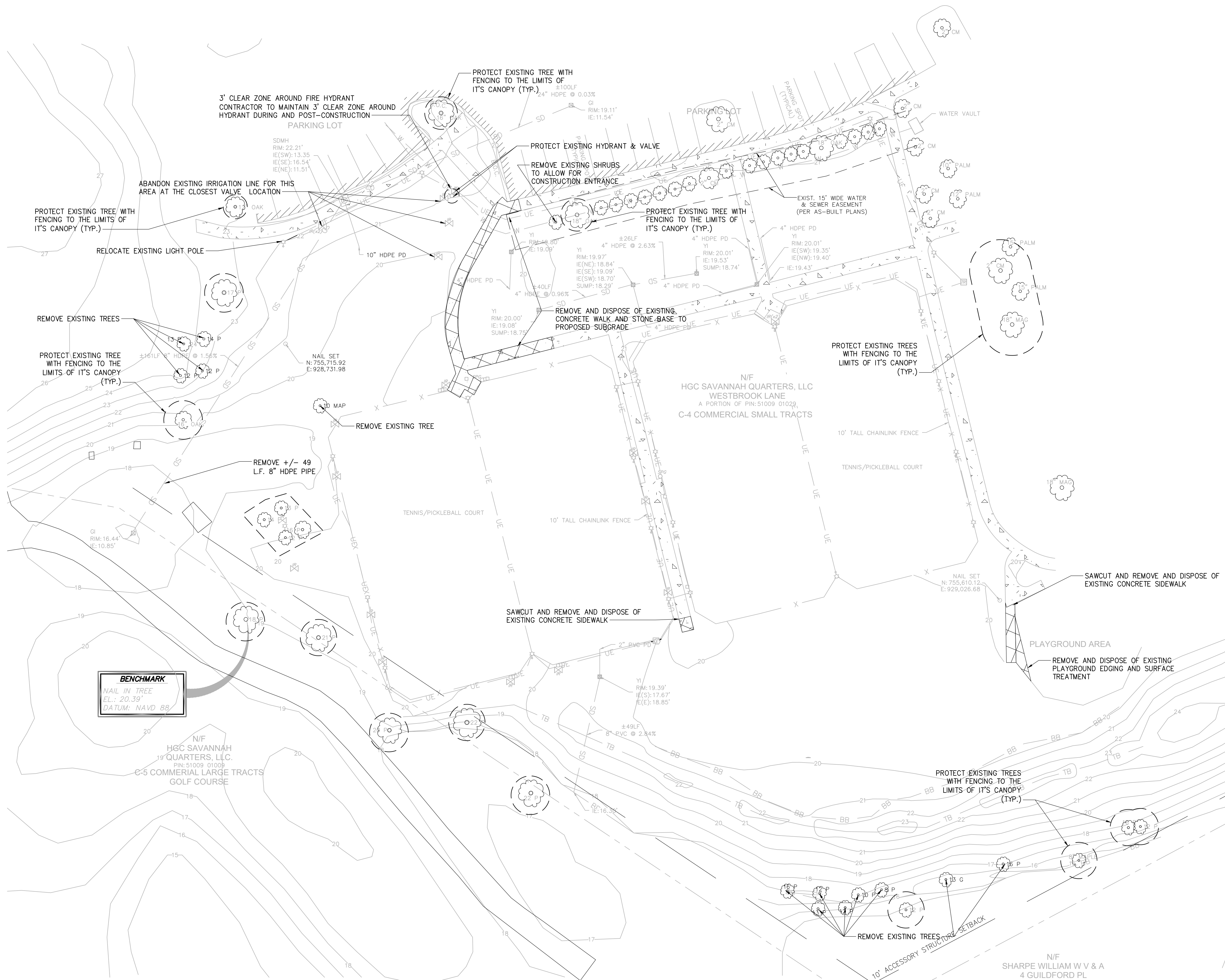
No.	Submittal / Revision	App'd	By	Date
1	PER CITY COMMENTS	P.G.	CAC	7/15/24

EXISTING
CONDITIONS

Designed By: CAC	Drawn By: CAC	Checked By: PNG
Issue Date: JUNE, 2024	Project No: 084148	Scale: AS SHOWN

Drawing No.:

C-001



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED. BY ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SAVANNAH QUARTERS
TENNIS/PICKLEBALL
COURTS

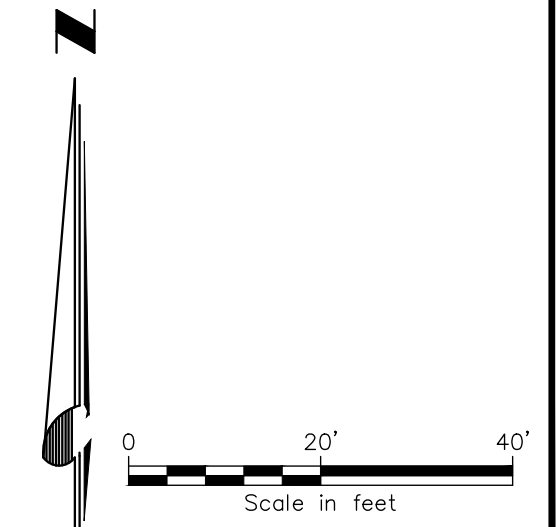
No.	Submittal / Revision	App'd	By	Date
1	PER CITY COMMENTS	P.G.	CAC	7/15/24

DEMOLITION PLAN

Designed By:	Drawn By:	Checked By:
CAC	CAC	PNG
Issue Date:	Project No:	Scale:
JUNE, 2024	084148	AS SHOWN

Drawing No.:

C-002



THIS IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SAVANNAH QUARTERS
TENNIS/ PICKLEBALL
COURTS

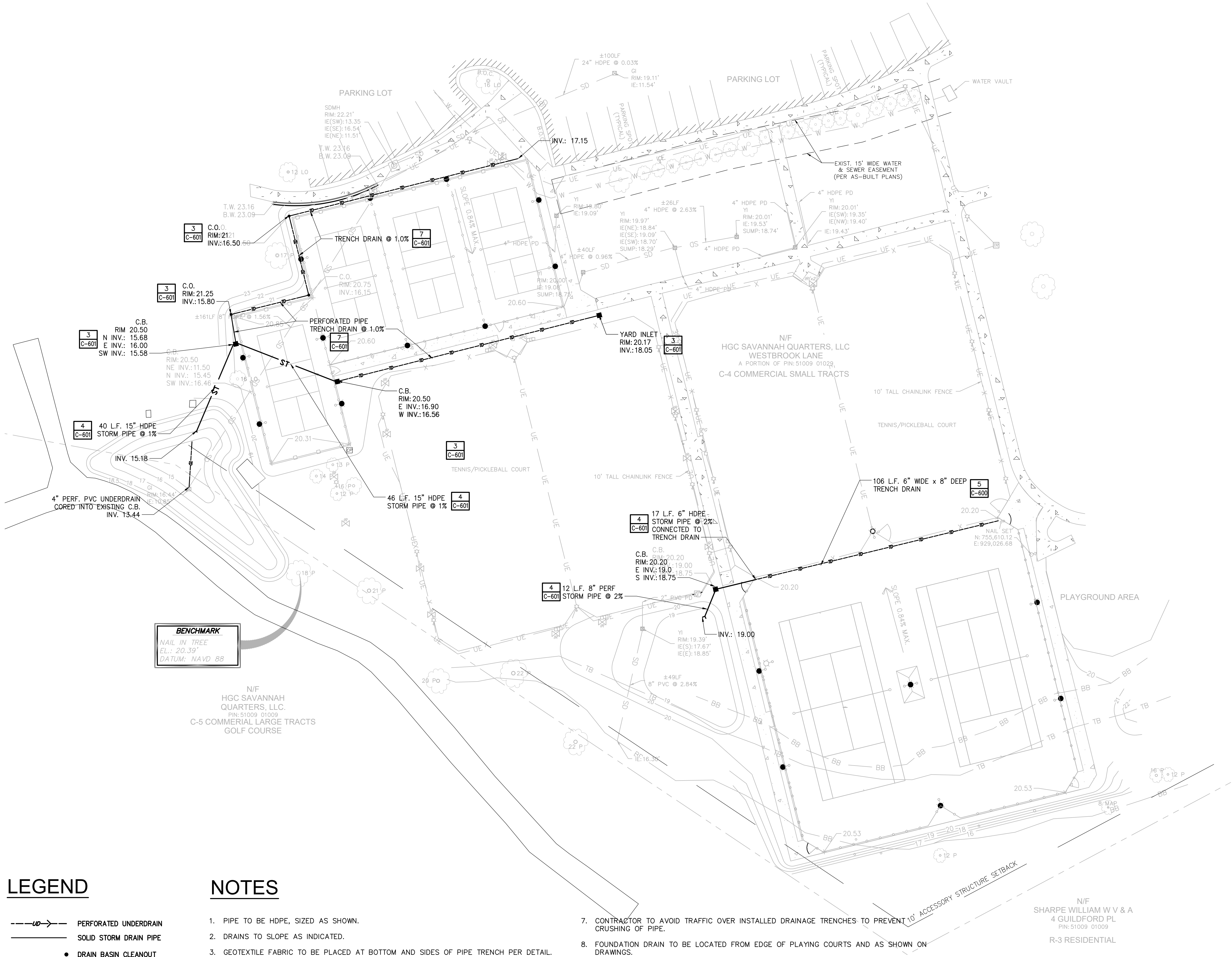
No.	Submittal / Revision	App'd.	By	Date
1	PER CITY COMMENTS	P.G.	CAC	7/15/24

LAYOUT PLAN

Designed By: CAC	Drawn By: CAC	Checked By: PNG
Issue Date: JUNE, 2024	Project No: 084148	Scale: AS SHOWN

Drawing No.:

C-100



LEGEND

- u--- PERFORATED UNDERDRAIN
- SOLID STORM DRAIN PIPE
- DRAIN BASIN CLEANOUT
- STORM TRENCH ROOT BARRIER

NOTES

- PIPE TO BE HDPE, SIZED AS SHOWN.
- DRAINS TO SLOPE AS INDICATED.
- GEOTEXTILE FABRIC TO BE PLACED AT BOTTOM AND SIDES OF PIPE TRENCH PER DETAIL.
- ALL ELEVATIONS SHOWN ARE INVERT ELEVATIONS UNLESS NOTED OTHERWISE.
- CONTRACTOR TO COORDINATE AND BE AWARE OF SITE STORM PIPING AND STRUCTURES WITHIN THE CONSTRUCTION BOUNDARIES AS SHOWN ON THE DRAWINGS.
- CONTRACTOR TO PROTECT DRAINAGE LINES DURING CONSTRUCTION FROM DEBRIS, INCLUDING SOIL OR GRAVEL MATERIAL OR OTHER TRASH FROM ENTERING OR BLOCKING LINES.
- CONTRACTOR TO AVOID TRAFFIC OVER INSTALLED DRAINAGE TRENCHES TO PREVENT 10' CRUSHING OF PIPE.
- FOUNDATION DRAIN TO BE LOCATED FROM EDGE OF PLAYING COURTS AND AS SHOWN ON DRAWINGS.
- COORDINATE DRAINAGE CONNECTION AND INVERTS WITH EXISTING, IN-PLACE CONDITIONS.
- CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY IF DISCREPANCIES ARE FOUND IN FIELD.
- DRAIN BASINS BASED ON NYLOPLAST STRUCTURES, OR APPROVED EQUAL. SUBMIT SHOP DRAWINGS / ORDER FORMS OF EACH BASIN FOR APPROVAL BY ENGINEER, RE: SPECIFICATIONS.



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SAVANNAH QUARTERS TENNIS/PICKLEBALL COURTS

No.	Submittal / Revision	App'd	By	Date

UTILITY PLAN

Designed By:	Drawn By:	Checked By:
CAC	CAC	PNG
Issue Date:	Project No:	Scale:
JUNE 2024	084148	AS SHOWN

Drawing No.:
C-300

File: V:\PROJECTS\LANV\K6\084148-000\09_DESIGN\DRAWINGS\01_SHEETS\C-500_LANDSCAPE_PLAN.DWG
Date: 7/21/2024 8:26:26 AM
User: Canda, Christopher
Last saved By: 8406

TREES REQUIRED PER ZONING: 15 PER ACRE
PROJECT AREA: 1.6 ACRES
TREES REQUIRED FOR PROJECT: 24

EXISTING TREES (EXCLUDING PINES & SWEET GUMS):

TYPE	SIZE	POINTS
OAK	12"	1
OAK	16"	1
OAK	16"	1
OAK	18"	3
OAK	18"	3
MAGNOLIA	18"	1
MAGNOLIA	18"	1
MAPLE	10"	1
EXISTING TREES:		12

PROPOSED TREES:

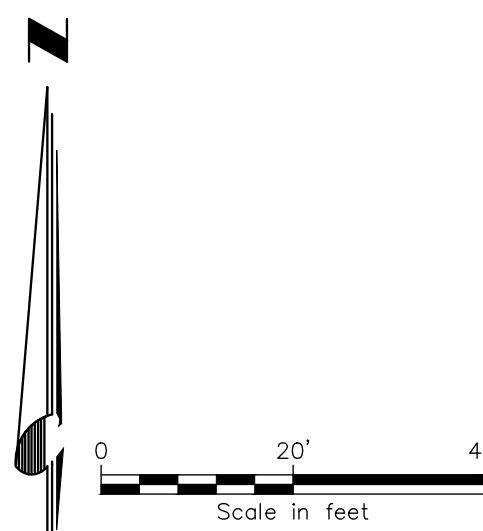
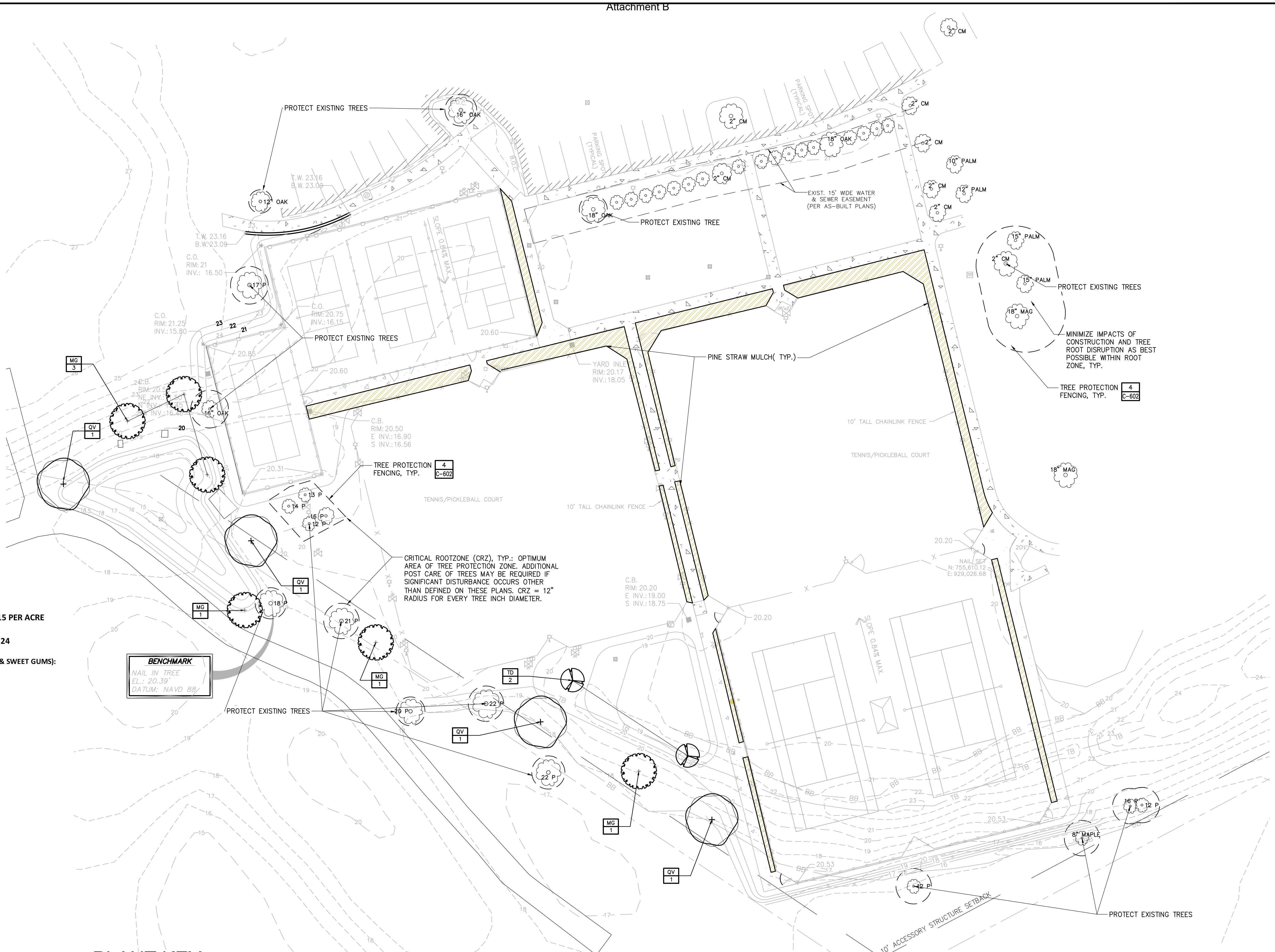
SOUTHERN MAG	4" DBH	1
SOUTHERN MAG	4" DBH	1
SOUTHERN MAG	4" DBH	1
SOUTHERN MAG	4" DBH	1
SOUTHERN MAG	4" DBH	1
SOUTHERN MAG	4" DBH	1
POND CYPRESS	4" DBH	1
POND CYPRESS	4" DBH	1
LIVE OAK	4" DBH	1
LIVE OAK	4" DBH	1
LIVE OAK	4" DBH	1
LIVE OAK	4" DBH	1
PROPOSED TREES:		12

TOTAL TREES: 24

PLANT KEY

#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
TREES							
6	MG	Magnolia grandiflora	SOUTHERN MAGNOLIA	4" Cal.	B & B	AS SHOWN	
2	TD	Taxodium distichum	POND CYPRESS	4" Cal.	B & B	AS SHOWN	
4	QV	Quercus virginiana	LIVE OAK	4" Cal.	B & B	AS SHOWN	

NOTE: TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY OR STORM DRAIN



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SAVANNAH QUARTERS
TENNIS/PICKLEBALL
COURTS

No.	Submittal / Revision	App'd	By	Date
1	PER CITY COMMENTS	P.G.	CAC	7/15/24
2	SUBMITTAL 2	P.G.	CAC	7/30/24

LANDSCAPE PLAN

Designed By:	Drawn By:	Checked By:
CAC	CAC	PNG
Issue Date:	Project No:	Scale:
JUNE, 2024	084148	AS SHOWN

Drawing No.:
C-500



July 31st, 2024

Patrick N. Graham, P.E.
CHA Consulting, Inc.
317 Tattnall Street
Savannah, GA 31401

Dear Mr. Graham,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted for Savannah Quarters Country Club Tennis & Pickleball Courts, which is provided below.

<u>Submittal Documents:</u>	Site Development Plan.....	Jul. 2024
	Landscape Plan.....	Jul. 2024
	Water Line As-Built Exhibit.....	Jul. 2024
	Approval Letter from Water Line Owner.....	Jul. 2024
	Hydrology Report.....	Jun. 2024
	Record Drawings & Exhibits.....	Jun. 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.





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Attachment C

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

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker

Project Manager

EOM

CC: Nicole Johnson; Director of Planning and Development – City of Pooler
Marcy Benson; City Planner – City of Pooler
Liberto Chacon, PE; Sr. Vice President of Operations – EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



CITY of POOLER
— GEORGIA —

STATE OF GEORGIA }
 }
COUNTY OF CHATHAM }

ORDINANCE O2024-07.A

Public Hearing Requirements

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES APPENDIX A- ZONING, ARTICLE V- PROCEDURES FOR ADMINISTRATION AND ENFORCEMENT, SECTION 6 – PUBLIC HEARING REQUIREMENTS TO CLARIFY LANGUAGE RELATED TO PUBLIC HEARING PROCEDURE REQUIREMENTS; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Pooler that the Code of Ordinances of the City of Pooler, Georgia are hereby amended as follows:

I

That APPENDIX A – ZONING, ARTICLE V. PROCEDURES FOR ADMINISTRATION AND ENFORCEMENT, SECTION 6 – PUBLIC HEARING REQUIREMENTS, be amended by deleting the strikethrough text and adding the underline text as follows:

ARTICLE V – Procedures for Administration and Enforcement

Section 6. Public hearing requirements.

The following requirements are hereby established in accordance with the Zoning Procedures Law, for zoning actions as defined by this ordinance. Whenever a zoning action takes place, a hearing must be held before the public as noticed per Section 5 above. When an applicant requires more than one zoning action ~~or subdivision procedure~~ for a development project, a separate public hearing must be held for each procedure or action. The official public hearing before the city council is the public hearing of record. A public meeting, allowing for comments, shall be held by the planning and zoning commission prior to the official public hearing and shall follow the rules of conduct in subsection (A) below. The purpose of the public hearing is to consider information pertinent to the requested zoning action. During the hearing the following rules and actions shall be followed:

(A) *General rules of conduct.* Whenever a public hearing is required by this ordinance or by state law prior to approving a zoning action, such public hearing, when conducted by the city council, or public meeting conducted by the planning and zoning commission, shall be conducted in accordance with the following procedures:

(1) The public hearing shall be called to order by the presiding officer.

- (2) The presiding officer shall explain the procedures to be followed in the conduct of the public hearing.
- (3) Each side of a zoning action item has a minimum of ten minutes to present either for or against the item. The presiding officer may allow additional time for each side if circumstances at the time warrant it.
- (4) ~~(3)~~ The presiding officer or administrative staff shall be heard first, introducing the item and requested action and shall present any information or materials pertinent to the request.
- (5) ~~(4)~~ If the subject of the hearing is initiated by an applicant other than the city, the petitioner requesting such zoning decision, or the applicant's agent, if present, shall be recognized first and shall be permitted to present reasoning and justification for the request for the zoning decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the zoning decision.
- (6) ~~(5)~~ If the request is initiated by the city, all members of the city council shall be allowed to speak as they are recognized by the mayor or presiding officer, regardless of whether such city council member speaks in favor of or in opposition to the proposed zoning decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the zoning decision.
- (7) ~~(6)~~ After all individuals have had an opportunity to speak in accordance with subsection 6(A)~~(-45)~~ above, those individuals present at the public hearing who wish to speak in opposition to the requested zoning decision shall have an opportunity to speak.
- (8) ~~(7)~~ When any person wishes to speak at a public hearing, he shall raise his hand and, after being recognized by the presiding officer, shall stand and give his name, address, and make any comment appropriate to the proposed zoning decision. If within two years immediately preceding the filing of the applicant's application for a zoning action, the speaker has made campaign contributions aggregating to more than \$250.00 to any member of the city council or any member of the city planning and zoning commission, it shall be the duty of the speaker to disclose the following information five days prior to the official public hearing:
 - a. The name of the local government official to whom the campaign contribution or gift was made;
 - b. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the ~~map amendment~~ zoning action and the date of each contribution; and
 - c. An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning action.
 - d. In the event that no such gift or contribution was made, the applicant shall affirmatively so state. Campaign disclosure forms are available at the Pooler City Hall during normal hours of operation. Also, campaign disclosure forms

shall be made available to the public at the planning and zoning commission public meeting for use at the official public hearing before the city council.

(9) ~~(8)~~ No time limit shall be imposed upon any person speaking at a public hearing, but all speakers are urged to make their comments brief and avoid repeating other comments.

(10) ~~(9)~~ The applicant, if present, shall have an opportunity, after all comments in opposition have been made, to make summary remarks concerning the proposed zoning decision.

(11) ~~(10)~~ Thereafter, the presiding officer shall announce that the public hearing, or public comment period, for the requested zoning decision is closed, and the city council or the planning and zoning commission, as the case may be, shall immediately and openly discuss the proposed zoning decision and vote on action which they are authorized to take.

(12) ~~(11)~~ The public hearing shall provide the opportunity for hearing and addressing comments, questions, and concerns related to zoning actions from an applicant or members of the public. No further public comments shall be made relating to the zoning action once the public hearing has been closed, except when waived via motion approved by Council per its rules of procedure or recalling a speaker per subsection 6(C)(3) below.

(B) and (C) no changes

(D) *Public hearings records standards.* The city clerk or agent of the city clerk shall ~~mechanically~~ record the proceedings of all zoning public hearings. If requested by any party, verbatim transcripts of the public hearing can be prepared, but only if requested and purchased in advance by the requesting part, who must arrange at his expense for a certified court reporter to record and transcribe the hearing and furnish the original of the transcript to the city council for its records. The record of the public hearing and all evidence (e.g. maps, drawings, traffic studies, etc.) submitted at the public hearing ~~shall be noted as such and~~ shall become a permanent part of the particular zoning action's file.

II

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

III

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

IV

This ordinance shall be effective immediately upon its adoption by the Mayor and City Council of Pooler, Georgia.

FIRST READING: _____ day of _____, _____

SECOND READING: _____ day of _____, _____

ADOPTED: _____ day of _____, _____

CITY OF POOLER, GEORGIA

Karen L. Williams, Mayor

ATTEST:

Kiley Fusco, Clerk of Council