CITY of POOLER
GEORGIA

PLANNING & ZONING COMMISSION MEETING - AGENDA

January 27, 2025 at 3:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

IV. NEW BUSINESS

A. Amendment to incorporate two parcels into the Jabot PUD and relocate the amenities for the Harmony Masterplan (Application #A24-0223)

V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
January 13, 2025

CALL TO ORDER:

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

Attendee Name	Title	Status
Nicole Johnson	Chair	Present
Shirlinia Daniel	Commissioner	Present
Brad Rife	Commissioner	Present
Jeremy Kelly	Alternate	Present
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Jim Ward	Commissioner	Present
Pete Chaison	Commissioner	Present
Marcy Benson	City Planner	Present
Ryan Jarles	City Planner	Present
Rachael Brown	Zoning Administrator/Secretary	Present

APPROVAL OF MINUTES

The minutes of the December 9, 2024, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Daniel
2-Second: Commissioner Rife
Motion passed without opposition

NEW BUSINESS:

A. Conditional Use request to convert a portion of existing workshop building to a garage apartment at 313 Benton Drive (Application #A24-0222)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is to convert a portion of an existing workshop building into a garage apartment. Nathanael Barham was present to answer questions.

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

1-Motion: Commissioner Simmons
2-Second: Commissioner Daniel
Motion Passed without opposition

B. Variance request for proposed fence to encroach within the 15-foot required side setback for a multi-family residential development at 100 Commons Way (Application #A24-0225)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is to encroach within the 15-foot required side setback to construct a fence on approximately 100-feet of the side street property line for the HOM at Pooler multi-family residential development. Brian Clouser with Kimley Horn was present to answer questions.

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

1- Motion: Commissioner Daniel
2- Second: Commissioner Rife
Motion Passed without opposition

C. Variance request to reduce the required front yard setback from 60 feet to 10 feet for a model home sales park at 200 Outlet Parkway (Application #A24-0231)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is to reduce the front yard setback requirement from 60 feet to 10 feet. Travis Burke with Coleman Company and Jeff Kramer were both present to answer questions and concerns from commissioners.

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

1- Motion: Commissioner Williams
2- Second: Commissioner Daniel
Commissioner Rife opposed
Motion to deny passed 5-1

D. Site Plan approval for Harmony Force Main Upgrade at Melody Drive/Cantata Circle (Application #A-24-0075)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for force main upgrades to existing sanitary sewer for future developments within the Jabot PUD, Harmony. Travis Burke with Coleman Company was present to represent water utility management.

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

1- Motion: Commissioner Williams
2- Second: Commissioner Simmons
Motion passed without opposition

E. Site Plan approval for revisions to the Oxford at Pooler Phase 1 previously approved site plan at 500 Fox Farm Street (Application #A24-0159)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for revisions to the dog park and pickleball court area of the previously approved multi-family development. Paul Austin was present to answer questions.

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

1- Motion: Commissioner Simmons
2- Second: Commissioner Daniel
Motion passed without opposition

F. Site Plan approval for construction of hotel and associated infrastructure at 100 William Blakely Crossing/Lot A Blakely Commons (Application #AA1173/231558)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for construction of a 93-room hotel and associated infrastructure. Travis Burke with Coleman Company was present to answer questions.

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

1- Motion: Commissioner Simmons
2- Second: Commissioner Williams
Commissioner Daniel Opposed
Motion passed 5-1

G. Site Plan approval for construction of covered shed at existing equipment rental business at 55 Coleman Boulevard (Application #A24-0190)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for construction of a covered storage shed addition at an existing equipment rental business. Steve Rushing was present to answer questions.

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

1- Motion: Commissioner Rife
2- Second: Commissioner Daniel
Motion passed without opposition

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:35p.m.

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

Adjourned without opposition

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

_____

_____

Rachael Brown, Zoning Administrator

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

PUD Amendment for Jabot PUD

Project:	#A24-0233
P&Z Meeting Date:	January 27, 2025
Public Hearing Date:	February 3, 2025
Applicant and Authorized Agent:	Neil McKenzie, Coleman Company Inc.
Location (Address):	Harmony Subdivision, Memorial Drive, Pine Barren Road
Parcel (PIN):	51023 01025 (Baker), 51010 01068 (Reclaimed Sprayfield/Amenity)
Existing Zoning:	R-1-A (Baker and Reclaimed Sprayfield Amenity parcels)
Zoning Action:	PUD Amendment – Jabot PUD, Proposed Amendment #16
Request:	Request to amend the Jabot PUD by adding the Baker Tract (Parcel 1) to the PUD and assign single family residential use; and relocate Harmony Amenity from Parcel "D" to newly acquired Reclaimed Sprayfield Parcel and add parcel to PUD.
Application Filed:	December 30, 2024
Legal Notice Published:	January 19, 2025
Sign Posted:	January 16, 2025
Letters Mailed:	January 15, 2025
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for approval of the request."*

Background:	The subject sites are approximately 43.46 acres in total. The Baker Tract (Parcel 1) is approximately 16.04 acres adjacent to Somersby and accessed from Pine Barren Road. The newly acquired Reclaimed Sprayfield site is approximately 27.42 acres and will be the new Harmony Amenity site. The applicant is requesting the amendment to add property to the overall PUD and update the Harmony residential portion of the Jabot Tract Masterplan. The proposed amendment includes: 1. Add the parcel known as the Baker Tract Parcel 1 to the Jabot PUD and assign single family detached residential land use. This parcel is approximately 16 gross acres which would allow 64 maximum dwelling units (4 DU/gross acre). The planned density is 35 dwelling units. 2. Update Jabot Tract PUD Masterplan to relocate Harmony Amenity site from Tract "D" to new acquired location (Reclaimed Sprayfield) and add this parcel to the Jabot PUD. The addition of this parcel is excluded from density calculations. The Pooler 2040 Comprehensive Plan identifies this area within the PUD Mixed-Use character area. The FLUM designates this site as Residential and Planned Development.
Relevant Ordinances:	Jabot PUD App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District
Zoning Action Standards:	1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area? • *Yes, the requested zoning would be a logical extension of a zoning boundary. The request seeks to extend the Jabot PUD to include approximately 43 acres within the PUD itself. The proposed designation would be generally compatible with the surrounding areas. The addition of the Reclaimed Sprayfield to relocate the Harmony Amenity site is a logical extension of the PUD boundary.* 2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area? • *No, the request is not considered spot zoning. The request would extend the Jabot PUD to property that is directly adjacent to PUD zoning and the nearby zonings include residential districts.*

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

    - *It is possible that any proposed developments could create traffic; however, any new development would require meeting the traffic impact provisions related to a site plan to mitigate any impacts. The Baker Tract Parcel 1 property only has access from Pine Barren Rd. As part of the Pine Barren Road Traffic Study performed by Kimley Horn all new development in this area should consider the recommendations listed in the study. An excerpt of the study has been provided by the applicant in Attachment D, page 50. Recommendations listed include extending the eastbound left-turn lane storage to a minimum of 150 feet with a 100-foot taper. The Baker Tract development access point should align with Parkside Lane, construct an exclusive eastbound right-turn lane, and construct an exclusive westbound left-turn lane. Construct a Restricted Crossing U-turn (RCUT) to prohibit left turns from the northbound and southbound approaches where the southbound left-turns would U-turn at Somersby Boulevard and the northbound left-turns would U-turn at Pooler Parkway or a future intermediate intersection. Additional congestion, noise, and traffic could rise to an unacceptable level if not mitigated appropriately and in a timely manner.*

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

    - *No, the properties are presently undeveloped and zoned residential. The planned development for residential and amenity uses would be appropriate at these locations.*

5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?

    - *Yes, the properties are likely to be utilized as requested. They Baker Tract is currently vacant, and the intent is to provide single family residential uses. The Reclaimed Sprayfield site is currently developed as an amenity use.*

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

    - *No, the proposed development would not conflict with the existing density patterns in the vicinity and would*

be consistent with that of the general area related to land uses.

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

    - *It is possible that similar requests could be made but these would be consistent with the recommended type of development for this area and would not generate adverse impacts.*

8. Will the action adversely impact adjacent or nearby properties in terms of:

    A. Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?

    - *No, the request should not adversely impact the nearby properties as it relates to livability or cause incompatibility with the established development pattern.*

    B. Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern?

    - *No, the request would not adversely impact the nearby properties as it relates to property values or make them less marketable.*

    C. Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?

    - *No, the request would not adversely impact the nearby properties as it relates to stormwater runoff. Any large site development proposed in the City will need to go through site plan review and approval to ensure items such as stormwater runoff are addressed on site so that down-stream drainage or off-site impacts do not occur.*

    D. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be

provided on an economic basis and therefore would create an actual burden to the public?

- *No, the proposed rezoning would not result in public service requirements that could create a burden on the public. Any potential infrastructure improvements related to this development would be the sole responsibility of the developer and would not place a burden on the City.*

Conclusion: Staff finds the request complies with the required criteria for a zoning map amendment. As such, staff recommends **Approval** of the request.

Attachments:

A. Vicinity Map

B. Zoning Map

C. Application and Submittal Documentation

D. Excerpt of Pine Barren Traffic Study

Attachment A

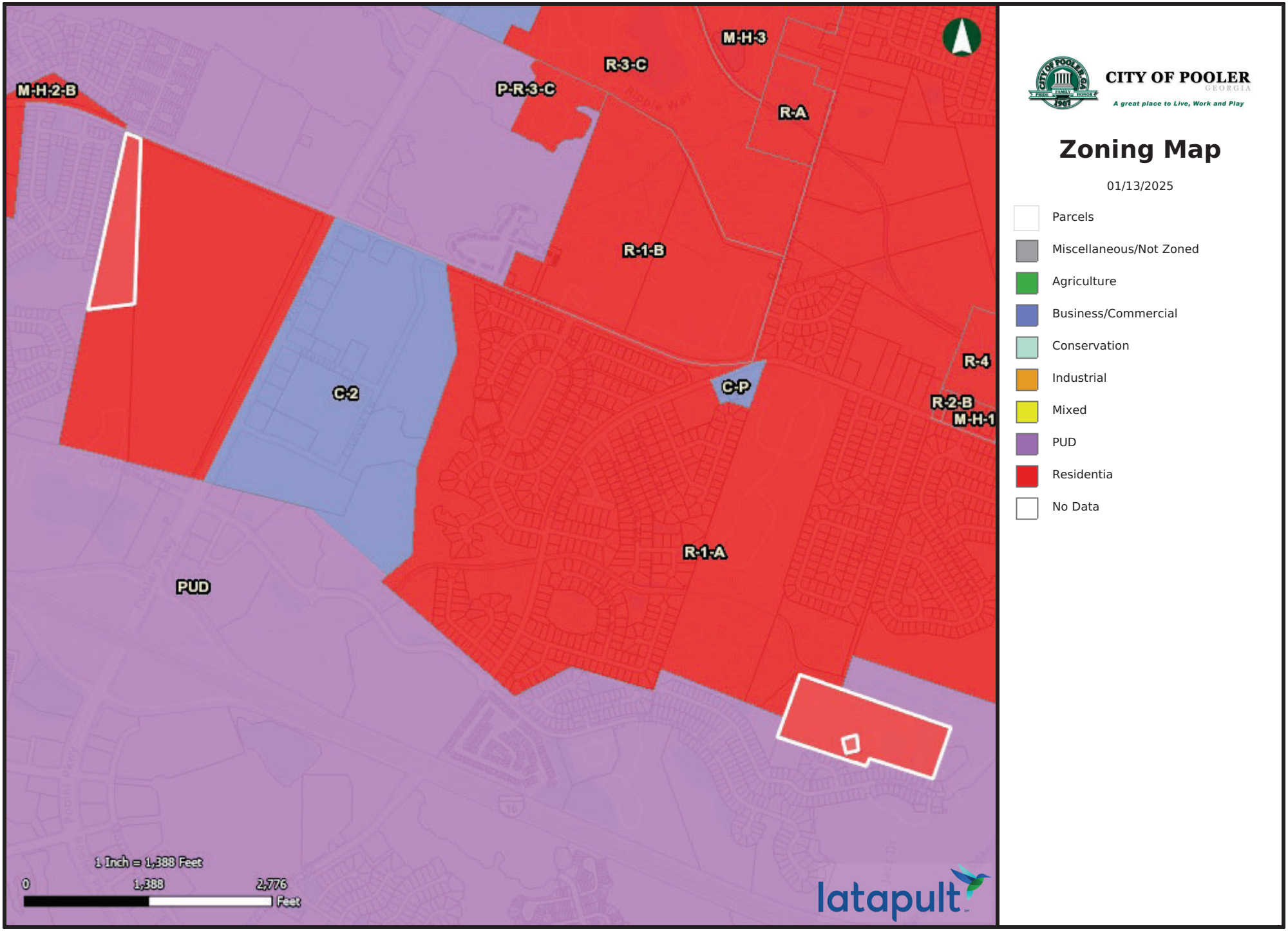
CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Jabot PUD Amendment #16

01/10/2025

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Attachment B



This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

COLEMAN COMPANY
ENGINEERS • SURVEYORS

12/19/2024

Mrs. Nicole Dixon
City of Pooler Planning and Zoning
100 SW Highway 80
Pooler, GA 31322

RE: Jabot PUD Amendment 16
CCI Project #: 19-679/18-541

Dear Nicole:

Please accept this request to amend the Jabot PUD and the associated Harmony Masterplan. This will be Amendment 16 and includes the following:

1. Add Baker Tract (Parcel 1) to the PUD, assign single family residential use (16.04 acres)
2. Add Reclaimed Sprayfield Parcel to the PUD (27.42 acres) and relocate Harmony Amenity from Parcel "D" to Reclaimed Sprayfield Parcel.

Please review and consider this request for amendment on the next available Planning and Zoning and City Council meetings.

Thank You,
Coleman Company, Inc.

Neil McKenzie, P.E.
Residential Group Leader

CC: Cole Chenowith – Harmony Partners, LLC

1480 Chatham Parkway, Suite 100, Savannah, GA 31405 912-200-3041 912-200-5916 cci@cci-sav.com

City of Pooler

Zoning Map Amendment Application

Date:_____ File #: _____

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

General Information

1. Name of owner/authorized agent: Coleman Company Inc - Neil McKenzie
2. Address of owner/authorized agent: 1480 Chatham Parkway, Ste 100 Svannah, GA
3. Telephone number of owner/agent: (912) 200-3041
4. Have any previous applications been made for a text or map amendment affecting these same premises? X Yes *or* ____ No
5. If yes, give file number, date and action taken: July 2021 - Amendment 15 - Approved September 2024 - Amendment 16 - Withdrawn

(If exact file number, date or action is not known, please give approximate date of previous application.)

Action Requested

Information Required:

1. General location of property (the area) street number and location with respect to nearby public roads in common use: Harmony Subdivision, Memorial Drive, Pine Barren Road
2. Legal description of property (name of subdivision, block and lot number: Parcel 1 Baker Tract, Harmony Subdivision, Part of Parcels 2A and 3, now known as Jabot PUD
3. PIN #: 51023 01025 (Baker), 51010 01068 (Reclaimed Sprayfield/Amenity)
4. Zone Classification: Present PUD (Jabot) Requested: PUD (Jabot)
5. Owner of property: (If same as applicant, leave blank) Harmony Partners, LLC
6. Address of owner: 2702 Whatley Avenue Savannah, GA 31404
7. Telephone number of owner: (912) 354-7995
8. Total area of property: (acres or approximate sq. feet) 43.46 acres (added to PUD)
9. Existing land use (specify such as grocery store, single-family residence, vacant land, etc.____ Residential
10. Desire land use (specify such as residence, grocery store, mobile home park, etc.) Residential/ Recreation

Reasons and Certifications

(Required for all amendments)

- Reasons for requesting change of zoning map which would support the purposes of the zoning program: AMENDMENT #16 - The purpose of this PUD amendment is to bring (2) parcels into the Jabot PUD for development. The Baker Tract (Parcel 1) (16.04 acres) will be scheduled for single family detached, and the Reclaimed Sewer Sprayfield Facility (27.42 acres) will be the location of the new Harmony Subdivision Amenity.

City of Pooler
Zoning Map Amendment Application

Adjacent Property Owners

Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way.

- (Please list additional names on separate sheet)

Campaign Contributions

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

☒ **No**, I have not made campaign contributions to any Pooler City Official(s).
☐ **Yes**, I have made campaign contributions to one or more Pooler City (Official(s).

City Official	Title	Dollar Value	Description of Gift

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

(Applicant's signature)

Date: 12/19/24

City of Pooler

Zoning Map Amendment Application

Filing Requirements

Applicant must submit the following information 30 days prior to the regularly scheduled meeting on the second and fourth Monday of each month. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission.

- ☒ Filing fee (see schedule of fees). Make checks payable to the City of Pooler.
- ☐ For Power Point presentation, please e-mail PDF file on project to *kclassen@pooler-ga.gov*
- ☒ A scaled plat showing dimensions, acreage, location of the tract(s) and utility easements prepared by a licensed architect/surveyor. Submit one copy if 11" x 17" or smaller, 16 copies if larger.
- ☒ Legal description of property.
- ☒ Complete Campaign Contributions and Acknowledge receipt of Zoning Standards for Map Amendment.
- ☒ If Agent, Authorization of property owner, signed, dated and notarized.
- ☒ Copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

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

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

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

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

N.P.M.

Owner's or authorized agent's signature

Tracie T. McIntyre

Notary Public

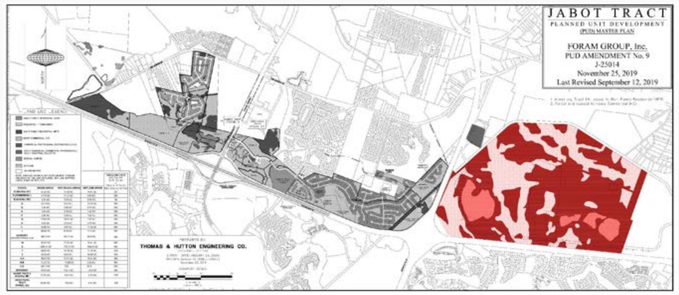
TRACIE T. McINTYRE NOTARY PUBLIC CHATHAM COUNTY, GEORGIA

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

Application Status

This portion to be completed by Zoning Administrator

- Hearing date has been set for: _____
- Notice published in newspaper on: _____(15 days prior to hearing date)
- Letters of notification mailed to adjacent property owners on: _____
- This action was approved _____ or denied_____ (copy of minutes disposing of this action are attached).
- Notification of the results of this action mailed to the applicant on: _____
- Sign posted: _____



PUD BOUNDARY INSET

AREA IN RED DE-ANNEXED FROM POOLER, NOW PART OF UNINCORPORATED CHATHAM COUNTY AS OF JAN 1, 2016

REVISION NOTES:

9TH AMENDMENT REVISIONS | 09/12/2019

1. *ARMSTRONG TRACT 2A REVISED TO MULTI-FAMILY RESIDENTIAL (MFR)*
2. *PARCEL A-A REVISED TO HEAVY COMMERCIAL (HC)*

10TH AMENDMENT REVISIONS | 05/21/2020

1. *PARCEL G TRANSFERRED 4.66 COMMERCIAL ACRES TO THE ARMSTRONG TRACT AND RECEIVED 0.19 MULTIFAMILY ACRES FROM THE ARMSTRONG TRACT. THE 0.19 MULTI-FAMILY ACRES WAS CONVERTED TO COMMERCIAL LAND USE. (GROSS SWAP OF 4.47 ACRES)*

11TH AMENDMENT REVISIONS | 07/06/2020

1. *PARCEL Y CONVERTED TO I-1 LIGHT INDUSTRIAL.*
2. *REMOVED THE 660 MULTIFAMILY UNITS PERMITTED FOR PARCEL Y FROM THE JABOT PUD MASTER PLAN.*

12TH AMENDMENT REVISIONS | DENIED BY CITY COUNCIL ON 11/16/2020

13TH AMENDMENT REVISIONS | DENIED BY CITY COUNCIL ON 12/21/2020

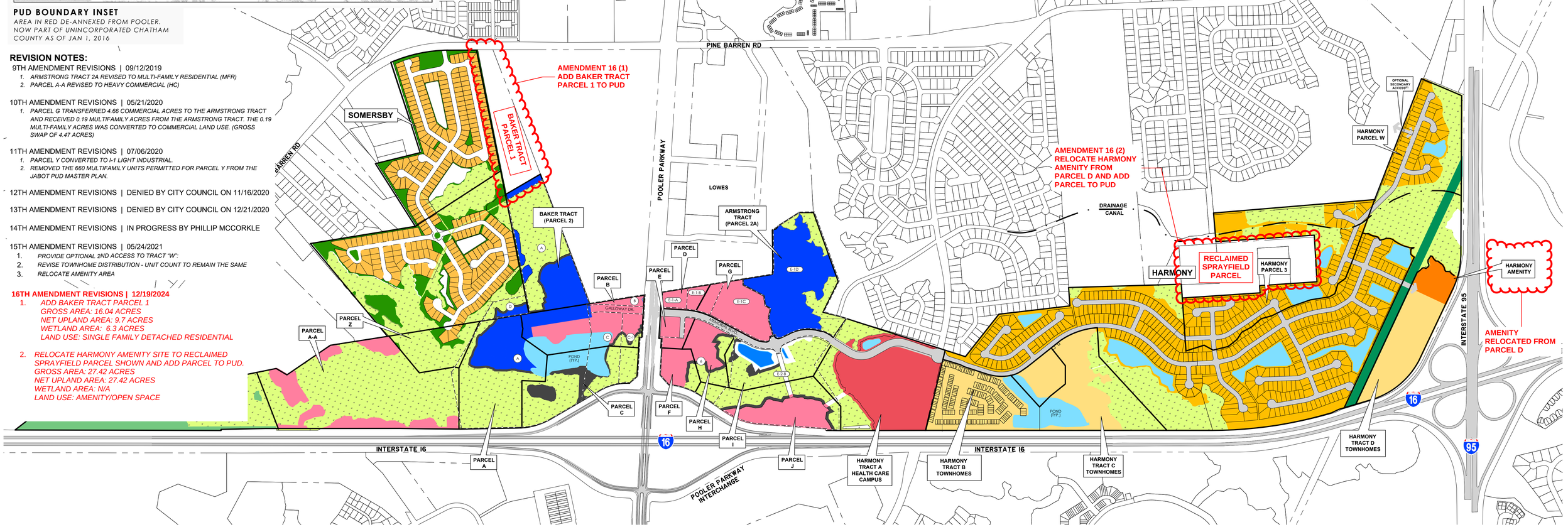
14TH AMENDMENT REVISIONS | IN PROGRESS BY PHILLIP MCCORKLE

15TH AMENDMENT REVISIONS | 05/24/2021

1. *PROVIDE OPTIONAL 2ND ACCESS TO TRACT "W":*
2. *REVISE TOWNHOME DISTRIBUTION - UNIT COUNT TO REMAIN THE SAME*
3. *RELOCATE AMENITY AREA*

16TH AMENDMENT REVISIONS | 12/19/2024

1. *ADD BAKER TRACT PARCEL 1*
   GROSS AREA: 16.04 ACRES
   NET UPLAND AREA: 9.7 ACRES
   WETLAND AREA: 6.3 ACRES
   LAND USE: SINGLE FAMILY DETACHED RESIDENTIAL
2. *RELOCATE HARMONY AMENITY SITE TO RECLAIMED SPRAYFIELD PARCEL SHOWN AND ADD PARCEL TO PUD.*
   GROSS AREA: 27.42 ACRES
   NET UPLAND AREA: 27.42 ACRES
   WETLAND AREA: N/A
   LAND USE: AMENITY/OPEN SPACE



PARCEL	GROSS AREAS	NET UPLAND AREAS	WETLAND AREAS	DWELLING UNITS[A]
A (Mid-Rise MF)	31.05 AC	11.58 AC	19.47 AC	324
B (COMMERCIAL)	17.16 AC	11.53 AC	5.63 AC	N/A
B (Mid-Rise MF)	4.34 AC	3.43 AC	0.91 AC	96
C	22.19 AC	0.00 AC	22.19 AC	N/A
D	3.59 AC	2.88 AC	0.71 AC	N/A
E	3.64 AC	2.12 AC	1.52 AC	N/A
F	5.86 AC	3.98 AC	1.88 AC	N/A
G	13.17 AC	13.17 AC	0.00 AC	N/A
H	8.56 AC	3.79 AC	4.77 AC	N/A

PARCEL	GROSS AREAS	NET UPLAND AREAS	WETLAND AREAS	DWELLING UNITS[A]
I	15.86 AC	3.91 AC	11.95 AC	N/A
J	20.68 AC	9.18 AC	11.5 AC	N/A
HARMONY (INCLUDES PARCELS 3 & W)	385.3 AC	301.7 AC	83.6 AC	N/A
W	27.54 AC	17.23 AC	10.34 AC	N/A
X	14.16 AC	N/A	N/A	N/A
Y	54.85 AC	42.16 AC	11.69 AC	N/A
Z	37.29 AC	8.23 AC	29.06 AC	N/A

PARCEL	GROSS AREAS	NET UPLAND AREAS	WETLAND AREAS	DWELLING UNITS[A]
A-A	30.45 AC	11.81 AC	18.64 AC	N/A
B-B	17.21 AC	13.88 AC	0.00 AC	N/A
C-C	±51.5 AC	N/A	N /A	N/A
SOMERSBY	145.6 AC.	112.4 AC	33.2 AC	N/A
BAKER TRACT 2 (Mid-Rise MF)	13.72 AC.	8.21 AC.	5.51 AC.	230
ARMSTRONG TRACT (PARCEL 2A)	28.09 AC.	21.70 AC.	6.39 AC.	330

PARCEL SUMMARY NOTES:

A: Mid-Rise MF 28 DU/AC or Other @ 18 DU/AC (Max 1380 DU in PUD)

B: ACREAGE SHOWN IS NET DEVELOPMENT ACREAGE AND DOES NOT INCLUDE WETLANDS, WETLAND BUFFERS, LAKES, RIGHT OF WAY, ETC...

C: OPTIONAL SECONDARY ACCESS POINT CONTINGENT UPON ENVIRONMENTAL PERMITTING - LOCATION SHOWN ON MAP MAY VARY PENDING THIS OUTCOME.

LAND USE LEGEND

- SINGLE FAMILY RESIDENTIAL (SFR)
- RESIDENTIAL - TOWNHOMES
- MULTI FAMILY RESIDENTIAL (MFR)
- HEAVY COMMERCIAL (HC)
- HEAVY COMMERCIAL/COMMERCIAL PROFESSIONAL/ HEAVY INDUSTRIAL (HC/CP/HI)
- COMMERCIAL PROFESSIONAL / DISTRIBUTION (CP/D)
- I-1 LIGHT INDUSTRIAL DISTRICT
- MEDICAL CAMPUS
- JURISDICTIONAL WETLAND

PARCEL C — ZONING PARCEL NAME *(THIS IS SPECIFIC TO THE ZONING TRACT / PARCEL)* — LINE TYPE: ——

E-1-A — PLATTED BOUNDARY NAME *(REPRESENTS THE RECORDED BOUNDARY / SUBDIVISION PLAT)* — LINE TYPE: – – – – –

NORTH

600' 0 300' 600' 1,200' 2,400'

GRAPHIC SCALE: **1 INCH = 600 FEET**

PREPARED FOR:

FORAM

AMENDMENT NO. 16 | LAST REVISED DECEMBER 19, 2024

JABOT TRACT

PLANNED UNIT DEVELOPMENT (PUD)
MASTER PLAN

AMENDMENT NO. 15 | LAST REVISED: MAY 24, 2021

NOTE:
AMENDMENT 15 PUD MAP PREPARED BY THOMAS & HUTTON ON BEHALF OF COLEMAN COMPANY & LANDMARK 24

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
COPYRIGHT © 2020 THOMAS & HUTTON

SITE DATA

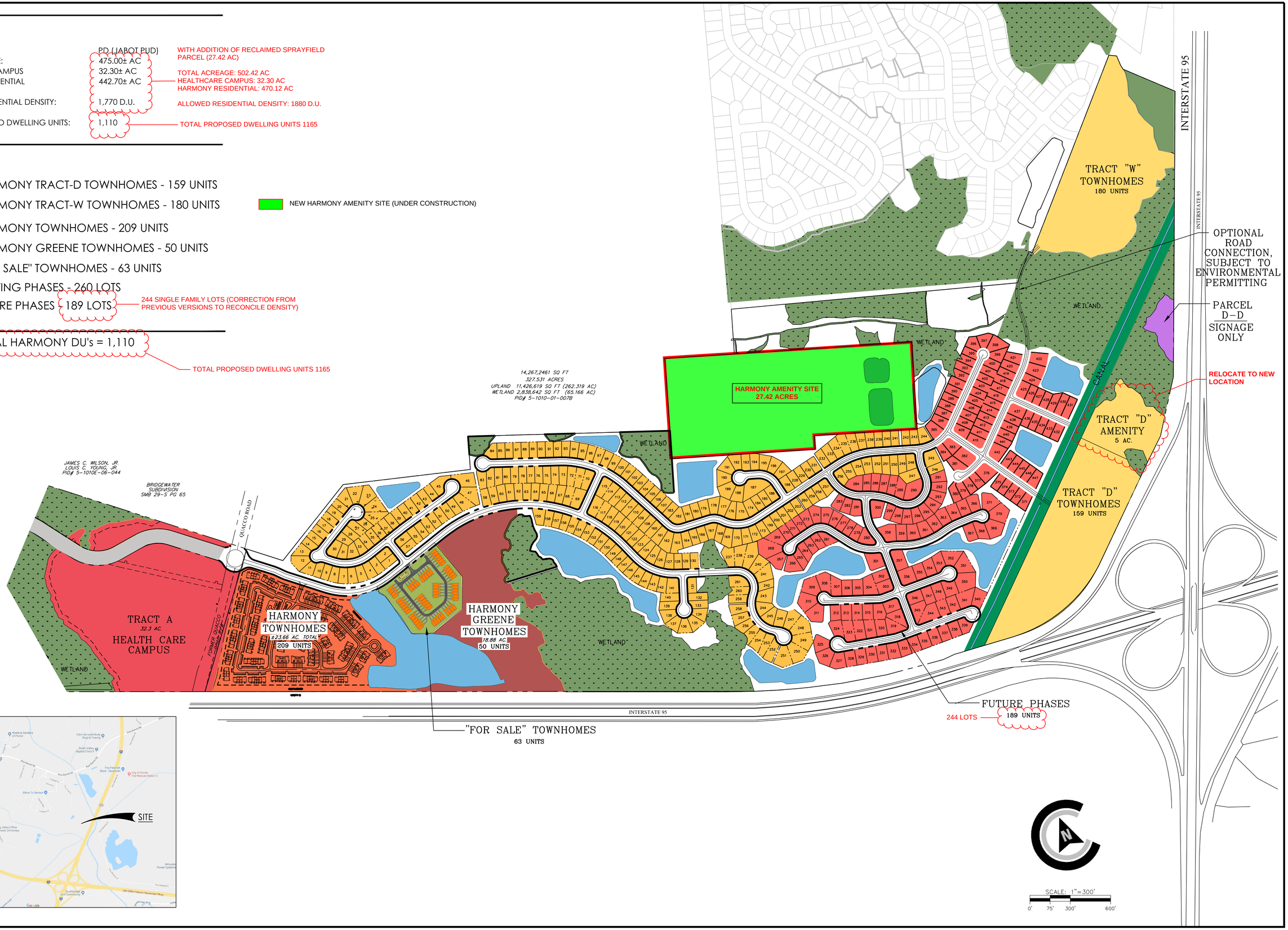
ZONING:	PD (JABOT PUD)	WITH ADDITION OF RECLAIMED SPRAYFIELD PARCEL (27.42 AC)
TOTAL ACREAGE:	475.00± AC	TOTAL ACREAGE: 502.42 AC
HEALTH CARE CAMPUS	32.30± AC	HEALTHCARE CAMPUS: 32.30 AC
HARMONY RESIDENTIAL	442.70± AC	HARMONY RESIDENTIAL: 470.12 AC
ALLOWED RESIDENTIAL DENSITY:	1,770 D.U.	ALLOWED RESIDENTIAL DENSITY: 1880 D.U.
TOTAL PROPOSED DWELLING UNITS:	1,110	TOTAL PROPOSED DWELLING UNITS 1165

LOT DATA

- HARMONY TRACT-D TOWNHOMES - 159 UNITS
- HARMONY TRACT-W TOWNHOMES - 180 UNITS
- HARMONY TOWNHOMES - 209 UNITS
- HARMONY GREENE TOWNHOMES - 50 UNITS
- "FOR SALE" TOWNHOMES - 63 UNITS
- EXISTING PHASES - 260 LOTS
- FUTURE PHASES - 189 LOTS — 244 SINGLE FAMILY LOTS (CORRECTION FROM PREVIOUS VERSIONS TO RECONCILE DENSITY)

NEW HARMONY AMENITY SITE (UNDER CONSTRUCTION)

TOTAL HARMONY DU's = 1,110 — TOTAL PROPOSED DWELLING UNITS 1165



VICINITY MAP
NOT TO SCALE

COLEMAN COMPANY
ENGINEERS • SURVEYORS

HARMONY SUBDIVISION - MASTER PLAN
POOLER, GEORGIA

PREPARED FOR: LANDMARK 24, LLC

JOB NUMBER:
DATE:
DRAWN BY:
CHECKED BY:
SCALE: AS NOTED

Jabot Tract PUD
Amendment No. 16

Pooler, Georgia

Prepared for: Harmony Partners, LLC
c/o Foram Group

Prepared by: Thomas & Hutton and Coleman Company

J-25014

December 19, 2024

I. Jabot PUD

The Jabot Tract is master planned as a Planned Unit Development ("PUD") in accord with the Code of Ordinances of the City of Pooler, Georgia. As part of its submission the site developer, Foram Group, Inc., submitted Development Standards establishing zoning districts within the planned community. On September 5, 2000 those Development Standards and corresponding PUD map were adopted by the City of Pooler.

The Jabot PUD has been amended as summarized below;

1. Amendment No. 1 to the PUD, approved by the City of Pooler on March 4, 2002 defined previously undefined land uses of property incorporated into the PUD. Included in this amendment was the designation of the Harmony Tract as R-1A (Single Family Residential).

2. Amendment No. 2 to the PUD, approved by the City of Pooler on July 6, 2004 re-zoned and incorporated portions of the Hugh Armstrong Tract (Somersby) changing its zoning from multi-family to single-family residential in order to develop Somersby
(formerly known as Barren Pointe).

3. Amendment No. 3 to the PUD, approved by the City of Pooler on November 1, 2004, incorporated The Harmony Tract master plan, established Development Standards for the Harmony Tract, and the change in zoning of Parcel J from single-family residential to heavy commercial.

4 Amendment No. 04 to the PUD, approved by the City of Pooler on July 5, 2005 updated land use locations and development standards for the Harmony Tract. Parcel C-C (48 ac.) of adjacent property was added to the PUD under the Harmony designation as single family homes. Harmony Tract A land use was changed from single family town-homes to a Health Care / Medical Campus use. Health Care Campus development standards were defined. Harmony Tract B, C, and D were designated as town-home land uses. The development standards for town-homes were incorporated. Parcel W of the original Jabot PUD was incorporated into the Harmony designation. A small, one (1) acre upland adjacent to I-95 labeled Parcel D-D was designated as heavy commercial restricted for signage use only.

5 Amendment No. 5 to the PUD, approved by the City of Pooler on December 15, 2008 included further updates to the Harmony master plan by showing a single-family lot layout of Parcel 3 and Parcel W. The original PUD master plan showed all the Harmony project area as a single-family land use with an allowable development density of 4 units per acre allowing the 358 acre Harmony project an allowable density of 1432 dwelling units. The updated Harmony master plan

indicates approximately 1070 units providing a gross development density at 3 dwelling units per acre. The Harmony project will have access from Quacco road and Memorial Boulevard to Pooler Parkway. The Harmony project includes approximately 570 single family lots and 500 town-home units. A seven (7) acre amenity site is proposed for all home owners within the Harmony project to access. The amenity site may include a fishing pond, pavilion, pool, tennis courts, and playground area.

6. Amendment No. 06 to the PUD, approved by the City of Pooler on October 5, 2015 included; 1.) incorporating the 24.89 acre (8.96 net acres) Parcel 2 Baker Tract into the PUD, designating the land use as Multi-Family Residential, 2.) incorporating the 21.73 acre (17.17 net acres) Parcel 2A of the Armstrong Tract into the PUD, keeping the land use designation as Heavy Commercial, 3.) revising the land use designation of Parcel "B" to allow the net acreage adjacent to Pooler Parkway and a portion adjacent to the existing pond as Heavy Commercial, and 4.) added development standards for Mid-Rise Multi-Family residential development for up to 4 stories and designate the Baker Tract Parcel 2, Parcel A and portions of Parcel B as designations for the mid-rise multi-family land use. The Jabot PUD allows a maximum of 7,230 residential dwelling units of which 1,380 dwelling units may be multi-family. This amendment maintained the original cap, although additional property was added to the PUD.

7. Amendment No. 07 to the PUD, approved by City Council on October 7, 2019, deleted Section III. E(2) and added that signs and entry standards are to be governed by the City of Pooler sign ordinance.

8. Amendment No. 08 to the PUD, approved by City Council on December 02, 2019, updated the Harmony Portion of the Jabot Tract PUD Master Plan to revise the Master Plan to include townhouse lots within Parcel W. The original PUD master plan showed all of the Harmony project area as a single family land use with an allowable development density of 4 units per acre. Amendment No. 04 converted approximately 32 acres to a Health Care Campus (HCC). The total acreage of the Harmony project is approximately 385 acres. Excluding the 32 acre Health Care Campus, the remaining 353 acres of the Harmony project would have an allowable density of 1,412 dwelling units. This amendment resulted in the Harmony PUD containing approximately 1,101 units. The gross development density is 3.2 dwelling units per acre. Following is a table for clarification.

Harmony Master Plan Density Calculations

Acreage Summary:		
Total Harmony Acreage	385.3	Acres
Tract A – Health Care Campus	32.3	Acres
Remaining Harmony Acreage	353.0	Acres
Allowable Density Summary:		
Remaining Harmony Acreage	353.0	Acres

Harmony Master Plan Density Calculations		
Allowable Gross Development Density	4.0	Units/Acre
Allowable Approved Units	1,412	Units
Proposed Density Summary:		
Remaining Harmony Acreage	353.0	Acres
Proposed Single Family Units	504	Units
Proposed Townhomes	597	Units
Total Proposed Units	1,101	Units
Total Proposed Density	3.2	Units/Acre

9. Amendment No. 09 to the PUD, approved by City Council on January 21, 2020, consisted of the of the following modifications:

    1. Revise the Jabot PUD Master Plan to change the use of the Armstrong Tract (Parcel 2A) from Heavy Commercial (HC) to Multi Family Residential (MFR) and allocate 330 dwelling units to this tract. As part of this revision, the boundaries of this tract and the adjacent Tract G will be adjusted also. The result is an increase in size of the Armstrong Tract (Parcel 2A) by 1.89 acres (Gross), and a corresponding decrease to Tract G. 117 Units were removed from Parcel Y, while 213 Units were removed from Parcel A-A to account for this re-allocation to the Armstrong Tract (Parcel 2A) [117 + 213 = 330]. The total maximum Multi Family Residential (MFR) density will remain at 1,380 DUs.

    2. Revise EX02, Sign Location Exhibit, to depict the proposed Directory Sign location at the intersection of Pooler Parkway/Memorial Drive from the East side of Pooler Parkway to the West side.

10. Amendment No. 10 to the PUD, approved by City Council on July 6, 2020, consisted of the of the following modifications:

    1. Revise the Jabot PUD Master Plan to amend the boundary of the Armstrong Tract (Parcel 2A) to reflect a larger acreage for this parcel, and a correspondingly smaller acreage for the adjacent parcel G. This boundary revision to the Armstrong Tract (Parcel 2A) is being increased to accommodate a proposed site plan for this parcel. The result is an increase in size of the Armstrong Tract (Parcel 2A) by 4.47 acres (Gross), and corresponding decrease to Tract G. There is no increase in density. It shall remain at 330 Multi Family Residential (MFR) DUs.

    2. Revise item III.C of the Jabot PUD to incorporate a reduction of the City of Pooler's minimum off-street parking requirements for Multifamily Residential (MFR) use only. This reduction is being requested based upon previous project experience and to allow for a reduction in asphalt to accommodate increased green space and pedestrian connectivity strategies.

11. Amendment No. 11 to the PUD, approved by City Council on July 6, 2020, consisted of the of the following modifications:

    1. Add item III.I to incorporate an I-1 Light Industrial Zoning District into the Jabot PUD along with the allowed uses within that district. Development standards within the I-1 District shall comply with the applicable City of Pooler Code of Ordinances requirements.

    2. Revise the Jabot PUD Master Plan to change the land use of Parcel Y from Multifamily Residential (MFR) to I-1 Light Industrial District.

    3. Remove the 660 multifamily units permitted for Parcel Y from the Jabot PUD Master Plan.

12. Amendment No. 12 to the PUD, denied by City Council on November 16, 2020

13. Amendment No. 13 to the PUD, denied by City Council on December 21, 2020

14. Amendment No. 14 to the PUD, submitted by Phillip McCorkle is waiting traffic study results and status of amendment is pending.

15. Amendment No. 15 to the Jabot Tract PUD is proposed to update the Harmony portion of the Jabot Tract Master Plan. This proposed amendment includes the following:

    1. Provide optional 2nd access to Tract "W": This development has been limited to a single access since it began. Contingent upon environmental permitting, the Owner is considering an access road to connect Harmony proper to Tract "W". This access will provide residents and emergency responders another access point. The environmental contingency is in place due to wetland permitting constraints.

    2. Revise townhome distribution: It is proposed to move 63 townhome DUs from Tract "D" to the Harmony Greene Townhome Pod. This re-allocation makes possible a larger future amenity site on Tract "D". The 63 re-allocated townhomes will be "FOR SALE", and not associated with the existing Harmony Greene townhome development.

    3. Relocate amenity area: the proposed new amenity area will be larger than the existing amenity and offer more features. This larger amenity will be constructed to serve the buildout of Harmony. The old amenity area playground will be converted to make the space available for the 63 additional townhomes from Tract "D". The existing playground will remain in operation until the new amenity is constructed.

16. Amendment No. 16 to the Jabot Tract PUD is proposed to add property to the overall PUD and update the Harmony "Residential" portion of the Jabot Tract Masterplan. This proposed amendment includes the following:

1. Add parcel known as the Baker Tract Parcel 1 to the Jabot PUD and assign land use of single family detached residential. The parcel is 16.0 gross acres (9.7 ac upland and 6.3 ac wetland) equating to 64 maximum allowable dwelling units (4 DU/gross acre).

2. Update Jabot Tract PUD Masterplan to relocate Harmony Amenity Site from Harmony Tract "D" to new permitted location at the Reclaimed Sprayfield Parcel (27.42 acres). Add parcel to the Jabot PUD.

Harmony Master Plan Density Calculations

Allowable Gross Development Density	4.0	Units/Acre
Allowable Residential Density (through AMD 15)	1770	D.U.

Proposed Density Summary (with AMD 16 updates):		
Total Harmony Residential Acreage		470.12 Acres
Allowed Residential Density	1880	D.U.
Total Single Family Units	504	Units
Total Townhomes	661	Units
Total Proposed Units	1165	Units
Total Proposed Density	2.5	Units/Acre

II. Definitions

Anything not defined below shall be as defined in Article II of Appendix A, Zoning, of the Code of Ordinances, City of Pooler, Georgia.

a. Master Plan shall mean the latest Approved Amendment to the PUD Master Plan for the Jabot Tract.

b. Jabot Tract shall mean all property shown on the Master Plan and incorporated into the Jabot PUD.

c. Harmony Tract shall mean that portion of the Jabot Tract as shown as Parcel 2A on the "Harmony Plat", as defined below.

d. Harmony Plat shall mean that plat entitled "Parcel 2A, Being a Portion of Parcel 2 of the Lands of 929 Properties, LLC, 7th and 8th G.M.D., City of

Pooler, Chatham County, Georgia", dated October 12, 2004, and recorded in Book 30P, page 22, Chatham County Records, said Plat being incorporated herein and made part hereof by reference.

e. PUD shall mean the zoning ordinance for the Jabot Tract Planned Unit Development (PUD) Master Plan and referred to as the Jabot PUD.

f. Amenity / Recreation Areas shall mean any commonly owned area within the development that is intended to be used for public gatherings, passive recreation and/or active recreation. (Examples: pools, walking trails, public picnic areas, etc.)

g. Detached Single Family Residence shall mean a dwelling, which does not share party or lot line walls with any adjacent building.

h. Jurisdictional Wetland shall mean an area that meets the definitional requirements for wetlands as defined by the U.S. Army Corps of Engineers.

i. Net Acreage shall mean the total area of high ground, excluding jurisdictional wetlands.

j. Sales Center / Model Home shall mean any and all area used for the purposes of display and sales. Sales center may be a temporary structure. Sales center parking may be temporary in nature and is not required to be asphalt or cement.

k. Parcel 2 Baker Tract shall mean that plat entitled "Parcel 1 & 2, Being a 40.903 Acre Portion of the Former Baker Tract, 8th G.M.D., City of Pooler, Chatham County, Georgia", dated December 13, 2010, and recorded in Plat Book 42S, page 53, Chatham County Records, said Plat being incorporated herein and made part hereof by reference.

l. Parcel 2A shall mean that plat entitled "Parcel 2A Being a 21.731 Acre Portion of the Armstrong Tract, 8th G.M.D., City of Pooler, Chatham County, Georgia", dated December 13, 2010, and recorded in Plat Book 32-P, page 4, Chatham County Records, said Plat being incorporated herein and made part hereof by reference.

m. Parcel 1 Baker Tract shall mean that plat titled, “Parcel 1 & 2 Being 40.903 acre Portion of the Former Baker Tract”, Plat Book 42-S Page 53 (1).

n. Reclaimed Spray Field Parcel shall mean plat titled, “A Recombination and Minor Subdivision Plat of Parcel B-2 of a Division of the Adeline Wessels Tract, Portion of Parcel 3 and a Portion of the Levy Thompson Tract”, Plat Book 50 Page 425.

III. Development and Land Use Standards

The following and land use standards shall be incorporated into the Jabot PUD.

A. Residential– Single Family Lots

Somersby (formerly Barren Pointe); Including Baker Tract Parcel 1

Land-Use	Minimum Lot Area (in sq. ft.)	*Minimum Lot Width	Maximum Impervious Area	**Minimum Setbacks			Maximum Building Height	Required Sidewalk Width
				Front	Rear	Side		
Single Family	6,000	55’	60 %	25’	15’	3’/ 7’	35’	4’

* Flag lots shall be allowed provided that the minimum lot area and setbacks are met.

Harmony

Land-Use	Minimum Lot Area (sq. ft.)	*Minimum Lot Width	Maximum Impervious Area	Minimum Setbacks			Maximum Building Height	Required Sidewalk Width
				Front	Rear	Side		
Single Family	7,000	55’	60 %	25’	20’	5’	35’	4’

* Flag lots shall be allowed provided that the minimum lot area and setbacks are met.

- Permitted uses within single family developments shall include

  i. Detached Single Family Residences
  ii. Amenity / Recreation Areas
  iii. Public Utilities
  iv. Buffers
  v. Accessory Buildings
  vi. Sales Center / Model Homes

B. Residential– Harmony Townhomes

a. Density shall not exceed 10 units per net acre

b. Buildings shall have maximum of six (6) dwelling units per building
c. Minimum unit width shall be 20 feet
d. Maximum impervious surface shall be 60% for the project
e. Minimum setback distance for each residential building shall be 25 feet for the front yard (from edge of nearest travel lane**),** 20 feet rear setback (from property line), 20 feet between buildings, other improvements, or property line
f. A mail kiosk may be located within 5 feet of any building
g. Maximum height of building shall be 45 feet.
h. Permitted uses in a townhome project shall include a sales center or model unit, amenity, recreation area, buffers, public utilities, and accessory buildings

C. Residential– Multi-Family

Multi-Family development within the Jabot PUD shall be in accordance with the R-3 (A-C) Zoning District, Appendix A – Zoning, Article III General Provisions – Section 6 Schedule of Development regulations of the City of Pooler Code of Ordinances except as noted below;

Mid-Rise Multi-family (Maximum 4 Stories)

Land-Use	Maximum Density (DU/AC)	Minimum Lot Width	Maximum Impervious Area	Minimum Setbacks			Maximum Building Height
				Front	Rear	Side	
Multi-Family	28 DU/AC	None	75 %	20’	20’	20’	N/A

All mid-rise Multi-Family residential buildings may include elevator access to each floor that complies with the latest International Building Code. Parking requirements will be meet by surface parking outside the building or may be incorporated inside the building structure.

Minimum parking requirements within the Multifamily Residential District (MFR) shall be as follows:

- 1.2 parking spaces per 1 bedroom unit
- 1.5 parking spaces per 2 bedroom unit
- 2.0 parking spaces per 3 bedroom unit
- 1 parking space per employee for any on-site amenities, leasing office, and/or clubhouse

D. Harmony Tract A “Health Care Campus”

Harmony Tract A will be designated as a Health Care Campus (HCC) district. The purpose of this district is as follows:

"This district is defined as an area designated for the development of health care related facilities and ancillary services in a manner which will meet the needs of the community without adversely affecting nearby residential uses. This district is composed of lands and structures used primarily for the provision of health care services. Regulations within this district are intended to permit and encourage full development of the necessary uses while at the same time protecting nearby residential properties from possible adverse effects of the development activities."

Permitted uses in a HCC district: Land may be used and buildings or structures may be erected or used for the land uses listed below.

1. Medical or physician's office and treatment facilities;
2. Imaging and other diagnostic service centers;
3. Surgical facilities;
4. Out-patient care facilities;
5. In-patient care facilities;
6. Laboratories;
7. Health and fitness centers;
8. Health education facilities;
9. Urgent care treatment facilities;
10. Surgery centers;
11. Rehabilitation facilities; and
12. Ancillary medical services, including, but not limited to, drug stores and optometry centers;
13. Any other inpatient or outpatient facilities providing products or services related to medical treatment or healthcare; and
14. All uses allowed under the PUD-CP designation as defined in this Amendment.

All other uses not listed as permitted or conditional uses shall require the approval of the aldermanic board through the ordinance text amendment process.

The Schedule for Minimum Yard requirements applicable to the C-P zoning district, as defined by the City of Pooler Zoning Ordinance, shall apply to the HCC designation, except as to building height requirements.

E. Sign and Entry Standards:

The public and the developers of the Jabot Tract have a legitimate interest and concern in the construction, maintenance, and regulation of outdoor signs within the

PUD and it is, therefore, necessary to regulate the size, number, length, height, clearance, setback, maintenance, illumination, safe construction, and aesthetics of signs and entry markers located in the PUD.

Chapter 66, Sections 66-1 through 66-14 of the current Pooler City Ordinance ("Sign Regulations") are adopted in their entirety for all signs located in the PUD other those specifically listed hereinbelow. Notwithstanding the foregoing, the following signs and entry markers to be located in the PUD and are exempt from the provisions of the Sign Ordinance:

1. A Directory Sign consistent with the design shown on Attachment A (dated 5/19/05) shall be permitted at the general locations shown on Exhibit 02 attached.

2. A Monument Sign located in the road right of way consistent with the design shown on Attachment C shall be permitted at the general locations shown on Exhibit 02 attached.

F. PUD-C1 Commercial Light District An area designated within the Jabot PUD where permitted uses in a PUD-C1 district are allowed. This district is an area designated for the development of light commercial properties with land uses less than two acres. All site plans for development in the PUD-C1 district must be submitted to the building official for review by the Planning Commission and the Aldermanic Board for approval.

Land may be used and buildings or structures may be erected or used for the land uses listed below.

i. Professional Offices
ii. Banks
iii. Laundry and dry-cleaning establishments
iv. Grocery stores
v. Barber shops and beauty shops
vi. Dry goods stores
vii. Churches and fraternal organizations
viii. Gift shops
ix. Eating establishments with no live entertainment
x. Theaters
xi. Arcades and game rooms
xii. Heating and air conditioning sales and service
xiii. Television sales and service
xiv. Childcare facilities
xv. Household furniture
xvi. Hardware stores
xvii. Retail sales

xviii. Neighborhood shopping center 10,000 square feet or less
xix. Drugstores

Conditional Uses for PUD-C1 Commercial Light District

i. Garages, automobile repair and service
ii. Teen clubs
iii. Residential Construction that is part of smart growth principals in commercial areas
iv. Eating establishments with live entertainment
v. Funeral Homes
vi. Service Stations
vii. Mini-Warehouses
viii. New or Used Auto Sales and Service
ix. Skating Rinks
x. Miniature Golf Courses
xi. Pawn Shops

G. PUD C2 Commercial Heavy District – An area designated within the Jabot PUD where permitted uses in a Commercial Heavy District are allowed. This district is an area designated for the development of heavy commercial properties with land uses of more than two acres. A height limit of 75 feet has been established for this district. All site plans for development in the PUD-C2 district must be submitted to the building official for review by the Planning Commission and the Aldermanic Board for approval.

Land may be used and buildings or structures may be erected or used for the land uses listed below.

i. All approved uses in the PUD-C1 Commercial Light District and PUD CP Commercial Professional District
ii. Hotels and motels having 50 or more units may have restaurants, nightclubs, dining rooms or bars located in the main building
iii. Hotels and motels having 100 or more guest rooms may have retail stores, personal service shops, offices and similar uses for the convenience of their guests
iv. Shopping centers with total floor space exceeding 10,000 square feet
v. Any sales facility exceeding 10,000 square feet
vi. Open air market or flea market (when developed as a planned development which allows for adequate parking for covered spaces rented out on a daily basis
vii. Liquor, beer and wine package shops
viii. Restaurant with or without alcohol sales
ix. Service stations
x. Mini-Warehouses
xi. New or used auto sales and service

xii. Skating rinks
xiii. Miniature golf courses

Conditional Uses for PUD-C2 District

i. Truck Service Centers
ii. Mobile home sales
iii. Bars or night clubs
iv. Family entertainment centers, including go-cart rides, batting cages, arcade games, food courts, and other similar forms of family amusement, provided however that no such activity shall exceed the following noise limits at any point along the boundary of the property on which the family entertainment center is located: 55 dB(A)(sound pressure level) between 10:00pm and 7:00am, or 60dB(A)(sound pressure level) between 7:00am and 10:00pm.

H. PUD-CP Commercial Professional District – An area within the Jabot PUD where permitted uses in a PUD-CP Commercial Professional District are allowed. Land may be used, and buildings or structures may be erected or used for the land uses listed below.

i. Professional offices,
ii. Banks,
iii. Professional office plazas,
iv. Gift shops,
v. Drug stores,
vi. Barber Shops,
vii. Dry Goods Stores,
viii. Churches and fraternal organizations,
ix. Eating establishments with no live entertainment and no drive through,
x. Household furniture stores,
xi. Specialty shops,
xii. Retail sales, and
xiii. Neighborhood shopping centers 10,000 square feet or less of building area.

Conditional uses PUD CP District

i. Motels
ii. Hotels and motels having 50 or more units may have restaurants, dining rooms or bars, which are located in the main building; and,
iii. Hotels and motels having 100 or more guest rooms may have retail stores, personal service shops, offices, and similar uses for the convenience of their guests,

iv. Restaurant with or without alcohol sales.

All other uses not listed as permitted or conditional uses shall require the approval of the aldermanic board through the ordinance text amendment process.

The Schedule for Minimum Yard requirements applicable to the CP zoning district, as defined by the City of Pooler Zoning Ordinance, shall apply to the PUD-CP designation, except that the maximum height on the district shall be 35 feet. For a building height in excess of 35 feet, in no event shall a building permit be granted without the following restrictions:

1. Structure beyond 35 feet in height shall have safeguards consisting of fire escapes, sprinkler systems, smoke detectors and non-combustible materials and any other fire protection equipment deemed necessary at the time by the aldermanic board.
2. Before a permit can be granted on said request, an affidavit of the builder and owner must be executed agreeing to same to be completed within an agreed upon reasonable time.
3. Federal Aeronautics [Aviation] Administration (FAA) approval must be granted in certain areas of the city prior to requesting permission to construct structures above 35 feet.

I. I-1 Light Industrial District – An area within the Jabot PUD where permitted uses in a I-1 Light Industrial District are allowed, provided that such uses are conducted in such a manner that noxious odors, fumes, dust and similar particles, or noise are not emitted or detectable beyond the property lines of the lots on which the uses are located. Land may be used, and buildings or structures may be erected or used for the land uses listed below

Permitted uses in I-1 District

i. Manufacturing, processing, fabrication, repair, and servicing of any commodity or product, and sale, retail or wholesale of any product or commodity, which does not produce noise, odors, dust, fumes, fire hazard or other nuisance beyond the property lines,
ii. Warehousing, storage and distributing of any product or commodity,
iii. Offices, including medical and dental,
iv. Repair garages provided that all business is conducted inside an enclosed building and/or inside an aesthetically pleasing barrier which will shield the business activity from view of passing motorists and surrounding property owners,
v. Truck terminals, provided the use of trucks entering or leaving the road will not constitute a traffic hazard or impede highway

traffic,

vi. Animal hospitals, kennels and/or boarding facilities (see article III, section 22 for specific regulations),

vii. Outdoor drive-in theaters (see article III, section 23, for specific regulations),

viii. Building material sales yards and lumber yards, including the sales of rock, sand, gravel, and the like,

ix. Public utilities, including buildings, necessary structures, storage yards, and other related uses, but specifically excluding waste processing, handling, or storage,

x. Research or experimental stations and laboratories,

xi. Radio and/or television station transmission or reception towers (see article III, section 16 for specific regulations),

xii. Horticultural nurseries,

xiii. Office buildings for business, governmental, professional, or other general purposes; and,

xiv. Accessory buildings, structures, and uses customarily incidental to permitted uses,

xv. Truck service centers,

xvi. Manufactured home sales, and service

xvii. Bars or nightclubs.

IV. Conditional uses in I-1 District

i. Retail businesses or services provided such businesses or services are incidental to a permitted light-industrial use and located on the same premises; and,

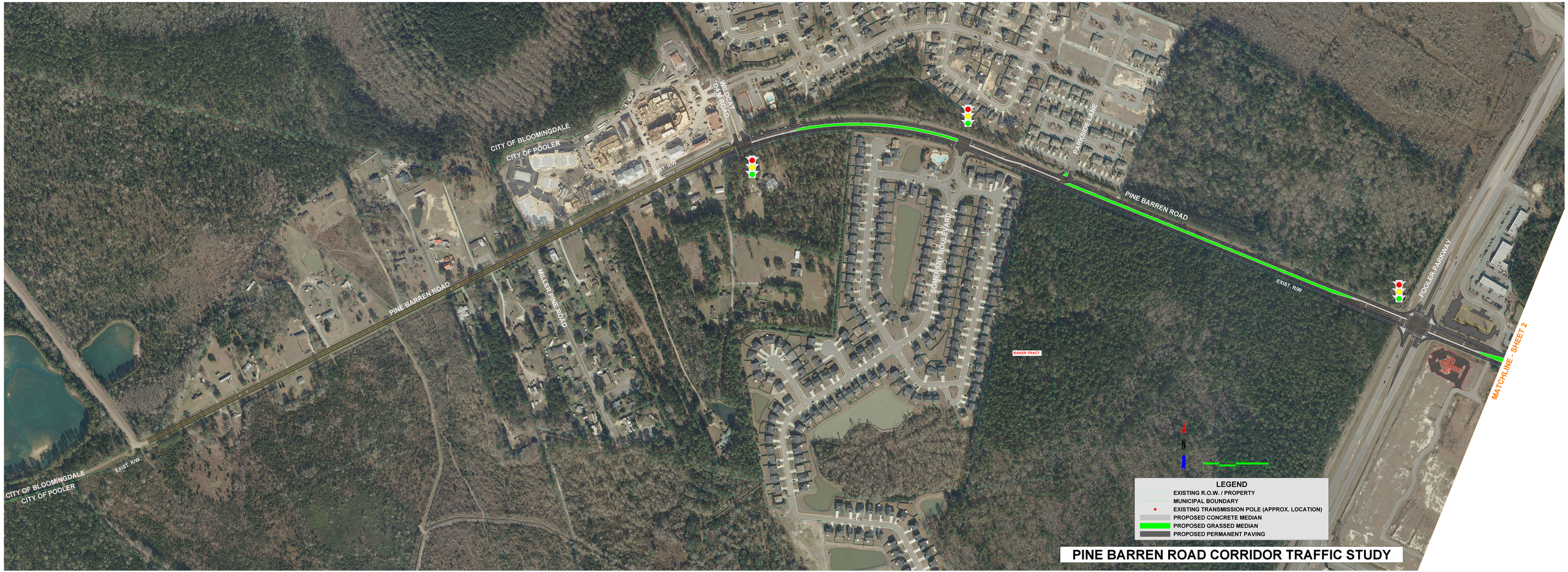
ii. Watchman or caretaker's one- or two-family dwelling provided that such dwelling is located on the premises of the permitted light- industrial use and a member of the household is employed by the industry as a watchman or caretaker,

iii. Hotels and motels having 100 or more guest rooms may have retail stores, personal service shops, offices, and similar uses for the convenience of their guests,

iv. Consumer fireworks retail sales facility, store or temporary structure.

All other uses not listed as permitted or conditional uses shall require the approval of the aldermanic board through the ordinance text amendment process.

ATTACHMENT D



PINE BARREN ROAD CORRIDOR TRAFFIC STUDY

With the implementation of these improvements, the intersection is expected to operate at LOS A during the AM peak hour and LOS D during the PM peak hour for 2030 Build-out conditions. These results are identified in **Table 7.2** as 2030 Build-out IMP.

7.3 Pine Barren Road at Parkside Lane/Baker Tract

Table 7.3 below summarizes the LOS, control delay, and 95th percentile queue length at the intersection of Pine Barren Road at Parkside Lane/Baker Tract each analysis scenario.

Table 7.3 - Pine Barren Road at Parkside Lane/Baker Tract

Condition	Measure	EB			WB			NB		SB	
		EBL	EBT	EBR	WBL	WBR	WBTR	NBL	NBTR	SBL	SBTR
AM Peak Hour											
2020 Existing	HCM 6th LOS (Delay)	A (2.2)			A (0.0)			N/A		B (13.7)	
2030 Background	HCM 6th LOS (Delay)	A (2.0)			A (0.0)			N/A		B (14.0)	
2030 Build-out	HCM 6th LOS (Delay)	A (0.1)			A (0.0)			F ($)		F ($)	
2030 Build-out IMP	HCM 6th LOS (Delay)	A (0.1)			A (0.0)			C (15.7)		C (16.7)	
PM Peak Hour											
2020 Existing	HCM 6th LOS (Delay)	A (0.3)			A (0.0)			N/A		B (14.9)	
2030 Background	HCM 6th LOS (Delay)	A (0.1)			A (0.0)			N/A		B (14.2)	
2030 Build-out	HCM 6th LOS (Delay)	A (0.3)			A (0.1)			F ($)		F ($)	
2030 Build-out IMP	HCM 6th LOS (Delay)	A (0.3)			A (0.1)			C (18.4)		D (30.1)	

$ Delay exceeds 300s N/A Not Applicable

Results

As shown in **Table 7.3**, minimal delays on the Parkside Lane (southbound) approach are exhibited in the 2020 Existing conditions scenario. The 2030 Background traffic scenario also exhibits minimal delays, but the addition of potential development traffic along Pine Barren Road results in lengthy side street delays. These longer delays are a result of a lack of available gaps in the Pine Barren Road traffic flow with the projected 2030 Build-out volumes.

Recommendations

The following improvements are recommended to accommodate the 2030 Build-out volumes. These recommendations are based on capacity analyses that include proposed improvements at adjacent intersections.

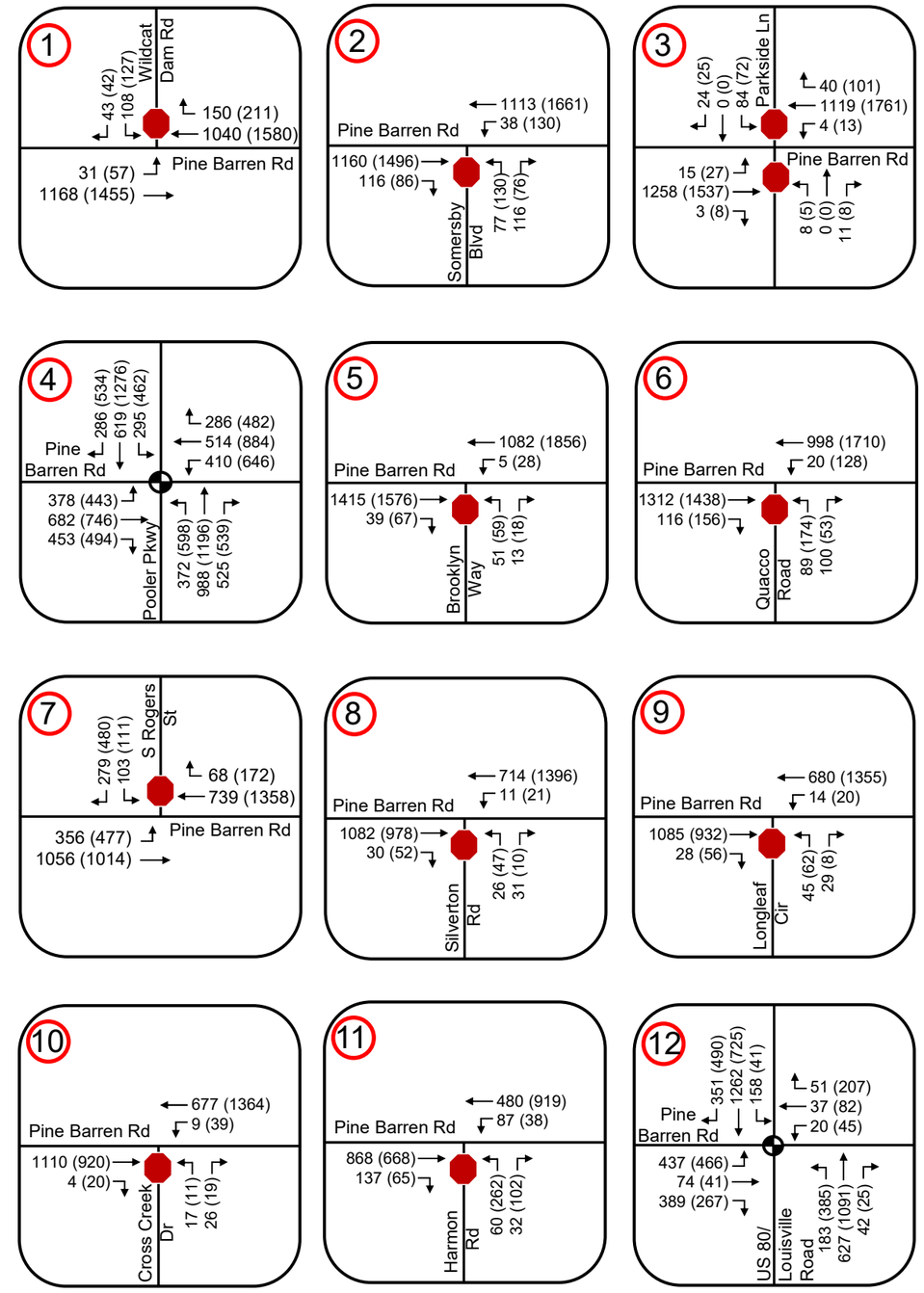
- Extend the eastbound left-turn lane storage to a minimum of 150 feet with a 100-foot taper
- Proposed Baker Tract Development
  - Access point should align with Parkside Lane
  - Construct an exclusive eastbound right-turn lane
  - Construct an exclusive westbound left-turn lane
- Construct a Restricted Crossing U-turn (RCUT) to prohibit left turns from the northbound and southbound approaches
  - The southbound left-turns would U-turn at Somersby Boulevard
  - The northbound left-turns would U-turn at Pooler Parkway or a future intermediate intersection

NOT TO SCALE

LEGEND

- Study Intersection
- Stop-Controlled Intersection
- Traffic Signal
- ← Turning Movement
- XX (XX) AM Peak (PM Peak)

1. Pine Barren Road at Wild Cat Dam Road
2. Pine Barren Road at Somersby Boulevard
3. Pine Barren Road at Parkside Lane
4. Pine Barren Road at Pooler Parkway
5. Pine Barren Road at Brooklyn Way
6. Pine Barren Road at Quacco Road
7. Pine Barren Road at South Rogers Street
8. Pine Barren Road at Silverton Road
9. Pine Barren Road at Longleaf Circle
10. Pine Barren Road at Cross Creek Drive
11. Pine Barren Road at Harmon Road
12. Pine Barren Road at US 80/Louisville Road



Kimley»Horn	Pine Barren Road Corridor Traffic Study	Build 2030 Total Peak Hour Traffic Volumes	Figure 5.4