



CITY of POOLER

— GEORGIA —

PLANNING & ZONING COMMISSION MEETING - AGENDA

August 11, 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. OLD BUSINESS
 - A. Conditional Use Request for a Competitive Cheerleading Facility in a C-2 Zoning District at 1018 W US Hwy 80 (Application # A25-0114)
- V. NEW BUSINESS
 - A. Zoning Map Amendment for 125 and 129 Parsons Ave. from R-1-A to C-1 to allow for marketing the property as Commercial (Application # A25-0126)
 - B. Conditional Use Request for a Personal Storage Facility in an I-1 Zoning District at 220 Dublin Rd. (Application # A25-0130)
 - C. Zoning Map Amendment to add Childcare Facilities as an allowable use and add Development Standards specifically for Childcare Facilities within Savannah Quarters PUD Phase 2 for a Childcare Facility to be located at 15 Commons Way (Application # A25-0118)
 - D. Conditional Use Request to establish an other schools and instruction use facility for teaching self-defense, basic first aid and firearms safety/training in the C-2 Zoning District located at 200 Governor Treutlen Rd. Unit 18 (Application # A25-0135)
 - E. Site Development Plan Approval for Soil & Erosion Control and Grading at 111 Sharon Court (Application # A24-0228)
 - F. Major Subdivision Plan Approval for The Farm at Morgan Lakes – Phase 3 consisting of 71 Single-Family Residential Parcels (Application # A25-0054)
- VI. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
July 28, 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	Absent
Brad Rife	Commissioner	Present
Jeremy Kelly	Alternate	Present
Scott Cribbs	Commissioner	Present
Mark Williams	Commissioner	Present
Ashley Brown	Commissioner	Present
Pete Chaison	Commissioner	Present
Marcy Benson	City Planner	Present
Ryan Jarles	City Planner	Present
Rachael Brown	Zoning Administrator/Secretary	Present

APPROVAL OF MINUTES

The minutes of July 14, 2025, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Rife

2-Second: Commissioner Kelly

Motion passed without opposition

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)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use for a specialty contractor's office to establish an HVAC company at 79 Columbia Dr. Suite 107,108 and 109. Staff recommended approval of the application with conditions. Phillip Jablonski 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:*

- 1) That no outdoor storage associated with the business is permitted at the site.

1-Motion: Commissioner Brown

2-Second: Commissioner Rife

Motion Passed without opposition

- 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)

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. 12 – *Accessory Structures* to allow for residential storage units in an R-3-A Zoning District AND for a variance from App. A, Art. III, Sec. 6 – *Schedule of Development* Regulations to allow for a 10-foot and 13-foot reduction in the 20-foot side yard setbacks at 111 E. Mell St. Staff recommended denial of the application based on it not meeting the criteria required for a variance. Sebastian Jude was present to answer questions.

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

1-Motion: Commissioner Cribbs

2-Second: Commissioner Kelly

Motion Passed without opposition

- C. Conditional Use Request for a Competitive Cheerleading Facility in a C-2 Zoning District at 1018 W US Hwy 80 (Application # A25-0114)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use for a competitive cheerleading facility at 1018 W US Hwy 80. The applicant was not present

Result: *After review of the criteria, a motion was made to postpone this item since the applicant was not present.*

1-Motion: Commissioner Chaison

2-Second: Commissioner Rife

Motion Passed without opposition

- 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)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is 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. Staff recommended approval of the application. Courtney Hester was present to answer questions.

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

1-Motion: Commissioner Kelly

2-Second: Commissioner Rife

Motion Passed without opposition

- E. Conditional Use Request for a Retreat within an R-1-A Zoning District at 1336 S. Rogers St (Application # A25-0123)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a conditional use for a Retreat in a R-1-A Zoning District at 1336 S. Rogers St. Staff recommended approval of the application with conditions. Vanessa Withers was present to answer questions. Christina Burkes and Patricia Mallard were present to express concerns regarding traffic, parking capacity, on-site lodging and the nature of the conditional use application.

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

1-Motion: Commissioner Chaison

2-Second: Commissioner Rife

Motion Passed with Commissioner Brown in opposition

- 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)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is 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. Staff recommended approval of the application with conditions. Jason Bryant was present to answer questions.

At the July 28, 2025 P&Z meeting Staff became aware of an error within the Staff report. The conclusion did not match the Staff Recommendation portion of the report. Staff corrected the conclusion to match the Staff Recommendation; P&Z's motion and recommendation were to follow Staff's recommendation

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

1-Motion: Commissioner Chaison

2-Second: Commissioner Rife

Motion Passed with Commissioner Kelly in opposition

G. Site Development Plan Approval for Rehoboth Ministries New Covenant Church Expansion at 708 W. US Hwy 80 (Application # A24-0028)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for Rehoboth Ministries New Covenant Church Expansion. Staff recommended approval of the application. Scott Burns 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 Brown

Motion Passed without opposition

H. Site Development Plan Approval for DST Trailer Yard at 1485 Pine Barren Rd (Application # 24-0183)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for a Trailer Parking Yard at 1485 Pine Barren Rd. Staff recommended approval of the application with conditions. Doug Faircloth was 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. 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.

1-Motion: Commissioner Williams

2-Second: Commissioner Kelly

Motion Passed without opposition

- 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))

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 \$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. Brian Clouser 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 3:57 p.m.

1- Motion: Commissioner Brown

2- Second: Commissioner Cribbs

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

Zoning Map Amendment for 125 and 129 Parsons Ave. from R-1-A to C-1 to allow for marketing the property as Commercial

Project:	#A25-0126
P&Z Meeting Date:	August 11, 2025
Public Hearing Date:	August 18, 2025
Applicant and Authorized Agent:	Carl Morgan
Parcel (PIN):	50007 05013 and 50007 05014
Existing Zoning:	R-1-A
Zoning Action:	Map Amendment
Request:	Request to rezone 125 and 129 Parsons Ave. from R-1-A (One Family Residential) to C-1 (Light Commercial) to allow for marketing the property as Commercial.
Application Filed:	July 7, 2025
Legal Notice Published:	August 3, 2025
Sign Posted:	July 30, 2025
Letters Mailed:	July 29, 2025
Staff Recommendation:	Denial.
Planning & Zoning Commission:	[TBD]
Recommended Motion:	<i>"After review of the criteria, move for denial of the request."</i>

Background:

125 and 129 Parsons Ave. are both .76 acre lots within the R-1-A zoning district, directly adjacent to other R-1-A zoned property and C-2 zoned properties to the south of it located within the Main Street Overlay. The property to the south, previously known as 115 Parsons Ave, and includes a LA Quinta Inn and Suites hotel, was approved for a rezoning from R-1-A to C-2 by Council on July 19, 2004. A parcel across the street and adjacent to the I-95/Hwy 80 exit was approved for a rezoning from R-1-A to C-1 by Council on October 2, 2023 (this was spot zoning at the time, as this is the only parcel in the vicinity that is zoned within a C-1 zoning district.) The property to the south of the singular C-1 zoned parcel is zoned C-2 and is the Drury Plaza Hotel, which was constructed in 2023, was approved at the October 3, 2022, City Council meeting with the following conditions: 1. Recording of a stormwater agreement prior to a preconstruction meeting 2. Georgia Department of Transportation (GDOT) Georgia Utilities Permitting System (GUPS) approval.

An attempt to rezone 125 and 129 Parsons Avenue from R-1-A to C-2 was denied by Council on August 16, 2004, on the grounds that the rezoning would allow for undesirable uses included within a C-2 zoning which would adversely impact adjacent residential properties, and concerns from adjacent residential property owners about potential noise and lighting generated by some of those allowable uses.

The subject parcels are actively utilized as rental properties, including single-family residential homes; upon Staff's site visit to the subject parcels, confirmation was made that both properties are actively utilized for residential purposes.

The submittal materials provided with the application do not indicate proposed use(s), only that they are requesting the rezoning to allow for marketability as a commercially zoned property. Staff reached out to the applicant to request proposed uses, and the applicant again only stated that they would like to market the property as commercial; effectively leaving a blank slate for any uses allowed within the C-1 zoning district to now be potentially established next to small residential homes.

Relevant Ordinances:

App. A, Art. IV, Sec. 5. R-1A, One-Family Residential Dwelling District

App. A, Art. IV, Sec. 18. C-1, Light 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?
 - *No, this is not a logical extension of an existing zoning boundary. The subject parcels are bordered by a C-2 zoning district to the south and the R-1-A zoning*

district to the north and west. While C-1 zoning would be a logical transitional zoning between the adjacent residential and heavy commercial zoning districts, allowing additional commercial zoning to encroach further into an established residential neighborhood would not improve the pattern of uses in the area.

2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
 - *Yes, although the proposed rezoning includes two parcels, this would be considered spot zoning, as the site is immediately adjacent to parcels within the C-2 and R-1-A zoning districts.*
3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
 - *The proposed light commercial zoning would allow for uses that could create traffic leading to congestion, noise and traffic hazards for nearby residential properties. Additionally, patrons of said commercial properties, if approved, would potentially traverse the residential neighborhood as additional means of egress from the site other than directly to US Hwy 80; however, the site is immediately adjacent to the C-2 zoning district which allows for the same possibilities.*
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
 - *The request would, for the most part, be consistent with adopted plans and policies for the area. The comprehensive plan and the future land use map identify the property as being residential in the northernmost portion of the site, while the southern portion, and a majority of the site, is indicated as commercial. The site lies within the Historic District Character Area but is outside of the Main Street Overlay District.*
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
 - *There is no imminent need for the rezoning request, as the properties are currently being utilized for income producing residential purposes. The applicant is looking to sell the properties in the future and would like to market them as potential commercial sites. According to the applicant, the property is likely to be utilized as requested.*

6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
 - *The proposed rezoning could potentially conflict with the density patterns to the north of the site as the neighboring parcels are residential. The rezoning would not conflict with the property to the south which are utilized as heavy commercial uses: hotels and a gas station/convenience store.*
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 light commercial district, especially if approved with the knowledge that the rezoning is proposed solely for the financial incentive of marketing the property for commercial purposes. The proximity to US Hwy 80 could lead to further requests to expand the commercial character of the area into the residential 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?
 - *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 C-2 to the south and R-1-A to the north and west. The impact of light commercial uses would be incompatible to those R-1-A properties that are immediately adjacent to the north and west of the subject site.*
 - 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 light commercial uses would be incompatible with the residential uses to the north and west.*

- 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 does not meet the criteria. As such, Staff recommends **Denial**.

Attachments:

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



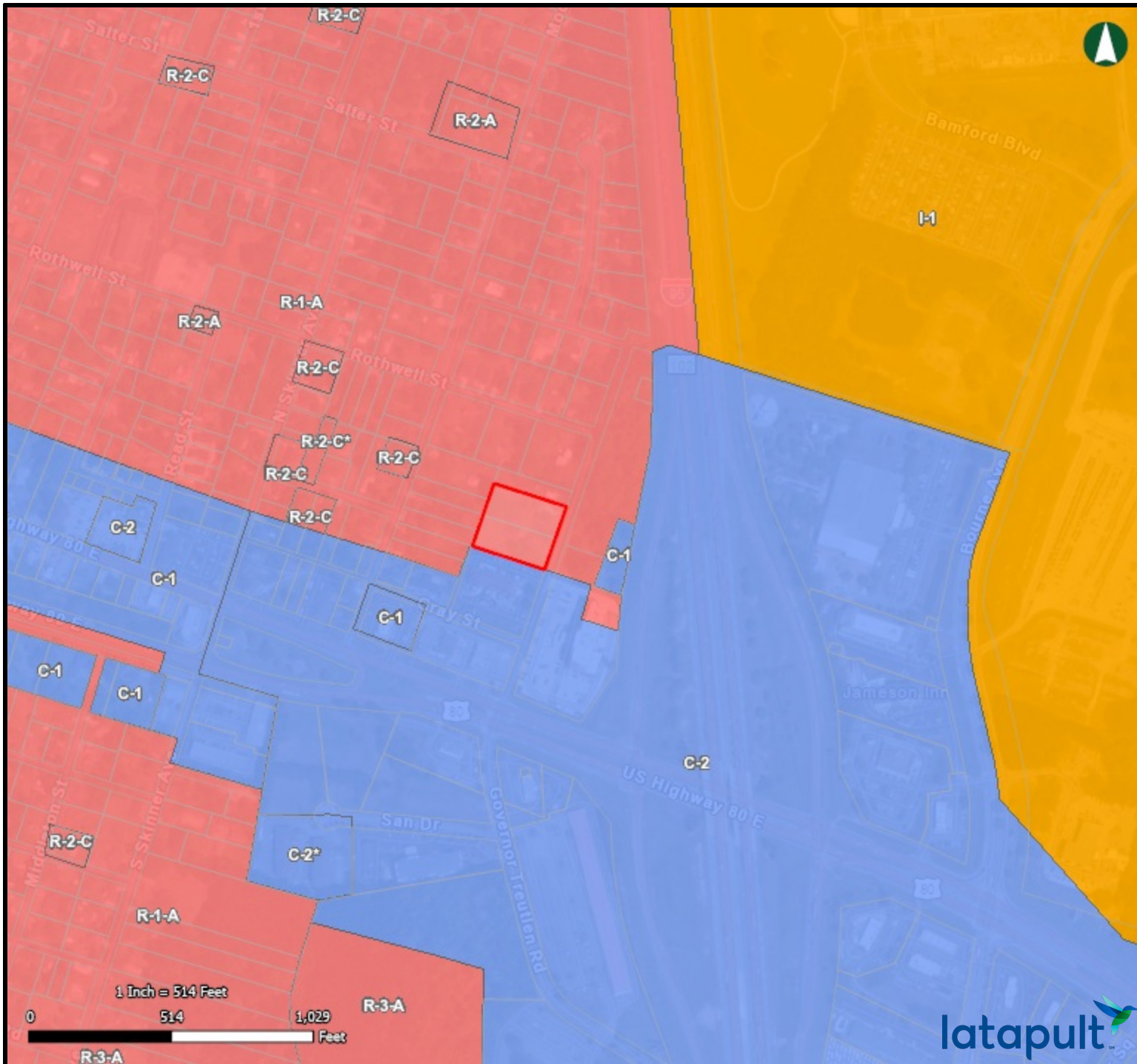
CITY OF POOLER
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Vicinity Map - 125 & 129 Parsons Ave. - Rezoning

07/24/2025

Parcels





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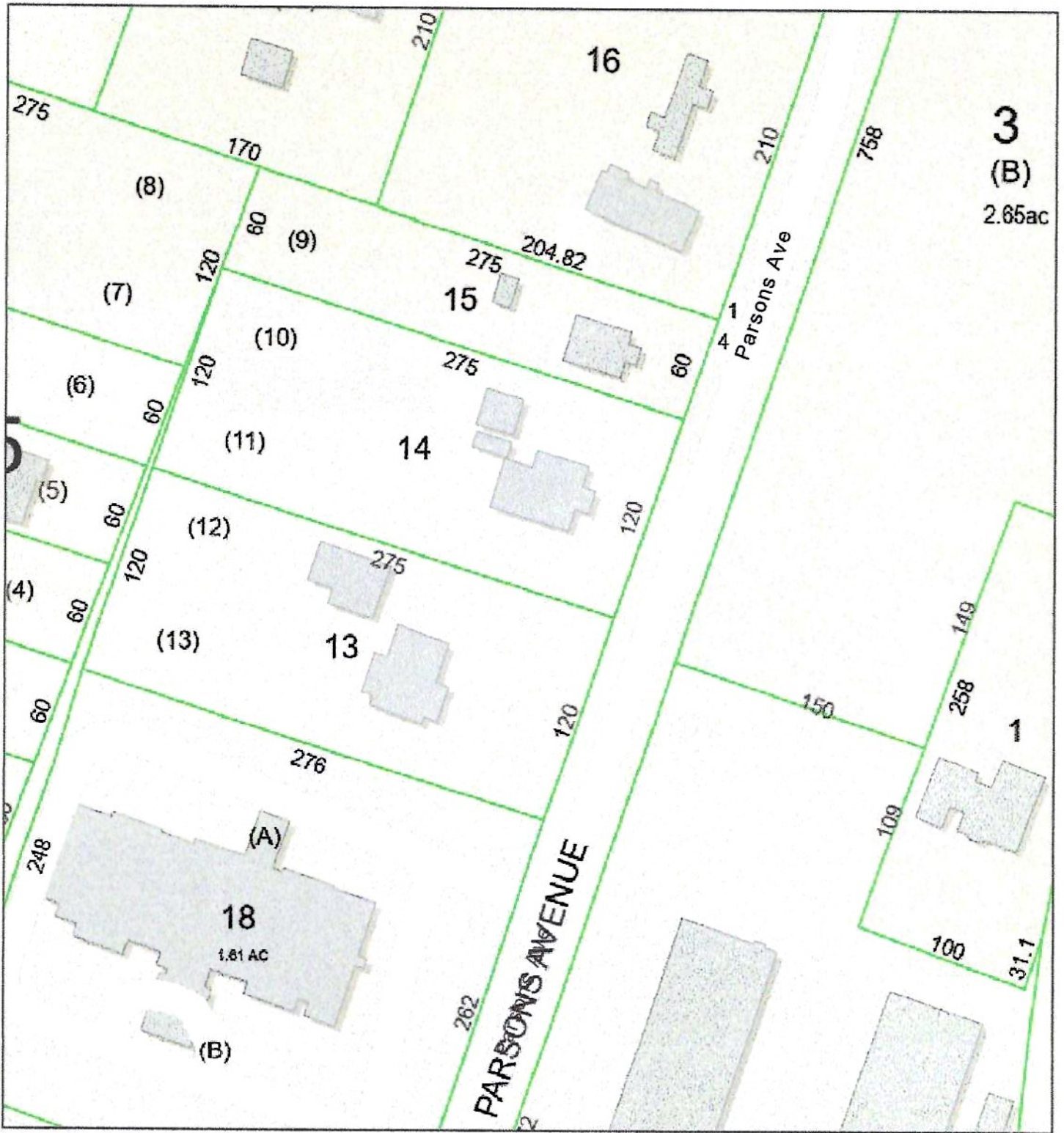
Zoning Map - 125 & 129 Parsons Ave. - Rezoning

07/24/2025


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

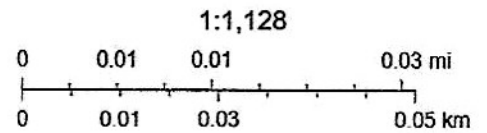


SAGIS Map Viewer



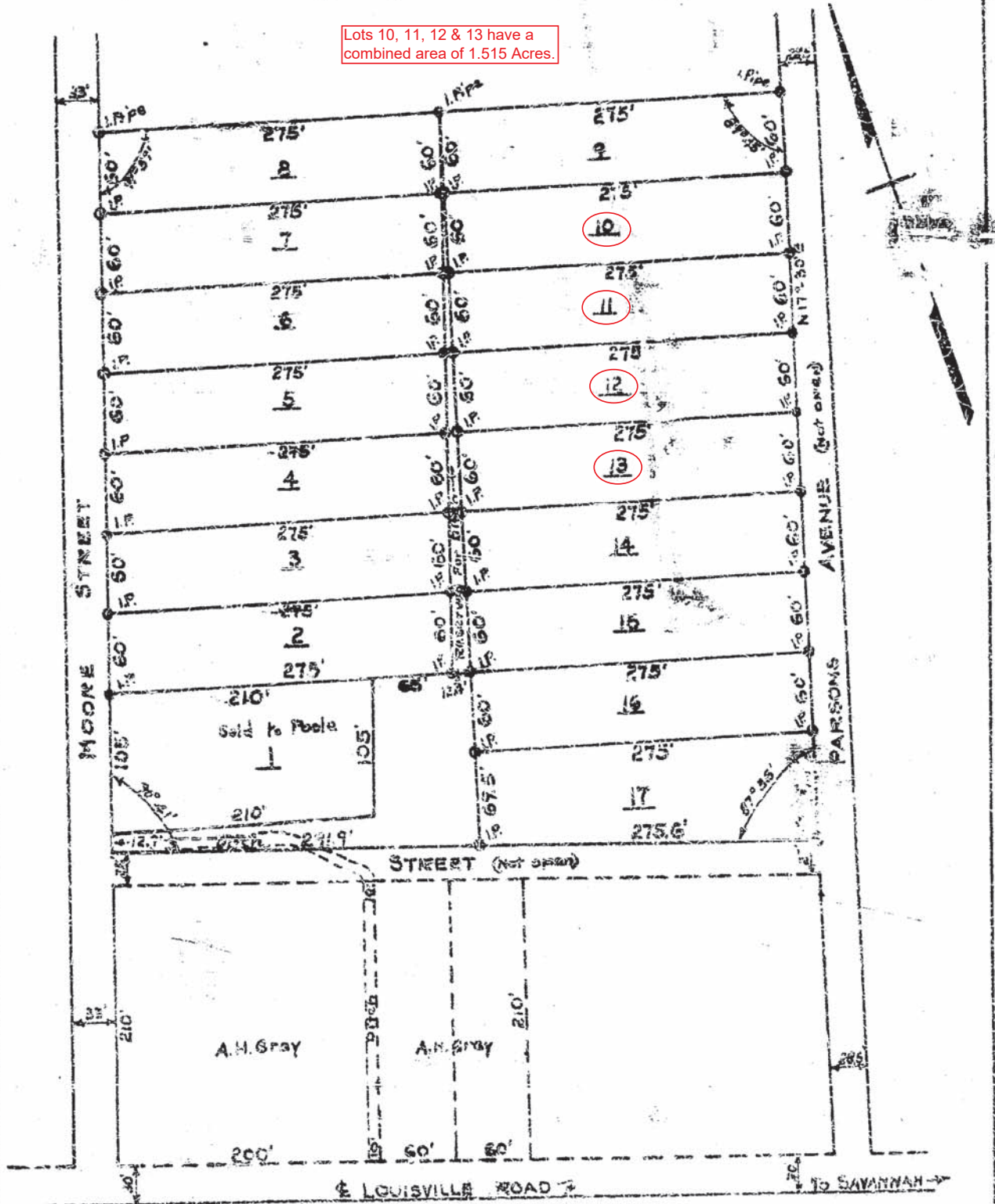
7/7/2025, 4:30:22 PM

 Property Boundaries (Parcels)



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, SAGIS

Lots 10, 11, 12 & 13 have a combined area of 1.515 Acres.



GEORGIA
CHATHAM COUNTY,

MAP SHOWING GRAYS SUBDIVISION LOCATED NORTH OF THE
LOUISVILLE ROAD IN THE TOWN OF POOLER AND CHATHAM
COUNTY SUBDIVIDED FOR A.H. GRAY.

AUGUST, 17, 1946

SCALE 1" = 100'



By David S. Howe
GEORGIA REGISTERED SURVEYOR NO. 521



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Conditional Use Request for a Personal Storage Facility at 220 Dublin Rd.

Project:	#A25-0130
P&Z Meeting Date:	August 11, 2025
Public Hearing Date:	August 18, 2025
Applicant and Authorized Agent:	Betty Stone
Location (Address):	220 Dublin Rd.
Parcel (PIN):	50924E03001A
Existing Zoning:	I-1 (Light Industrial)
Zoning Action:	Conditional Use
Request:	Request is for a conditional use for a personal storage facility at 220 Dublin Rd.
Application Filed:	July 15, 2025
Legal Notice Published:	August 3, 2025
Sign Posted:	July 30, 2025
Letters Mailed:	July 29, 2025
Staff Recommendation:	Approval with the following condition: 1. No outdoor storage associated with the personal storage facility 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 as outlined in Staff's recommendation."</i>

Background:

The request is for a conditional use to establish a personal storage facility at 220 Dublin Rd. The property to the west of this site is zoned R-A (Residential Agriculture), however it is undeveloped at this time. The property to the south of the subject site is utilized by Triplett Enterprises for various industrial purposes while the properties to the east are utilized by Hendrix Machinery Inc. The property is bordered to the north by the Seaboard Coastline Railroad.

Staff met with the potential occupant of the proposed storage facility May 27, 2025, to discuss the application process as well as the development regulations associated with the site. Staff was informed at that time that the site was to be utilized for personal storage, this is further confirmed within the current application materials, as they state no other commercial or industrial activities are to occur on the site.

220 Dublin Rd. was subject to a rezoning request on October 18, 1993, from R-2 to I-1, which was approved by Council at that time. Most of the parcels adjacent and to the south of the subject property were rezoned from R-2 to I-1 when approved at the December 19, 2022, Council meeting. The current zoning map indicates that the subject parcel is split zoned between R-A and I-1, with I-1 being the largest of the two; therefore, the entire site is to be reviewed as being within the I-1 zoning district per App. A, Art. IV, Sec. 3 (D) which states "Where a district boundary divides a lot, the requirements for the district in which the greater portion of the lot lies shall be extended to the balance of the lot; provided, however, that such extension shall not include any part of such lot which lies more than 50 feet beyond the district boundary; and provided further, that this provision shall not apply to a through lot. In the case of a through lot, the restriction of the district applying to adjoining lots which front on the same street as the lot frontage in question shall apply." Warehousing and storage is an allowable use within the I-1 zoning district with conditional use approval.

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 light*

industrial uses established within the surrounding I-1 zoning district.

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 be entirely isolated to the interior of a proposed storage facility structure. Although the residentially zoned property to the west is currently undeveloped, the potential for future residential development should be taken into consideration; therefore Staff recommends that there shall be no outdoor storage on this 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 entirely isolated to the interior of a proposed storage facility structure. Materials submitted with the application indicate that the property is to be utilized for personal storage use and there will be no other commercial or industrial activities occurring on the 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 parcels are, for the most part, all light industrial in nature. The adjacent residential property, which is currently undeveloped, will be separated from the proposed use with a 100-foot buffer as required per the ordinance.*
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
 - *220 Dublin Rd. is approximately 2.24 acres in size; although the development area is smaller due to the required buffer and setbacks, there will be sufficient space for the proposed use.*
6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.

- *The proposed use will be required to acquire site plan approval. The parking requirements will need to be met during the Site Development Plan review process, but there is sufficient space on the site to provide the required parking for the proposed storage use.*
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 uses in the surrounding area; however, to ensure the health and safety of the neighboring residentially zoned property is taken into consideration, staff recommends the condition that there shall be no outdoor storage on this site in case the adjacent property is developed for residential use in the future.*

Conclusion:

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

1. No outdoor storage associated with the personal storage facility is permitted at the site.

Attachments:

- A. Vicinity Map
- B. Submittal Documentation



CITY OF POOLER
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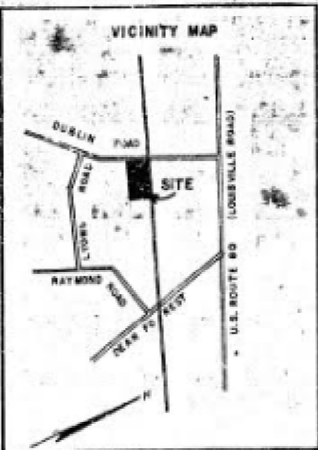
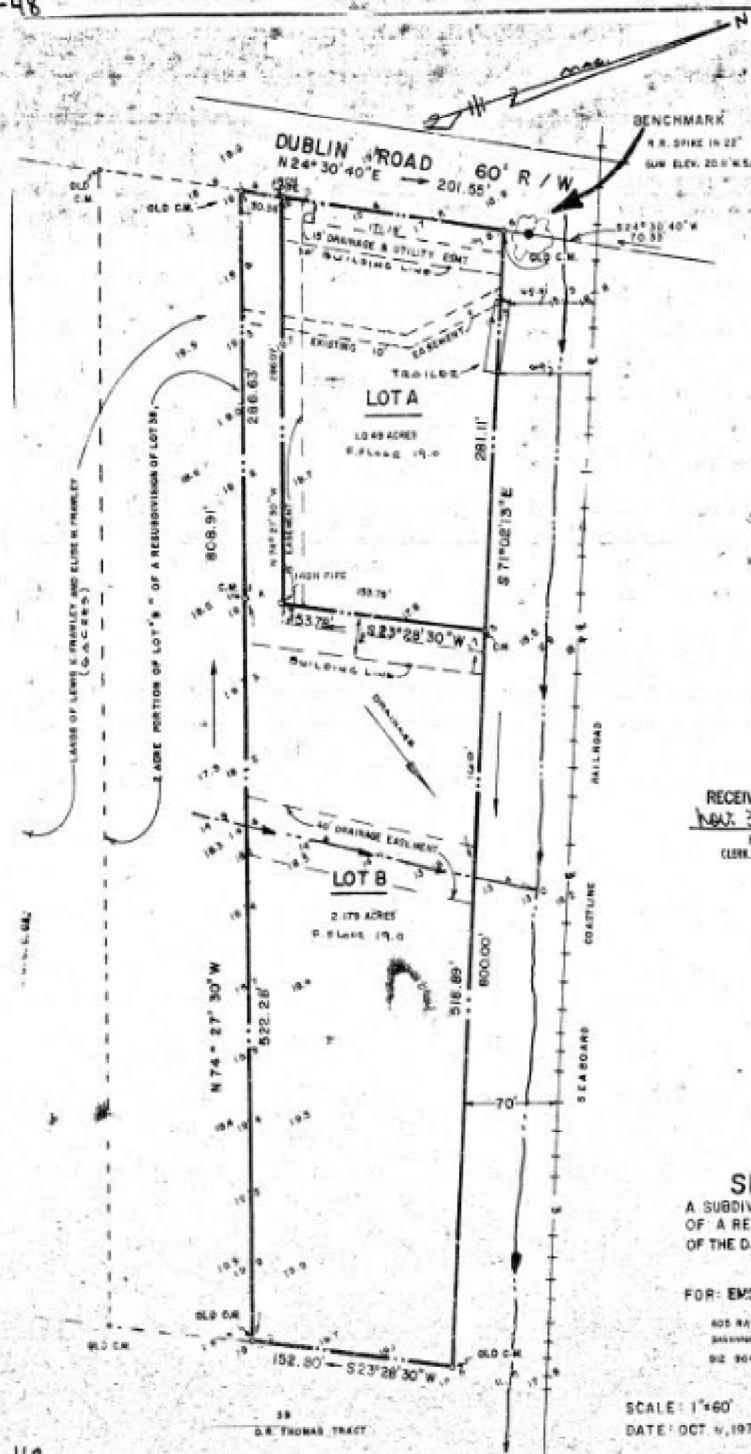
Vicinity Map - 220 Dublin Rd. - Conditional Use

07/24/2025

Parcels

latapult

0-48



NOT EXISTING SITUATION

NOTE: ALL DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18" DIAMETER AND SHALL BE INSTALLED BY CHATHAM COUNTY AT OWNER'S EXPENSE.

RECEIVED FOR RECORD
NOV 30 3 39 PM 1977
BEN P. AXSON
CLERK, S. C. C. CL. GEORGIA

77-4268

SIMMONS SUBDIVISION
A SUBDIVISION OF A PORTION OF LOT B,
OF A RESUBDIVISION OF LOT 38, BLOCK "A",
OF THE D.R. THOMAS TRACT. © G.M.D. CHATHAM COUNTY, GEORGIA.

FOR: EMORY STONE
405 RAYMOND ROAD
SAVANNAH GA
912 964-1088

SCALE: 1"=60'
DATE: OCT. 4, 1977

RECORDED IN S.M.B. _____ PAGE _____

APPROVED BY CHATHAM COUNTY ENGINEER Nov. 21 1977
Harold O. Smith, Jr.
COUNTY ENGINEER

APPROVED FOR CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH,
DIVISION OF ENGINEERING AND SANITATION Nov. 17 1977
Charles H. Lindsey
DIRECTOR

APPROVED BY METROPOLITAN PLANNING COMMISSION Nov. 23 1977
Howard Beckley, Jr.
EXECUTIVE DIRECTOR

APPROVED BY CHATHAM COUNTY ADMINISTRATOR Nov. 23 1977
L. F. Lancaster

I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Joseph J. Stuckey, Jr.
JOSEPH J. STUCKEY, JR. GA REG 1841



ERROR OF CLOSURE = 1/11365 (TRAVERSE)
TOTAL ACRES = 3.246

- NOTES
1. THE FINISHED FLOOR OF ALL HABITABLE STRUCTURES SHALL BE MINIMUM ELEVATION 13.0' ABOVE MEAN SEA LEVEL TO COMPLY WITH THE 100 YEAR FLOOD PLAN AS SHOWN ON THE COUNTY ENGINEERS PLAN.
 2. LOTS TO BE SERVED BY INDIVIDUAL WELL, AND INDIVIDUAL SEPTIC TANKS AS APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH.
 3. ALL ELEVATIONS ARE MEAN SEA LEVEL. LOOPED FROM USC & G MARK "HAMMER" ELEV. = 20.06'
 4. IMPROVEMENTS ON LOT A NOT SHOWN.

STUCKEY LAND SURVEYING
613 WAU BUN ROAD
SAVANNAH, GEORGIA
PHONE 925-8080

ALL STREETS, RIGHT OF WAYS, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR USE INTENDED.

0-48



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Zoning Map Amendment to add Childcare Facilities as an allowable use and add Commercial Development Standards for Childcare Facilities within Savannah Quarters PUD Phase 2 for a Childcare Facility to be located at 15 Commons Way

Project:	#A25-0134
P&Z Meeting Date:	August 11, 2025
Public Hearing Date:	August 18, 2025
Applicant and Authorized Agent:	Alexine Diouf – Maupin Engineering
Parcel (PIN):	51009 01150
Existing Zoning:	Savannah Quarters PUD Phase 2
Zoning Action:	Map Amendment
Request:	Zoning Map Amendment to add Childcare Facilities as an allowable use and add Commercial Development Standards for Childcare Facilities within Savannah Quarters PUD Phase 2 for a Childcare Facility to be located at 15 Commons Way.
Application Filed:	July 17, 2025
Legal Notice Published:	August 3, 2025
Sign Posted:	July 30, 2025
Letters Mailed:	July 30, 2025
Staff Recommendation:	Approval with the following condition: 1. The proposed five-foot in height fence must meet setback requirements as required for Commercial/security fences in Ch. 22, Art. IV, Sec. 22-113 – Minimum standards.
Planning & Zoning Commission:	[TBD]

Recommended Motion:

"After review of the criteria, move for approval of the request with the following condition:

- 1. The proposed five-foot fence must meet setback requirements as required for Commercial/security fences in Ch. 22, Art. IV, Sec. 22-113 – Minimum standards.*

Background:

The property located at 15 Commons Way is an undeveloped parcel that is approximately 1.62 acres in size with frontage on Old Quacco Rd. and Commons Way: Commons Way being the access frontage. The property is located within the Savannah Quarters PUD, Phase 2. This particular phase allows for commercial uses as allowed within zoning districts C-1, C-2, and C-P. A childcare facility is listed as being a permitted use.

The parcel is irregular in shape and includes a small portion of the property designated within an AE flood zone on the easternmost edge. Adding to the irregularity in shape is a 20 foot Right of Way that was dedicated to the City of Pooler along Old Quacco Road and a 30-foot-wide drainage access easement that bisects the property.

Due to the property's irregular shape, 15 Commons Way was subject to a variance request to *"...reduce the 25 foot rear yard setback to 0 feet, reduce the 25 foot side yard setback to 10 feet, the 40 foot accessible front setback to 15 feet, and the 20 foot non-accessible front setback to 7 feet; and an additional request for a reduction in play area from 18,700 square feet (100 sf per child) to 16,300 square feet."*

After reviewing the criteria, the Planning and Zoning Commission recommended denial of the variance request at the March 24, 2025, meeting based on the request not meeting the variance criteria and because the setbacks were in place at the time the property was purchased. The variance request was postponed during the April 7, 2025, City Council meeting, and was later withdrawn.

Three previous amendments have been approved for Savannah Quarters, Phase 2:

1.) Amendment one was approved by City Council on December 16, 2022, and consisted of providing guidelines for project identification and entrance features for the development entrances off Pooler Parkway and Quacco Road. This amendment was passed contingent upon each entrance plan being submitted to Planning and Zoning and Council for approval. (This amendment is shown as revision date December 12, 2002, on the Phase 2 document.)

2.) Amendment two was approved by City Council on April 1, 2013, and consisted of adding "hotel" to the list of allowable uses for the medical/commercial tract in the northeast corner of Quacco Road

and Pooler Parkway. (This amendment is shown as revision date March 2013 on the Phase 2 document.)

3.) Amendment three was approved by City Council on November 7, 2022, and consisted of removing congregate living, senior living and assisted living uses and adding multi-family, while retaining the general commercial uses. This amendment excluded and commercial development standards. (This amendment is shown as revision dates August 2022, and October 2022 on the Phase 2 document)

The current rezoning application is to amend the Savannah Quarters, Phase 2 to include development standards that would allow for the applicant to develop the proposed childcare facility without the necessity to obtain variances. The proposed amendment includes the addition of "childcare facilities" under the list of allowable uses within Phase 2, although it is already an allowable use. The current Phase 2 standards include "uses as allowed in Pooler zoning districts C-1, C-2, or C-P", which covers the childcare use; however, the inclusion of individually calling out the childcare use within the list makes sense in this case, as the proposed amendment also creates unique development standards for this specific use.

The existing development standards for which this parcel would be subject to are the requirements within the C-2 zoning district of the City of Pooler, as the existing Phase 2 documentation does not provide development standards for commercial uses. Setbacks for this property under the existing development standards would include a 60-foot front yard setback (35-foot front yard setback for accessible secondary frontages and 20-foot front yard setback for non-accessible frontages), 10-foot side yard setback, and 10-foot rear setback. The proposed amendment would allow for a reduction in the front yard setback (with access), bringing it down to 40-feet while the front yard setback (without access) will be 20-feet. The proposed side and rear yard setback is 10 feet. The max building height, under the current development standards, is 60 feet; this is lowered to 35 feet in the proposed amendment.

Staff is concerned about one item addressed within the proposed amendment. The applicant is requesting the proposed fence be considered a decorative fence, so that setbacks do not apply to it, but is requesting it be 5 feet in height. Per Chapter 22, Art. IV – Fences, decorative or ornamental fences are defined as "a fence constructed of wood, vinyl, masonry and wrought iron or a combination thereof with a maximum height not to exceed four feet..." The intent of a decorative fence is to enhance the aesthetic appeal of a property by having decorative elements while providing some level of security and delineation. A commercial/security fence is intended for commercial properties and can be up to 8 feet in height but needs to meet setback requirements. The State of Georgia's Rule '290-2-2-.12 Physical Environment and Equipment' requires that "Play areas shall be protected from traffic or other hazards by a four (4) foot or higher secure fence or other barrier..." Staff is concerned with having a fence securing the children's play

area within the required setbacks as it brings the children closer to the right-of-way and the adjoining property.

It is also important to note that the site plan provided within the current submittal materials indicates that there is 18,760 sf of outdoor play area; this is the exact amount of outdoor play area required for the proposed 186 students (100 sf per child), and will only be met if the applicant utilizes the decorative/ornamental fence standards which are not required to meet setback requirements. If the fence is required to meet setback standards, it would need to be relocated behind the setbacks and the outdoor play area square footage will be reduced and most likely be unmet.

Relevant Ordinances:

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

PUD (Savannah Quarters, Phase 2)

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. Savannah Quarters PUD, Phase 2 does not currently have development standards for commercial uses and has relied on the development standards found within the City of Pooler's ordinance since no development standards are strictly called out within the document. This amendment would establish standards for one specific use allowed within the PUD's Phase 2 as well as providing direction for the other commercial properties, which would be to follow the development standards found within the City of Pooler's Code of Ordinances.*
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.*
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 is allowed by right in the Savannah Quarters Phase 2 PUD and would not cause additional traffic to traverse established single-family neighborhoods nor cause noise and traffic hazards to an already commercially designated site..*

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 the proposed amendment only seeks to clarify the development standards to be utilized when establishing commercial uses within Phase 2.*
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
 - *There is no imminent need for the amendment, as the property could be developed without the requested changes; however, for the particular site to be developed, as proposed, the requested changes to the PUD phase 2 would be necessary.*
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, additional requests of this kind would be unlikely, as this request is primarily to create unique development standards for a particular use allowed within Phase 2 as well as addressing the development standards for the remaining commercial uses in Phase 2 of Savannah Quarters.*
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 proposed commercial use would be compatible with the existing commercial uses in the surrounding area. The proposed PUD amendment will also solidify the development requirements for future commercial development in the area within phase 2.*

- 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 proposed childcare facility will be reviewed through the site development plan review process, and all stormwater impacts will need to meet stormwater management requirements.*

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.*

Conclusion:

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

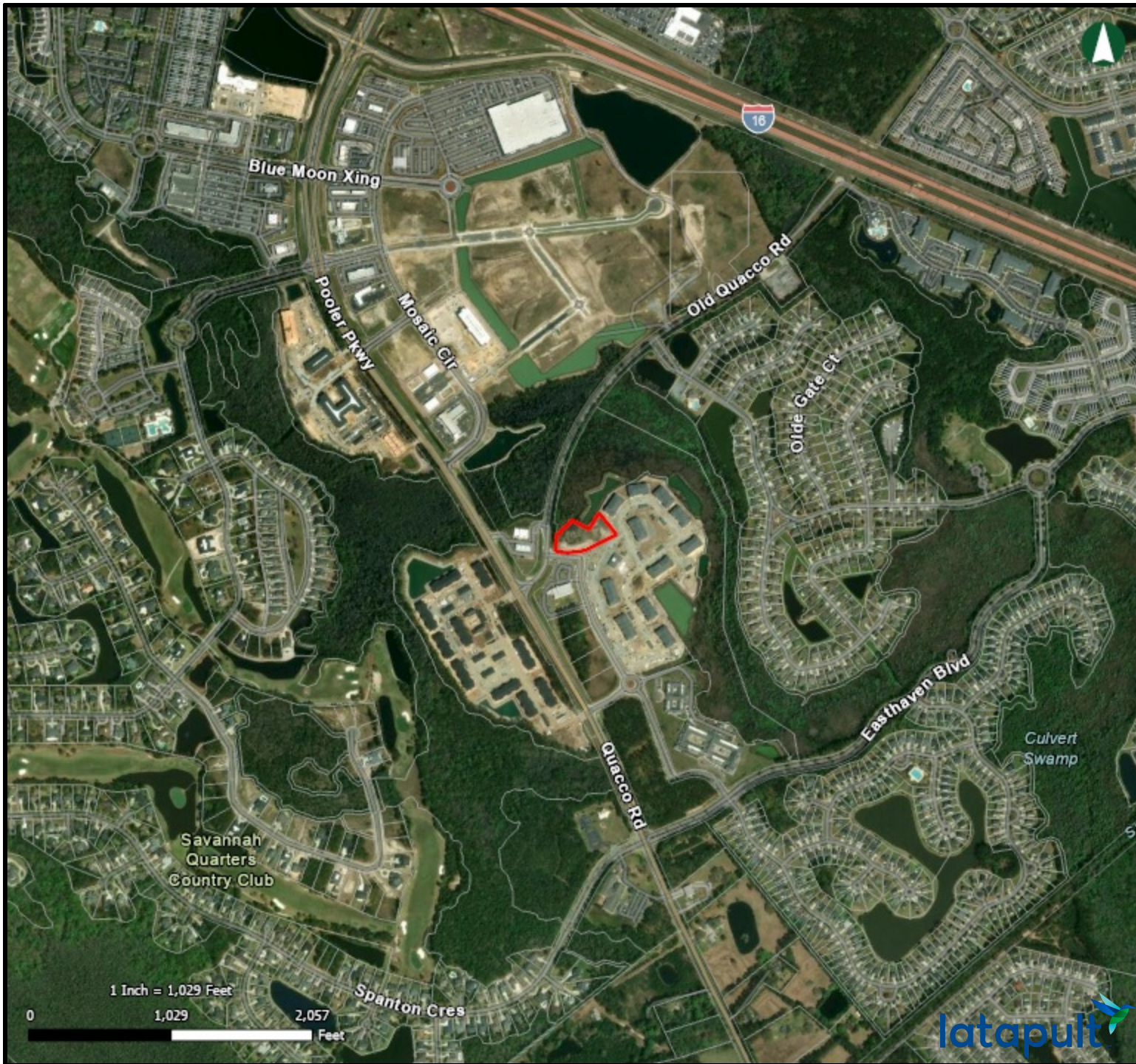
1. The proposed five-foot fence must meet setback requirements as required for Commercial/security fences in Ch. 22, Art. IV, Sec. 22-113 – Minimum standards.

Attachments:

A. Vicinity Map

B. Zoning Map

C. Application and Submittal Documentation



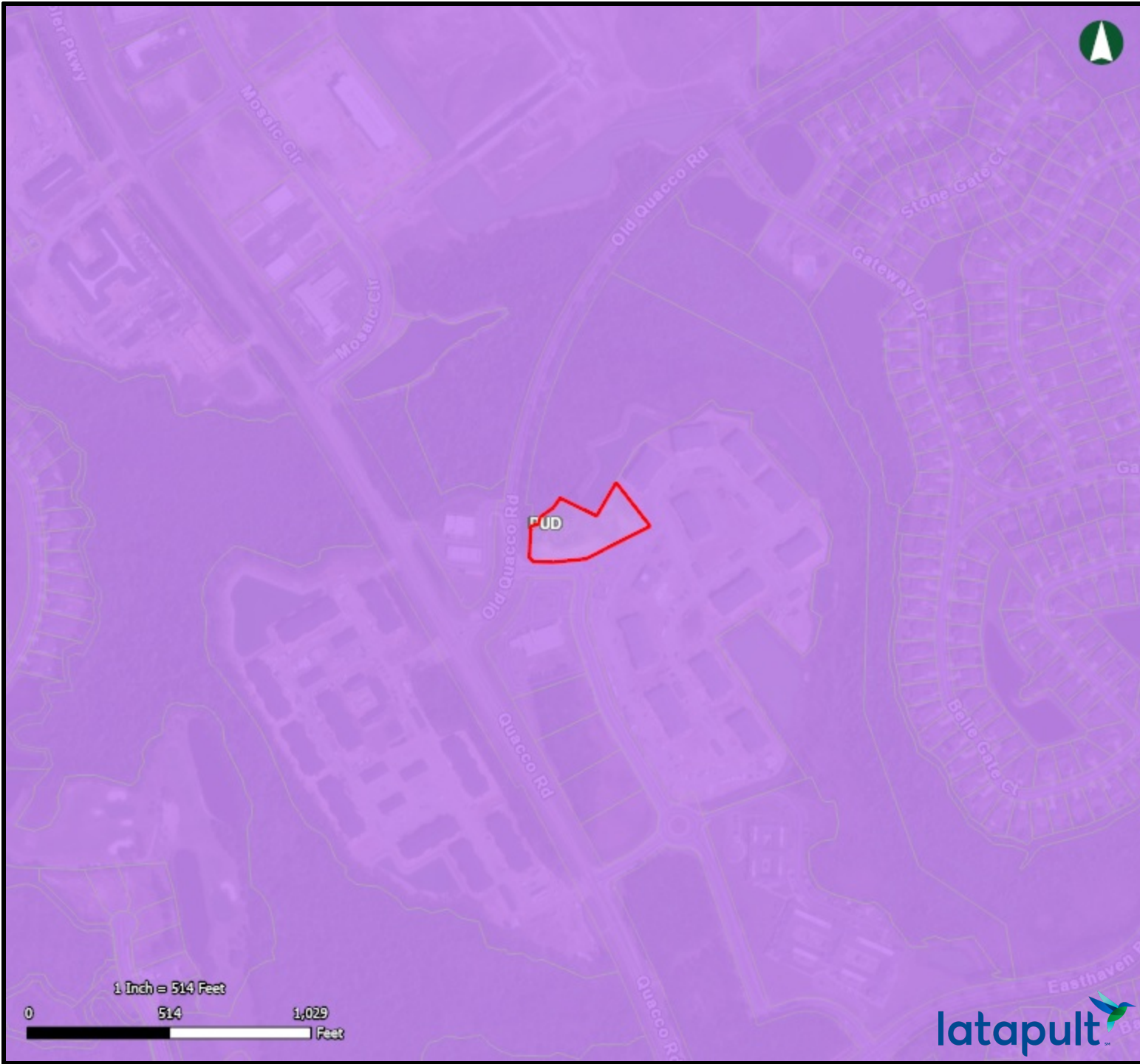
CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Vicinity Map - 15 Commons Way - PUD Amendment

07/24/2025

Parcels






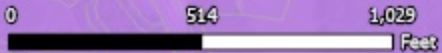
CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

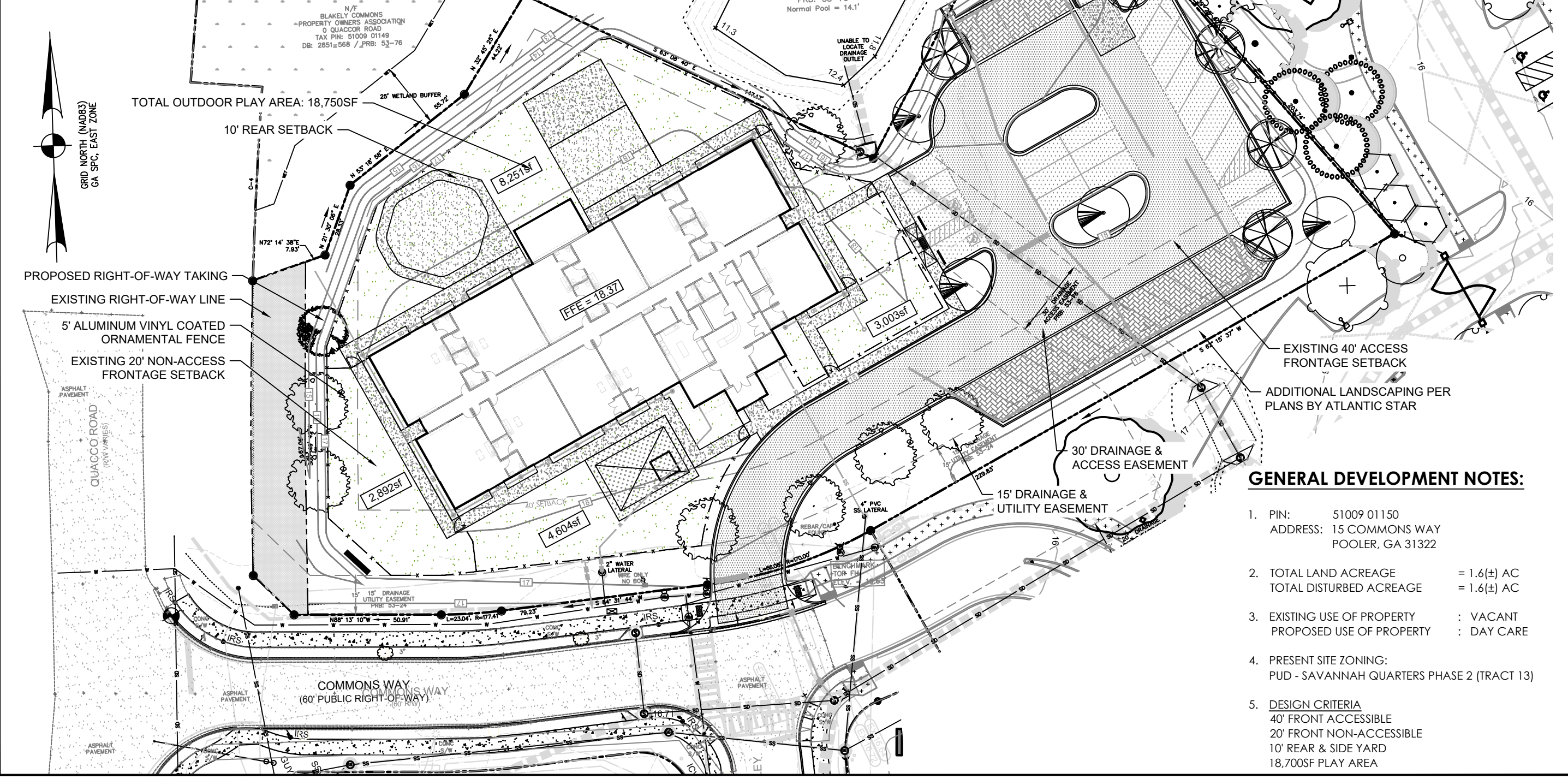
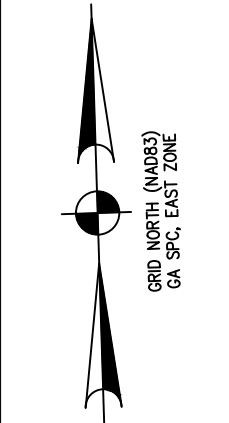
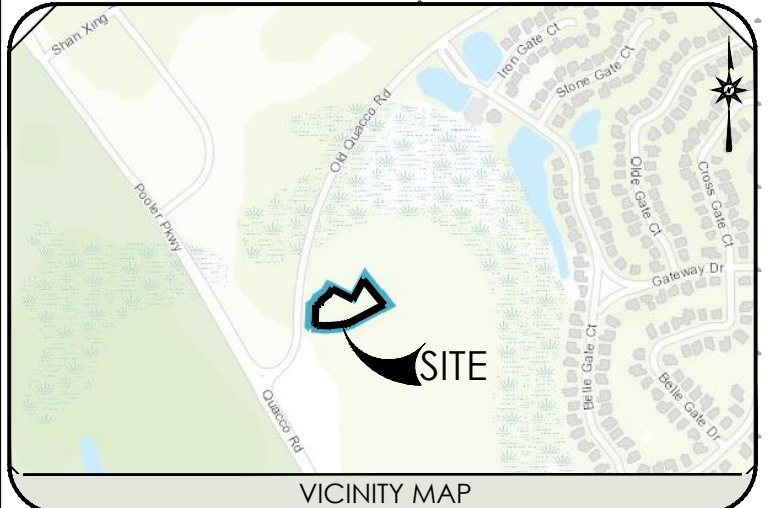
Zoning Map - 15 Commons Way - PUD Amendment

08/04/2025

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

1 Inch = 514 Feet





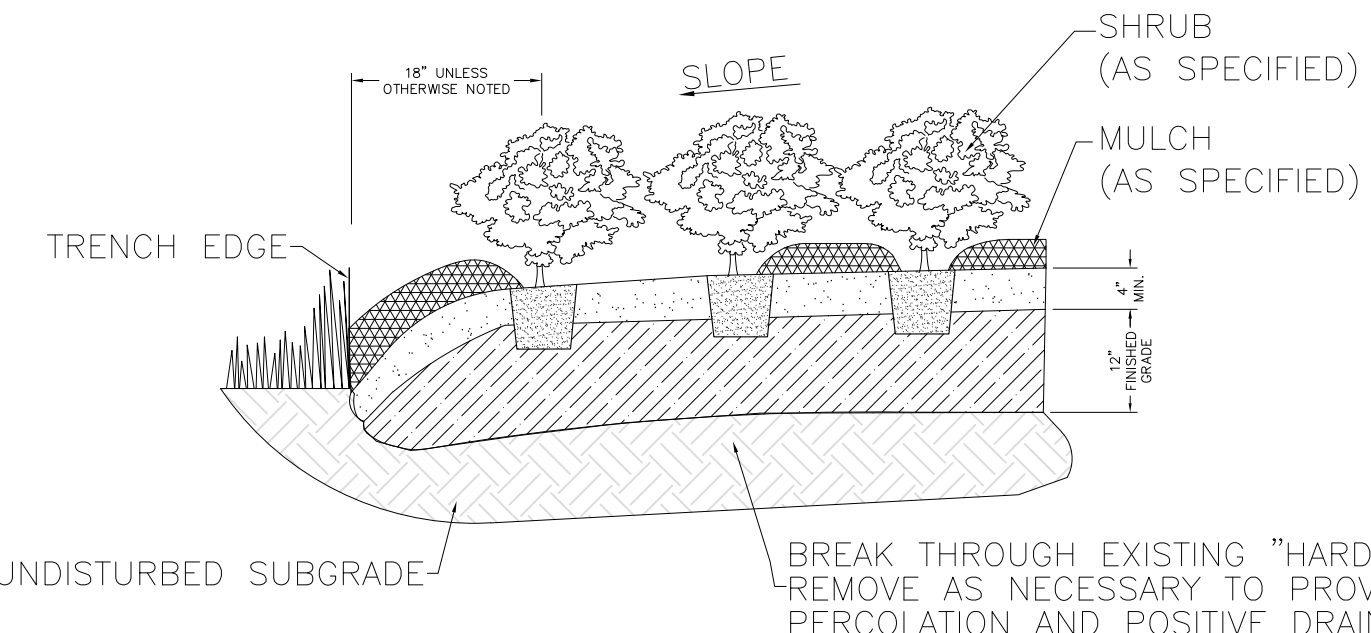
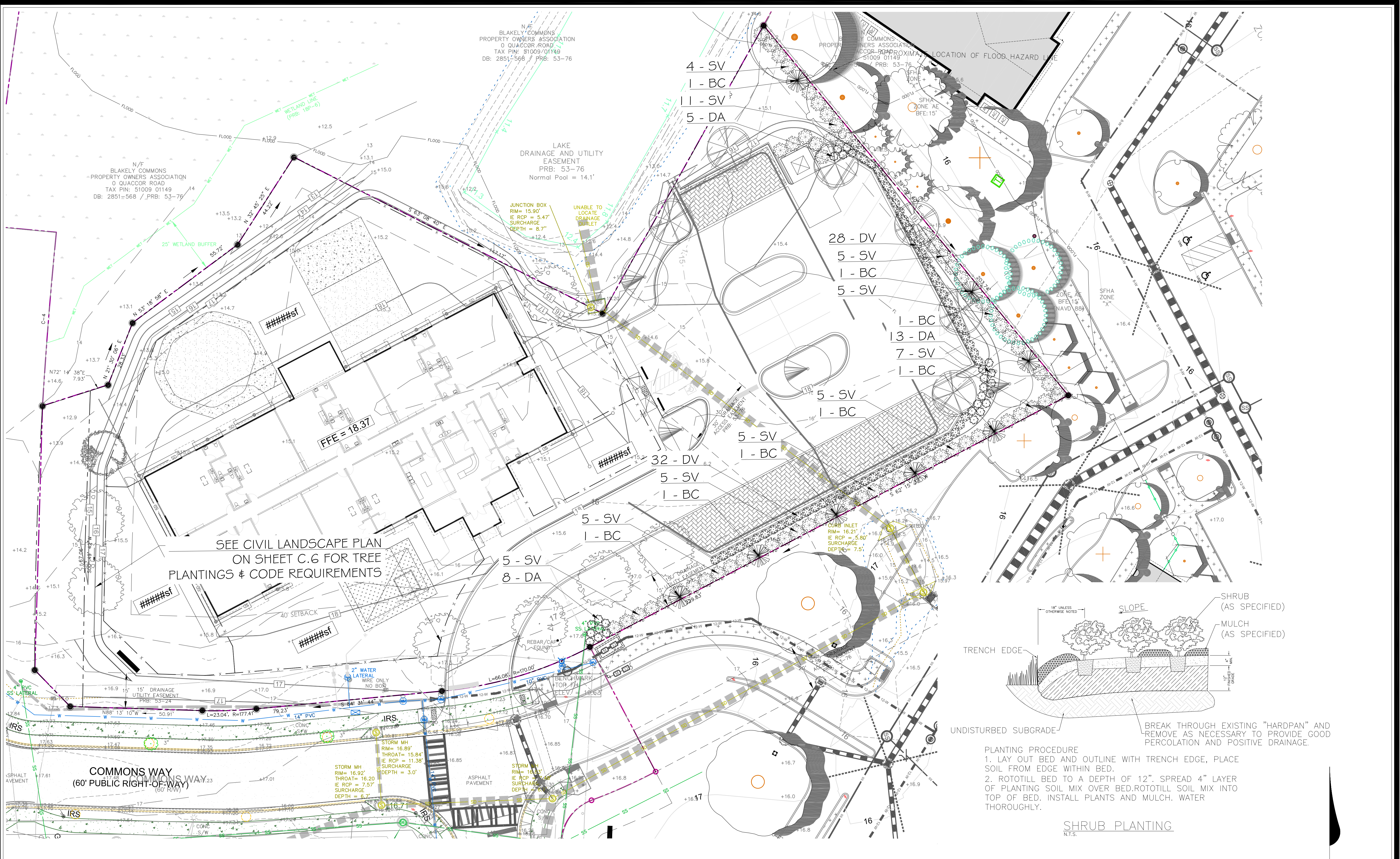
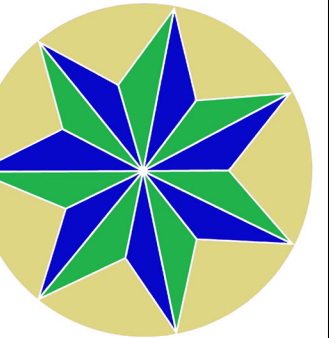
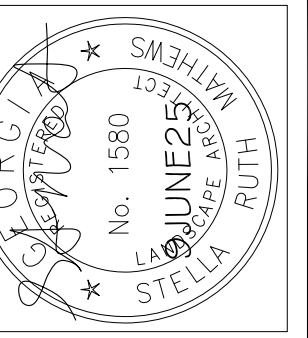
GENERAL DEVELOPMENT NOTES:

1. PIN: 51009 01150
ADDRESS: 15 COMMONS WAY
POOLER, GA 31322
2. TOTAL LAND ACREAGE = 1.6(±) AC
TOTAL DISTURBED ACREAGE = 1.6(±) AC
3. EXISTING USE OF PROPERTY : VACANT
PROPOSED USE OF PROPERTY : DAY CARE
4. PRESENT SITE ZONING:
PUD - SAVANNAH QUARTERS PHASE 2 (TRACT 13)
5. DESIGN CRITERIA
40' FRONT ACCESSIBLE
20' FRONT NON-ACCESSIBLE
10' REAR & SIDE YARD
18,700SF PLAY AREA

NON-VARIANCE EXHIBIT
FELC 247 - Foundations at Blakely Commons

40
20
0
SCALE: 1" = 40'
 DRWN: JAM 1-13-2025
 CHK'D: JAM DATE
 SFP2_FOUNDATIONS_BLAKELY_COMMONS-011325.DWG

SHEET NO.
1 of 1
 933-23-01
 PROJECT NO.



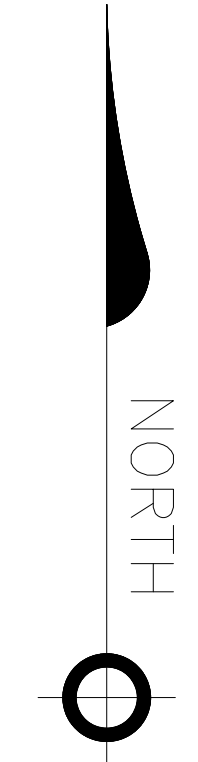
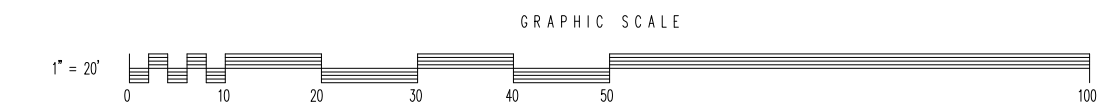
PLANTING PROCEDURE
 1. LAY OUT BED AND OUTLINE WITH TRENCH EDGE, PLACE SOIL FROM EDGE WITHIN BED.
 2. ROTOTILL BED TO A DEPTH OF 12". SPREAD 4" LAYER OF PLANTING SOIL MIX OVER BED. ROTOTILL SOIL MIX INTO TOP OF BED. INSTALL PLANTS AND MULCH. WATER THOROUGHLY.

SHRUB PLANTING
N.T.S.

PLANT SCHEDULE

ABRV.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	SPREAD	NOTES
BC	8	BRODIE CEDAR	Juniperus virginiana 'Brodie'	1.5 gal.	5'-6"	18"-24"	
SV	57	SWEET VIBURNUM	Viburnum odorotissimum	7 gal.	24"-36"	20"-24"	
DV	60	DWARF VIBURNUM	Viburnum obovatum 'Walter's Whorled Class'	3 gal.	12"-18"	12"-18"	
DA	26	DWARF ABELIA	Abelia x grandiflora 'Rose Creek'	3 gal.	12"-18"	12"-18"	

LANDSCAPE NOTES:
 1) CONTRACTOR TO REFERENCE CIVIL LANDSCAPE PLAN FOR TREE PLANTING AND STAKING.



DESIGNED	SRM	DATE	6/9/25	JOB NO.		SCALE	1" = 20'-0"
DRAWN	SRM						
CHECKED	SRM						

FELC247
 FOUNDATIONS AT BLAKELY COMMONS
 OLD QUACCOR RD. & COMMONS WAY, POOLER, GEORGIA 3122
 FOR SUNSHINE HOUSING INC.
PARKING AND BUFFER LANDSCAPE EXHIBIT

RECEIVED
 JUL 15 2022
 ZONING DEPARTMENT

FINAL P.U.D.
 MASTER PLAN



SAVANNAH QUARTERS

PREPARED FOR:
 Hall Development Company
 Savannah, Georgia

PREPARED BY:
Haden-Stanziale
 Planning & Consulting Services
 100 South Boulevard, Suite 112
 Savannah, Georgia 31401
 Tel: 912.434.1100 Fax: 912.434.1101
 www.haden-stanziale.com
 SEPTEMBER 3, 1999

HUSSEY GAY BELL
 Established 1958

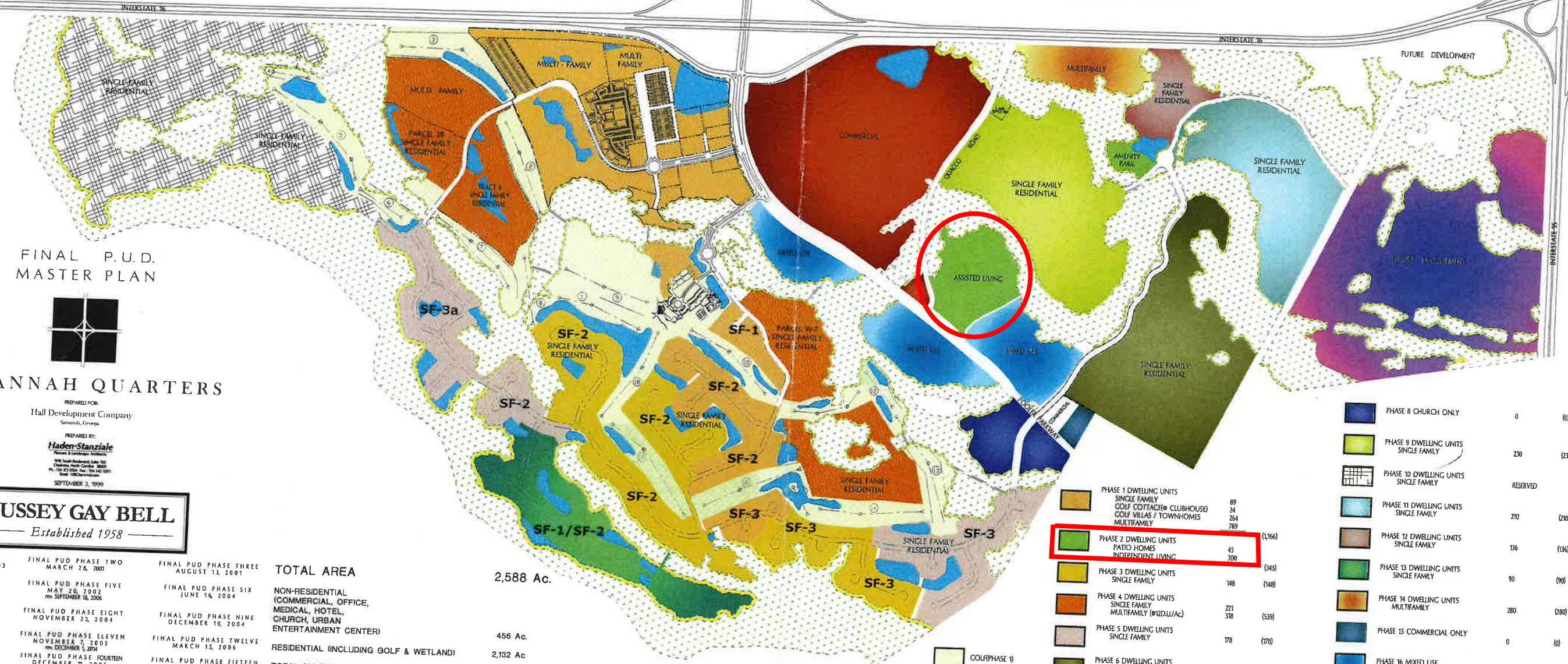
FINAL PUD PHASE ONE NOVEMBER 1, 1993 REV. DECEMBER 21, 2005	FINAL PUD PHASE TWO MARCH 26, 2001	FINAL PUD PHASE THREE AUGUST 13, 2001
FINAL PUD PHASE FOUR DECEMBER 17, 2001 REV. JUNE 12, 2014	FINAL PUD PHASE FIVE MAY 20, 2002 REV. SEPTEMBER 16, 2006	FINAL PUD PHASE SIX JUNE 16, 2004
FINAL PUD PHASE SEVEN AUGUST 16, 2004	FINAL PUD PHASE EIGHT NOVEMBER 22, 2004	FINAL PUD PHASE NINE DECEMBER 10, 2004
FINAL PUD PHASE TEN RESERVED	FINAL PUD PHASE ELEVEN NOVEMBER 7, 2005 REV. DECEMBER 1, 2004	FINAL PUD PHASE TWELVE MARCH 15, 2006
FINAL PUD PHASE THIRTEEN SEPTEMBER 25, 2006	FINAL PUD PHASE FOURTEEN DECEMBER 11, 2006	FINAL PUD PHASE FIFTEEN FEBRUARY 14, 2011
FINAL PUD PHASE SIXTEEN JULY 27, 2014	FINAL PUD PHASE SEVENTEEN AUGUST, 2017	

TOTAL AREA
 2,588 Ac.

NON-RESIDENTIAL
 (COMMERCIAL, OFFICE,
 MEDICAL, HOTEL,
 CHURCH, URBAN
 ENTERTAINMENT CENTER)
 456 Ac.

RESIDENTIAL (INCLUDING GOLF & WETLAND)
 2,132 Ac

TOTAL ALLOWABLE DWELLING UNITS
 (4 D.U./RESIDENTIAL ACRE)
 8,528 D.U.



PHASE 1 DWELLING UNITS SINGLE FAMILY GOLF COTTAGE/ CLUBHOUSE GOLF VILLAS / TOWNHOMES MULTIFAMILY	89 24 264 789	
PHASE 2 DWELLING UNITS PATIO HOMES INDEPENDENT LIVING	45 300	(1166)
PHASE 3 DWELLING UNITS SINGLE FAMILY	148	(148)
PHASE 4 DWELLING UNITS SINGLE FAMILY MULTIFAMILY (0.12D.U./Ac)	221 318	(539)
PHASE 5 DWELLING UNITS SINGLE FAMILY	178	(178)
PHASE 6 DWELLING UNITS SINGLE FAMILY	300	(300)
PHASE 7 COMMERCIAL ONLY	0	(0)

PHASE 8 CHURCH ONLY	0	(0)
PHASE 9 DWELLING UNITS SINGLE FAMILY	230	(230)
PHASE 10 DWELLING UNITS SINGLE FAMILY	RESERVED	
PHASE 11 DWELLING UNITS SINGLE FAMILY	210	(210)
PHASE 12 DWELLING UNITS SINGLE FAMILY	136	(136)
PHASE 13 DWELLING UNITS SINGLE FAMILY	90	(90)
PHASE 14 DWELLING UNITS MULTIFAMILY	280	(280)
PHASE 15 COMMERCIAL ONLY	0	(0)
PHASE 16 MIXED USE (COMMERCIAL, MEDICAL, ASSISTED LIVING)	0	(0)
PHASE 17 DWELLING UNITS SINGLE FAMILY TOWNHOME CONDOMINIUM AVAILABLE DWELLING UNITS IN FUTURE PHASES		(1,128)
		3,778 D.U.

SAVANNAH QUARTERS - PHASE TWO AMENDMENTS

- 1.) Amendment one was approved by City Council on December 16, 2002, and consisted of providing guidelines for project identification and entrance features for the development entrances of Pooler Parkway and Quacco Road. This amendment was passed contingent upon each entrance plan being submitted to Planning and Zoning and Council for approval. (This amendment is shown as revision date December 12, 2002, on the Phase 2 document.)
- 2.) Amendment two was approved by City Council on April 1, 2013, and consisted of adding “hotel” to the list of allowable uses for the medical/commercial tract in the northeast corner of Quacco Road and Pooler Parkway. (This amendment is shown as revision date March 2013 on the Phase 2 document.)
- 3.) Amendment three was approved by City Council on November 7, 2022, and consisted of removing congregate living, senior living and assisted living uses and adding multi-family, while retaining the general commercial uses. (This amendment is shown as revision dates August 2022, and October 2022 on the Phase 2 document)
- 4.) Amendment four will be brought before City Council August 18, 2025 to include the “Childcare Facility” use and specify the development standards thereof. Commercial developments standards are specified pointing to the C-2 zoning standards in the ordinance. Sections typically included within other phases of the PUD standards but were previously omitted have been added to bring Phase 2 up to standard and whole. These sections include: Road Standards, Buffers, and Project Identification / Entrance Features. Once approved, the amendment date of August 2025 will be dated on the Phase 2 document.

~~SOUTHWEST QUADRANT~~ **[SAVANNAH QUARTERS] PHASE TWO**
FINAL P.U.D. MASTER PLAN
August 18, 2025

. GENERAL

The project consists of a mixed-use master-planned community on approximately 2,588 acres located at the southwest quadrant of the I-95/I-16 interchange. Anticipated uses include single-family and multi-family residential, golf club, commercial, churches, medical services, offices, senior residential, hotels and urban entertainment.

Planned Unit Development zoning for this property was approved by City Council on December 7, 1998, based on the Conceptual Master Plan dated September 15, 1998 prepared by EDSA. ~~The current application is for final P.U.D. approval for Phase 2 development and presents proposed development standards, in accordance with requirements of the City of Pooler PUD Zoning Ordinance. The previous PUD Amendment in October of 2022 was to establish development standards for Savannah Quarters Phase Two to be utilized as a Residential Care Facility. Whereas the previously planned Residential Care Facility was not constructed and the language of the October 2022 Amendment was unclear as to the development standards for other types of commercial developments, this current amendment to the Phase Two PUD is to clarify that Childcare facilities and other general commercial uses are permitted with Savannah Quarters Phase Two and to set forth the associated development standards for those uses.~~

. PHASE TWO FINAL PUD PLAN

Phase Two consists of approximately 25 acres of multi-family residential and 10 acres of commercial development.

The following standards will be applied in Phase Two:

A. Use Standards:

Multi-Family Residential

The multifamily uses allowed in the Savannah Quarters PUD will follow the provisions of the R-3C zoning district as specified in Article III, Section 6, Schedule of development regulations from the City of Pooler Code of Ordinances adopted April 17, 2023.

Commercial District

- **commercial uses** as allowed in Pooler zoning districts C-1, C-2 or C-P, including:
- nursing and residential care facilities
- continuing care retirement communities with on-site nursing care facilities
- assisted-living facilities and other homes for the elderly without on-site nursing care facilities
- **childcare facilities**

Revised August, 2025
Revised October, 2022
Revised August, 2022
Revised March, 2013
Revised December 12, 2002

Right-of-way widths for public streets shall be 60 feet (minimum). Private streets shall be located in easements of minimum 50-foot width.

Road construction standards shall be in accordance with City of Pooler Subdivision Regulations, except that all roads may have 12-foot lanes. Private street standards shall be subject to City of Pooler approval.

E. Buffers:

Buffers shall be in accordance with the City of Pooler Zoning Regulations of Appendix A, Article III, Section 27 with these exceptions:

1. Childcare facility shall follow the buffer requirements as listed in Article III, Section 19(B).6, or under agreement by adjoining property owners.

F. Project Identification / Entrance Features

Entrances to the property from Pooler Parkway and Quacco Road may contain architectural and landscape/hardscape features to improve the aesthetics of the entrances and provide project identity for the development. These improvements may include, but are not limited to, features such as:

- masonry walls, pillars and architectural structures (open-air, non-habitable) not to exceed 35' in height from adjacent grade
- decorative metal fencing
- specialty lighting and lamp posts
- development name and icons
- fountains, park benches and similar hardscape features
- brick pavers or stamped and painted pavement
- landscaping and trees

The location of these improvements shall be outside of the right-of-way of Pooler Parkway and Quacco Road. The master developer may require review and approval of proposed features to be installed by developers of an individual parcel within the PUD.

Revised August, 2025
Revised October, 2022
Revised August, 2022
Revised March, 2013
Revised December 12, 2002





CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Conditional Use Request to establish an other schools and instruction use facility for teaching self-defense, basic first aid and firearms safety/training in the C-2 Zoning District located at 200 Governor Treutlen Rd. Unit 18

Project:	#A25-0135
P&Z Meeting Date:	August 11, 2025
Public Hearing Date:	August 18, 2025
Applicant and Authorized Agent:	Van Winn
Location (Address):	200 Governor Treutlen Rd.
Parcel (PIN):	50021 02005
Existing Zoning:	C-2 (Heavy Commercial)
Zoning Action:	Conditional Use
Request:	Request is for a conditional use to establish an other schools and instruction use facility for teaching self-defense, basic first aid and firearms safety/training in the C-2 Zoning District located at 200 Governor Treutlen Rd. Unit 18
Application Filed:	July 18, 2025
Legal Notice Published:	August 3, 2025
Sign Posted:	July 30, 2025
Letters Mailed:	July 30, 2025
Staff Recommendation:	Approval with the condition that no live firearms are used for training purposes on site.
Planning & Zoning Commission:	TBD

Recommended Motion:

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

Background:

The request is for a conditional use to establish an other schools and instruction use facility for teaching self-defense, basic first aid and firearms safety/training in the C-2 Zoning District located at 200 Governor Treutlen Rd. Unit 18.

200 Governor Treutlen Rd. is a large multi-tenant commercial building located on a parcel approximately 6.08 acres in size. The site is pre-existing with ample parking provided. There are many other businesses within the commercial spaces, including a place of worship, accounting firm, catering business, general contractors' office, corporate offices, and a pharmaceutical company. Other adjacent uses in the area include three hotels: Best Western, Sleep Inn & Suites, and the Cottonwood Suites; and two fast food restaurants: Burger King and Wow Wings.

Staff had concerns about the proposed business being located on the same parcel as a place of worship; however, Information provided within the submittal materials indicates that there will be no live firearms utilized in the firearm safety/training. Staff confirmed with the applicant that the training utilizes a training/replica firearm (red in color and utilizes a built-in laser pointer).

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 heavy commercial uses established within the site including a place of worship, accounting firm, catering business, general contractors' office, corporate offices, and a pharmaceutical 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 will be located in a tenant space within the existing building and would not be*

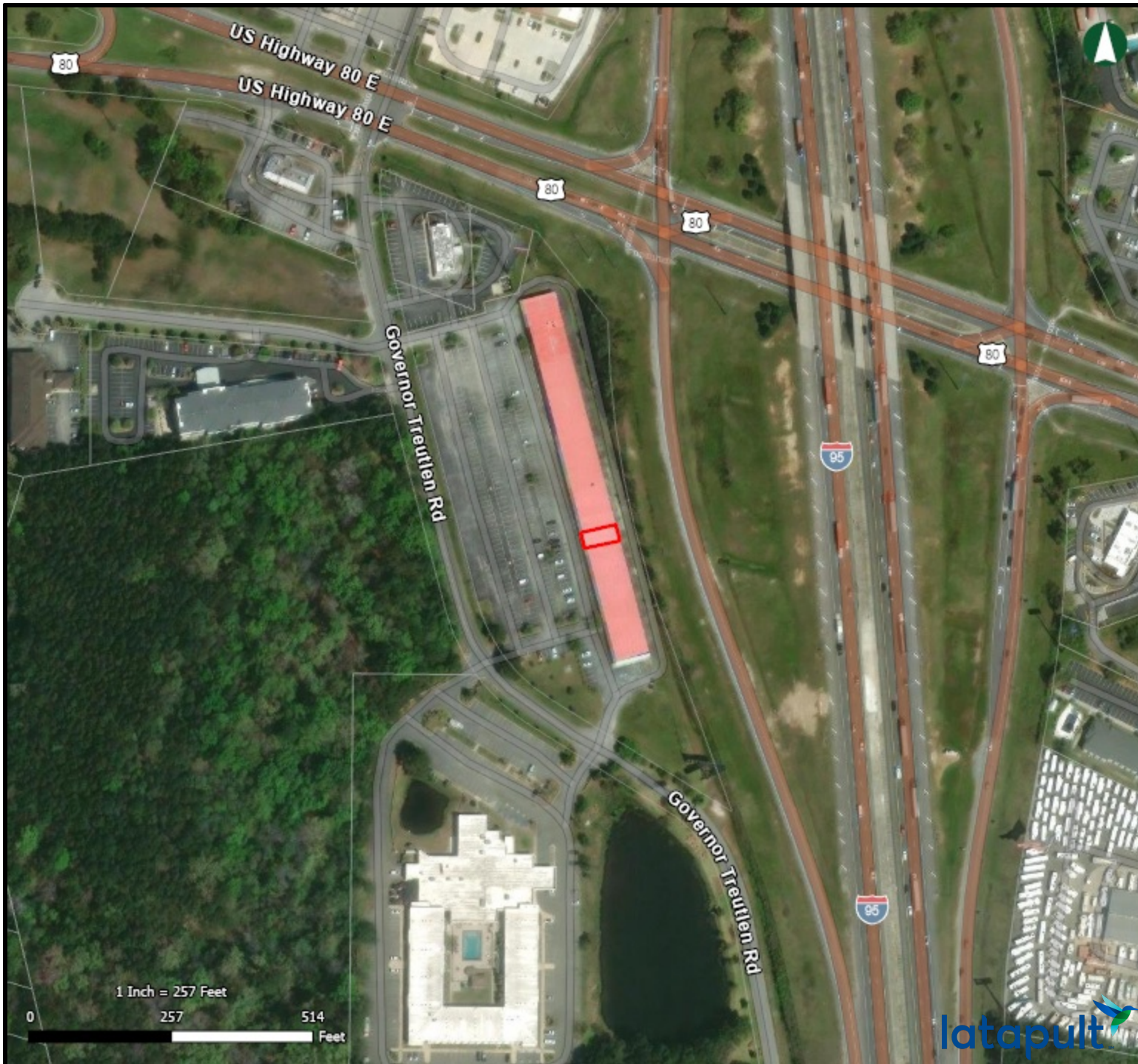
detrimental to adjacent properties or surrounding areas as Staff confirmed there will be no live firearms utilized in the firearm safety/training and that the training utilizes a training/replica firearm (red in color and utilizes a built-in laser pointer).

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 entirely isolated to the interior of an existing suite within the larger site. Furthermore, Staff confirmed there will be no live firearms utilized in the firearm safety/training and that the training utilizes a training/replica firearm (red in color and utilizes a built-in laser pointer).*
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 commercial in nature including a place of worship, accounting firm, catering business, general contractors' office, corporate offices, and a pharmaceutical company.*
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
 - *200 Governor Treulten Rd. is approximately 6.08 acres in size. The site is of sufficient size for the proposed use.*
6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.
 - *The proposed use will be located within a tenant space in an existing building; the site is already developed with ample parking provided.*
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 commercial uses in the surrounding area; however, to ensure the health and safety of the neighboring properties, Staff confirmed with the applicant that there will be no live firearms utilized in the firearm safety/training and that the training utilizes a training/replica firearm (red in color and utilizes a built-in laser pointer).

Conclusion: The request complies with all criteria for a conditional use. As such, Staff recommends **approval** of the request with the condition that no live firearms are used for training purposes on site.

Attachments: A. Vicinity Map
B. Submittal Documentation



CITY OF POOLER
GEORGIA
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Vicinity Map - 200 Governor Treutlen Rd. Unit 18. - Conditional Use

07/24/2025

Parcels

POOLER VILLAGE SHOPPING CENTER

S.W.C. I-95 AND U.S. 80

POOLER, GEORGIA

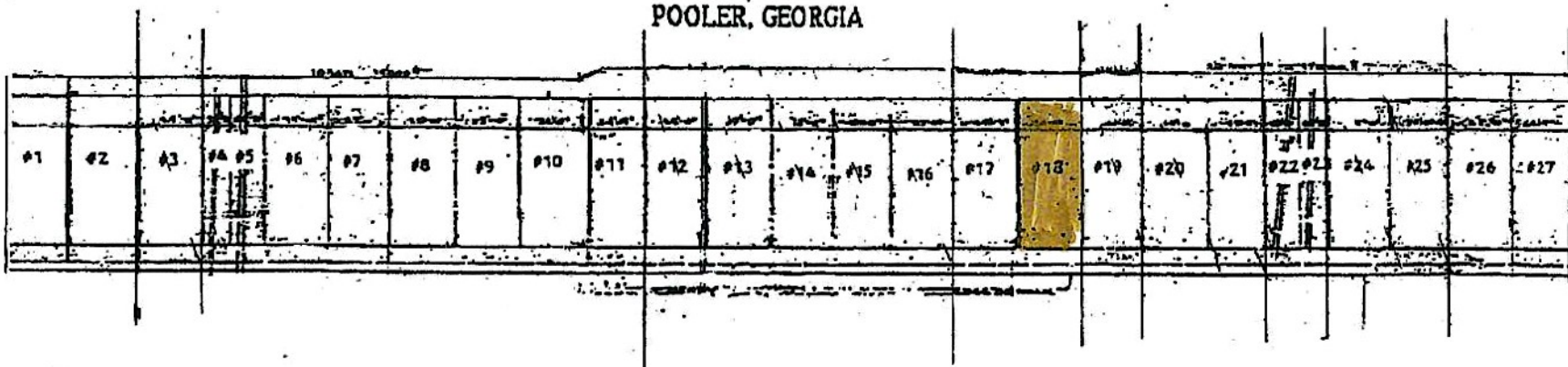
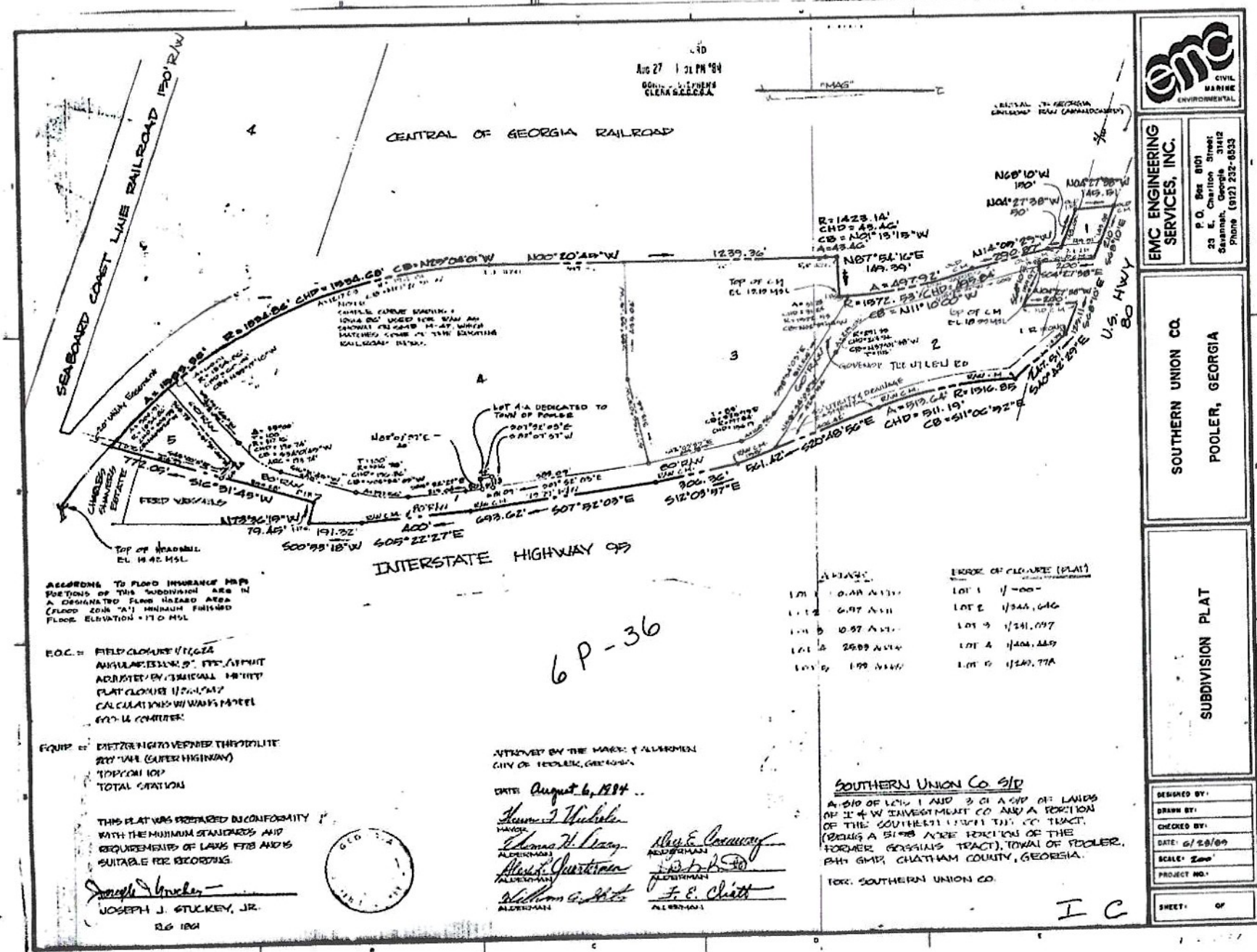


EXHIBIT "B"
FLOOR PLAN



EMC ENGINEERING SERVICES, INC.
 P.O. Box 8101
 23 E. Charlton Street
 Savannah, Georgia 31412
 Phone: (912) 232-8533

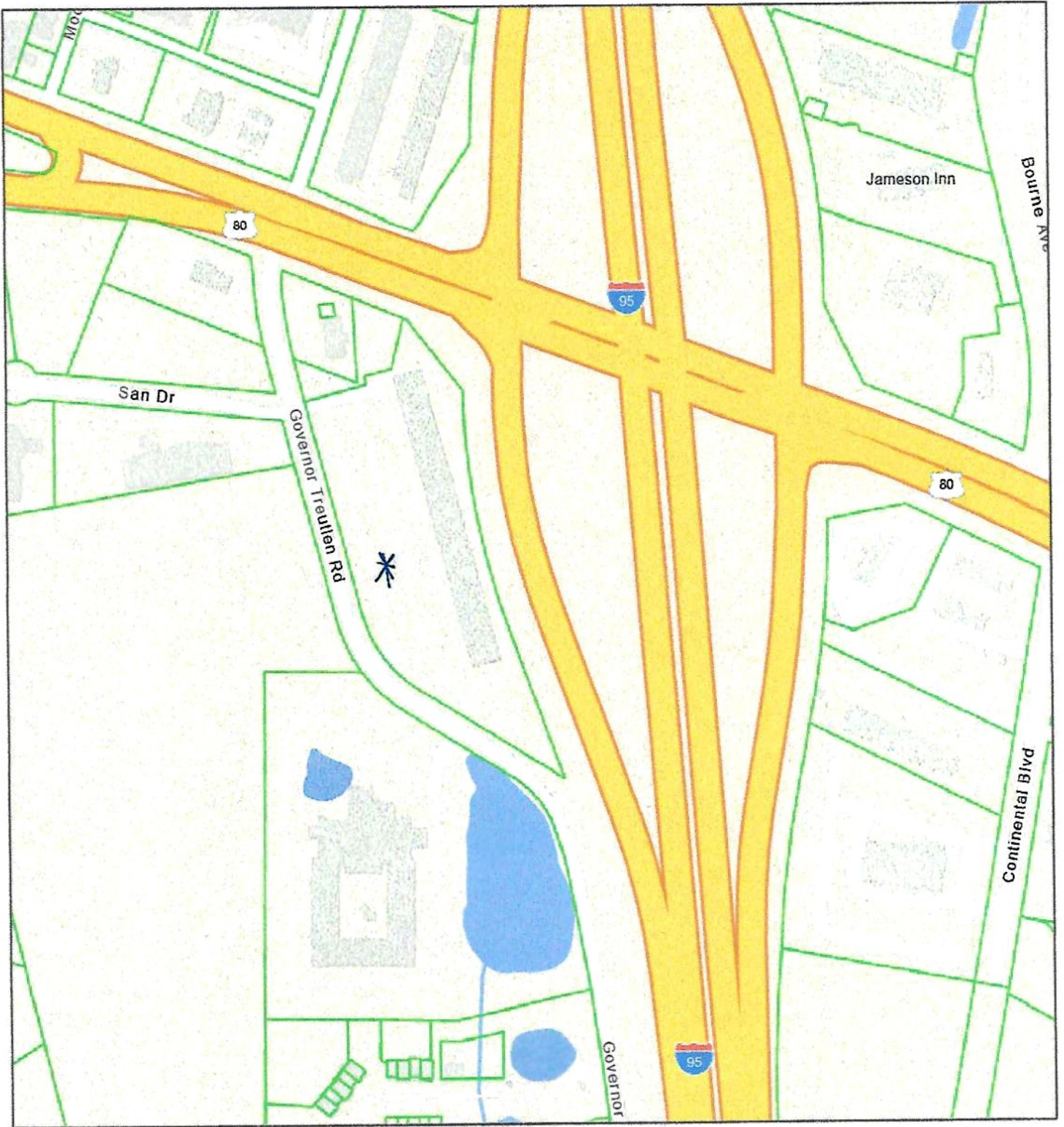
SOUTHERN UNION CO.
POOLER, GEORGIA

SUBDIVISION PLAT


DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 DATE: 6/28/89
 SCALE: 200'
 PROJECT NO.:
 SHEET: OF

IC

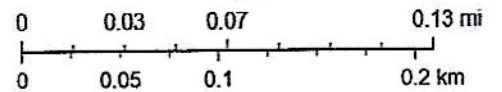
SAGIS Map Viewer



7/18/2025, 1:57:55 PM

 Property Boundaries (Parcels)

1:4,514








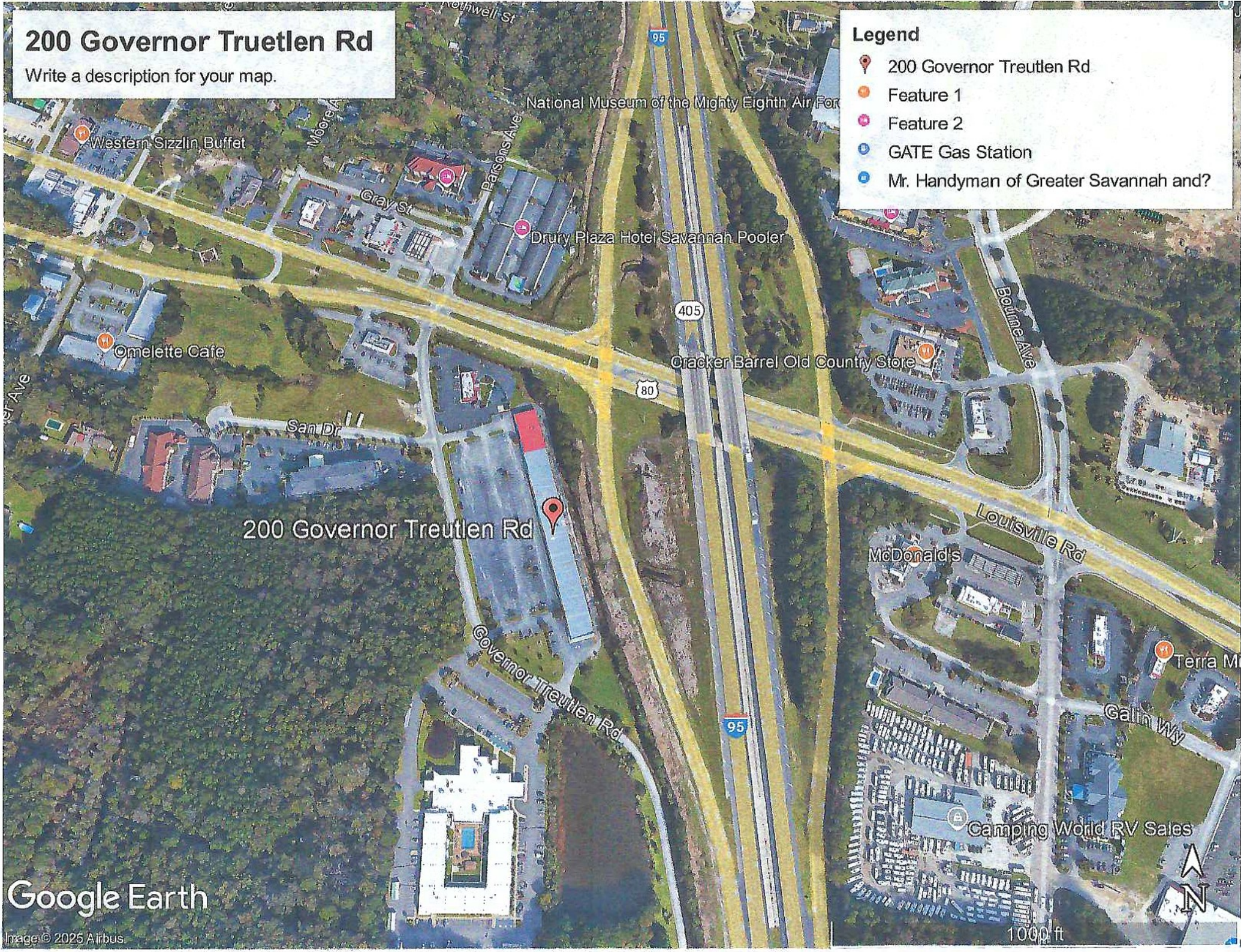
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, SAGIS

200 Governor Truetlen Rd

Write a description for your map.

Legend

-  200 Governor Treutlen Rd
-  Feature 1
-  Feature 2
-  GATE Gas Station
-  Mr. Handyman of Greater Savannah and?





CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for Soil & Erosion Control and Grading at 111 Sharon Court

Project:	#A24-0228
P&Z Meeting Date:	August 11, 2025
City Council Meeting Date:	August 18, 2025
Applicant and Authorized Agent:	Holly Young
Location (Address):	111 Sharon Court
Parcel (PIN):	50022 01011
Acreage:	Approximately 1.39 acres
Zoning:	I-1 (Light Industrial)
Proposed Use:	Allowable uses in I-1
Staff Recommendation:	Approval with the condition that the significant tree removed from the property is replaced per Ch. 42, Art. VI – Tree Protection.
Planning & Zoning Commission:	TBD
Recommended Motion:	<i>"After review of the criteria, move for approval of the request with the condition as outlined in Staff's recommendation."</i>
Zoning Action Standards:	<ol style="list-style-type: none">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 industrial and is shown in the Comprehensive Plan as being within the industrial Character Area.</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 proposed does not include structural development or parking, but there is adequate space on site should the applicant want to develop the site in the future.*
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 proposed does not include buildings or other site improvements.*
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 proposed is limited to soil & erosion control and grading work.*
6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
 - *The proposed site plan is limited to soil & erosion control and grading work which is adequately served by road access.*
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-deterring 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. A significant tree was removed from the property without approval and the applicant has agreed to mitigate for the lost tree.*

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 condition that the significant tree removed from the property is replaced per Ch. 42, Art. VI – Tree Protection.

Attachments:

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



CITY OF POOLER
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Vicinity Map - Site Plan - 111 Sharon Court

08/06/2025

Parcels

Soil Erosion Control Plans

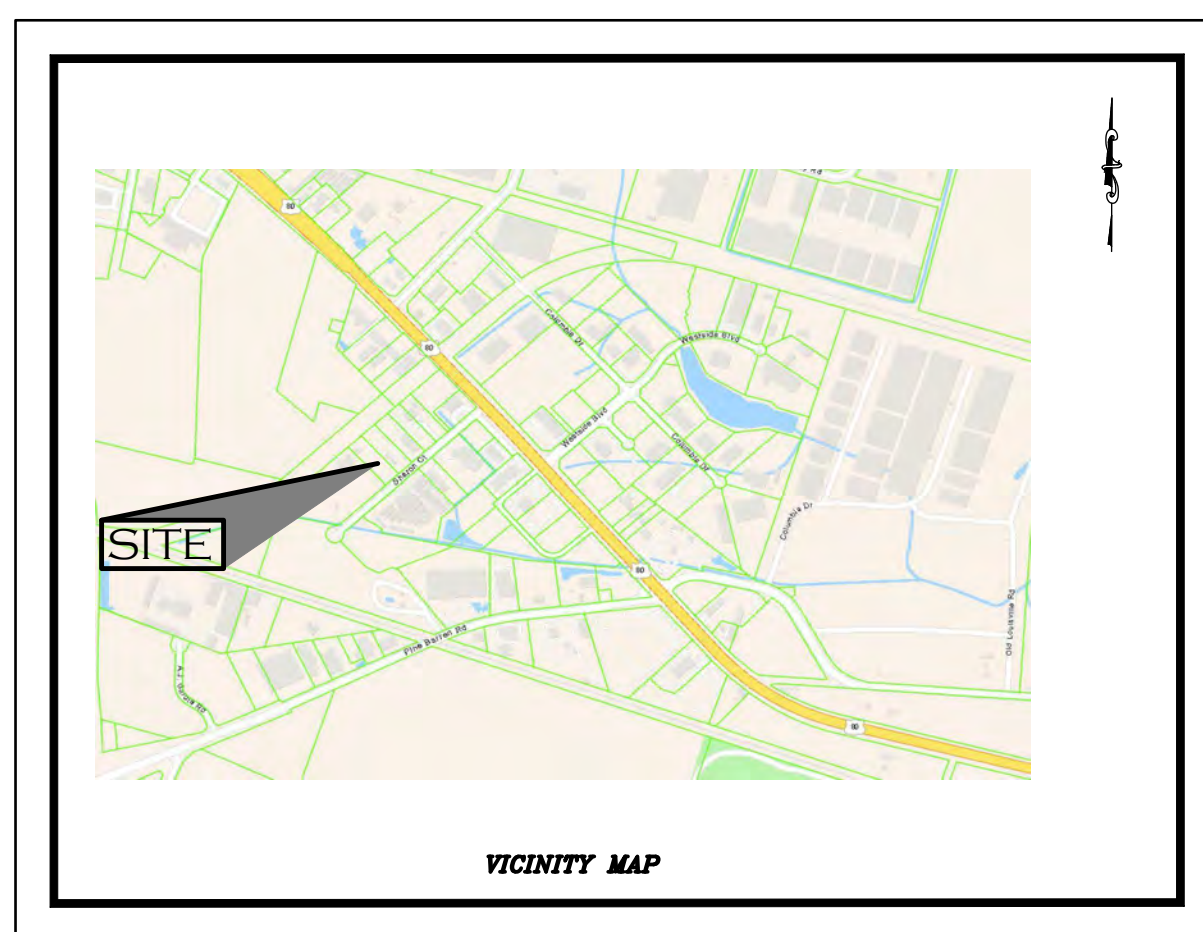
111 Sharon Court

Pooler, Georgia 31322

FOR

111 Sharon Court, LLC
 P.O. Box 369
 Pooler, Georgia 31322

July, 2025



BOSWELL DESIGN SERVICES, INC.

OFFICE : 4700 EAST HIGHWAY 80
 Unit N, Suite 1
 MAILING : 103 NASSAU DRIVE
 SAVANNAH, GEORGIA 31410
 912 - 897 - 6932
 LAHBOS@Bellsouth.net

DWG. NO.	DESCRIPTION
C1	COVER SHEET, SCHEDULE OF DRAWINGS AND VICINITY MAP
C2	EXISTING SITE PLAN
C3	STAKING, SIGNING AND TREE PLAN
C4	PAVING, GRADING AND DRAINAGE PLAN
C5	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE I
C6	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE II
C7	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE III
C8	NOTES AND DETAILS
C9	NOTES AND DETAILS
C10	NOTES AND DETAILS
C11	NOTES AND DETAILS
C12	NOTES AND DETAILS
C13	SOIL EROSION AND SEDIMENT CONTROL NOTES
C14	SOIL EROSION AND SEDIMENT CONTROL NOTES
C15	SOIL EROSION AND SEDIMENT CONTROL NOTES
C16	GSWCC CHECK LISTS
C17	GSWCC CHECK LISTS

SCHEDULE OF DRAWINGS

SPECIAL PROJECT NOTES :

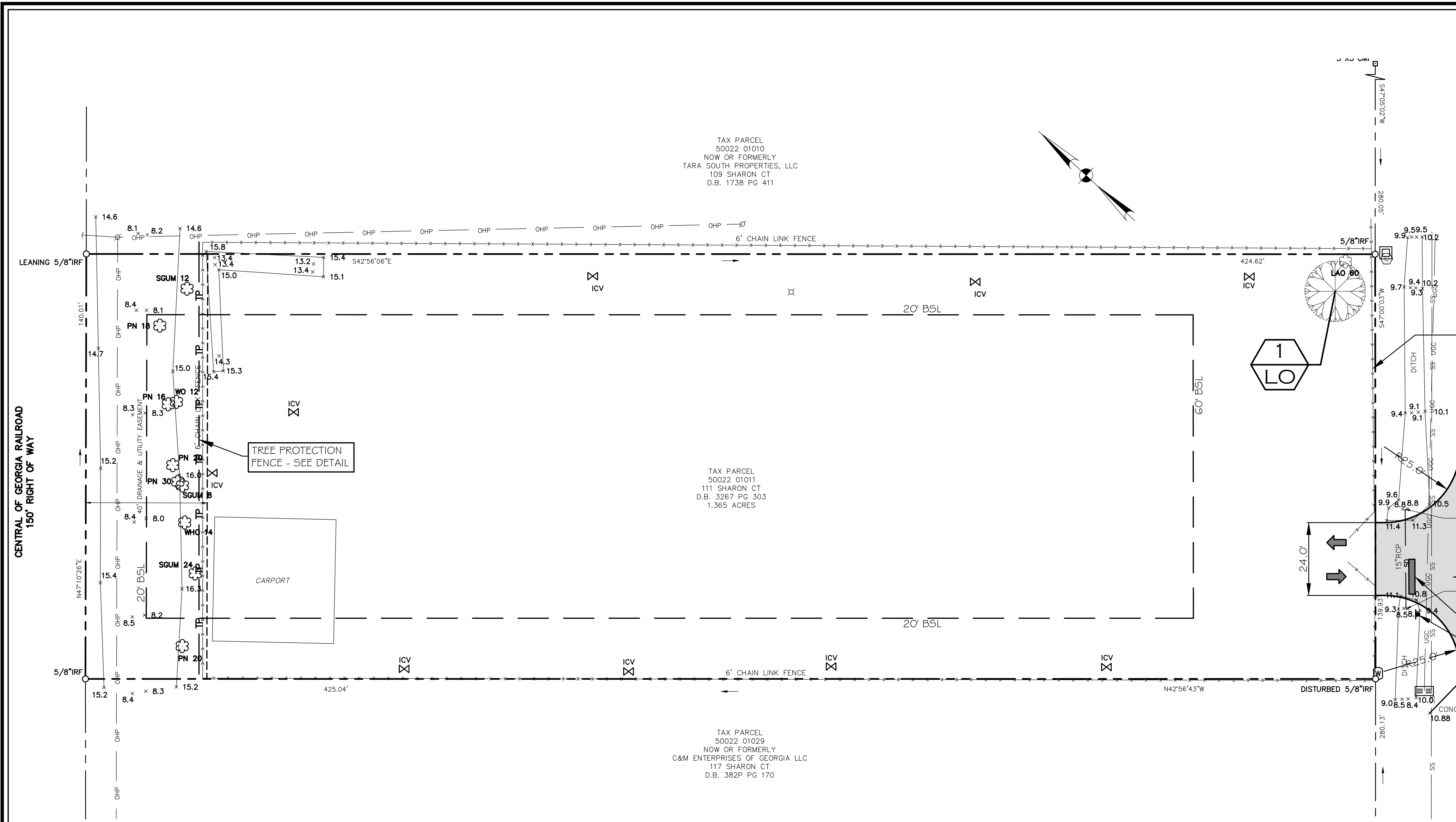
1. THIS PROJECT IS ONLY FOR GRADING
2. THIS PROJECT WILL NOT CONTAIN CONCRETE WORK.
3. THIS PROJECT WILL NOT INVOLVE NEW BUILDING.

PRIMARY PERMITEE :
 HOLLY YOUNG
 P.O. BOX 369
 POOLER, GEORGIA 31322
 EMAIL : HYOUNG1070@AOL.COM
 24 HOUR PHONE : 912-667-2537

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLERS ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.



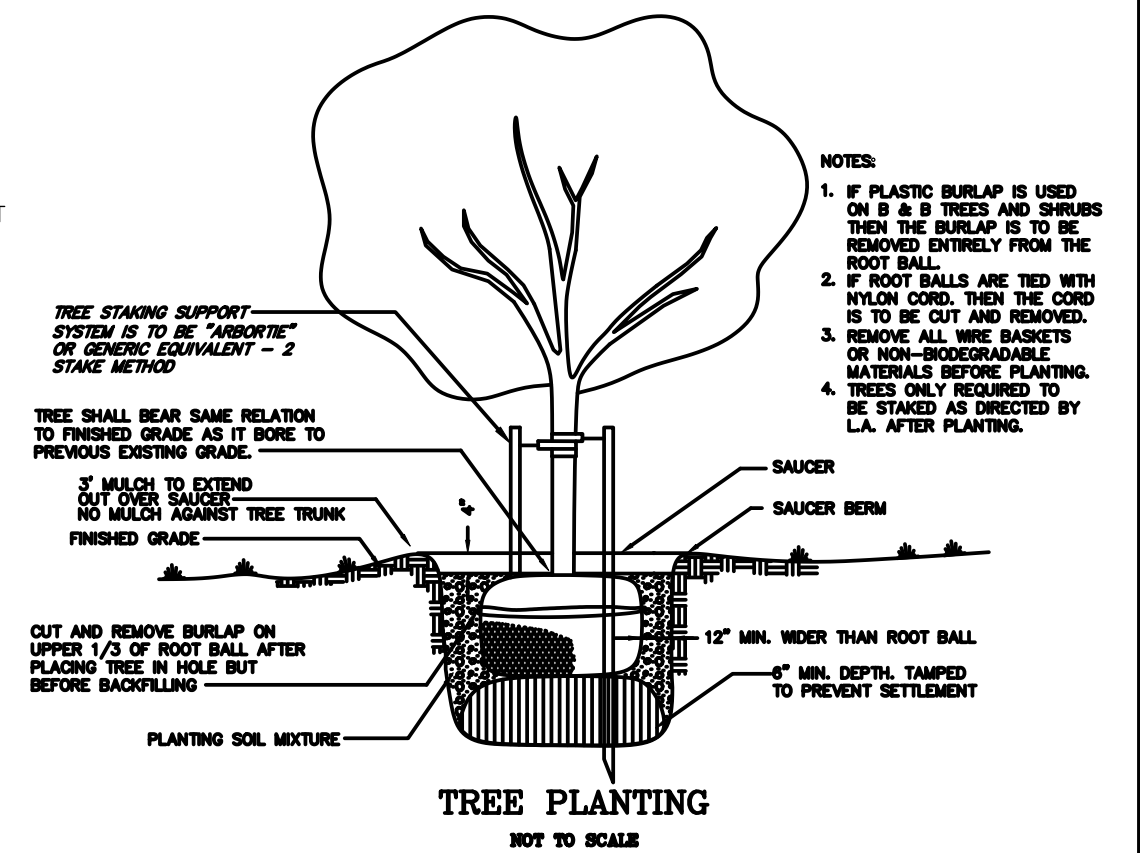


PLANTED TREES AND SHRUBS

SYMBOL	NUMBER	NAME	SIZE	MATURE SIZE	QUALITY
①	1	Live Oak	2" CAL.	LARGE	PREFERRED
②	4	AMERICAN SYCAMORE	2" CAL.	LARGE	PREFERRED
③	6	AMERICAN BEECH	2" CAL.	LARGE	PREFERRED
④	4	Sycamores	2" CAL.	LARGE	PREFERRED

1 TOTAL TREES PLANTED
 *PURCHASE CREDITS FOR 17 TREES
 1 PLANTED + 10 REMAINING = 11 TREES

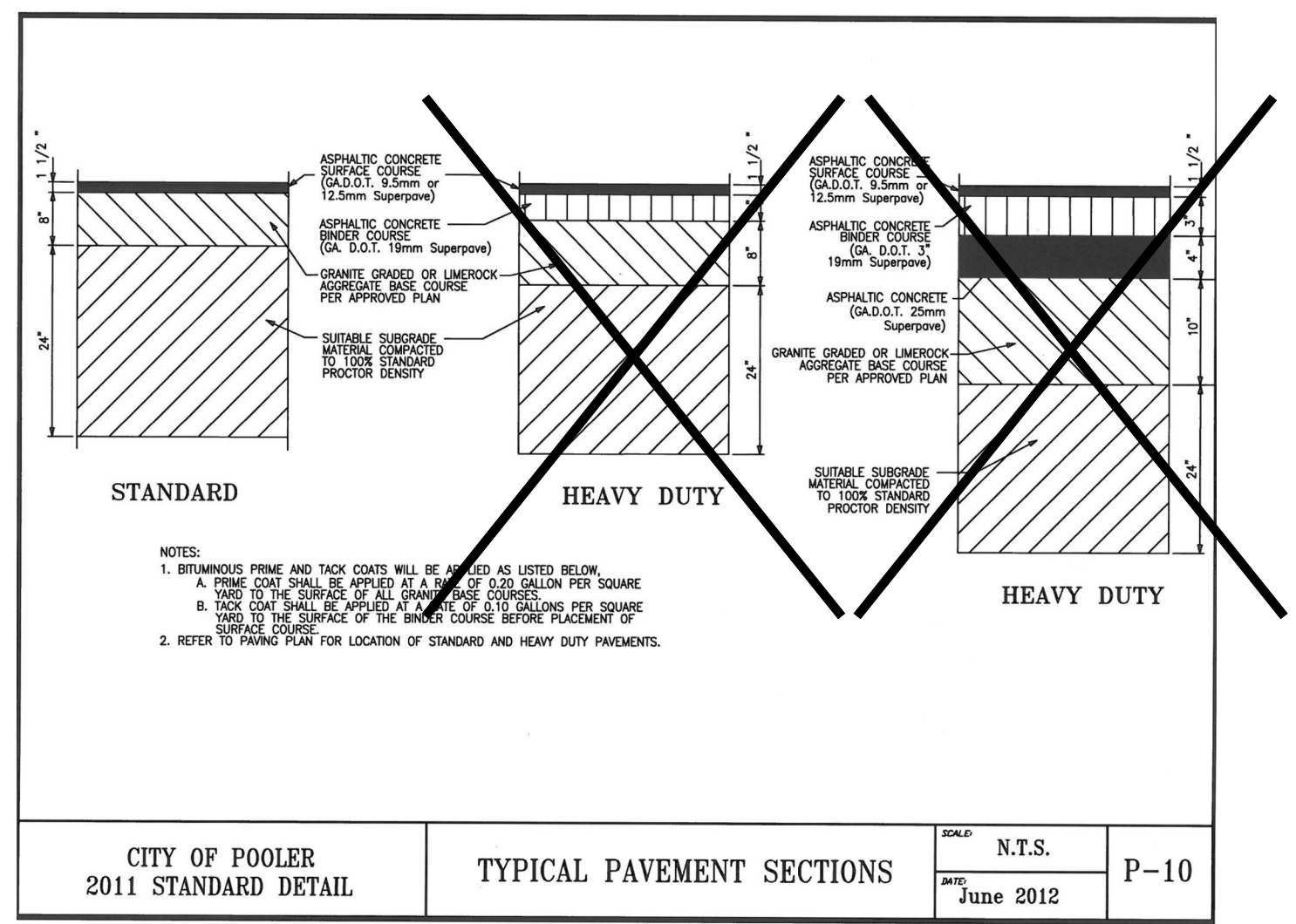
- ### RETAINED TREES :
- 12" SWEET GUM
 - 18" PINE
 - 16" PINE
 - 12" WATER OAK
 - 20" PINE
 - 30" PINE
 - 8" SWEET GUM
 - 14" WHITE OAK
 - 24" SWEET GUM
 - 20" PINE



- ### STREAM BUFFER ENCROACHMENT NOTES :
- NEW STRUCTURES ON THIS PROJECT DO NOT ENCRoACH IN THE 25 OR 50 FOOT STREAM BUFFER.
 - NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT STREAM BUFFER AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST OBTAINING THE NECESSARY VARIANCES AND PERMITS.

STAKING, SIGNING AND TREE PLAN

1" = 20'



- ### SPECIAL PROJECT NOTES :
- THIS PROJECT IS ONLY FOR GRADING
 - THIS PROJECT WILL NOT CONTAIN CONCRETE WORK.
 - THIS PROJECT WILL NOT INVOLVE NEW BUILDING.

- ### PAVEMENT MARKING NOTES :
- ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DESIGN (MUTCD)".

- ### SPECIAL HANDICAP RAMP NOTES :
- ALL HANDICAP RAMP SHALL BE CONSTRUCTED AND "TINTED" AS PER ADA GUIDELINES AND REQUIREMENTS.

- ### STOP SIGN AND STOP BAR INSTALLATION NOTES :
- STOP BARS ARE TO BE WHITE, 24" WIDE x 12" LONG, INSTALLED 6'-0" FROM THE INTERSECTING ROAD PAVEMENT EDGE AS PER MUTCD 3B. 1c.
 - STOP SIGNS ARE TO BE INSTALLED ALIGNED WITH THE STOP BARS AS PER MUTCD 3B. 1c.

- ### SPECIAL SIGNAGE AND STRIPING NOTES :
- STOP SIGNS SHALL BE HIGH INTENSITY OR DIAMOND GRADE.
 - PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC.
 - ALL SIGNS ARE TO BE IN ACCORDANCE WITH MUTCD.

PRIMARY PERMITEE :
 HOLLY YOUNG
 P.O. BOX 369
 POOLER, GEORGIA 31322
 EMAIL : HYOUNG1070@AOL.COM
 24 HOUR PHONE : 912-667-2537

- ### TRAFFIC / RIGHT-OF-WAY AND DISCHARGE NOTES:
- ALL ROAD CLOSINGS, DETOURS AND ETC. ARE TO BE COORDINATED WITH POOLER PERSONNEL.
 - ANY AND ALL NECESSARY PERMITS MUST BE OBTAINED FROM POOLER PRIOR TO COMMENCEMENT OF ANY WORK.
 - CONTRACTOR IS TO OBTAIN A R.O.W. PERMIT PRIOR TO PERFORMING ANY WORK WITHIN POOLER RIGHT-OF-WAYS.
 - CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.

Survey Information :

- Survey information : BREWER SURVEYING
- Date of Survey : OCT., 2024
- Datum : NAVD 88

- ### SPECIAL F.F. NOTES :
- CONTRACTOR TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH GOVERNING AGENCY REQUIREMENTS.
 - CONTRACTOR TO COORDINATE FINISH FLOOR ELEVATIONS WITH STRUCTURAL, ARCHITECTURAL AND M.E.P. PLANS.

SPECIAL ORDINANCE NOTE :

1. 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.

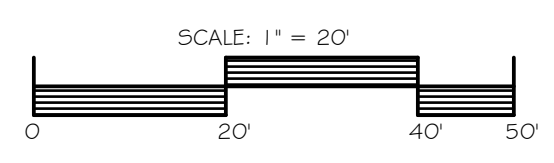
SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

- ### FEMA MAP NOTES :
- THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA 'A' (UN-NUMBERED) ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0126H, MAP REVISED 8-16-18 (NAVD 88).
 - THIS SITE IS IN ZONE 'A' AND IS AN UN-NUMBERED ZONE FLOOD ZONE.
 - CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

POOLER ORDINANCE NOTES :

1. CONTRACTOR IS TO VERIFY ALL B.S.L.'S, BUFFERS, ETC. WITH THE POOLER PLANNING AND ZONING DEPARTMENT PRIOR TO CONSTRUCTION ACTIVITIES.



BOSWELL DESIGN SERVICES, INC.
 OFFICE: 4700 EAST HIGHWAY 80
 Unit N, Suite 1
 MAILING: 103 NASSAU DRIVE
 SAVANNAH, GEORGIA 31410
 912 - 897 - 6932
 LAHBOS@bellsouth.net

111 SHARON COURT
 POOLER, GEORGIA
 FOR POOLER COURT, LLC
 POOLER, GEORGIA

STAKING, SIGNING AND TREE PLAN

DATE: July 24, 2025

JOB NO.:

SCALE: as shown

CONTACT A MINIMUM OF 72 HOURS PRIOR TO ISSUING

UTILITIES PROTECTION CENTER
 1-800-282-7411

GEORGIA
 Mark A. Boswell
 No. 28372
 PROFESSIONAL
 7-24-25
 ENGINEER
 MARK A. BOSWELL

DRAWING NUMBER
C-3
 3 OF 17 SHEETS

SURVEYOR'S NOTES

1. THE ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM. THE CONTOUR INTERVAL IS 1 FOOT.
2. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C0126H, REVISED 08/16/2018, THIS PROPERTY LIES IN ZONE A, A 100 YEAR FLOOD HAZARD AREA, NO BASE FLOOD ELEVATION DETERMINED.
4. ONLY ABOVEGROUND, READILY VISIBLE STRUCTURES WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
5. THE BUILDING SETBACK AND EASEMENT SHOWN WERE TAKEN FROM REFERENCES #1 AND #2. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACKS, EASEMENTS AND BUFFERS WITH THE PROPER AUTHORITIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE. THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
6. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
7. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

LEGEND

□ CMF	CONCRETE MONUMENT FOUND
○ IRF	IRON ROD FOUND
⊙	CABLE PEDISTAL
⊕	POWER POLE
⊗	SANITARY SEWER MANHOLE
⊘	SERVICE POLE
⊚	TELEPHONE PEDESTAL
⊛	VAULT
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
OHP	OVER HEAD UTILITY LINE
UGG	UNDERGROUND GAS LINE
---	CONTOUR
---	TOP OF BANK

TREE LEGEND

SIZE OF SYMBOL DOES NOT INDICATE THE SIZE OF THE DRIP LINE/CANOPY LINE

LOCATION OF TREE (LO 22) TREE SIZE (IN INCHES)

TREE TYPE ABBREVIATIONS:

LO	LIVE OAK
PN	PINE
SGUM	SWEET GUM
WHO	WHITE OAK
WO	WATER OAK

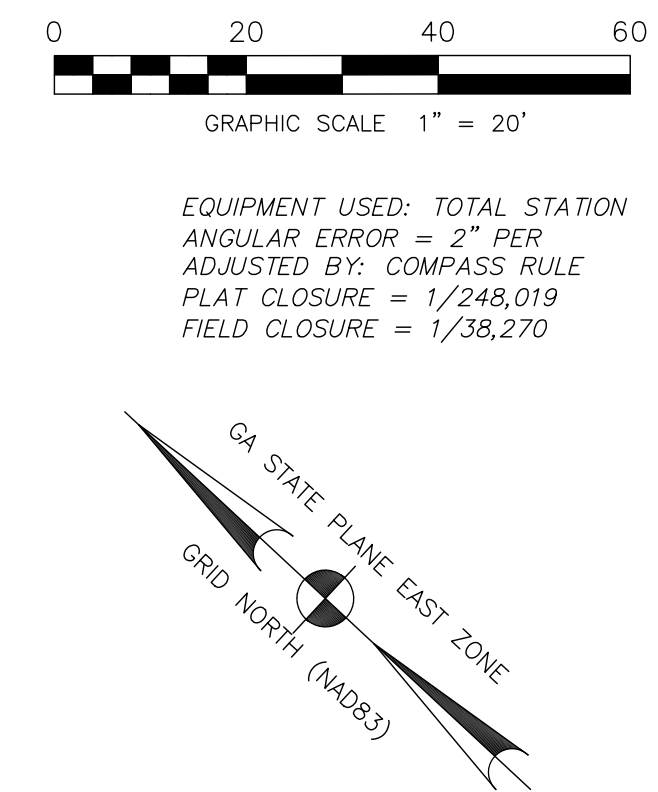
DEAD TREES MAY NOT SHOWN

ALL OTHERS SPELLED OUT

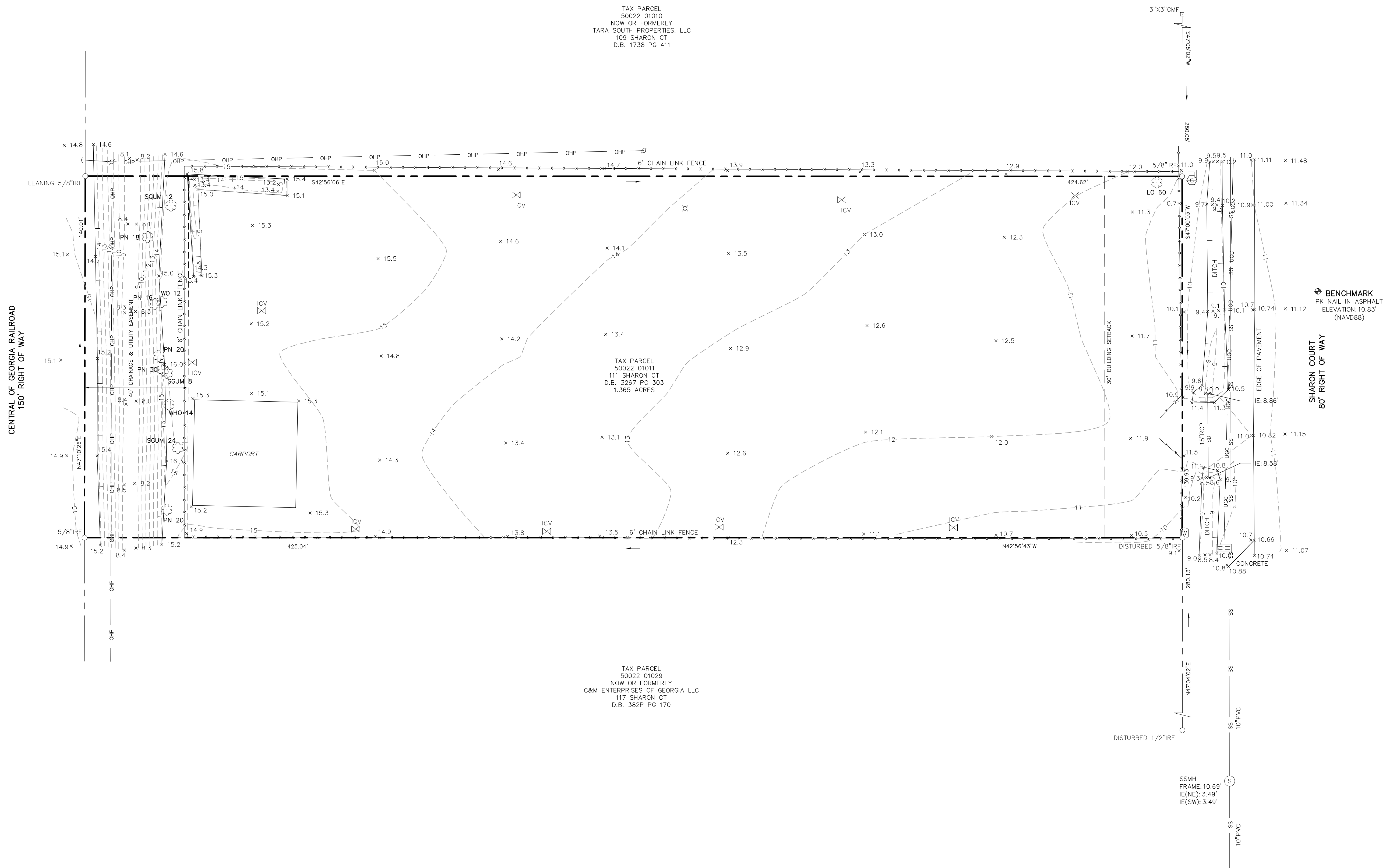
MULTIPLE TREE SIZES INDICATES COMMON BASE

*"D" INDICATES DISEASED TREE

- REFERENCES**
1. P.B. 105 PG 344
 2. P.B. 105 PG 788
 3. D.B. 3267 PG 303



BREWER LANDSURVEYING
 P.O. BOX 441
 Pooler, GA 31322
 Info@brewersurveying.com
 Phone (912) 856-2205
 www.BrewerSurveying.com
 LSF #1095



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



A BOUNDARY & TOPOGRAPHIC SURVEY OF
LOT 7, POOLER DEVELOPMENT PARK, PHASE 3,
 CITY OF POOLER, CHATHAM COUNTY, GEORGIA
 PREPARED FOR:
HOLLY YOUNG

PROJECT #:	240704
FIELD DATE:	10/18/2024
PLAT DATE:	11/11/2024
LAST REVISED:	N/A
DRAWN BY:	JET
SCALE:	1"=20'

SHEET: 1 OF 1



August 6th, 2025

Mark A. Boswell, P.E
Boswell Engineering Services, Inc.
4700 East Hwy 80, Unit N, Suite 1
Savannah, GA 31410

Dear Mr. Boswell,

I am pleased to provide you with a recommendation for Approval of the site plans for 111 Sharon Ct, which is provided below.

<u>Submittal Documents:</u>	Site Plan.....	Jul. 2025
	Maintenance Agreement – Security Fence.....	Jul. 2025
	No Rise Certification.....	Jul. 2025

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.

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





EOM Operations

Your solution to a better tomorrow

OPERATIONS

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 Engineering – 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

Major Subdivision Plan Approval for The Farm at Morgan Lakes – Phase 3 consisting of 71 Single-Family Residential Parcels

Project:	#A25-0054
P&Z Meeting Date:	August 11, 2025
City Council Meeting Date:	August 18, 2025
Applicant and Authorized Agent:	Alex Miduri – Thomas & Hutton
Location (Address):	708 W. US Hwy 80
Parcel (PIN):	51015 01011
Acreage:	Approximately 19.16 acres
Zoning:	PUD (Morgan Lakes)
Proposed Use:	71 single-family residential parcels
Staff Recommendation:	Approval
Planning & Zoning Commission:	TBD
<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"> 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 subdivision 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 the PUD/Mixed Use Character Area. The proposed 71-unit subdivision, which is phase 3 of a larger subdivision known as The Farm at Morgan Lakes, is consistent with these plans.</i>

2. Whether the site plan provides for adequate pedestrian and traffic access.
 - *The subdivision 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 subdivision 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 subdivision plan complies with the provisions related to the development standards for site improvements.*
5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.
 - *The subdivision 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 subdivision 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 subdivision 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 subdivision 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-deterring buffer between adjacent properties.

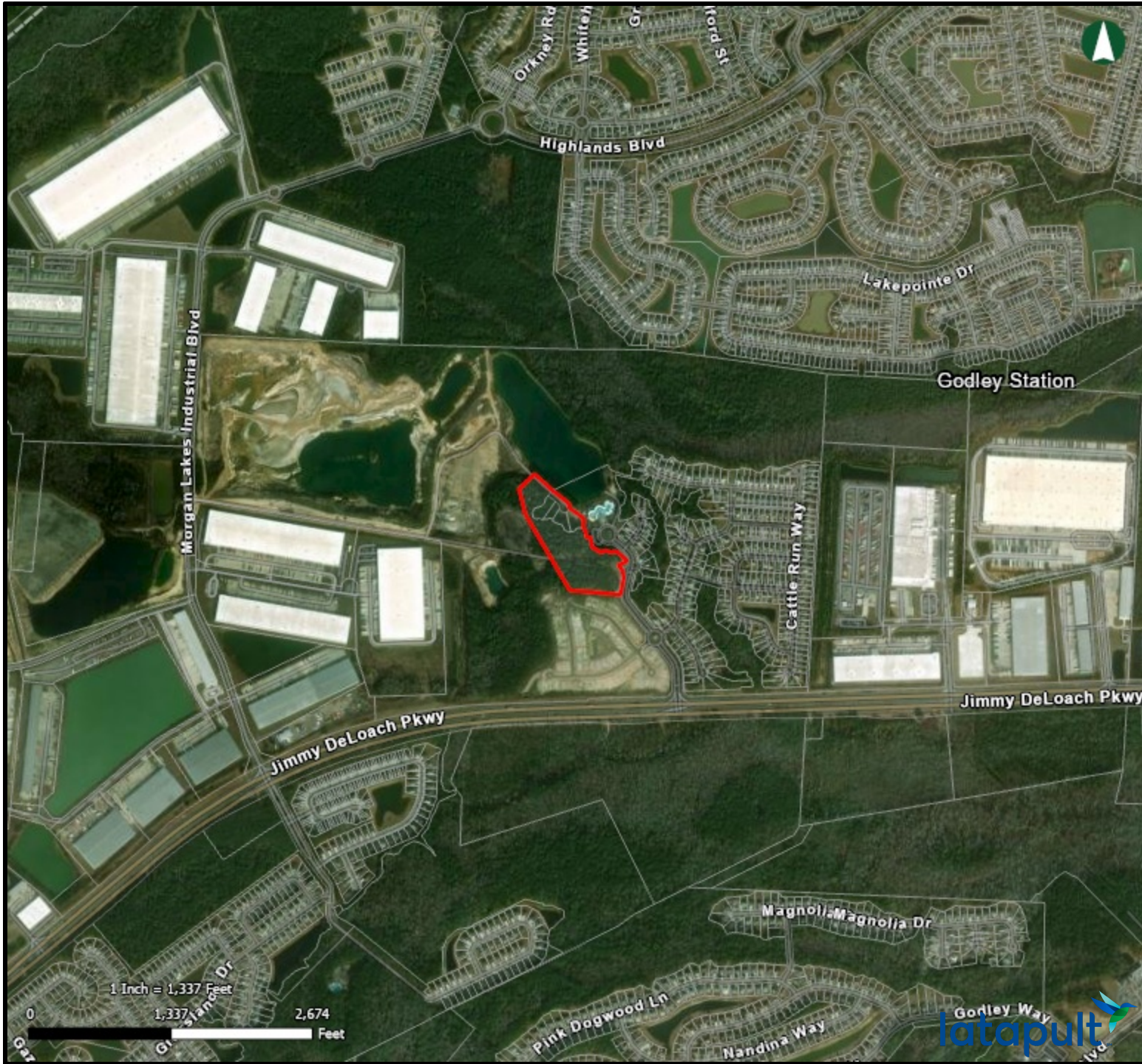
- *The subdivision plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.*

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

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

- Attachments:
- A. Vicinity Map
 - B. Submittal Documentation
 - C. Approval Letter



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

Vicinity Map - The Farms - Phase 3 - Site Plan

08/06/2025

Parcels



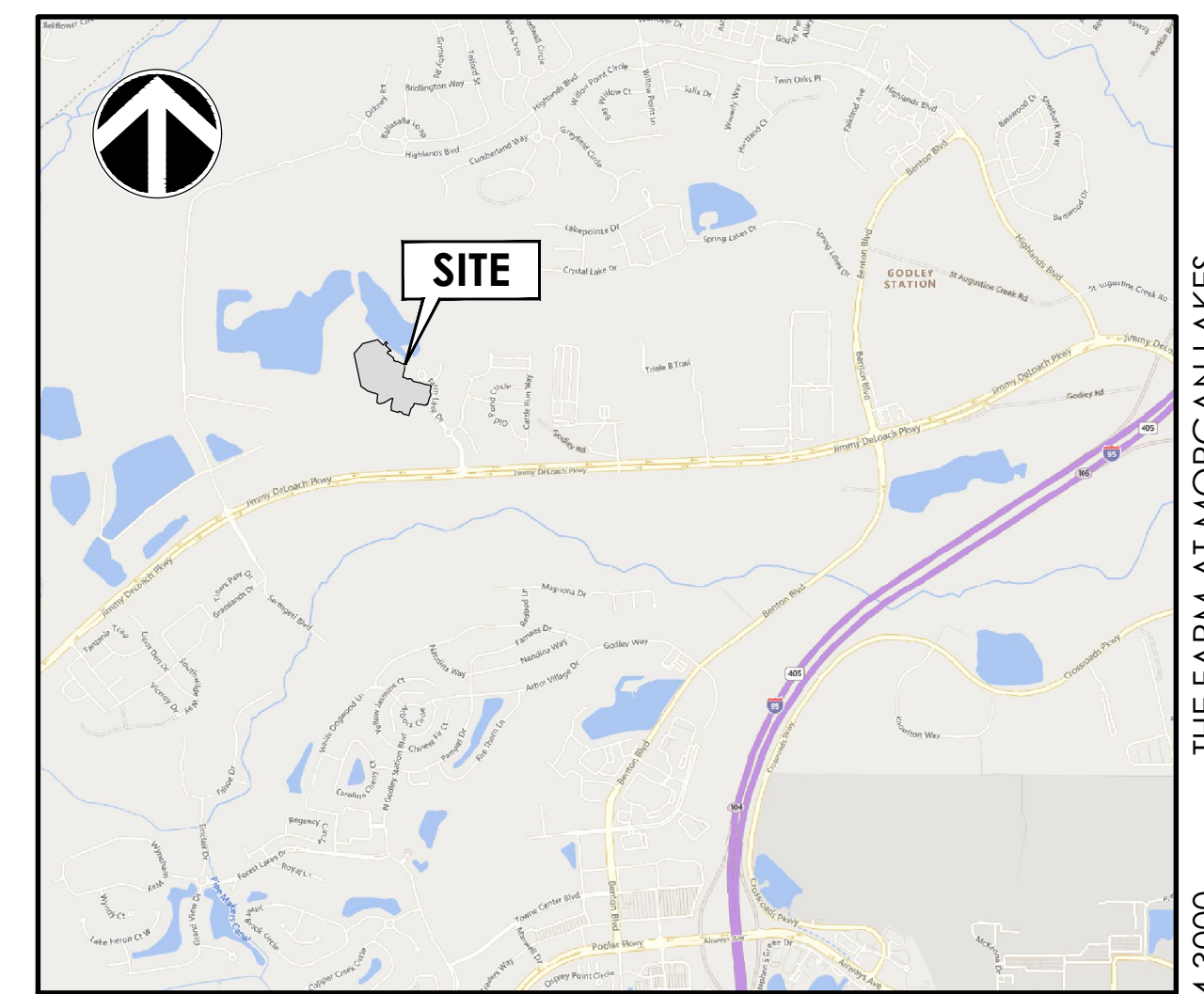
SITE DEVELOPMENT PLAN OF THE FARM AT MORGAN LAKES PHASE 3 POOLER, GEORGIA

PREPARED FOR:
MORGAN LAKES PROPERTY, LLC
87 PONTE VERDA BOULEVARD
PONTE VERDA BEACH, FL 32082

TM# 5-1015-01-011
JANUARY 30, 2025

J-26254.3000

PREPARED BY:



VICINITY MAP
SCALE: 1" = 3000'

J-26254.3000
01/30/25
THE FARM AT MORGAN LAKES
PHASE 3

SCHEDULE OF DRAWINGS	
Sheet Number	Sheet Title
C0	COVER SHEET
G0.1	GENERAL NOTES
G0.2	SHEET INDEX
G0.3	FIRE PROTECTION PLAN
EX0.1	EXISTING CONDITIONS AND DEMOLITION PLAN
EX0.2	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.1	SITE LAYOUT PLAN
C1.2	SITE LAYOUT PLAN
C2.1	WATER AND SEWER PLAN
C2.2	WATER AND SEWER PLAN
C2.3	WATER AND SEWER LATERAL PLAN
C2.4	WATER AND SEWER LATERAL PLAN
C2.5	SANITARY SEWER PROFILES
C2.6	SANITARY SEWER PROFILES
C2.7	WATER MAIN PROFILES
C2.8	WATER MAIN PROFILES
C2.9	WATER AND SEWER DETAILS
C2.10	WATER AND SEWER DETAILS
C2.11	WATER AND SEWER DETAILS
C2.12	WATER AND SEWER DETAILS
C3.1	STORM DRAINAGE PLAN
C3.2	STORM DRAINAGE PLAN
C3.3	PAVING AND GRADING PLAN
C3.4	PAVING AND GRADING PLAN
C3.5	ROAD PROFILES
C3.6	ROAD PROFILES
C3.7	DRAINAGE PROFILES
C3.8	DRAINAGE PROFILES
C3.9	SITE DETAILS
C3.10	SITE DETAILS
C3.11	SITE DETAILS
EC0.1	EROSION CONTROL NOTES
EC0.2	EROSION CONTROL NOTES
EC0.3	EROSION CONTROL NOTES
EC0.4	EROSION CONTROL NOTES
EC1.1	EROSION CONTROL PLAN - INITIAL PHASE
EC1.2	EROSION CONTROL PLAN - INITIAL PHASE
EC1.3	EROSION CONTROL PLAN - INITIAL PHASE
EC2.1	EROSION CONTROL PLAN - INTERMEDIATE PHASE
EC2.2	EROSION CONTROL PLAN - INTERMEDIATE PHASE
EC2.3	EROSION CONTROL PLAN - INTERMEDIATE PHASE
EC3.1	EROSION CONTROL PLAN - FINAL PHASE
EC3.2	EROSION CONTROL PLAN - FINAL PHASE
EC3.3	EROSION CONTROL PLAN - FINAL PHASE
EC4.1	EROSION CONTROL DETAILS
EC4.2	EROSION CONTROL DETAILS
EC4.3	EROSION CONTROL DETAILS
L1.1	LANDSCAPE NOTES AND DETAILS
L1.2	LANDSCAPE NOTES AND DETAILS
L1.3	LANDSCAPE NOTES AND DETAILS

SITE DATA TABLE	
ZONING	PUD
PROPOSED SITE USE	RESIDENTIAL
SITE AREA	19.16 AC
DISTURBED AREA	19.16 AC
ALLOWED DENSITY	307 UNITS (16 UNITS/ACRE)
PROPOSED DENSITY	71 UNITS
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM LOT SIZE	5,500 SF
MINIMUM LOT WIDTH	55 FEET
TYPICAL LOT DIMENSION	55' X 120'
LANDSCAPE REQUIREMENTS	3 TREES PER LOT (1 TREE IN FRONT OF LOT)

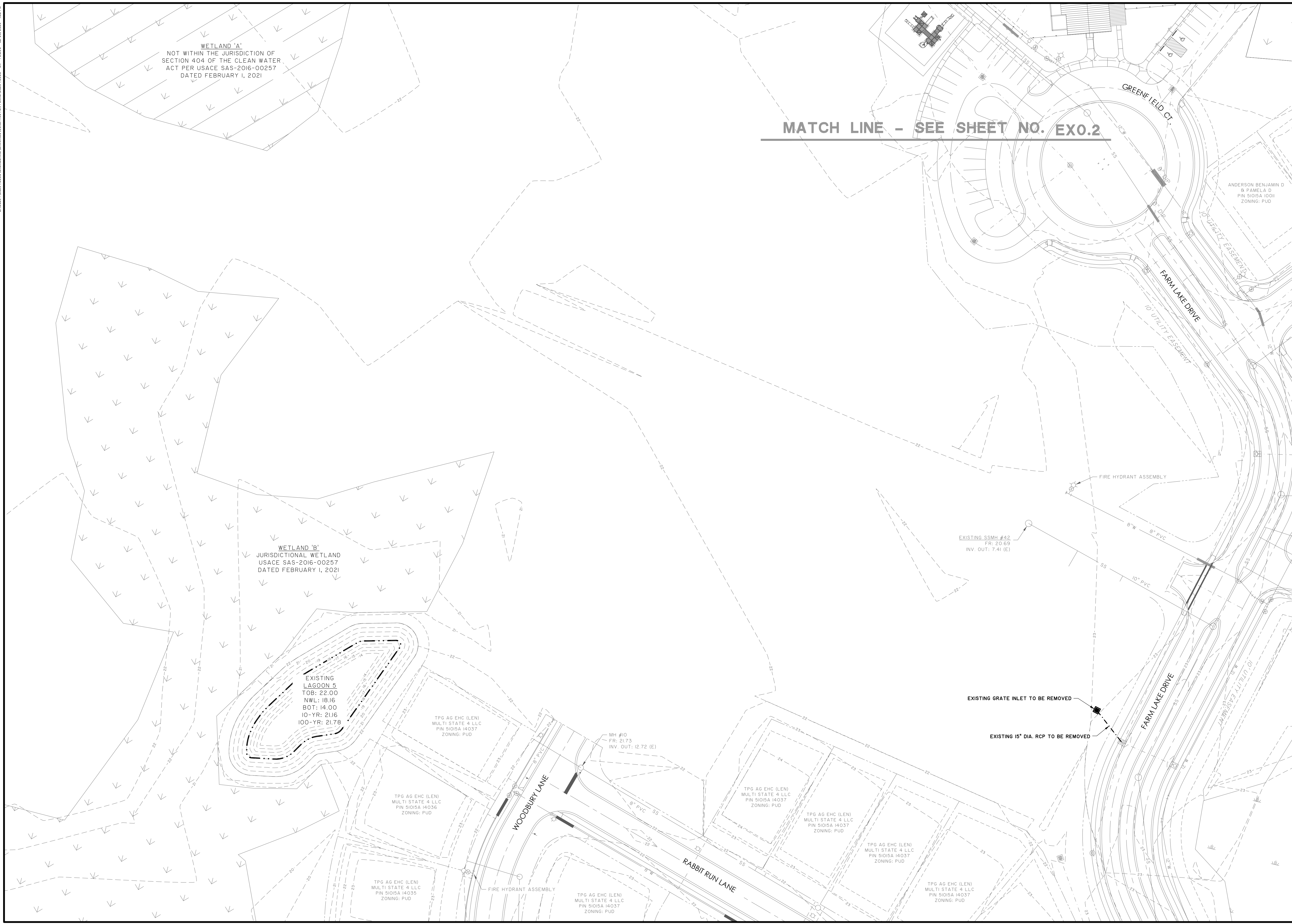
REVISION HISTORY			
REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY	
SUBMITTED TO	DATE
CITY OF POOLER - SUBMITTAL 3	07/02/25
CITY OF POOLER - SUBMITTAL 2	05/19/25
CITY OF POOLER - SUBMITTAL 1	03/16/25



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

Z:\1824\1824A\1824A_0000\DWG\EXISTING.CONSTRUCTION.PLAN\1824A_0000 - EX - PLAN.dwg - Jul 29, 2025 - 1:03 PM



WETLAND 'A'
NOT WITHIN THE JURISDICTION OF
SECTION 404 OF THE CLEAN WATER
ACT PER USACE SAS-2016-00257
DATED FEBRUARY 1, 2021

WETLAND 'B'
JURISDICTIONAL WETLAND
USACE SAS-2016-00257
DATED FEBRUARY 1, 2021

EXISTING
LAGOON 5
TOB: 22.00
NWL: 18.16
BOT: 14.00
10-YR: 21.16
100-YR: 21.78

MATCH LINE - SEE SHEET NO. EX0.2

ANDERSON BENJAMIN D
& PAMELA D
PIN: SIOISA 10011
ZONING: PUD

EXISTING SSMH #42
FR: 20.69
INV. OUT: 7.41 (E)

FIRE HYDRANT ASSEMBLY

EXISTING GRATE INLET TO BE REMOVED

EXISTING 15" DIA. RCP TO BE REMOVED



THOMAS & HUTTON

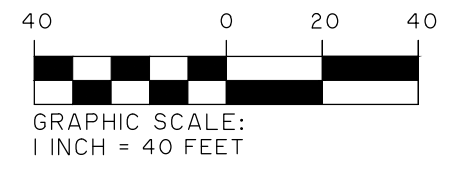
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

**EXISTING CONDITIONS AND
DEMOLITION PLAN**

PHASE 3
THE FARM AT MORGAN LAKES

PROJECT LOCATION:
POOLER, GEORGIA

CLIENT/OWNER:
MORGAN LAKES PROPERTY, LLC
87 PONTE VERDA BOULEVARD
PONTE VERDA BEACH, FL 32082



GRAPHIC SCALE:
1 INCH = 40 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	26254.3000
DATE:	01/30/25
DRAWN:	CLH
DESIGNED:	AJM
REVIEWED:	MSH
APPROVED:	MSH
SCALE:	1" = 40'

EX0.1

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

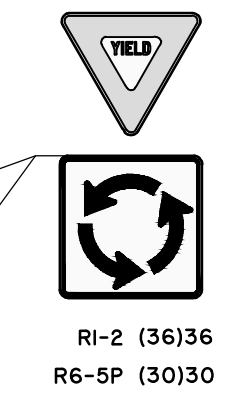
25/26/24/23/22/21/20/19/18/17/16/15/14/13/12/11/10/9/8/7/6/5/4/3/2/1 PLANS SHEETS 2025 - ALL PLANS - JUL 24, 2025 - 1:03 PM

MORGAN LAKES INDUSTRIAL XVI LLC
 PIN 51015 0102
 LEASE TRACT I
 I-1 LIGHT INDUSTRIAL
 17.956 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°22'11" E	166.82
L2	N 13°33'51" E	166.59
L3	S 76°26'09" E	412.55
L4	S 76°26'09" E	279.43
L5	S 76°26'09" E	262.97
L6	S 11°59'08" E	230.46
L7	S 75°58'26" W	128.47
L8	S 13°33'51" W	421.23

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C1	1000.00'	48.97'	48.96'	N 14°58'01" E	2°48'20"
C2	150.00'	168.73'	159.97'	S 44°12'39" E	64°27'01"
C3	150.00'	230.28'	208.32'	S 31°59'39" W	87°57'34"
C4	150.00'	135.45'	130.89'	N 78°09'28" W	51°44'11"

EXISTING LAKE
 TOB: 19.50
 NWL: 16.50
 BOT: 2.00
 10-YR: 18.32
 25-YR: 18.83
 100-YR: 19.21



SPEED LIMIT 25

SPEED LIMIT 25

NO.	REVISIONS	BY	DATE

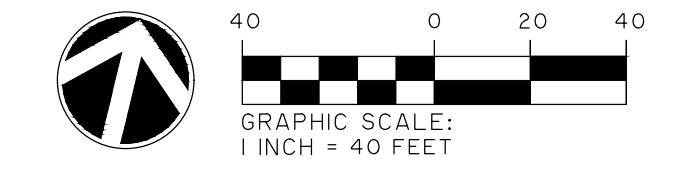


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 50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300
 www.thomasandhutton.com

SITE LAYOUT PLAN
 PHASE 3
THE FARM AT MORGAN LAKES

PROJECT LOCATION:
 POOLER, GEORGIA

CLIENT/OWNER:
 MORGAN LAKES PROPERTY, LLC
 87 PONTE VERDA BOULEVARD
 PONTE VERDA BEACH, FL 32082



DATUM: HORIZ: NAD83 VERT: NAVD88

JOB NO: 26254.3000
 DATE: 01/30/25
 DRAWN: CLH
 DESIGNED: AJM
 REVIEWED: MSH
 APPROVED: MSH
 SCALE: 1" = 40'

C1.2

MATCH LINE - SEE SHEET NO. C1.1

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



August 6th, 2025

Michael S. Hughes, P.E.
Thomas & Hutton
50 Park of Commerce Way
Savannah, GA 31405

Dear Mr. Hughes,

I am pleased to provide you with a recommendation for Approval of the site development plans for The Farms – Phase 3, which is provided below.

<u>Submittal Documents:</u>	Site Development Plans.....	<i>Jul. 2025</i>
	Water Report	<i>Jul. 2025</i>
	GSWCC Approval	<i>Jul. 2025</i>
	EPD Water/Sewer Approval.....	<i>Jul. 2025</i>
	Stormwater Maintenance Agreement.....	<i>Jul. 2025</i>
	MLI Buffer Commitment Letter & Exhibit	<i>Jul. 2025</i>
	Hydrology Report	<i>May 2025</i>
	Traffic Memo	<i>May 2025</i>
	Sanitary Sewer Report	<i>May 2025</i>
	ASACE JD of on-site wetlands.....	<i>May 2025</i>
	Addressing Plan.....	<i>May 2025</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