



CITY of POOLER
— GEORGIA —

PLANNING & ZONING COMMISSION MEETING - AGENDA

February 24, 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. PUD Zoning Map Amendment for Savannah Quarters PUD Phase 16, Quacco Road to add mini-warehouse/self-storage as a permitted use (Application #A25-0027) ****WITHDRAWN****
 - B. Variance request to reduce the 100-foot required adjacent use buffer in the rear of the property to 10 feet for a proposed retail and flex space development at 1235 E US Highway 80 (Application #A25-0022)
 - C. Proposed Text Amendment to the Pooler Code of Ordinances Chapter 50, Floods
- V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
February 10, 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
Ashley Brown	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 January 27, 2025, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Rife

2-Second: Commissioner Daniel

Motion passed without opposition

NEW BUSINESS:

- A. Zoning Map Amendment for NE Quadrant of Highway 80 and Sangrena Dr. from R-1-A and C-1 to R-3-C (Application #A25-0018) **DEFERRED**
- B. Site Plan approval for Pooler Parkway Self Storage at 1440 Pooler Parkway (Application #A24-0202)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan approval for Pooler Parkway Self Storage at 1440 Pooler Parkway. (1000 Halliday Dr). John Northup was present to answer questions.

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

1-Motion: Commissioner Williams

2-Second: Commissioner Daniel

Motion Passed without opposition

C. Site Plan approval for Clear Lake Vista multi-family development at 100 E. Marketplace Way (Application #A-24-0145)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan approval for Clear Lake Vista multi-family development at 100 E. Marketplace way. Josh Yellin, Chase Beasley & Adam Bryant were present to answer questions.

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

1-Motion: Commissioner Daniel

2-Second: Commissioner Simmons

Motion Passed without opposition

D. Acceptance of Maintenance Bond for Providence at Pooler lift station and force main infrastructure at 100 Halliday Drive

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for the acceptance of Maintenance Bond for Providence at Pooler lift station and force main infrastructure. Brent Davis was present to answer questions.

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

1-Motion: Commissioner Williams

2-Second: Commissioner Daniel

Motion Passed without opposition

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:14p.m.

1- Motion: Commissioner Brown

2- Second: Commissioner Daniel

Adjourned without opposition

The foregoing minutes are true and correct and approved by me on this ____ day of _____ 2025.

Rachael Brown, Zoning Administrator



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Variance for 1235 E US Highway 80 Buffer Requirements

Project:	#A25-0022
P&Z Meeting Date:	February 24, 2025
Public Hearing Date:	March 3, 2025
Applicant and Authorized Agent:	Kyle Hadden
Location (Address):	1235 E US Highway 80
Parcel (PIN):	50022 01037
Existing Zoning:	C-2 (Commercial, Heavy District); I-1 (Industrial, Light District)
Zoning Action:	Variance
Request:	Request is for a variance to reduce the 100-foot required adjacent use buffer in the rear of the property to 10 feet for the property located at 1235 E US Hwy 80.
Application Filed:	January 24, 2025
Legal Notice Published:	February 16, 2025
Sign Posted:	February 12, 2025
Letters Mailed:	February 10, 2025
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]
<i>Recommended Motion:</i>	<i>"After review of the criteria, move for denial of the request."</i>

Background:

The property located at 1235 E. US Highway 80 is an undeveloped parcel with frontages on both E. US Highway 80 and Priya Cr. The property is triangular in shape that tapers to widths of roughly 38 feet on its western end and 60 feet on the eastern end.

The property is split zoned, with the front portion being zoned C-2 and the rear of the property being zoned I-1. The Code states that when a property is split zoned, the district with the greater portion of the area of the property is the district that applies to the entire lot. In this case, the C-2 zoning occupies greater area. For a portion of the rear of the property, there is a commercial adjacent to industrial 100-foot buffer requirement.

While the geometrical configuration, coupled with its limited dimensions and the necessity for the adjacent use buffer does restrict the available space for any structural development, staff finds the request for a 90 foot buffer reduction is excessive. The number of buildings or building square footage and configuration could be reduced and the layout of the site could be re-designed so that the buffer reduction is minimal.

Relevant Ordinances:

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

Zoning Action Standards:

1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property.
 - *The subject property exhibits irregular geometric configurations, resulting in its narrow or shallow dimensions. These characteristics impose distinctive physical limitations and give rise to uncommon circumstances or conditions; however, these circumstances are not so uncommon to make the parcel undevelopable in its existing condition. A development could be designed to adhere to existing conditions, or a request for the minimum necessary variance could be made.*
2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property.
 - *The distinctive physical limitations impose undue hardship on the applicant by constraining the design possibilities of the development as they are currently presented; however, these circumstances and conditions are not so uncommon to make the parcel undevelopable in its existing condition. A development*

could be designed to adhere to existing conditions, or a request for the minimum necessary variance could be made if found necessary.

3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.
- *The variance will not result in a use not authorized in the zoning district or cause detriment to the public good.*

Conclusion: Staff finds that while the request does meet the required criteria for a variance, the buffer reduction request is excessive and the site should be redesigned to minimize the buffer reduction request. As such, staff recommends **Denial** of the request as submitted.

Attachments: A. Vicinity Map
B. Application and Submittal Documentation



CITY OF POOLER
GEORGIA

A great place to Live, Work and Play

Vicinity Map for Buffer Variance - 1235 E US Hwy 80

02/04/2025



Zoning Variance Application

Page 1 of 2

Updated **MAY 2024**

NOTICE TO APPLICANT

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

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

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

OFFICE USE ONLY

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

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

Contact Information

Kyle Hadden

Applicant Name	Applicant Phone
9987 Hwy 23 N, Metter, GA 30439	kylehadden45@gmail.com
Applicant Mailing Address	Applicant Email
Hadden Simmons Randy	
Property Owner Name	Property Owner Phone
9987 Hwy 23 N, Metter, GA 30439	kylehadden45@gmail.com
Property Owner Mailing Address	Property Owner Email
Cody Rogers	404-276-5091
Contact Person Name	Contact Person Phone
1211 Merchants Way Suite 201, Statesboro, GA 30458	cody_rogers@emc-eng.com
Contact Person Mailing Address	Contact Person Email

Property Information

1235 E US Hwy 80, Pooler, GA 31322	5002201037
Location Address	Parcel Identification #



Zoning Variance Application

Page 2 of 2

Updated **MAY 2024**

C-2

Undeveloped

Current Zoning

Current Use

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

Due to the small size, uncommon shape and previous subdivision, we seek variance to Ord. No. 02023-04.A.

Adjacent Property Owners

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

Livingood 1229	126 Westside Blvd, Pooler, GA	31322
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Name	Address	Zip
------	---------	-----

Strick's Properties	1138 Deloach Church Rd, Hoschton, GA	30548
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Name	Address	Zip
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Strick's Properties	1138 Deloach Church Rd, Hoschton, GA	30548
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Name	Address	Zip
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MAGA Properties of Georgia	155 Pine Barren Rd, Pooler, GA	31322
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Name	Address	Zip
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Affidavit

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

Kyle Hadden

Applicant Name

Applicant Signature

Date

Attestant Name

Attestant Title

Date



Zoning Variance Standards

Page 1 of 1

Updated **SEPT 2023**

Variance Criteria

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

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

Affidavit of Receipt

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

Kyle Hadden

Applicant Name

Applicant Signature

Date



Campaign Contribution Disclosure Form (Zoning Action Applicant)

Page 1 of 1

Updated **MAY 2024**

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

Hearing Information

Priya Circle - Commercial - Buffer Variance

Zoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

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

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

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

Kyle Hadden

Applicant Name

Applicant Signature

Date

G:\24\24-2107 HADDEN - HWY 80 COMMERCIAL\DWG\24-9999 HADDEN HWY80 C.BOL.DWG 2/13/2025 3:41 PM



VICINITY MAP:
NOT TO SCALE

SITE NOTES:

PROJECT DESCRIPTION	THE SUBJECT SITE CONSISTS OF AN UNDEVELOPED LOT, LYING ON A SINGLE PARCEL OF LAND. IT IS THE INTENTION OF THE OWNER TO CONSTRUCT TWO RETAIL BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS.	
PROPERTY DESCRIPTION	1235 E US HIGHWAY 80 PIN# 50022-01037	
AREA	PROPERTY AREA	APPROX. 1.76-ACRES
	DISTURBED AREA	TBD
ZONING	EXISTING	SPLIT ZONED: C-2 & I-2
	PROPOSED	C-2
SETBACKS	FRONT SETBACK:	60-FT (PRIMARY FRONTAGE)
	SIDE SETBACK:	35-FT (SECONDARY FRONTAGE)
	REAR SETBACK:	10-FT
BUILDING HEIGHT	REQUIRED MAXIMUM:	35-FT
UTILITIES	WATER SANITARY SEWER	CONNECT TO EXISTING WATER AND SANITARY SEWER MAIN SERVING THE PROPERTY

OFF STREET PARKING NOTES:

REQUIRED PARKING	RETAIL: 1 SPACE PER 250 SF
REQUIRED PARKING DESIGN CONSTRAINT	15,250 SF RETAIL
REQUIRED PARKING CALCULATION	1 SPACE PER 250 SF * (15,250 SF) = 61 SPACES
PARKING PROVIDED	57 9-FT WIDE REGULAR SPACES 4 9-FT WIDE ADA SPACES 61 TOTAL SPACES

HATCH LEGEND:

	PROPOSED STANDARD DUTY ASPHALT PAVEMENT		PROPOSED CONCRETE PAVEMENT / SIDEWALK
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CONCEPTUAL PLAN

HWY 80 COMMERCIAL

1235 US HIGHWAY 80 EAST

POOLER, CHATHAM COUNTY, GEORGIA

Prepared for:

HADDEN COMMERCIAL, LLC.

GEORGIA811

www.Georgia811.com

Know what's below.
Call before you dig.

THIS CONCEPTUAL SITE PLAN IS INTENDED TO ILLUSTRATE DEVELOPMENT POTENTIAL. THIS PLAN DOES NOT BIND OR LIMIT THE OWNER / DEVELOPER, NOR SHALL THE ENGINEER BE BOUND OR LIMITED BY THE PLAN. ALL ILLUSTRATIONS / DRAWINGS ARE SUBJECT TO CHANGE

NO.	REVISION DESCRIPTION	DATE

GRAPHIC SCALE: 1" = 30'

EMC ENGINEERING SERVICES, INC.

PO Box 2086
1211 Merchant Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com

CIVIL
MARINE
ENVIRONMENTAL

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

PROJECT NO.: 24-9999

DRAWN BY: KES

DESIGNED BY: KES

SURVEYED BY: .

CHECKED BY: CPR

SCALE: 1" = 30'

DATE: 02/13/2025

SHEET

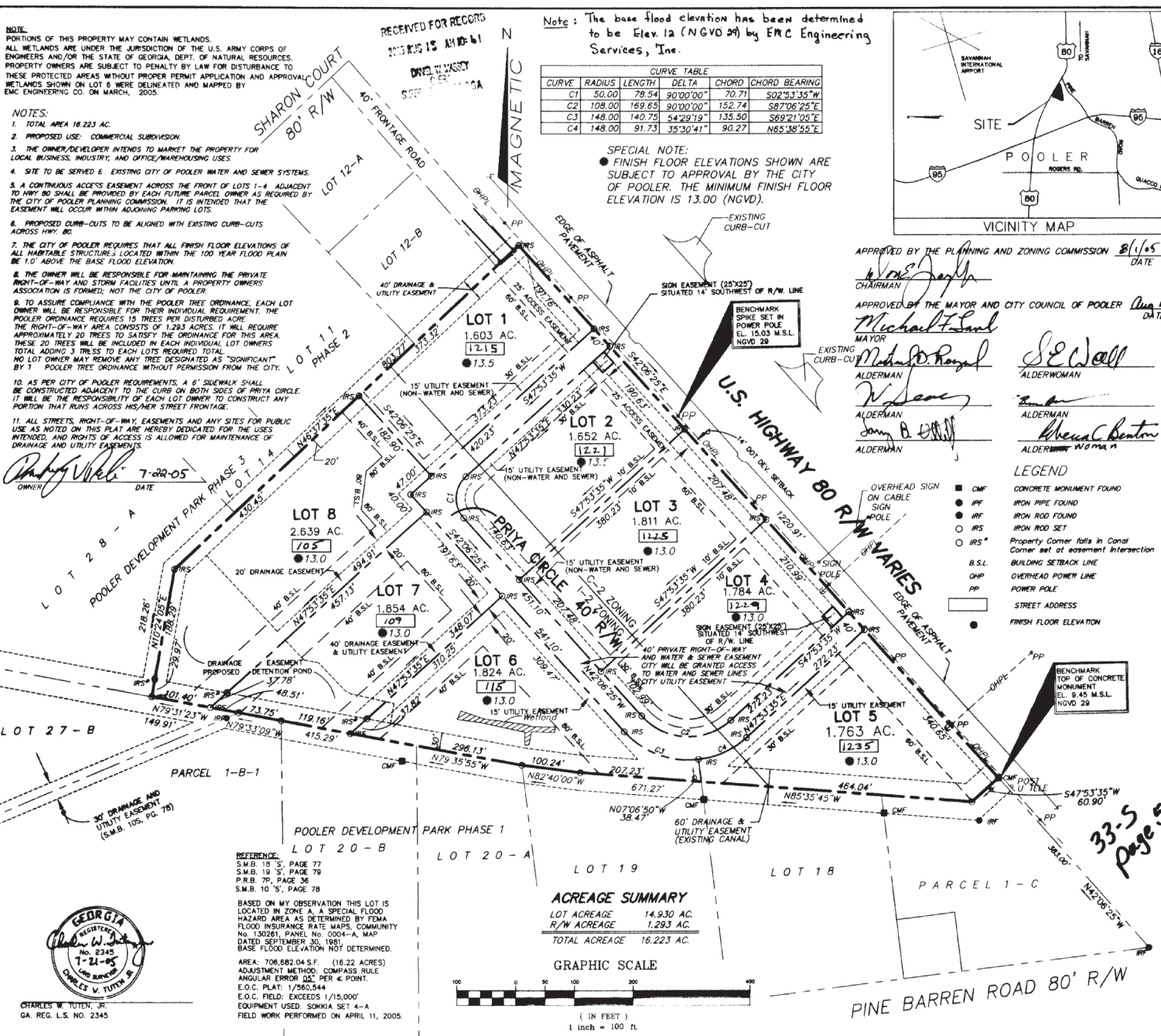
1

OF 1

NOTE:
PORTIONS OF THIS PROPERTY MAY CONTAIN WETLANDS.
ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA, DEPT. OF NATURAL RESOURCES. PROPERTY OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL. WETLANDS SHOWN ON LOT 6 WERE DELINEATED AND MAPPED BY EMC ENGINEERING CO. ON MARCH, 2005.

- NOTES:
1. TOTAL AREA 16.223 AC.
 2. PROPOSED USE: COMMERCIAL SUBDIVISION.
 3. THE OWNER/DEVELOPER INTENDS TO MARKET THE PROPERTY FOR LOCAL BUSINESS, INDUSTRY, AND OFFICE/WAREHOUSING USES.
 4. SITE TO BE SERVED BY EXISTING CITY OF POOLER WATER AND SEWER SYSTEMS.
 5. A CONTINUOUS ACCESS EASEMENT ACROSS THE FRONT OF LOTS 1-4 ADJACENT TO HWY 80 SHALL BE PROVIDED BY EACH FUTURE PARCEL OWNER AS REQUIRED BY THE CITY OF POOLER PLANNING COMMISSION. IT IS INTENDED THAT THE EASEMENT WILL OCCUR WITHIN ADJOINING PARKING LOTS.
 6. PROPOSED CURB-CUTS TO BE ALIGNED WITH EXISTING CURB-CUTS ACROSS HWY 80.
 7. THE CITY OF POOLER REQUIRES THAT ALL FINISH FLOOR ELEVATIONS OF ALL HABITABLE STRUCTURES LOCATED WITHIN THE 100 YEAR FLOOD PLAIN BE 1.0' ABOVE THE BASE FLOOD ELEVATION.
 8. THE OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE PRIVATE RIGHT-OF-WAY AND STORM FACILITIES UNTIL A PROPERTY OWNERS ASSOCIATION IS FORMED; NOT THE CITY OF POOLER.
 9. TO ASSURE COMPLIANCE WITH THE POOLER TREE ORDINANCE, EACH LOT OWNER WILL BE RESPONSIBLE FOR THEIR INDIVIDUAL REQUIREMENT. THE POOLER ORDINANCE REQUIRES 15 TREES PER DISTURBED ACRE. THE RIGHT-OF-WAY AREA CONSISTS OF 1.293 ACRES. IT WILL REQUIRE APPROXIMATELY 20 TREES TO SATISFY THE ORDINANCE FOR THIS AREA. THESE 20 TREES WILL BE INCLUDED IN EACH INDIVIDUAL LOT OWNERS TOTAL ADDING 3 TREES TO EACH LOT REQUIRED TOTAL. NO LOT OWNER MAY REMOVE ANY TREE DESIGNATED AS "SIGNIFICANT" BY THE POOLER TREE ORDINANCE WITHOUT PERMISSION FROM THE CITY.
 10. AS PER CITY OF POOLER REQUIREMENTS, A 6" SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO THE CURB ON BOTH SIDES OF PRIVATE CIRCLE. IT WILL BE THE RESPONSIBILITY OF EACH LOT OWNER TO CONSTRUCT ANY PORTION THAT RUNS ACROSS HIS/HER STREET FRONTAGE.
 11. ALL STREETS, RIGHT-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAN ARE HEREBY DEDICATED FOR THE USES INTENDED, AND RIGHTS OF ACCESS IS ALLOWED FOR MAINTENANCE OF DRAINAGE AND UTILITY EASEMENTS.

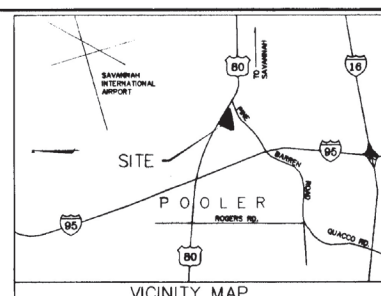
OWNER: *Charles W. Tuttle, Jr.*
DATE: 7-22-05



Note: The base flood elevation has been determined to be Elev. 12 (NGVD 29) by ERC Engineering Services, Inc.

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	50.00	78.34	90°00'00"	70.71	S02°53'35"W
C2	108.00	169.63	90°00'00"	152.74	S87°06'22"E
C3	148.00	140.75	54°28'19"	135.50	S89°21'02"E
C4	148.00	91.73	35°30'41"	90.27	N65°38'55"E

SPECIAL NOTE:
FINISH FLOOR ELEVATIONS SHOWN ARE SUBJECT TO APPROVAL BY THE CITY OF POOLER. THE MINIMUM FINISH FLOOR ELEVATION IS 13.00 (NGVD).



APPROVED BY THE PLANNING AND ZONING COMMISSION 8/1/05
DATE

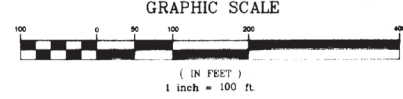
APPROVED BY THE MAYOR AND CITY COUNCIL OF POOLER Aug 1, 05
DATE

Michael F. Land
MAYOR
Michael D. Royal
ALDERMAN
N. Jones
ALDERMAN
J. B. H. H. H.
ALDERMAN
S. E. Wall
ALDERMAN
M. C. Benton
ALDERMAN

- LEGEND
- CMF CONCRETE MONUMENT FOUND
 - IRF IRON PIPE FOUND
 - IRS IRON ROD FOUND
 - IRS* IRON ROD SET
 - Property Corner falls in Canal Corner and of easement intersection
 - B.S.L. BUILDING SETBACK LINE
 - CHP OVERHEAD POWER LINE
 - PP POWER POLE
 - STREET ADDRESS
 - FINISH FLOOR ELEVATION

ACREAGE SUMMARY

LOT ACREAGE	14.930 AC.
R/W ACREAGE	1.293 AC.
TOTAL ACREAGE	16.223 AC.

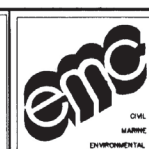


REFERENCE:
S.M.B. 10' S, PAGE 77
S.M.B. 10' S, PAGE 78
P.R.B. 7P, PAGE 36
S.M.B. 10' S, PAGE 78

BASED ON MY OBSERVATION THIS LOT IS LOCATED IN ZONE A. A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY No. 130261, PANEL No. 0004-A, MAP DATED SEPTEMBER 30, 1981. BASE FLOOD ELEVATION NOT DETERMINED.
AREA: 708,882.04 SF. (16.22 ACRES)
ADJUSTMENT METHOD: COMPASS RULE
ANGULAR ERROR 22" PER 4 POINT.
E.O.C. PLAT: 1/260,844
E.O.C. FIELD: EXCEEDS 15,000'
EQUIPMENT USED: SOKKIA SET 4-A
FIELD WORK PERFORMED ON APRIL 11, 2005.



CHARLES W. TUTTLE, JR.
GA REG. L.S. NO. 2345



Post Office Box 8101
235 East Ovation Street
Pooler, Georgia 31068
Phone: (912) 232-6533
Fax: (912) 232-2920

A SUBDIVISION PLAT OF
PARCEL 1-A, A PORTION OF POOLER
DEVELOPMENT PARK SUBDIVISION, 8th C.M. DISTRICT,
POOLER, CHATHAM COUNTY, GEORGIA
prepared for:
PANKAJ V. PATEL

REVISIONS

1	GENERAL REV.	7/15/05
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DESIGN: -
GRAPHICS: DET
REVIEW: CWT
DATE: 6/22/05
SCALE: 1" = 100
PROJECT: 041106

SHEET: 1 OF 1

33.5
Page 53



CITY of POOLER
— GEORGIA —

STATE OF GEORGIA }
 }
COUNTY OF CHATHAM }

ORDINANCE O2025-01.A

Flood Ordinance Regulations

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES CHAPTER 50, FLOODS, ARTICLE II – FLOOD DAMAGE PREVENTION, DIVISION 3- PROVISIONS FOR FLOOD HAZARD REDUCTION, SECTION 50.92- SPECIFIC STANDARDS, SECTION 50.93- BUILDING STANDARDS FOR STREAMS WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS AND/OR FLOODWAY (A-ZONES), SECTION 50-94- STANDARDS FOR AREAS OF SHALLOW FLOODING (AO- ZONES), SECTION 50-95- STANDARDS FOR SUBDIVISIONS OR DEVELOPMENT PROPOSALS AND SECTION 50-96- STANDARDS FOR CRITICAL FACILITIES TO AMEND PROVISIONS RELATED TO BASE FLOOD ELEVATION REQUIREMENTS AND TO COMPLY WITH THE STATE MODEL FLOOD ORDINANCE; 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 CHAPTER 50 – FLOODS, Article II. Flood Damage Prevention, Division 3- Provisions for Flood Hazard Reduction, Section 50.92- Specific Standards be amended by deleting the strikethrough language and adding the underlined text as follows:

Sec. 50-92. - Specific standards.

In all areas of special flood hazard the following provisions are required:

(1) *New construction and/or substantial improvements.* Where base flood elevation data are available, new construction and/or substantial improvement of any structure or manufactured home shall have the lowest floor, including basement, elevated no lower than ~~one foot~~ two feet above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with standards of section 50-92(3)(a), (c) "elevated buildings".

a. All heating and air conditioning equipment and components (including ductwork), all electrical, ventilation, plumbing, and other service facilities shall be elevated at or above ~~one foot~~ two feet above the base flood elevation.

(2) *Nonresidential construction.* New construction and/or the substantial improvement of any structure located in A1-30, AE, or AH zones, may be floodproofed in lieu of elevation. The

structure, together with attendant utility and sanitary facilities, must be designed to be water tight to ~~one foot~~ two feet above the base flood elevation, with walls substantially impermeable to the passage of water, and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the official as set forth above and in subsection 50-67(6).

(3) *Standards for manufactured homes and recreational vehicles.* Where base flood elevation data are available:

- a. All manufactured homes placed and/or substantially improved on:
 1. Individual lots or parcels,
 2. In new and/or substantially improved manufactured home parks or subdivisions,
 3. In expansions to existing manufactured home parks or subdivisions, or
 4. On a site in an existing manufactured home park or subdivision where a manufactured home has incurred "substantial damage" as the result of a flood, must have the lowest floor including basement, elevated no lower than ~~one foot~~ two feet above the base flood elevation.
- b. Manufactured homes placed and/or substantially improved in an existing manufactured home park or subdivision may be elevated so that both:
 1. The lowest floor of the manufactured home is elevated no lower than ~~one foot~~ two feet above the level of the base flood elevation; and
 2. The manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least an equivalent strength) of no less than 36 inches in height above grade.
- c. All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. (Ref. section 50-91(6),
- d. All recreational vehicles placed on sites must either:
 1. Be on the site for fewer than 180 consecutive days;
 2. Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions); or
 3. The recreational vehicle must meet all the requirements for "new construction", including the anchoring and elevation requirements of section 50-92(3)(a), (c) above.

(4) No change

II

That CHAPTER 50 – FLOODS, Article II. Flood Damage Prevention, Division 3- Provisions for Flood Hazard Reduction, Section 50.93- Building standards for streams without established

base flood elevations and/or floodway (A-zones) be amended by deleting the strikethrough language and adding the underlined text as follows:

Sec. 50-93. - Building standards for streams without established base flood elevations and/or floodway (A-zones).

Located within the areas of special flood hazard established in section 50-36, where streams exist but no base flood data and/or floodway data have been provided (A-zones), ~~or where base flood data have been provided but a floodway has not been delineated,~~ the following provisions apply:

- (1) When base flood elevation data or floodway data have not been provided in accordance with section 50-36, then the administrator shall obtain, review, and reasonably utilize any scientific or historic base flood elevation and floodway data available from a federal, state, or other source, in order to administer the provisions of division 3. Only if data are not available from these sources, then the following provisions (2) and (3) shall apply.
- (2) No encroachments, including structures or fill material, shall be located within an area equal to the width of the stream or 25 feet, whichever is greater, measured from the top of the stream bank, unless certification by a registered professional engineer is provided demonstrating that such encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- (3) In special flood hazard areas without base flood elevation data, new construction and substantial improvements of existing structures shall have the lowest floor of the lowest enclosed area (including basement) elevated no less than ~~three~~ four feet above the highest adjacent grade at the building site. (Note: Require the lowest floor to be elevated ~~one foot~~ two feet above the estimated base flood elevation in A-zone areas where a Limited Detail Study has been completed.) Openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with standards of section 50-91(4) "elevated buildings". The administrator shall certify the lowest floor elevation level, and the record shall become a permanent part of the permit file.
 - a. All heating and air conditioning equipment and components (including ductwork), all electrical, ventilation, plumbing, and other service facilities shall be elevated no less than three feet above the highest adjacent grade at the building site.

~~The administrator shall certify the lowest floor elevation level and the record shall become a permanent part of the permit file.~~

III

That CHAPTER 50 – FLOODS, Article II. Flood Damage Prevention, Division 3- Provisions for Flood Hazard Reduction, a new section be added after Section 50.93, by adding the underlined text as follows:

Sec. 50-94. - Building standards for areas of special flood hazard (AE-Zones) with established base flood elevations and without designated floodway.

Located within the areas of special flood hazard established in section 50-36, where streams with base flood elevations are provided but no floodway has been designated, (AE-zones), the following provisions apply:

- (1) No encroachments, including fill material, new structures or substantial improvements shall be located within areas of special flood hazard, unless:

a. Certification by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood at any point within the community. The engineering certification should be supported by verifiable technical data that conforms to standard hydraulic engineering principles.

b. Any fill material or portion of any other improvement placed inside a special flood hazard area (SFHA) below base flood elevation shall be mitigated on site or on an adjacent site by an equal to or greater volume of excavated material. The mitigation excavation must be connected to the SFHA at an elevation less than or equal to an elevation two feet below the 100-year flood plain elevation or the stormwater conveyance system shall be sized and constructed to convey the 100-year 24-hour storm to a suitable outfall.

(2) New construction and substantial improvements shall be elevated or flood-proofed to elevations established in accordance with section 50-91.

IV

That CHAPTER 50 – FLOODS, Article II. Flood Damage Prevention, Division 3- Provisions for Flood Hazard Reduction, Section 50.94- Standards for areas of shallow flooding (AO-zones) be amended by changing the section number and by deleting the strikethrough language and adding the underlined text as follows:

Sec. 50-945. - Standards for areas of shallow flooding (AO zones).

Areas of special flood hazard established in section 50-36 may include designated "AO" shallow flooding areas. These areas have base flood depths of one to three feet above ground, with no clearly defined channel. The following provisions apply:

- (1) All new construction and substantial improvements of residential and nonresidential structures shall have the lowest floor, including basement, elevated to at least one foot above the flood depth number specified on the flood insurance rate map (FIRM), above the highest adjacent grade. If no flood depth number is specified, the lowest floor, including basement, shall be elevated at least three feet above the highest adjacent grade. Openings sufficient to facilitate the unimpeded movements of flood waters shall be provided in accordance with standards of section 50-91~~(4) "elevated buildings"~~.

The administrator shall certify the lowest floor elevation level and the record shall become a permanent part of the permit file.

- (2) New construction or the substantial improvement of a nonresidential structure may be floodproofed in lieu of elevation. The structure, together with attendant utility and sanitary facilities, must be designed to be water tight to the specified FIRM flood level plus ~~one foot~~ two feet, above highest adjacent grade, with walls substantially impermeable to the passage of water, and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the official as set forth above and as required in section 50-68(1) and section 50-68(2).
- (3) Drainage paths shall be provided to guide floodwater around and away from any proposed structure.

V

That CHAPTER 50 – FLOODS, Article II. Flood Damage Prevention, Division 3- Provisions for Flood Hazard Reduction, Section 50.95- Standards for subdivisions or development proposals by changing the section number as follows:

Sec. 50-956. - Standards for subdivisions or development proposals.

1 through 5 no change

VI

That CHAPTER 50 – FLOODS, Article II. Flood Damage Prevention, Division 3- Provisions for Flood Hazard Reduction, Section 50.96- Standards for critical facilities be amended by changing the section number and by adding the underlined text as follows:

Sec. 50-967. - Standards for critical facilities.

(1)Critical facilities shall not be located in the 100-year floodplain or the 500-year floodplain.

(2)All ingress and egress from any critical facility must be protected to the 500-year flood elevation.

(3) Hazardous materials shall not be stored in the SFHA. The following materials are prohibited in the SHFA: acetone, ammonia, benzene, calcium carbide, carbon disulfide, celluloid, chlorine, hydrochloric acid, prussic, magnesium, nitric acid, oxides of nitrogen, phosphorus, potassium, sodium and sulfur.

VII

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

VIII

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

IX

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