



CITY of POOLER

— GEORGIA —

PLANNING & ZONING COMMISSION MEETING - AGENDA

July 28, 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. Conditional Use Request for a Specialty Contractor's Office for an HVAC business at 79 Columbia Dr. Suites 107, 108, and 109 (Application # A25-0065)
 - B. Variance Request from App. A, Art. III, Sec. 12 – Accessory Structures to allow for residential storage units in an R-3-A Zoning District and from App. A, Art. III, Sec. 6 – Schedule of Development Regulations to allow for a 10-foot and 13-foot reduction from the required 20-foot side yard setbacks at 111 E. Mell St (Application # A25-0097)
 - C. Conditional Use Request for a Competitive Cheerleading Facility in a C-2 Zoning District at 1018 W US Hwy 80 (Application # A25-0114)
 - D. Zoning Map Amendment to add Gym/fitness center as an allowable use within the Jabot Tract PUD C2 Commercial Heavy District for a gym to be located at 1702 Pooler Pkwy Suites 112 and 113 (Jabot PUD Amendment No. 19) (Application # A25-0118)
 - E. Conditional Use Request for a Retreat within an R-1-A Zoning District at 1336 S. Rogers St (Application # A25-0123)
 - F. Zoning Map Amendment from R-A to C-2 to allow for establishment of a multi-tenant commercial building at 1511 Quacco Rd. and for a restaurant use at 1513 Quacco Rd. (Application # A25-0124)
 - G. Site Development Plan Approval for Rehoboth Ministries New Covenant Church Expansion at 708 W. US Hwy 80 (Application # A24-0028)
 - H. Site Development Plan Approval for DST Trailer Yard at 1485 Pine Barren Rd (Application # 24-0183)
 - I. Acceptance of Maintenance Bond in the amount of \$28,626.89 for HoM at Pooler, 100 Commons Way, Subject to City Attorney Approval (Application #231436 (AA1161))
- V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
July 14, 2025

CALL TO ORDER:

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

Attendee Name	Title	Status
Nicole Johnson	Chair	Present
Shirlinia Daniel	Commissioner	Present
Brade Rife	Commissioner	Present
Jeremy Kelly	Alternate	Present
Scott Cribbs	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 June 23, 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. Variance Request from App. A, Art. III, Sec. 27- Zoning Buffer Requirements, to allow for a reduction of 75 feet from the 100-foot required adjacent use buffer at 110 Dublin Rd. (Application # A25-0109)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a variance from App. A, Art. III, Sec. 27- Zoning Buffer Requirements, to allow for a reduction of 75 feet from the 100-foot required adjacent use buffer at 110 Dublin Rd. Staff recommended denial of the request based on it not meeting the criteria required for a variance. Owen Gannon was present to answer questions.

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

1-Motion: Commissioner Daniel

2-Second: Commissioner Williams

Motion Passed without opposition

- B. Zoning Map Amendment for 9 parcels including and adjacent to 1376 Old Louisville Rd. from R-A and C-2 to I-1 to allow for establishment of 2 warehouse buildings (Application # 25-0110)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is to rezone 9 parcels including and adjacent to 1376 Old Louisville Rd. from R-A, R-A-1, and C-2 to I-1 to allow for establishment of 2 warehouse buildings. Commissioner Rife recused himself for this item and Commissioner Kelly took his place. Staff recommended approval of the application with conditions. Michael Webber and Kevin Forbes were present to answer questions. Beverly waters had a question for the applicant.

Prior to the P & Z meeting, Ryan Jarles noted that an error was located within the Staff report. The report was released with the language "does not meet the criteria" and was corrected by Staff to read as "does meet the criteria" prior to the P&Z meeting; however, the recommendation had already been posted. When this item was introduced at the meeting, Mr. Jarles made mention of this error and the fact that it had been fixed prior to the meeting.

Result: *After review of the criteria, a motion was made to recommend denial of the request because the request does not meet traffic requirements, safety requirements of the current residents and does not align with the Comprehensive Plan.*

1-Motion: Commissioner Daniel

2-Second: Commissioner Kelly

Motion Passed with Commissioner Cribbs and Commissioner Chaison in opposition

- C. Conditional Use Request for a Bar and Dog Park in a C-2 Zoning District at 200 Tanger Outlets Blvd. (Application # A25-0111)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use for a Bar and Dog Park in a C-2 Zoning District at 200 Tanger Outlets Blvd. Commissioner Rife returned to the dais and Commissioner Kelly stepped down. Staff recommended approval of the application with conditions. Wesley Green, Travis Burke and Latasha Grant were present to answer questions.

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

- (1) The exterior of the structure matches the architectural design and materials of the other Tanger Outlet buildings and does not give the appearance of a shipping container and (2) the structure meets all building and fire code requirements as a permanent structure.

1-Motion: Commissioner Rife

2-Second: Commissioner Cribbs

Motion Passed with Commissioner Daniel in opposition

- D. Site Development Plan Approval for a Multi-Unit Retail Building at 0 William Blakely Crossing – Savannah Shopping Center Outparcels 2 and 3 (Application #24-0160)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for a Multi- Unit Retail Building at 0 William Blakely Crossing. Staff recommended approval of the application with conditions. Jesse Fink and Jayda Kim were present to answer questions.

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

The applicant must submit a revised landscaping plan for review and approval, prior to the pre-construction meeting, showing additional trees and vegetation along the rear of the building facing Quacco Road and that the materials for the rear of the building are to reflect what is found on the front.

1-Motion: Commissioner Rife

2-Second: Commissioner Williams

Motion Passed without opposition

- E. Site Development Plan Approval for a Multi-Unit Retail Building at 90 William Blakely Crossing – The Shoppes at Savannah Quarters (Application # 25-0023)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan approval for a Multi- Unit Retail Building at 90 William Blakely Crossing. Staff recommended approval of the application. Wesley Green 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 Rife

Motion Passed without opposition

- F. Acceptance of Maintenance Bond in the amount of \$11,995.00 for Monument at Mosaic (formerly Blakely Commons) Building 2, 2200 Pooler Parkway, Subject to City Attorney Approval (Application #230259)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Monument at Mosaic (formerly known as Blakely Commons), Building 2, water distribution system from connection to public main to an on-site water meter. Staff recommended approval of the application. Ben Jenkins 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 Rife
Motion Passed without opposition

- G. Final Plat and Acceptance of Performance Bond in the amount of \$4,397,878.29 for Outpost Bay, 0 Jimmy Deloach Parkway, Subject to City Attorney Approval (Application #25-0066)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for the Final Plat and Acceptance of Performance Bond in the amount of \$4,397,878.29 for Outpost Bay, 0 Jimmy Deloach Parkway. Staff recommended approval of the application. Malorie Boyd was present to answer questions.

Result: After review of the criteria, a motion was made to recommend approval of the request with the following condition:

The final plat being revised to specify whether the easement for the lateral to the amenity center is designated as public or private.

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

- H. Acceptance of Maintenance Bond in the amount of \$589,174.50 and Sidewalk Performance Bond in the amount of \$82,500.00 for Cross Creek Phase 2, 145 Cross Creek Drive, Subject to City Attorney Approval (Application #24-0220)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for the Acceptance of Maintenance Bond in the amount of \$589,174.50 and Sidewalk Performance Bond in the amount of \$82,500.00 for Cross Creek Phase 2, 145 Cross Creek Drive. Malorie Boyd 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 Rife
Motion Passed without opposition

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:54p.m.

1- Motion: Commissioner Daniel
2- Second: Commissioner Rife
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

Conditional Use Request for a Specialty Contractor’s Office for an HVAC business at 79 Columbia Dr. Suites 107, 108, and 109.

Project:	#A25-0065
P&Z Meeting Date:	July 28, 2025
Public Hearing Date:	August 4, 2025
Applicant and Authorized Agent:	Christy Wells – Johnson Controls, Inc.
Location (Address):	79 Columbia Dr. Suites 107, 108, and 109
Parcel (PIN):	50987 07028
Existing Zoning:	C-2 (Heavy Commercial)
Zoning Action:	Conditional Use
Request:	Request is for a conditional use for a specialty contractor’s office to establish an HVAC company at 79 Columbia Dr. Suite 108.
Application Filed:	June 17, 2025
Legal Notice Published:	July 20, 2025
Sign Posted:	July 17, 2025
Letters Mailed:	July 18, 2025
Staff Recommendation:	Approval with the condition that no outdoor storage associated with the business is permitted at the site.
<i>Planning & Zoning Commission:</i>	<i>TBD</i>
<i>Recommended Motion:</i>	<i>"After review of the criteria, move for approval of the request with the condition outlined in Staff’s recommendation."</i>

Background:

The request is for a conditional use to establish a specialty contractors office in the C-2 zoning district at 79 Columbia Dr. Suites 107, 108, and 109. The proposed business will also include storage of materials, which is considered warehousing and would not be permitted in the C-2 district; however, the site development plan at 79 Columbia Dr. was approved by Council on May 1, 2006, for an office and warehouse building and would now be considered a non-conforming use. The warehousing/storage component is a continuation of that non-conforming use and is permitted at that site.

79 Columbia Dr. is a large 18,750 sf multi-tenant office and warehouse building, in the Westside Business Park, on a parcel that is approximately 2.48 acres in size and was originally approved and permitted with the parking requirements being met for all suites based on allowable uses. The site is currently occupied by multiple existing commercial tenants, including Terminix (Pest Control Service), Coastal Service Experts (HVAC Company), and Johnson Control's other businesses (Security and Fire protection services).

The current request was initiated after a business license was applied for by the applicant and Staff determined a Conditional Use Application would be required.

Relevant Ordinances:

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

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

App. A, Art. V, Sec. 7 – Standards for Conditional Use Permission

Zoning Action Standards:

1. The proposed use will not be contrary to the purpose of this ordinance.
 - *The proposed use would not be contrary to the purpose of the ordinance and is in keeping with the other commercial uses established within the site at 79 Columbia Dr., including a pest control service and another HVAC company.*
2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers.
 - *The proposed use would not be detrimental to adjacent properties or surrounding areas as the proposed use would not create noise, fumes and visual impact beyond that of the existing site.*
3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such

facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use.

- *The proposed use will not result in an increase in the number of persons and vehicles or an increase in noise or fumes, as the proposed use will be included within multiple tenant spaces in a pre-existing commercial office/warehouse building.*
4. The proposed use will not be affected adversely by the existing uses of adjacent properties.
 - *The proposed use will not be affected adversely by the existing uses of adjacent properties as the existing adjacent parcels are all light industrial and heavy commercial in nature.*
 5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
 - *The use is proposed within a large 18,750 sf multi-tenant office and warehouse building, in the Westside Business Park, on a parcel that is approximately 2.48 acres in size; the lot is of a sufficient size.*
 6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.
 - *The parking standards will be met with the existing parking spaces provided on-site.*
 7. The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.
 - *The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote public welfare and protect the established development pattern. The proposed use would be consistent with the pattern of light industrial and heavy commercial uses in the surrounding area.*

Conclusion:

The request complies with all criteria for a conditional use. As such, staff recommends **approval** of the request with the condition that

no outdoor storage associated with the business is permitted at the site.

Attachments:

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



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

Vicinity Map - 79 Columbia Dr - Conditional Use

07/21/2025

Parcels



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

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

OFFICE USE ONLY

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

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

Contact Information

Applicant Name _____ Applicant Phone _____

Applicant Mailing Address _____ Applicant Email _____

Property Owner Name _____ Property Owner Phone _____

Property Owner Mailing Address _____ Property Owner Email _____

Contact Person Name _____ Contact Person Phone _____

Contact Person Mailing Address _____ Contact Person Email _____

Property Information

Location Address _____ Parcel Identification # _____

Current Zoning _____ Current Use _____



Conditional Use Application

Page 2 of 2

Updated **MAY 2024**

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

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

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

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

Adjacent Property Owners

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

Name Address Zip

Name Address Zip

Name Address Zip

Name Address Zip

Affidavit

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

Mark Anthony Riso

Applicant Name Applicant Signature Date

Licensing Compliance Coordinator

Attestant Name Attestant Title Date



Conditional Use Standards

Page 1 of 1

Updated **SEPT 2023**

Review Criteria

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

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

Additional Mitigation Requirements

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

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

Affidavit of Receipt

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

Mark Anthony Riso

Applicant Name

Applicant Signature

Date



Campaign Contribution Disclosure Form (Zoning Action Applicant)

Page 1 of 1

Updated **MAY 2024**

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

Hearing Information

Zoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

City Official Name	Title	Dollar Value	Description of Gift >\$250
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I attest that all information provided above is true to fact.

Mark Anthony Riso

Applicant Name

Applicant Signature

Date



Property Owner Authorization

Page 1 of 1

Updated **SEPT 2023**

Authorization

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

Rezoning
 Conditional Use
 Variance
 Site Plan
 Subdivision

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

Philip J Jablonski	philip.j.jablonski@jci.com	912-436-3180
Applicant/Agent Name	Email	Phone
79 Columbia Drive Suite 107 Pooler GA 31322 United States of America		
Applicant/Agent Address		

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

79 Columbia Drive Suite 107 Pooler GA 31322 United States of America		
Property Address		
ERNEST Hutson	Ernest Hutson	7/17/25
Owner Name	Owner Signature	Date

Notary Public

7 th July 2025		
Subscribed and Sworn This Day Of		
Jane Patnode	J. Patnode	Aug. 20, 2026
Notary Name	Notary Signature	Commission Expiration



****EXTERNAL EMAIL**RE: 79 Columbia Drive. Conditional Use**

From McDonough, Tad @ Jacksonville <Tad.McDonough@cbre.com>

Date Tue 7/15/2025 9:26 AM

To Ryan Jarles <rjarles@pooler-ga.gov>

Cc Linda L Wrage <Linda.L.Wrage@jci.com>; Rachael Brown <RBrown@pooler-ga.gov>; Mark Anthony Riso <markanthony.riso@jci.com>

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

Ryan,

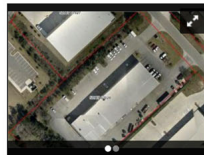
The space Johnson Controls has at 79 Columbia is 5,625 SF of which 2,750 SF is office and 2,875 SF is warehouse.

To be clear, Johnson Controls (JCI) is trying to help the City get a mistake or misunderstanding cleared up with the City. This is not new space for JCI, they have been in the space since the building was built in 2007. The Building is an Industrial / Office Warehouse Building and on a Industrial Lot. When the Building and the Space was built the Building Permits were issued by the City. JCI has had office and warehouse operations there for almost 20 years.

As for parking JCI simply has a pro rata share of the total spaces at the building.

Summary	
Parcel Number	5098707028
Location Address	79 COLUMBIA DR POOLER GA 31322
Legal Description	LOT 17 WESTSIDE BUSINESS PARK
Property Class	I3 - Industrial Lots
Neighborhood	23910.00 - W910 WESTSIDE BUS PK
Tax District	(050) POOLER
Zoning	C-2
Acres	2.48
Homestead	N
Exemptions	

[View Map](#)



Tad McDonough

L. Allen McDonough, Jr.
Senior Transaction Manager
CBRE | Advisory & Transaction Services
Licensed Real Estate Broker

Cell – 904-333-6103
Tad.McDonough@CBRE.com

From: Mark Anthony Riso <markanthony.riso@jci.com>

Sent: Tuesday, July 15, 2025 8:39 AM

To: Philip J Jablonski <Philip.J.Jablonski@jci.com>; Wade R Perry <wade.perry@jci.com>; McDonough, Tad @ Jacksonville <Tad.McDonough@cbre.com>

Cc: Linda L Wrage <Linda.L.Wrage@jci.com>; Ryan Jarles <rjarles@pooler-ga.gov>; Rachael Brown <rbrown@pooler-ga.gov>

Subject: FW: 79 Columbia Drive. Conditional Use

External

Good Morning,

Could we please provide Ryan with some answers to his below questions:
Best,

I am reviewing your application for a conditional use at 79 Columbia Dr. and I was wondering if you could give me some additional information.

I need to know what the square footage of the unit you will be occupying is and how many parking spots will be available to your unit.

Mark Anthony Riso
Licensing Compliance
+1 561 912 6917

From: Linda L Wrage <linda.l.wrage@jci.com>
Sent: Monday, July 14, 2025 11:18 AM
To: Mark Anthony Riso <markanthony.riso@jci.com>
Subject: FW: 79 Columbia Drive. Conditional Use

Hi Mark,

Who should the below email be forwarded to?

Thank you!

Linda L. Wrage
Licensing Compliance Administrator
Direct: (414) 524 6874
www.johnsoncontrols.com

Johnson Controls Inc.
5757 N. Green Bay Ave / LD33
Milwaukee, WI 53209

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From: Ryan Jarles <rjarles@pooler-ga.gov>
Sent: Monday, July 14, 2025 8:51 AM
To: Linda L Wrage <linda.l.wrage@jci.com>
Cc: Rachael Brown <RBrown@pooler-ga.gov>
Subject: 79 Columbia Drive. Conditional Use

Good morning,

I am reviewing your application for a conditional use at 79 Columbia Dr. and I was wondering if you could give me some additional information.

I need to know what the square footage of the unit you will be occupying is and how many parking spots will be available to your unit.

Thank you.



RYAN JARLES
City Planner

100 US Highway 80 SW
Pooler, GA 31322

(912) 748-7261, ext.308
rjarles@pooler-ga.gov

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CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Variance Request from App. A, Art. III, Sec. 12 – *Accessory Structures* to allow for residential storage units in an R-3-A Zoning District and from App. A, Art. III, Sec. 6 – Schedule of Development Regulations to allow for a 10-foot and 13-foot reduction in the required 20-foot side yard setbacks at 111 E. Mell St.

Project:	#A25-0097
P&Z Meeting Date:	July 28, 2025
Public Hearing Date:	August 4, 2025
Applicant and Authorized Agent:	Sivan Golan – Pooler 24 LLC
Location (Address):	111 Mell St.
Parcel (PIN):	50005 19001 / 50005 19002
Existing Zoning:	R-3-A (Multifamily Residential District)
Zoning Action:	Variance
Request:	Request is for a variance from App. A, Art. III, Sec. 12 – <i>Accessory Structures</i> to allow for residential storage units in an R-3-A Zoning District AND for a variance from App. A, Art. III, Sec. 6 – <i>Schedule of Development</i> Regulations to allow for a 10-foot and 13-foot reduction in the 20-foot side yard setbacks at 111 E. Mell St.
Application Filed:	May 29, 2025
Legal Notice Published:	July 20, 2025
Sign Posted:	July 17, 2025
Letters Mailed:	July 17, 2025
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]

Recommended Motion:

"After review of the criteria, move for denial of the request."

Background:

111 E. Mell St. is divided between two adjacent parcels which are separated by a drainage ditch attributed to the abutting parcel at 508 S. Rogers St. Each parcel consists of three connected apartment buildings divided by firewalls; information provided by the applicant states that the property consists entirely of 2-bedroom, 1-bathroom units that were constructed without adequate storage space, and the applicant believes this deficiency creates a hardship for the residents.

When reviewing the application submittal documentation, Staff became aware that a storage shed was already present on the property. In an email response from the applicant regarding the existing storage shed, they informed Staff that the existing non-compliant storage shed will be removed from the property and will be replaced with the storage sheds proposed within this variance application, should it be approved. For the variance to be granted, the proposed accessory structures must also adhere to all other standards provided within App. A, Art. III, Sec. 12, (B) - *Location of detached accessory structures on residential lots:*

(1) Must be located behind the front of the primary structure,

- Standard 1 is met.

(2) Must be located at least 30 feet from any public or private street,

- Standard 2 is met.

(3) In specific zoning districts certain setbacks apply and are listed in the table below.

- Standard 3 would not be met when applying appropriate setbacks; however, the applicant is also requesting a variance from the setback requirements to allow for the storage sheds to be within the setbacks.

(4) No detached accessory building shall be more than two stories in height.

- Standard 4 is met.

(5) No detached accessory building shall be located nearer than six feet to the principal building.

- Standard 5 would not be met within the parameters of the proposed shed locations; however, the applicant is also requesting setback variances that would allow for the

building to be within the setbacks and ensure the sheds are no more than 6 feet from the principal buildings.

The existing zoning for the property, R-3-A, requires a side yard setback of 20 feet. With the size of the buildings, the only way to fit a storage shed of the proposed size provided within the submittal materials, the sheds would have to encroach within the 20-foot setbacks in order to remain no more than 6 feet from the principal buildings. The materials provided within the application packet show that the storage sheds are proposed within the side yards between the parcel line and the principal buildings. Due to the setback requirements found above, both from the parcel lines and the 6-foot building setback from the principal building, the proposed storage sheds will most likely not fit within the side yard setbacks in all proposed locations.

The western most proposed storage shed will fit within the side yard due to the approximately 41-feet from the principal building to the western property line; The eastern side yard of parcel 50005 19001 provides approximately 24-feet from the principal building to the eastern parcel line, requiring a 10-foot reduction in the 20-foot side yard setback. The western side yard of parcel 50005 19002 is approximately 21-feet from the principal building to the western parcel line, requiring a 13-foot reduction in the side yard setback; the eastern most parcel line is within only a few feet from the principal building due to a drainage canal and will not be able to accommodate any structures.

Relevant Ordinances:

App. A, Art. V, Sec. 9 – Variances

App. A, Art. III, Sec. 6 – Schedule of Development Regulations

App. A, Art. III, Sec. 12 – Accessory Structures

Zoning Action Standards:

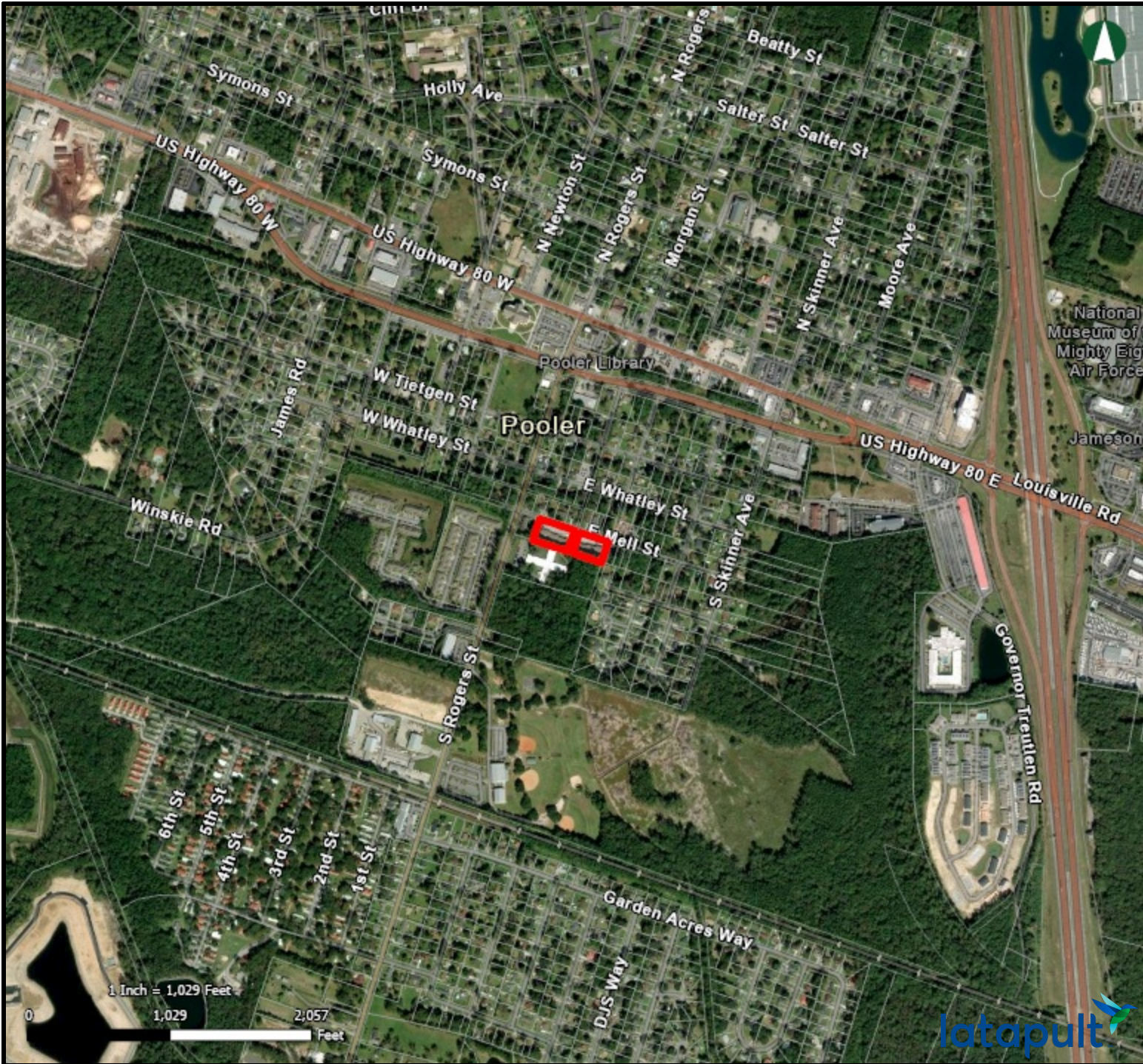
1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property.
 - *No, there are no unique physical circumstances or conditions that apply to this specific property beyond that of the surrounding properties with the same zoning. The lot sizes are of an average size for the type of housing that exists on them, being approximately .88 acres each.*
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.

- *There are no extraordinary conditions that apply to this property that cause undue hardship. The lot is of an average size and shape and there are no physical circumstances that would interfere with developing the site in strict conformity with the zoning ordinance.*
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 variances would result in a use not authorized in the zoning district, as accessory structures are not permitted in this zoning district; however, if a variance from App. A, Art. III, Sec. 12 – Accessory Structures were to be granted, it would most likely not cause detriment to the public good.*

Conclusion: Staff finds that the request does not meet the required criteria for a variance. As such, staff recommends **Denial** of the request.

Attachments:

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



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

Vicinity Map - 111 E. Mell St. - Variance

06/12/2025

Parcels





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

Sivan Golan/Pooler 24 LLC	954-579-9165
Applicant Name	Applicant Phone
8975 Lake Park Cir S Davie FL 33328	manager@thepropertyma
Applicant Mailing Address	Applicant Email
Eran Reizer & Dror Attias	954-579-9165
Property Owner Name	Property Owner Phone
same	
Property Owner Mailing Address	Property Owner Email
Sivan Golan	954-579-9165
Contact Person Name	Contact Person Phone
same	manager@thepropertyma
Contact Person Mailing Address	Contact Person Email

Property Information

111 e Mell St Pooler GA	
Location Address	Parcel Identification #



Zoning Variance Application

Page 2 of 2

Updated **MAY 2024**

Current Zoning

Current Use

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

see attached form attached

Adjacent Property Owners

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

Name Address Zip

Name Address Zip

Name Address Zip

Name Address Zip

Affidavit

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

Sivan Golan 7.2.25
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.

Sivan Golan

7.2.25

Applicant Name

Applicant Signature

Date



Campaign Contribution Disclosure Form (Zoning Action Applicant)

Page 1 of 1

Updated **MAY 2024**

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

Hearing Information

Zoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

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

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

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.

Sivan Golan

7.2.25

Applicant Name

Applicant Signature

Date



Zoning Variance Standards

Page 1 of 1

Updated **SEPT 2023**

Variance Criteria

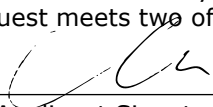
After an application has been submitted to the Building Official, reviewed by the Planning & Zoning Commission, and a public hearing has been held by the Mayor and Council, the Mayor and Council may grant a variance from the strict application of the provisions in this ordinance only if **at least two**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

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

Affidavit of Receipt

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

Applicant Name



Applicant Signature

Date



Campaign Contribution Disclosure Form (Zoning Action Applicant)

Page 1 of 1

Updated **MAY 2024**

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

Hearing Information

Zoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

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

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

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

Sivan Golan/ Pooler 24 LLC

5.27.25

Applicant Name

Applicant Signature

Date

Dear Zoning Review Board,

We respectfully request variance approval for the installation of residential storage units at 111 E Mell Street to address a significant housing quality issue affecting our tenants.

Current Property Limitations:

Our property consists entirely of 2-bedroom, 1-bathroom units that were constructed without adequate storage space. This deficiency creates genuine hardship for residents who lack basic storage solutions that are standard in most residential properties.

Proposed Solution:

We propose to install simple wooden storage structures similar to those commonly found in residential settings. These units would provide essential storage capacity that the original building design failed to accommodate.

Community and Tenant Benefits:

Quality of Life Improvement:

Adequate storage prevents overcrowding within living spaces, promoting healthier living conditions

Property Value Enhancement:

Storage amenities increase the desirability and market value of rental properties in the area

Tenant Retention:

Providing reasonable storage solutions reduces turnover, creating more stable neighborhood occupancy

Aesthetic Consideration:

Organized storage prevents unsightly accumulation of belongings on porches, balconies, or common areas

Reasonable Accommodation:

This request represents a minimal structural addition that addresses a legitimate deficiency in the property's functionality while maintaining compatibility with neighborhood character and zoning intentions.

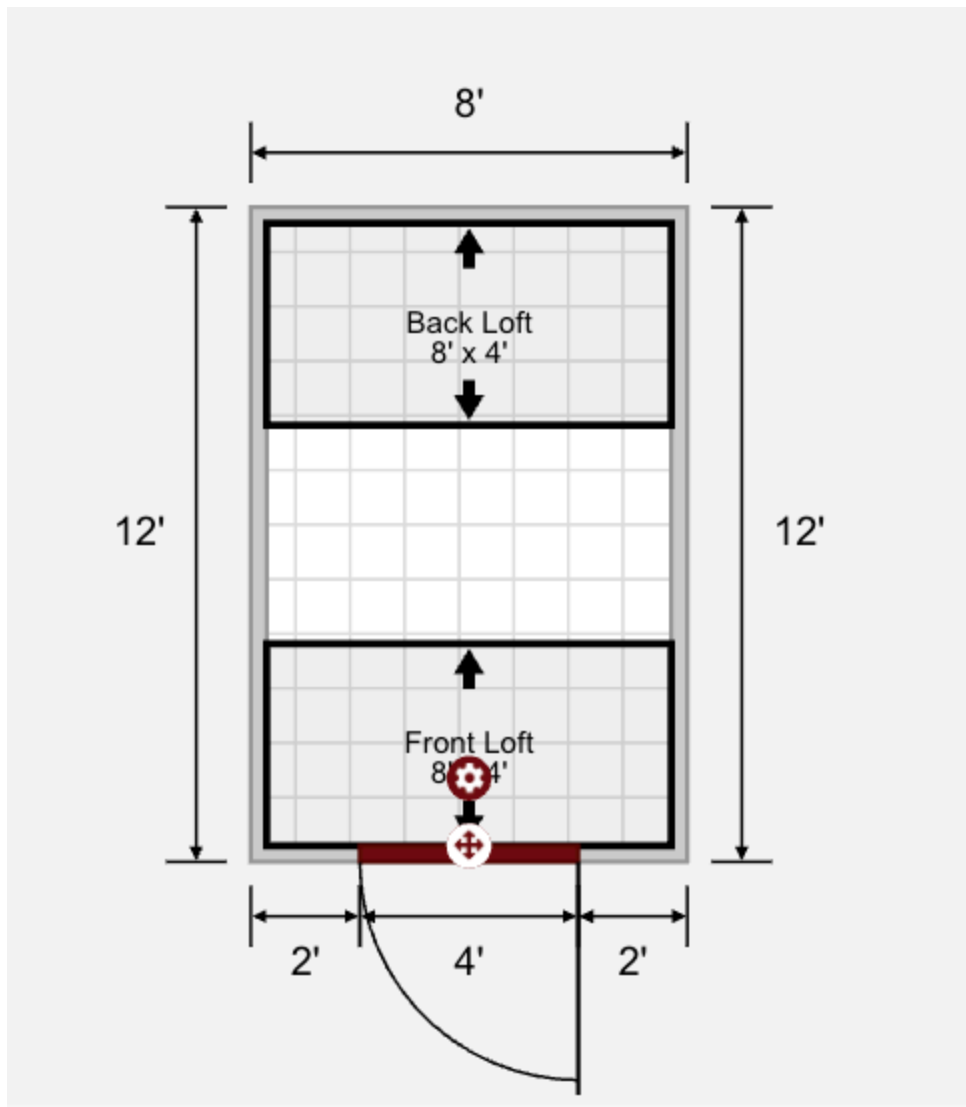
In addition, we request for a variance from the setback requirements with a reduction of 10-feet and 13-feet to the side yard setbacks.

We believe this variance serves both our tenants' practical needs and the community's interest in maintaining quality residential properties.

Thank you for your consideration.









A: 31 ft x 30.5 ft



B: 31ft x 31ft



C: 31ft x 31ft



D: 31ft x 12ft



6' 8' 10.1"

7' 8' 6"



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Conditional Use Request for a Competitive Cheerleading Facility in a C-2 Zoning District at 1018 W US Hwy 80.

Project:	#A25-0114
P&Z Meeting Date:	July 28, 2025
Public Hearing Date:	August 4, 2025
Applicant and Authorized Agent:	Cassandra Bartee-James
Location (Address):	1018 W US Hwy 80
Parcel (PIN):	50018 01021
Existing Zoning:	C-2 (Heavy Commercial)
Zoning Action:	Conditional Use
Request:	Request is for a conditional use for a competitive cheerleading facility at 1018 W US Hwy 80.
Application Filed:	June 23, 2025
Legal Notice Published:	July 20, 2025
Sign Posted:	July 17, 2025
Letters Mailed:	July 17, 2025
Staff Recommendation:	Approval.
<i>Planning & Zoning Commission:</i>	<i>TBD</i>
<i>Recommended Motion:</i>	<i>"After review of the criteria, move for approval of the request."</i>

Background:

The request is for a conditional use to establish a competitive cheerleading facility at 1018 W US Hwy 80. 1018 W US Hwy 80 is a compilation of 5 separate parcels making up buildings #300, #400, #500, #600, and the subject site, building #700 of the Pooler Commercial Park. Building #700 is a multi-tenant space with several existing occupants, including an event planning and entertainment business, beauty product supplier, CrossFit gym, and a church.

Sports and recreation instruction uses, such as the competitive cheerleading facility, are allowed within the C-2 zoning district through obtaining a conditional use approval. The applicant was made aware of this requirement after applying for their business license approval and subsequently submitted the current request.

Relevant Ordinances:

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

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

App. A, Art. V, Sec. 7 – Standards for Conditional Use Permission

Zoning Action Standards:

1. The proposed use will not be contrary to the purpose of this ordinance.
 - *The proposed use would not be contrary to the purpose of the ordinance and is in keeping with the other commercial uses established on the adjacent site known as 1018 W US Hwy 80. Other tenants in the same building (700), include an event planning and entertainment business, beauty product supplier, CrossFit gym, and a church. All businesses other than the church hold current and active business licenses.*
2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers.
 - *The proposed use would not be detrimental to adjacent properties or surrounding areas as the proposed use would not create noise, fumes and visual impact beyond that of the existing site.*
3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use.
 - *The proposed use will most likely not result in an increase in the number of persons and vehicles or an increase in noise or fumes, as the proposed use will be*

included within the boundaries of the existing Commercial Park site.

4. The proposed use will not be affected adversely by the existing uses of adjacent properties.
 - *The proposed use will not be affected adversely by the existing uses of adjacent properties as the existing adjacent uses include an event planning and entertainment business, beauty product supplier, CrossFit gym, and a church.*
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
 - *The use is proposed within a singular tenant space and is part of a larger multi-tenant site on an approximately 2.29-acre parcel.*
6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.
 - *The parking standards will be met with the existing parking spaces provided on-site, as this will be located within the larger site of the Pooler Commercial Park site.*
7. The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.
 - *The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote public welfare and protect the established development pattern. The proposed use would be consistent with the pattern of uses including an event planning and entertainment business, beauty product supplier, CrossFit gym, and a church.*

Conclusion: The request complies with all criteria for a conditional use. As such, staff recommends **approval** of the request.

Attachments: A. Vicinity Map

B. Application and Submittal Documentation



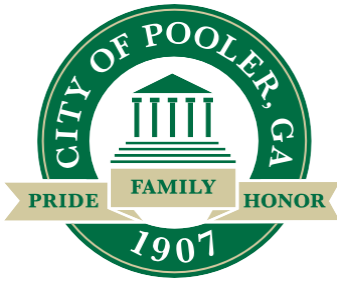
CITY OF POOLER
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Vicinity Map - 1018 W. US Hwy 80 - Conditional Use

07/21/2025

Parcels





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

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

OFFICE USE ONLY

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

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

Contact Information

Cassandra Bartee - James	954-226-7582
Applicant Name	Applicant Phone
112 Royal Palm Circle Pooler, GA 31322	Cassandra_b@bellso
Applicant Mailing Address	Applicant Email
Randy Chu	813-340-3239
Property Owner Name	Property Owner Phone
1018 W Hwy 80 Ste bldg 700 Pooler, GA 31322	
Property Owner Mailing Address	Property Owner Email
Rashad	
Contact Person Name	Contact Person Phone
1018 W Hwy 80 Ste 703, Pooler GA 31322	813-340-3239
Contact Person Mailing Address	Contact Person Email

Property Information

1018 W Hwy 80 Ste 705, Pooler, GA 31322	5001801021
Location Address	Parcel Identification #
Industrial	GYM
Current Zoning	Current Use



Conditional Use Application

Page 2 of 2

Updated **MAY 2024**

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

The proposed use is a competitive cheerleading facility structured training for ages 3-18. No structural changes; operating aligned with existing conditional use will not impact traffic, parking, or surroundings.

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

The facility will operate one unit for cheerleading training, including tumbling and stunting for ages 3-18. All activities are indoors. Hours: Mon-Friday 8am-7pm, Sat 9am-3pm. Minimal

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

All activities are indoors with scheduled sessions to reduce noise and traffic. No structural changes planned. Safety, cleanliness, and zoning compliance will minimize impact on surrounding properties through occupa

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

No land disturbance or construction planned. Use of existing space only. Proposed start date for occupancy and operations is immediately upon approval, with immediate use and first occupancy.

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.

Crossfit Shear Force	1018 W Highway 80 Ste 703, Pooler, GA	31322
Name	Address	Zip
C&B Entertainment	1018 W Highway 80 Ste 709, Pooler, GA	31322
Name	Address	Zip
Name	Address	Zip
Name	Address	Zip

Affidavit

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

Cassandra Bartee-James		6/23/2025
Applicant Name	Applicant Signature	Date
Cassandra Bartee-James		6/23/2025
Attestant Name	Attestant Title	Date



Conditional Use Standards

Page 1 of 1

Updated **SEPT 2023**

Review Criteria

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

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

Additional Mitigation Requirements

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

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

Affidavit of Receipt

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

Cassandra Barteo-James

6/23/2025

Applicant Name

Applicant Signature

Date



Campaign Contribution Disclosure Form (Zoning Action Applicant)

Page 1 of 1

Updated **MAY 2024**

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

Hearing Information

Zoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

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

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

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.

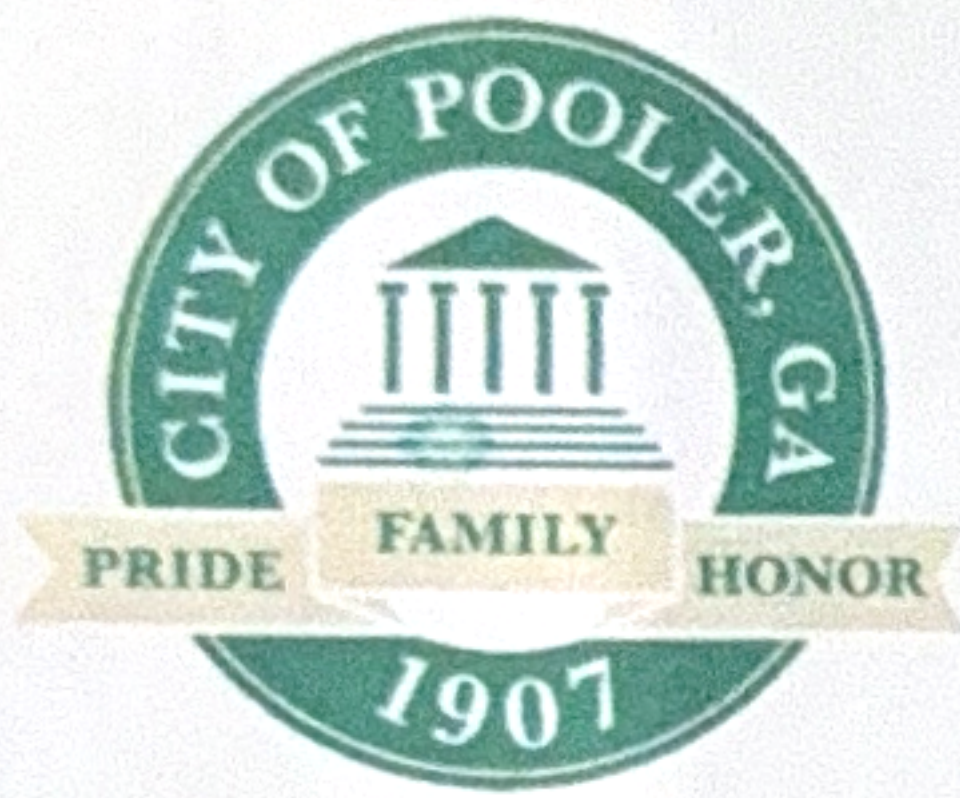
Cassandra Bartee-James

6/23/2025

Applicant Name

Applicant Signature

Date



Property Owner Authorization

Page 1 of 1

Updated SEPT 2023

Authorization

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

Rezoning Conditional Use Variance Site Plan Subdivision

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

Applicant/Agent Name: Cassandra James Email: info@charmingathletics.com Phone: 954-226-7582
 Applicant/Agent Address: 1018 W. Hwy 80 Ste 705, Pooler, GA 31322

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

1018 W. Hwy 80 Ste 705, Pooler, GA 31322
Property Address

Owner Name: Randy Chu

Owner Signature

Date

Notary Public

7-2-2025

Subscribed and Sworn This Day Of

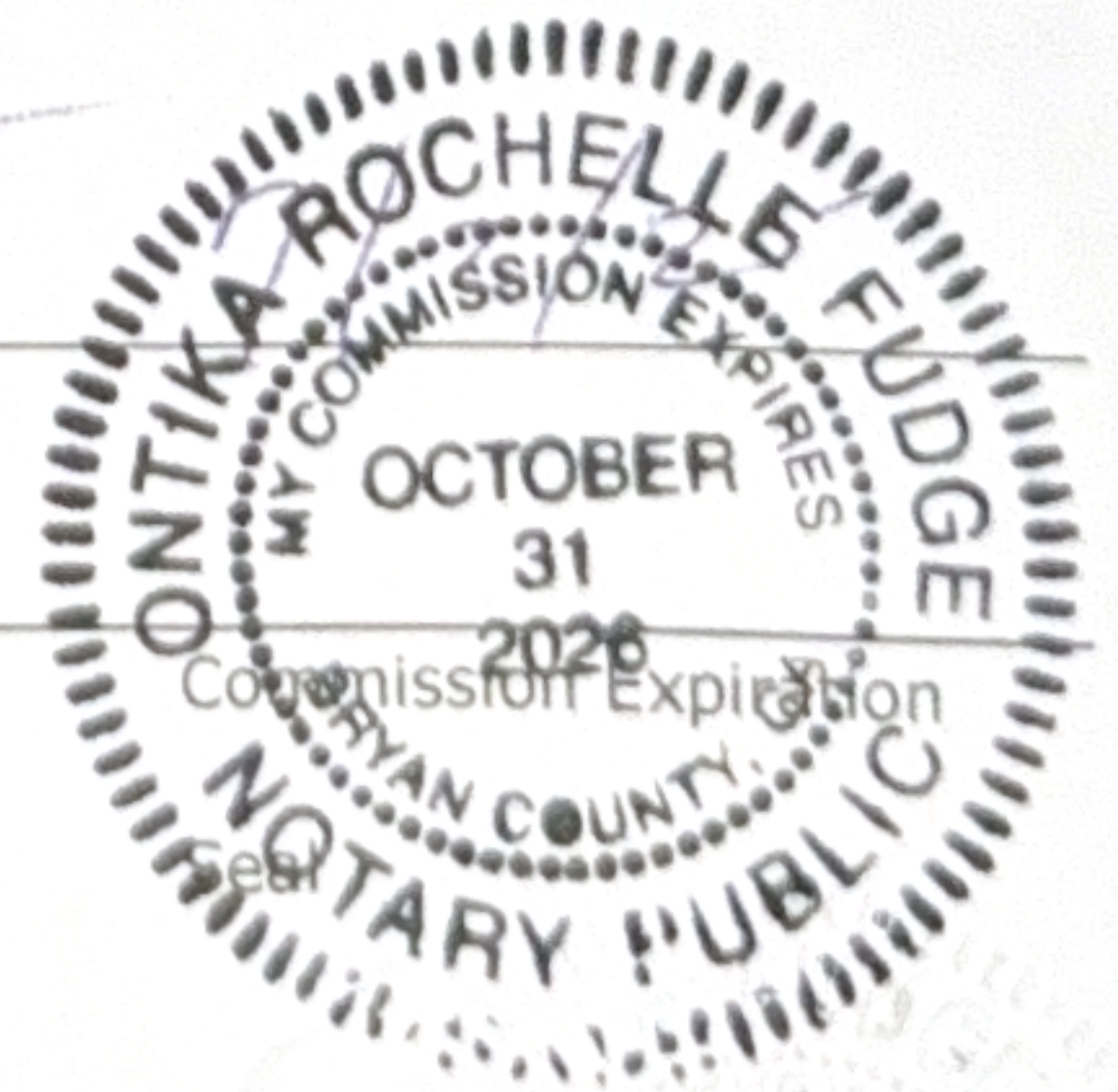
ONTIKA R. FUDGE

Notary Name

[Handwritten Signature]

Ontika R. Fudge

Notary Signature







CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Zoning Map Amendment to add Gym/fitness center as an allowable use within the Jabot Tract PUD C2 Commercial Heavy District for a gym to be located at 1702 Pooler Pkwy Suites 112 and 113 (Jabot PUD Amendment No. 19).

Project:	#A25-0118
P&Z Meeting Date:	July 28, 2025
Public Hearing Date:	August 4, 2025
Applicant and Authorized Agent:	Yash Desai
Parcel (PIN):	51023 01034
Existing Zoning:	Jabot Tract PUD C2 Commercial Heavy
Zoning Action:	Map Amendment
Request:	Request to add Gym/fitness center as an allowable use within the Jabot Tract PUD C2 Commercial Heavy District for a gym to be located at 1702 Pooler Pkwy Suites 112 and 113.
Application Filed:	June 16, 2025
Legal Notice Published:	July 20, 2025
Sign Posted:	July 17, 2025
Letters Mailed:	July 15, 2025
Staff Recommendation:	Approval.
Planning & Zoning Commission:	[TBD]
Recommended Motion:	<i>"After review of the criteria, move for approval of the request."</i>

Background:

A business license application was received for review by Planning and Zoning staff on June 20, 2025. Upon review, Staff became aware that the Jabot Tract PUD Standards excluded Gyms and Fitness Centers from the list of allowable uses within the C2 Commercial Heavy district. The current request was made in response.

The area around the site is growing increasingly as a commercial area along the Pooler Parkway corridor. The proposed use is located within a commercial shopping center which includes a vape shop, employment agency, AT&T store, nail salon, shoe store, Coldwell Banker, Jersey Mikes, and a Dunkin'; all allowable uses in both the Jabot PUD C2 Commercial Heavy District and the City of Pooler's C-2 zoning district.

The proposed amendment would add the additional use of "Gym/Fitness Center" under the list of allowable uses. This use is allowed in and commonly found within the City of Pooler's C-2 zoning district.

Relevant Ordinances:

App. A, Art. V, Sec. 10. Standards for Zoning Ordinance or Map Amendment

App. A, Art. IV, Sec. 19. C-2 Heavy Commercial 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?
 - *The request does not change the zoning boundary; the zoning will remain PUD. Gyms are a common use found within the C-2 zoning district throughout the City of Pooler, this would be a logical use added to the Jabot Tract PUD Standards.*
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
 - *No, this would not be considered spot zoning as the zoning of the site is not changing. The request would be to add a use commonly found within the C-2 zoning district outside of the Jabot Tract PUD.*
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?
 - *The proposed use would not cause additional traffic to that which already exists within the area as the use would occupy an already existing commercial building.*

4. Will this request place irreversible limitations on the area as it is or on future plans for it?
 - *The request would not place irreversible limitations on the area as it is or on future plans, as this use is commonly found within the C-2 zoning district outside of the Jabot Tract PUD.*
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
 - *There is an imminent need for the request, as the property currently cannot be utilized for the use which the applicant leased the units for.*
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
 - *No, the proposed rezoning would not substantially conflict with the density patterns of the general area as the zoning is not changing, and the area is already heavily commercialized.*
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
 - *No, once the use is added to the Jabot Tract PUD Standards as an allowable use, there will be no need for similar requests; However, if other uses are to be found as excluded within the list of uses in the Jabot Tract PUD, but are allowed within the same zoning district outside of the PUD, there may be potential for requests to add those additional uses.*
8. Will the action adversely impact adjacent or nearby properties in terms of:
 - 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?
 - *The request will not adversely impact the nearby properties as it relates to environmental quality, livability, or cause incompatible development.*
 - 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?

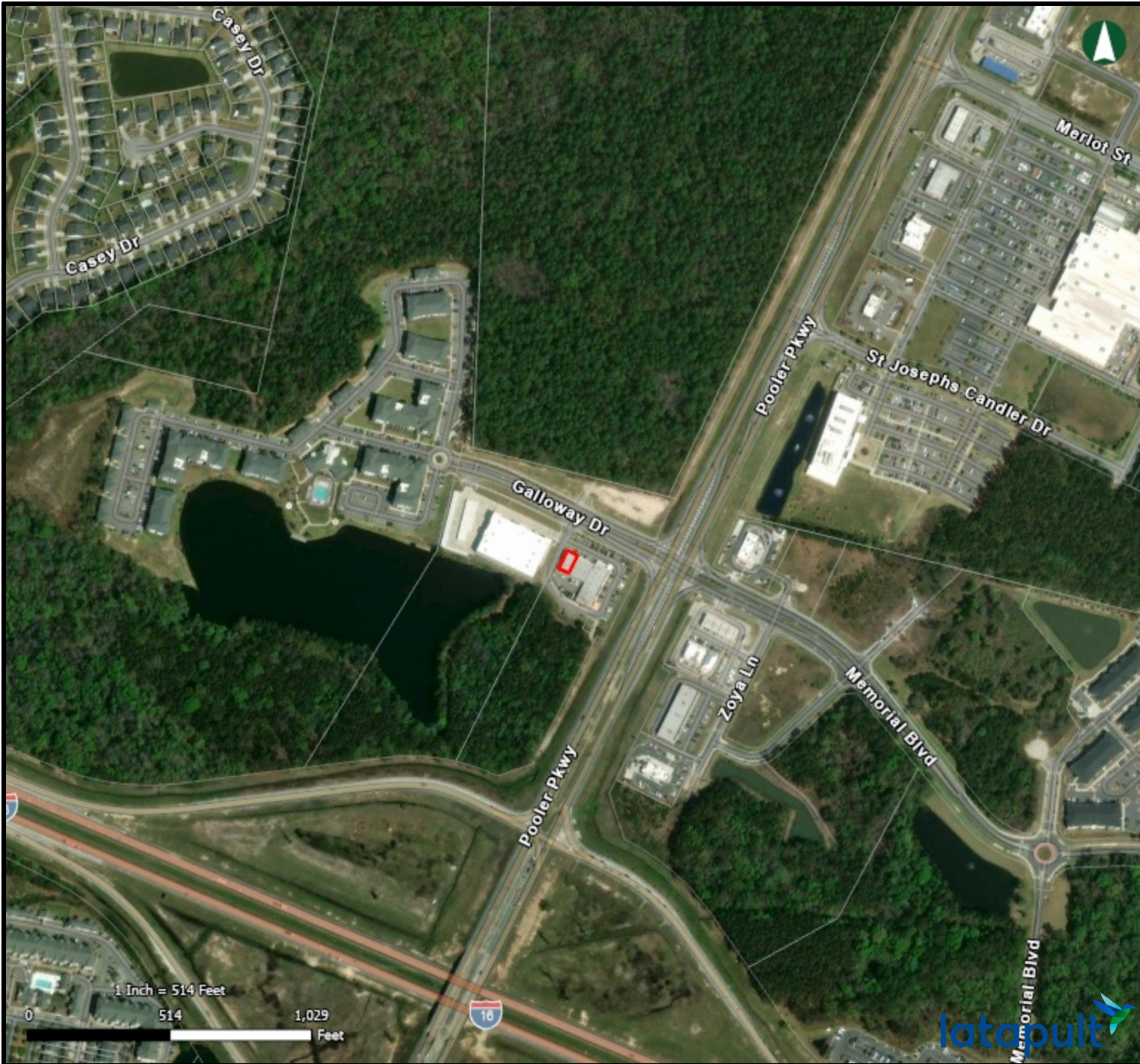
- *No, the request will not adversely impact the nearby properties as it relates to property values or make them less marketable because the potential heavy commercial uses would be compatible with the existing heavy commercial uses in the surrounding area.*
- Will the action create development opportunities 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 should not adversely impact the nearby properties as it relates to stormwater runoff. The business is proposed within an already developed site that received site plan approval.*

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

- *No, the proposed rezoning would not result in public service requirements that could create a burden on the public. The business is proposed within an already developed site that received site plan approval.*

Conclusion: Staff finds that the request meets the criteria. As such, staff recommends **Approval** of the request.

- Attachments:
- A. Vicinity Map
 - B. Zoning Map
 - C. Application and Submittal Documentation
 - D. Jabot PUD Standards Amendment Draft

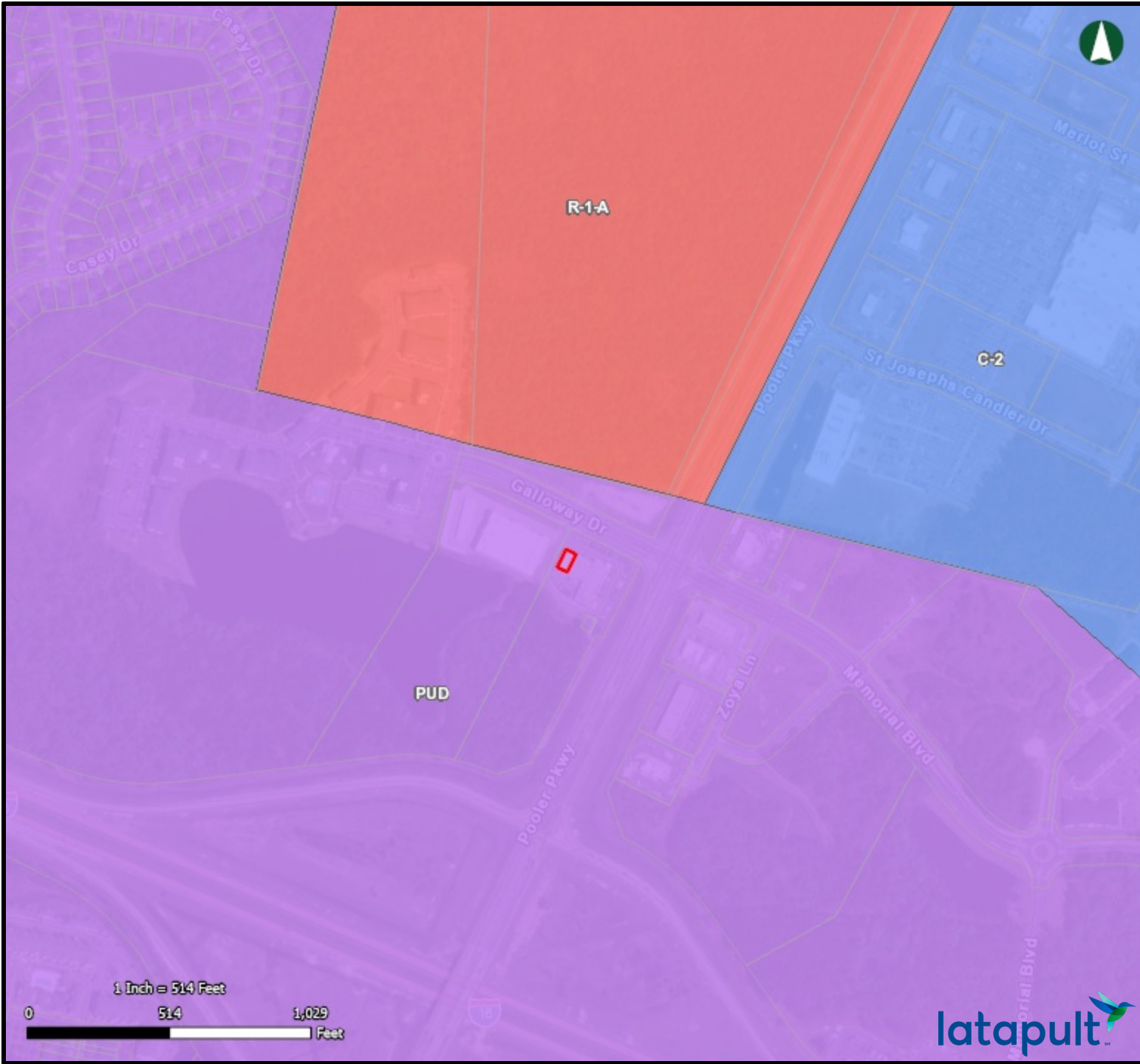


CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Vicinity Map - 1702 Pooler Pkwy - Rezoning

07/21/2025






Parcels



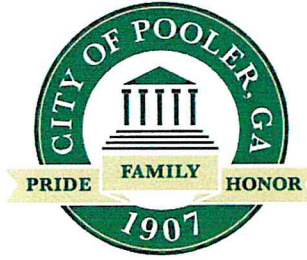
CITY OF POOLER
 GEORGIA
A great place to Live, Work and Play

Zoning Map - 1702 Pooler Pkwy - Rezoning

07/21/2025

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





Zoning Map Amendment Application

Page 1 of 3

Updated **SEPT 2023**

NOTICE TO APPLICANT

Applicant must submit the following information thirty at least thirty (30) days prior to the regularly scheduled meeting on the second and fourth Monday of each month (unless otherwise noted). 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. Attach additional typed or printed sheets if necessary to fully answer any section.

- Filing fee payment. (See 2023 Schedule of Fees). Make checks payable to the City of Pooler.
- If using a PowerPoint presentation, email converted pdf to planning@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 (1) copy if 11" x 17" or smaller, sixteen (16) copies if larger.
- A legal description of property.
- A completed Campaign Contribution form
- A completed Zoning Map Amendment Standards acknowledgement of receipt
- A completed Property Owner Authorization form (if Agent is Applicant).
- A copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

OFFICE USE ONLY

Date Received: _____ File Number: _____

Hearing Date: _____ Adjacent Owner Letters Mailed: _____

Publication of Notice (15 days prior to hearing): _____

Action Approved Action Denied (copy of minutes disposing of this action are attached)

Action Result Mailed to Applicant: _____ Sign Posted: _____

Applicant Information

Yash Desai	912-398-0280
Owner/Authorized Agent Name	Phone
102 W Mulberry Blvd. Savannah, GA 31407	yash@statureinvestments.com
Owner/Authorized Agent Address	Email

Have any previous applications been made for a text or map amendment affecting these same premises? Y N

If yes, provide file number, date, and action taken: _____
(If exact file number, date, or action is not known, please give approximate date of previous application.)



Zoning Map Amendment Application

Page 2 of 3

Updated SEPT 2023

Action Requested

1702 Pooler Parkway, Units 112 and 113, Pooler, GA 31322

Property General Location (area), Street Number, and Location with Respect to Nearby Public Roads in Common Us

8th G.M. District, City of Pooler, Chatham County, Parcel "C-1" Parcel ID: 51023 01034

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

PIN

C-2, within Jabot PUD

Amendment to Jabot PUD

2,800 s/f

Present Zoning Classification

Requested Zoning Classification

Total Area (acres or sq ft)

NIN-SAL LLC

(917) 952-4300

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

Phone

1700 South 4650 West, Salt Lake City, utah 84104

info@ninigret.com

Property Owner Address

Email

Business/Restaurant

Gym

Existing Land Use (specify)

Proposed Land Use (specify)

Reasons & Certifications

List all reasons for requesting change which would support the purposes of the zoning program.

Requesting to amend Jabot PUD. The location is currently zoned C-2, Heavy Commercial, which allows for a gym. However, the property is in the Jabot PUD and "gyms" are not one of the listed uses in the Jabot PUD. Therefore we request to amend the PUD to allow for gyms/fitness centers.

Adjacent Property Owners

List all information for surrounding property owners' primary residence within a 200-foot radius of the property as of the date of filing. Include those directly across a public right-of-way. Attached additional sheets if necessary.

Axiom Staffing Group, AT&T, 1702 Pooler Pkwy Ste 106, Pooler, GA 31322

Name & Address (including zip code)

The Vape Store, 1702 Pooler Pkwy Suite 109, Pooler, GA 31322

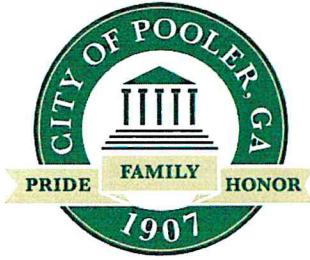
Name & Address (including zip code)

Fleet Feet, 1702 Pooler Pkwy Unit 103, Pooler, GA 31322

Name & Address (including zip code)

AT&T, 1702 Pooler Pkwy Ste 106, Pooler, GA 31322

Name & Address (including zip code)



Zoning Map Amendment Application

Page 3 of 3

Updated **SEPT 2023**

Duknin Dounuts, 1702 Pooler Pkwy, Pooler, GA 31322

Name & Address (including zip code)

Jersey Mikes, 1702 Pooler Pkwy Suite 101, Pooler, GA 31322

Name & Address (including zip code)

Royal Nails Salon, 1702 Pooler Pkwy. Ste 104-105. Pooler, GA 31322

Name & Address (including zip code)

Caldwell Banker Access Realty, 1702 Pooler Pkwy #102, Pooler, GA

Name & Address (including zip code)

Affidavit

I have received and understand the list of actions required to amend the City of Pooler Zoning Map.

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

I hereby certify that the above stated facts are true to the best of my knowledge, and that I am the Owner or Authorized Agent for the Owner of subject property.

Yash Desai

June 26, 2025

Owner/Agent Name

Owner/Agent Signature

Date

Notary Public

June 26th 2025

Subscribed and Sworn This Day Of

Jyoti Patel

12/24/25

Notary Name

Notary Signature

Commission Expiration

Seal





Zoning Map Amendment Standards

Page 1 of 1

Updated SEPT 2023

Section 10. Standards for Zoning Ordinance or Map Amendment

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

1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area? *Yes*
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area? *No*
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? *No*
4. Will this request place irreversible limitations on the area as it is or on future plans for it? *No*
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested? *Yes*
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood? *No*
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood? *No*
8. Will the action adversely impact adjacent or nearby properties in terms of:
 - 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*
 - 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*
 - Will the action create development opportunities of such increased intensity that storm water runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems? *No*
9. Will the action result in public service requirements such as provision of utilities or safety services which because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public? *No*

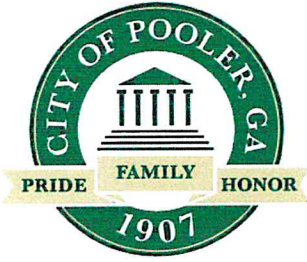
Affidavit of Receipt

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

Yash Desai
Applicant Name

Yash Desai
Applicant Signature

7/17/23
Date



Campaign Contribution Disclosure Form (Zoning Action Opponent)

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 opponent disclosures shall be filed at least five calendar days prior to the first hearing. If additional space is needed, please attach a second form.

Hearing Information

Petition to add Gyms to the list of permitted uses in the Jabot PUD C-2 Development Standards

Zoning Action/Agenda Item

Monday, July 28, 2025, at 3:00 p.m.

Planning & Zoning Public Hearing/Meeting Date and Time

Monday, August 04, 2025, at 6:00 p.m.

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:

Karen Williams	Mayor	1,000	Mayoral campaign donation
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.

Yash Desai

7/17/25

Applicant Name

Applicant Signature

Date



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 rezoned 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
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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

- 17. Amendment No. 17 to the Jabot Tract PUD
- 18. Amendment No. 18 to the Jabot PUD added property to the overall PUD. The amendment included: adding an 88.97 acre portion of the SW Bragg Tract (now Known as Cross Creek Phases 2&3) to the Jabot PUD and assigned the land use of single family detached. The Parcel is 88.97 acres (31.97 ac upland and 57 ac wetland). The maximum allowable dwelling units will be based on upland acreage, equating to 128 DUs allowed (4 DU / 31.97 upland acres). This portion of the PUD will have specific development standards (defined in Section III) only applicable to this acreage.
- 19. Amendment No. 19 to the Jabot PUD is proposing to add Gym/Fitness Center as an allowable use within the PUD C2 Commercial Heavy District.

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.

1. 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.
- o. Cross Creek Phases 2 & 3 shall mean property defined in Quit Claim Deed dated 29 December 2004, recorded in Book 281F page 9, described as an 88.97 acre portion of the Southwest part of the Bragg Tract, 8th G.M.D. Chatham County, GA.

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.

Cross Creek – Remaining Developable Land

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	4,400	40'	60%	25'	20'	5'	35'	4'

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

*These standards are only applicable to the remaining developable land in Cross Creek; as of the date of this amendment, Cross Creek Phase 2 is constructed and plat recorded (PB 54 page 519).

- 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 met 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
- xiv. Gym/Fitness Center

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.



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Conditional Use Request for a Retreat within an R-1-A Zoning District at 1336 S. Rogers St.

Project:	#A25-0123
P&Z Meeting Date:	July 28, 2025
Public Hearing Date:	August 4, 2025
Applicant and Authorized Agent:	Lyman Special Properties, LLC
Location (Address):	1336 S. Rogers St.
Parcel (PIN):	51011 02001
Existing Zoning:	R-1-A (one-family residential dwelling district)
Zoning Action:	Conditional Use
Request:	Request is for a conditional use for a Retreat in a R-1-A Zoning District at 1336 S. Rogers St.
Application Filed:	July 7, 2025
Legal Notice Published:	July 20, 2025
Sign Posted:	July 17, 2025
Letters Mailed:	July 15, 2025
Staff Recommendation:	Approval with the following conditions: <ol style="list-style-type: none">1. Any outdoor events in the evenings, such as weddings, shall be located on the south-east portion of the property, away from existing neighboring residential uses.2. The use of the retreat as a hotel, motel, inn or short-term rental for overnight guests is not permitted. The only lodging permitted shall be associated with a meeting, conference or educational event.

<i>Planning & Zoning Commission:</i>	<i>TBD</i>
<i>Recommended Motion:</i>	<i>"After review of the criteria, move for approval of the request with conditions as outlined in Staff's recommendation."</i>
Background:	<p>The request is for a conditional use for a Retreat in the R-1-A Zoning District at 1336 S. Rogers St.</p> <p>A rezoning request was heard by the Planning and Zoning Commission on December 13, 2021, where their recommendation to Council was for Denial of the request to rezone 1336 S. Rogers St. from R-1-A to C-2 to allow for a retreat type of use. At the subsequent City Council meeting on January 18, 2022, the applicant requested that the petition be withdrawn, and Council made a decision to accept the withdrawal of the application. The Code was then amended to define Retreat and allow it as a conditional use in certain zoning districts. The applicant has since submitted their request for a conditional use .</p> <p>With the current request, information provided within the submittal materials indicates that the initial activities for the proposed Retreat use will include "outdoor events such as outdoor yoga classes, private outdoor celebrations, and farmers markets, with long-term visioning for a deck, pavilion, and learning/wellness education center for healthcare professionals and community members alike." The submittal materials indicate several potential structures, including a storage shed, gazebo, pergola, and other shaded platforms in addition to the proposed 5000 square foot wellness facility; however, with the large size of the parcel, the majority of the parcel could remain undeveloped and wooded.</p> <p>App. A, Art. III, Sec. 29 for Retreats includes 4 requirements:</p> <p><i>(A)Any building or structure established in connection with such use shall be set back not less than 50 feet from any property lines, except where a property line is the right-of-way of a street, in which case the setback established for the particular class of street in the zoning district where the building or structure is located shall apply. The city council shall be authorized to reduce the setback requirements of this section in the case of a particular retreat, if on the basis of evidence presented, it finds that a reduction in the setback would be in keeping with the purposes of this ordinance, and would not create conditions which would be detrimental to the adjoining properties or the neighborhood.</i></p> <p>With the parcel being approximately 12.13 acres in size, there is a sufficient amount of space to ensure the above requirement can be met during the Site Development Plan Review process.</p>

(B) Multiple accessory structures and buildings may be placed on any property in connection with such retreat use.

Information provided with the submittal materials proposes multiple structures on the site, including a pavilion, storage shed, gazebo, pergola, shaded platforms, and a 5000 square foot wellness facility; all would have to meet the setback requirements during the Site Development Plan review process.

(C) A site development plan shall be submitted to the planning commission and city council for review and approval prior to the issuance of a building permit.

The applicant will submit a Site Development Plan application if the conditional use is approved.

(D) The site on which such uses are to be established shall be not less than five acres in size.

The site is 12.13 acres in size with adequate space for the proposed use on the parcel.

Relevant Ordinances:

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

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

App. A, Art. V, Sec. 7 – Standards for Conditional Use Permission

App. A, Art III, Sec. 29 - Retreat

Zoning Action Standards:

1. The proposed use will not be contrary to the purpose of this ordinance.
 - *The proposed use would not be contrary to the purpose of the ordinance. Although not a residential property, the Retreat will allow for the large property to remain primarily rural in presentation, as a majority of the property will remain undeveloped and wooded, as proposed within the submittal materials.*
2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers.
 - *The proposed use would not be detrimental to adjacent properties or surrounding areas as the proposed use would not create noise, fumes and visual impact beyond that of the existing site, as the site will remain primarily wooded with minimal structural development.*

3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use.
 - *The proposed use will result in an increase in the number of persons and vehicles entering and exiting the site, as the proposed use will alter the site from its current undeveloped state to one that will include occupancy by patrons of the Retreat. The submittal materials indicate that the "construction will be restricted to standard daytime hours, with noise, dust, and equipment activity minimized using industry best practices. Contractor access routes will be coordinated to avoid interference with residential traffic."*
4. The proposed use will not be affected adversely by the existing uses of adjacent properties.
 - *The proposed use will not be affected adversely by the existing uses of adjacent properties as the existing adjacent parcels are primarily residential in use while the parcel immediately adjacent and to the south/east is utilized for the religious and civic purpose of a church.*
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
 - *The lot on which the proposed use is to be located is approximately 12.13 acres in size, an adequate size to accommodate a Retreat.*
6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.
 - *The parking requirements will be reviewed during the site development plan review process and the site plan will be required to provide the appropriate required parking.*
7. The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.
 - *The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote public*

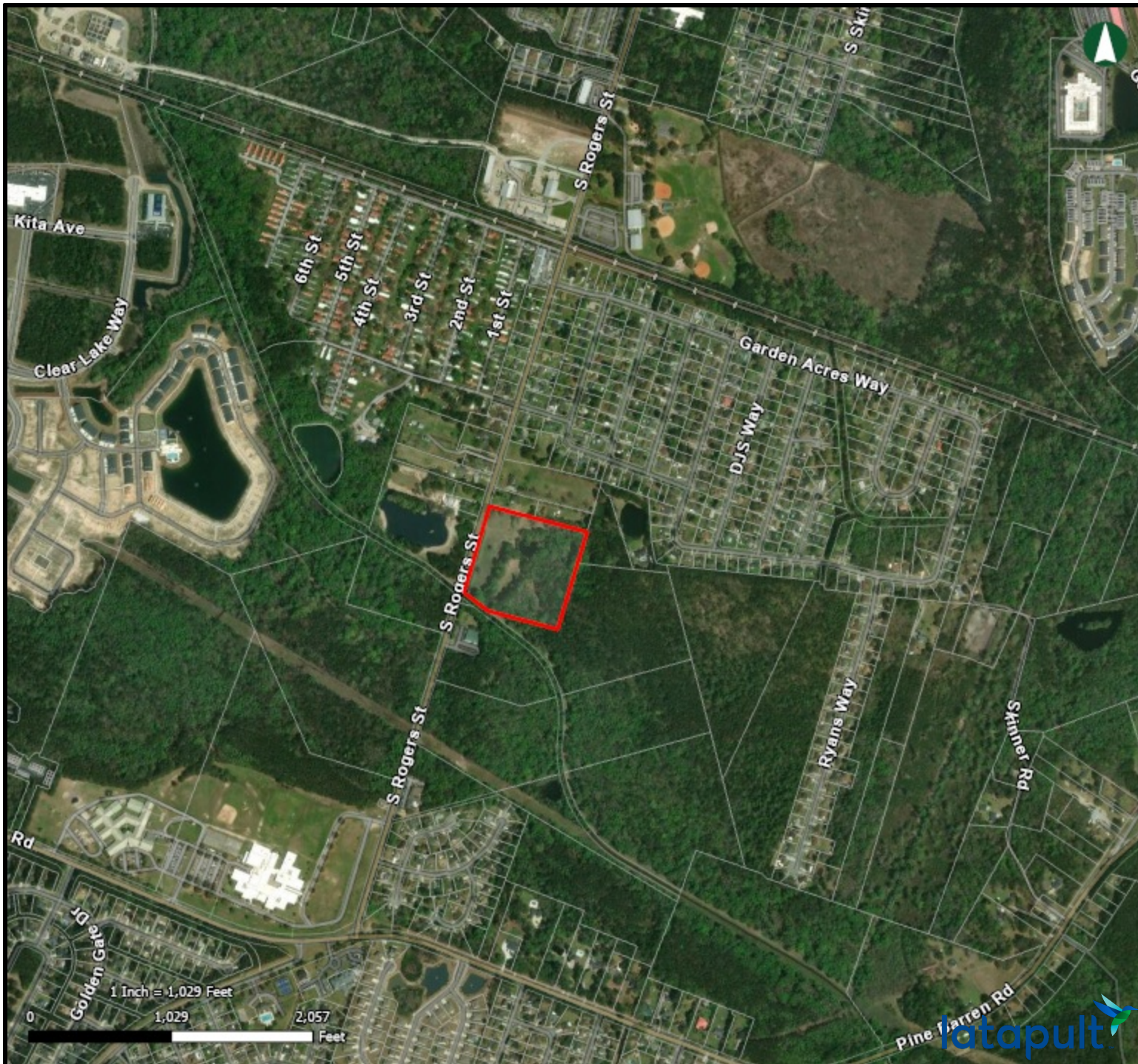
welfare and protect the established development pattern.

Conclusion: The request complies with all criteria for a conditional use. As such, staff recommends **approval** of the request with the following conditions:

1. Any outdoor events in the evenings, such as weddings, shall be located on the south-east portion of the property, away from existing neighboring residential uses.

2. The use of the retreat as a hotel, motel, inn or short-term rental for overnight guests is not permitted. The only lodging permitted shall be associated with a meeting, conference or educational event.

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



CITY OF POOLER
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Vicinity Map - 1336 S. Rogers St - Conditional Use

07/21/2025

Parcels



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

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

OFFICE USE ONLY

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

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

Contact Information

Lyman Specialty Properties, LLC	(912) 777-0035
Applicant Name	Applicant Phone
31 Litchfield Drive, Savannah, GA 31419	vanessa@themagnoliaretreat.com
Applicant Mailing Address	Applicant Email
Vanessa Withers	(614) 404-7029
Property Owner Name	Property Owner Phone
31 Litchfield Drive, Savannah, GA 31419	nesswithers@gmail.com
Property Owner Mailing Address	Property Owner Email
Angel Ratcliffe	(912) 662-1144
Contact Person Name	Contact Person Phone
1336 S Rogers Street, Pooler, GA 31322	angel@themagnoliaretreat.com
Contact Person Mailing Address	Contact Person Email

Property Information

1336 S Rogers Street, Pooler, GA 31322	51011 02001
Location Address	Parcel Identification #
R1A	Retreat
Current Zoning	Current Use



Conditional Use Application

Page 2 of 2

Updated **MAY 2024**

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

See attached.

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

See attached.

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

See attached

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

See attached.

Adjacent Property Owners

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

See attached

Name Address Zip

Name Address Zip

Name Address Zip

Name Address Zip

Affidavit

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

Vanessa Withers

Vanessa Withers

July 7, 2025

Applicant Name

Applicant Signature

Date

Angel Ratcliffe

ARatcliffe

July 7, 2025

Attestant Name

Attestant Title

Date

Conditional Use Project Application #A25-0123



Lead Organization: Lyman Specialty Properties, LLC (*Vanessa Withers, Owner*)

Project Leads: The Magnolia Retreat (Vanessa Withers, Angel Ratcliffe, and Kathy Kerrigan)

Developed by: Angel Ratcliffe, Business Development Lead

Application Deadline: Thursday, July 3, 2025

Application Submission Date: Wednesday, July 2, 2025 | 4PM

Next Step: Pending approval for July 28th Planning & Zoning Meeting

Q: Provide a brief description of proposed use on subject property. Describe those things, which you feel justify the action requested. List the specific sections of the zoning ordinance which have a bearing on your request

A: The applicant, Lyman Specialty Properties, LLC, seeks conditional use approval to establish The Magnolia Retreat on the 12.13-acre parcel located at 1336 South Rogers Street, Pooler, GA. The proposed development is a phased, low-impact wellness and event retreat that will serve the Pooler community through outdoor wellness programming, continuing education for healthcare providers, and future community-based educational and activities facility.

The project is anchored in preserving the property's natural character (including mature trees and a central pond) while enhancing community access and use. **Initial activities will include** outdoor events such as outdoor yoga classes, private outdoor celebrations, and farmers markets, **with long-term visioning for a deck, pavilion, and learning/wellness education center for healthcare professionals and community members alike.** No residential housing or permanent lodging structures are planned.

Justification for Conditional Use Request

This application reflects a refined and community-informed development plan following the applicant's 2022 decision to withdraw a prior rezoning request for commercial zoning (C-2) in response to concerns raised by nearby residents. The proposed use under the existing zoning is now limited in scope and consistent with a "Retreat" as defined and permitted under Pooler's zoning ordinance.

The use is justified by the following:

Context Compatibility: The proposed retreat integrates with the neighborhood by preserving green space and offering family-friendly, health-centered programming that supports Pooler's

livability and wellness goals.

Economic & Civic Value: Magnolia Retreat creates economic development through private event and symposium rental revenue and job creation while promoting physical/mental/emotional wellness, environmental awareness, and public health educational enrichment.



Measured Development: The phased approach ensures infrastructure demands are minimal and aligned with available public utilities at the street, while early-stage revenue generation funds future improvements.

Community Responsiveness: The applicant has demonstrated flexibility and good faith by tailoring this project to be less intensive, more inclusive, and aligned with city planning objectives.

Parcel Suitability: The 12.13-acre lot exceeds the 5-acre minimum required for Retreat designation, and site planning will meet all setback, access, and buffer requirements.

Zoning Ordinance Sections Relevant to This Request

Section 29 - Retreat

The use falls within the definition of “Retreat,” intended to offer peaceful, nature-focused lodging, meetings, or events. The proposed use excludes all prohibited activities listed in the ordinance. Requirements for minimum 5-acre site, accessory structures, setbacks, and site plan review are all met or exceeded.

Section 7 - Standards for Conditional Use

The proposed use satisfies all required criteria: it is not detrimental to surrounding properties; it does not constitute a nuisance or hazard; it preserves the character of the area; it supports appropriate development standards; and it will not negatively impact property values.

Q: Description of activities #of units and hours of operation of the proposed condition

A: The Magnolia Retreat is a phased wellness and community private event facility that will operate in accordance with the City of Pooler’s definition of a “Retreat.” Permitted activities will include:

1. Outdoor wellness programming (e.g., yoga, fitness, meditation)
2. Small-scale farmers markets and and health and wellness programs
3. Educational workshops, professional retreats, symposiums, and private events such as weddings and/or memorials

4. Structured group retreat experiences with optional temporary overnight lodging on facility



All planned uses fall within the intent and allowances of the Retreat definition and no activities classified as “seasonal outdoor events” under Pooler’s zoning ordinance (such as festivals, holiday fairs, or large-scale temporary entertainment events) will be conducted under this conditional use approval.

Number of Units:

No residential units or hotel/motel accommodations are proposed. Site improvements will include:

- One open-air pavilion with restroom and utility infrastructure
- One event deck overlooking the pond
- Up to five accessory structures (e.g., storage shed, gazebo, pergolla, other shaded platforms)
- One future enclosed 5,000+ sq ft structure for indoor wellness or continue education use (Phase 2)

Hours of Operation:

- General Wellness & Community Programming: Monday–Sunday, 7:00 AM to 8:00 PM
- Private Rentals (e.g., weddings, retreats): Friday–Sunday, up to 10:00 PM with advanced scheduling
- No permanent lodging, concerts, or amusement-type events are proposed or permitted under this use classification

This activity schedule is designed to maintain compatibility with surrounding residential uses, comply with city noise and traffic standards, and operate within the intent of a Retreat designation as defined by the City of Pooler.

Q: A list of activities undertaken by the developers and subsequent occupant to mitigate all adverse impact upon surrounding properties before, during and after the completion of developmental work.

A: The developer, Lyman Specialty Properties, LLC, along with the project team for The Magnolia Retreat, has undertaken and committed to the following activities to minimize disruption and preserve the character of the surrounding neighborhood throughout all phases of development:

BEFORE CONSTRUCTION

Community-Responsive Design Approach:

The initial commercial rezoning request was voluntarily withdrawn in early 2022 after engaging with residents and city officials. The project was restructured to seek conditional use approval for a “Retreat,” a lower-impact designation more compatible with surrounding residential zones.



Environmental and Topographical Due Diligence:

Completed and incorporated multiple environmental assessments, including a topographic survey, Army Corps of Engineers wetland delineation, specimen tree inventory, and a geotechnical survey to avoid ecological disruption.

Master Site Plan & Engineering Review:

Retained civil engineers and architectural consultants to design a phased development plan that preserves existing tree canopy, buffers sensitive areas, and accommodates drainage and flood zone requirements.

DURING CONSTRUCTION

Erosion and Sedimentation Control:

A phased erosion control plan will be implemented per Georgia EPD and Pooler standards, minimizing runoff and soil disturbance to neighboring properties.

Noise, Dust, and Traffic Management:

Construction will be restricted to standard daytime hours, with noise, dust, and equipment activity minimized using industry best practices. Contractor access routes will be coordinated to avoid interference with residential traffic.

On-Site Stormwater Management:

Grading, cut/fill balance, and drainage improvements will follow approved plans and ensure water is retained and diverted appropriately to prevent off-site impacts.

AFTER CONSTRUCTION / ONGOING OPERATIONS

Buffering and Natural Screening:

Existing mature vegetation along property lines will be preserved wherever possible. Additional landscape buffers will be installed to screen views and reduce noise spillover from event areas.

Controlled Hours of Operation:

Events and programming will be restricted to 7:00 AM–8:00 PM (or 10:00 PM for occasional private rentals), with no late-night or overnight activities allowed.



Parking & Circulation:

On-site parking will be constructed to accommodate anticipated visitors. No parking will be permitted along public roadways, reducing neighborhood congestion.

Compliance Monitoring:

Magnolia Retreat staff and management will adhere to all terms of the conditional use permit. Regular maintenance, event scheduling, and site supervision will ensure long-term compliance and accountability.

These mitigation efforts reflect the project’s commitment to being a thoughtful, responsible neighbor and ensuring that The Magnolia Retreat enhances (not disrupts) the surrounding community.

Q: A proposed starting date of land disturbance or construction date of completion for all and use opening or date of first occupancy.

A: The Magnolia Retreat will be developed in phases, with permitting and construction support from Marchese Construction and associated engineering consultants. All timelines below are contingent upon final permitting approvals and environmental compliance.

Phase 1A - Full Site Development and Infrastructure (Land disturbance, stormwater, utilities, pavilion, deck, restrooms)

- Start Date (Land Disturbance & Civil Work): September - October 2025
- Construction Completion: April 2026
- This phase includes all site grading, erosion control, drainage and flood mitigation (cut/fill balance), public utility connections (water/sewer), road and parking lot construction, pavilion and event deck with wet bar, and restroom facilities. Engineering documents will be submitted in compliance with FEMA and Pooler requirements.

Phase 1B - Initial Use Activation & Outdoor Programming (Opening of grounds for events, vendors, wellness classes)

- Earliest Use/Opening Date: March 2026
- Following foundational work, site access will be activated for community programming such as wellness classes, vendor markets, and outdoor gatherings. Structures in this phase will be temporary or accessory in nature (e.g., shade tents, portable stalls).

Phase 2 – Vertical Construction for Indoor Use (Community center, wellness facility, indoor classrooms)

- Estimated Start: Late 2026 or early 2027 (subject to capital planning and permitting)
- This phase is future-focused and contingent on financial performance and site activation outcomes of Phase 1.



All construction and occupancy plans are subject to required inspections, adherence to Pooler's conditional use and development regulations, and compliance with all state/local permitting processes.

Surrounding Property Owners Within 200 Feet of 1336 S. Rogers Street

Cory Michael Henneman

1335 S Rogers St
Pooler, GA 31322

J and D Baker's Acres, LLC

1323 S Rogers Street
Pooler, GA 31322

Clifford E. Morgan

556 Zeigler Road
Bloomington, GA 31302

Nora E. & James B. White Jr.

1332 S Rogers St
Pooler, GA 31322

West Chatham Baptist Church Inc.

PO Box 772
Pooler, GA 31322

David Austin Stanford Sr.

1324 S Rogers St
Pooler, GA 31322

Danny R. & Lisa M. Roberson

1265 Estates Way
Pooler, GA 31322



Conditional Use Standards

Page 1 of 1

Updated **SEPT 2023**

Review Criteria

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

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

Additional Mitigation Requirements

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

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

Affidavit of Receipt

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

Vanessa Withers

Vanessa Withers

July 7, 2025

Applicant Name

Applicant Signature

Date



Campaign Contribution Disclosure Form (Zoning Action Applicant)

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

Request for Conditional Use Permit to allow a Retreat on property zoned R1A, located at 1336 S. Rogers Street, Parcel ID 5101102

Zoning Action/Agenda Item

Monday, July 28, 2025

Planning & Zoning Public Hearing/Meeting Date and Time

Monday, August 4, 2025

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

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

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

Vanessa Withers

Vanessa Withers

July 7, 2025

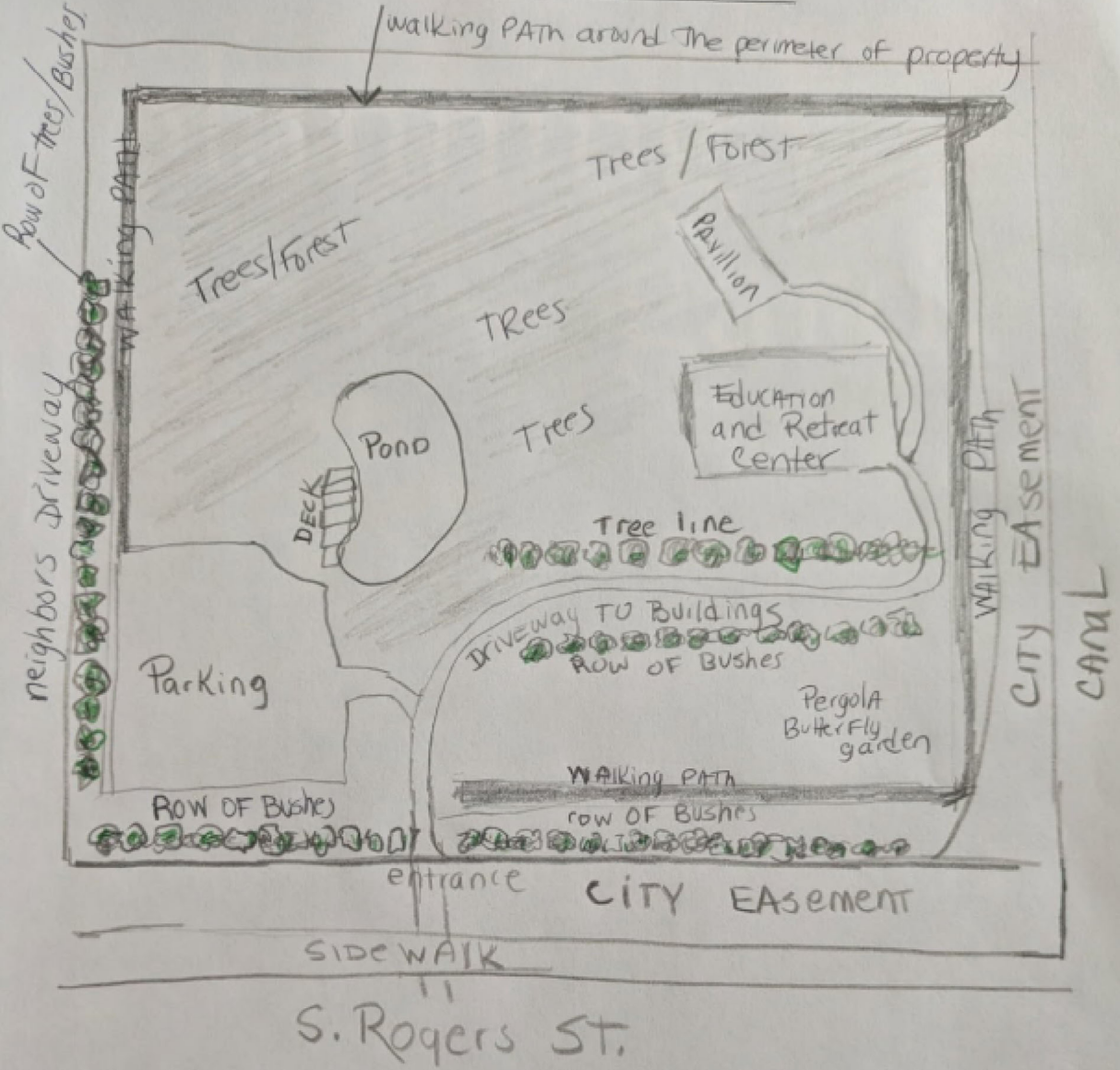
Applicant Name

Applicant Signature

Date

1336 S. Rogers St.

walking PATH around the perimeter of property





CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Zoning Map Amendment from R-A to C-2 to allow for establishment of a multi-tenant commercial building at 1511 Quacco Rd. and for a restaurant use at 1513 Quacco Rd.

Project:	#A25-0110
P&Z Meeting Date:	July 28, 2025
Public Hearing Date:	August 4, 2025
Applicant and Authorized Agent:	Jason Bryant – Pittman Engineering Co.
Parcel (PIN):	51009 02046 / 51009 02045
Existing Zoning:	R-A
Zoning Action:	Map Amendment
Request:	Request to rezone 2 parcels from R-A to C-2 to allow for the establishment of a multi-tenant commercial building at 1511 Quacco Rd. and for a restaurant use at 1513 Quacco Rd.
Application Filed:	July 2, 2025
Legal Notice Published:	July 20, 2025
Sign Posted:	July 17, 2025
Letters Mailed:	July 17, 2025
Staff Recommendation:	Approval with the following conditions: 1. The commercial use of 1511 Quacco Rd. shall be limited to office, small-scale retail and salon services. 2. The commercial use of 1513 Quacco Rd. shall be limited to a take-out only restaurant use with outdoor seating. 3. If the residential use at 1513 Quacco Rd. were to cease for 6 or more months, the residential use would no longer be permitted.

Planning & Zoning Commission:

[TBD]

Recommended Motion:

"After review of the criteria, move for approval of the request with the conditions as outlined in Staff's recommendation."

Background:

The boundaries of the rezoning request consist of 2 parcels, 1511 and 1513 Quacco Rd. Both parcels are currently within the R-A Zoning District. 1511 Quacco Rd. includes a single-family dwelling and 1513 Quacco Rd. consists of a single-family dwelling as well as a structure currently preparing and selling food as a take-out business. The take-out business was approved as a non-conforming use within the R-A zoning district in October of 2023, as there was previously a seafood take out business at the site. The use was re-approved as a non-conforming use in June of 2025. The residential use of 1513 Quacco Rd. will be permitted to continue at the site if the rezoning is approved, but if the residential use is vacated for a period of 6 or more months, the residential use will no longer be permitted.

The 3 parcels immediately adjacent and to the south of 1511 Quacco Rd. (1465 Quacco – a Dollar General, 1507 Quacco Rd. – a gas station, and a vacant unaddressed property) are within a C-2 zoning district; the proposed rezoning of 1511-1513 Quacco Rd. would be an extension of this pre-existing C-2 zoning district.

The June, 2025 approval of the non-conforming take out use at 1513 Quacco Rd. was made with conditions including that *the applicant shall, within (60) days from the date of issuance of this letter, undertake one of the following actions: (a) Remove all tables, chairs, and seating to the eastern (front) portion of the property immediately adjacent to the walk-up/carry-out facility; or (b) Apply for and obtain approval by City Council for a rezoning to a zoning district permitting eating establishments with associated seating and dining areas.* The current rezoning application is in response to this condition. The existing take-out only use shall be the only commercial use to be permitted on the parcel at 1513 Quacco Rd. as the remainder of the parcel is utilized for residential purposes and would not be cohesive with any heavier commercial uses.

A site plan was provided along with the application materials, which includes a multi-tenant commercial building at 1511 Quacco Rd. and no changes made to the parcel at 1513 Quacco Rd. The multi-tenant space to be located at 1511 Quacco Rd. is proposed to be general office, restaurant, retail, and salon services; Staff feels the rezoning should be limited to these uses, as any heavier commercial use would not be appropriate with the adjacent residential zoning district. The site plan for 1511 Quacco Rd. will be reviewed separately for adherence to the standards through a Site Development Plan review if the rezoning is approved.

Relevant Ordinances:

App. A, Art. V, Sec. 10. Standards for Zoning Ordinance or Map Amendment

App. A, Art. IV, Sec. 23. R-A, Residential-Agricultural District

App. A, Art. IV, Sec. 19. C-2 Heavy Commercial 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 subject parcels are bordered to the south by 3 parcels within a C-2 zoning district. The proposed rezoning would be a logical extension of the zoning boundary and would not cause detriment to the pattern of uses in the general area, which is a mixture of heavy commercial and residential-agriculture.*
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
 - *No, this would not be considered spot zoning as the site is immediately adjacent to parcels within the C-2 zoning district and would be an extension of existing zoning.*
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?
 - *The proposed heavy commercial zoning would allow for uses that could create an increase in traffic leading to congestion, noise and traffic hazards for nearby residential properties; however, the area includes several commercial uses.*
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
 - *The request would not be consistent with adopted plans and policies for the area. The comprehensive plan and the future land use map identify the property as residential and are shown as being within the residential homestead character area. The proposed rezoning would change the parcels to a heavy commercial zoning district. This is, however, consistent with the current development patterns for the area. Staff believes this is appropriate, as one of the parcels is currently operating a licensed commercial business.*

5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
 - *There is an imminent need for the rezoning request of 1513 Quacco Rd. in order for the current use to become a conforming use with no required changes to the property. According to the applicant the properties are likely to be utilized as requested. The existing take-out only use shall be the only commercial use to be permitted on the parcel at 1513 Quacco Rd. as the remainder of the parcel is utilized for residential purposes and would not be cohesive with any heavier commercial uses.*
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
 - *No, the proposed rezoning would not substantially conflict with the density patterns of the general area as the area has been trending towards more commercial development.*
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
 - *Yes, it is likely additional requests will be made to rezone other parcels in the vicinity should this property be rezoned to a heavy commercial zoning district. Large portions of Quacco Rd. to the north and south are currently zoned for Residential Agriculture, and if the current rezoning is approved it may potentially precipitate other requests for further expansion of the commercial zoning; however, the current request includes rezoning of a property which already holds an approval for a licensed non-conforming commercial use with only one residential property separating it from a C-2 zoning district.*
8. Will the action adversely impact adjacent or nearby properties in terms of:
 - 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?
 - *The request may adversely impact the nearby properties as it relates to environmental quality, livability, or cause incompatible development. The subject parcel is adjacent to properties zoned R-A. The impact of heavy commercial uses would be incompatible to those R-A properties; however, the subject parcels are adjacent to a C-2 zoning district,*

and 1513 Quacco Rd. is already utilized for a commercial purpose.

- 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?
 - *Possibly, the request could adversely impact the nearby properties as it relates to property values or make them less marketable because the potential heavy commercial uses would be incompatible with the existing residential uses in the area; however, the development pattern for the area includes several commercial uses. Furthermore, this chance would be lessened if the commercial uses for each property were limited: the commercial use of 1511 Quacco Rd. shall be limited to office, small-scale retail and salon services, and the commercial use of 1513 Quacco Rd. shall be limited to a take-out only restaurant use.*
 - 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 should not adversely impact the nearby properties as it relates to stormwater runoff. Any future site development proposed will need to go through site plan review and approval to ensure items such as stormwater runoff are addressed on site so that down-stream drainage or off-site impacts do not occur.*
9. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?
- *No, the proposed rezoning would not result in public service requirements that could create a burden on the public. Any potential infrastructure improvements related to this rezoning would be the responsibility of the property owner and would not place a burden on the City.*

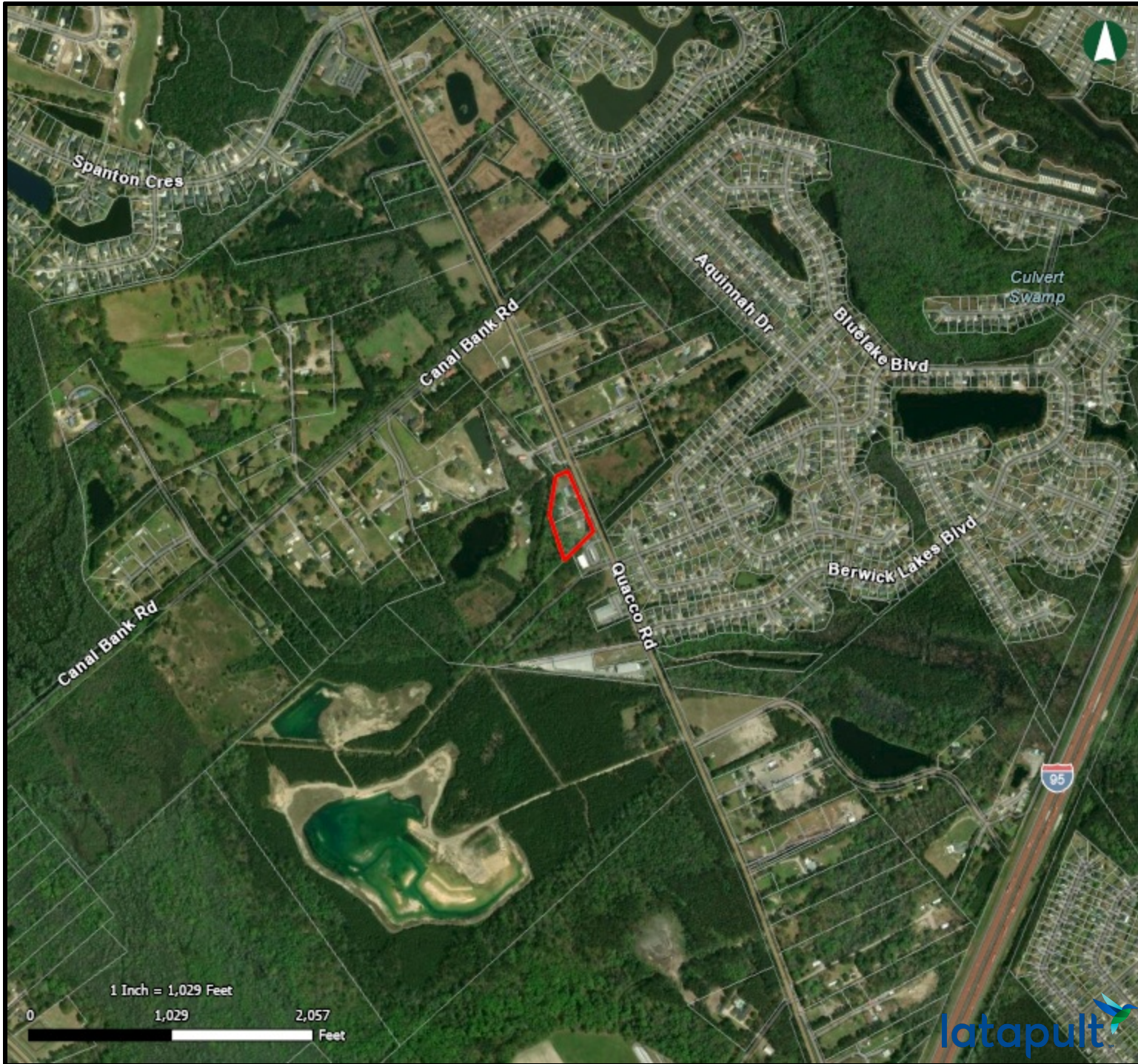
Conclusion:

Staff finds that the request meets the criteria. As such, staff recommends **Approval** of the request with the following conditions:

1. The commercial use of 1511 Quacco Rd. shall be limited to general office, restaurant, retail, and salon services.
2. The commercial use of 1513 Quacco Rd. shall be limited to a take-out only restaurant use with outdoor seating.
3. If the residential use at 1513 Quacco Rd. were to cease for 6 or more months, the residential use would no longer be permitted.

Attachments:

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



CITY OF POOLER
GEORGIA

A great place to Live, Work and Play

Vicinity Map - 1511-1513 Quacco Rd. - Rezoning

07/11/2025


Parcels

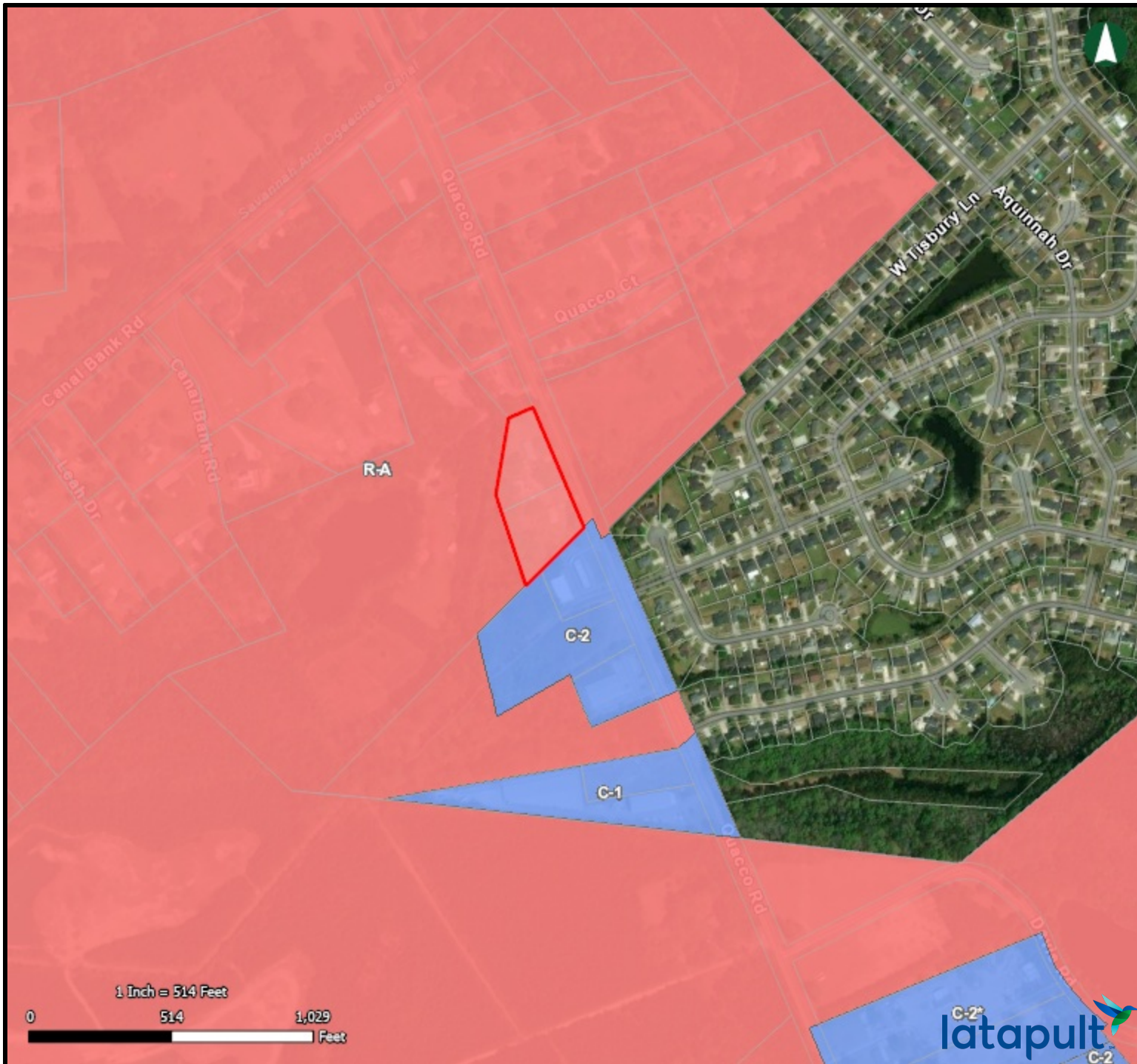


CITY OF POOLER
 GEORGIA
A great place to Live, Work and Play

Zoning Map - 1511-1513 Quacco Rd. - Rezoning

07/11/2025

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





Zoning Map Amendment Application

Page 1 of 3

Updated **SEPT 2023**

NOTICE TO APPLICANT

Applicant must submit the following information thirty at least thirty (30) days prior to the regularly scheduled meeting on the second and fourth Monday of each month (unless otherwise noted). 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. Attach additional typed or printed sheets if necessary to fully answer any section.

- Filing fee payment. (See 2023 Schedule of Fees). Make checks payable to the City of Pooler.
- If using a PowerPoint presentation, email converted pdf to planning@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 (1) copy if 11" x 17" or smaller, sixteen (16) copies if larger.
- A legal description of property.
- A completed Campaign Contribution form
- A completed Zoning Map Amendment Standards acknowledgement of receipt
- A completed Property Owner Authorization form (if Agent is Applicant).
- A copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

OFFICE USE ONLY

Date Received: _____ File Number: _____

Hearing Date: _____ Adjacent Owner Letters Mailed: _____

Publication of Notice (15 days prior to hearing): _____

Action Approved Action Denied (copy of minutes disposing of this action are attached)

Action Result Mailed to Applicant: _____ Sign Posted: _____

Applicant Information

JASON BRYANT, PE - PITTMAN ENGINEERING CO.

912-210-3259

Owner/Authorized Agent Name

Phone

PO BOX 822, RICHMOND HILL, GA 31324

jason@pittmanengineeringco.com

Owner/Authorized Agent Address

Email

Have any previous applications been made for a text or map amendment affecting these same premises? YES NO

If yes, provide file number, date, and action taken: A24-0182 WITHDRAWN
(If exact file number, date, or action is not known, please give approximate date of previous application.)



Zoning Map Amendment Application

Page 2 of 3

Updated **SEPT 2023**

Action Requested

1511 & 1513 QUACCO RD

Property General Location (area), Street Number, and Location with Respect to Nearby Public Roads in Common Us
LOTS 1 & 2 DIANNE E. MONROE SUBDIVISION 1511 QUACCO RD PIN: 51009 02045
1513 QUACCO RD PIN: 51009 02046

Legal description of the property (name of subdivision, block, and lot number)	PIN
R-A	C-2
	2.48 ACRES

Present Zoning Classification	Requested Zoning Classification	Total Area (acres or sq ft)
1511 QUACCO RD OWNER: VIMAL PATEL		224-600-9611
1513 QUACCO RD OWNER: QING XIU QUAN		

Property Owner Name (if same as applicant, leave blank)	Phone
335 CHESTNUT OAK DRIVE, RICHMOND HILL, GA 31324	1511 QUACCO RD: anitapatel1984@yahoo.com 1513 QUACCO RD: rdillion1971@yahoo.com

Property Owner Address	Email
R-1	COMMERCIAL

Existing Land Use (specify)	Proposed Land Use (specify)

Reasons & Certifications

List all reasons for requesting change which would support the purposes of the zoning program.
APPLICANT SEEKS REZONING 1511 AND 1513 QUACCO RD TO ALLOW VARIOUS COMMERCIAL USES INCLUDING
GENERAL OFFICE, RESTAURANT, RETAIL, AND SALON SERVICES.

Adjacent Property Owners

List all information for surrounding property owners' primary residence within a 200-foot radius of the property as of the date of filing. Include those directly across a public right-of-way. Attached additional sheets if necessary.

PLEASE SEE ATTACHED LIST

Name & Address (including zip code)

Name & Address (including zip code)

Name & Address (including zip code)

Name & Address (including zip code)



Zoning Map Amendment Application

Page 3 of 3

Updated **SEPT 2023**

Name & Address (including zip code)

Name & Address (including zip code)

Name & Address (including zip code)

Name & Address (including zip code)

Affidavit

I have received and understand the list of actions required to amend the City of Pooler Zoning Map.

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

I hereby certify that the above stated facts are true to the best of my knowledge, and that I am the Owner or Authorized Agent for the Owner of subject property.

Vincent Patel
Owner/Agent Name

Vincent Patel
Owner/Agent Signature

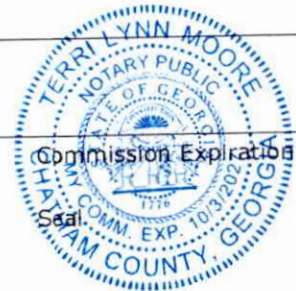
07/31/2024
Date

Notary Public

July 31, 2024
Subscribed and Sworn This Day Of

Terrilyn Moore
Notary Name

Terrilyn Moore
Notary Signature



ADJACENT PROPERTY WITHIN 200' RADIUS OF PROPERTY	CURRENT OWNER	MAILING ADDRESS
1513 QUACCO ROAD	QUAN & QUAN QING XIU & MINH VAN	132 BARRINGTON RD POOLER GA 31322
1507 QUACCO ROAD	QUACCO PROPERTIES LLC	118 PIPEMAKERS CIRCLE SUITE 100 POOLER GA 31322
1510 QUACCO ROAD	JILL 2021 LLC A GEORGIA LIMITED LIABILITY COMPANY	134 PUTTENHAM XING POOLER GA 31322
1519 QUACCO ROAD	HARRISON ROSS M	1519 QUACCO RD POOLER GA 31322
1522 QUACCO ROAD	REYNOLDS RUE & TONI SYLVESTER	1522 QUACCO RD POOLER GA 31322
QUACCO RD	CGNR LLC	336 SPANTON CRESCENT POOLER GA 31322
6 NANTUCKET CT	HARPER MURIEL & BEVERLY	6 NANTUCKET CT POOLER GA 31322
7 NANTUCKET CT	MOBLEY ERASMUS	7 NANTUCKET CT POOLER GA 31322
4 NANTUCKET CT	HILTON TRACIE HALL	4 NANTUCKET CT POOLER GA 31322
2 NANTUCKET CT	PATEL ARPILKUMAR	2 NANTUCKET CT POOLER GA 31322



Zoning Map Amendment Standards

Page 1 of 1

Updated **SEPT 2023**

Section 10. Standards for Zoning Ordinance or Map Amendment

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

1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
8. Will the action adversely impact adjacent or nearby properties in terms of:

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?

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?

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

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

Affidavit of Receipt

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

VIMAL PATEL
Applicant Name

V Patel
Applicant Signature

11/18/2024
Date



Campaign Contribution Disclosure Form (Zoning Action Applicant)

Updated MAY 2024

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

Hearing Information

Zoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

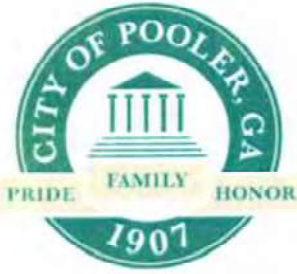
City Official Name	Title	Dollar Value	Description of Gift >\$250

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

Vincent Puckel
Applicant Name

Vincent Puckel
Applicant Signature

07/31/2024
Date



Property Owner Authorization

Page 1 of 1

Updated **SEPT 2023**

Authorization

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

Rezoning Conditional Use Variance Site Plan Subdivision

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

JASON BRYANT	jason@pittmanengineeringco.com	912-210-3259
Applicant/Agent Name	Email	Phone
2591 U.S. Hwy 17 SUITE 303 Richmond Hill, GA 31324		
Applicant/Agent Address		

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

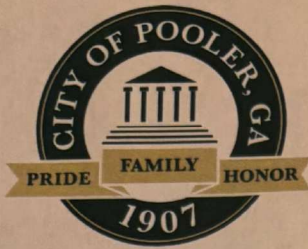
1511 QUACCO RD POOLER GA 31322
Property Address

VIMAL PATEL	<i>Vimal Patel</i>	07-24-2024
Owner Name	Owner Signature	Date

Notary Public

July 31, 2024		
Subscribed and Sworn This Day Of		
Terri Lynn Moore	<i>Terri Lynn Moore</i>	
Notary Name	Notary Signature	Commission Expiration





Property Owner Authorization

Page 1 of 1

Updated SEPT 2023

Authorization

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

Rezoning Conditional Use Variance Site Plan Subdivision

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

Qing Xiu Quan Q-Quan101@comcast.net 912-656-8498
Applicant/Agent Name Email Phone

132 Barrington Road Pooler, GA 31322
Applicant/Agent Address

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

1513 Quacco Road Pooler, GA 31322
Property Address

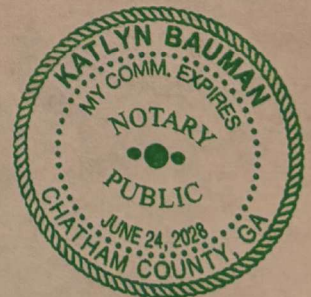
Qing Xiu Quan [Signature] 7/2/2025
Owner Name Owner Signature Date

Notary Public

This 2nd Day of July, 2025
Subscribed and Sworn This Day Of

Katlyn Bauman [Signature] 6/24/28
Notary Name Notary Signature Commission Expiration

Seal



1511 & 1513 QUACCO ROAD REZONING EXHIBIT CITY OF POOLER, GEORGIA

JULY 3, 2025

PREPARED FOR:
ANITA & VIMAL PATEL (1511) AND
QUAN & QUAN QING XIU & MINH VAN (1513)

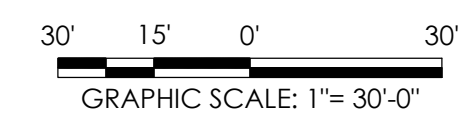
PREPARED BY:



2591 HWY 17 SUITE 303
RICHMOND HILL, GA 31324
912-445-0578
www.pittmanengineeringco.com

REQUIREMENTS PER CITY OF POOLER CODE OF ORDINANCES C-2 ZONING	
SETBACKS (MIN. FT.)	
FRONT	60
SIDE	10
REAR	10
MAXIMUM HEIGHT AND LOT COVERAGE	
HEIGHT (FT.)	60
COVERAGE (%)	60%

PARKING CALCULATIONS: 1511 QUACCO RD. - LOT #2			
BUILDING USE	BUILDING AREA	REQUIRED PARKING	PARKING REQUIRED
GENERAL COMMERCIAL	8,000 SF	1 SPACE PER 200 SF	40 SPACES
			TOTAL PARKING PROVIDED = 43 SPACES





CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for Rehoboth Ministries New Covenant Church Expansion at
708 W. US Hwy 80

Project:	#A24-0028
P&Z Meeting Date:	July 28, 2025
City Council Meeting Date:	August 4, 2025
Applicant and Authorized Agent:	Scott Burns – Coastal Engineering & Consulting
Location (Address):	708 W. US Hwy 80
Parcel (PIN):	50008 05002
Acreage:	Approximately 1.35 acres
Zoning:	R-1-A (Residential Single-Family) and C-1 (Light Commercial)
Proposed Use:	Church Sanctuary
Staff Recommendation:	Approval
Planning & Zoning Commission:	<i>TBD</i>
<i>Recommended Motion:</i>	<i>"After review of the criteria, move for approval of the request."</i>
Zoning Action Standards:	<ol style="list-style-type: none"> 1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. <ul style="list-style-type: none"> ○ <i>The site is located within an area that is shown on the Future Land Use Map as being commercial and is shown in the Comprehensive Plan as being within the Historic District and Commercial Character Areas. The proposed Church Sanctuary use is consistent with these plans.</i>

2. Whether the site plan provides for adequate pedestrian and traffic access.
 - *The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access.*
3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
 - *The site plan complies with the provisions of Sec. 5 of App. A, Art. III for parking and loading standards.*
4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).
 - *The site plan complies with the provisions related to the development standards for site improvements. The site plan was reviewed utilizing the standards for the R-1-A zoning district, as this is the larger of the two zoning districts on the split zoned parcel. Churches are only allowed through approval of a Conditional Use application; the applicant received Conditional Use approval in November of 2023 and submitted their Site Development Plan review application in March of 2024.*
5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.
 - *The site plan complies with the provisions related to the location of uses/development areas, development standards for site improvements, and buffer standards.*
6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
 - *The site plan complies with Sec. 606 of App. B, Art. VI; Chapter 74, Art. V; and Chapter 42, Art. V related to servicing of utilities and infrastructure.*
7. Whether the proposed development site is adequately served by other public services to account for current or projected needs.
 - *The site is adequately served by public services and for current or projected needs.*

8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.
 - *The site plan complies with the provisions related to buffer and screening standards.*
9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other landscaping, which may provide a visual or noise-detering buffer between adjacent properties.
 - *The site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.*
10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.
 - *The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.*

Conclusion:

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

Attachments:

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



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

Vicinity Map - Rehoboth Ministries New Covenant Church Expansion - Site Plan

07/22/2025

Parcels



Site Plan Application

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Updated **OCT 2023**

NOTICE TO APPLICANT

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

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

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

Packet Contents (City Forms)

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

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

Additional Items for Submission

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

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



Site Plan Application

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Contact Information

C. Scott Burns / Coastal Engineering & Consulting	(912) 964-4509
Applicant Name	Applicant Phone
6605 Abercorn Street, Suite 210D, Savannah, GA 31405	sburns@cecofga.com
Applicant Mailing Address	Applicant Email
Rehoboth Ministries New Covenant Church	
Property Owner Name	Property Owner Phone
P.O. Box 1490, Statesboro GA 30459	
Property Owner Mailing Address	Property Owner Email
Pastor Dr. Fionn Thomas	(912) 682-9581
Contact Person Name	Contact Person Phone
P.O. Box 1490, Statesboro GA 30459	fionnt@yahoo.com
Contact Person Mailing Address	Contact Person Email

Property Information

704 & 708 U.S. 80, Pooler GA 31322	
Location Address	
R-1A / C-1	5-0008-05-002 / 5-0008-05-003
Current Zoning	Parcel Identification #
A new church sanctuary is proposed at the property address. The existing site on Durden Dr. will remain for admin	
Brief Description of Proposed Land Development Activity and Use of Land Thereafter	

Contractor Information

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

Zoning Actions

List any zoning actions applied for within the past three (3) years. If possible, include application number, date of application, and action taken on all prior applications filed for the zoning action of the whole or part of the land proposed under this application.

231485	11/13/2023	Conditional Use Approval	Approved
Application Number	Date	Action Requested	Action Taken



Site Plan Application

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Application Number	Date	Action Requested	Action Taken
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Approvals

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

Affidavit

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

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

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

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

C. Scott Burns		02/27/2024
Applicant Name	Applicant Signature	Date

Zoning Administrator/Agent Name	Zoning Administrator Signature	Date



Site Plan Submission Checklist

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Updated JUNE 2023

NOTICE TO APPLICANT

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

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

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



Conditional Use Standards

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Updated **SEPT 2023**

Review Criteria

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

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

Additional Mitigation Requirements

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

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

Affidavit of Receipt

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

C. Scott Burns
Applicant Name

C. Scott Burns
Applicant Signature

02/27/2024
Date



Site Plan Review Checklist

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NOTICE TO APPLICANT

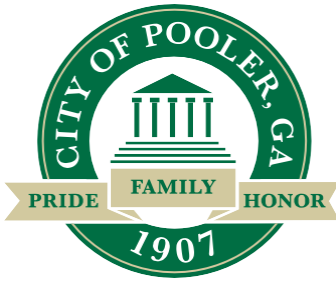
Please address each item below using an "ok" or "n/a" and indicate on which plan sheets each item can be located. This checklist is intended to serve as a guide for a complete site plan application but does not comprise all City standards. All City of Pooler Code of Ordinances' requirements must be met.

Project Information

Rehoboth Ministries Church	01/29/2024
Project Name	Date

Basic Engineering Information

1. OK (C100) Development name; If not obvious, add a description of the development
2. OK (C100) Location of site / location map: Sufficiently detailed to pinpoint the site's location
3. OK (C100) Date of plans with space for revision dates
4. OK (C900) Name and contact information of the engineer and engineering firm responsible for the plans
5. OK Name and contact information of owner, authorized agent of the owner, and/or developer
6. OK (C900) 24-hour contact with phone number
7. OK Signed and dated P.E. stamp or other licensed professional as allowed by law
8. OK (C100) Sheet index
9. OK (C400) Property size, disturbed area, impervious area, property zoning, maximum building height, proposed square footage, proposed height
10. OK (C200) Show property boundaries with metes and bounds descriptions
11. OK (C400) North arrow, graphic scale
12. OK (C200) Show existing site features of the property, existing contours at 1-foot intervals (Appendix A, Article V, Section 4 C), existing buildings, parking, driveways, undeveloped areas, etc
13. OK (C400) Identify the ownership and use of all adjacent surrounding properties
14. OK Show adjacent roads and curb cuts within 500 feet (Appendix A, Article V, Section 4 C)
15. OK (C400) Name of adjacent roads. Route number if state or federal route (Appendix A, Article V, Section 4 C)
16. OK (C400) Show and label the right-of-way of adjacent roads. (Appendix A, Article V, Section 4 C)



Site Plan Review Checklist

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17. OK (C200) Existing improvements inside adjacent road rights-of-way such as turn lanes, drainage systems, sidewalks/pathways, utilities, and any other items that may have an impact on this development
18. OK (C200) Show existing drainage features on or around this site that may impact the development: creeks, ponds, ditches, swales, buffers, pipe systems, drainage easements, existing detention ponds, lakes, wetlands, floodplain limits, etc
19. OK (C400) Indicate whether or not FLOODPLAIN exists on the site. Provide a FEMA map reference and date of FEMA map
20. OK (C400) Indicate whether or not STATE WATERS exist on the site and if wretched vegetation is present. If State waters, with wretched vegetation, are present on site, delineate required buffers, extending from the wretched vegetation. (Georgia EPD jurisdiction)
21. OK (C400) Indicate whether or not WETLANDS exist on the site. All wetlands shall be delineated on the site plans and identified as jurisdictional or non-jurisdictional. If applicable, show required buffer (Corps of Engineers' jurisdiction)
22. OK (C500) Location of existing utilities (Appendix A, Article V, Section 4 C 5)
23. OK (C400) Easements existing upon the property
24. N/A Provide cut/fill computations for all proposed grading in the floodplain. If the cut/fill calculations result in a net fill, provide FEMA no- rise certification, accompanied by the calculations utilized to perform analysis (NFIP 60.3(d)(3)).

Proposed Development

1. N/A New Developments & redevelopments - reminder: Please assure the bonds are provided in accordance with 42-183.8 (stormwater), 42-204.1 (landscaping), and 74.136 (sidewalks)
2. OK (C600) The site plan shall provide all pertinent data for proposed building construction or expansion, proposed parking, open areas, landscaping. (Appendix A, Article V, Section 4 C)
3. OK (C400) Show building setback lines and buffers from property lines and street right-of-way lines. (Appendix A, Article V, Section 4 C)
4. OK (C400) For commercial and industrial developments, provide details of the proposed driveway(s) onto the public rights-of-way. This may need to be at an enlarged scale to show all necessary information
5. OK (C600) Show sidewalk that is to be constructed or extended; in accordance with Appendix B, Article VI, Section 601.02. Include the City's sidewalk detail
6. N/A Show location of freestanding signage if proposed. Make sure intersection sight distance is not impacted
7. OK (C400) Show interior traffic pattern
8. OK (C900) Erosion control plans in accordance with State and local ordinances. Checkoff list is required if disturbed area is > 1 acre



Site Plan Review Checklist

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9. OK GDOT permit is required if any work is proposed in a State or US right-of-way. A copy of the approved Georgia DOT encroachment permit shall be required prior to obtaining a land disturbance permit
10. N/A At least two benchmarks shall be established within a subdivision. Such benchmarks shall be at opposite corners of the property being subdivided. Benchmarks shall be included on site development plans with coordinates and elevation (Appendix B, Article VI, Section 607)
11. OK (C200) Show all required easements (around utilities, around drainage structures, 25' access easements, etc)
12. OK (C500) Provide a utility plan that shows any proposed gas, electric, telephone and/or cable lines
13. N/A Greenbelt required as a buffer between incompatible zonings. (Appendix A, Article III, Section 27)
14. N/A Provide a fire access road meeting the requirements of the Fire Code. (Exceptions exist, but generally a paved road extending to within 150' of all portions of the facility with a minimum width of 20 feet and with a vertical clearance of 13'6"). See IFC 503
15. OK (C500) Provide a Fire Protection Plan sheet that identifies all existing and proposed fire hydrant locations with hose lay distance in linear footage around each building from hydrant
16. N/A Show location of Mailbox Kiosk and provide details demonstrating it is ADA compliant
17. OK (C600) Provide building elevations and proposed architectural materials or proposed architectural materials if no elevations exist
18. N/A Provide Phasing Plan when project is proposed to be constructed in phases (multi building sites)
19. OK (C800) Provide site lighting plan for all proposed lighting
20. OK Traffic Impact Study or technical memo for traffic

New Streets

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



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

Required Notes

Include the following notes as applicable to the project:

1. OK (C400) In case of conflict between these plans and the City of Pooler's ordinances, standards, specifications or details, the City of Pooler requirements shall be required."
2. N/A Add the following note when new public streets are being constructed: "Laboratory compaction, stability and density tests are required for the pavement with compression for the concrete curb and gutter." (Chapter 74, Article V, Section 74-133g)



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3. N/A Add the following note when new public streets are to be constructed: "Construction will be performed under the supervision of a registered engineer." (Chapter 74, Article V, Section 74-133j)
4. OK (C400) "All road signage and pavement markings shall be in accordance with MUTCD specifications." (MUTCD Introduction, page I-1, paragraph 03)
5. OK (C400) Thermoplastic pavement markings are required within right of way (Standard Specifications 02500.2.06)
6. N/A When new public streets are being constructed, include the following: Add a note or sufficient information on the plans to indicate that Petromat, Supex or other suitable material is required within 50 feet of intersections. (Appendix B, Article VI, Section 601.02)
7. N/A Select fill SHALL be use in all roads to be dedicated to the City
8. N/A Road fill shall be compacted to 100% standard proctor or 95% modified proctor (ASTM D698 or ASTM D1557)
9. N/A Traffic signs installed inside the public R/W must have High Intensity or Diamond Grade Sheeting
10. N/A Street name signs shall be provided by the developer. (Chapter 74, Article V, Section 74-135)
11. OK (C400) The owner must certify that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan (Chapter 42, Article V, Section 42- 183.4(6))
12. OK (C400) The designer must certify that the design meets the requirements of the City of Pooler and the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual, and any relevant local addenda (Chapter 42, Article V, Section 42-183.4(5))

Drainage

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

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



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

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

Mobile Home Parks

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



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

Utilities

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

General:

1. OK (C500) Look at the overall layout of the water lines. The plan needs to show the location of where it connects to an existing system with all the usual information
2. OK (C500) All utilities are to be installed underground
3. OK Utilities shall not be placed longitudinally under street pavement. (Chapter 74, Article V, Section 74- 138 c)
4. OK (C500) Minimize unnecessary water/sewer crossings to the extent possible. Minimum parallel separation: 10' horizontal and 18" vertical separation between water & sewer (Sanitary & Storm)
5. OK (C500) Water mains must be DIP when crossing under storm or sewer mains. Include detail W-16



Site Plan Review Checklist

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6. N/A Provide the City-approved street typical section detail that shows the placement location of utility lines. (Chapter 74, Article V, Section 74-139 c)
7. OK (C500) Developments must be served by public water and public sewers when available. (Appendix B, Article VI, Section 606.01)
8. N/A Plans for wells or septic systems shall require approval by the Chatham County Health Department. (Appendix B, Article VI, Section 606.02)
9. OK All water and sewer lines running under streets/sidewalks shall be sleeved. (Appendix B, Article VI, Section 606.03)
10. OK All publicly owned utilities shall be installed in the road rights-of-way or approved access easements. (Appendix B, Article VI, Section 604 and 606.04)
11. N/A Sanitary sewer, water mains, service laterals or other publicly owned utilities shall not be installed behind or between lots without the express approval of the City of Pooler. If allowed the utility will need to be in a proper easement. (Appendix B, Article VI, Section 606, Utilities 2)
12. OK A #12 gauge solid copper tracing wire shall be installed on all water mains, water laterals, fire hydrants, post hydrants, and/or blow offs and along all sanitary sewer lines, laterals, and force mains. (Appendix B, Article VI, Section 606)
13. N/A If water main, gravity sewer main, or force main are proposed, provide profiles on site plan. Include all underground utility crossings with required vertical separation
14. N/A Submit all applicable outside agency and other jurisdiction approvals such as LDA, Chatham County, City of Savannah and Georgia EPD forms (forms extending water and sewer main lines)
15. N/A All private and dry utilities shall be shown on plans in easements. Clearly mark all city-owned utilities with "city utility easements" and private utilities with "private utilities easements". Provide associated easement agreement.

Water:

1. OK (C500) Fire hydrant spacing:
 - 300 feet maximum in multi-family, commercial & industrial zonings
 - 500 feet maximum for single family; (Appendix B, Article VI, Section 606.03)
 - 250 feet spacing in mobile home parks (Appendix A, Article III, Section 10 L)
2. OK All fire hydrants shall be painted yellow. (Appendix B, Article VI, Section 606)
3. N/A Provide Detail W-03 - Standard Fire Hydrant Assembly (Appendix B, Article VI, Section 606)
4. N/A Provide an engineering report for the proposed water distribution system. Calculations shall, at a minimum, include needed fire flow, expected domestic demand, and fire hydrant flow test results demonstrating that the required fire protection will be achieved on site. The fire flow data shall be shown on a map including latitude and longitude coordinates of which hydrants were used for the test. If extending water main, a complete water distribution system model and analysis shall be provided
5. N/A Residential water laterals: 1" diameter minimum. (Appendix B, Article VI, Section 606)



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6. N/A Residential water laterals shall be installed no more than 5' feet from the property corner. (Appendix B, Article VI, Section 606 Water 16)
7. N/A The water mains at the cul-de-sac shall be installed around the cul-de-sac thereby eliminating the laterals from being installed under the cul-de-sac. (Appendix B, Article VI, Section 606 Water 14)
8. N/A Water mains in subdivisions shall be 8" diameter minimum. In cul-de-sacs without fire hydrants, the minimum size can be reduced to 4". (Appendix B, Article VI, Section 606)
9. N/A When feasible all water mains shall be looped into the nearest main of the same size or larger size as the line of origin. (Appendix B, Article VI, Section 606)
10. N/A Cut-off valves will be located at all tees where lines are two inches or larger. (Appendix B, Article VI, Section 606.03)
11. N/A All gate valves 4" or larger that are installed on a transmission line shall be installed in a manhole. All gate valves at the entrance of a subdivision that tie into a transmission line shall be installed in a manhole. All other gate valves can be installed in a cast iron valve box with a concrete collar and concrete value marker posts. (Appendix B, Article VI, Section 606 Water 6)
12. N/A All valves shall have a concrete monument with "W/Valve" inscribed on two sides of the monument, installed no more than 6" away from the valve. (Appendix B, Article VI, Section 606 Water 9)
13. OK (C500) All meter connection points must have an approved, reduced pressure backflow device. This includes fire lines, irrigation lines, and domestic supply lines. (Appendix B, Article VI, Section 606)
14. OK (C500) The private water main starts at the property line. Therefore, meters and back flow preventers shall be placed at the property line
15. OK Minimum cover 3 feet. (Standard Specifications Section 02700 3.01 D)
16. N/A Service laterals under roads are to be sleeved and at least 30" beneath the road surface. (Standard Specifications Section 02700 3.01 F 2)
17. OK (C500) Pipe material: (City of Pooler Standard Specifications, Section 02700 and 02730). For line size < 4" polyethylene pipe, 200 psi, SIDR-7CTS For line size 4" - 12" PVC C900 DR 18. For line size > 12" DIP is required. ANSI / AWWA C151 A21.51 and thickness according to ANSI / AWWA C150 A21.50 for pressure class 250. Flange Pipe or Victaulic grooved pipe shall be Pressure Class 350. (Standard Specifications 02700 Section 2.01 A 2)

Sanitary Sewer:

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



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4. OK (C500) Minimum size sanitary lateral is 4". (Appendix B, Article VI, Section 606, Sewer 4)
5. N/A Laterals shall connect directly to the manhole when possible, entering at an angle of at least 90 degrees to the direction of flow. (Appendix B, Article VI, Section 606, Sewer 2)
6. N/A Residential sewer laterals shall be installed within 15 feet of the property corner. (Appendix B, Article VI, Section 606, Sewer 9)
7. OK Please assure that the sanitary sewer cleanouts are flood proofed and designed prevent infiltration of flood waters into the system (Appendix B, Article VI, Section 606.01 and Chapter 50, Section 50-91)
8. N/A Use watertight manhole rings and covers within or below Base Flood Elevation + 1' (Standard Specifications.02720.2.02.G.2)
9. OK (C500) Sewer laterals: Cleanouts should be provided every 100' and at the bends. Cleanouts located within the pavement should be traffic rated
10. N/A Try to move manholes out of sidewalk
11. OK (C500) Pipe Material:
 - SDR 26 PVC sewer pipe meeting the requirements of ASTM D3034 for pipes 15" and smaller and ASTM F679 for 18" and larger
 - DIP manufactured in accordance with ANSI A21.51 with thickness according to ANSI A21.50
12. OK (C500) Min cover 3'
13. N/A Drop manholes are required when the 'invert in' is 2.0 feet or more above the 'invert out'. The MH must be a 6' diameter precast MH and conform to ASTM C478. The drop pipe shall be the same size as the influent pipe. All hardware on ductile iron piping associated with drop manholes must be stainless steel. (Standard Specifications Section 02720 2.02)
14. N/A Drop manholes - inside and outside drop manhole details S-7, S-8
15. N/A Sanitary sewer line - minimum slope:

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

Grease Traps:

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



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

Sanitary Sewer Lift Stations:

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



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

Force Mains:

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

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

Stormwater Management

References:

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

General:

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

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

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



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

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

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

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

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

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

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

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

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



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- size, soil types, land cover characteristics)
- c. Describe the existing conditions of off-site drainage areas that contribute runoff to the development site (e.g. size, soil types, land cover characteristics)
- d. Information about the stormwater runoff rates and volumes generated, under existing conditions, in each on-site drainage area of the development site
- e. Information about the stormwater runoff rates and volumes generated, under existing conditions, in each off-site drainage area that contributes runoff to the development site
- f. Documentation showing how the existing conditions hydrologic analysis was completed
5. OK Provide a hydrologic analysis of the **proposed** conditions that includes: (Section 42-183.4 (2))
- a. Proposed conditions map (Sec 42-183.2(4))
- b. Describe the proposed conditions of each on-site drainage area of the development site (e.g. size, soil types, land cover characteristics)
- c. Describe the proposed conditions of off-site drainage areas that contribute runoff to the development site (e.g. size, soil types, land cover characteristics)
- d. Information about the stormwater runoff rates and volumes generated, under proposed conditions, in each on-site drainage area of the development site
- e. Information about the stormwater runoff rates and volumes generated, under proposed conditions, in each off-site drainage area that contributes runoff to the development site
- f. Documentation (e.g. model diagram) and calculations showing how the proposed conditions hydrologic analysis was completed
6. OK Provide a POST-CONSTRUCTION STORMWATER MANAGEMENT SYSTEM PLAN that illustrates: (Section 42-183.4 (3))
- a. Proposed topography
- b. Proposed drainage divides and patterns
- c. Existing and proposed roads, buildings, parking areas and other impervious surfaces
- d. Existing and proposed primary and secondary conservation areas
- e. Plan view of existing and proposed low impact development and stormwater management practices
- f. Cross-section and profile views of existing and proposed low impact development and stormwater management practices, including information about water surface elevations, storage volumes and inlet and outlet structures (e.g. orifice sizes)



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- g. Plan view of existing and proposed storm drain infrastructure (e.g. inlets, manholes, storm drains)
 - h. Cross-section and profile views of existing and proposed storm drain infrastructure (e.g. inlets, manholes, storm drains), including information about invert and water surface elevations
 - i. Existing and proposed channel modifications (e.g. bridge or culvert installations)
7. OK Provide a post-construction stormwater management system narrative that includes information about: (Section 42-183.4 (4))
- a. How post-construction stormwater runoff will be managed on the development site, including a list of the low impact development and stormwater management practices that will be used
 - b. It shall also include documentation and calculations that demonstrate how the selected low impact development and stormwater management practices satisfy the post-construction stormwater management criteria that apply to the development site, including information about the existing and proposed conditions of each of the drainage areas found on the development site (e.g. size, soil types, land cover characteristics)
8. OK Certification by plan preparer that the stormwater management design plan meets the requirements of the City's stormwater management ordinance and the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual, and any relevant local addenda. (Section 42-183.4 (5))
9. OK Certification by owner that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan. (Section 42-183.4 (6))

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

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

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



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

Post-Construction Stormwater Management (Section 42-184)

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



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

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

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

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



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Tree Protection Ordinance

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

Minimum Tree Coverage (Section 42-197)

1. N/A Residential tree requirement—A residential lot shall have a minimum of 3 preferred trees, of which one shall be located in the front of the residence and selected from large or medium tree species list. (Chapter 42, Article VI, Section 42-197)
2. OK (C700) Multi-family, commercial and industrial requirement—The minimum allowable post development tree coverage for all development sites shall be 15 existing trees (excluding pine trees and Sweet Gums), six-inch diameter at breast height (dbh) or larger per acre of developable land (excluding buffers and wetlands). Each tree with a diameter of 24 inches dbh or larger (18 inches dbh for Live Oaks) must be designated on the landscape plan and may count as three trees towards meeting the minimum allowable coverage. Each tree with a diameter of 40 inches dbh or larger must also be designated on the landscape plan and may count as five trees towards meeting the minimum allowable coverage. (Chapter 42, Article VI, Section 42-197)

Significant Trees (Section 42-198)

3. OK (C700) Significant tree - A tree with dbh of ≥ 24 " (except sweet gums and pines). Live oaks with dbh of ≥ 18 "
4. OK (C700) Significant tree - If a significant tree is to be removed, the planting of new trees of the same species, or preferred species if the same species is not available, totaling the same number of inches in diameter will be required. Replacement trees shall have a minimum dbh of six inches

Replacement (Section 42-199)

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

Parking Lot Coverage (Section 42-200)

7. OK (C700) Parking lot islands - a 500 sf (min) landscaped island area with at least 1 preferred tree is required for every 12 parking spaces. (Chapter 42, Article VI, Section 42-200)

Protection Zones (Section 42-201)

8. OK (C700) The area within the tree protection zone must be open and unpaved, except where approved pervious pavers may be utilized or tree aeration systems and tree wells are installed. (Chapter 42, Article VI, Section 42-201)



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9. OK The protection zone is defined as a circle with a radius of 1' per 1" dbh extending outwardly from the tree to be protected or the extent of the drip line, whichever is more restrictive. (Chapter 42, Article VI, Section 42-201)
10. OK Tree protective barriers must be at least 4' in height, be prominent visually and erected completely around the protection zone. The use of chain link fencing is required as a minimum. No change in grade within the protection zone shall be allowed around existing trees except for a max two inches of mulch. Those trees to be preserved as shown on the approved landscaping plan shall be marked on-site with a bright blue ribbon encircling the trunks prior to clearing and grading. The construction plan must clearly state the purpose of the blue ribbon to prevent any confusion at the site. (Chapter 42, Article VI, Section 42-201)

Landscape Plan (Section 42-204)

11. OK (C700) Each phase of a development must include a landscape plan. (Chapter 42, Article VI, Section 42-204). The Landscaping Plan must show utility easements and areas to be covered with asphalt or concrete
12. OK (C700) Required note - "Trees shall not be planted within 10 feet of any underground utility or storm drain."
13. OK (C200) A tree survey showing existing tree coverage, completed by a state registered land surveyor. If a portion of the tract is not to be disturbed, then a tree survey is not required on that portion. Provide an arborist report of significant tree conditions. (Chapter 42, Article VI, Section 42-204)
- Any tree except a pine or sweet gum tree 6" dbh or greater shall be included.
 - Any tree except a pine or sweet gum with a dbh between 6" and 17" shall have their common name provided.
 - Any tree except a pine or sweet gum with a dbh of 18" or greater shall have their specific name provided.
 - Any pine or sweet gum with a dbh of 24" or greater shall be included with their specific name provided.
14. OK (C300) A clearing plan showing the location of significant trees to be removed; (Chapter 42, Article VI, Section 42-204.2)
15. OK (C700) A tree replacement plan; (Chapter 42, Article VI, Section 42-204.3)
16. OK (C701) The method of tree protection to be used; (Chapter 42, Article VI, Section 42-204.3)
17. N/A If a residential subdivision, a typical lot layout is required showing the minimum tree requirement of three trees per lot; (Chapter 42, Article VI, Section 42-204.5)
18. OK (C700) Location, size and types of trees, shrubs and groundcover to be planted on the site. (Chapter 42, Article VI, Section 42-204.6)
19. OK (C700) All trees and landscaped areas shall be provided with a means for delivery of water in a quantity that is sufficient to establish and maintain the viability of the plants; A water supply is not required for areas of established trees and other vegetation that are retained for green space, provided that site grading or development activities will not result in damage to said areas. (Chapter 42, Article VI, Section 42-204.7)



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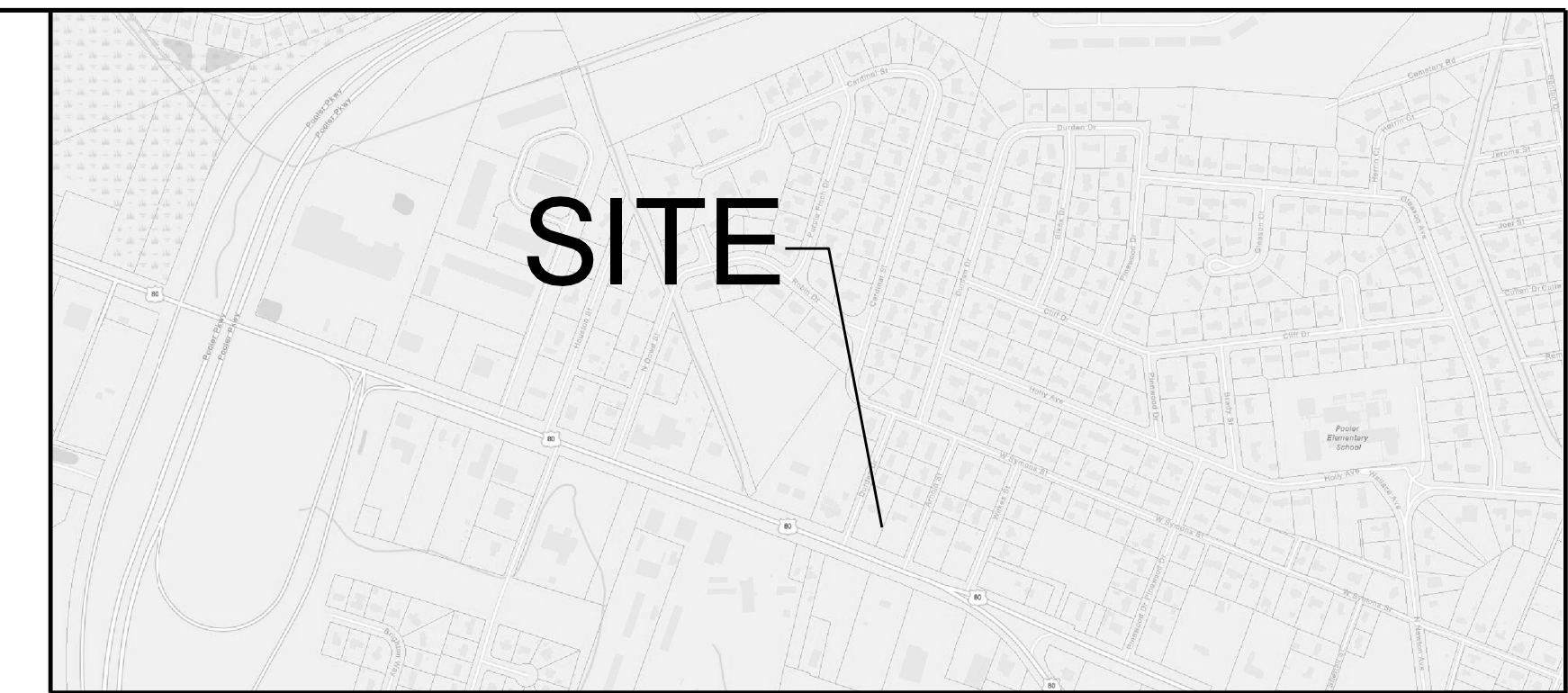
20. OK (C500) In ground irrigation systems installed with water supply to all newly planted trees and plant material shall result in a 20 percent reduction of the landscape establishment bond.
(Chapter 42, Article VI, Section 42-204.8)

Preferred Tree List: (Section 42-198)

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

1. OK (C700) No more than 30% of trees may be from the small species list or from one species
2. N/A Upon recommendation of the City Arborist, a species different from one listed may be approved

REHOBOTH MINISTRIES CHURCH SPECIFIC SITE PLAN



VICINITY MAP

INDEX OF DRAWINGS:

C100	COVER SHEET
C200	TOPOGRAPHIC SURVEY
C300	DEMOLITION PLAN
C400	SITE PLAN
C500	UTILITY PLAN
C600	GRADING, DRAINAGE AND PAVING PLAN
C601	DRAINAGE PROFILES
C700	LANDSCAPING PLAN
C701	LANDSCAPING DETAILS
C800	PHOTOMETRIC PLAN
C900	EROSION CONTROL CHECKLIST
C901	EROSION CONTROL NOTES
C902	EROSION CONTROL NOTES
C903	SOILS MAP
C904	EROSION CONTROL LEGEND
C905	EROSION CONTROL LEGEND
C906	EROSION CONTROL PLAN - INITIAL PHASE
C907	EROSION CONTROL PLAN - INTERMEDIATE PHASE
C908	EROSION CONTROL PLAN - FINAL PHASE
C909	EROSION CONTROL DETAILS
C910	EROSION CONTROL DETAILS
C911	GRADING, DRAINAGE AND PAVING DETAILS
C912	UTILITY DETAILS
C913	GDOT DETAIL
C914	GDOT DETAIL
C915	GDOT DETAIL
C916	GDOT DETAIL

SITE ADDRESS:
708 U.S. HIGHWAY 80
POOLER GA 31322

PREPARED FOR:
REHOBOTH MINISTRIES NEW COVENANT CHURCH
P.O. BOX 1490
STATESBORO, GA 30459

JANUARY 29, 2024

REVISED: NOVEMBER 25, 2024
REVISED: MARCH 10, 2025

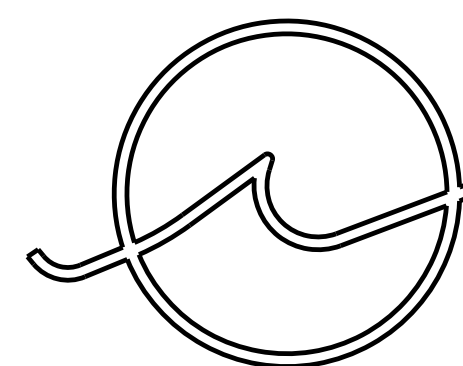
THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN (CHAPTER 42, ARTICLE V, SECTION 42-183.4(6)).

OWNER: _____

THE DESIGNER MUST CERTIFY THAT THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA (CHAPTER 42, ARTICLE V, SECTION 42-183.4(5)).

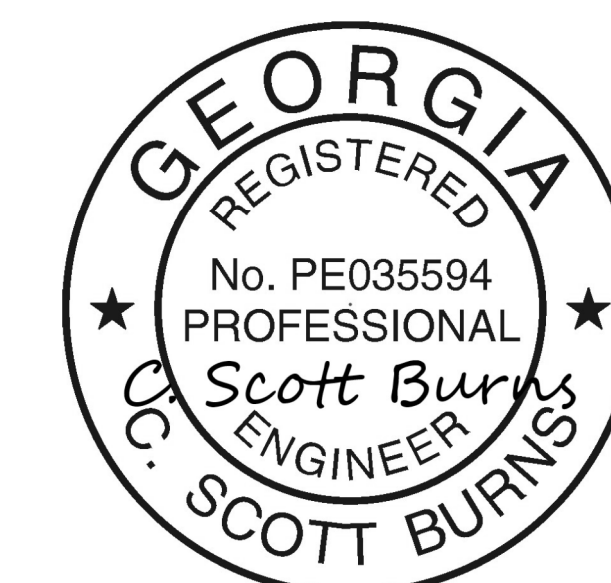
ENGINEER: _____

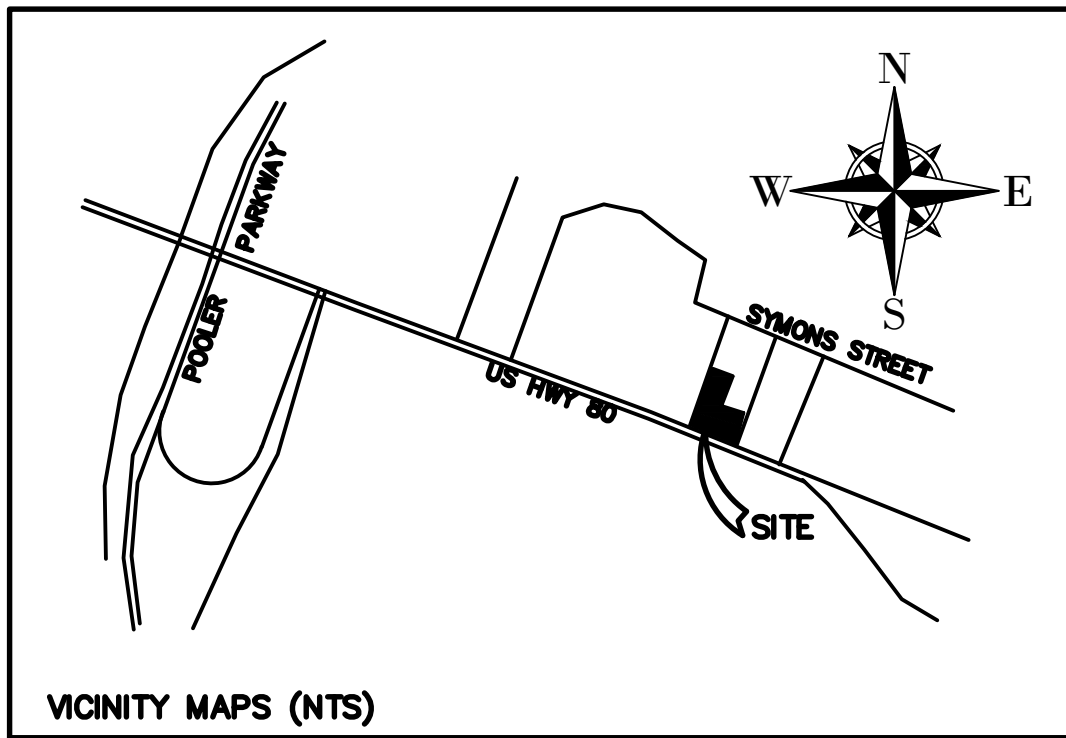
PREPARED BY:



**COASTAL ENGINEERING
AND CONSULTING**

6605 ABERCORN STREET, SUITE 210D
SAVANNAH, GEORGIA 31405
PH: (912) 964-4509





VICINITY MAPS (NTS)

NOTE:
THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.

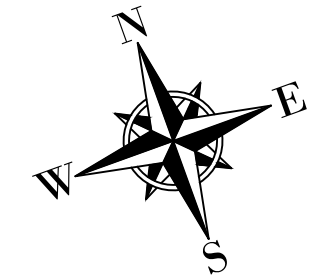
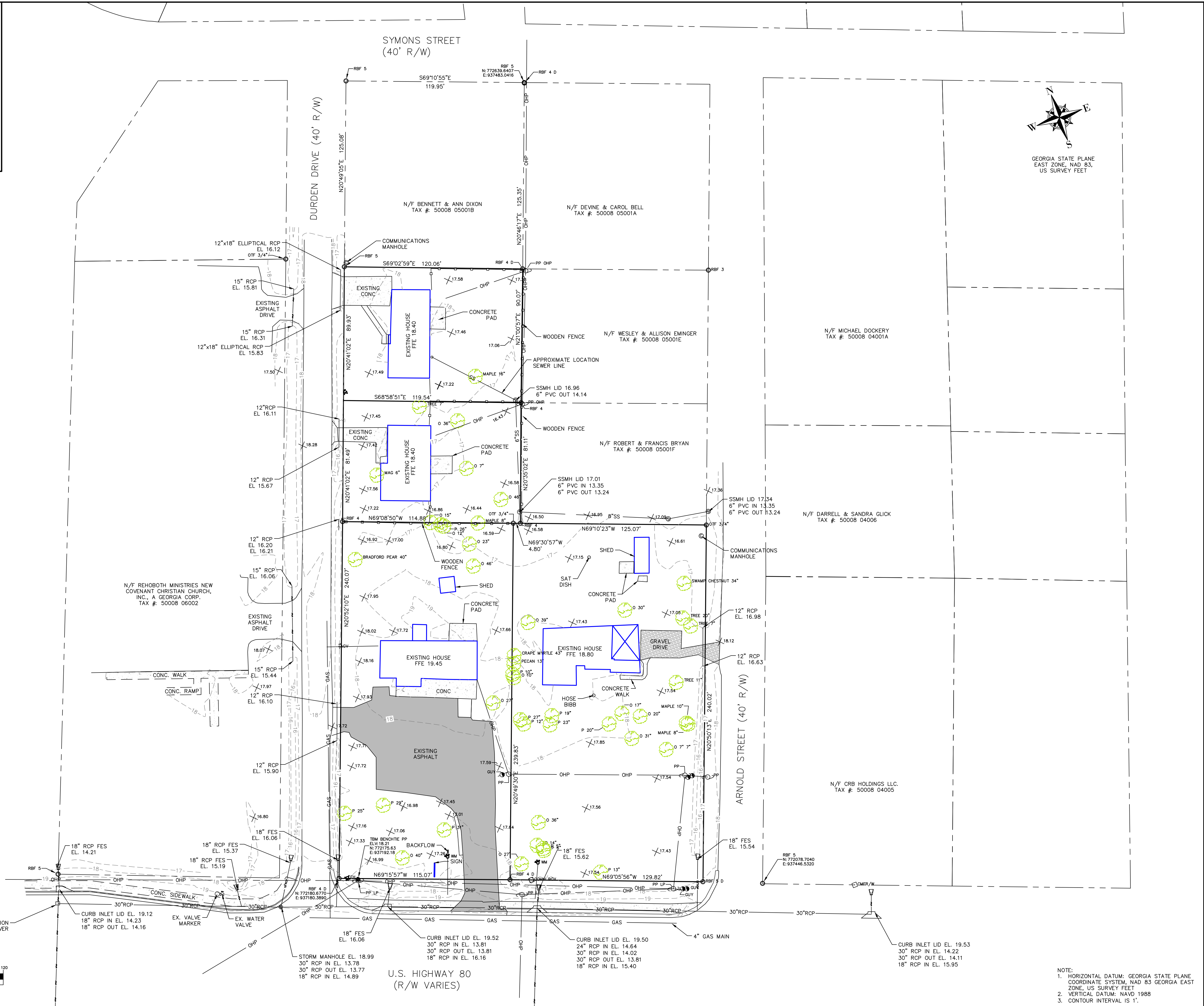
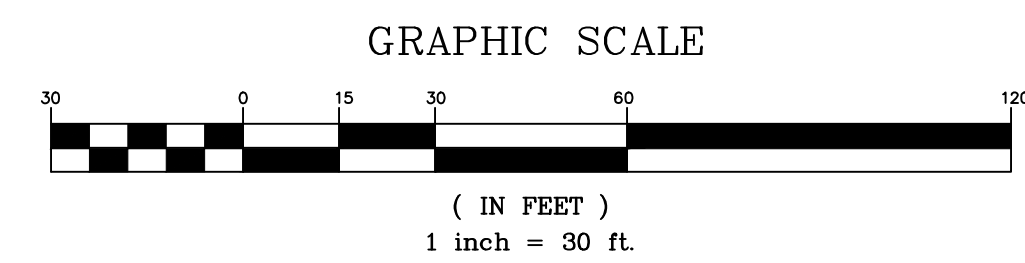
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR CHATHAM COUNTY (MAP NUMBER 1305100107H) THIS PROPERTY IS IN A FLOOD ZONE "X".

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

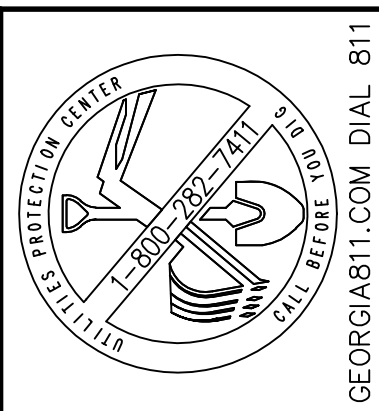
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

DRAWING LEGEND	
DESCRIPTION	EXISTING
EDGE OF PAVEMENT	---
SANITARY SEWER	--- SS ---
WATER LINE	--- W ---
UNDERGROUND GAS LINE	--- GAS ---
UNDERGROUND POWER LINE	--- UGP ---
UNKNOWN UTILITY LINE	--- UNK ---
CHAIN LINK FENCE	○ ○ ○ ○ ○
STORM DRAINAGE PIPE	--- RCP ---
PVC STORM DRAIN LINE	--- PVC ---
TREE LINE	--- 81 ---
CONTOURS	--- 81 ---
LIGHT POLE	☀
ELECTRIC BOX	⊠
WATER VALVE	⊕
POST INDICATOR VALVE	⊗
IRRIGATION CONTROL VALVE	⊘
FIRE HYDRANT	⊙
WATER METER	⊚
WELL	⊕
SEWER MANHOLE	⊙
CLEAN OUT	⊚
BOLLARD	⊙
BENCHMARK	⊕
SPOT ELEVATION	X 81.90



GEORGIA STATE PLANE EAST ZONE, NAD 83, US SURVEY FEET



THIS DRAWING IS THE PROPERTY OF T. R. LONG ENGINEERING, P.C. AND MAY NOT BE REPRODUCED, EITHER IN PART OR WHOLLY, IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF T. R. LONG ENGINEERING, P.C.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONTAINED WITHIN THIS SET OF DOCUMENTS AND SHALL REPORT ANY DISCREPANCIES TO T. R. LONG ENGINEERING, P.C. FOR IMMEDIATE RESOLUTION.

HINESVILLE:
114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664

POOLER:
1000 Towne Center Blvd
Suite 304
Pooler, Georgia 31322
(912) 335-1046



TOPOGRAPHIC SURVEY FOR
REHOBOTH MINISTRIES NEW
COVENANT CHRISTIAN
CHURCH, INC.

SHEET NAME:
TOPOGRAPHIC SURVEY

REVISIONS:	
1.	REV STORM 10-22-2024
2.	ADD TOPO 1-16-2025
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

INITIAL DATE: 4/21/2023
DRAWN BY: CS
CHECKED BY: JJS
PROJECT #: 2023-66

SHEET NUMBER:
C-1

NOTE:
1. HORIZONTAL DATUM: GEORGIA STATE PLANE COORDINATE SYSTEM, NAD 83 GEORGIA EAST ZONE, US SURVEY FEET
2. VERTICAL DATUM: NAVD 1988
3. CONTOUR INTERVAL IS 1'.

Q:\ACTIVE PROJECTS\2023-66 S - REHOBOTH MINISTRIES BOUNDARY AND TOPO\90-DRAWINGS\DWG\2023-66.DWG

ZONING INFORMATION: C-1 / R-1

TOTAL AREA: 1.349 ACRES

TOTAL DISTURBED AREA: 1.349 ACRES

HEATED BUILDING AREA: 18,628 SF

BUILDING COVERAGE PERCENTAGE: 31.25%

TOTAL LOT COVERAGE: 67.0%

MAXIMUM BUILDING HEIGHT: 35 FEET

PROPOSED USE: THE PURPOSE OF THE PROJECT IS TO CONSTRUCT A NEW CHURCH

PARKING REQUIREMENTS:

1 SPACE PER 4 SEATS

356 SEATS / 1 SPACE PER SEAT

SPACES REQUIRED = 89

TOTAL SPACES PROVIDED = 36 SPACES (ON SITE)

91 ADDITIONAL SPACES AT EXISTING CHURCH

(EXISTING CHURCH TO BE ADMINISTRATIVE BUILDING UPON COMPLETION)

FLOODPLAIN, WETLANDS AND STATE WATERS NOT LOCATED ON-SITE

PROPERTY LOCATED IN FLOOD ZONE "X". BASED ON CHATHAM COUNTY FIRM MAP 13051C0107H, EFFECTIVE 08/16/2018.

POSTED SPEED LIMITS:

U.S. HIGHWAY 80	45 MPH
DURDEN DRIVE	25 MPH
ARNOLD STREET	25 MPH

N/F REHOBOTH MINISTRIES NEW COVENANT CHRISTIAN CHURCH, INC., A GEORGIA CORP. TAX #: 50008 06002

W11A-2-30 W16-7P (L) 50' FROM CROSSWALK

24" STOP BAR

5' DOUBLE SOLID YELLOW

EXISTING MAILBOX TO REMAIN

8" SOLID WHITE CROSS WALK

W11A-2-30 W16-7P (L) 50' FROM CROSSWALK

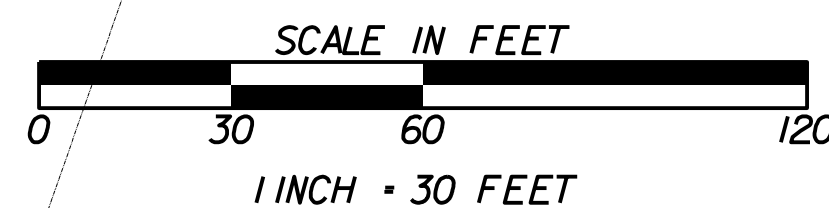
ADA PARKING STRIPING SEE DETAIL

ADA PARKING SIGN SEE DETAIL

PROPOSED CHURCH 18,623.5 SF FFE: 20.50

- NOTES:
- 1) ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS.
 - 2) IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.
 - 3) THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.
 - 4) THE DESIGN MUST CERTIFY THAT THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COSTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA.
 - 5) THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY.
 - 6) TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.

U.S. HIGHWAY 80 (R/W VARIES)



COASTAL ENGINEERING AND CONSULTING
 6605 ABERCORN STREET, SUITE 210D
 SAVANNAH, GA 31405
 PH: (912) 964-4509

REHOBOTH CHURCH
 POOLER, GEORGIA
 REHOBOTH CHURCH
 SITE PLAN

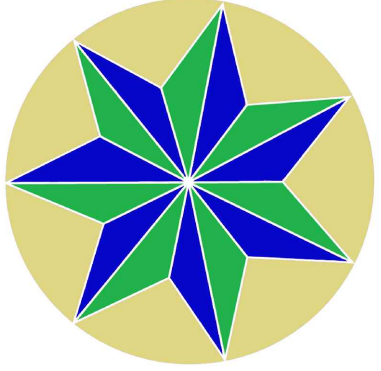
SHEET NO.

C400

REVISIONS



Atlantic Star LLC.
Landscape Architecture/Living Roofs
101 Winchester Dr., Savannah, GA 31410 P: 912.398.6662 F: 912.335.3447



REVISED 10SEP24 PER C.O.P. COMMENTS
REVISED 5DEC24 PER C.O.P. COMMENTS
REVISED 17FEB25 PER C.O.P. COMMENTS

CHECKED SRM SRM
DRAWN SRM SRM
DESIGNED SRM SRM
DATE: 9/10/24
JOB NO.
SCALE: 1" = 30'-0"

REHOBOTH MINISTRIES SANCTUARY
US HIGHWAY 80
POULDER, GEORGIA
FOR
COASTAL ENGINEERING AND CONSULTING
LANDSCAPE PLAN

SHEET
C700
OF 2

TREE REQUIREMENTS:

TREES REQ'D. = 1.35 AC Disturbed x 15 TREES / ACRE
= 20.25 or 21 TREES REQUIRED

TREES RETAINED = 0 TREES

TREES PLANTED (PREFERRED) = 22 TREES

TOTAL TREES PROVIDED = 22 TREES (EXCEEDS REQUIRED)

SIGNIFICANT TREE LOSS

- 2 - 27" Oaks
- 1 - 36" Oak
- 1 - 40" Oak
- 1 - 31" Oak
- 1 - 20" Oak
- 1 - 39" Oak
- 1 - 30" Oak
- 1 - 34" Swamp Chestnut Oak
- 1 - 46" Oak
- 1 - 23" Oak

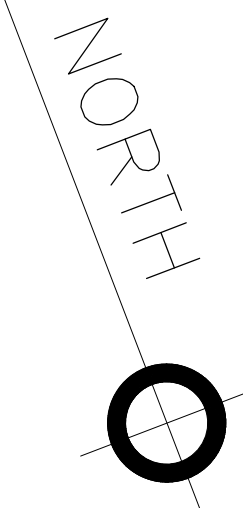
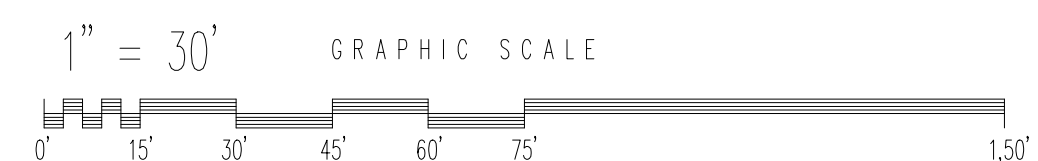
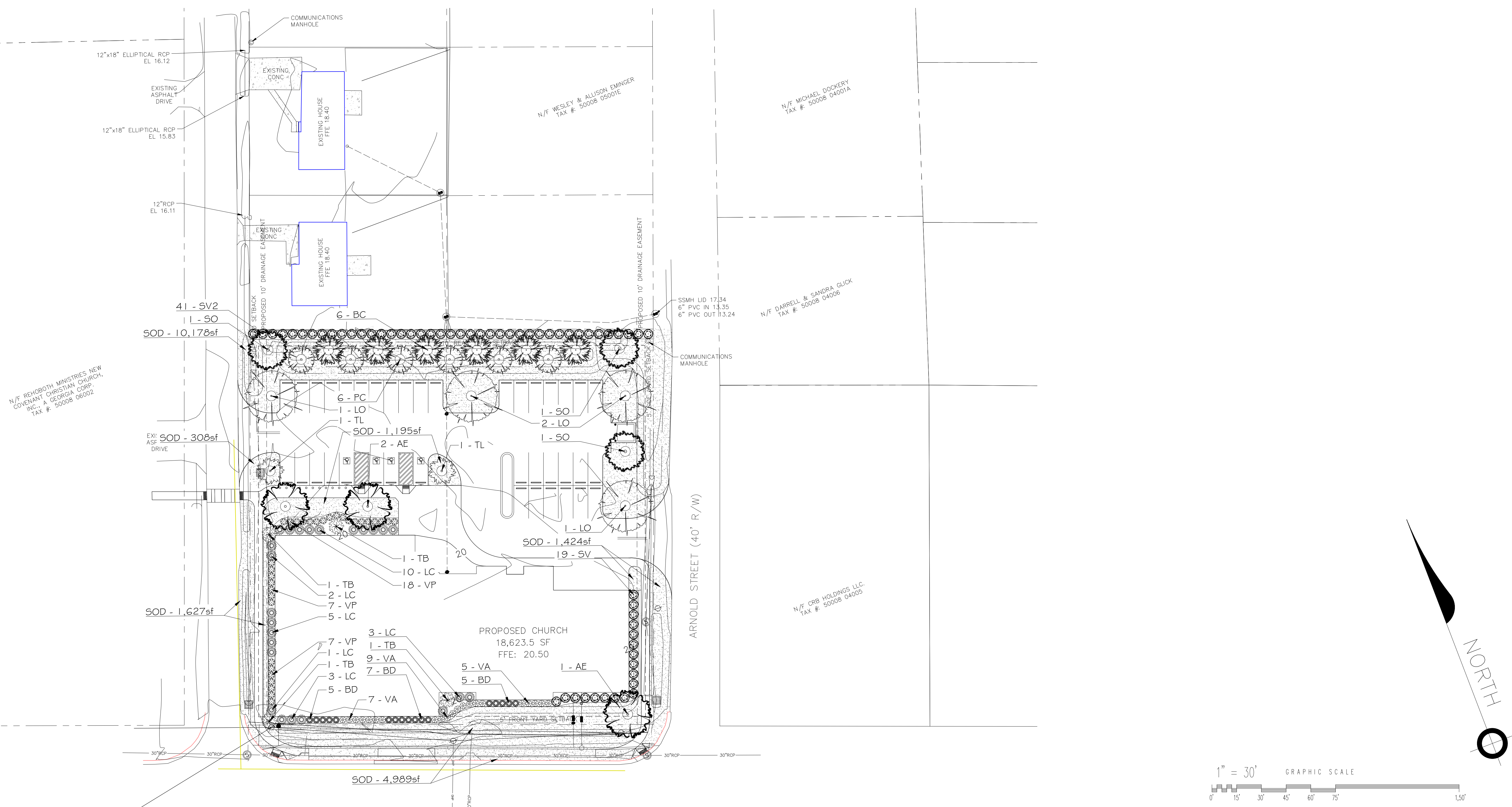
Total = 353 Caliper Inches

PLANT SCHEDULE

ABRV.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	SPREAD	NOTES
LO	4	LIVE OAK	Quercus virginiana	B#B	12'-14'	5'-6'	6" cal. minimum
FC	6	POND CYPRESS	Taxodium ascendens 'Prarie Sentinel'	B#B	12'-14'	5'-6'	6" cal. minimum
BC	6	BALD CYPRESS	Taxodium distichum	B#B	12'-14'	5'-6'	6" cal. minimum
AE	3	AMERICAN ELM	Ulmus americana 'Eisenhower'	B#B	12'-14'	5'-6'	6" cal. minimum
SO	3	SHUMARD'S OAK	Quercus shumardii	B#B	12'-14'	5'-6'	6" cal. minimum
TL	2	WAX LEAF LIGUSTRUM	Ligustrum japonicum	45 gal.	6'-7'	3'-4'	Tree Form
TB	4	TEDDY BEAR MAGNOLIA	Magnolia grandiflora 'Southern Charm'	15 gal.	5'-6'	1'-2'	Full to ground
SV	19	SWEET VIBURNUM	Viburnum odorotissimum	3 gal.	12'-18"	12'-18"	
SV2	41	SWEET VIBURNUM - SCREEN BUFFER	Viburnum odorotissimum	45 gal.	6'	4'-5'	
LC	24	EVER RED LOROPETALUM	Loropetalum chinense 'Ever Red'	3 gal.	12'-18"	12'-18"	
VP	32	VARIEGATED PITTOSPORUM	Pittosporum tobira 'Variegata'	3 gal.	12'-18"	12'-18"	
VA	21	VARIEGATED ABELIA	Abelia x grandiflora 'Kaleidoscope'	3 gal.	12'-18"	12'-18"	
BD	17	BLUE CASCADE DISTYLIUM	Distylium x 'Blue Cascade'	3 gal.	12'-18"	12'-18"	
SOD	19,721 sf	CENTPEDE SOD	Eremochloa ophiuroides				

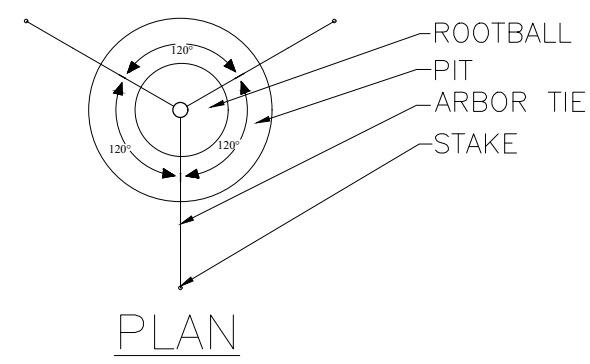
LANDSCAPE NOTES:

1) TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UTILITY WHETHER ABOVE GROUND OR UNDERGROUND, OR STORM DRAIN.

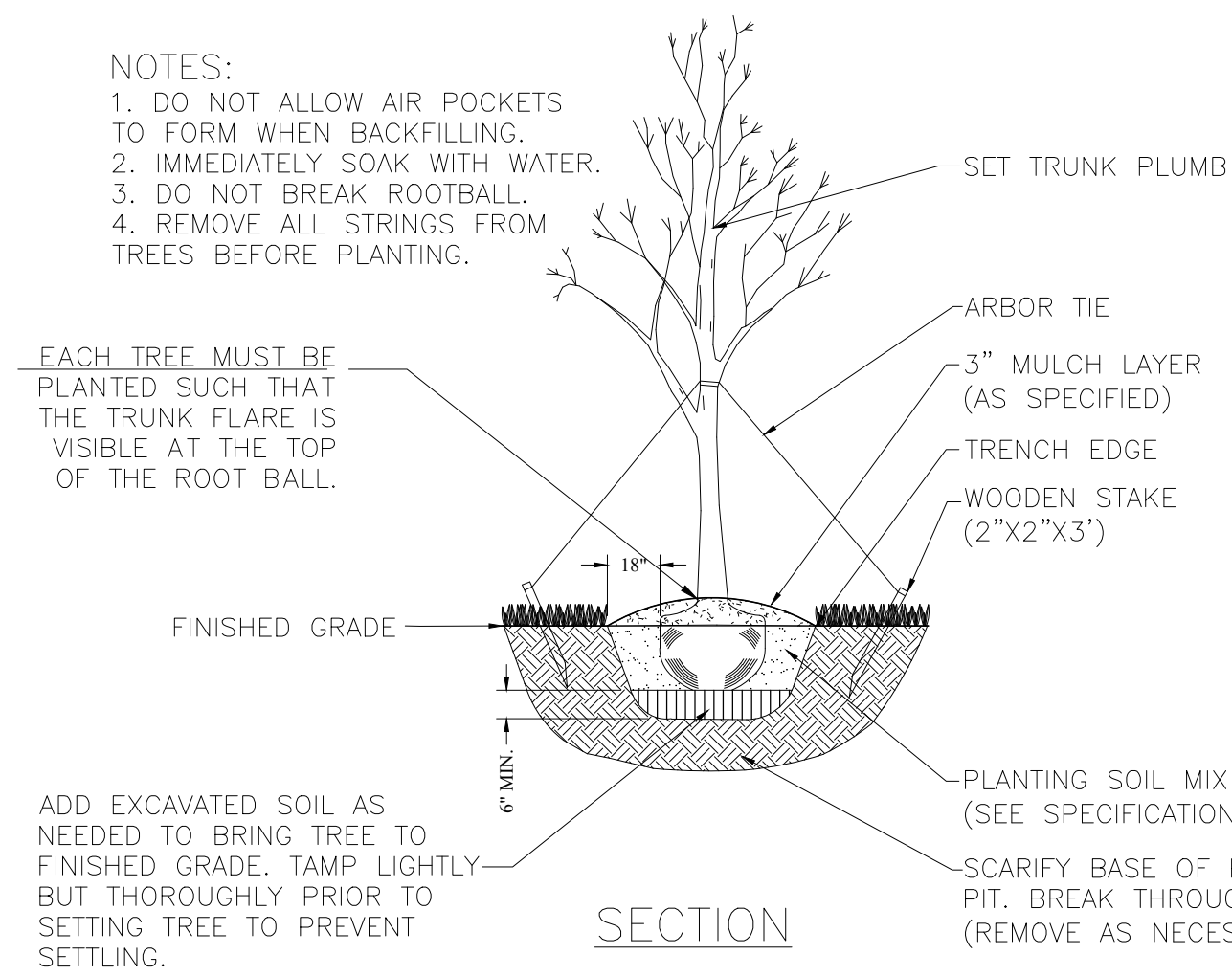


LANDSCAPE SPECIFICATIONS

- Contractor shall be responsible for installation of plant material according to drawings. Plant list is provided for contractor's convenience only.
- The contractor is hereby notified of the existence of underground utilities within the limits of the project area. The contractor shall verify the exact location of all utility lines prior to commencement of digging operations. Contractor is responsible for repairing any damaged utility lines.
- The contractor will be responsible for staking and layout of plantings on this project. The landscape architect or Owner shall be advised when stakes are ready for inspection on various planting areas. All layout work shall be inspected and approved prior to opening any planting pits.
- The contractor will be responsible for the verification that each excavated tree pit, shrub pit, and planting areas will percolate prior to adding topsoil and plants. The contractor shall fill the hole with 6" of water. Water should percolate within 24 hours.
- Should the landscape contractor encounter unsatisfactory surface or subsurface drainage conditions, soil depth, latent soils, hard pans, other utility lines or any other conditions that will jeopardize the health and vigor of the plants, contractor must advise the landscape architect in writing prior to the installation of the plant material. Otherwise, the landscape contractor warrants that the planting areas are suitable for the proper growth and development of the plants to be installed.
- The contractor shall be responsible for the cleanup of the site at the completion of the project and shall maintain the site in a reasonably neat and clean state throughout the installation process.
- Plants shall be guaranteed for the period of (1) year after date of acceptance and shall be alive and in satisfactory growth at the end of the guarantee period. Any plant not in a healthy and vigorous state at the end of the guarantee period shall be replaced at no cost to the Owner. Plants severely damaged by vandals are not subject to replacement by the contractor.
- Replacements or unsatisfactory material shall be made as specified on plant list. The Owner or landscape architect shall inspect plants when all replacements have been made. Replacements are to be alive and in a healthy condition at time of planting. Replacements are not subject to an additional guarantee.
- Should the contractor not make replacements in a satisfactory and timely fashion, the Owner, after proper notification to the contractor, may utilize the funds of the retainage to have the replacements made in accordance with the specifications by another contractor.
- Contractor's prices shall include all labor and material necessary to complete the work I.E. mulch, planting soil mix, wood and wire staking material, etc. Contractor shall provide equipment as necessary to execute and complete proposed landscape / irrigation in a timely manner complying with the completion date.
- Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insect pests, eggs or larvae, and shall healthy, well developed root systems. Plants shall be from a nursery within 300 miles of the project location and shall have been grown under climate conditions similar to those in the locality of the project. Shade trees and trees in rows shall be straight and uniform in size and shape.
- All plants shall have a well formed head with minimum caliper, height, and spread of the side branches as shown on the plant list. Trunks shall be undamaged and shape shall be typical of the species.
- Remove burlap/strapping and wire basket from top 1/3 of rootball on B&B trees. Remove all plastic, paper or metal around root balls of shrubs and container trees.
- Tree guying material should be arbor tie or equivalent.
- Water in all plant material immediately after planting. Earth saucers shall be constructed around the perimeter of planting holes of all trees and single planted shrubs. Earth saucers shall be a minimum of 3" high and compacted to retain water. Earth saucers shall not be installed in areas where the subsoil is very poorly drained or around mass shrub/groundcover plantings.
- Soil / mulch saucers to be 6" (min) diameters for all trees not included within a mulch bed.
- Provide 3" thickness mulch at all plants and planting beds. Mulch shall be pine straw unless otherwise noted on the plans or details.
- Provide trench edging 4" wide at shrub beds and lawn areas unless otherwise noted.
- Maintenance work shall be performed until date of final acceptance by owner and landscape architect. Maintenance includes, but is not limited to, watering, weeding, cultivating, removal of dead material, resetting plants to proper grades or upright position, lawn mowing, fertilizing, and other necessary operations.
- All areas of planting, including areas of grass seeding and sod, shall be graded to provide positive drainage and shall be comprised of a mixture of the topsoil fill and Biodynamic Planting Mix from Longwood Plantation (Mike Smith 912.690.0764). The landscape contractor shall prepare all planting beds with 4" of planting mix according to shrub planting detail. Planting areas must be tilled in to evenly distribute compost. Contractor shall install planting mix in every tree pit according to tree planting detail.
- All areas within limits of construction shall be fine graded to the desired grades. All areas within limits of construction are to be free of roots, debris and/or other objectionable material before planting or grassing commence. Any additional fill material needed to fill low or uneven areas shall be provided by the contractor. Positive drainage away from structures shall be provided in all plant beds so standing water does not occur. Planting beds shall be raised above adjacent lawn areas to provide good drainage conditions.
- Contractor to supply an automatic irrigation system using the potable water available at the site (See Civil Plans). Complete and installed system to include all valves, pipes, heads, fittings, rain sensor, and clock to provide 100% coverage of all seeded and sodded areas, trees, shrubs and plant beds.
- All irrigation materials shall be Hunter or Rainbird (or Owner approved equal) product. Contractor shall obtain all necessary permits for the irrigation system. Location of meters and control panels for irrigation shall be approved by Owner prior to installation. Contractor shall provide Owner with irrigation design prior to installation for review and acceptance. Irrigation system shall be designed to prevent over-spray onto all sidewalks, buildings or pavements. Irrigation plan should incorporate spray/rotary irrigation for areas of turf and drip/low water emitting zones for trees, shrubs, and groundcover beds.



- NOTES:
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
 - IMMEDIATELY SOAK WITH WATER.
 - DO NOT BREAK ROOTBALL.
 - REMOVE ALL STRINGS FROM TREES BEFORE PLANTING.

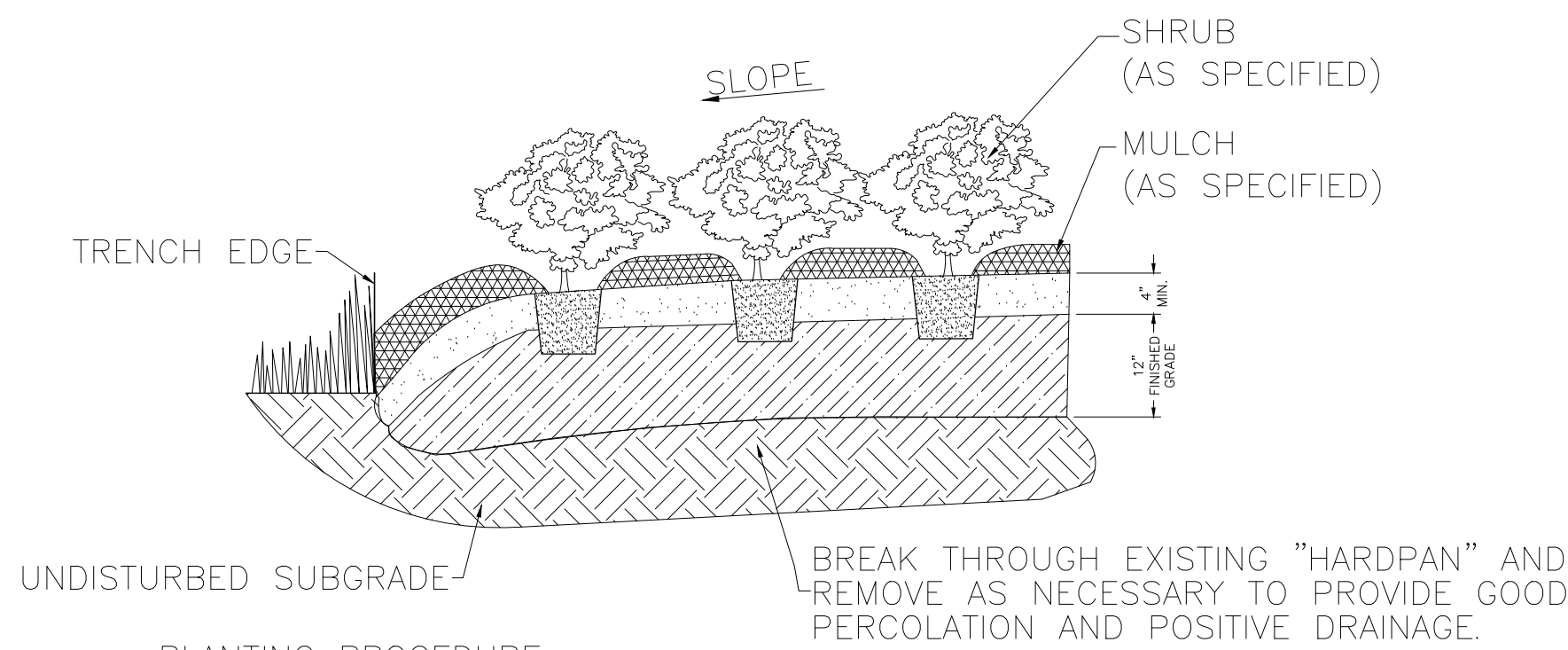


EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.

TREE PLANTING DETAIL
FOR TREES 1" - 1 1/2" CAL. AND OVER
N.T.S.

PLANTING PROCEDURE

- EXCAVATE ROOTBALL PIT.
- ADD EXCAVATED SOIL AND TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISHED GRADE.
- BACKFILL WITH SOIL MIX AND "WATER IN".
- COMPLETE BACKFILLING, CONSTRUCT AN EARTH SAUCER AND ADD SPECIFIED MULCH.
- STAKE & GUY SECURELY AS NEEDED.

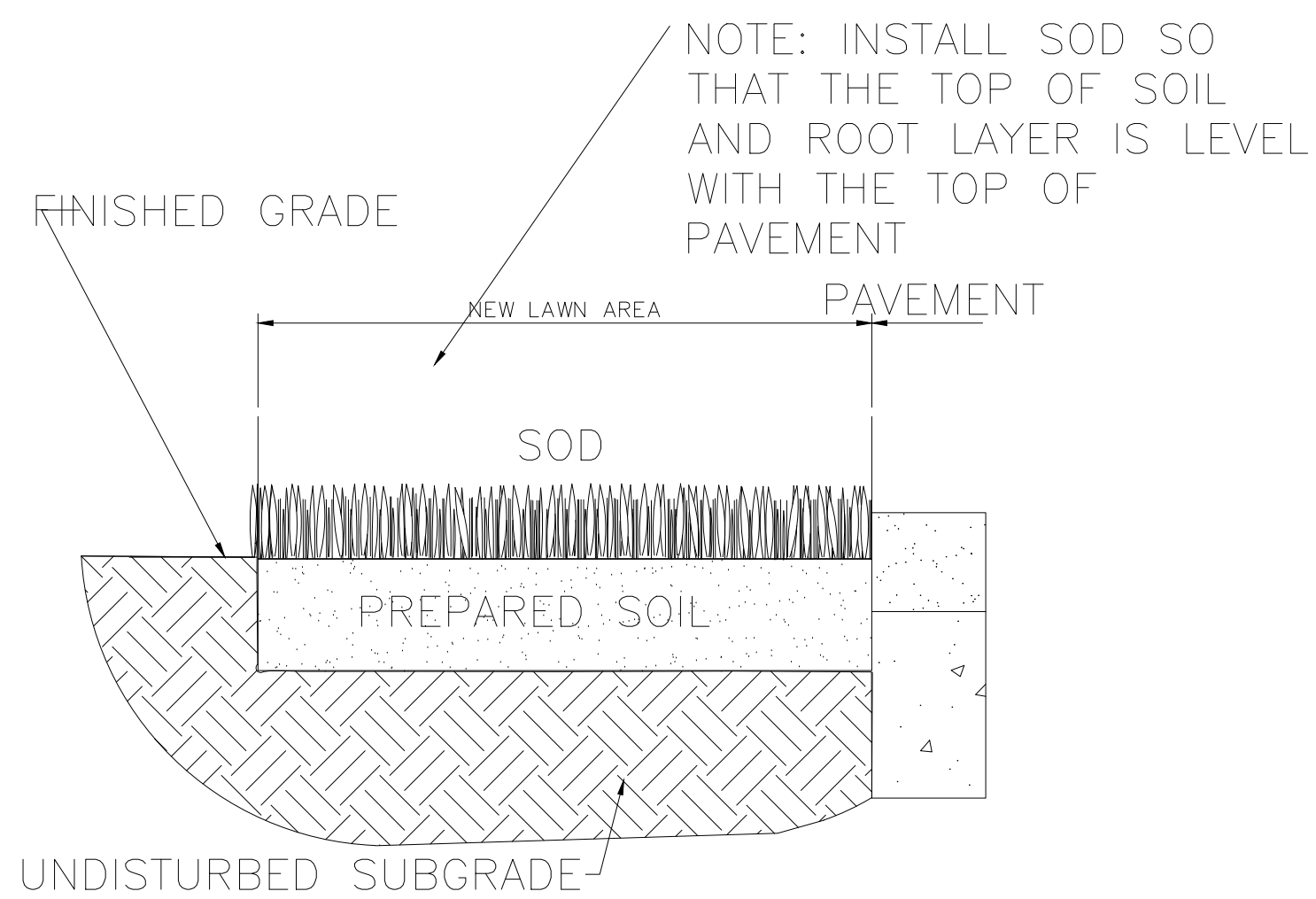


PLANTING PROCEDURE

- LAY OUT BED AND OUTLINE WITH TRENCH EDGE, PLACE SOIL FROM EDGE WITHIN BED.
- ROTOTILL BED TO A DEPTH OF 12". SPREAD 4" LAYER OF PLANTING SOIL MIX OVER BED. ROTOTILL SOIL MIX INTO TOP OF BED. INSTALL PLANTS AND MULCH. WATER THOROUGHLY.

SHRUB PLANTING

N.T.S.

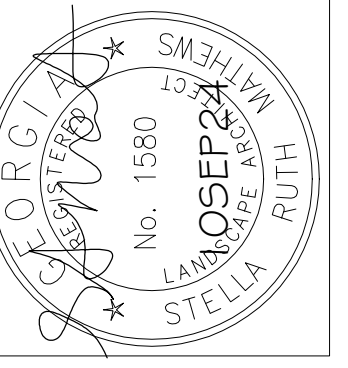


SODDING PROCEDURE

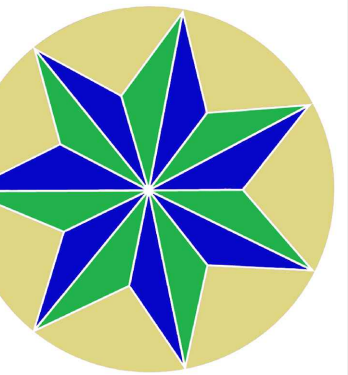
- PREPARE FINISH GRADE (AS PER SPECIFICATIONS).
- WATER AREA TO BE SODDED PRIOR TO LAYING SOD.
- LAY SOD; ROLL SOD, AND WATER THOROUGHLY.

SODDING DETAIL

N.T.S.



Atlantic Star LLC.
Landscape Architecture/Living Roofs
101 Winchester Dr., Savannah, GA 31410 P: 912.398.6662 F: 912.335.3447



REVISED 10SEP24 PER C.O.P. COMMENTS	CHECKED SRM
REVISED 5DEC24 PER C.O.P. COMMENTS	DRAWN SRM
	DATE: 9/10/24
	JOB NO.
	SCALE: N.T.S.

REBOTH MINISTRIES SANCTUARY
US HIGHWAY 80
POOLER, GEORGIA
FOR
COASTAL ENGINEERING AND CONSULTING
DETAILS & SPECIFICATIONS

SHEET

C701

OF 2



NYATASA DESIGN + CREATIONS LLC

1783 BENNINGFIELD DRIVE SW
MARIETTA, GA 30064
(TEL) 470.632.3939

SEAL & SIGNATURE

02.01.2018

REHOBOTH MINISTRIES

820 US-80
POOLER, GA 31322



OVERALL NORTH ELEVATION $\frac{3/32"}{1'-0"}$ B



OVERALL SOUTH ELEVATION $\frac{3/32"}{1'-0"}$ A



ISSUED FOR CONSTRUCTION

DATE	REVISION
11.26.2024	ISSUED FOR CONSTRUCTION

DATE:	11.26.2024	DRAWN BY:	Z.N.
DRAWING TITLE:			
ELEVATIONS			
PROJECT #2406			

A-4.1



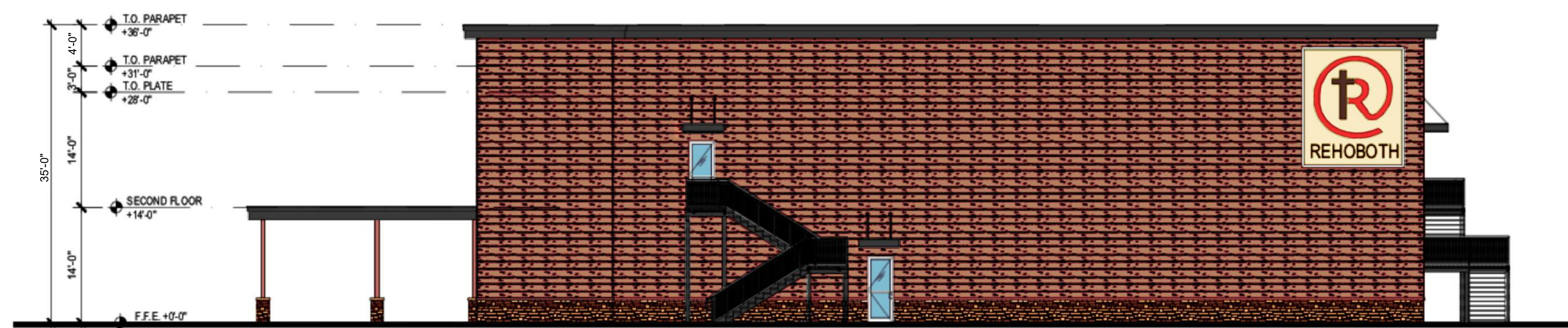
NYATASA DESIGN + CREATIONS LLC

1783 BENNINGFIELD DRIVE SW
 MARIETTA, GA 30064
 (TEL) 470.632.3939

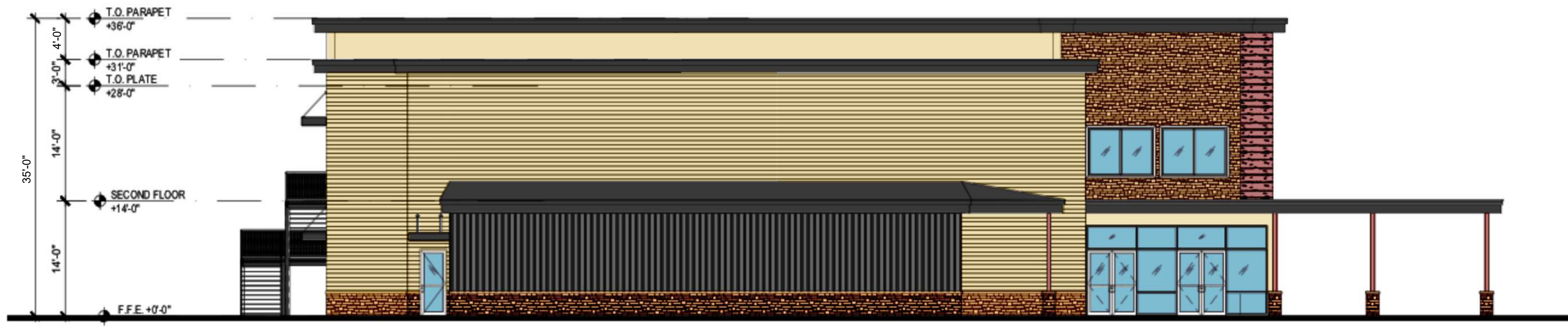
SEAL & SIGNATURE

02.01.2018

REHOBOTH MINISTRIES
 820 US-80
 POOLER, GA 31322



OVERALL EAST ELEVATION $\frac{3/32"}{1'-0"}$ B



OVERALL WEST ELEVATION $\frac{3/32"}{1'-0"}$ A



ISSUED FOR CONSTRUCTION

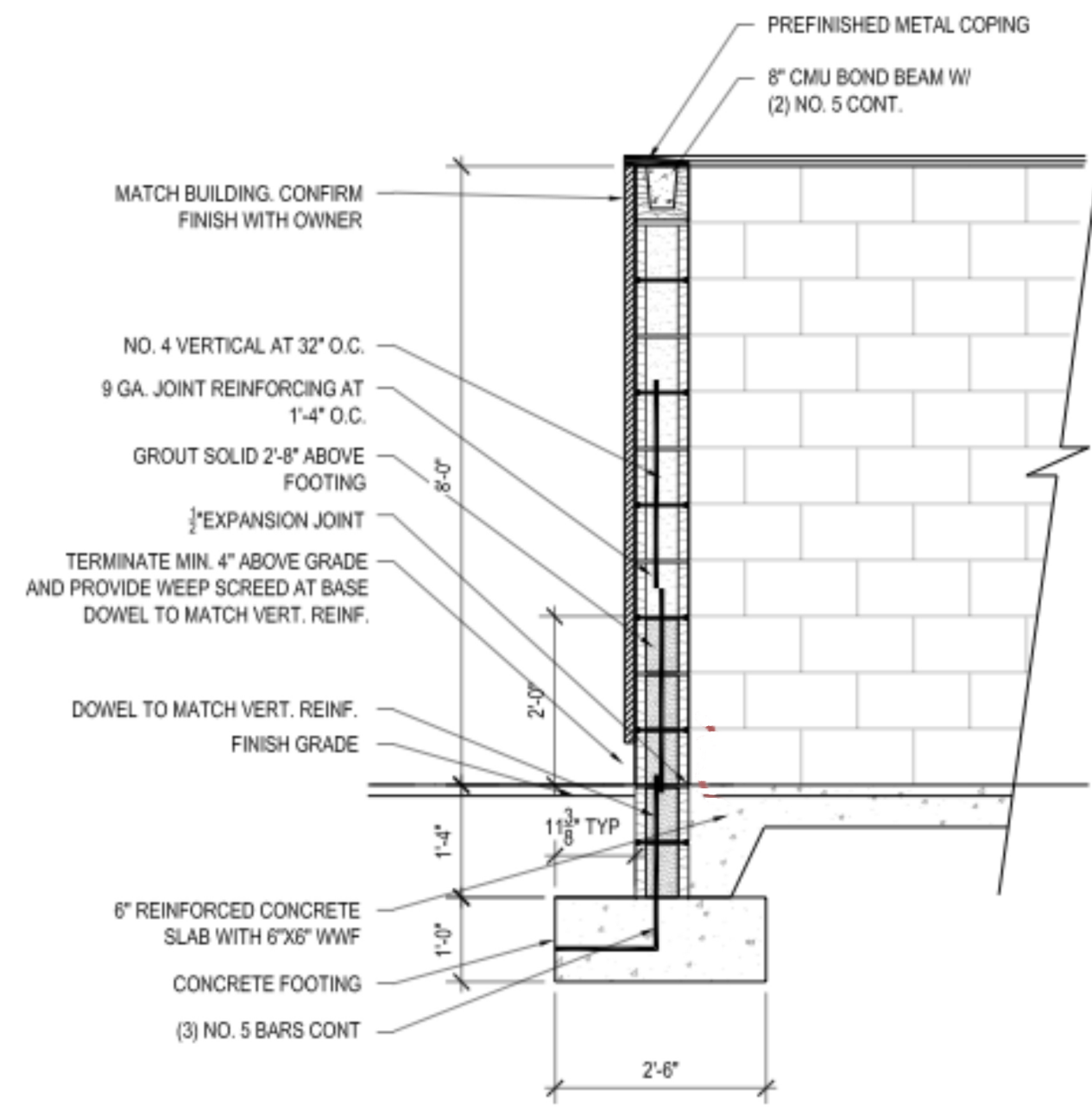
DATE	REVISION
11.26.2024	ISSUED FOR CONSTRUCTION

DATE: 11.26.2024 DRAWN BY: Z.N.

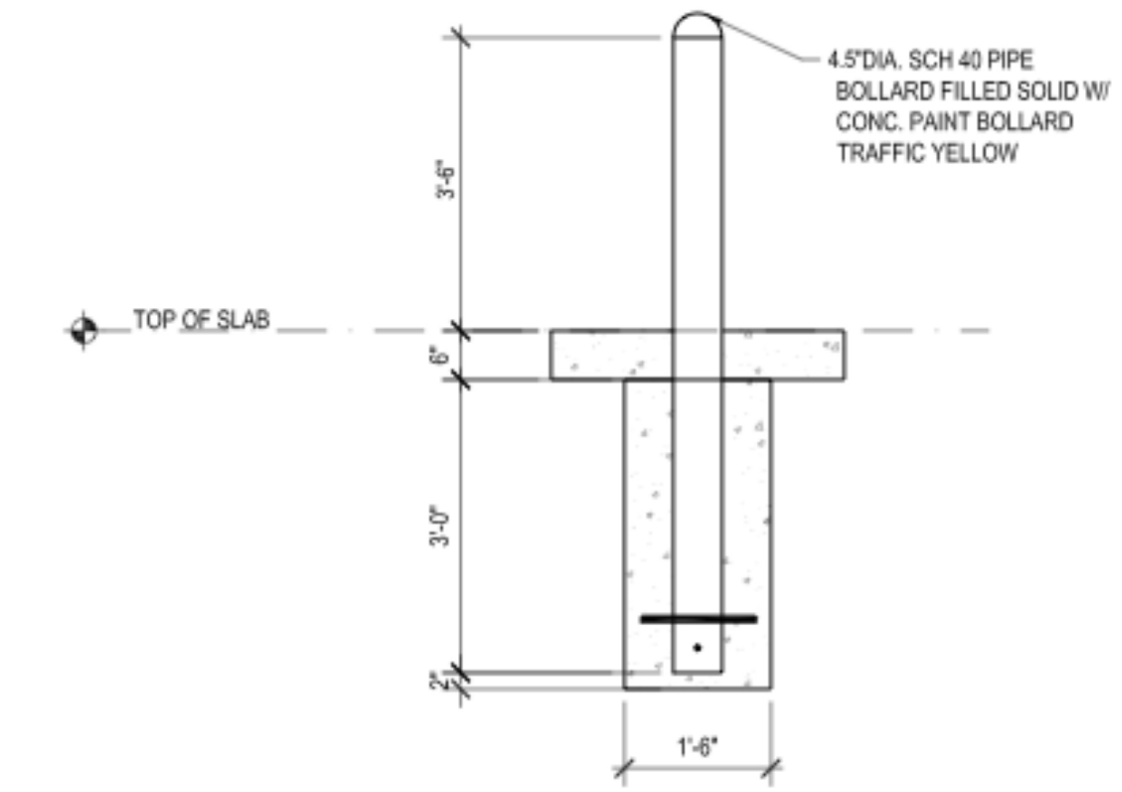
DRAWING TITLE:
ELEVATIONS

PROJECT #2406

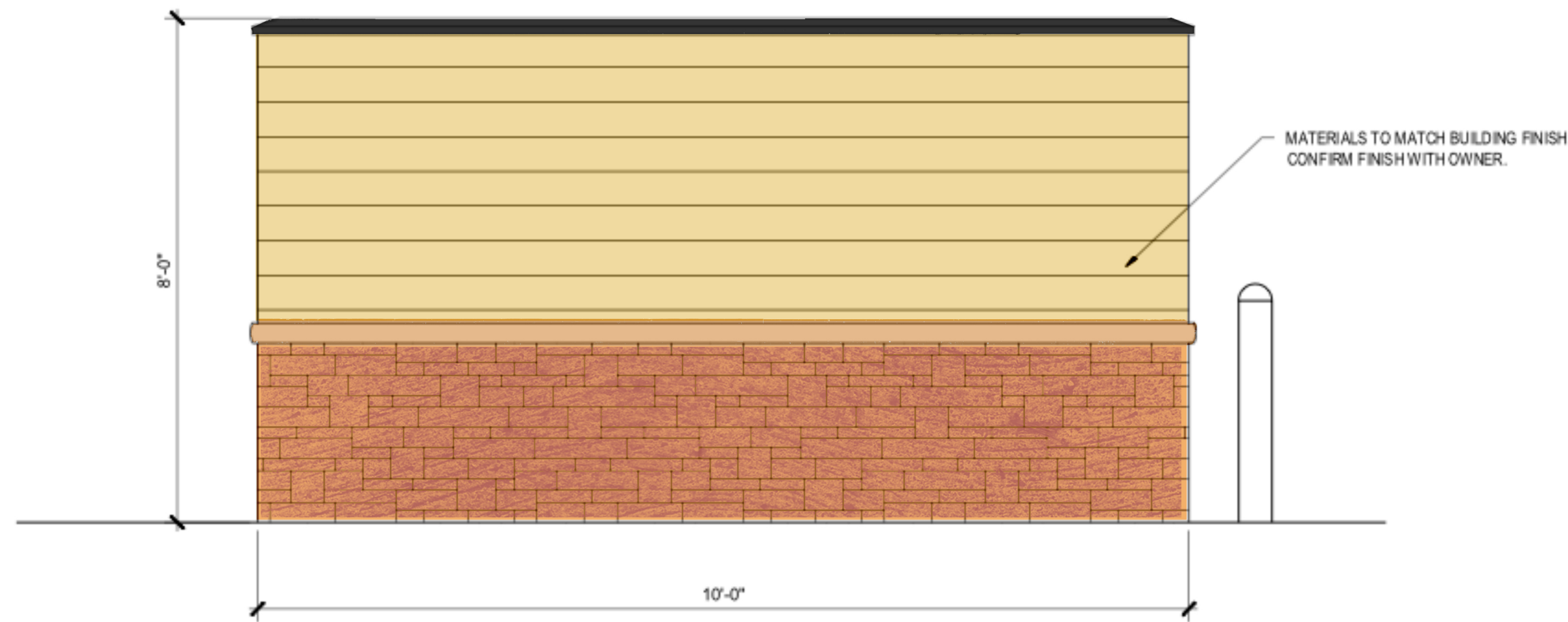
A-4.2



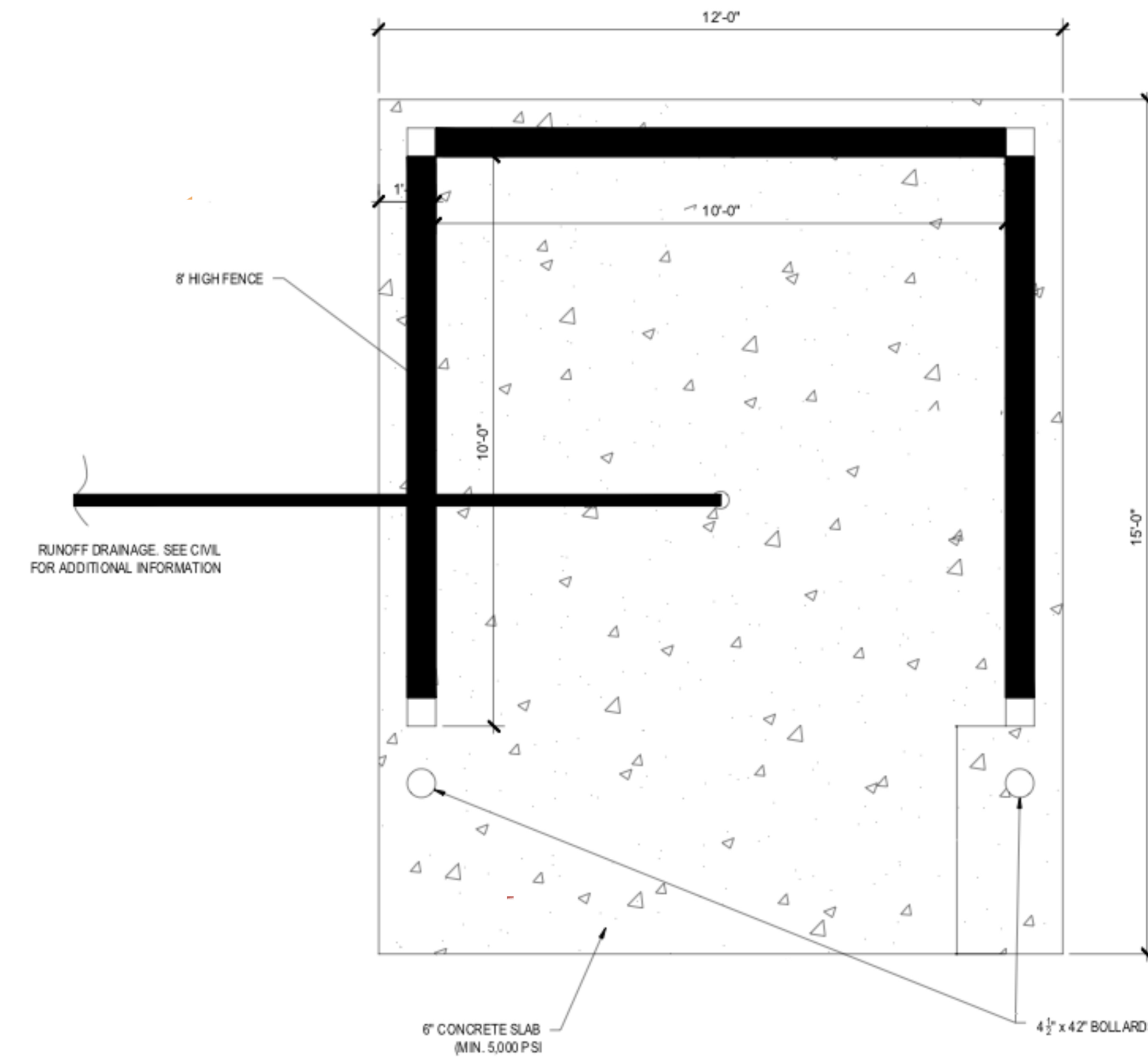
D TRASH ENCLOSURE SECTION
 SCALE: 1/2" = 1'-0"



C TYP. BOLLARD SECTION
 SCALE: 1/2" = 1'-0"



B TRASH ENCLOSURE SIDE ELEVATION
 SCALE: 1/2" = 1'-0"



A TRASH ENCLOSURE PLAN
 SCALE: 1/2" = 1'-0"



TRASH ENCLOSURE DETAILS 1/2" = 1'-0"



NYATASA DESIGN + CREATIONS LLC

1783 BENNINGFIELD DRIVE SW
 MARIETTA, GA 30064
 (TEL) 470.632.3939

SEAL & SIGNATURE

02.01.2018

REHOBOTH MINISTRIES
 820 US-80
 POOLER, GA 31322

DATE	REVISION
11.26.2024	ISSUED FOR CONSTRUCTION

DATE: 11.26.2024 DRAWN BY: Z.N.

DRAWING TITLE:

DETAILS

PROJECT #2406

A-4.3



July 21st, 2025

C. Scott Burns, P.E.
Coastal Engineering and Consulting
6605 Abercorn Street, Suite 210D
Savannah, GA 31405

Dear Mr. Burns,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted for Rehobeth Ministries Church - Sanctuary Expansion, which can be found below.

<u>Submittal Documents:</u>	Site Development Plan.....	<i>Jul. 2025</i>
	GSWCC Approval.....	<i>Jul. 2025</i>
	Stormwater Management Report.....	<i>Jun. 2025</i>
	Revised GDOT Approval.....	<i>Mar. 2025</i>
	Stormwater Maintenance Agreement.....	<i>Dec. 2024</i>
	Hydrant Flow Test.....	<i>Dec. 2024</i>
	GDOT Approval (May 2024).....	<i>Sept. 2024</i>
	Geotechnical Study.....	<i>Sept. 2024</i>
	Traffic Memorandum.....	<i>Mar. 2024</i>

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the local, state and federal laws, engineering standards and development codes. This review is not to be construed as a check of every item in the plans or construction. The failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

The Owner and the Design Consultant are fully responsible for ensuring that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible for ensuring that their designs comply to all federal, state, and city codes and regulations. All required permits and approvals, pursuant to land disturbing activity and development permits shall be available to the City of Pooler and be found acceptable to Staff. All applicable plans, permits, inspection & testing results, or related materials shall be available to the City of Pooler, or assigned representation, during and after the construction is complete.





EOM Operations
Your solution to a better tomorrow

Based on our thorough review, it is our professional opinion that the submitted plans are in substantial conformance with the City of Pooler's applicable design standards, codes, and ordinances. Accordingly, we respectfully recommend Site Plan Approval.

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker

Project Manager

EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
Marcella Benson; City Planner- City of Pooler
Ryan Jarles; City Planner – City of Pooler
Rachael Brown; Zoning Administrator – City of Pooler
Liberto Chacon, PE; Sr. Vice President of Operations – EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for DST Trailer Yard at 1485 Pine Barren Rd

Project:	#A24-0183
P&Z Meeting Date:	July 28, 2025
City Council Meeting Date:	August 4, 2025
Applicant and Authorized Agent:	Douglas L. Faircloth - Coleman Company, Inc
Location (Address):	1485 Pine Barren Rd.
Parcel (PIN):	51023 01013
Acreage:	Approximately 16.6 acres
Zoning:	I-1 (Light Industrial)
Proposed Use:	Trailer Parking Yard
Staff Recommendation:	Approval with the following conditions: <ol style="list-style-type: none">1. Prior to scheduling the required pre-construction meeting, the City of Pooler shall review, approve and sign the proposed covenants pertaining to the grinder pump lift station.2. Elevation drawings of the proposed building must be provided to Staff for review prior to the site plan moving forward to Council.
Planning & Zoning Commission:	TBD
Recommended Motion:	<i>"After review of the criteria, move for approval of the request with the conditions as outlined in Staff's recommendation."</i>

Zoning Action Standards:

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans.
 - *The site is located within an area that is shown on the Future Land Use Map as being residential and is shown in the Comprehensive Plan as being within a residential Character Areas. Although the proposed use is not consistent with these plans, the property is currently zoned for industrial use and the adjacent property to the South is utilized for industrial purposes. A portion of 1485 Pine Barren Rd., on the back (eastern) side was subject to a rezoning request from I-1 to C-2 which was approved on October 16, 2023; however the subject site remained I-1.*
2. Whether the site plan provides for adequate pedestrian and traffic access.
 - *The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access.*
3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
 - *The site plan complies with the provisions of Sec. 5 of App. A, Art. III for parking and loading standards.*
4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).
 - *The site plan complies with the provisions related to the development standards for site improvements; however, elevation drawings of the proposed building were not provided within the submittal materials. Elevation drawings will need to be provided to staff for review prior to moving forward to Council.*
5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.
 - *The site plan complies with the provisions related to the location of uses/development areas, development standards for site improvements, and buffer standards.*
6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
 - *The site plan complies with Sec. 606 of App. B, Art. VI; Chapter 74, Art. V; and Chapter 42, Art. V related to*

servicing of utilities and infrastructure; however, prior to scheduling the required pre-construction meeting, the City of Pooler shall review, approve, and sign the proposed covenants pertaining to the grinder pump lift station.

7. Whether the proposed development site is adequately served by other public services to account for current or projected needs.
 - *The site is adequately served by public services and for current or projected needs.*
8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.
 - *The site plan complies with the provisions related to buffer and screening standards.*
9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other landscaping, which may provide a visual or noise-detering buffer between adjacent properties.
 - *The site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.*
10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.
 - *The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.*

Conclusion:

The site plan addresses the site plan approval criteria, as such, staff recommends **Approval** of the request with the following conditions:

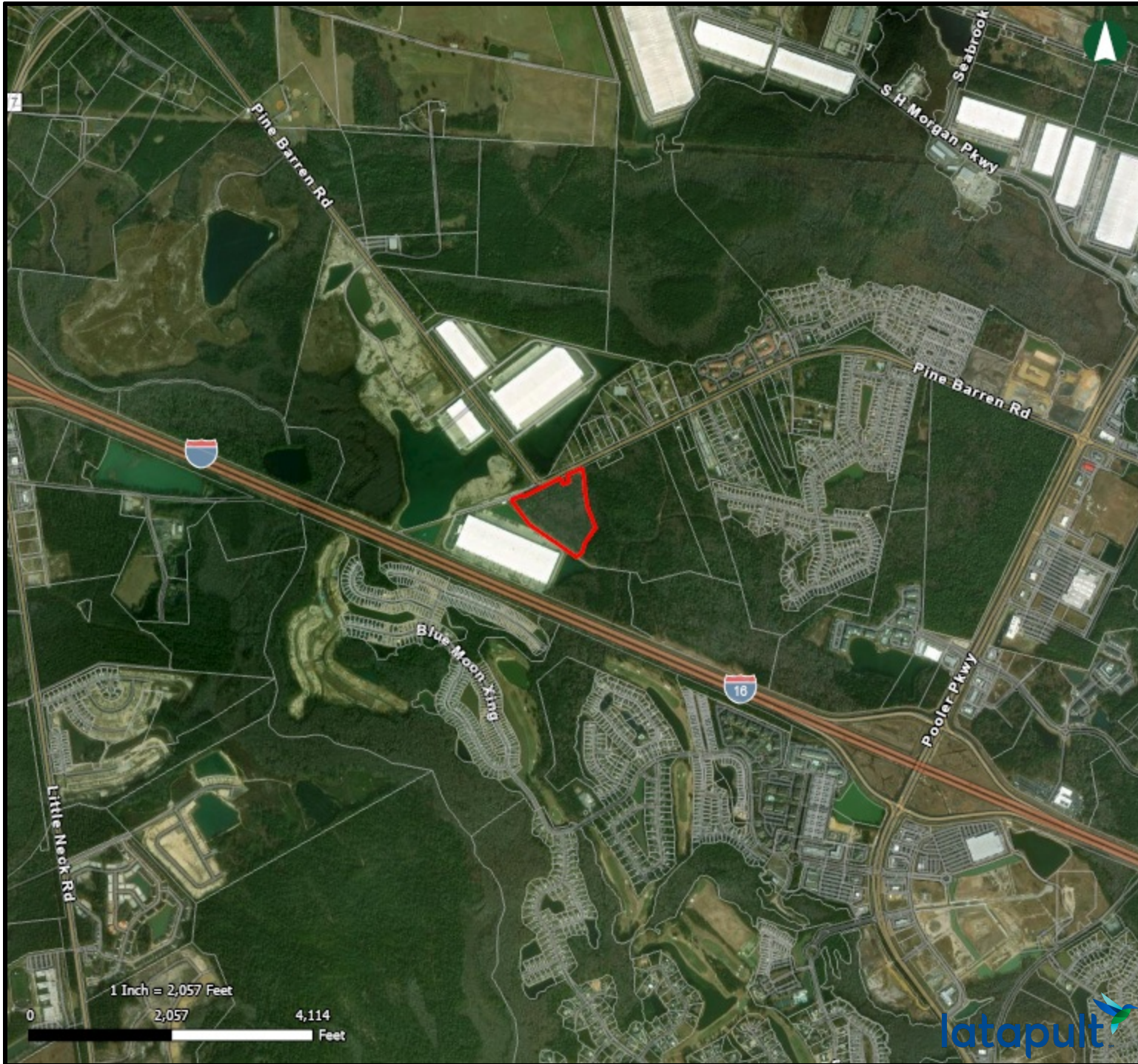
1. Prior to scheduling the required pre-construction meeting, the City of Pooler shall review, approve and sign the proposed covenants pertaining to the grinder pump lift station.
2. Elevation drawings of the proposed building must be provided to Staff for review prior to the site plan moving forward to Council.

Attachments:

A. Vicinity Map

B. Application and Submittal Documentation

C. Approval Letter



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

Vicinity Map - 1485 Pine Barren Rd DST Trailer Yard - Site Plan

07/23/2025

Parcels





RECEIVED

AUG 17 2023

ZONING DEPARTMENT

Project # 231090

Site Plan Application

(page 1 of 3)

Applicant Coleman Company, Inc - Patrick Warner

Mailing address 1480 Chatham Parkway, Suite 100

City Savannah

State Georgia

Zip 31419

Telephone (912) 200-3041

Fax ()

Property Owner(s) HRM 1485 Pine Barren Rd, LLC - Herbert Ray Matthews, Jr.

Mailing address 42 Main Street 3a

City Senoia

State Georgia

Zip 30276

Telephone (888) 872-4537

Fax ()

Contact Person(s) Coleman Company, Inc - Patrick Warner

Mailing address 1480 Chatham Parkway, Suite 100

City Savannah

State Georgia

Zip 31419

Telephone (912) 200-3041

Fax ()

E-mail pwarner@cci-sav.com

Location address Pine Barren Road

Current Zoning I-L

Parcel Identification Number 51023 01013

Please provide a brief description of the proposed land development activity and use of land thereafter to take a place on the subject property:

Trailer Parking and associated infrastructure

Project # 231090

SITE PLAN APPLICATION (page 2 of 3)

Participating Contractors

Please list the name and address of all participating contractor below:
(Including surveyor, engineer, architect, installer, developer, etc.)

Name _____ License # _____
Mailing address _____
City _____ State _____ Zip _____
Telephone (____) _____ E-mail _____

Previous Zoning Actions

Please list any previous zoning actions within the past three years. If possible, please include application number, date of application and action taken on all prior applications filed for the zoning action of the whole or part of the land proposed under this application.

Application#	Date	Action Requested	Action Taken

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

If more space is needed for either contractors or campaign contributions, attach another copy of this form.

Signature & Date (required)

I attest that all the information provided is true to fact: _____
Please check if NRCS Approval is needed YES or EPD Approval _____ and date submitted. (Applicants Signature)

Please Note: If this information is left blank the application will not be processed.

Date: 8 / 17 / 23 **AUG 17 2023**

Attest: [Signature]
(Zoning Administrator or Agent thereof)

ZONING DEPARTMENT

RECEIVED

AUG 17 2023

ZONING DEPARTMENT

City of Pooler

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning, Conditional Use, Variance, Site Plans & Subdivision Submittals

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Chatham County, Georgia.

and/or

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

Name of applicant: Coleman Company, Inc - Patrick Warner

Address: 1480 Chatham Parkway, Suite 100

City & State: Savannah, Georgia Zip 31419

Telephone number: (912) 200-3041

Signature of owner

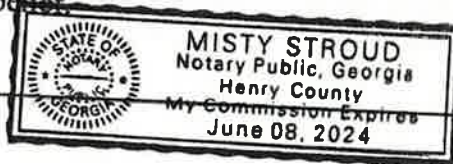
8/14/23

Date

Personally appeared before me Herbert R. Matthews Jr.

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

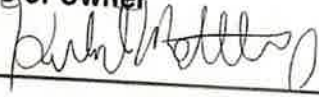

Misty Stroud
Notary Public



8-14-23

Date

SITE PLAN APPLICATION (page 3 of 3)

Georgia Dept. of Transportation (GDOT)	All applications in which property being subdivided/developed that require an entrance onto a State or Federal Highway, a permit is required by the Georgia Department of Transportation. Applicants are required to submit a plat to GDOT for review. The application will not be considered by the Pooler Planning & Zoning Commission until GDOT has commented. If applicable, the comments must accompany the application.
Covenants/Deed Restrictions	<p>Please check one:</p> <p><input type="checkbox"/> A copy of all existing deed restrictions or subdivision covenants applicable to this property are attached.</p> <p><input checked="" type="checkbox"/> There are no added restrictions or subdivision covenants on this property.</p>
Certifications	<p>1. I hereby certify that this proposed subdivision/site plan does not violate any covenants or deed restrictions currently in effect for the property being subdivided/developed.</p> <p>2. I hereby certify that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding. (Attach a copy of receipt)</p> <p>3. I hereby certify that I am the owner of the property being proposed for subdivision/development.</p> <p>4. I hereby certify that all the information pertained in this application is true and correct.</p>
Signature & Date (required)	<p>Signature of Owner  Date <u>8/14/23</u></p>
Signature & Date (required)	<p>Signature:  Date: <u>8/14/23</u></p>

RECEIVED

AUG 17 2023

ZONING DEPARTMENT

RECEIVED

AUG 17 2023

ZONING DEPARTMENT

City of Pooler – PLAN REVIEW CHECK LIST

PROJECT NAME: Little Neck Road Trailer Yard

DATE: 8/07/23

Please address each item below using a “ok” or “n/a”.

BASIC ENGINEERING INFORMATION

1. OK Development name; If not obvious, add a description of the development;
2. OK Location of site / location map: Sufficiently detailed to pinpoint the site’s location.
3. OK Date of plans with space for revision dates;
4. OK Name and contact information of the engineer and engineering firm responsible for the plans;
5. OK Name and contact information of owner, authorized agent of the owner, and/or developer.
6. OK 24 hour contact with phone number;
7. OK Signed and dated P.E. stamp or other licensed professional as allowed by law;
8. OK Sheet index;
9. OK Property size, disturbed area, impervious area, property zoning, maximum building height;
10. OK Show property boundaries with metes and bounds descriptions;
11. OK North arrow, graphic scale;
12. OK Show existing site features of the property, existing contours at 1-foot intervals (Appendix A, Article V, Section 4 C), existing buildings, parking, driveways, undeveloped areas, etc;
13. OK Identify the ownership and use of all adjacent surrounding properties;
14. OK Show adjacent roads and curb cuts within 500 feet; (Appendix A, Article V, Section 4 C)
15. OK Name of adjacent roads. Route number if state or federal route; (Appendix A, Article V, Section 4 C)
16. OK Show and label the right-of-way of adjacent roads. (Appendix A, Article V, Section 4 C)
17. OK Existing improvements inside adjacent road right-of-ways such as turn lanes, drainage systems, sidewalks/pathways, utilities, and any other items that may have an impact on this development.
18. OK Show existing drainage features on or around this site that may impact the development: creeks, ponds, ditches, swales, buffers, pipe systems, drainage easements, existing detention ponds, lakes, wetlands, floodplain limits, etc;
19. OK Indicate whether or not FLOOD PLAIN exists on the site. Provide a FEMA map reference and date of FEMA map;

20. OK Indicate whether or not STATE WATERS exist on the site. If they do, show the required buffers. (Georgia EPD jurisdiction);
21. OK Indicate whether or not WETLANDS exist on the site. If they do, show the required buffer (Corps of Engineers jurisdiction).
22. OK Location of existing utilities; (Appendix A, Article V, Section 4 C 5)
23. OK Easements existing upon the property;
24. N/A Provide cut/fill computations for fill placed in the regulated flood plain, or provide FEMA no-rise certification (NFIP 60.3(d)(3)).

PROPOSED DEVELOPMENTS

1. OK New Developments & redevelopments - reminder: Please assure the bonds are provided in accordance with 42-183.8 (stormwater), 42-204.1 (landscaping), and 74.136 (sidewalks).
2. OK The site plan shall provide all pertinent data for proposed building construction or expansion, proposed parking, open areas, landscaping. (Appendix A, Article V, Section 4 C).
3. OK Show building setback lines and buffers from property lines and street right-of-way lines. (Appendix A, Article V, Section 4 C).
4. OK For commercial and industrial developments, provide details of the proposed driveway(s) onto the public rights-of-way. This may need to be at an enlarged scale to show all necessary information.
5. N/A Show sidewalk that is to be constructed or extended; in accordance with Appendix B, Article VI, Section 601.02. Include the City's sidewalk detail.
6. OK Show location of entrance signage if proposed. Make sure site distance is not impacted.
7. N/A Show interior traffic pattern.
8. OK Erosion control plans in accordance with State and local ordinances. Checkoff list is required if disturbed area is > 1 acre.
9. N/A GDOT permit is required if any work is proposed in a State or US route. A copy of the Georgia DOT encroachment permit approval prior to obtaining a land disturbance permit.
10. N/A At least two benchmarks shall be established within a subdivision. Such benchmarks shall be at opposite corners of the property being subdivided. (Appendix B, Article VI, Section 607).
11. OK Show all required easements (around utilities, around drainage structures, 25' access easements, etc);
12. N/A Greenbelt required as a buffer between incompatible zonings. (Appendix A, Article III, Section 11).
13. OK Provide a fire access road meeting the requirements of the Fire Code. (Exceptions exist, but generally a paved road extending to within 150' of all portions of the facility with a minimum width of 20 feet and with a vertical clearance of 13'6"). See IFC 503.

NEW STREETSPrivate streets? N/A

1. N/A If new streets are to be private, clearly indicate this.
2. N/A An identifying name of each new street with the proposed right-of-way;
3. N/A Street alignment to be in conformance with the approved Preliminary Plat;
4. N/A Plan and profile of proposed streets; include profile grades, vertical curve lengths, K factors, etc.
5. N/A Maximum street profile change without a vertical curve is 1%.
6. N/A Minimum street profile grade is 0.3% (Chapter 74, Article V, Section 74-133f).
7. N/A Pavement requirements: 7.5 inches crushed stone base and 1.5 inches asphalt wearing surface. (Chapter 74, Article V, Section 74-133b and c).
8. N/A Provide the City's standard details that relate to street construction (street typical section, pavement specifications, curb detail, sidewalk detail, etc.)
9. N/A A Neighborhood Grading and Drainage Plan is required for all subdivisions. (Appendix B, Article VI, Section 601.02)
10. N/A Verify intersection sight distance is provided;
11. N/A Show the location of all proposed R/W monuments – "Stone or concrete monuments four inches in diameter or square, 30 inches long, with a flat top, which shall be set at each street corner, and at all points where the street lines intersect the exterior boundaries of the subdivision, and at the P.C. and P.T. of each street. The top of the monuments shall contain a metal pin or be scored with an indented cross to identify the location." (Appendix B, Article VI, Sec. 605)
12. N/A The city will not accept for maintenance any unpaved street or road. (Chapter 74, Article V, Section 74-134)
13. N/A Show the location of all proposed road signs;
14. N/A Show the location of all proposed pavement markings;
15. N/A All pavement markings and other traffic control items shall be in accordance with the latest edition of the MUTCD on both public streets and private streets that are "open to public travel". (MUTCD Introduction, page I-1, paragraph 03).
16. N/A Commercial developments: Show traffic control items (directional arrows, stop bars, stop signs, etc).
17. N/A Label the curb radius at intersections;
18. N/A Gutter spread shall not extend beyond the center of the travel lane for Q10.

REQUIRED NOTES:

Include the following notes as applicable to the project:

1. OK "In case of conflict between these plans and the City of Pooler's ordinances, standards, specifications or details, the City of Pooler standards are to take precedence."
2. N/A Add the following note when new public streets are being constructed: "Laboratory compaction, stability and density tests are required for the pavement with compression for the concrete curb and gutter." (Chapter 74, Article V, Section 74-133g)
3. N/A Add the following note when new public streets are to be constructed: "Construction will be performed under the supervision of a registered engineer." (Chapter 74, Article V, Section 74-133j)
4. N/A "All road signage and pavement markings shall be in accordance with MUTCD specifications." (MUTCD Introduction, page I-1, paragraph 03).
5. N/A Thermoplastic pavement markings are required within right of way (Standard Specifications 02500.2.06).
6. N/A When new public streets are being constructed, include the following: Add a note or sufficient information on the plans to indicate that Petromat, Supex or other suitable material is required within 50 feet of intersections. (Appendix B, Article VI, Section 601.02)
7. N/A Select fill SHALL be use in all roads to be dedicated to the City;
8. N/A Road fill shall be compacted to 100% standard proctor (ASTM D 698);
9. N/A Traffic signs installed inside the public R/W must have High Intensity or Diamond Grade Sheeting.
10. N/A Street name signs shall be provided by the developer. (Chapter 74, Article V, Section 74-135).
11. OK The owner must certify that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan (Chapter 42, Article V, Section 42-183.4(6)).
12. OK The designer must certify that the design meets the requirements of the City of Pooler and the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual, and any relevant local addenda (Chapter 42, Article V, Section 42-183.4(5))

DRAINAGE:

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

1. OK Internal subdivision drainage to be designed for a minimum of a 10-year 24-hour storm event with immediate runoff. (Chapter 74, Article V, Section 74-132i)
2. N/A Storm drain pipe beneath city maintained streets shall be a minimum of 18 inches in diameter and shall be RCP. (Chapter 74, Article V, Section 74-132a)

3. OK Storm side-drain under driveways and walkways shall be 15 inch minimum. Plastic culverts are acceptable but shall have concrete headwalls to protect the pipe ends. (Chapter 74, Article V, Section 74-132b)
4. OK Metal pipe is not permitted in the city's rights-of-way or easements. (Chapter 74, Article V, Section 74-132c)
5. OK Provide a plan and profile of the proposed storm drainage system; Show the maximum high water elevation for the design-year storm at each structure. The high water elevation must be below street elevation. Show crossing utilities to eliminate vertical conflicts. (Chapter 42, Article V, Section 42-183.4)
6. OK Lot drainage shall be from the rear to the front of lots; 0.5% grade minimum. Exceptions will be considered. (Chapter 74, Article V, Section 74-132d)
7. OK Side lot drainage shall be piped; ditches on side lot lines are not permitted. Exceptions will be considered. (Chapter 74, Article V, Section 74-132e)
8. N/A All drainage ditches/canal shall have a maintenance easement. The structure itself shall be in an easement with an additional 25-foot access easement on one side for mechanical cleaning access purposes. Side slopes shall be grassed and shall be 2:1 or flatter. Side slopes shall be constructed in such a manner that they do not erode and can be maintained with riding grass cutting equipment. The soil type encountered will be considered in selecting the proper slope. Slope approval shall be at the discretion of the city, with a laboratory report on the angle of repose. (Ch 74, Article V, Section 74-132f & h).
9. OK Swales less than one foot deep shall be paved a minimum of two feet wide. Swales greater than one foot deep but less than three feet deep shall have a 4(H):1(V) side slope with a permanent stand of grass established on both slopes. (Chapter 74, Article V, Section 74-132g)
10. OK Storm drainage pipe or gutter flow shall not discharge into a swale. A drainage swale or ditch greater than three feet deep shall be piped unless it is a primary or secondary outfall. (Chapter 74, Article V, Section 74-132g).
11. OK Floodplain elevation for 100-year storm shall be shown on the drainage plans. (Chapter 74, Article V, Section 74-132j).
12. N/A Minimum lot elevation: finished floor elevations shall be at least one foot above the level of the 100-year flood. The entire lot shall be properly drained. (Appendix B, Article VI, Section 602 e).
13. OK Detention ponds: The peak post development discharge shall not exceed the predevelopment discharge. (Chapter 74, Article V, Section 74-132k; also Sec 601.02)
14. OK Detention ponds: must be located outside wetlands. (Chapter 42, Article V, Sec 42-156)
15. OK The City will not accept detention areas for maintenance or ownership. (Chapter 74, Article V, Section 74-132k)

MOBILE HOME PARKS

1. N/A Verify correct zoning.
2. N/A Minimum lot size 40' x 100' and a minimum of 4000 sf. (Appendix A, Article III, Section 10 A(2))

3. N/A Setback - front: At least 20' from front lot line or 35' from center of road. (Appendix A, Article III, Section 10 B 1)
4. N/A Setback -sides: At least 5' with a 20' minimum between manufactured homes; (Appendix A, Article III, Section 10 B 2)
5. N/A Setback - rear: At least 5' with a 20' minimum between manufactured homes. (Appendix A, Article III, Section 10 B 3)
6. N/A At least two (2) paved parking spaces per lot (Appendix A, Article III, Section 10 C)
7. N/A Streets shall be 2-way and a minimum of 20 feet wide. No on-street parking. (Appendix A, Article III, Section 10 I)
8. N/A Water supply - City of Pooler when available. The development of an independent water supply can be used only upon approval of the county health officer. (Appendix A, Article III, Section 10 D)
9. N/A Sewerage disposal - City of Pooler when available. Alternative methods can only be used upon approval in writing by the county health officer. (Appendix A, Article III, Section 10 E)
10. N/A Utilities - underground only. (Appendix A, Article III, Section 10 G)
11. N/A Street Lights - Street lighting shall be provided, not to exceed 200 feet separation, including park entrance. (Appendix A, Article III, Section 10 H).
12. N/A Recreation area - < 25 units: a minimum of 5,000 square feet shall be reserved for recreation. > 25 units, a minimum of 10% of the total area. (This 10% shall not include bodies of water.) Such recreation areas shall be made safe from traffic by an enclosure or other device. (Appendix A, Article III, Section 10J).
13. N/A Maximum distance to a fire hydrant shall be 250 feet. (Appendix A, Article III, Section 10 L)

UTILITIES:

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

General:

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

6. OK Provide the City-approved street typical section detail that shows the placement location of utility lines. (Chapter 74, Article V, Section 74-139 c)
7. OK Developments must be served by public water and public sewers when available. (Appendix B, Article VI, Section 606.01)
8. OK Plans for private water and sewer systems shall be approved by the Chatham County Health Department. (Appendix B, Article VI, Section 606.02)
9. OK All water and sewer lines running under streets/sidewalks shall be sleeved. (Appendix B, Article VI, Section 606.03)
10. OK All publicly owned utilities shall be installed in the road rights-of-way or approved access easements. (Appendix B, Article VI, Section 604 and 606.04)
11. OK Sanitary sewer, water mains, service laterals or other publicly owned utilities shall not be installed behind or between lots without the express approval of the City of Pooler. If allowed the utility will need to be in a proper easement. (Appendix B, Article VI, Section 606, Utilities 2)
12. OK A #12 gauge solid copper tracing wire shall be installed on all water mains, water laterals, fire hydrants, post hydrants, and/or blow offs and along all sanitary sewer lines, laterals, and force mains. (Appendix B, Article VI, Section 606).

Water:

1. Fire hydrant spacing:
 - 300 feet maximum in multi-family, commercial & industrial zonings.
 - 500 feet maximum for single family; (Appendix B, Article VI, Section 606.03).
 - 250 feet spacing in mobile home parks (Appendix A, Article III, Section 10 L).
2. OK All fire hydrants shall be painted yellow. (Appendix B, Article VI, Section 606).
3. OK Provide Detail W-03 - Standard Fire Hydrant Assembly (Appendix B, Article VI, Section 606).
4. OK Residential water laterals: 1" diameter minimum. (Appendix B, Article VI, Section 606).
5. N/A Residential water laterals shall be installed no more than 5' feet from the property corner. (Appendix B, Article VI, Section 606 Water 16).
6. N/A The water mains at the cul-de-sac shall be installed around the cul-de-sac thereby eliminating the laterals from being installed under the cul-de-sac. (Appendix B, Article VI, Section 606 Water 14).
7. N/A Water mains in subdivisions shall be 8" diameter minimum. In cul-de-sacs without fire hydrants, the minimum size can be reduced to 4". (Appendix B, Article VI, Section 606).
8. N/A When feasible all water mains shall be looped into the nearest main of the same size or larger size as the line of origin. (Appendix B, Article VI, Section 606).
9. OK Cut-off valves will be located at all tees where lines are two inches or larger. (Appendix B, Article VI, Section 606.03).

10. OK All gate valves 4" or larger that are installed on a transmission line shall be installed in a manhole. All gate valves at the entrance of a subdivision that tie into a transmission line shall be installed in a manhole. All other gate valves can be installed in a cast iron valve box with a concrete collar and concrete value marker posts. (Appendix B, Article VI, Section 606 Water 6).
11. OK All valves shall have a concrete monument with "W/Valve" inscribed on two sides of the monument, installed no more than 6" away from the valve. (Appendix B, Article VI, Section 606 Water 9).
12. OK All meter connection points must have an approved, reduced pressure backflow device. This includes fire lines, irrigation lines, and domestic supply lines. (Appendix B, Article VI, Section 606).
13. OK The private water main starts at the property line. Therefore meters and back flow preventers shall be placed at the property line.
14. OK Minimum cover 3 feet. (Standard Specifications Section 02700 3.01 D).
15. OK Service laterals under roads are to be sleeved and at least 30" beneath the road surface. (Standard Specifications Section 02700 3.01 F 2).
16. OK Pipe material: (City of Pooler Standard Specifications, Section 02700 and 02730)
 - For line size < 4" polyethylene pipe, 200 psi, SIDR-7CTS
 - For line size 4" - 12" PVC C900 DR 18
 - For line size > 12" DIP is required. ANSI / AWWA C151 A21.51 and thickness according to ANSI / AWWA C150 A21.50 for pressure class 250. Flange Pipe or Victaulic grooved pipe shall be Pressure Class 350. (Standard Specifications 02700 Section 2.01 A 2)

Sanitary Sewer:

1. OK Sanitary manholes shall not exceed 350-foot spacing. (Appendix B, Article VI, Section 606, Sewer 1).
2. OK 8 inches diameter minimum. (Appendix B, Article VI, Section 606, Sewer 3)
3. OK Minimum size sanitary lateral is 4". (Appendix B, Article VI, Section 606, Sewer 4)
4. OK Laterals shall connect directly to the manhole when possible, entering at an angle of at least 90 degrees to the direction of flow. (Appendix B, Article VI, Section 606, Sewer 2)
5. OK Residential sewer laterals shall be installed within 15 feet of the property corner. (Appendix B, Article VI, Section 606, Sewer 9)
6. OK Please assure that the sanitary sewer cleanouts are flood proofed and designed prevent infiltration of flood waters into the system (Appendix B, Article VI, Section 606.01 and Chapter 50, Section 50-91).
7. OK Use watertight manhole rings and covers within or below Base Flood Elevation + 1' (Standard Specifications.02720.2.02.G.2)
8. OK Cleanouts should be provided every 100' and at the bends. Cleanouts located within the pavement should be traffic rated.

9. OK Try to move manholes out of sidewalk.

10. OK Pipe Material:

- SDR 26 PVC sewer pipe meeting the requirements of ASTM D3034 for pipes 15" and smaller and ASTM F679 for 18" and larger.
- DIP manufactured in accordance with ANSI A21.51 with thickness according to ANSI A21.50

11. OK Min cover 3'

12. OK Drop manholes are required when the 'invert in' is 2.0 feet or more above the 'invert out'. The MH must be a 6' diameter precast MH and conform to ASTM C478. The drop pipe shall be the same size as the influent pipe. All hardware on ductile iron piping associated with drop manholes must be stainless steel. (Standard Specifications Section 02720 2.02).

13. OK Drop manholes - inside and outside drop manhole details S-7, S-8.

14. OK Sanitary sewer line - minimum slope:

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

Grease Traps:

1. OK Grease trap is required for restaurants / eating establishments (any establishment with kitchen facilities) with a sampling MH on the effluent side before the sanitary line from the building enters the line. MH to be a minimum of 18 inches in diameter. (Chapter 86, Article V, Division 4, Section 86-226 and 228).

Grinder Pumps:

1. OK When grinder pumps are necessary, they shall be purchased from the City of Pooler. The pumps will be maintained by the City. Plans should indicate proposed pump locations and the total number of pumps anticipated. (Appendix B, Article VI, Section 606, Sewer 5 and 6)

2. N/A For residential installations show a minimum 5-foot easement for the City of Pooler for the maintenance of the grinder pump and sanitary low pressure lateral. (Appendix B, Article VI, Section 606, Sewer 5).

Sanitary Sewer Lift Stations:

1. N/A The City must approve lift station locations. Lift stations should not be located behind residential homes or commercial property. (Appendix B, Article VI, Section 606, Utilities 3).
2. N/A The lift station shall have a 25-ft (minimum) access easement from a paved public road. (Appendix B, Article VI, Section 606, Utilities 4 and 5).
3. N/A The easement shall provide an all-weather access road at least 15 feet wide, constructed of 8-inches of graded aggregate base with geo-textile fabric (or grid) if necessary to assure stability. (Appendix B, Article VI, Section 606, Utilities 5).
4. N/A The immediate entrance at the paved public roadway to the access easement shall be constructed of a 15' x 15' x 4" thick concrete pad. The concrete shall be 4,000 psi @ 28 days fiber reinforced concrete mixture. (Appendix B, Article VI, Section 606, Utilities 6).
5. N/A The lift station access shall have a vehicle turn-a-round drive provided, unless it is deemed not necessary by the water and sewer superintendent. (Appendix B, Article VI, Section 606, Utilities 7).
6. N/A All lift stations, with three HP or larger motors, shall have a true three phase power supply. No single phase, rotophase, capacitor banks, shall be permissible. (Appendix B, Article VI, Section 606, Utilities 8).
7. N/A All lift stations shall be constructed with submersible pumps only. (Appendix B, Article VI, Section 606, Utilities 9).
8. N/A The city and its engineers shall approve the pump size and manufacturer. (Appendix B, Article VI, Section 606 Utilities 9).
9. N/A All lift stations sites shall be fenced in. The minimum gate opening is 12-foot with a 180 degree gate swing. The fence material can be either wood or cyclone. All fences shall be of privacy manner. (Appendix B, Article VI, Section 606, Utilities 10).
10. N/A The mounting panel for the controls, etc., shall be constructed out of three-inch galvanized post and galvanized support brackets. (Appendix B, Article VI, Section 606, Utilities 11).
11. N/A Lift Stations - Please provide lift station design calculations (flow and anti-flotation).

Force Mains:

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

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

STORMWATER MANAGEMENT

References:

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

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

1. OK What developments do the City of Pooler Stormwater Management provisions apply to? (Chapter 42, Article V, Section 42-180.3 (1))
 - a. New development that involves the creation of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or
 - b. Redevelopment that involves the creation, addition or replacement of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or
 - c. New development or redevelopment, regardless of size, that is part of a larger common plan of development, even though multiple, separate and distinct land disturbing activities may take place at different times and on different schedules; or
 - d. New development or redevelopment, regardless of size, that involves the creation or modification of a stormwater hotspot, as defined by the director;
2. OK The following activities are exempt: (Chapter 42, Article V, Section 42-180.3 (2))
 - a. New development or redevelopment that involves the creation, addition or replacement of < 5,000 sf of impervious cover and that involves < 1 acre of other land disturbing activities;
 - b. New development or redevelopment activities on individual residential lots that are not part of a larger common plan of development and do not meet any of the applicability criteria listed above;
 - c. Additions or modifications to existing single-family homes and duplex residential units that do not meet any of the applicability criteria listed above;
 - d. Development projects that are undertaken exclusively for agricultural or silvicultural purposes within areas zoned for agricultural or silvicultural;
 - e. Maintenance and repairs of any green infrastructure or stormwater management practices deemed necessary by the director;
 - f. Any part of a land development project that was approved by the director prior to the adoption of this article; and,
 - g. Redevelopment activities that involve the replacement of impervious cover when the original impervious cover was wholly or partially lost due to natural disaster or other acts of God occurring

after April 12, 2012.

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

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

Stormwater Management DESIGN PLAN (Chapter 42, Article V, Section 42-183.4)

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

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

5. OK Provide a hydrologic analysis of the PROPOSED conditions that includes: (Section 42-183.4 (2))

- a. Proposed conditions map (Sec 42-183.2(4));
- b. Describe the proposed conditions of each on-site drainage area of the development site (e.g. size, soil types, land cover characteristics);
- c. Describe the proposed conditions of off-site drainage areas that contribute runoff to the development site (e.g. size, soil types, land cover characteristics);

- d. Information about the stormwater runoff rates and volumes generated, under proposed conditions, in each on-site drainage area of the development site;
- e. Information about the stormwater runoff rates and volumes generated, under proposed conditions, in each off-site drainage area that contributes runoff to the development site; and
- f. Documentation (e.g. model diagram) and calculations showing how the proposed conditions hydrologic analysis was completed.

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

- a. Proposed topography;
- b. Proposed drainage divides and patterns;
- c. Existing and proposed roads, buildings, parking areas and other impervious surfaces;
- d. Existing and proposed primary and secondary conservation areas;
- e. Plan view of existing and proposed low impact development and stormwater management practices;
- f. Cross-section and profile views of existing and proposed low impact development and stormwater management practices, including information about water surface elevations, storage volumes and inlet and outlet structures (e.g. orifice sizes);
- g. Plan view of existing and proposed storm drain infrastructure (e.g. inlets, manholes, storm drains);
- h. Cross-section and profile views of existing and proposed storm drain infrastructure (e.g. inlets, manholes, storm drains), including information about invert and water surface elevations; and
- i. Existing and proposed channel modifications (e.g. bridge or culvert installations).

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

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

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

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

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

10. OK An Inspection and Maintenance Agreement and Plan must be submitted. This document is a binding agreement signed by the applicant or owner that is binding on all subsequent owners unless the stormwater management system is dedicated to and accepted by the City. The plan must include the following:

a. Identification by name or official title the person(s) responsible for carrying out the inspection and maintenance;

b. A statement confirming that responsibility for the operation and maintenance of the stormwater management system shall remain with the property owner and shall pass to any successive owner;

c. A provision stating that, if portions of the development site are sold, legally binding arrangements shall be made to pass the responsibility for the operation and maintenance of the stormwater management system to the appropriate successors in title. These arrangements shall designate, for each portion of the stormwater management system, the person(s) to be permanently responsible for its inspection and maintenance.

d. A maintenance schedule stating when, what, and how often routine inspection and maintenance will occur to ensure proper function of the system. (Section 42-186.2)

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

11. OK Off-site or regional stormwater management practice must meet the following criteria:

a. Located on property legally dedicated to that purpose;

b. Be designed and sized to meet the post-construction stormwater management criteria presented below;

c. Provide stormwater quality and quantity control that is equal to or greater than that which would be provided by on-site green infrastructure and stormwater management practices;

d. Stormwater management practices shall be installed, where necessary, to protect properties and drainage channels that are located between the development site and the location of the off-site or regional stormwater management practice.

12. OK Submit a stormwater management design plan that demonstrates the off-site or regional stormwater management practice will not result in the following impacts:

- a. Increased threat of flood damage or endangerment to public health or safety;
- b. Deterioration of existing culverts, bridges, dams and other structures;
- c. Accelerated streambank or streambed erosion or siltation;
- d. Degradation of in-stream biological functions or habitat; or,
- e. Water quality impairment in violation of state water quality standards and/or violation of any other state or federal regulations.

Post-construction stormwater management (Section 42-184)

1. N/A **Natural resources inventory** (Section 42-184.1) - Prior to the start of any land disturbing activities, including any clearing and grading activities, site reconnaissance and surveying techniques should be used to complete an assessment of the natural resources, both terrestrial and aquatic, found on a development site. The natural resources inventory shall be completed in accordance with the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual. The preservation and/or restoration of these natural resources may be assigned quantifiable stormwater management "credits" that can be used when calculating the stormwater runoff volumes (sections 42-184.3 through 42-184.7). The green infrastructure practices that qualify for these "credits," and information about how they can be used is provided in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual.

2. OK **Green Infrastructure Practices** (Section 42-184.2) - Green infrastructure practices shall be used to the maximum extent practical

3. OK **Stormwater runoff reduction** (Section 42-184.3) - The stormwater runoff volume generated by the runoff reduction storm event shall be reduced on-site. A system is presumed to comply with this criteria if:

a. It includes green infrastructure practices that provide for the interception, evapotranspiration, infiltration or capture and reuse of stormwater runoff, that have been selected, designed, constructed and maintained in accordance with the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda; and,

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

4. OK **Water quality protection** (Section 42-184.4) - Post-construction stormwater runoff shall be adequately treated before it is discharged from a development site. Applicants can satisfy this criteria by satisfying the stormwater runoff reduction criteria (section 42-184.3). However, if any of the stormwater runoff volume generated by the runoff reduction storm event cannot be reduced on the development site, it shall be intercepted and treated in one or more stormwater management practices that provide at least an 80% reduction in TSS loads and reduce nitrogen and bacteria loads to the maximum extent

practical. When seeking to satisfy this criteria through the use of one or more stormwater management practices, applicants shall:

a. Intercept and treat stormwater runoff in stormwater management practices that have been selected, designed, constructed and maintained in accordance with the information presented in the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda; and,

b. Provide adequate documentation to the City of Pooler to show that total suspended solids, nitrogen and bacteria removal were considered during the selection of the stormwater management practices that will be used to intercept and treat stormwater runoff on the development site.

5. **N/A Aquatic resource protection** (Section 42-184.5) - In order to protect local aquatic resources from the negative impacts of the land development process, applicants shall provide aquatic resource protection in accordance with the coastal stormwater supplement to the Georgia Stormwater Management Manual.

6. **N/A Overbank flood protection** (Section 42-184.6) - Stormwater management systems shall control the peak discharge generated by the overbank flood protection storm event. A stormwater management system is presumed to comply if it is designed to provide overbank flood protection in accordance with the information provided in the coastal stormwater supplement to the Georgia Stormwater Management Manual.

7. **N/A Extreme flood protection** (Section 42-184.7) - Stormwater management systems shall control the peak discharge generated by the extreme flood protection storm event. A system is presumed to comply with this criteria if it is designed to provide extreme flood protection in accordance with the information provided in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual.

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

TREE PROTECTION ORDINANCE

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

Minimum Tree Coverage (Section 42-197)

1. N/A Residential tree requirement—A residential lot shall have a minimum of 3 preferred trees, of which one shall be located in the front of the residence. (Chapter 42, Article VI, Section 42-197)
2. N/A Multi-family, commercial and industrial requirement—The minimum allowable post development tree coverage for all development sites shall be 15 existing trees (excluding pine trees and Sweet Gums), eight-inch diameter at breast height (dbh) or larger per acre developable land (excluding buffers and wetlands). Each tree with a diameter of 24 inches dbh or larger (18 inches dbh for Live Oaks) must be designated on the landscape plan and may count as five trees towards meeting the minimum allowable coverage. Each tree with a diameter of 36 inches dbh or larger (30 inches dbh for Live Oaks) must also be designated on the landscape plan and may count as ten trees towards meeting the minimum allowable coverage. (Chapter 42, Article VI, Section 42-197).

Significant Trees (Section 42-198)

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

Replacement (Section 42-199)

5. OK Replacement trees shall be at least 2" dbh and 8' tall. (Chapter 42, Article VI, Section 42-199).
6. OK If a developer will be contributing to the city's tree planting program in order to meet the provisions of this ordinance, make a statement on the plans to this effect. (Chapter 42, Article VI, Section 42-199(3)).

Parking Lot Coverage (Section 42-200)

7. OK Parking lot islands - a 400 sf (min) landscaped island area with at least 1 preferred tree is required for every 12 parking spaces. (Chapter 42, Article VI, Section 42-200)

Protection Zones (Section 42-201)

8. OK The area within the tree protection zone must be open and unpaved, except where approved pervious pavers may be utilized or tree aeration systems and tree wells are installed. (Chapter 42, Article VI, Section 42-201).
9. OK The protection zone is defined as a circle with a radius of 1' per 1" dbh extending outwardly from the tree to be protected or the extent of the drip line, whichever is more restrictive. (Chapter 42, Article VI, Section 42-201).

10. OK Tree protective barriers must be at least 4' in height, be prominent visually and erected completely around the protection zone. The use of orange polyethylene safety fencing or a similar material is required as a minimum. (Chapter 42, Article VI, Section 42-201).

Landscape Plan (Section 42-204)

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

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

13. OK A tree survey showing existing tree coverage, completed by a state registered land surveyor. If a portion of the tract is not to be disturbed, then a tree survey is not required on that portion; (Chapter 42, Article VI, Section 42-204).

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

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

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

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

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

19. OK All trees and landscaped areas shall be provided with a means for delivery of water in a quantity that is sufficient to establish and maintain the viability of the plants; A water supply is not required for areas of established trees and other vegetation that are retained for green space, provided that site grading or development activities will not result in damage to said areas. (Chapter 42, Article VI, Section 42-204).

Preferred Tree List:

For residential — American Holly, Birch, Cypress, Dogwood, Hickory, Live Oak, Magnolia, Maple, Pecan, Sycamore, Walnut, Willow, Drake Elm, Bosque Elm, and Alee Elm. (Chapter 42, Article VI. Section 42-198)

For multi-family, commercial, public institutional or industrial developments—American Holly, Birch, Cypress, Hickory, Live Oak, Maple, Palm (greater or equal to eight-inch dbh), Sycamore, Walnut, Willow, Drake Elm, Bosque Elm, and Alee Elm. (Chapter 42, Article VI. Section 42-198)



July 22nd, 2025

Douglas L. Faircloth, P.E.
Coleman Company
1480 Chatham Pkwy.
Savannah, GA 31405

Dear Mr. Faircloth,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted under the cover of DST Trailer Yard, which is provided below.

<u>Submittal Documents:</u>	Site Development Plan.....	<i>Apr. 2025</i>
	Approved Drinking Water Project Form.....	<i>Jul. 2025</i>
	Encroachment Approval (Bloomingdale).....	<i>May. 2025</i>
	Water System Report.....	<i>Mar. 2025</i>
	Sewer System Report.....	<i>Mar. 2025</i>
	Stormwater Management Report.....	<i>Nov. 2024</i>
	Stormwater Maintenance Agreement.....	<i>Oct. 2024</i>
	GSWCC Approval.....	<i>Oct. 2024</i>
	Infrastructure Agreement.....	<i>Oct. 2024</i>
	USACE Wetland Letter.....	<i>Oct. 2024</i>
	Geotechnical Report.....	<i>Oct. 2024</i>
	Technical Traffic Memorandum.....	<i>Dec. 2023</i>

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the local, state and federal laws, engineering standards and development codes. This review is not to be construed as a check of every item in the plans or construction. The failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

The Owner and the Design Consultant are fully responsible for ensuring that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible for ensuring that their designs comply to all federal, state, and city codes and regulations. All required permits and approvals, pursuant to land disturbing activity and development permits shall be available to the City of Pooler and be found acceptable to Staff. All applicable plans, permits, inspection & testing results, or related materials shall be available to the City of Pooler, or assigned representation, during and after the construction is complete.



CIVIL CONSTRUCTION PLANS FOR DST TRAILER YARD PHASE 1

PREPARED FOR
DST DUVAL SEMI TRAILERS



REVISIONS:

12.04.2024	PER HGB COMMENTS
12.18.2024	PER CITY & HGB COMMENTS
01.14.2025	ACCESS ROAD REVISION
02.25.2025	PER CITY COMMENTS
04.11.2025	PER CITY & HGB COMMENTS

CIVIL CONSTRUCTION PLANS FOR
DST TRAILER YARD
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR DST DUVAL SEMI TRAILERS

JOB NUMBER:	23-142
DATE:	10/16/24
DRAWN BY:	CLM
CHECKED BY:	DLF
SCALE:	AS NOTED

COVER

SHEET:
COV

VICINITY MAP (N.T.S.)	REVISIONS	PROJECT SITE DATA	SHEET INDEX																																						
		<p>PROJECT ADDRESS: PINE BARREN ROAD PROJECT CITY, STATE: POOLER, GEORGIA OWNER/REPRESENTATIVE: DST DUVAL SEMI TRAILERS PROPERTY AREA: 68.78 DISTURBED AREA: 16.60 ZONING: I-1 VERTICAL DATUM: NAVD 88 HORIZONTAL DATUM: NAD 83 FLOOD ZONE: X WATER & SEWER PROVIDER: CITY OF POOLER PINS: 51032 01013 SURVEY PREPARED BY: COLEMAN COMPANY, INC. GEOTECHNICAL BY: N/A ARCHITECT: N/A CONSTRUCTION EXIT LOCATION: N32.094770, W81.298783</p>	<table border="1"> <thead> <tr> <th>Sheet Number</th> <th>Sheet Title</th> </tr> </thead> <tbody> <tr><td>COV</td><td>COVER</td></tr> <tr><td>C0.0</td><td>CONSTRUCTION NOTES</td></tr> <tr><td>C1.0</td><td>EXISTING CONDITIONS</td></tr> <tr><td>C1.1</td><td>DEMOLITION PLAN</td></tr> <tr><td>C2.0</td><td>STAKING PLAN</td></tr> <tr><td>C3.0</td><td>PAVING PLAN</td></tr> <tr><td>C4.0</td><td>GRADING PLAN</td></tr> <tr><td>C5.0</td><td>DRAINAGE PLAN</td></tr> <tr><td>C6.0</td><td>UTILITY PLAN</td></tr> <tr><td>C6.1</td><td>LIGHTING PLAN</td></tr> <tr><td>C7.0 - C7.1</td><td>PROFILES</td></tr> <tr><td>C8.0-8.3</td><td>CONSTRUCTION DETAILS</td></tr> <tr><td>CE1.0</td><td>INITIAL ES&PC PLAN</td></tr> <tr><td>CE2.0</td><td>INTERIM ES&PC PLAN</td></tr> <tr><td>CE3.0</td><td>FINAL ES&PC PLAN</td></tr> <tr><td>CE4.0-CE4.1</td><td>EROSION CONTROL DETAILS</td></tr> <tr><td>CE5.0-CE5.1</td><td>NPDES PERMIT NOTES</td></tr> <tr><td>L1.0-L3.0</td><td>LANDSCAPE PLAN</td></tr> </tbody> </table>	Sheet Number	Sheet Title	COV	COVER	C0.0	CONSTRUCTION NOTES	C1.0	EXISTING CONDITIONS	C1.1	DEMOLITION PLAN	C2.0	STAKING PLAN	C3.0	PAVING PLAN	C4.0	GRADING PLAN	C5.0	DRAINAGE PLAN	C6.0	UTILITY PLAN	C6.1	LIGHTING PLAN	C7.0 - C7.1	PROFILES	C8.0-8.3	CONSTRUCTION DETAILS	CE1.0	INITIAL ES&PC PLAN	CE2.0	INTERIM ES&PC PLAN	CE3.0	FINAL ES&PC PLAN	CE4.0-CE4.1	EROSION CONTROL DETAILS	CE5.0-CE5.1	NPDES PERMIT NOTES	L1.0-L3.0	LANDSCAPE PLAN
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DATE PLOTTED: 4/13/2025 11:30 AM BY: BARRY REICHERT DRAWING PATH: C:\32023\32-142\2000\DWG\Civil\32-142_DET.dwg
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GENERAL NOTES:

- CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE GOVERNMENTAL AGENCY IN CHARGE OF THE PROJECT.
- CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE GOVERNMENTAL AGENCY WITH JURISDICTION.
- CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.
- ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM, NAVD 88.
- A MINIMUM SHOULDER WIDTH OF 4 FEET WITH A MINIMUM TRANSVERSE SLOPE OF 5% WILL BE PROVIDED ADJACENT TO CURBS AND WALKS. ALL WALKS SHALL HAVE A MINIMUM SLOPE OF 1%.
- MAXIMUM EARTH SLOPES WILL BE 3:1. GRADE FROM SHOULDER EDGE TO RIGHT-OF-WAY AT 1% MINIMUM.
- REMOVAL AND REPLACEMENT OF UNSUITABLE SUBGRADE MATERIAL WILL BE PAID FOR ON A CUBIC YARD BASIS IN PLACE MEASUREMENT, AT SUCH AUTHORIZED PRICE PER CUBIC YARD, AS AUTHORIZED BY THE ENGINEER.
- PROVIDE 1/2" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRETE WITH BITUMINOUS SEAL FOR TOP 1 INCH MINIMUM DEPTH AT ABUTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.
- SAW-CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4 DEPTH OF CONCRETE MINIMUM.
- ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING, EDGE OF SURFACE COURSE OR FACE OF CURBING UNLESS OTHERWISE NOTED.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILT" PURPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THE INFORMATION, THE ENGINEER WILL OBTAIN THE NECESSARY INFORMATION AND CHARGE THE CONTRACTOR FOR THE SERVICES. THE ENGINEER WILL CHECK INFORMATION PROVIDED BY THE CONTRACTOR FOR ACCURACY. AS BUILT INFORMATION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: ALL UTILITIES INCLUDING INVERTS, TOP ELEVATIONS, PIPE LENGTHS AND TYPE OF CONSTRUCTION MATERIAL, SPOT ELEVATIONS ON FORCE MAINS AND WATER LINES, THE DISTANCE OF THE CENTERLINE OF UTILITIES FROM A PERMANENT STRUCTURE, ALL VALVE MANHOLES AND VALVE BOXES SHALL BE LOCATED WITH RESPECT TO A PERMANENT STRUCTURE, GRADES SHALL BE CONFIRMED IN ROADS AND PARKING AREAS AS WELL AS SWALES TO SHOW DIRECTION OF STORMWATER FLOW, THE FINISHED FLOOR ELEVATION SHALL BE SHOWN ON ALL BUILDINGS. IF THE LANDSCAPING IS CHANGED IN ANY WAY AN AS BUILT OF THE LANDSCAPE PLAN IS TO BE SUBMITTED TO THE ENGINEER.
- ALL NEW DISTURBED AREAS WILL BE GRASSED BY SEEDING OR SPRIGGING IN ACCORDANCE WITH CURRENT VERSION OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA, AND AS DIRECTED BY THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE DUST CONTROL OF ALL DISTURBED AREAS BY THE USE OF WATER AND FAST GROWING, TEMPORARY VEGETATION ON ALL STOCKPILED SOILS.
- CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE INCLUDING ALL EROSION AND SEDIMENT CONTROL MEASURES.
- ALL EXISTING INLETS AND DITCHES SUBJECT TO STORM WATER RUNOFF FROM THE SITE AND ALL NEW INLETS SHALL BE PROVIDED WITH HAY BALES SILT CARRIERS TO MINIMIZE SOIL TRANSPORT OFF SITE BY STORM WATERS.
- ALL MATERIAL AND INSTALLATION PRACTICES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL MEET THE CURRENT REQUIREMENTS OF THE CITY OF POOLER AND CHATHAM COUNTY DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
- TESTING - PROVIDE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.
- CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.
- ANY DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHALL CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED. THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT HIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.
- PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHALL BE STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
- SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE RAPID RUN-OFF OF STORM WATER.
- ANY STUMP HOLES OR OTHER DEPRESSIONS SHALL BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHALL THEN BE BACKFILLED WITH APPROVED FILL. THE BACKFILL SHALL BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
- ANY UTILITIES THAT UNDERLIE THE SITE SHALL BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
- THE SUBGRADE SHALL BE PROOFROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHALL THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHALL BE UNDERGOTT TO A FIRM SOIL AND REPLACED WITH APPROVED FILL COMPACTED IN SIX INCH LIFTS TO MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM-D-1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHALL BE DRAINED AND COMPACTED TO 95% DENSITY. ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THAN BE PLACED IN 6" THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
- ALL OF THE FILL FOR THIS PROJECT SHALL CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL SHALL BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.
- MOISTURE CONTENT SHALL BE AT OR BELOW OPTIMUM.
- ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF POOLER CONVEYANCE AND DISTRIBUTION DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO FOLLOW THE COMPREHENSIVE MONITORING PLAN PREPARED FOR THE DEVELOPER BY COLEMAN COMPANY, INC.
- ALL TAPS ON A MAIN FOR SERVICE LATERALS SHALL BE MADE WITH AN ALL STAINLESS STEEL DOUBLE STRAP EPOXY COATED TAPPING SADDLE. THE SIZE OF THE SADDLE SHALL BE WATER MAIN DIAMETER C-900 + 1" c.c. THREAD.
- ALL FIRE HYDRANTS AND VALVES SHALL BE MANUFACTURED BY AMERICAN, DARLING, MUELLER OR M&H.
- 50 L.F. OF 6" UNDERDRAIN AND ROCK SHALL BE INSTALLED FROM EACH SIDE OF EACH GRATE INLET. CONTRACTOR SHALL VERIFY THE STATIC WATER ELEVATION OF THE PROPOSED/EXISTING DRAINAGE SYSTEM EACH ROADSIDE INLET IS A COMPONENT OF AND NOT INSTALL THE UNDERDRAIN BELOW THAT STATIC ELEVATION.
- ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45° BENDS BOTH DOWN AND UP.
- ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO ABUTTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.
- CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR(S) ARE RESPONSIBLE FOR LOCATING, PROTECTING, REPAIRING, AND REPLACING ANY AND ALL UNDERGROUND UTILITIES DURING ALL PHASES OF CONSTRUCTION. COLEMAN COMPANY, INC. HAS MADE A DILIGENT EFFORT TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES BUT CANNOT GUARANTEE THAT ALL PRESENT UTILITIES HAVE BEEN IDENTIFIED. CONTRACTOR SHALL CALL UTILITY PROTECTION CENTER (1-800-282-7411) AT LEAST SEVENTY TWO (72) HOURS PRIOR TO DIGGING AND SHALL NOT BEGIN DIGGING UNTIL ALL UNDERGROUND UTILITY LOCATIONS ARE COMPLETE.
- ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED AT THE CONTRACTOR'S EXPENSE.
- A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR GRAVITY SEWER AND FORCE MAINS AT APPROXIMATELY 30" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO MANHOLE RINGS. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
- ALL SANITARY SEWER LATERALS SHALL BE PROPERLY MARKED AT THE POINT WHERE LATERALS TERMINATE WITH PVC PIPE PAINTED GREEN. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. LATERALS SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
- A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CURB STOPS AND BROUGHT TO TOP OF VALVE. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
- ALL WATER SERVICES SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. SERVICES SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
- TRACER WIRE SHALL BE REQUIRED ON ALL STORM PIPE.
- THE CONTRACTOR SHALL HAVE APPROVED PLANS ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
- THE CONTRACTOR SHALL HAVE A CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.

- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF POOLER AND CHATHAM COUNTY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL CURB AND GUTTER TO BE 18" STANDARD PITCH CURB UNLESS OTHERWISE NOTED.
- FOR CITY WATER AND SEWER LINE LOCATIONS, CONTACT THE UTILITIES PROTECTION CENTER (1-800-282-7411) A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE REPORT OF GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS PROJECT BY WHITAKER LABORATORY INC. A COPY CAN BE OBTAINED, AT CONTRACTOR'S EXPENSE, EITHER DIRECTLY FROM WHITAKER OR FROM THE ENGINEER.
- STORM SEWER SPECIFICATIONS FOR MANHOLE COVER IN STREET:
GENERAL: ALL CASTINGS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA BY NEEMAH FOUNDRY COMPANY, U.S. FOUNDRY & MANUFACTURING CORPORATION, EAST JORDAN IRON WORKS, INC. OR APPROVED EQUAL. THEY SHALL BE OF UNIFORM QUALITY, FREE FROM SAND HOLES, SHRINKAGE, CRACKS, COLD SHUTS OR OTHER DEFECTS. CASTINGS SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING.
MATERIALS: GRAY IRON CASTINGS SHALL BE MANUFACTURED FROM IRON CONFORMING TO ASTM A48 CLASS 35B AND ASTM A48 CLASS 30. DUCTILE IRON CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN AND COMPONENT PARTS SHALL FIT TOGETHER PROPERLY. ROUND MANHOLE FRAMES, COVERS AND GRATES SHALL HAVE MACHINED BEARING SURFACES TO PREVENT ROCKING. TOLERANCES SHALL BE ACCEPTED FOUNDRY STANDARDS AS OUTLINED IN THE IRON CASTINGS HANDBOOK PUBLISHED BY THE AMERICAN FOUNDRYMEN'S SOCIETY, INC. CASTINGS WEIGHT SHALL NOT VARY MORE THAN 5% ABOVE OR BELOW THOSE VALUES REPRESENTED BY THE MANUFACTURER.
MARKINGS: ALL CASTINGS SHALL BE CLEARLY MARKED WITH THE MANUFACTURE'S NAME, COMPANY LOGO AND "MADE IN USA" IN CAST LETTERS. ADDITIONALLY, THE TOP OR TRAFFIC SIDE OF ALL CASTINGS SHALL BE CLEARLY MARKED "STORM" AND "CITY OF POOLER" IN FLUSH CAST LETTERS AND THE TOP OR TRAFFIC SIDE OF ALL CASTINGS DESIGNED TO COLLECT WATER, (CATCH BASINS, GRATES, ETC.) SHALL BE CLEARLY MARKED "DRAINS TO RIVER - DO NOT DUMP" OR SIMILAR VERBIAGE THAT ACHIEVES THE SAME MEANING.

- INTERNATIONAL FIRE CODE, 2012 EDITION:
SECTION 3310
ACCESS FOR FIREFIGHTING
3310.1 REQUIRED ACCESS. APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30.5 METERS) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
SECTION 3312
WATER SUPPLY FOR FIRE PROTECTION
3312.1 WHEN REQUIRED, AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- IN THE CASE OF ANY CONFLICT OF THESE CONSTRUCTION DOCUMENTS AND THE CITY OF POOLER CODIFIED ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.

- MAXIMUM BUILDING HEIGHT IS TO BE 80' PER APPENDIX A, ARTICLE IV, SECTION 18 OF THE CITY OF POOLER CODIFIED ORDINANCES.

ADA NOTES:

- ACCESSIBLE ROUTE - EXTERIOR:
MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5'X5' SHALL BE LOCATED EVERY 200' OR LESS (INTERSECTING SIDEWALKS MEET THIS REQUIREMENT). LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS MAY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED 12" IN WIDTH.
2. FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:
A. 0 TO 1/4" - NO REQUIREMENTS
B. 1/4" TO 1/2" - BEVEL WITH 1:2 SLOPE
C. LARGER THAN 1/2" - CONFORM TO REQUIREMENTS FOR RAMP
3. RAMPS:
• MAX RAMP SLOPE 8.33% (1:12)
• RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE
• MAX RISE FOR ANY RAMP RUN IS 30" (AT 8.33% SLOPE, MAXIMUM RUN OF RAMP IS 30')
• MAX CROSS SLOPE OF RAMP 2% (1:50)
A. LANDINGS:
• RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP.
• LANDINGS SHALL BE AT LEAST AS WIDE AS RAMP LEADING TO IT.
• LANDING LENGTH SHALL BE MINIMUM 5' CLEAR
• IF RAMPS CHANGE DIRECTION AT LANDING, MINIMUM LANDING SIZE SHALL BE 5'X5'.
• ALL LANDINGS ARE TO BE NO MORE THAN 2% SLOPE IN ANY DIRECTION.
B. HANDRAILS:
• HANDRAILS ARE REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS)
• WHEN RAMP RISE IS GREATER THAN 6".
• PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
• PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
• ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
• STAIRS ARE NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT THEY SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.
4. CURB RAMPS:
• MAX SLOPE OF CURB RAMP 8.33%
• MAX SLOPE OF SIDE FLARES 10%
• MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
• MIN WIDTH 36" (NOT INCLUDING SIDE FLARES).
• DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHT OF WAYS, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.
5. PAVEMENT MARKINGS:
• AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)
6. PARKING SPACES:
• MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE.
• MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
• MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
• MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION
7. SIGNAGE:
ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (SIGNAGE TO BE INSTALLED AT A MINIMUM HEIGHT OF 7' TO BOTTOM OF VAN ACCESSIBLE DESIGNATION, AND 7' MINIMUM TO THE BOTTOM OF ALL OTHER SIGN FACES).
8. ACCESSIBLE ROUTES:
MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003

WATER - SEWER NOTES:

- HIGHLY CHLORINATED WATER USED IN THE DISINFECTION PROCESS SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
- ANY PIPE, SOLDER AND FLUX USED DURING INSTALLATION OF THE WATER LINES MUST BE "LEAD FREE" IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
- MAINTAIN MINIMUM HORIZONTAL/VERTICAL CLEARANCE IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
- WHERE THE WATER MAIN CROSSES SEWER OR STORM PIPES, THE WATER LINE SHALL BE DUCTILE IRON IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO BRING PROPOSED MANHOLE TOPS TO GRADE.
- MAXIMUM COVER FOR THE WATER MAIN SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS OF SANITARY SEWER LATERALS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INVERT DATA TO INSURE THERE ARE NO CONFLICTS.
- ALL FILLING AND HYDROSTATIC TESTING OF NEW MAINS SHALL BE COORDINATED WITH AND WITNESSED BY THE CITY'S INSPECTOR.
- INDUSTRIAL WASTEWATER DISCHARGE IS NOT ANTICIPATED NOR DESIGNED FOR WITH THIS DEVELOPMENT.
- IN ADDITION TO THE SEDIMENTATION AND EROSION CONTROL MEASURES AS INDICATED ON THE PLANS THE CONTRACTOR SHALL TAKE WHATEVER ACTIONS ARE NECESSARY TO ENSURE THAT ALL SEDIMENTATION IS CONFINED TO THE SITE AND THAT NO OFFSITE EROSION IS CAUSED BY THE WORK EITHER DIRECTLY OR INDIRECTLY.

DEVELOPMENT REQUIREMENTS:

FRONT SETBACK:	60'
SIDE YARD SETBACKS:	20'
REAR YARD SETBACK:	20'

BUILDING AREA =	8,100 SF
PARKING REQUIRED =	12
PARKING PROVIDED =	12

SITE INFORMATION:

PARENT PIN: 51032 01013
ZONING DISTRICT: I-1
FLOOD ZONE: X
SIZE: 68.78

PROPOSED LAND USE: TRAILER PARKING WITH OFFICE AND ASSOCIATED INFRASTRUCTURE

EROSION CONTROL NOTES:

- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES (BMP) DURING ALL PHASES OF CONSTRUCTION AND SHALL INSTALL & MAINTAIN ALL EROSION CONTROL MEASURES ON THE SITE AT ALL TIMES IN ACCORDANCE WITH THESE PLANS AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".
- NARRATIVE DESCRIPTION:
LOCATION: PINE BARREN ROAD POOLER, GEORGIA
PINS: 51032 01013
NATURE OF WORK: CIVIL CONSTRUCTION OF TRAILER YARD AND ASSOCIATED INFRASTRUCTURE

SITE:
TOTAL PROPERTY ACREAGE: 68.78
DISTURBED ACREAGE: 16.60
ZONING CLASSIFICATION: I-1
MAXIMUM BUILDING HEIGHT: 80'
PROPOSED BUILDING HEIGHT: 15'
PHASES: THE WORK WILL BE PERFORMED IN ONE PHASE.

- THERE ARE APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT SITE.
- THERE ARE APPARENT WETLANDS PRESENT ON THE PROPERTY.
- ALL SUITABLE TOPSOIL WILL BE STOCKPILED BY THE CONTRACTOR AND SPREAD IN PROPOSED VEGETATIVE AREAS PRIOR TO LANDSCAPE INSTALLATION.
- THE SOILS ON THIS SITE ARE: Cc (CAPE FEAR SOILS), Oj (OCILLA COMPLEX), E1 (ELLABELLE LOAMY SAND) M1 (MASCOTTE SAND).
- THIS SITE IS CURRENTLY UNDEVELOPED WOODLANDS
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.
- THE CONTRACTOR SHALL ENSURE THAT STRUCTURAL EROSION CONTROL MEASURES ARE INSPECTED DAILY. ANY DEFICIENCIES, INCLUDING SEDIMENT ACCUMULATION AND REMOVAL, OBSERVED SHALL BE CORRECTED BY THE END OF THAT DAY'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DAILY INSPECTION LOG AND NOTIFYING THE OWNER AND ENGINEER OF ANY DEFICIENCIES IDENTIFIED IN THE EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE STABILIZED.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL WILL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT SITE DOES NOT APPEAR TO LIE IN AN FLOOD HAZARD AREA AS DEPICTED ON FIRM PANEL NO. 1305101016G EFFECTIVE DATE: AUGUST 16, 2018.

CONTACT INFORMATION:			
CIVIL ENGINEER:	OWNER/REPRESENTATIVE CONTACT:		
PATRICK WARNER, PE	DST TRAILER SEMI TRAILERS		
COLEMAN COMPANY, INC.	CHIP MATTHEWS, JR.		
1480 CHATHAM PKWY.	827 FAIRWAYS COURT SUITE 110		
SAVANNAH, GA 31405	STOCKBRIDGE GA, 30281		
P 912.200.3041			
F 912.200.3056			

- THE INITIAL RECEIVING WATER FOR THIS PROJECT IS THE LITTLE OGEECHEE RIVER TRIBUTARY. FINAL RECEIVING WATERS ARE THE LITTLE OGEECHEE RIVER.
- ANY ON-SITE FUEL STORAGE TANK MUST BE PROTECTED FROM LEAKS, SPILLS, AND RUPTURE AS PER APPLICABLE CODES.
- SILT FENCE MUST BE INSPECTED DAILY FOR FAILURES AND CLEANED OUT WHEN SILT REACHES 1/2 THE FENCE HEIGHT.
- ALL TEMPORARY BMPs FOR EROSION & SEDIMENT CONTROL SHALL BE REMOVED ONCE FINAL STABILIZATION IS ACHIEVED.

	ARE	IMPERVIOUS	CN	Q25
PRE-DEVELOPMENT	16.55ac	0.00ac	77	(+141.57 cfs To=25.6min.
POST-DEVELOPMENT	16.55ac	10.88ac	92	(+130.82 cfs To=10min.

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DOUGLAS L. FAIRCLOTH

REVISIONS:

12.04.2024	PER HGB COMMENTS
12.18.2024	PER CITY & HGB COMMENTS
01.14.2025	ACCESS ROAD REVISION
02.25.2025	PER CITY COMMENTS
04.11.2025	PER CITY & HGB COMMENTS

CIVIL CONSTRUCTION PLANS FOR
DST TRAILER YARD
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR DST DUVAL SEMI TRAILERS

JOB NUMBER:	23-142
DATE:	10/16/24
DRAWN BY:	CLM
CHECKED BY:	DLF
SCALE:	AS NOTED

CONSTRUCTION NOTES

SHEET:
C0.0

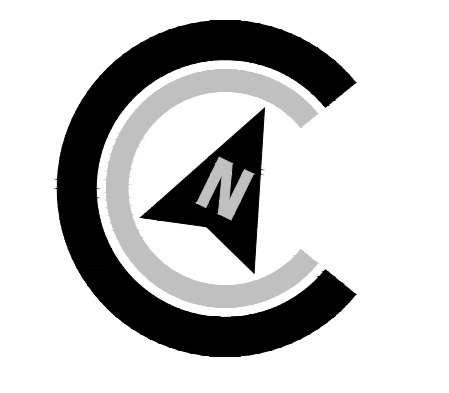


Know what's below.
Call before you dig.



LOT 1
 BLOOMINGDALE DISTRIBUTION CENTER, PHASE I
 N/P: HORTON INVESTMENT PARTNERS, PHASE I
 PROJECT: 33-142-0001
 PLAT BOOK 53, PAGE 632

LOT 2
 15.98 AC.
 696,886 SF.



SCALE: 1" = 50'



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12.18.2024 PER CITY & HGB COMMENTS
01.14.2025 ACCESS ROAD REVISION
01.20.2025 PER CITY COMMENTS
02.25.2025 PER CITY COMMENTS
04.11.2025 PER CITY & HGB COMMENTS

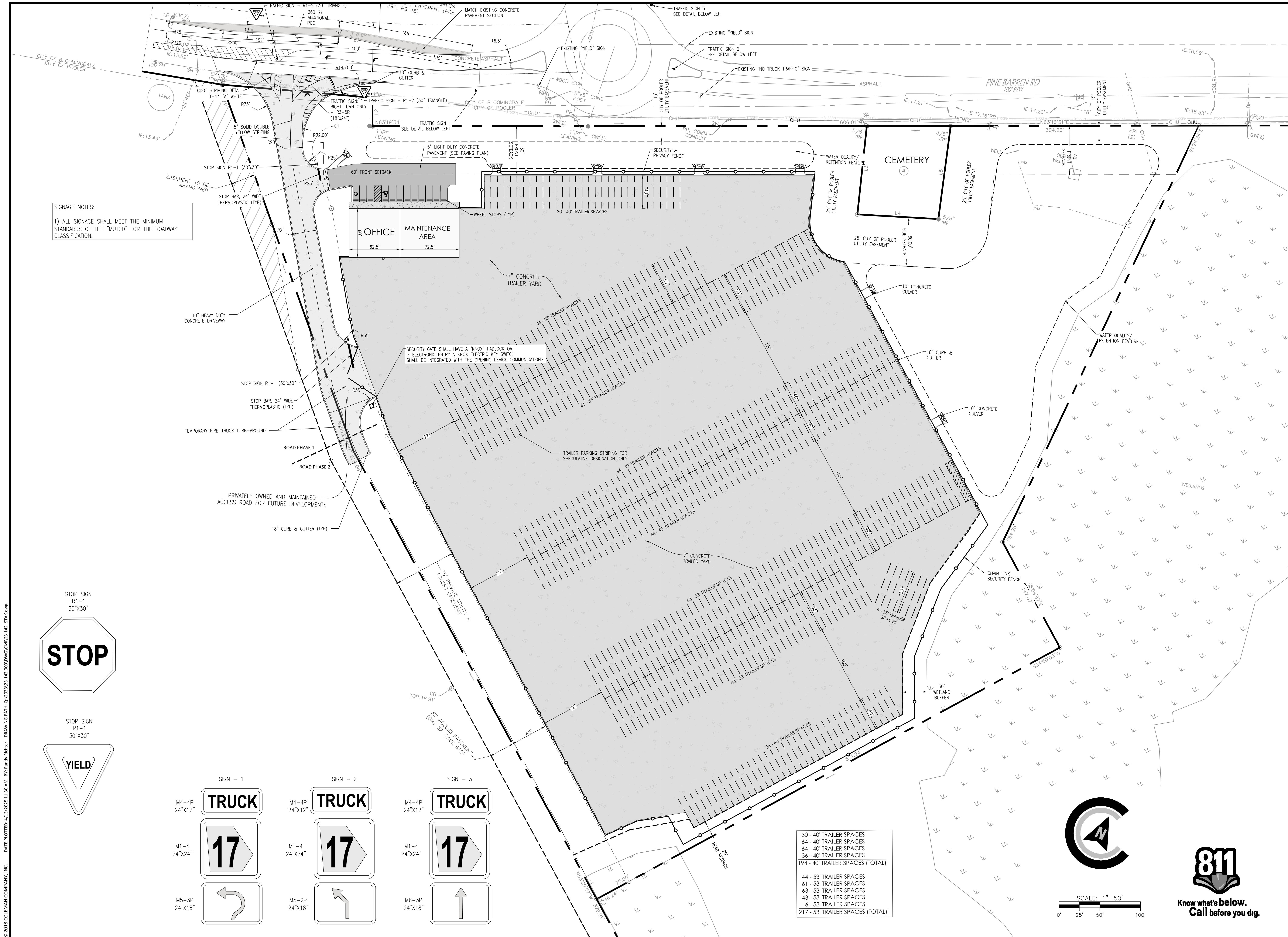
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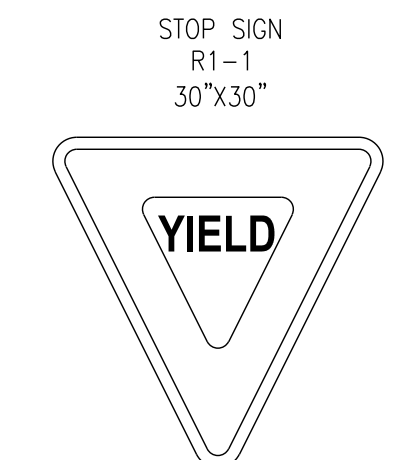
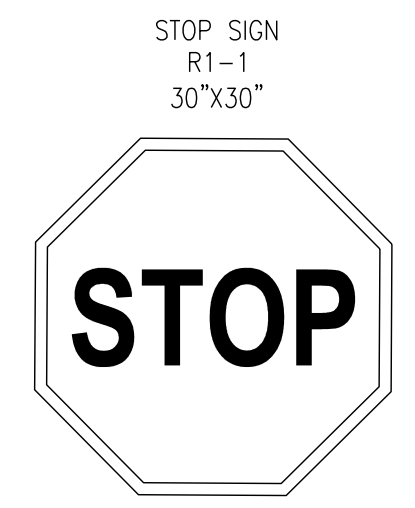
EXISTING
 CONDITIONS

SHEET:
C1.0

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SIGNAGE NOTES:
1) ALL SIGNAGE SHALL MEET THE MINIMUM STANDARDS OF THE "MUTCD" FOR THE ROADWAY CLASSIFICATION.



SIGN - 1

M4-4P 24"x12" TRUCK

M1-4 24"x24" 17

M5-3P 24"x18" [Right Turn Arrow]

SIGN - 2

M4-4P 24"x12" TRUCK

M1-4 24"x24" 17

M5-2P 24"x18" [Left Turn Arrow]

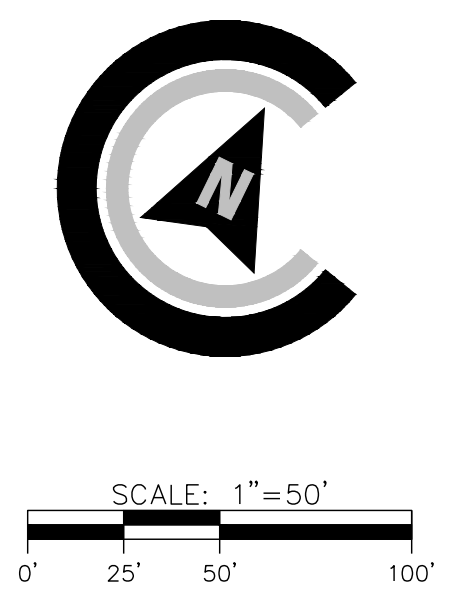
SIGN - 3

M4-4P 24"x12" TRUCK

M1-4 24"x24" 17

M6-3P 24"x18" [Up Arrow]

- 30 - 40' TRAILER SPACES
- 64 - 40' TRAILER SPACES
- 64 - 40' TRAILER SPACES
- 36 - 40' TRAILER SPACES
- 194 - 40' TRAILER SPACES (TOTAL)
- 44 - 53' TRAILER SPACES
- 61 - 53' TRAILER SPACES
- 63 - 53' TRAILER SPACES
- 43 - 53' TRAILER SPACES
- 6 - 53' TRAILER SPACES
- 217 - 53' TRAILER SPACES (TOTAL)



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REVISIONS:

12.18.2024	PER CITY & HGB COMMENTS
01.14.2025	ACCESS ROAD REVISION
01.20.2025	PER CITY COMMENTS
02.25.2025	PER CITY COMMENTS
04.11.2025	PER CITY & HGB COMMENTS

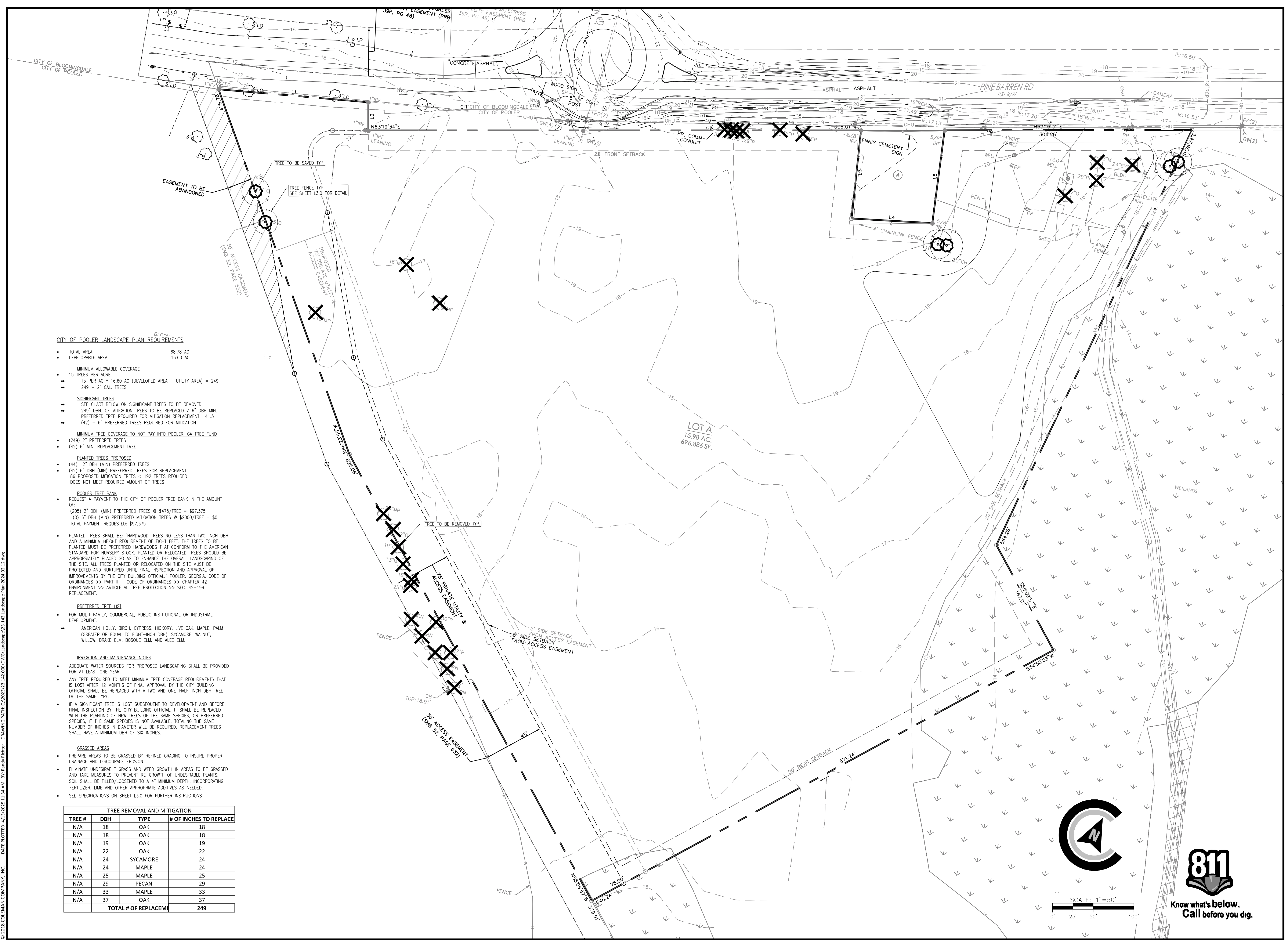
CIVIL CONSTRUCTION PLANS FOR
DST TRAILER YARD
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR DST DUVAL SEMI TRAILERS

JOB NUMBER: 23-142
DATE: 10/16/24
DRAWN BY: CLM
CHECKED BY: DLF
SCALE: AS NOTED

STAKING PLAN

SHEET:
C2.0

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CITY OF POOLER LANDSCAPE PLAN REQUIREMENTS

- TOTAL AREA: 68.78 AC
- DEVELOPABLE AREA: 16.60 AC
- MINIMUM ALLOWABLE COVERAGE
- 15 TREES PER ACRE
- 15 PER AC * 16.60 AC (DEVELOPED AREA - UTILITY AREA) = 249
- 249 - 2" CAL. TREES
- SIGNIFICANT TREES
- SEE CHART BELOW ON SIGNIFICANT TREES TO BE REMOVED
- 249" DBH OF MITIGATION TREES TO BE REPLACED / 6" DBH MIN.
- PREFERRED TREE REQUIRED FOR MITIGATION REPLACEMENT = 41.5
- (42) - 6" PREFERRED TREES REQUIRED FOR MITIGATION
- MINIMUM TREE COVERAGE TO NOT PAY INTO POOLER, GA TREE FUND
- (249) 2" PREFERRED TREES
- (42) 6" MIN. REPLACEMENT TREE
- PLANTED TREES PROPOSED
- (44) 2" DBH (MIN) PREFERRED TREES
- (42) 6" DBH (MIN) PREFERRED TREES FOR REPLACEMENT
- 86 PROPOSED MITIGATION TREES < 192 TREES REQUIRED
- DOES NOT MEET REQUIRED AMOUNT OF TREES

- POOLER TREE BANK**
- REQUEST A PAYMENT TO THE CITY OF POOLER TREE BANK IN THE AMOUNT OF:
- (205) 2" DBH (MIN) PREFERRED TREES @ \$475/TREE = \$97,375
- (0) 6" DBH (MIN) PREFERRED MITIGATION TREES @ \$2000/TREE = \$0
- TOTAL PAYMENT REQUESTED: \$97,375

- PLANTED TREES SHALL BE: HARDWOOD TREES NO LESS THAN TWO-INCH DBH AND A MINIMUM HEIGHT REQUIREMENT OF EIGHT FEET. THE TREES TO BE PLANTED MUST BE PREFERRED HARDWOODS THAT CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTED OR RELOCATED TREES SHOULD BE APPROPRIATELY PLACED SO AS TO ENHANCE THE OVERALL LANDSCAPING OF THE SITE. ALL TREES PLANTED OR RELOCATED ON THE SITE MUST BE PROTECTED AND NURTURED UNTIL FINAL INSPECTION AND APPROVAL OF IMPROVEMENTS BY THE CITY BUILDING OFFICIAL. POOLER, GEORGIA, CODE OF ORDINANCES >> PART II - CODE OF ORDINANCES >> CHAPTER 42 - ENVIRONMENT >> ARTICLE V. TREE PROTECTION >> SEC. 42-199. REPLACEMENT.

- PREFERRED TREE LIST**
- FOR MULTI-FAMILY, COMMERCIAL, PUBLIC INSTITUTIONAL OR INDUSTRIAL DEVELOPMENT:
- AMERICAN HOLLY, BIRCH, CYPRESS, HICKORY, LIVE OAK, MAPLE, PALM (GREATER OR EQUAL TO EIGHT-INCH DBH), SYCAMORE, WALNUT, WILLOW, DRAKE ELM, BROSQUÉ ELM, AND ALEE ELM.

- IRRIGATION AND MAINTENANCE NOTES**
- ADEQUATE WATER SOURCES FOR PROPOSED LANDSCAPING SHALL BE PROVIDED FOR AT LEAST ONE YEAR.
- ANY TREE REQUIRED TO MEET MINIMUM TREE COVERAGE REQUIREMENTS THAT IS LOST AFTER 12 MONTHS OF FINAL APPROVAL BY THE CITY BUILDING OFFICIAL SHALL BE REPLACED WITH A TWO AND ONE-HALF-INCH DBH TREE OF THE SAME TYPE.
- IF A SIGNIFICANT TREE IS LOST SUBSEQUENT TO DEVELOPMENT AND BEFORE FINAL INSPECTION BY THE CITY BUILDING OFFICIAL, IT SHALL BE REPLACED WITH THE PLANTING OF NEW TREES OF THE SAME SPECIES, OR PREFERRED SPECIES, IF THE SAME SPECIES IS NOT AVAILABLE, TOTALING THE SAME NUMBER OF INCHES IN DIAMETER WILL BE REQUIRED. REPLACEMENT TREES SHALL HAVE A MINIMUM DBH OF SIX INCHES.

- GRASSED AREAS**
- PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
- ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES TO PREVENT RE-GROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED/LOOSENED TO A 4" MINIMUM DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS NEEDED.
- SEE SPECIFICATIONS ON SHEET L3.0 FOR FURTHER INSTRUCTIONS

TREE REMOVAL AND MITIGATION			
TREE #	DBH	TYPE	# OF INCHES TO REPLACE
N/A	18	OAK	18
N/A	18	OAK	18
N/A	19	OAK	19
N/A	22	OAK	22
N/A	24	SYCAMORE	24
N/A	24	MAPLE	24
N/A	25	MAPLE	25
N/A	29	PECAN	29
N/A	33	MAPLE	33
N/A	37	OAK	37
TOTAL # OF REPLACEMENT			249

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GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
AYM GEHLLER
No. 19957
02/25/23

REVISIONS:

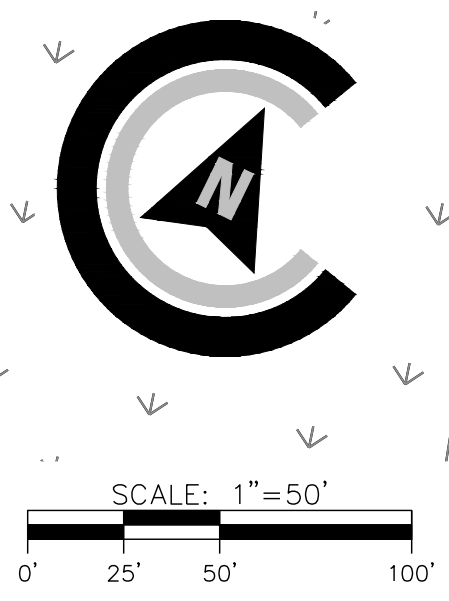
09.24.2024	PER CITY COMMENTS
01.14.2025	ACCESS ROAD REVISION
02.25.2025	PER CITY COMMENTS

LANDSCAPE PLANS FOR
DST TRAILER YARD
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR DST DUVAL SEMI TRAILERS

JOB NUMBER: 23-142
DATE: 12/12/23
DRAWN BY: MRC
CHECKED BY: JMG
SCALE: AS NOTED

EXISTING CONDITIONS

SHEET:
L1.0



PLANTING NOTES

- GENERAL:**
- CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK AND SHALL PROMPTLY REPORT ANY DISCREPANCIES.
 - CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED, CONTRACTOR IS TO PROMPTLY ADVISE THE GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND OWNER.
 - GENERAL SITE CONTRACTOR SHALL PROVIDE SUBGRADE TO WITHIN 1/8" OF FINISH GRADE.
 - ALL PLANTING SHALL ADHERE TO THE STANDARDS AS SPECIFIED IN CITY OF HARDEEVILLE ORDINANCE.

- PLANT QUALITY:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TREES, SHRUBS, GROUND COVER, VINES AND SOD AS SHOWN ON LANDSCAPE PLAN. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE ASSOCIATION OF NURSERYMEN, 1250 I STREET, N.W., SUITE 500, WASHINGTON D.C. 20005, (202) 789-2900.
 - ALL PLANT MATERIAL SHALL HAVE A ONE-YEAR WARRANTY UPON ACCEPTANCE BY THE OWNER.**
 - PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, AND HAVE A NORMAL WELL-DEVELOPED BRANCHING STRUCTURE AND A VIGOROUS FIBROUS ROOT SYSTEM. PLANTS SHALL BE HEALTHY, VIGOROUS, AND FREE FROM INSECTS AND DISEASE. TREE TRUNKS NOT LOWER THAN FOUR FEET ABOVE THE GROUND, DEPENDENT ON THE SPECIES. TRUNKS AND STEMS SHALL BE FIRM WITH NO INDICATION OF FUNGAL CANKERS, GALLS, INSECT BORERS, DIE BACK, FROST CRACKS, SUN SCALD, OR OTHER DEFECTS THAT WOULD CAUSE THE TREE TO DECLINE OR BECOME STRUCTURALLY UNSOUND. TREES SHALL BE DENSELY FOLIATED WHEN IN LEAF.
 - ALL PLANTS SHALL BE COMMERCIAL GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF HARDEEVILLE, SC
 - ALL PLANTS SHALL EQUAL OR EXCEED THE MINIMUM SIZE AS SHOWN IN THE PLANT LIST, AND ALL METHODS OF PLANT MEASUREMENT SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK".
 - CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY MEASURING THE LARGEST TRUNK ONLY.
 - PLANTS SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATIONS AND REQUIREMENTS.** SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK. ACCEPTANCE AT THE NURSERY, IN WHICH THE PLANT IS GROWING PRIOR TO TRANSPLANTING, DOES NOT PRECLUDE REJECTION AT THE SITE FOR JUST CAUSE.

- ROOT SYSTEM:**
- ALL TREE SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
 - ALL SHRUBS SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT SHRUBS SHALL BE ACCEPTABLE.
 - THE MINIMUM SIZE OF BALLS, BALL DEPTHS, AND BALL DIAMETER SHALL CONFORM TO BALLING AND BURLAPPING SPECIFICATIONS AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
 - ALL BALLED AND BURLAPPED PLANTS SHALL HAVE THE TOP 1/3 OF THE BURLAP REMOVED FROM THE BALL AFTER THE POSITION OF THE PLANT IS STABILIZED. NO BURLAP SHALL BE REMOVED FROM UNDER THE BALL, AND ALL WIRE AND SURPLUS FROM THE TOP OF THE BALL SHALL BE REMOVED.

- SEEDING AND SODDING:**
- ALL EXTERIOR GROUND AREA NOT OCCUPIED BY BUILDINGS, STRUCTURES, PAVEMENT, PLANT MATERIAL, AND MULCH SHALL BE SEEDED OR SODDED IN AN ACCEPTABLE MANNER IN ACCORDANCE WITH LOCAL NURSERY STANDARDS, UNLESS OTHERWISE NOTED.
 - ALL SEED SHALL BE PURCHASED FROM A REPUTABLE SUPPLIER AND SHALL BEAR THE CURRENT SEASON'S CERTIFICATES OF WEIGHT, PURITY AND GERMINATION.
 - ALL SOD SHALL BE COMMERCIAL GROWN IN GEORGIA OR NEIGHBORING AREAS, STRONGLY ROOTED AND FREE FROM WEEDS.
 - ALL SOD SHALL BE LAYED WITHIN 48 HOURS AFTER BEING CUT AT THE NURSERY.
 - SOD SHALL BE LAYED OUT SO THAT NO JOINTS OCCUR AND IN SUCH A MANNER THAT THE END JOINTS BETWEEN INDIVIDUAL SOD PIECES OF ADJOINING ROW DO NOT COINCIDE. SOD SHALL BE LAID ON TOPSOIL AT THE REQUIRED FINISH GRADE AND SHALL BE FLUSH WITH ADJACENT PAVEMENT, CURBS, AND PLANTING BED EDGES.

- TOPSOIL:**
- CONTRACTOR SHALL PROVIDE A MINIMUM 3" DEPTH OF TOPSOIL IN ALL PLANTING AREAS.
 - ALL TOPSOIL SHALL BE FREE FROM ROCKS, DEBRIS, NOXIOUS WEEDS, EXCESSIVE WEEDS, PLANT WASTE, SUBSOIL, HEAVY CLAY, ROOTS, STUMPS, AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH
 - TOPSOIL SHALL BE NATURAL, FERTILE, SANDY LOAM POSSESSING CHARACTERISTICS COMMON TO PRODUCTIVE SOILS IN THE SOUTHEASTERN COASTAL REGION, AND IT SHALL NOT CONTAIN ANY TOXIC SUBSTANCES.

- PLANTING:**
- GROUND COVER SHALL BE PLANTED AS SPECIFIED BELOW:
 - GROUND COVER SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLANT LIST.
 - WHERE GROUND COVER ADJUTS CURBS, PAVEMENT, SIGNS AND POLES, MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO SAID OBJECT.
 - GROUND COVER SHALL BE PLANTED A MINIMUM OF 14" FROM CENTER OF ALL TREES.
 - SHRUBS AND GRASSES SHALL BE PLANTED A MINIMUM OF 4" FROM CENTER OF ALL LARGE TREES.
 - SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 36" FROM CURBS AT CAR PARKING AREAS TO ALLOW FOR OVERHANG, UNLESS WHEEL STOPS ARE PROVIDED.
 - NO LARGE OR MEDIUM TREE SPECIES SHALL BE PLANTED WITHIN TEN (10) FEET OF ANY UNDERGROUND UTILITY LINE OR UNDERNEATH ANY OVERHEAD POWER LINES. SMALL TREE SPECIES MUST MAINTAIN A MINIMUM FIVE (5) FOOT SEPARATION FROM UNDERGROUND UTILITY LINES.
 - TREES SHALL BE PLANTED AT PROPER DEPTH OR SHALL BE REJECTED AT TIME OF INSPECTION.
 - STAKE TREES ONLY WHEN NECESSARY.

- FERTILIZER:**
- CONTRACTOR SHALL PERFORM A SOIL TEST ON ALL PROPOSED LANDSCAPE AREAS BEFORE INSTALLING ANY PROPOSED PLANT MATERIAL.
 - IF A SOIL TEST DETERMINES THAT ADDITIONAL SOIL AMENDMENTS ARE REQUIRED, CONTRACTOR SHALL APPLY AN APPROPRIATE FERTILIZER IN CONFORMANCE WITH INSTRUCTIONS ON THE CONTAINER.

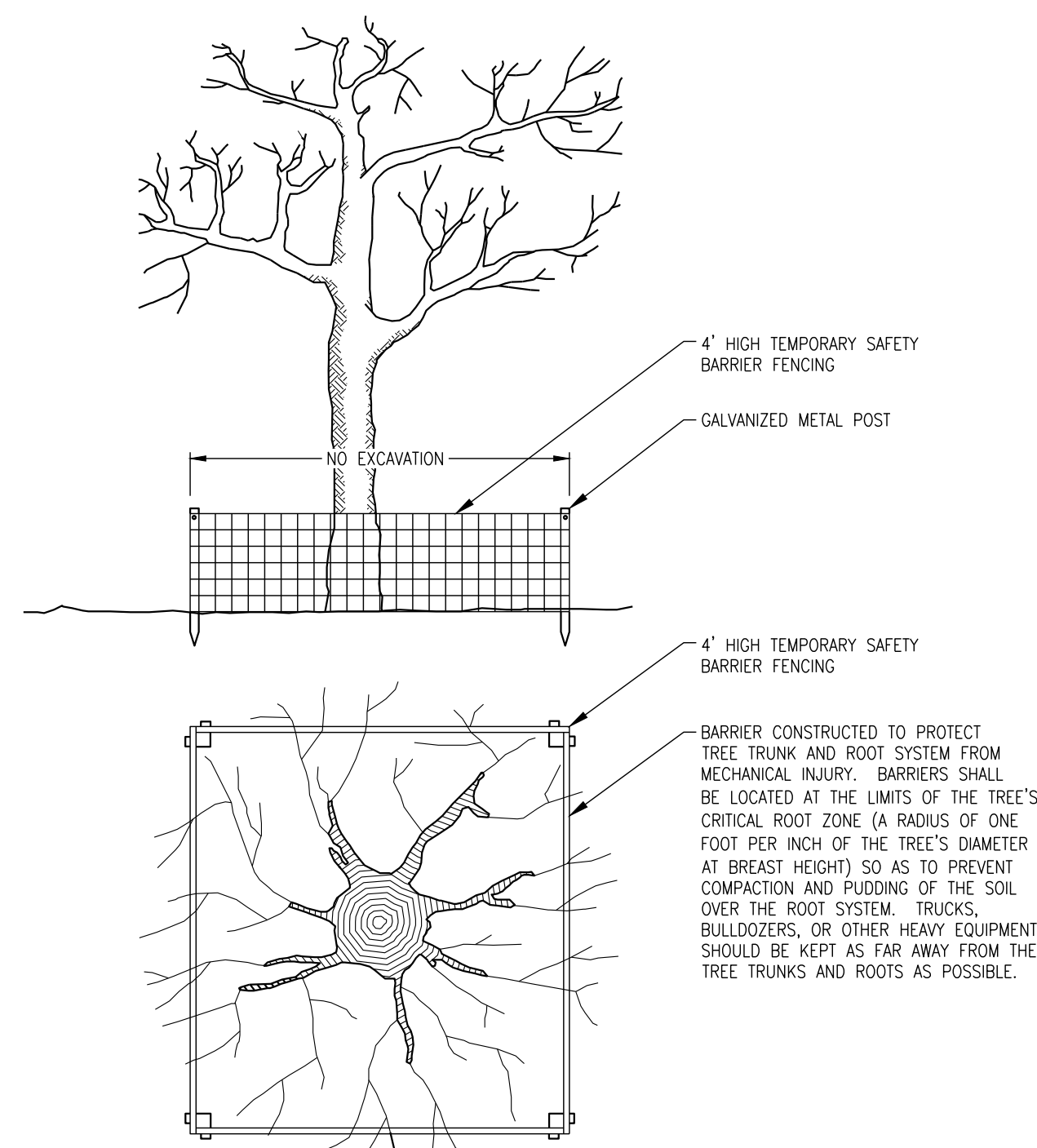
- MULCH:**
- ALL TREES AND SHRUBS SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 3" LAYER OF ACCEPTABLE MATERIAL.
 - ALL GROUND COVER SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 1" LAYER OF ACCEPTABLE MATERIAL.
 - ACCEPTABLE MULCHING MATERIAL INCLUDES PINE NEEDLES, SHREDDED BARK, AND WOOD CHIPS.

- WATERING:**
- ALL PLANTS INCLUDING TREES, SHRUBS, AND GROUND COVER SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.
 - ALL SEEDED AND SODDED AREAS SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.

- MAINTENANCE:**
- CONTRACTOR SHALL INSPECT PLANTS ON A WEEKLY BASIS; MAINTAIN AND WATER ALL SODDED AREAS AND PLANT MATERIALS; AND WEED, PRUNE, AND RE-MULCH PLANTING BEDS AS NECESSARY MAINTAIN HEALTHY GROWING CONDITIONS UNTIL LANDSCAPE INSTALLATION IS COMPLETE.
 - OWNER IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL PLANT MATERIAL UPON COMPLETION OF LANDSCAPE INSTALLATION.
 - GUYING AND STAKING SHALL BE REMOVED NO LATER THAN 6 MONTHS AFTER INSTALLATION.

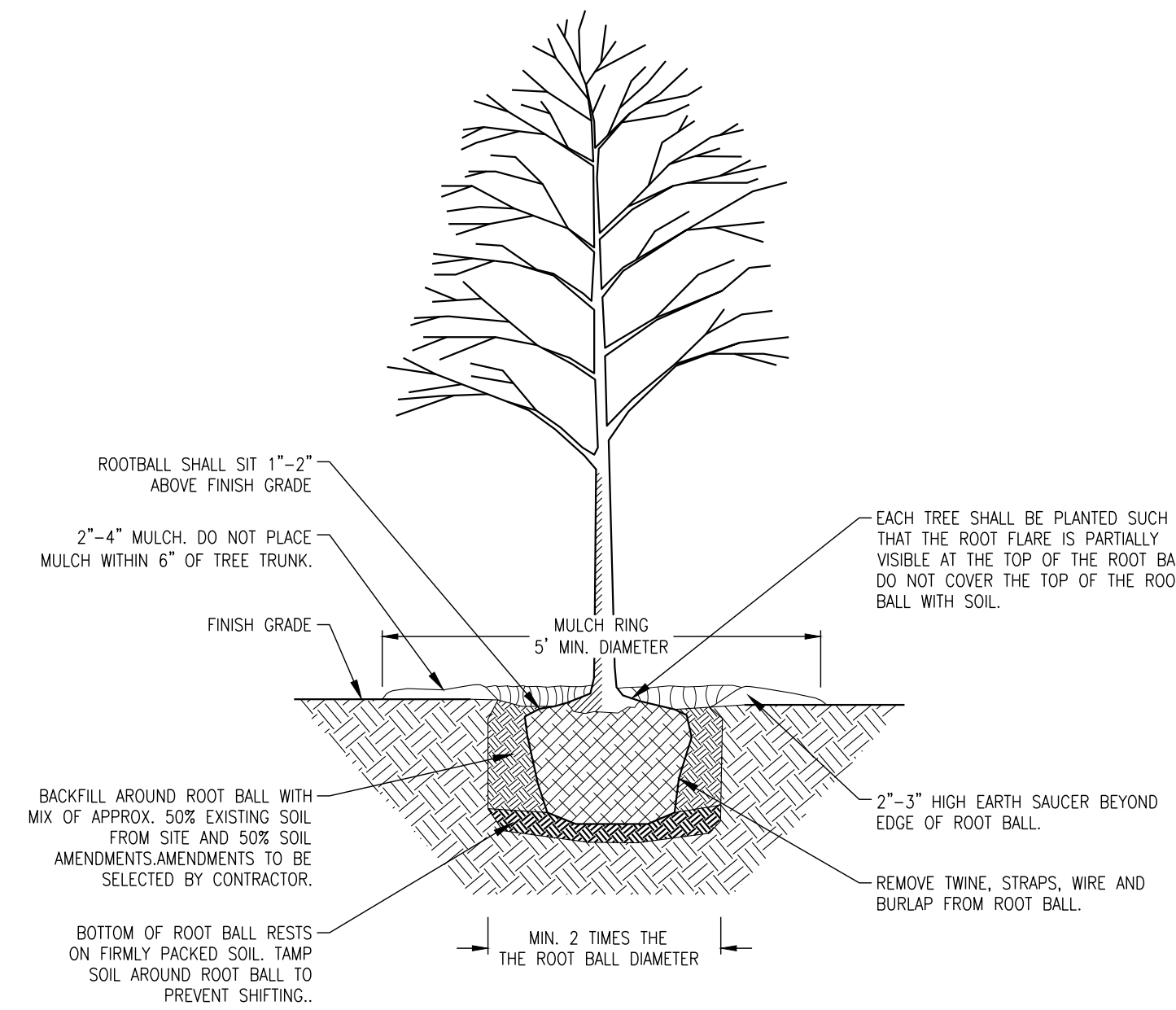
- PLANT ALTERATIONS AND SUBSTITUTIONS:**
- ANY CHANGE TO PLANT QUANTITY, PLANT SPECIES, PLANT SIZE, OR PLANT LOCATION IS UNACCEPTABLE WITHOUT SPECIFIC APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT.**

- NOTES:**
- PLANT LIST QUANTITIES ARE FOR REFERENCE ONLY. KEYED PLANS SHALL GOVERN OVER PLANT LIST.
 - ALL PLANTS/PLANT BEDS SHALL RECEIVE A 3" LAYER OF FRESH PINE STRAW MULCH.
 - THE GENERAL CONTRACTOR SHALL SUPPLY ROUGH GRADES ±0.2' WITH POSITIVE DRAINAGE PATTERNS ESTABLISHED. THE LANDSCAPE CONTRACTOR WILL FINE GRADE FOR PLANTING OPERATIONS.
 - SEE SPECIFICATIONS THIS SHEET FOR FURTHER INSTRUCTIONS.
 - TOPSOIL SHALL BE STRIPPED AND STOCKPILED BY THE GRADING CONTRACTOR. STOCKPILED TOPSOIL SHALL BE SPREAD BY THE GRADING CONTRACTOR TO A DEPTH OF 4 INCHES IF QUANTITIES ARE SUFFICIENT. GRADING CONTRACTOR SHALL PROVIDE STOCKPILED TOPSOIL FOR LANDSCAPE CONTRACTOR USE FOR BACKFILLING LANDSCAPE ISLANDS.
 - ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND SHAPE RELATIONSHIPS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ALL SIZES SPECIFIED REFER TO THE SIZE AT THE TIME OF PLANTING.



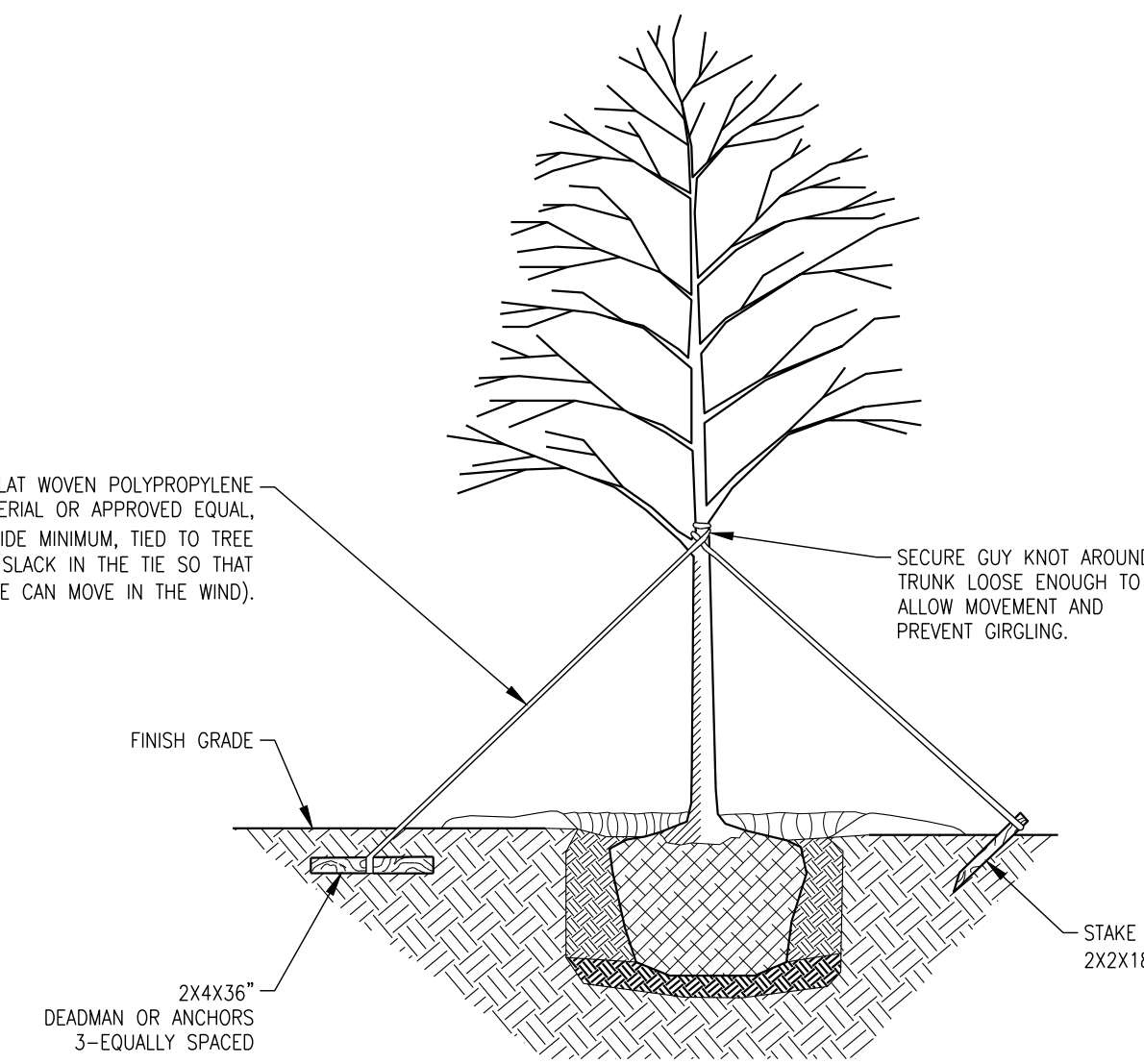
- FOR ADDED PROTECTION:**
- PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
 - MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
 - PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE.

TREE PROTECTION FENCING NOT TO SCALE



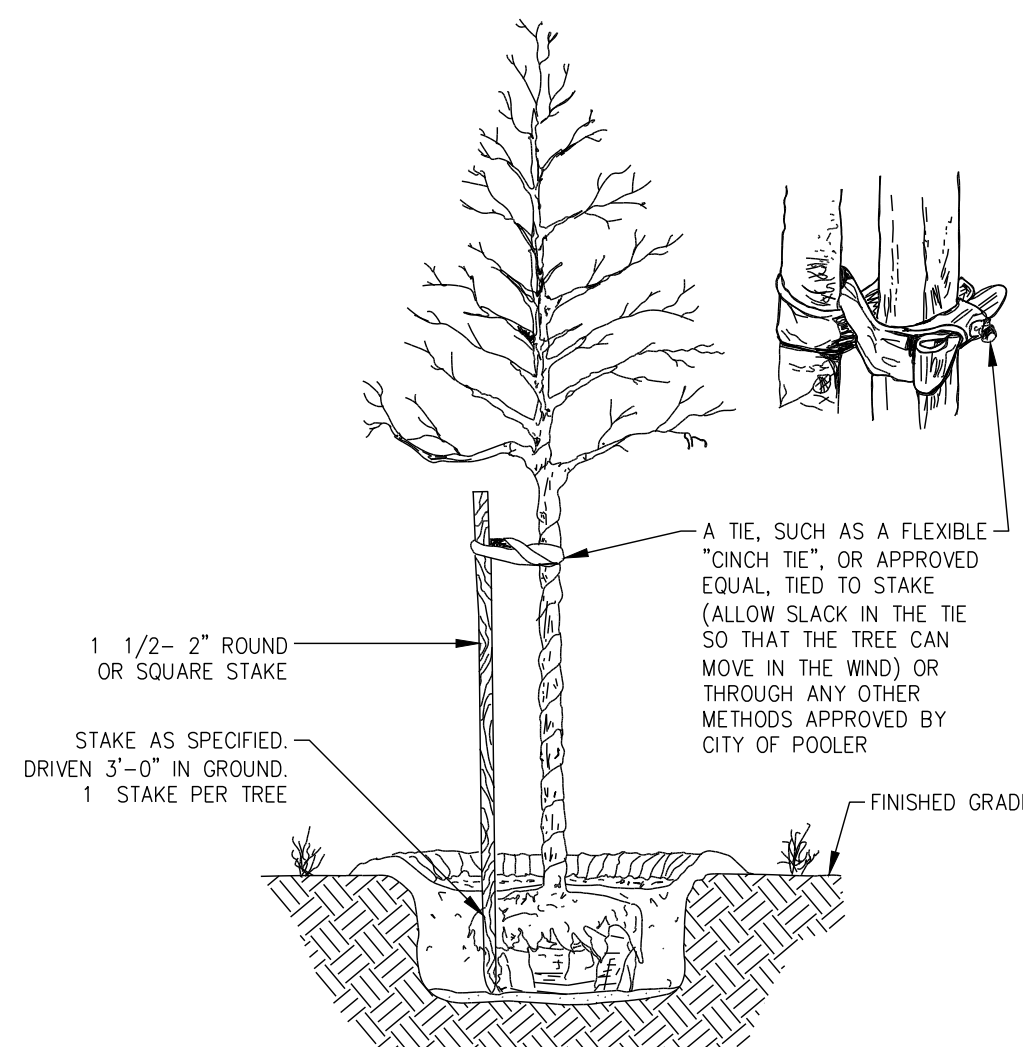
- NOTE:**
- TREES SHALL BE PRUNED IMMEDIATELY AFTER PLANTING TO REMOVE DEAD, BROKEN, DISEASED, DYING OR RUBBING BRANCHES. CO-DOMINANT STEMS LESS THAN 4" IN DIAMETER AT THE FORK SHALL BE PRUNED OFF AND ONE MAIN STEM REMAIN. TREE TOPPING OR HEADING IS NOT PERMITTED AT ANY TIME.
 - STAKING IS NOT REQUIRED, BUT IF INSTALLED IT SHALL BE REMOVED NO LATER THAN SIX MONTHS AFTER PLANTING.

TREE PLANTING DETAIL NOT TO SCALE



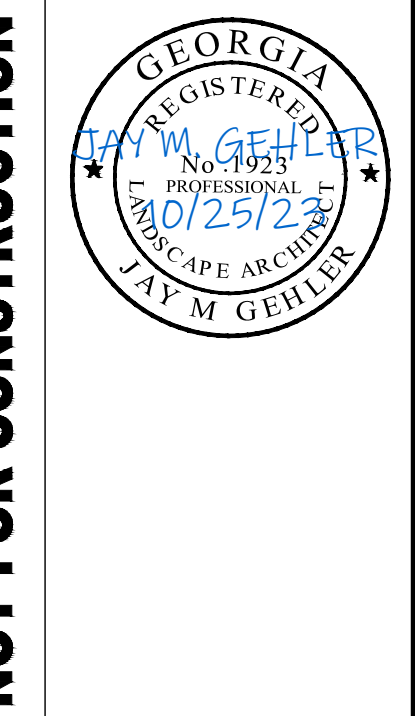
- NOTE:**
- SELECT DEADMAN, ANCHORS OR STAKES TO SECURE TREE
 - STAKE TREES ONLY WHEN NECESSARY, STAKES TO BE REMOVED 6 MONTHS AFTER PLANTING.
 - TREES LARGER THAN 2" CALIPER SHOULD BE STAKED BY THREE STRAPS WHEN NECESSARY.
 - DO NOT USE STRAPS TO PULL TREE PLUMB.

TREE STAKING 2" CAL. AND ABOVE NOT TO SCALE



- STAKE TREES ONLY WHEN NECESSARY. STAKES SHALL BE REMOVED 6 MONTHS AFTER PLANTING.
- OTHER ALTERNATE STAKING METHODS MAY BE USED UPON APPROVAL BY MUNICIPALITY.

ALTERNATIVE TREE STAKING NOT TO SCALE



REVISIONS:

09.24.2024	PER CITY COMMENTS
01.14.2025	ACCESS ROAD REVISION
02.25.2025	PER CITY COMMENTS

LANDSCAPE PLANS FOR
DST TRAILER YARD
PHASE 1
LOCATED IN POOLER, GEORGIA
PREPARED FOR DST DUVAL SEMI TRAILERS

JOB NUMBER:	23-142
DATE:	12/12/23
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

LANDSCAPE
DETAILS

SHEET:
L3.0



EOM Operations
Your solution to a better tomorrow

Based on our thorough review, it is our professional opinion that the submitted plans are in substantial conformance with the City of Pooler's applicable design standards, codes, and ordinances. Accordingly, we respectfully recommend Site Plan Approval, which shall be contingent upon the following.

- Prior to scheduling the required pre-construction meeting, the City of Pooler shall review, approve, and sign the proposed covenants pertaining to the grinder pump lift station.

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
Marcella Benson; City Planner- City of Pooler
Ryan Jarles; City Planner – City of Pooler
Rachael Brown; Zoning Administrator – City of Pooler
Liberto Chacon, PE; Sr. Vice President of Operations – EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882

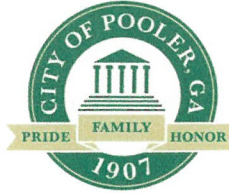


CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Acceptance of Maintenance Bond in the amount of \$28,626.89 for HoM at Pooler
100 Commons Way, Subject to City Attorney Approval

Project:	#231436 (AA1161)
P&Z Meeting Date:	July 28, 2025
City Council Meeting Date:	August 4, 2025
Applicant and Authorized Agent:	CRP/IDPHV Pooler Venture, LLC
Location (Address):	100 Commons Way
Parcel (PIN):	51009 01089
Acreage:	Approximately 18.96
Zoning:	PUD (Savannah Quarters, Phase 16)
Proposed Use:	HoM at Pooler, water distribution system from connection to public main to on-site water meter and a connection of the private sanitary sewer system to the existing public manhole.
Staff Recommendation:	Approval Subject to City Attorney Approval.
Planning & Zoning Commission:	TBD
<i>Recommended Motion:</i>	<i>"After review of the application, move for approval of the acceptance of the maintenance bond in the amount of \$28,626.89 for HoM at Pooler water distribution system from connection to public main to on-site water meter and a connection of the private sanitary sewer system to the existing public manhole, subject to City attorney approval."</i>
Attachments:	<ul style="list-style-type: none"> A. Bond B. Bond Submittal Documentation C. Record Drawing



CITY of POOLER
— GEORGIA —

MAINTENANCE BOND

Bond Number: 8055622 Principal Amount: \$28,626.89

Project: HoM at Pooler Multifamily

Location: 100 Commons Way City Permit Number: _____

KNOW ALL MEN BY THESE PRESENTS:

That CRP/IDPHV Pooler Venture, L.L.C., registered business address of 900 Circle 75 Pkwy, Suite 550, Atlanta GA 30339; as Principal, hereinafter called "CONTRACTOR," and Amerisure Mutual Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of 26777 Halsted Road Farmington Hills, MI 48331, a Surety insurer, chartered and existing under the laws of the State of Michigan,

and authorized to do business in the State of Georgia, are held and firmly bound unto the City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261,

herein called the "OBLIGEE," in the sum of Twenty-Eight Thousand Six Hundred Twenty-Six and 89/100 US Dollars (\$ 28,626.89) lawful money of the United States of America, for the payment of which sum truly to be made to Obligee, Contractor, and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents:

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Contractor has constructed various public improvements, detailed as:
HoM at Pooler Multifamily _____ in accordance with the General Conditions, Drawings, Specifications, Plans, etc. on file for the Project defined above and herein. Contractor constructed the improvements in accordance with all applicable Ordinances of the City of Pooler, in addition to any other applicable local, state, or federal code, regulation, guideline, conditions, etc.

NOW THEREFORE for a period of 24 months, commencing on the date

Attachment A

of acceptance of this Bond by Obligee:

- 1) The Contractor shall promptly and faithfully protect Obligee against any defects in the Project resulting from faulty materials, workmanship, design, or any other cause (excluding acts of nature);
- 2) In the event defects are found and identified, Obligee shall promptly notify Contractor in writing, stating the defect or defects to be remedied;
- 3) The Contractor shall initiate repairs within thirty (30) days of notice from Obligee and completes repairs within a reasonable time;
- 4) Upon completion of repairing the defect(s), Contractor shall submit a written request for a final inspection of the repairs to Obligee;
- 5) Contractor shall pay all costs and expenses incurred for, or incidental to, compliance with the requirements of this Bond, the Code of Ordinances for the City of Pooler, and any other applicable local, state, or federal code, regulation, guideline, conditions, etc.;
- 6) Should Contractor fail to begin work within thirty (30) days of written notice from Obligee, Obligee shall then notify Surety in writing of the defect(s) who may, within thirty (30) days from the date of notice from Obligee
 - a. elect to take action as it deems necessary to insure performance of the Contractor's obligations herein, or
 - b. submit a written request to Obligee seeking to repair the defect(s) as if it were Contractor in accordance with the terms and obligations herein, such request may be approved by Obligee in its discretion;
- 7) If repairs of any defect(s) are not commenced after expiration of the thirty (30) day period afforded to Surety in accordance with paragraph 6 above, Obligee may elect to repair the defect(s), and Contractor and Surety, jointly and severally, shall pay all expenses and costs of any kind incurred by Obligee, together with any damages direct or consequential Obligee may sustain as a result of the defect(s) or the failure to timely repair the defect(s); and
- 8) Obligee shall have the right to contract for repair of any defect(s) not timely repaired, with any repairs being awarded in accordance with all applicable local, state, and federal laws. Contractor and Surety, jointly and severally, shall become immediately liable to Obligee for any amount owed under such contract.

This Bond shall automatically renew unless released by Obligee in accordance with the Code of Ordinances for the City of Pooler, at which time the rights and obligations created herein shall be void. Otherwise, it remains in full force and effect.

The principal amount of this Bond may be reduced in accordance with the Code of Ordinances for the City of Pooler, upon express written approval by the Obligee.

Subject to any right or reservation set forth herein, Surety shall assume and perform any and all obligations of the Contractor upon the Contractor's failure or refusal to fulfill its obligations under this Bond.

Attachment A

IT IS FURTHER understood that should Obligee be required to institute legal proceedings in order to collect any funds under this Bond, venue shall be exclusively in the Superior Court of Chatham County, Georgia, and Contractor shall be responsible for any and all attorney's fees and court costs incurred by Obligee, together with interest from the date of default, at the rate permitted by The Official Code of Georgia, Title 7, Chapter 12, Article 1, Section 12 (O.C.G.A. § 7-4-12) or any amendments thereto.

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

Attachment A

IN WITNESS HEREOF, the Contractor and Surety do hereunto execute this Bond number

8055622 this 1st day of July, 2025.

Attest

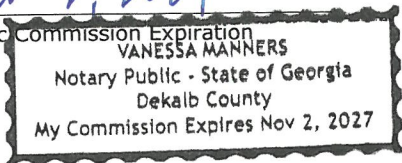
[Signature]
Witness as to Contractor (1)

[Signature]
Witness as to Contractor (2)

[Signature]
Notary Public Signature

November 2, 2027
Notary Public Commission Expiration

Seal:



Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

OR

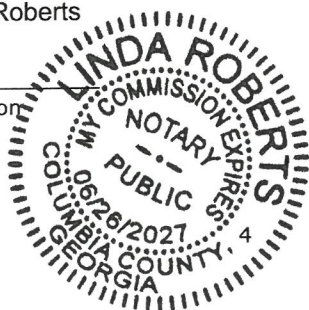
Attest

[Signature] Beth Howard
Witness as to Agent (1)

[Signature] Haley Rhoads
Witness as to Agent (2)

[Signature] Linda Roberts
Notary Public Signature

June 26, 2027
Notary Public Commission Expiration



Contractor

[Signature]
Contractor Signature

John R. Akin Jr.
CRP/IDPHV Pooler Venture, L.L.C.

Contractor Print

Authorized Signatory
Contractor Title

Company Name

Surety

Surety Authorized Signature

Surety Authorized Print

Surety Company Name

Surety Business Address

Surety's Agent

[Signature]
Attorney in Fact Signature (Attach Power)

Edward Mooney, Attorney-In-Fact
Attorney in Fact Print

GA License No. 485097
Agent's License Number

Edward Mooney
Agent's Name



CITY OF POOLER, GEORGIA | CODE OF ORDINANCES

Sec. 706. Maintenance bond.

- (a) Upon completion of construction and prior to the issuance of any certificate of occupancy for any project which a performance bond or other acceptable security has been posted in accordance with section 703.03 of this article, the developer shall provide, on a form acceptable by the city, a maintenance bond, escrow account, certified check, or irrevocable letter of credit from a bank which has a business office within the State of Georgia, in the amount of 50 percent of the total cost of all infrastructure improvements and maintenance and landscape requirements.
- (b) If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city. In no event shall the depositor of the irrevocable letter of credit or bond have any significant interest in the bank upon which such irrevocable letter of credit has been authorized or in the surety or guaranty company issuing the bond. Significant interest of the depositor means acting as an officer or director or owning more than one (percent of the stock of such bank, surety or guaranty company.)
- (c) Measured from the initial date the required security is approved by the city, if no faults or failures develop within 12 months, the city may reduce the required security amount by 50 percent. At the end of the second 12 months, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.
- (d) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Ord. of 6-5-2017(2), § II)



AMERISURE MUTUAL INSURANCE COMPANY
AMERISURE INSURANCE COMPANY
AMERISURE PARTNERS INSURANCE COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Amerisure Mutual Insurance Company, Amerisure Insurance Company and Amerisure Partners Insurance Company are corporations duly organized under the laws of the State of Michigan (herein collectively the "Companies"), and that the Companies do hereby make, constitute and appoint:

EDWARD MOONEY, TIFFANY SOTO, LINDA ADAMS ROBERTS, REBECCA E. HOWARD and HALEY RHOADS

of USI Insurance Services, LLC, its true and lawful Attorney(s)-in Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge, for and on its behalf and as its act and deed, bonds or others writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts or suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

ONE HUNDRED MILLION (\$100,000,000.00) DOLLARS

This Power of Attorney is granted and signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of Amerisure Mutual Insurance Company, Amerisure Insurance Company and Amerisure Partners Insurance Company at meetings duly called and held on February 17, 2022.

"RESOLVED, that any two of the President & Chief Executive Officer, the Chief Financial Officer & Treasurer, the Senior Vice President Surety, the Vice President Surety, or the General Counsel & Corporate Secretary be, and each or any of them hereby is authorized to execute, a Power of Attorney qualifying the attorney-in-fact named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that President & Chief Executive Officer, Chief Financial Officer & Treasurer or General Counsel & Corporate Secretary each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company;

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto electronically/digitally or by facsimile, and any such Power of Attorney or certificate bearing such electronic/digital or facsimile signatures or electronic/digital or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached;

FURTHER RESOLVED, that any work carried out by the attorney-in-fact pursuant to this resolution shall be valid and binding upon the Company."



By: [Signature]
Michael A. Ito, Senior Vice President Surety

By: [Signature]
Aaron Green, Vice President Surety



IN WITNESS WHEREOF, Amerisure Mutual Insurance Company, Amerisure Insurance Company and Amerisure Partners Insurance Company have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 1st day of January, 2025.

**Amerisure Mutual Insurance Company
Amerisure Insurance Company
Amerisure Partners Insurance Company**

State of Illinois
County of Kane

On this 1st day of January, 2025, before me, a Notary Public personally appeared Michael A. Ito, of Amerisure Mutual Insurance Company, Amerisure Insurance Company and Amerisure Partners Insurance Company and Aaron Green of Amerisure Mutual Insurance Company, Amerisure Insurance Company and Amerisure Partners Insurance Company, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



[Signature]
M. Kenny, Notary Public

I, Christopher M. Spaude, the duly elected Chief Financial Officer & Treasurer of Amerisure Mutual Insurance Company, Amerisure Insurance Company and Amerisure Partners Insurance Company, do hereby certify and attest that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Companies, which remains in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 1st day of July, 2025.



[Signature]
Christopher M. Spaude, Chief Financial Officer & Treasurer



CITY of POOLER
GEORGIA

Public Works
Certificate of Completion

July 14, 2025

HoM Multifamily Phase I,

This is to certify that the developers of HoM Multifamily have completed all punch list items for Phase I of the project. The issuance of the Certificate of Occupancy (CO) for Phase I is approved.

Signed and Approved By:



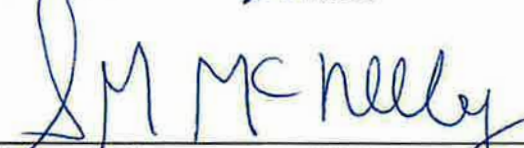
John Winn- Sewer Superintendent
 Public Private



Mark Williams- Water Superintendent
 Public Private



Chris Costa- Drainage Superintendent
 Public Private



Shawn McNelly- Street Superintendent
 Public Private



M. Benson
Planning & Zoning

Tarra Duff
Public Works Coordinator




June 30th, 2025

Marcella Benson
City of Pooler
100 Southwest HWY 80
Pooler, GA 31322

Subject: Maintenance Bond
HoM at Pooler.

Dear Mrs. Benson,

We have reviewed the requested Maintenance Bond for HoM at Pooler furnished by Kimley-Horn, specifically the schedule of values and unit costs for the bond.

The proposed Maintenance Bond covers the applicable costs associated with the completed construction of the proposed City maintained infrastructure. This infrastructure includes construction of the water distribution system ranging from connection to the public main to the on-site water meter as well as a connection of the private sanitary sewer system to the existing public manhole.

Based on the calculations provided by Kimley-Horn, the cost of the City maintained infrastructure is \$57,253.78 which is correct. Therefore the 50% Warranty Infrastructure Bond of \$28,626.89 is also correct.

This review was based exclusively on the information provided by the project design professional who is solely responsible for its content and the accuracy of that information.

If you have you have any questions and/or comments, please feel free to contact me at EOM Operations at (912) 445-0050 or by email.

Sincerely,
Craig Morgans
Craig Morgans
Project Manager
EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
John Winn; Assistant Director of Public Works – City of Pooler
Liberto Chacon, PE; Sr. VP of Operations - EOM





Date: 6/23/2025

Subject: HoM Pooler ROW Utility Costs

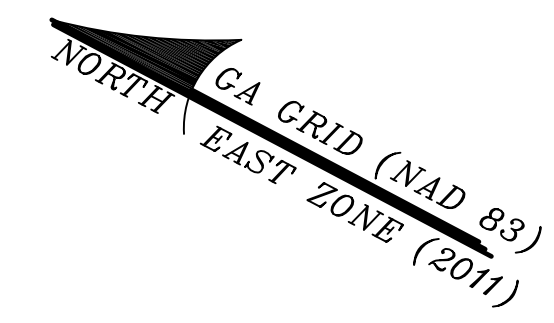
Water ROW Connection

Description	QTY	UNIT	UNIT PRICE	TOTAL
Remove Ex. 8" Water Main	60	LF	\$ 57.50	\$ 3,450.00
Reconnect Ex. Fire Hydrant	1	LS	\$ 3,680.00	\$ 3,680.00
Reconnect Ex. Water Service at STA 0+38	1	LS	\$ 7,479.60	\$ 7,479.60
Connect to Existing Watermain w/ 14" X 12"	1	LS	\$12,544.20	\$ 12,544.20
12" PVC Watermain	75	LF	\$ 101.20	\$ 7,590.00
12" Fittings	2	EA	\$ 1,998.70	\$ 3,997.40
12" Gate Valve	1	EA	\$ 6,088.10	\$ 6,088.10
12" Restraint	8	EA	\$ 539.12	\$ 4,312.96
			Total	\$ 49,142.26

Sewer ROW Connection

Description	QTY	UNIT	UNIT PRICE	TOTAL
Connect to Existing MH	1	LS	\$ 8,111.52	\$ 8,111.52
			Total	\$ 8,111.52

Overall Total: \$57,253.78**Bond Amount (50%) Total: \$28,626.89**



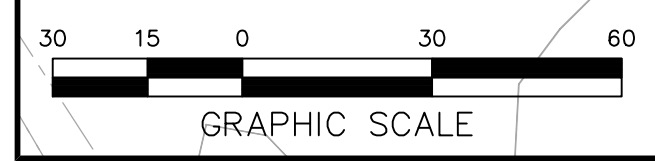
- LEGEND**
- DRAINAGE INLET / GRATE INLET
 - JUNCTION BOX
 - STORM DRAIN MANHOLE
 - YARD INLET
 - RIM
 - IE
 - RCP
 - SD

HOM POOLER
 DRAINAGE UTILITY AS-BUILT
 DATE: 06/09/25
 SCALE: 1"=30'
 PROJECT No.: BFT-24228

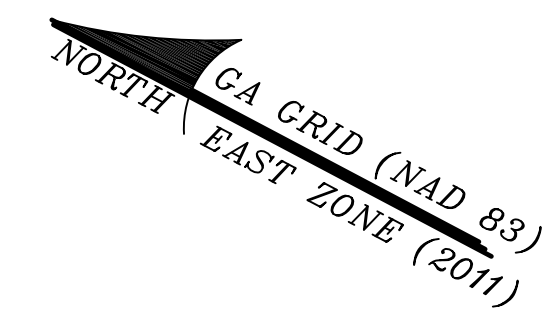
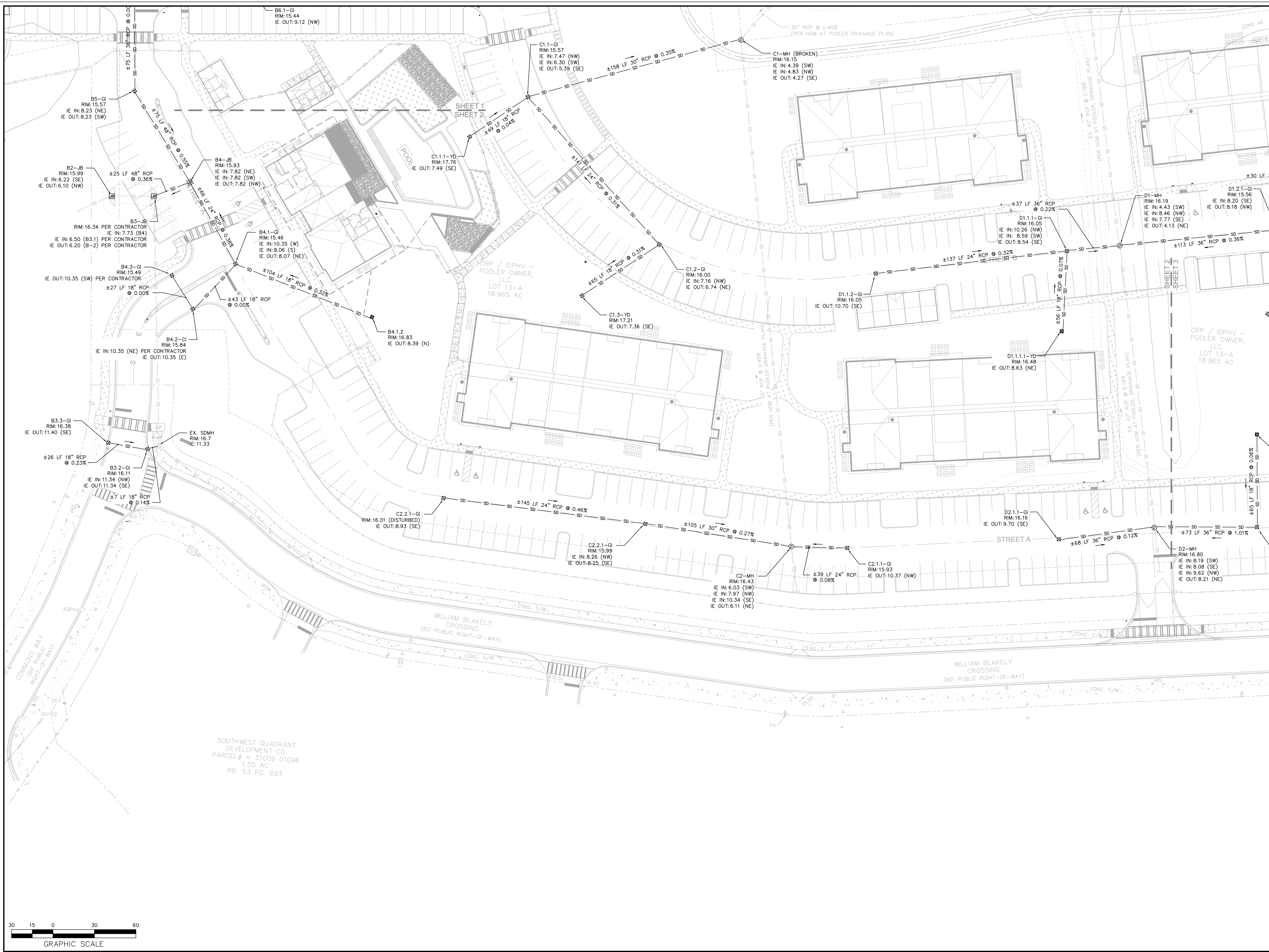
SHEET 1 OF 3

ATLAS
 SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
 RIDGELAND, SC 29936.
 PHONE: (843) 645-9277
 WEBSITE: WWW.ATLASSURVEYING.COM



SHEET 1
SHEET 2

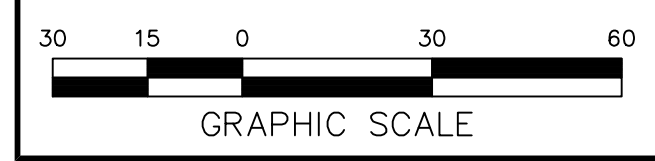


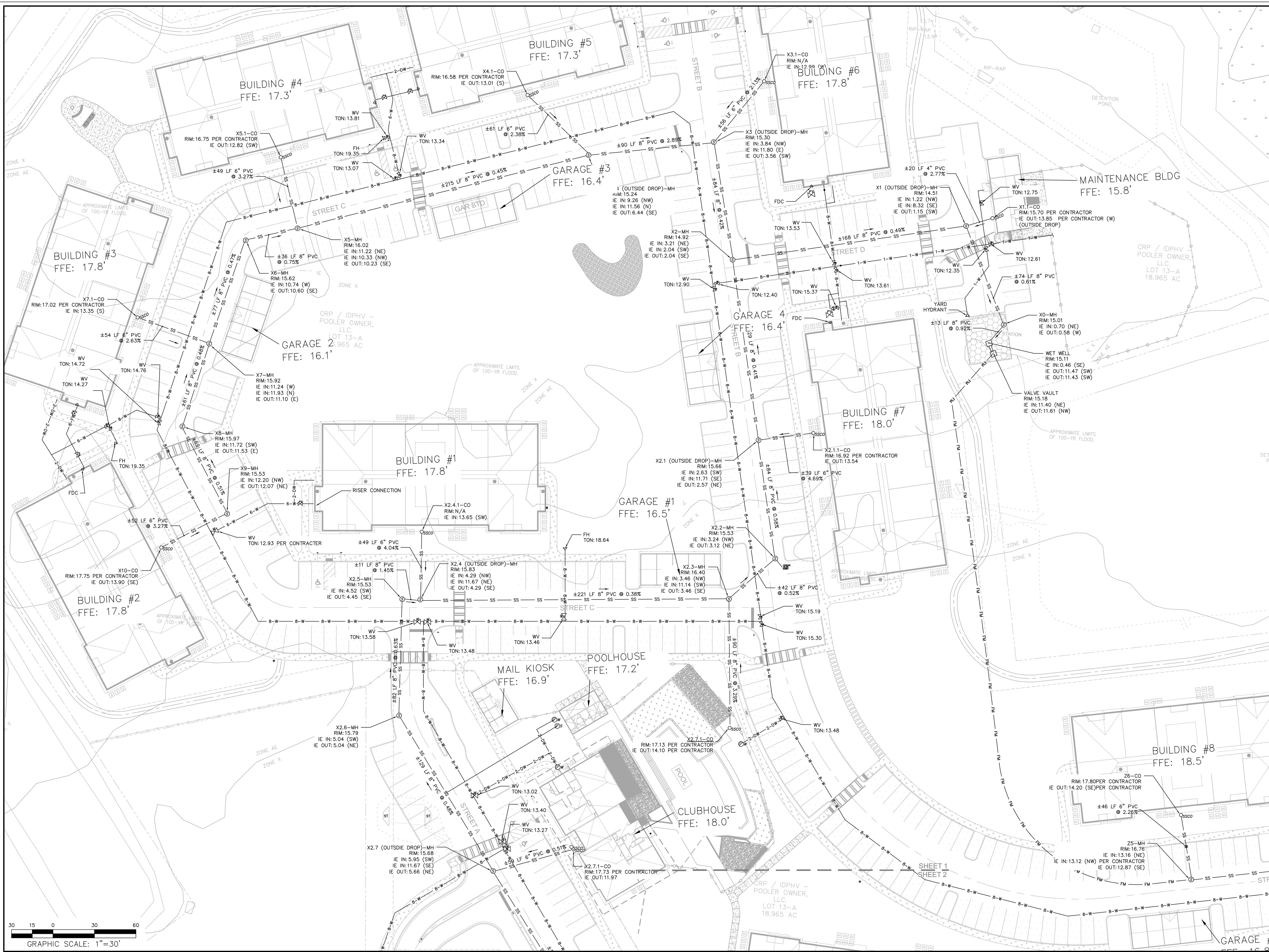
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- DRAINAGE INLET / GRATE INLET
 - ⊠ JUNCTION BOX
 - ⊙ STORM DRAIN MANHOLE
 - ⊙ YARD INLET
 - ⊙ RIM ELEVATION
 - IE INVERT ELEVATION
 - RCP REINFORCED CONCRETE PIPE
 - SD — UNDERGROUND DRAINAGE LINE

HOM POOLER
 DRAINAGE UTILITY AS-BUILT
 DATE: 06/09/25
 SCALE: 1"=30'
 PROJECT No.: BFT-24228

ATLAS
 SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
 RIDGELAND, SC 29936.
 PHONE: (843) 645-9277
 WEBSITE: WWW.ATLASSURVEYING.COM





NORTH
 GA GRID (NAD 83)
 EAST ZONE (2011)

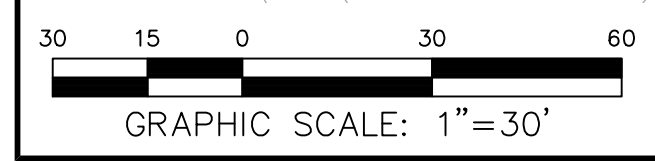
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 - ⊕ FIRE HYDRANT
 - ⊕ POST INDICATOR VALVE
 - ⊕ SANITARY SEWER CLEAN OUT
 - ⊕ SANITARY SEWER LATERAL OR STUBOUT
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ WATER LATERAL OR STUBOUT
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ RIM ELEVATION
 - ⊕ INVERT ELEVATION
 - PVC POLYVINYL CHLORIDE PIPE
 - SS UNDERGROUND SEWER LINE
 - W UNDERGROUND WATER LINE

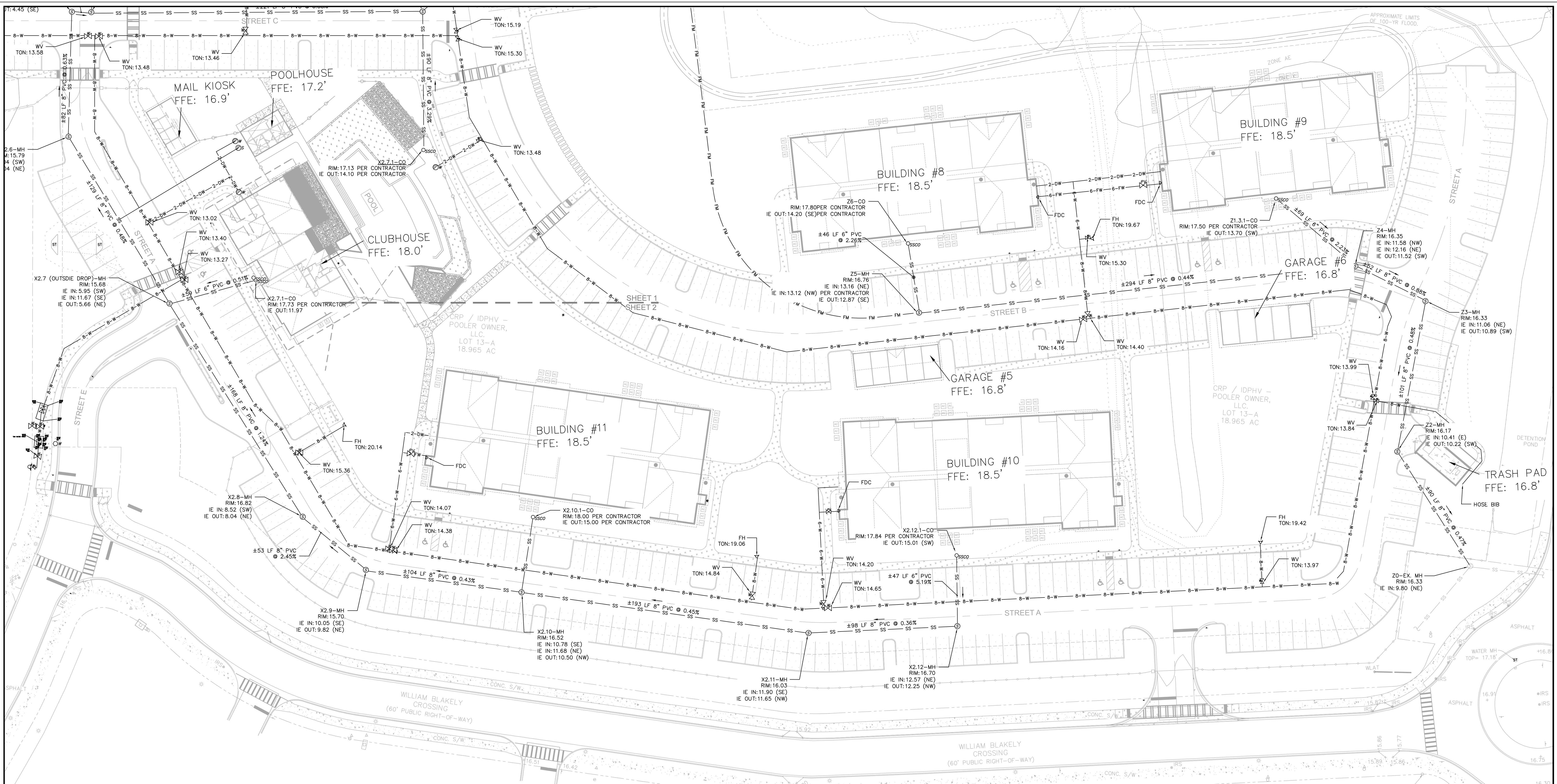
HOM POOLER
 SEWER AND WATER UTILITY AS-BUILT
 DATE: 06/20/25
 SCALE: 1"=30'
 PROJECT No.: BFT-24228

SHEET 1 OF 2

ATLAS
 SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
 RIDGELAND, SC 29936.
 PHONE: (843) 645-9277
 WEBSITE: WWW.ATLASSURVEYING.COM





- LEGEND
- FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT
 - POST INDICATOR VALVE
 - SANITARY SEWER CLEAN OUT
 - SANITARY SEWER LATERAL OR STUBOUT
 - SANITARY SEWER MANHOLE
 - WATER LATERAL OR STUBOUT
 - WATER METER
 - WATER VALVE
 - RIM ELEVATION
 - IE
 - PVC POLYVINYL CHLORIDE PIPE
 - SS UNDERGROUND SEWER LINE
 - W UNDERGROUND WATER LINE

HOM POOLER
SEWER AND WATER UTILITY AS-BUILT
DATE: 06/20/25
SCALE: 1"=30'
PROJECT No.: BFT-24228

ATLAS
SURVEYING, INC.

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