



**CITY of POOLER**  
— GEORGIA —

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**PLANNING & ZONING COMMISSION MEETING - AGENDA**

November 24, 2025, at 3:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
  - A. Conditional Use request to allow for Warehousing and Storage including general storage and archiving in the I-1(Light Industrial) Zoning District to establish a 393,300 SF warehouse located off of Dean Forest Rd. (Easternmost portion of parcel # 50985 04008A) (Application # A25-0192)
  - B. Conditional Use request to allow for Warehousing and Storage including general storage and archiving in the I-1(Light Industrial) Zoning District to establish two warehouses totaling 957,600 SF located off of Pine Barren Rd. (Application # A25-0193)
  - C. Conditional Use request to allow for Rental and Leasing Services specifically for Golf Carts within the C-2 (Heavy Commercial) Zoning District at 1018 W US Hwy 80, Suite 501. (Application # A25-0195)
  - D. Text Amendment to the Pooler Code of Ordinances Chapter 22, Chapter 74, Chapter 86, Appendix A, and Appendix B, to amend the engineering provisions to conform with the revised City of Pooler Standard Specifications
- V. ADJOURNMENT

**City of Pooler**  
Planning & Zoning Minutes  
**November 10, 2025**

**CALL TO ORDER:**

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

| <b>Attendee Name</b> | <b>Title</b>                   | <b>Status</b> |
|----------------------|--------------------------------|---------------|
| Nicole Johnson       | Chair                          | Present       |
| Shirlinia Daniel     | Commissioner                   | Present       |
| Brad Rife            | Commissioner                   | Present       |
| Jeremy Kelly         | Alternate                      | Present       |
| Scott Cribbs         | Commissioner                   | Present       |
| Mark Williams        | Commissioner                   | Present       |
| James Self           | Commissioner                   | Present       |
| Pete Chaison         | Commissioner                   | Absent        |
| Ryan Jarles          | City Planner                   | Present       |
| Rachael Brown        | Zoning Administrator/Secretary | Present       |

**APPROVAL OF MINUTES**

The minutes of October 27, 2025, Planning and Zoning Commission were reviewed and accepted.

***Result:*** *Approved*

**1-Motion:** Commissioner Rife

**2-Second:** Commissioner Daniel

***Motion passed without opposition***

**NEW BUSINESS:**

A. Variance request from App. A, Art. III, Sec. 27 – Zoning Buffer Requirements for a 75-foot reduction from the 100-foot adjacent use buffer at 1901 Pine Meadow Dr. to allow for establishment of a 33,867-sf industrial building within the buffer adjacent to the Savannah Ogeechee Canal (Application # A25-0161)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Variance from App. A, Art. III, Sec. 27 – Zoning Buffer Requirements for a 75-foot reduction from the 100-foot adjacent use buffer at 1901 Pine Meadow Dr. to allow for establishment of a 33,867-sf industrial building within the buffer adjacent to the Savannah Ogeechee Canal. This is a change from the original request, which was a 90-foot reduction from the 100-foot adjacent use buffer. Staff recommended denial of the application based on it not meeting the criteria required for a variance. Josh Yellin was present to answer questions.

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

**1-Motion:** Commissioner Daniel

**2-Second:** Commissioner Kelly

**Motion Passed with Commissioner Daniel, Commissioner Kelly, Commissioner Williams and Chair Johnson in favor. Commissioner Cribbs, Commissioner Rife and Commissioner Self in opposition.**

- B. Conditional Use Request to establish an animal crematory service as an ancillary use to a proposed veterinary clinic in the C-2 (Heavy Commercial) Zoning District located at 1151 Old Louisville Rd. (1151 W US Hwy 80) (Application # A25-0183)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use to establish an animal crematory service as an ancillary use to a proposed veterinary clinic in the C-2 (Heavy Commercial) Zoning District located at 1151 Old Louisville Rd. (1151 W US Hwy 80). Staff recommended approval of the application with conditions. Jay Maupin was present to answer questions. Jennifer Ranicki was present to express her concerns.

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

*The aquamation process is the only type of crematory service to be utilized and shall take place completely inside the proposed structure.*

**1-Motion:** Commissioner Kelly

**2-Second:** Commissioner Rife

**Motion Passed with Commissioner Daniel is opposition**

- C. Variance request from App. A, Art. III, Sec. 27 – Zoning Buffer Requirements to construct stormwater detention facilities and install underground storm drainage infrastructure within the required 50-foot buffer along the rear property line for a proposed multi-building commercial development for property known as the Lanier Tract located at 1323 E US Hwy 80 (Application # A25-0184)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Variance from App. A, Art. III, Sec. 27 – Zoning Buffer Requirements to construct stormwater detention facilities and install underground storm drainage infrastructure within the required 50-foot buffer along the rear property line for a proposed multi-building commercial development for property known as the Lanier Tract located at 1323 E US Hwy 80. Staff recommended denial of the application based on it not meeting the criteria required for a variance. Greg Coleman was present to answer questions. Dee Skelly was present to express her concerns and Josh Yellin provided information on the rezoning of the property.

**Result:** After review of the criteria, an initial motion to deny did not receive a second therefore the motion failed. A motion was made to approve, which also failed due to not receiving enough votes. The Code of Ordinances Appendix A, Article V, Section 6(b)(3) states: "If the Planning and Zoning Commission fails to submit a recommendation to council

*prior to the public hearing, the Planning and Zoning Commission's recommendation shall be deemed one of approval."*

- D. Major Subdivision Plan Approval for Cross Creek - Phase 3 consisting of 88 Single-Family Residential Parcels within the Jabot PUD (Application #A24-0106)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for Cross Creek -Phase 3 consisting of 88 Single-Family Residential Parcels within the Jabot PUD. Staff recommended approval of the application with conditions. Neil McKenzie 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. Prior to project closeout, the City of Pooler shall require a pavement condition evaluation of existing streets within Cross Creek Subdivision, extending from Pine Barren Road to the Phase 3 site entrance, to assess any degradation attributable to construction related traffic. The evaluation shall be conducted by a qualified engineer in accordance with applicable industry standards. Designated representatives from the City of Pooler's Streets and Stormwater Departments shall have the opportunity to accompany the engineer during the evaluation. The Developer of Cross Creek Subdivision Phase 3 shall be solely responsible for all repairs or maintenance, as determined necessary by City staff, to restore the roadway to its pre-construction condition as a direct result of such traffic.*

**1-Motion:** Commissioner Williams

**2-Second:** Commissioner Rife

**Motion Passed without opposition**

- E. Site Development Plan Approval for a one-story commercial building to establish a Childcare Facility at 15 Commons Way (Foundations at Blakely Commons). (Application #A24-0155)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for a one-story commercial building to establish a Childcare Facility at 15 Commons Way. Staff recommended approval of the application. Jay Maupin was present to answer questions.

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

**1-Motion:** Commissioner Williams

**2-Second:** Commissioner Daniel

**Motion Passed without opposition**

- F. Site Development Plan Approval for an addition to Home Depot at 190 Pooler Parkway for establishment of a tool rental center (Application #A25-0129)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for an addition to Home Depot at 190 Pooler Parkway for establishment of a tool rental center. Staff recommended approval of the application. Ian Willman was present to answer questions.

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

**1-Motion:** Commissioner Daniel

**2-Second:** Commissioner Kelly

**Motion Passed without opposition**

- G. Site Development Plan Approval for a one-story commercial building to establish a bank (Wells Fargo) at 439 Pooler Parkway (Application #A25-0132)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for a one-story commercial building to establish a bank (Wells Fargo) at 439 Pooler Parkway. Staff recommended approval of the application. Jared Condon 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 4:16 p.m.

**1- Motion:** Commissioner Self

**2- Second:** Commissioner Daniel

**Adjourned without opposition**

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

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Rachael Brown, Zoning Administrator



**CITY of POOLER**  
— GEORGIA —

**PLANNING & ZONING STAFF REPORT**

Conditional Use request to allow for Warehousing and Storage including general storage and archiving in the I-1(Light Industrial) Zoning District to establish a 393,300 SF warehouse located off of Dean Forest Rd. (Easternmost portion of parcel # 50985 04008A)

|  |  |
|--|--|
| Project:                                 | #A25-0192  |
| P&Z Meeting Date:                        | November 24, 2025  |
| Public Hearing Date:                     | December 1, 2025   |
| Applicant and Authorized Agent:          | Coleman Company Inc  |
| Location (Address):                      | Bourne Ave. (Easternmost portion of parcel # 50985 04008A off Dean Forest Road)  |
| Parcel (PIN):                            | 50985 04008A   |
| Existing Zoning:                         | I-1 (Light Industrial)   |
|  |  |
| Zoning Action:                           | Conditional Use  |
| Request:                                 | Conditional Use request to allow for Warehousing and Storage including general storage and archiving in the I-1(Light Industrial) Zoning District to establish a 393,300 SF warehouse located off of Dean Forest Rd. |
|  |  |
| Application Filed:                       | October 31, 2025   |
| Legal Notice Published:                  | November 16, 2025  |
| Sign Posted:                             | November 14, 2025  |
| Letters Mailed:                          | November 12, 2025  |
|  |  |
| Staff Recommendation:                    | Approval.  |
| <i>Planning &amp; Zoning Commission:</i> | <i>TBD</i>   |

*Recommended Motion:*

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

Background:

The application is for a Conditional Use request to allow for Warehousing and Storage including general storage and archiving in the I-1(Light Industrial) Zoning District to establish a 393,300 SF warehouse, addressed as Bourne Ave., and located off of Dean Forest Rd.

The proposed site is located in the easternmost portion of parcel # 50985 04008A. This portion of the parcel is separated from the larger overall parcel by a public right-of-way drainage canal. The subject parcel is approximately 540.54 acres, with the subject site being located on a proposed future subdivided parcel equaling approximately 67.25 acres.

The site is bordered to the north by Pipemakers Canal, which separates the subject property from the Savannah/Hilton Head International Airport and a truck maintenance and service facility; both adjacent uses are zoned as light industrial, as is the subject site. Other adjacent uses include warehouses and a truck fueling station; most of the adjacent warehouse uses are support services to the Savannah/Hilton Head International Airport. The site is bordered to the south by the Central of Georgia Railroad.

Table 4.1 *Allowed Uses by Zoning District* indicates that warehousing and storage including general storage and archiving is an allowable use in the I-1 zoning district after approval of a Conditional Use.

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 industrial uses adjacent to the subject site, including warehouses, a truck repair and maintenance facility, a truck fueling station, and the Savannah/Hilton Head International Airport.*
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 warehouse facility would not be detrimental to adjacent properties or surrounding areas. An adjacent use buffer will be required at time of site plan from the southern property line adjacent to the railroad, which is considered open space, to mitigate any potential adverse effect of the proposed use.*
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 constitute a nuisance or hazard as a result of the warehouse use, as the adjacent properties are utilized for the same or similar uses as the proposed.*
  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 industrial in nature including warehouses, a truck repair and maintenance facility, a truck fueling station, and the Savannah/Hilton Head International Airport.*
  5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
    - *The future parcel to be utilized for the site, when subdivided, is approximately 67.25 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 site will be required to go through the site development review process and will need to meet all parking, buffer and development requirements.*
  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 industrial uses in the surrounding area and will not create noise or fumes which would affect any residential neighborhoods, as there are none in the vicinity.*

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

Attachments: A. Vicinity Map  
B. Submittal Documentation



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## Vicinity Map - Bourne Ave. / Dean Forest Rd. - Conditional Use

11/17/2025

Parcels





**CITY of POOLER**  
— GEORGIA —

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**PLANNING & ZONING STAFF REPORT**

Conditional Use request to allow for Warehousing and Storage including general storage and archiving in the I-1(Light Industrial) Zoning District to establish two warehouses totaling 957,600 SF located off of Pine Barren Rd.

|  |  |
|--|--|
| Project:                                 | #A25-0193  |
| P&Z Meeting Date:                        | November 24, 2025  |
| Public Hearing Date:                     | December 1, 2025   |
| Applicant and Authorized Agent:          | Coleman Company Inc  |
| Location (Address):                      | Intersection of Pine Barren Rd. and Pine Meadow Dr.  |
| Parcel (PIN):                            | 50987 06008  |
| Existing Zoning:                         | I-1 (Light Industrial)   |
| Zoning Action:                           | Conditional Use  |
| Request:                                 | Conditional Use request to allow for Warehousing and Storage including general storage and archiving in the I-1(Light Industrial) Zoning District to establish two warehouses totaling 957,600 SF located off of Pine Barren Rd. |
| Application Filed:                       | October 31, 2025   |
| Legal Notice Published:                  | November 16, 2025  |
| Sign Posted:                             | November 14, 2025  |
| Letters Mailed:                          | November 12, 2025  |
| Staff Recommendation:                    | Approval with the condition stated below.  |
| <i>Planning &amp; Zoning Commission:</i> | <i>TBD</i>   |

*Recommended Motion:*

*"After review of the criteria, move for approval of the request with the condition that the intersection improvements to Pine Barren Road and Pine Meadow Drive warranted by the traffic study performed by Kimley Horn will be shown on the site plan at time of site plan approval."*

Background:

The application is for a Conditional Use request to allow for Warehousing and Storage including general storage and archiving in the I-1(Light Industrial) Zoning District to establish two warehouses totaling 957,600 SF, located off of Pine Barren Rd.

The proposed site is located adjacent to parcels zoned both I-1 (Light Industrial) and I-2 (Heavy Industrial). The adjacent light industrial properties are developed as a laydown yard to the north and a truck/trailer parking yard to the south. The adjacent heavy industrial property to the east is owned by the Georgia Ports Authority and aside from the railroad running through it, it is currently undeveloped.

A zoning Map Amendment was approved by Council on September 20, 2021, to rezone the property from R-A (Residential Agriculture) to I-1 (Light Industrial) with the condition that a traffic signal warrant study be conducted and that if warranted, the developer will pay for the installation of the signal.

A Conditional Use request to construct a warehouse and distribution center was approved at the October 4, 2021, Council meeting with the following conditions: 1) Payment for and completion of a traffic study to determine if a traffic signal is warranted; 2) If warranted, payment for and installation of the traffic signal; and 3) If warranted, consideration of an additional truck control light at the signal. This conditional use approval has since expired. The applicant has since completed a traffic study and will incorporate the traffic improvements into the site plan.

The site is approximately 64.55 acres in size and appears to be in a heavily forested wetland. Staff does have a concern about the loss of trees and wetland; however, the proposed use will have to go through the Site Development Plan Review process, and those potential issues will have to be addressed at that time.

Table 4.1 *Allowed Uses by Zoning District* indicates that warehousing and storage including general storage and archiving is an allowable use in the I-1 zoning district after approval of a Conditional Use.

Relevant Ordinances:

App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District  
App. A, Art. IV, Sec. 4 – Conditional Uses

Zoning Action Standards:

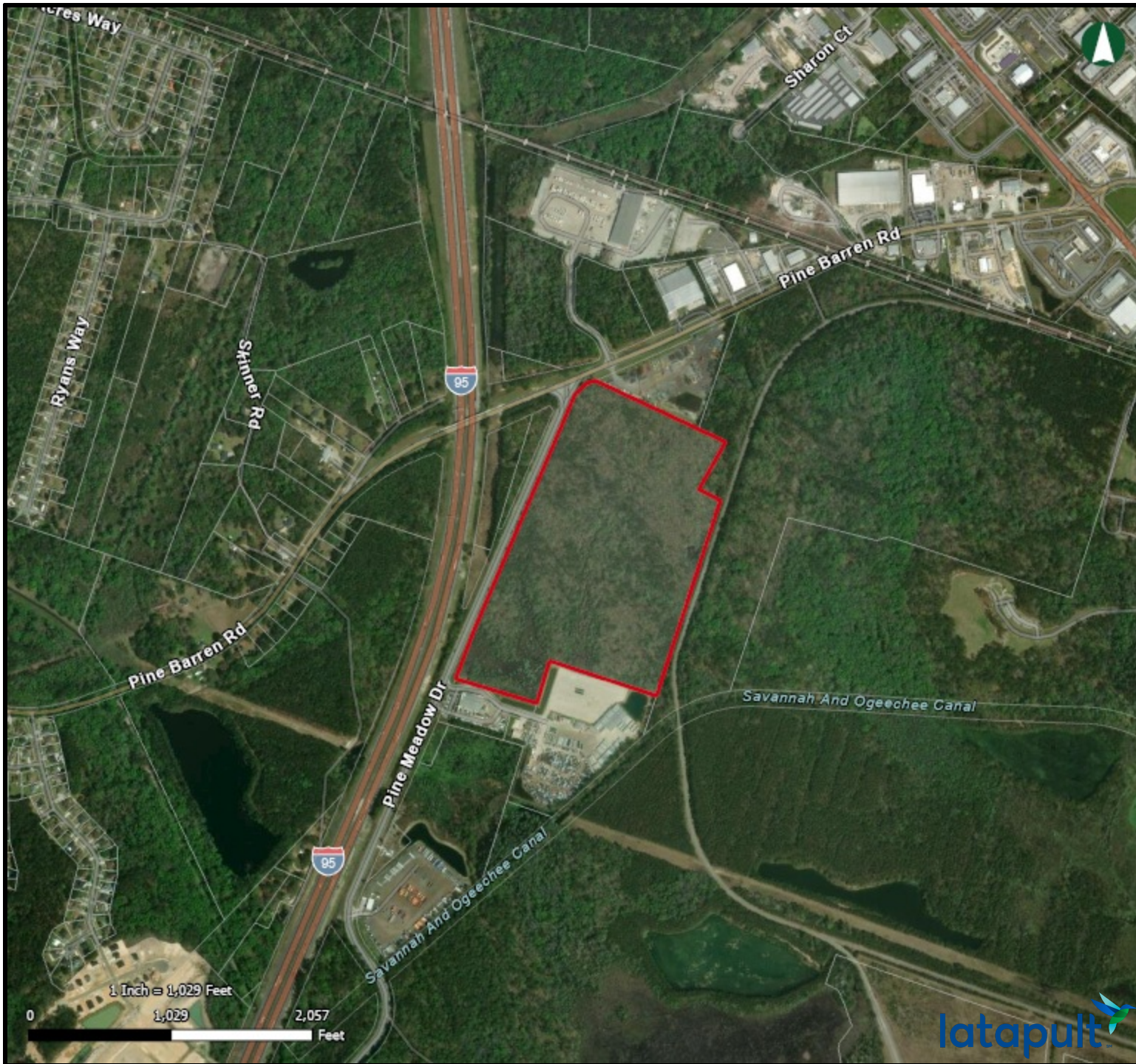
1. The proposed use will not be contrary to the purpose of this ordinance.
  - *The proposed use would not be contrary to the purpose of the ordinance and is in keeping with the other industrial uses adjacent to the subject site. The proposed site is located adjacent to parcels zoned both I-1 (Light Industrial) and I-2 (Heavy Industrial) The adjacent light industrial properties are developed as a laydown yard to the north and a truck/trailer parking yard to the south. The adjacent heavy industrial property to the east is currently undeveloped.*
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 warehouse facility would not be detrimental to adjacent properties or surrounding areas.*
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 constitute a nuisance or hazard as a result of the warehouse use, as the adjacent properties are utilized and zoned for the same or similar use as the proposed.*
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 zoned for light and heavy industrial uses. The adjacent light industrial properties are developed as a laydown yard to the north and a truck/trailer parking yard to the south. The adjacent heavy industrial property to the east is currently undeveloped.*
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.

- *The proposed use will be located on a 64.55 acre parcel; a sufficient size for the proposed warehouse 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 site will be required to go through the site development review process and will need to meet all parking, buffer and development requirements.*
  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 industrial uses in the surrounding area and will not create noise or fumes which would affect any residential neighborhoods, as there are none in the vicinity.*

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

1. The intersection improvements at Pine Barren Road and Pine Meadow Drive warranted by the traffic study performed by Kimley Horn will be shown on the site plan at time of site plan approval.

- Attachments:
- A. Vicinity Map
  - B. Submittal Documentation

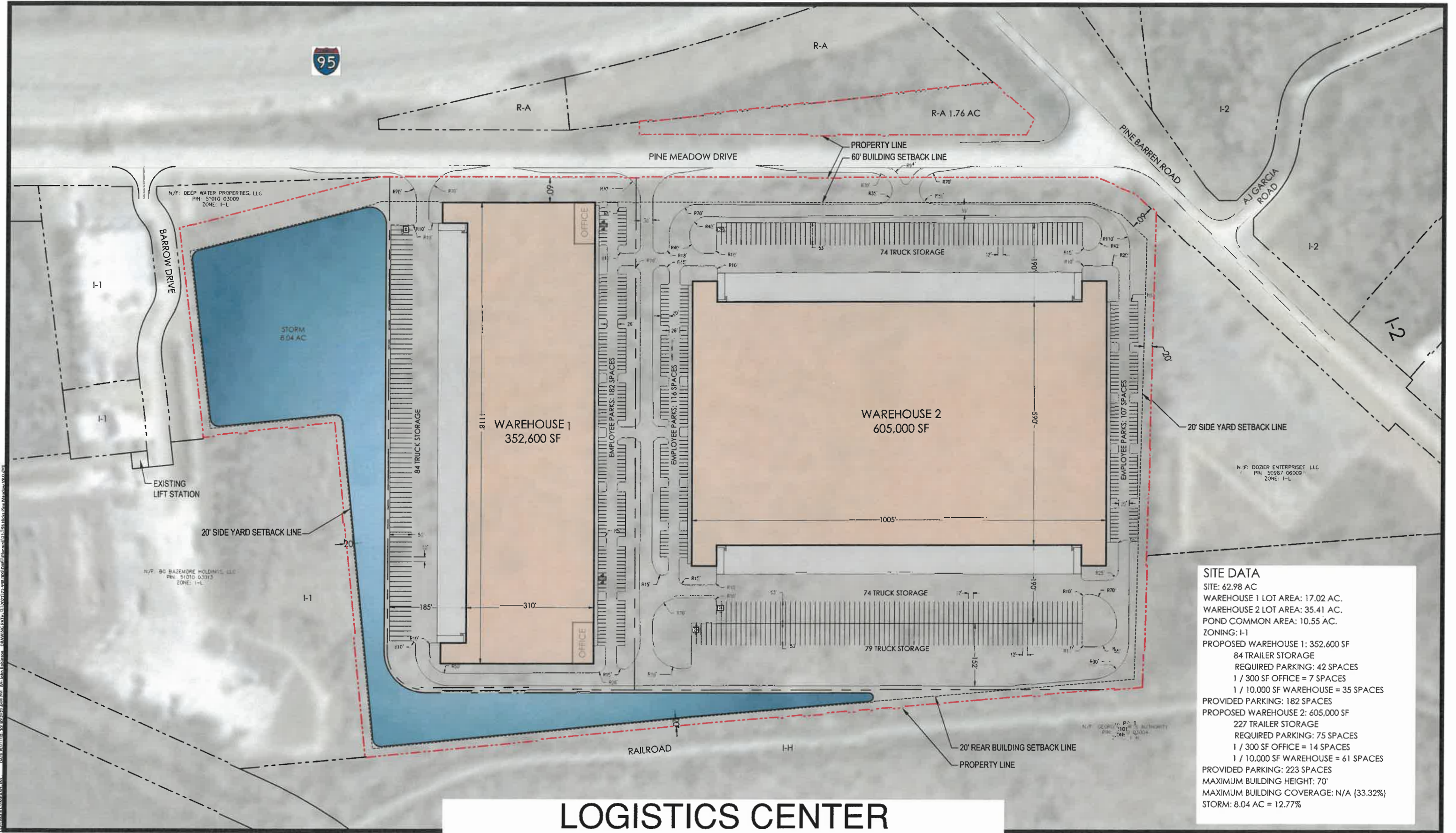


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## Vicinity Map - Pine Barren Rd. / Pine Meadow Dr. - Conditional Use

11/17/2025

Parcels



| SITE DATA                  |                  |
|----------------------------|------------------|
| SITE:                      | 62.98 AC         |
| WAREHOUSE 1 LOT AREA:      | 17.02 AC.        |
| WAREHOUSE 2 LOT AREA:      | 35.41 AC.        |
| POND COMMON AREA:          | 10.55 AC.        |
| ZONING:                    | I-1              |
| PROPOSED WAREHOUSE 1:      | 352,600 SF       |
| 84 TRAILER STORAGE         |                  |
| REQUIRED PARKING:          | 42 SPACES        |
| 1 / 300 SF OFFICE =        | 7 SPACES         |
| 1 / 10,000 SF WAREHOUSE =  | 35 SPACES        |
| PROVIDED PARKING:          | 182 SPACES       |
| PROPOSED WAREHOUSE 2:      | 605,000 SF       |
| 227 TRAILER STORAGE        |                  |
| REQUIRED PARKING:          | 75 SPACES        |
| 1 / 300 SF OFFICE =        | 14 SPACES        |
| 1 / 10,000 SF WAREHOUSE =  | 61 SPACES        |
| PROVIDED PARKING:          | 223 SPACES       |
| MAXIMUM BUILDING HEIGHT:   | 70'              |
| MAXIMUM BUILDING COVERAGE: | N/A (33.32%)     |
| STORM:                     | 8.04 AC = 12.77% |

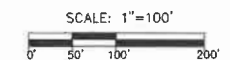
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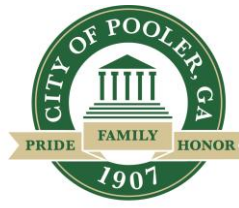
CONCEPT PLAN

POOLER, GEORGIA

PREPARED FOR: SUNCAP PROPERTY GROUP

OCTOBER 2025





**CITY of POOLER**  
— GEORGIA —

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**PLANNING & ZONING STAFF REPORT**

Conditional Use request to allow for Rental and Leasing Services specifically for Golf Carts within the C-2 (Heavy Commercial) Zoning District at 1018 W US Hwy 80, Suite 501.

|                                 |  |
|---------------------------------|--|
| Project:                        | #A25-0195  |
| P&Z Meeting Date:               | November 24, 2025  |
| Public Hearing Date:            | December 1, 2025   |
| Applicant and Authorized Agent: | Michael Saporito   |
| Location (Address):             | 1018 W US Hwy 80 Suite 501   |
| Parcel (PIN):                   | 50018 01020  |
| Existing Zoning:                | C-2 (Heavy Commercial)   |
| Zoning Action:                  | Conditional Use  |
| Request:                        | Conditional Use request to allow for Rental and Leasing Services specifically for Golf Carts within the C-2 (Heavy Commercial) Zoning District at 1018 W US Hwy 80, Suite 501. |
| Application Filed:              | October 31, 2025   |
| Legal Notice Published:         | November 16, 2025  |
| Sign Posted:                    | November 14, 2025  |
| Letters Mailed:                 | November 12, 2025  |
| Staff Recommendation:           | Approval with the condition that no outdoor storage or golf cart parking will be utilized on site.   |
| Planning & Zoning Commission:   | TBD  |

*Recommended Motion:*

*"After review of the criteria, move for approval of the request with the condition that no outdoor storage or golf cart parking will be utilized on site."*

Background:

Conditional Use request to allow for Rental and Leasing Services specifically for Golf Carts within the C-2 (Heavy Commercial) Zoning District at 1018 W US Hwy 80, Suite 501.

1018 W US Hwy 80 is a compilation of five separate parcels making up buildings #300, #400, #500, #600, and #700 of the Pooler Commercial Park. Building #500 is a multi-tenant space with several existing occupants, including Low Country Lubricants (auto-parts store and applicant of current request), Docuquest, Inc., as well as the offices of Alpha Omega Construction, American Craftsman Renovations, and Carolina Chillers, Inc.

The golf cart rental and leasing services is a proposed secondary use to the existing Low Country Lubricants located within the same suite 501. The applicant will also be utilizing the space as the main office for the sale of custom-built golf carts, which will be manufactured and shipped from a separate location outside of the City of Pooler; however some may be stored on-site within the existing building. The existing auto-parts store as well as sale of golf carts are permitted uses within the C-2 zoning district. The rental and leasing of golf carts is a permitted use in the C-2 zoning district through approval of a conditional use.

The applicant provided information with their submittal materials stating that the rental services will be entirely contained within the existing building and will only store 3-4 carts within the building at a time within the bay.

Table 4.1 *Allowed Uses by Zoning District* indicates that rental and leasing services is an allowable use in the C-2 zoning district after approval of a Conditional Use.

Relevant Ordinances:

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

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

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

Zoning Action Standards:

1. The proposed use will not be contrary to the purpose of this ordinance.
  - *The proposed use would not be contrary to the purpose of the ordinance and is in keeping with the other commercial uses adjacent to the subject site. The*

*proposed site is located within building #500 of the Pooler Commercial Park which includes Low Country Lubricants (auto-parts store and applicant of current request), Docuquest, Inc., as well as the offices of Alpha Omega Construction, American Craftsman Renovations, and Carolina Chillers, Inc.*

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.*
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 constitute a nuisance or hazard as a result of the proposed use, as the adjacent properties are utilized and zoned for the same or similar use as the proposed.*
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 adjacent uses including Low Country Lubricants (auto-parts store and applicant of current request), Docuquest, Inc., as well as the offices of Alpha Omega Construction, American Craftsman Renovations, and Carolina Chillers, Inc.*
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
  - *The proposed use will be fully contained within an existing building suite in the Pooler Commercial Park*
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 is secondary to the existing auto-parts store (Low Country Lubricants) and will utilize the existing parking for its patrons within the site. The parking of golf carts exterior to the building will not be permitted.*
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 secondary use will be contained entirely within the existing building and will utilize existing parking.*

Conclusion: The request complies with all criteria for a conditional use. As such, Staff recommends **approval** of the request with the condition that no outdoor storage or golf cart parking will be utilized on site.

Attachments: A. Vicinity Map  
B. Submittal Documentation



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

**Vicinity Map -  
 1018 W US Hwy  
 80 suite 501 -  
 Conditional Use**

11/17/2025

Parcels



Description of Use  
Provided by Applicant

Our plan is to store 2-4 Golf carts here that are either for sale or rent. The carts that are for sale are custom-built off site and shouldn't have more than two of those. One that has been custom ordered of which means it is pending a delivery, and one that we have built to just sell online. As far as rentals go, we are planning on a fleet of 10 or so professional-style carts for B2B rentals and plan on there being approx. an 80% rental rate, meaning 2 in stock to be rented. It appears most rentals are long term as in a couple of months at a time or longer. We will also store the Low-Speed Vehicle parts that we will sell within the Low Country Lubricants parts supply side that we already do.

Transportation of the carts will be done either with a Ford Transit T350 2025, or if they are a little taller, a small utility trailer. Parking is inside unit 501.

Carts stored in interior of unit 501 in existing commercial building:



Parking area and garages of existing building:





CITY of POOLER  
— GEORGIA —

STATE OF GEORGIA        }  
                                      }  
COUNTY OF CHATHAM    }

**ORDINANCE O2025-09.C**

Engineering Provisions Revisions

**AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES CHAPTER 22- BUILDINGS AND BUILDING REGULATIONS, ARTICLE IV- FENCES, SECTION 22-114- SITE DISTANCE AT INTERSECTION, CHAPTER 74- STREETS, SIDEWALKS AND OTHER PUBLIC PLACES, ARTICLE V- ENGINEERING POLICY, SECTION 74-131- APPLICABILITY, SECTION 74-132- DRAINAGE, SECTION 74-133- PAVEMENT, SECTION 74-134- STREET AND ROADS REQUIREMENTS, AND SECTION 74-138- UTILITY INSTALLATION, CHAPTER 86-UTILITIES, ARTICLE II- WATER, SECTION 86-34- CHARGES FOR INITIAL WATER SERVICE; CONNECTIONS TO SYSTEM; CAPITAL COST RECOVERY FEES FOR ANNEXED AREAS, SECTION 86-46- AID-TO-CONSTRUCTION FEE FOR ROGERS STREET/PINE BARREN ROAD AND GODLEY TRACT, SECTION 86-47- AID-TO-CONSTRUCTION FEE FOR BRIDGEWATER SUBDIVISION, ARTICLE V- SEWERS AND DRAINS, DIVISION 3- BUILDING SEWERS AND CONNECTIONS, SECTION 86-190- INSTALLATION SPECIFICATIONS GENERALLY, SECTION 86-193- CONNECTION SPECIFICATIONS, AND SECTION 86-197- AID-TO-CONSTRUCTION FEE, APPENDIX A- ZONING, ARTICLE V- PROCEDURES FOR ADMINISTRATION AND ENFORCEMENT, SECTION 8- SITE PLAN APPROVAL, AND APPENDIX B- SUBDIVISIONS, ARTICLE VI- DESIGN STANDARDS, SECTION 601-STREETS AND SECTION 606- WATER SUPPLY AND SANITARY SEWERAGE TO AMEND THE ENGINEERING PROVISIONS TO CONFORM WITH THE REVISED CITY OF POOLER STANDARD SPECIFICATIONS; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES**

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

**I**

That CHAPTER 22- BUILDINGS AND BUILDINGS REGULATIONS, Article IV- Fences, Section 22-114- Site distance at intersection, be amended to correct a technical term used by engineers by deleting the strikethrough language and adding the underlined text as follows:

**Sec. 22-114. Site Sight distance at intersection.**

No fence or wall shall be erected which obstructs site sight lines at elevations between three and six feet above the roadways on any corner lot within the triangular area formed by the street lines and a line connecting them at the point 30 feet from the

intersection of the street line, or in the case of a rounded property corner, from the intersection of the street lines extended. Such site sight line limitation shall apply on any lot within ten feet from the edge of the driveway or alley pavement.

## II

That CHAPTER 74- STREETS, SIDEWALKS AND OTHER PUBLIC PLACES, Article V- Engineering Policy, Section 74-131- Applicability, Section 74-132- Drainage, Section 74-133- Pavement, Section 74-134- Street and Roads Requirements, and Section 74-138- Utility Installation, be amended to provide clarity and reference to the updated Standard Specifications document by deleting the strikethrough language and adding the underlined text as follows:

### **Sec. 74-131. Applicability.**

All developments in the city, including residential subdivisions, that include the construction or improvements to public infrastructure and rights-of-way, such as streets, storm drainage, sanitary sewer, water systems, or sidewalks, shall conform to the minimum design requirements of this article, the subdivision regulations and zoning ordinance. The city will accept for maintenance the rights-of-way, paving, storm drainage, sanitary sewer, and water systems, and sidewalks when designed and constructed in accordance with the City of Pooler's Standard Specifications and the engineering policy outlined in this article; provided, the city is furnished with engineering drawings satisfactory to the city's engineer containing the improvements as built being accepted by the city.

### **Sec. 74-132. Drainage.**

(a) Stormwater drainage pipe beneath roadway pavement shall be minimum 18-inch concrete pipe unless a smaller size is approved by the city.

(b) Storm side-drain under driveways and walkways shall be minimum 15-inch diameter pipe. Plastic culverts shall have concrete headwalls to protect the pipe ends. However, in cases where there is less than 21 inches from the top of the traffic service on the driveway to the bottom of the ditch, the city has the right to reduce the size of this culvert pipe to such size as is, in their best judgement, adequate to fulfill the purpose of the drain.

(c) Metal pipe is not permitted as cross drains under pavement or in the city's rights-of-way or easements.

(d) Lot drainage shall be from the rear to the front of lots to eliminate rear lot ditches and swales. Exceptions will be considered when this requirement is not possible to accomplish due to existing ground elevations. Lot grades of one-half percent minimum are acceptable.

(e) Side lot drainage shall be piped; ditches on side lot lines are not permitted, unless specifically agreed to by the city. If ditches are allowed, they shall be placed in a right-of-way or non-encroachable easement large enough to accommodate the ditch plus a 25-foot access on one side.

(f) Rear lot drainage ditches and canals, new or existing, shall be piped or placed in a right-of-way of sufficient width to be maintained by mechanical equipment. Minimum drainage rights-of-way shall be the width of the ditch or canal plus 25 feet for equipment operation. A permanent stand of grass shall be established on both slopes and equipment area. Rights-of-way lines shall be parallel and changed in increments of five feet or ten feet. The developer shall provide the necessary canal right-of-way. Ditches or canals shall have a minimum side\_slope of two to one.

(g) Swales less than one foot deep shall be paved a minimum of two feet wide. Swales greater than one foot deep but less than three feet deep shall have a four to one side slope. Four to one is four feet horizontal of each one foot vertical. A permanent stand of grass shall be established on both slopes. A swale is a drainage feature that receives stormwater from sheet flow and/or overland flow. Storm drainage pipe or gutter flow shall ~~not~~ not discharge into a swale. A drainage swale or ditch greater than three feet deep shall be piped unless it is a primary or secondary outfall.

(h) Ditch bank side slopes shall be constructed in such a manner that they will not erode and can be maintained with riding grass cutting equipment. The type of soil encountered will be considered in selecting the proper slope. Slope approval shall be at the discretion of the city, with a laboratory report on the angle of repose.

(i) Drainage calculations shall be submitted along with preliminary plans for review; internal subdivision drainage to be designed for a minimum of a ~~ten~~ twenty-five year storm with immediate runoff. ~~Calculations shall include a rating showing the maximum water elevations at each structure for the year storm.~~ Stormwater Analysis shall include inlet and pipe sizing calculations with hydraulic grade line calculations based on the twenty-five year storm event. Inlet spread calculations shall also be furnished, demonstrating no more than 1/2 lane width of gutter spread for the twenty-five year storm event.

(j) Floodplain elevation for 100-year storm will be shown on drainage plan.

~~(k) Outfall drainage shall be designed for a ten year storm. The peak post development discharge shall not exceed the predevelopment discharge for the property under construction. This will necessitate stormwater detention on most projects. If the existing outfall does not have the capacity to adequately pass the ten-year storm, then the allowable discharge for the outfall will be a prorated share of the available capacity based on acreage. The city will not be responsible for maintenance of any detention area nor will the city accept such for ownership. Maintenance and liability will remain with the developer or the designated successors, who shall be named prior to final plat approval.~~

### **Sec. 74-133. Pavement.**

(a) Street paving shall be constructed under the current version of the City of Pooler Standard Specifications and the state department of transportation specifications and supplementary specifications as issued.

~~(b) An approved crusher stone pavement base with a minimum thickness of 7.5 inches shall be provided for all streets.~~

~~(c) Asphalt wearing surface shall be a minimum of 1½ inches thick hot plant mix.~~

~~(d) Curbing six inches high is preferred, a rollover curb is permitted. Curb and gutters shall be constructed of Portland cement concrete.~~

~~(e) Concrete gutters where provided, shall be 12 inches or 18 inches wide. (Combined curb and gutters 18 inches or 24 inches wide).~~

~~(f) Minimum street pavement grade shall be three tenths percent.~~

~~(g) Laboratory compaction, stability and density tests are required for the pavement with compression for the concrete curb and gutter.~~

(h) Street rights-of-way shall have a permanent stand of grass.

(i) Select trees left within a right-of-way with permission shall be the developer's responsibility for 24 months after the city accepts maintenance.

(j) Evidence that construction will be performed under the supervision of a registered engineer shall be submitted with construction plans.

#### **Sec. 74-134. Street and roads requirements.**

(a) The city will not accept for maintenance-unpaved streets and roads.

(b) Unopened platted streets and open streets not city maintained to be accepted shall be:

(1) Cleared and grubbed.

(2) Paved streets less than 200 feet in length, which cannot be extended will be given special consideration on an individual basis.

~~(3) Shoulders shall be eight feet wide.~~

(4) Have curb, gutter, and a proper drainage system. Roadside swales will not be accepted unless a waiver is granted by the city. When rural roadways with no curb and gutter are permitted, road shoulders shall maintain a minimum width of eight feet.

(5) Right-of-way shall be of sufficient uniform width to accommodate subsections (3) ~~and (4)~~ of this section.

(6) Road shoulders and roadside ditch banks shall be grassed and a permanent stand established.

#### **Sec. 74-138. Utility installation.**

(a) Through (c) no change

(d) After final compaction is reached on paving base or subbase, utilities shall be installed by ~~jacking or boring~~ utilizing trenchless methodologies, such as Horizontal

Directional Drilling or Jack & Bore.

(e) Rights-of-way shall be the exclusive property of the city at the time of recording subdivision plats. Utilities shall be installed in rights-of-way with permission of the city council.

**III**

That CHAPTER 86- UTILITIES, Article II- Water, Section 86-34- Charges for initial water service; connections to system; capital cost recovery fees for annexed areas, Section 86-46- Aid-to-construction fee for Rogers Street/Pine Barren Road and Godley Tract, Section 86-47- Aid-to-construction fee for Bridgewater Subdivision, Division 3- Building Sewers and Connections, Section 86-190- Installation Specifications Generally, Section 86-193- Connection Specifications, and Section 86-197- Aid-to-construction fee, be amended to delete redundancy, provide clarity and reference to the updated Standard Specifications document by deleting the strikethrough language and adding the underlined text as follows:

**Sec. 86-34. Charges for initial water service; connections to system; capital cost recovery fees for annexed areas.**

(a) Each consumer (residential, commercial, institutional or industrial) subscribing to use the water service of the city shall pay a tapping or connection fee as established from time to time by ~~the aldermanic board~~ city council and set forth in the schedule of fees and charges. For the tapping fee, the city will tap the water main up to two inches in diameter, and provide and install the corporation stop and couplings. All other taps three inches in diameter and above shall be the responsibility of the permittee. The materials for the service line up to two inches in diameter, between the distribution main and water meter shall be provided by the city. The permittee shall provide all labor, equipment, materials, excavation, backfilling and street repairs for the installation of the service lines, meters and/or meter boxes in accordance with the requirements of the City's Standard Specifications. The city shall provide inspection of the installation and the permittee shall be responsible for all workmanship to install the service lines, meters and/or meter boxes. The owner of any house, building or property used for human occupancy, employment, recreation or other purposes, situated within the city and abutting on any street, alley or right-of-way in which there is now located or may in the future be located a public water system of the city, is required, at owner's expense, to connect directly with the public water system in accordance with the provisions of this article, within 90 days after the date of official notice to do so, provided that the public water system is within 100 feet of the property line.

(b) through (e) no change

**~~Sec. 86-46. Aid-to-construction fee for Rogers Street/Pine Barren Road and Godley Tract.~~**

(a) In order to connect to the city's water and/or wastewater utility system ~~to be constructed to serve the Rogers Street/Pine Barren Road area of the city and the~~

Godley Tract recently annexed into the city, all new customers located within the city such areas shall pay an aid-to-construction fee, in addition to any tap fee or other fees required, prior to connecting to the city's water system or wastewater system.

(b) The aid-to-construction fees for the Godley Tract and the Rogers Street/Pine Barren Road area shall be in an amount per gallon of expected water consumption per day as set forth in the schedule of fees and charges.

(c) The aid to construction fee shall be calculated according to the average daily consumption of each type of establishment. The standards in the table in this section shall be used in determination of water consumption. If the table in this section does not provide information for a particular application, the estimated water consumption shall be as calculated by the city manager or the city's consulting engineer.

| <i>Type of Structure</i>                                       | <i>Water Usage<br/>in Gallons<br/>Per Day</i> |
|--|---|
| Apartment, one bedroom, per apartment                          | 150   |
| Assembly hall, per seat  | 3   |
| Barbershop/beauty parlor, per chair                            | 125   |
| Bars:  |   |
| Each employee  | 10  |
| Each seat, excluding restaurant                                | 40  |
| Boardinghouse, per room  | 100   |
| Bowling alley, per lane  | 50  |
| Additional for bars, lounges and/or restaurant                 |   |
| Church, without daycare or kindergarten, per seat              | 5   |
| Clinic, per exam room  | 150   |
| Correctional institution, per bed                              | 125   |
| Daycare center, no meals, per person                           | 15  |
| Dental office, per chair                                       | 200   |
| Department store, per 100 square feet                          | 10  |
| Drug store, per store:   | 500   |
| Fountain service, add, per store                               | 1,500   |
| Meals, add, per seat   | 50  |
| Factories, each employee, per employee:                        | 25  |
| With showers, add, per employee                                | 10  |
| With kitchen, add, per employee                                | 15  |
| Food service establishments with restrooms and kitchen:        |   |
| (1) Restaurant, less than 24 hours per day operation, per seat | 32  |
| (2) Cafeteria, less than 24 hours per day operation, per seat  | 63  |

|  |       |
|--|-------|
| (3) Restaurant, 24 hours per day operation, per seat   | 100   |
| (4) Drive in restaurant, per car space   | 50    |
| (5) Carry out only, per 100 square feet  | 75    |
| Hospital, per bed  | 250   |
| Hotel, no kitchen, per room  | 100   |
| Kindergarten, no meals, per person   | 15    |
| Kitchen for daycare, kindergarten, per person  | 20    |
| Laundry, self service, per machine   | 200   |
| Laundry, commercial, per machine   | 1,000 |
| Mobile home park, per site   | 300   |
| Motel, no kitchen, per room  | 100   |
| Nursing home, per bed  | 150   |
| Office, per 200 square feet  | 30    |
| Physician's office, per exam room  | 200   |
| Residences, includes two bedroom apartment and larger, condominiums, duplexes, single family dwelling, per dwelling unit | 350   |
| Schools:   |       |
| (1) Boarding, per person   | 100   |
| (2) Day, restrooms only, per person  | 15    |
| (3) Day, restrooms and cafeteria, per person   | 20    |
| (4) Day, restrooms, gyms and cafeteria, per person   | 25    |
| Service stations:  |       |
| (1) Car wash only, per stall   | 1,000 |
| (2) Fuel and oil only, per pump  | 300   |
| (3) Full service   | 850   |
| Plus, per pump   | 300   |
| Shopping center, per 100 square feet   | 10    |
| Stadium, per seat  | 2     |
| Theater, per seat  | 5     |
| Travel trailer park, with independent water and sewer connection, per site   | 175   |

**~~Sec. 86-47. Aid to construction fee for Bridgewater Subdivision.~~**

~~(a) In order to connect to the city's water and/or wastewater utility system constructed to serve the Bridgewater Subdivision and adjacent areas, all customers, except those customers within Bridgewater Subdivision, shall pay an aid to construction fee, in addition to any tap or other fees required, prior to connecting to the city's water system and/or wastewater system.~~

~~(b) The aid to construction fee shall be set by the aldermanic board at \$325.00 per equivalent residential unit (300 gallons per day) of expected water consumption per day for those customers that connect to the sewer system and/or \$200.00 per equivalent residential unit for those customers that connect to the water systems.~~

~~(c) The aid to construction fee shall be calculated according to the average daily consumption of each type of establishment. The standards in the table below~~

—shall be used in determination of water consumption. If the table below does not provide information for a particular application, the estimated water consumption shall be as calculated by the city manager or the city's consulting engineer.

| <i>Type of Structure</i>                            | <i>Water Usage in Gallons Per Day</i> |
|---|---------------------------------------|
| Apartment, one bedroom                              | 150 per apartment                     |
| Assembly hall                                       | 3 per seat                            |
| Barber shop/beauty parlor                           | 125 per chair                         |
| Bars—Each employee                                  | 10                                    |
| and each seat (excluding restaurant)                | 40                                    |
| Boardinghouses                                      | 100 per room                          |
| Bowling alley—Additional for bars, lounges/         | 50 per                                |
| lane restaurants                                    |                                       |
| Church (without daycare or kindergarten)            | 5 per seat                            |
| Clinic  | 150 per exam room                     |
| Correctional institution                            | 125 per bed                           |
| Daycare center—No meals                             | 15 per person                         |
| Dental office                                       | 200 per chair                         |
| Department store                                    | 10 per 100 square feet                |
| Drugstore:  | 500 per store                         |
| Fountain service—add                                | 1,500 per store                       |
| Meals—add   | 50 per seat                           |
| Factories—Each employee:                            | 25 per                                |
| employee With showers—add                           | 10 per                                |
| employee  |                                       |
| With kitchen—add                                    | 15 per                                |
| employee Food service establishments with restrooms |                                       |
| and kitchen:  |                                       |
| Restaurant, less than 24-hour/day operation         | 32 per seat                           |
| Cafeteria, less than 24-hour/day operation          | 63 per seat                           |
| Restaurant, 24-hour/day operation                   | 100 per seat                          |
| Drive-in restaurant                                 | 50 per car-                           |
| space   |                                       |
| Carry-out only                                      | 75 per 100 square-                    |
| feet Hospital                                       | 250 per bed                           |
| Hotel, no kitchens                                  | 100 per room                          |
| Kindergarten, no meals                              | 15 per person                         |
| Kitchen for daycare, kindergarten                   | 20 per person                         |
| Laundry, self-service                               | 200 per machine                       |
| Laundry, commercial                                 | 1,000 per machine                     |
| Mobile home park                                    | 300 per site                          |
| Motel, no kitchen                                   | 100 per room                          |
| Nursing home  | 150 per bed                           |
| Office  | 30 per 200 square feet                |

Physician's office \_\_\_\_\_ 300 per exam-  
 room Residences: includes 2 bedroom apartment  
 and larger, condominiums, duplexes, single-  
 family dwelling \_\_\_\_\_ 350 dwelling-  
 unit

Schools:

- (1) Boarding \_\_\_\_\_ 100 per person
- (2) Day, restrooms only \_\_\_\_\_ 15 per person
- (3) Day, restrooms and cafeteria \_\_\_\_\_ 20 per person
- (4) Day, restrooms, gyms and cafeteria \_\_\_\_\_ 25 per

person Service stations:

- (1) Car wash only \_\_\_\_\_ 1,000 per stall
- (2) Fuel and oil only \_\_\_\_\_ 300 per pump
- (3) Full service \_\_\_\_\_ 850 plus 300 per pump

Shopping center \_\_\_\_\_ 10 per 100 square feet

Stadium \_\_\_\_\_ 2 per seat

Theater \_\_\_\_\_ 5 per seat

Travel trailer park:

- (1) With independent water and sewer con-  
 nection \_\_\_\_\_ 175 per site
- (2) Without independent water and sewer  
 connection \_\_\_\_\_ 35 per site

**Sec. 86-190. Installation specifications generally.**

The size, slope, alignment, materials of construction of a building sewer, and the methods to be used in excavating, placing the pipe, jointing, testing and backfilling the trench, shall all conform to the requirements of the building and plumbing codes or other applicable rules and regulations of the city. In the absence of code provisions or in amplification thereof, the materials and procedures set forth in appropriate sections of the City of Pooler Standard specifications and the latest version of the WEF Manual of Practice No. FD-5/ ASCE Gravity Sanitary Sewer Design and Construction (Manual of Reports on Engineering Practice No. 60) A.S.T.M. and W.P.C.F. Manual of Practice No. 9 shall apply.

**Sec. 86-193. Connection specifications.**

The connection of the building sewer into the public sewer shall conform to the require- ments of the City of Pooler Standard Specifications, building and plumbing codes or other applicable rules and regulations of the city or in amplification thereof the procedures set forth in appropriate specifications of the latest version of the WEF Manual of Practice No. FD-5/ ASCE Gravity Sanitary Sewer Design and Construction (Manual of Reports on Engineering Practice No. 60) A.S.T.M. and W.P.C.F. Manual of Practice No. 9. All such connections shall be made gastight and watertight. Any deviation from the prescribed procedures and materials must be approved by the city clerk Public Works Director before installation.

**Sec. 86-197. Aid-to-construction fee.**

(a) In order to connect to the city's wastewater utility system, all new sewer customers shall pay an aid-to-construction fee, in addition to any tap fee, capital cost recovery fee, existing aid-to-construction fee or other required fee. The aid-to-construction fee shall be paid prior to connecting to the city's wastewater system. A written agreement between the city and each user will be executed upon payment of fees and prior to construction of the facilities.

(b) The initial aid-to-construction fees shall be set by the aldermanic board in an amount as set forth in the schedule of fees and charges per gallon of estimated water consumption per day, as set forth in the table in this section, subject to change as the aldermanic board shall, by resolution, direct from time to time.

~~(c) The aid-to-construction fee shall be calculated according to the average daily consumption of each type of establishment as outlined in the table in this section. The standards in the table set forth in this section shall be used in determination of estimated water consumption. If the table in this section does not provide information for a particular application, the estimated water consumption shall be as calculated by the city manager or the city's consulting engineer.~~

| <i>Type of Structure</i>                                       | <i>Water Usage in Gallons Per Day</i> |
|--|---------------------------------------|
| Apartment, one bedroom, per apartment                          | 150                                   |
| Assembly hall, per seat  | 3                                     |
| Barbershop/beauty parlor, per chair                            | 125                                   |
| Bars:  |                                       |
| Each employee  | 10                                    |
| Each seat, excluding restaurant                                | 40                                    |
| Bowling alley, per lane  | 50                                    |
| Additional for bars, lounges and/or restaurant                 |                                       |
| Church, without daycare or kindergarten, per seat              | 5                                     |
| Clinic, per exam room  | 150                                   |
| Convenience store, per 1,000 square feet                       | 350                                   |
| Correctional institution, per bed                              | 125                                   |
| Daycare center, no meals, per person                           | 15                                    |
| Dental office, per chair                                       | 200                                   |
| Factories, each employee, per employee:                        | 25                                    |
| With showers, add, per employee                                | 10                                    |
| With kitchen, add, per employee                                | 15                                    |
| Food service establishments with restrooms and kitchen:        |                                       |
| (1) Restaurant, less than 24 hours per day operation, per seat | 32                                    |
| (2) Cafeteria, less than 24 hours per day operation, per seat  | 63                                    |
| (3) Restaurant, 24 hours per day operation, per seat           | 100                                   |
| (4) Drive-in restaurant, per car space                         | 50                                    |
| (5) Carry-out only, per 100 square feet                        | 75                                    |

|  |            |
|--|------------|
| Hospital, per bed  | 250        |
| Hotel, no kitchen, per room  | 100        |
| Kindergarten, no meals, per person   | 15         |
| Kitchen for daycare, kindergarten, per person  | 20         |
| Laundry, self-service, per machine   | 200        |
| Laundry, commercial, per machine   | 1,000      |
| Mobile home park, per site   | 300        |
| Motel, no kitchen, per room  | 100        |
| Nursing home, per bed  | 150        |
| Office, per 200 square feet  | 30         |
| Pharmacy   | 500        |
| Physician's office, per exam room  | 200        |
| Residences, includes two-bedroom apartment and larger, condominiums, duplexes, single-family dwelling, per dwelling unit | 300        |
| <u>Residences, including single family dwellings, per dwelling unit</u>  | <u>400</u> |
| Retail/shopping center, per 100 square feet  | 10         |
| Schools:   |            |
| (1) Boarding, per person   | 100        |
| (2) Day, restrooms only, per person  | 15         |
| (3) Day, restrooms and cafeteria, per person   | 20         |
| (4) Day, restrooms, gyms and cafeteria, per person   | 25         |
| Stadium, per seat  | 2          |
| Theater, per seat  | 5          |

#### IV

That APPENDIX A- ZONING, Article V- Procedures for Administration and Enforcement, Section 8- Site Plan Approval, be amended to provide reference to the updated Standard Specifications document by adding the underlined text as follows:

#### **Section 8. Site plan approval.**

The site plan approval process is intended to provide the general public, planning commission, and city council with information pertinent to how a new development will affect the surrounding area and the city as a whole. Site plan approval does not constitute approval of any other zoning action or permit.

(A) through (D) no change

(E) *Standards for site plan approval.* In order to promote the public health, safety, and general welfare of the City of Pooler against the unrestricted development upon property, the following standards and any other factors relevant to balancing the above stated public interest will be considered, when deemed appropriate, by city council in approving any site plan:

- (1) Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans;
- (2) Whether the site plan provides for adequate pedestrian and traffic access;
- (3) Whether the site-plan provides adequate space for off-street parking and loading/unloading zones where applicable;

- (4) Whether the site plan provides for appropriate location, arrangement, size, and design of buildings, lighting, signs, giving due consideration to the applicable zoning district(s);
- (5) Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties;
- (6) Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure;
- (7) Whether the proposed development site is adequately served by other public services to account for current or projected needs;
- (8) Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features;
- (9) Whether the site plan provides adequate landscaping, including the type and arrangement of trees, shrubs, and other landscaping, which may (or may not) provide a visual or noise-detering buffer between adjacent properties; ~~and~~
- (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-and
- (11) Whether the site plan is in conformance with the latest version of the City of Pooler's Standard Specifications and Details.

## V

That APPENDIX B- SUBDIVISIONS, Article VI- Design Standards, Section 601- Streets, and Section 606- Water supply and sanitary sewerage, be amended to provide clarity, eliminate redundant text, reference the updated Standard Specifications document and to strengthen the flood ordinance by deleting the strikethrough language and adding the underlined text as follows:

### **Sec. 601. Streets.**

Except as hereinafter provided, all streets established in any subdivision shall comply with the following general provisions:

*(601.01) General provisions.*

(a) through (o) no change

(p) *Sidewalks.* Sidewalks shall be installed on both sides of all arterial and collector streets within single family residential, multifamily residential and commercial subdivisions. Sidewalks shall also be installed on one side of all marginal access streets within multifamily, residential and commercial subdivisions. Where a subdivision abuts or contains an existing or proposed arterial or collector street, ~~the aldermanic board~~ may require sidewalks to be installed along these existing or proposed arterial or collector streets. Sidewalks, whether public or private, shall be installed as part of the infrastructure prior to a final inspection. Sidewalks shall be in accordance with the provisions of subsection 601.02 of this ordinance, the City of Pooler's Standard

Specifications, and current ADA standards.

(601.02) *Design and construction specifications for streets.* Except as hereinafter provided, all streets established in any subdivision shall be designed and constructed in accordance with the City of Pooler's Standard Specifications in addition to the following schedule specifications:

| List of Specifications  | Type of Street  |                                      |                                      |                                      |
|---|---|--------------------------------------|--------------------------------------|--------------------------------------|
|   | Major Artery  | Collector Street                     | Minor Street                         | Marginal Access                      |
| Minimum right of way  | 80 ft.  | 60 ft.                               | 60 ft.                               | 40 ft.                               |
| Curb and gutter   | Curbs and gutters shall be required.  |                                      |                                      |                                      |
| Pavement width  | 36 ft.  | 30 ft.                               | 24 ft.                               | 24 ft.                               |
| <del>Percent sub-base compaction, modified proctor</del>                | <del>95%</del>  | <del>95%</del>                       | <del>95%</del>                       | <del>95%</del>                       |
| <del>Petro mat, Super or other suitable material at intersections</del> | <del>100 ft.</del>  | <del>50 ft.</del>                    | <del>50 ft.</del>                    | <del>50 ft.</del>                    |
| Type of paving (minimum)  | Asphalt or concrete installed to city specifications.   |                                      |                                      |                                      |
| Minimum street centerline elevation                                     | 7.5 ft. <sup>*see note 1 below</sup>  | 7.5 ft. <sup>*see note 1 below</sup> | 7.5 ft. <sup>*see note 1 below</sup> | 7.5 ft. <sup>*see note 1 below</sup> |
| Drainage  | Developer's engineer shall certify the subdivision will meet the minimum requirements of stormwater management and will function as intended and designed. In addition, all new subdivisions shall <u>provide for</u> drainage structures internal to the development for no less than the <del>ten</del> <u>twenty-five</u> year 24-hour storm event. Stormwater discharge from a property shall be limited to the pre-development discharge from said property unless an increase is approved by the city. A neighborhood grading and drainage plan is required for all subdivisions. |                                      |                                      |                                      |
| Sidewalks   |   |                                      |                                      |                                      |
| Single-family Residential   | 4 ft./4 in. P.C.C.  | 4 ft./4 in. P.C.C.                   | On one side per 601.01 (p)           |                                      |
| Multifamily Residential   | 6 ft./4 in. P.C.C.  | 6 ft./4 in. P.C.C.                   | 6 ft./4 in. P.C.C.                   | 6 ft./4 in. P.C.C.-(one side)        |
| Commercial  | 6 ft./4 in. P.C.C.  | 6 ft./4 in. P.C.C.                   | 6 ft./4 in. P.C.C.                   | 6 ft./4 in. P.C.C.-(one side)        |

P.C.C. = Portland Cement Concrete

- ~~(a) All streets [shall] have a graded aggregate base course conforming to Section 800 of the Georgia Department of Transportation Standard Specifications, and as Section 800 may be modified or amended.~~
- ~~(b) Installation of materials shall conform to Section 310 of the Georgia Department of Transportation Standard Specifications, and as Section 310 may be modified or amended.~~
- ~~(c) Minimum thickness of base material shall be 7.5 inches.~~

1. All new or substantially improved streets shall have a minimum centerline elevation of 13 ft or the local BFE + 1 ft freeboard, whichever is higher, to provide access for emergency vehicles during a flood. The Planning Director may grant exceptions to the minimum road elevation requirement where strict compliance would cause unavoidable negative consequences to adjacent existing properties or infrastructure, is infeasible due to topographic constraints, or where alternative measures provide equivalent flood protection. Exceptions require a hydraulic/hydrologic analysis by a licensed professional engineer demonstrating no increase in flood levels and must be the minimum deviation necessary. The Planning Director may grant exceptions for areas with BFEs below 10 ft, provided hydraulic analysis demonstrates no flood risk.

**Sec. 606. Water supply and sanitary sewerage.**

Water and sewerage facilities shall conform to the following requirements:

(606.01) and (606.02) no change

*(606.03) Publicly owned water and sewer systems.* Water and sewer systems must be constructed in accordance with ~~Chatham County Health Department~~ City of Pooler Standard specifications; sewer systems must connect to an existing publicly owned treatment plant, where practical, and both water and sewer systems and trunk lines shall be conveyed to the City of Pooler for operation and maintenance.

~~Water mains in residential subdivisions shall be a minimum of eight inch diameter and a minimum of eight inch diameter in commercial/industrial subdivision. All utilities running under streets/sidewalks shall be sleeved. Cut off valves will be located at all tees where lines are two inches or larger.~~

Fire hydrants shall be a maximum of 300 feet apart in subdivisions zoned for multi-family, commercial or industrial use and a maximum of 500 feet apart in subdivisions zoned for single-family use.

~~Additional requirements for water, sewer and utilities include:~~

~~Water:~~

- ~~1. All water laterals provided in residential subdivisions shall be a minimum of one inch diameter.~~
- ~~2. All water laterals connections to the water main shall be connected by a tapping saddle. The material construction shall be doubled strapped stainless steel, epoxy coated, C.C. thread.~~
- ~~3. All fire hydrants shall be painted yellow. A different paint color must be approved by the water superintendent and/or fire chief.~~
- ~~4. All three inch or larger gate valves shall be resilient seat, epoxy coated.~~
- ~~5. All two inch valves shall be brass ball valves only I.P.T.X.I.P.T. with locking wing.~~
- ~~6. All four inch or larger gate valves that are installed on the transmission line(s) and/or tie into a major transmission line shall be installed in a manhole. All gate valves that are located at the entrance of a subdivision or other development that tie into a transmission line shall be installed in a manhole. All other gate valves can be installed in a cast iron valve box with a concrete collar and concrete value marker posts.~~
- ~~7. Fire hydrants shall have independent valves. Valves shall be in a cast iron valve box with a concrete collar.~~
- ~~8. All concrete collars shall be installed after the finish grade and installed above the final grade.~~
- ~~9. The top of the concrete collars shall be installed with a minimum of two inches above the finished grade. All installations shall have a concrete monument with W/Valve inscribed on two sides of the monument. The monument shall be installed no further than six inches away from the valve box.~~
- ~~10. When feasible all water mains shall be looped into the nearest main of the same size or larger size as the line of origin.~~
- ~~11. All residential homes/lots shall conform to the City of Pooler Cross Connection Back Flow Prevention Ordinance.~~

- ~~12. All water mains, water laterals, and fire hydrants shall have a #12 gauge solid copper wire installed with each utility. It shall be installed in such a manner that the wires are connected to each other and can be continuously traced. The water department shall conduct a tracing test to ensure compliance.~~
- ~~13. All water mains in the subdivision shall be a minimum of eight inches in diameter, unless a smaller size is approved by the water department. On culs-de-sac without fire hydrants, the minimum size is reduced to a four inch diameter pipe.~~
- ~~14. The water mains at the culs-de-sac shall be installed around the cul-de-sac. This will eliminate any water laterals being installed under the cul-de-sac.~~
- ~~15. All fire hydrants, post hydrants and/or blow off shall require a #12 solid copper tracing wire to be installed from the existing wire on the main up to the bottom of the apparatus, just above the finished grade with the wire being wrapped around the apparatus several times. A continuous loop in the wire shall be maintained for tracing.~~
- ~~16. All water laterals shall be installed five feet from the property corner markers. At no time shall it be permissible for the laterals to be located in the middle of lots.~~

*Sewer:*

- ~~1. All sanitary manholes shall be installed at a maximum center to center distance of 350 feet.~~
- ~~2. When feasible the sewer lateral shall be connected to sanitary manholes. All laterals tying to a manhole shall enter at an angle of at least 90 degrees to the direction of flow. Other sewer laterals shall be tied into the sanitary sewer by means of a sanitation tee or wye connection.~~
- ~~3. The minimum size of the gravity sanitary sewer shall be eight inches.~~
- ~~4. The minimum size of the gravity sanitary lateral shall be four inches.~~
- ~~5. Where grinder pumps are necessary to install for the sanitary sewer, the grinder pump shall be purchased from the City of Pooler. A minimum of five foot easement shall be obtained for the City of Pooler for the maintenance of the grinder pump and sanitary low pressure lateral.~~
- ~~6. The City of Pooler will maintain the operation of the grinder pump for normal wear and operation (as deemed by the manufacturer of the grinder pump).~~
- ~~7. All grinder pump laterals shall have a two inch ball valve installed at the low pressure main. The valve shall be installed in a cast iron valve box with a concrete collar.~~
- ~~8. All sanitary sewer mains, laterals, including low pressure and high pressure force mains shall have a #12 solid copper wire installed with each utility. A tracing wire shall be installed up along each manhole connecting it to the cast iron manhole. All tracing wire shall be installed in such a way that the wires are connected to each other and can be continuously traced. The sewer department shall conduct a tracing test to ensure compliance.~~

- ~~9. All sewer laterals shall be installed 15 feet from the property corner markers. At no time shall it be permissible for the laterals to be located in the middle of lots.~~

*Utilities.*

1. All publicly owned utilities shall be installed in the road rights-of-way or approved access easements as defined in section 504.02.
2. Sanitary sewer, water mains, service laterals or other publicly owned utilities shall not be installed behind or between lots without the express approval of the City of Pooler. If allowed the utility will need to be in a proper easement.
- ~~3. When lift stations are required, the lift stations shall not be located behind residential homes and/or commercial property without approval and an access easement as defined in sections 504.02 and 606.~~
4. The lift station shall have an access easement from the paved road in the subdivision.
5. The access easement to the lift station shall be a minimum width of 25 feet. The access easement shall have a road that is accessible during all weather conditions with a minimum width of 15 feet. ~~The road construction shall be of graded aggregate with a minimum depth of eight inches.~~ The road shall be constructed to engineering approval and/or specifications. The City of Pooler reserves the right to have the access road mucked to the depth of the graded aggregate, if necessary.
- ~~6. The immediate entrance at the paved public roadway to the access easements shall have a concrete pad. The minimum width shall be 15 feet, minimum depth of 15 feet, minimum thickness of four inches, and 4,000 psi mixture of fiber reinforced concrete.~~
- ~~7. All lift stations, shall have a turn a round drive provided, unless it is deemed not necessary by the water and sewer superintendent.~~
- ~~8. All lift stations, with three HP or larger motors, shall have a true three phase power supply. No single phase, rotophase, capacitor banks, shall be permissible.~~
- ~~9. All lift stations shall be constructed with submersible pumps only. The city and its engineers shall approve the pump size and manufacturer.~~
- ~~10. All lift stations, shall have a fenced in area for security reasons. The minimum gate opening shall be 12 foot with a 180 degree gate swing. The construction of the fence can be either wood or cyclone. All fences shall be of privacy manner.~~
- ~~11. The mounting panel for the controls, etc., shall be constructed out of three-inch galvanized post and galvanized support brackets.~~
- ~~12. All force mains shall be installed in the access easements and/or road rights of way.~~

*(606.04) Publicly owned water supply and sanitary sewerage system.* Water supply and sanitary sewerage collection systems that are publicly owned shall be placed in the road rights of way and/or access easements (Section 504.02). Where utilities are installed between residential homes and/or commercial property the access easements can be used

~~for open space requirements. (Except: Access easements for sanitary sewerage lift station as defined in section 606 Utilities #5.)~~

**VI**

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

**VII**

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

**VIII**

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

FIRST READING: \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

SECOND READING: \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

ADOPTED: \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

CITY OF POOLER, GEORGIA

\_\_\_\_\_  
Karen L. Williams, Mayor

ATTEST:

\_\_\_\_\_  
Kiley Fusco, Clerk of Council