



CITY of POOLER
— GEORGIA —

PLANNING & ZONING COMMISSION MEETING - AGENDA

July 13, 2026, at 3:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
 - A. Conditional Use request for Remediation and Other Waste Management Services to allow the operation of a tank wash and maintenance facility by Total Clean, LLC located at 6 A.J. Garcia Road in the I-2 (Heavy Industrial) zoning district (Application # A26-0193)
 - B. Major Subdivision Plan Approval for a 7-lot Single-Family Subdivision Located on Canal Bank Road - Revision to previously approved plan A25-0152. (Application # A26-0182)
 - C. Site Development Plan Approval for the construction of a one-story metal storage building in the I-1 zoning district at 210 Dublin Road. (Application # A26-0015)
 - D. Ordinance to amend the City of Pooler Code of Ordinances, Appendix A-Zoning, Article III- General Provisions, Section 13- Reserves, to provide provisions for Development Impact Fees
- V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
June 8, 2026

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
Brad Rife	Commissioner	Present
Jeremy Kelly	Commissioner	Present
Scott Cribbs	Commissioner	Present
Josh Bivins	Commissioner	Present
James Self	Commissioner	Present
Pete Chaison	Commissioner	Absent
Ryan Jarles	City Planner	Present
Rachael Brown	Zoning Administrator/Secretary	Present
Marcy Benson	City Planner	Present

APPROVAL OF MINUTES

The minutes of May 11, 2026, Planning and Zoning Commission were reviewed and accepted.

Motion to Approve; PASSED (5-0-0)
MOVER: Rife
SECONDER: Self
AYES: Cribbs, Bivins, Kelly, Rife, Self
NAYS:

NEW BUSINESS:

- A. Conditional Use request to allow for a Home Occupation in the R-1-A zoning district for a mobile Italian ice business at 1114 Forest Drive. (Application # A26-0137)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use to allow for a Home Occupation in the R-1-A zoning district for a mobile Italian ice business at 1114 Forest Drive. Staff recommended approval of the application with conditions. Tonaud Williams was present to answer questions. Thomas Mckinnery spoke in favor of the Conditional Use request.

"After review of the criteria, move for approval of the request with the condition that all storage associated with the business is located within the garage and/or behind the fence and not visible from the street."

Motion to Approve With Stipulations; PASSED (5-0-0)
MOVER: Kelly
SECONDER: Bivins

AYES: Cribbs, Rife, Self, Kelly, Bivins
NAYS:

- B. Conditional Use request to allow a tobacco retail establishment, including the sale of cigarettes, cigars, pipes, vape products, and other smoker's supplies, in the C-1 zoning district and the Main Street Overlay at 329 SE US Hwy 80. (Application # A26-0141)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use to allow for a tobacco retail establishment, including the sale of cigarettes, cigars, pipes, vape products, and other smoker's supplies, in the C-1 zoning district and Main Street Overlay at 329 SE US Hwy 80. Staff recommended denial of the application base on it not meeting the criteria for a Conditional Use. Mohammed Massar was present to answer questions.

Motion to Deny; PASSED (5-0-0)
MOVER: Rife
SECONDER: Self
AYES: Rife, Self, Cribbs, Bivins, Kelly
NAYS:

- C. Conditional Use request for a Retreat located in the R-1-A zoning district to change the conditions that were placed on the Conditional Use approved on August 04, 2025, for the property at 1336 S. Rogers Street. (Application # A26-0152)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use to allow for a Retreat located in the R-1-A zoning district to change the conditions that were placed on the Conditional Use approved on August 04, 2025, for the property at 1336 S. Rogers Street. Staff recommended approval of the application with conditions. Alec Metzger and Vanessa Withers were present to answer questions.

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

- 1. The use of the retreat as a hotel, motel, inn or short-term rental for overnight guests is not permitted. The only lodging permitted shall be associated with a meeting, conference or educational event.*
- 2. The outdoor pavilion area be developed internal to the site and as far away from residences as possible.*
3. There be a 20-foot vegetated buffer and berm along the side of the property adjacent to the residences to mitigate noise.

Motion to Approve With Stipulations; PASSED (5-0-0)
MOVER: Cribbs
SECONDER: Kelly
AYES: Cribbs, Bivins, Kelly, Rife, Self
NAYS:

- D. Conditional Use request to allow for a Retreat in the R-A Zoning District at 1337 S. Rogers St. (Application # A26-0157)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use to allow for a Retreat in the R-A Zoning District at 1337 S. Rogers St. Staff recommended approval of the application with conditions. Alexine Diouf was present to answer questions.

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

- 1. A vegetated buffer meeting the requirements of Appendix A, Article III, Section 27, Zoning Buffer Requirements, be installed along the shared property boundary with 1323 S. Rogers Street.*
- 2. The construction be restricted to standard daytime hours, with noise, dust, and equipment activity minimized using industry best practices and that contractor access routes will be coordinated to avoid interference with residential traffic."*
- 3. The use of the retreat as a hotel, motel, inn or short-term rental for overnight guests is not permitted*

Motion to Approve With Stipulations; PASSED (5-0-0)

MOVER: Bivins

SECONDER: Rife

AYES: Cribbs, Bivins, Rife, Kelly, Self

NAYS:

- E. Variance request from Appendix A, Article III, Section 1(C)(1)-Nonconforming Uses, to allow the existing non-conforming canopy to be expanded and from Appendix A, Article III, Section 6 – Schedule of Development Regulations, to allow the proposed drive-thru canopy expansion within the 60- foot front yard setback requirement at 121 Tanger Outlets Boulevard. (Application #A26-0158)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Variance from Appendix A, Article III, Section 1(C)(1)- Nonconforming Uses, to allow the existing non-conforming canopy to be expanded and from Appendix A, Article III, Section 6 – Schedule of Development Regulations, to allow the proposed drive thru canopy expansion within the 60- foot front yard setback requirement at 121 Tanger Outlets Boulevard. Staff recommended approval of the application. Kevin Woodman was present to answer questions.

Motion to Approve; PASSED (5-0-0)

MOVER: Cribbs

SECONDER: Rife

AYES: Cribbs, Rife, Kelly, Rife, Self

NAYS:

- F. Conditional Use request to allow a manufacturing use within the existing warehouse for a material testing laboratory in the I-1 Zoning District at 195 Nordic Way. (Application #26-0166)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use to allow a manufacturing use within the existing warehouse for a material testing laboratory in the I-1 Zoning District at 195 Nordic Way. Staff recommended approval of the application. Robert Portman and John Foshee were present to answer questions.

Motion to Approve; PASSED (5-0-0)
MOVER: Rife
SECONDER: Bivins
AYES: Rife, Bivins, Cribbs, Self, Kelly
NAYS:

- G. Site Development Plan Approval for the construction of one four-story, 121-room hotel (LivSmart) and one four-story, 124-room hotel (StudioRes), together with associated site improvements, within the Godley Station PUD at 850 Patel Drive. (Application #A24-0230)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for one four-story, 121-room hotel and one four-story, 124-room hotel. Staff recommended approval of the application. Dan Fischer was present to answer questions.

Motion to Approve; PASSED (5-0-0)
MOVER: Cribbs
SECONDER: Self
AYES: Cribbs, Bivins, Self, Kelly, Rife
NAYS:

- H. Site Development Plan Approval for the construction of a one-story multi-tenant commercial building within the Savannah Quarters PUD, Phase 7, and Mosaic Town Center at 200 Suri Avenue. (Application #A24-0162)

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 multi-tenant commercial building to include a rehab facility, office and restaurant space. Staff recommended approval of the application. Logan Clark was present to answer questions.

Motion to Approve; PASSED (5-0-0)
MOVER: Bivins
SECONDER: Self
AYES: Bivins, Self, Cribbs, Rife, Kelly
NAYS:

- I. Site Development Plan Approval for a one-story commercial structure and related outdoor vehicle storage for a car dealership (Critz GMC Dealership) within the C-2 zoning district at Pooler Parkway and Clear Lake Way. (Application #26-0003)

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 structure and related outdoor vehicle storage for a car dealership (Critz GMC Dealership). Staff recommended approval of the application with conditions. Tom Cetti was present to answer questions.

After review of the criteria, P&Z recommends approval of the request subject to the following conditions:

1. Prior to scheduling the Pre-Construction meeting, the existing street name signs at the following locations shall be removed, and a Street Name Application shall be submitted to the City to formalize the correct and approved street names:

- At the intersection of Pooler Parkway and Clear Lake Way, the pole mounted signage currently identifies the minor street as Molly Place. City records indicate the approved name is Clear Lake Way.

- At the intersection of Pooler Parkway and Kita Way, the pole mounted signage currently identifies the minor street as W Marketplace Way. City records indicate the approved name is Kita Way.

Motion to Approve with Stipulations; PASSED (5-0-0)

MOVER: Rife

SECONDER: Bivins

AYES: Rife, Bivins, Kelly, Self, Cribbs

NAYS:

J. Site Development Plan Approval for a Trailer Parking Yard in the I-1 (Light Industrial) zoning district at 111 Sharon Court. (Application #A26-0050)

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 111 Sharon Ct. Staff recommended approval of the application with conditions. Holly Young and Matt Bashlor were present to answer questions.

After review of the criteria, P&Z recommends approval of the request subject to the following condition:

1. The City of Pooler shall receive a written acknowledgment from the applicant stating that:

- No irrigation water service shall be provided to the property until a Reduced Pressure Zone (RPZ) backflow prevention device has been installed, tested, and approved by the City; and

- If a City-approved backflow prevention device is not installed, the existing irrigation system shall be uncovered and made available for inspection by the City of Pooler prior to project closeout to verify that the irrigation meter is not connected to the public water system.

Motion to Approve with Stipulations; PASSED (5-0-0)

MOVER: Rife

SECONDER: Self

AYES: Rife, Self, Kelly, Cribbs, Bivins

NAYS:

K. Site Development Plan Approval for site alterations for the SAV7 Amazon site in the I-1 (Light Industrial) zoning district at 60 Triple B Trail. (Application #26-

0058)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for site alteration to include new guard house, pick-up/drop-off area and vehicular turn around, and alteration to the security fencing. Staff recommended approval of the application. Alan Mosley was present to answer questions.

Motion to Approve; PASSED (5-0-0)
MOVER: Bivins
SECONDER: Rife
AYES: Bivins, Rife, Kelly, Cribbs, Self
NAYS:

- L. Site Development Plan Approval for an addition to an existing warehouse and utilities in the I-1 (Light Industrial) zoning district at 5212 Old Louisville Road for Mana Nutrition. (Application #26-0092)

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 an existing warehouse and utilities at 5212 Old Louisville Road for Mana Nutrition. Staff recommended approval of the application. Alan Galbraith and Gabriel Louzao were present to answer questions.

Motion to Approve; PASSED (5-0-0)
MOVER: Cribbs
SECONDER: Bivins
AYES: Cribbs, Bivins, Kelly, Self, Rife
NAYS:

M. Draft Pooler 2046- Comprehensive Plan Update

City Planner Marcy Benson presented the Draft Pooler 2046 Comprehensive Plan Update to the Board.

Motion to Approve; PASSED (5-0-0)
MOVER: Kelly
SECONDER: Rife
AYES: Kelly, Rife, Self, Cribbs, Bivins
NAYS:

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:55p.m.

Motion to Adjourn; PASSED (5-0-0)
MOVER: Self
SECONDER: Rife
AYES: Self, Rife, Bivins, Kelly, Cribbs
NAYS:

The foregoing minutes are true and correct and approved by me on this ____ day of _____ 2026.

Rachael Brown, Zoning Administrator



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Conditional Use request for Remediation and Other Waste Management Services to allow the operation of a tank wash and maintenance facility by Total Clean, LLC located at 6 A.J. Garcia Road in the I-2 (Heavy Industrial) zoning district.

Project:	#A26-0193
P&Z Meeting Date:	July 13, 2026
Public Hearing Date:	August 3, 2026
Applicant and Authorized Agent:	Marc Liverman – Integrated Civil Solutions, LLC
Property Owner:	Alterra Property Group
Location (Address):	6 A.J. Garcia Rd.
Parcel (PIN):	50987 03012, 50987 04007
Existing Zoning:	I-2 (Heavy Industrial)
Acreage:	Approximately 18.44-Acres
Zoning Action:	Conditional Use
Request:	Conditional Use request for Remediation and Other Waste Management Services to allow the operation of a tank wash and maintenance facility by Total Clean, LLC located at 6 A.J. Garcia Road in the I-2 (Heavy Industrial) zoning district.
Application Filed:	June 17, 2026
Legal Notice Published:	July 5, 2026
Sign Posted:	June 30, 2026
Letters Mailed:	June 25, 2026
Staff Recommendation:	Approval.

<i>Planning & Zoning Commission:</i>	<i>TBD</i>
<i>Recommended Motion:</i>	<i>"After review of the criteria, move for approval of the request."</i>
Background:	The subject site, located at 6 A. J. Garcia Rd., is within I-2 (Heavy Industrial) zoning district. The I-2 zoning district allows for Remediation and Other Waste Management Services through approval of a Conditional Use request. Total Clean, LLC, submitted a business license application in November of 2025. The applicant was informed that the proposed use required Conditional Use approval. The applicant was notified by City Staff on January 16, 2026, that their business license application was terminated due to non-submittal of the required Conditional Use. Staff was then made aware the proposed use was already occurring on site. On March 19, 2026, the applicant was provided with a deadline of April 21, 2026, to apply for their Conditional Use; the current application is in response to that deadline. This same request was previously presented to the Planning and Zoning Commission on May 11, 2026, at which time the Commission recommended denial. Prior to the scheduled public hearing before City Council on June 1, 2026, the applicant withdrew the application to allow for a meeting with Staff to provide more clarification on the proposed process. Following the withdrawal of the application, the applicant met with Planning and Zoning staff and representatives from the Fire Department to provide a detailed explanation of the proposed operation. The applicant also invited staff to observe the process on site to better understand how the operation functions. Through these meetings and discussions, staff gained a more comprehensive understanding of the proposed use and its operational procedures. The submittal documentation provided with the application included a description of the proposed activities consisting of rinsing non-hazardous liquids from bulk liquid cargo ISOtainers that are returned empty as well as performing maintenance and/or needed repairs before transporting them off-site. The tank wash is described as averaging 30 ISOtainers per week. The operations are proposed to take place during regular business hours, from 7 a.m. to 5 p.m. Monday through Friday, with some weekend hours as needed. The applicant also provided a description of how they plan to mitigate all adverse impacts potentially created by the proposed tank cleaning. The tank wash and maintenance/repair operations will be conducted inside the existing 55,813 SF pre-engineered metal building. They state this will effectively shield ISOtainer rinsing and maintenance/repair activities from adjacent properties.

	Additionally, the tank wash area is equipped with a perimeter trench drain that will serve as a secondary containment feature to prevent the release of wash water from the tank wash area. The wash water will be stored in two 12,000 gallon above ground holding tanks prior to transfer to a tanker truck. Once loaded on a tanker truck, the wash water will be transported to a nearby facility in Garden City, GA to be treated prior to release into Garden City's sanitary sewer system. The off-site treatment facility is permitted and regulated through the Georgia Environmental Protection Division under permit number GAP050134. Additionally, the applicant provided a Spill Prevention and Countermeasure Plan including the required compliance actions that they will follow while operating the tank wash business.
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. • <i>The proposed use would not be contrary to the purpose of the ordinance as the use would take place entirely within the existing industrial facility within a Heavy Industrial zoning district.</i> 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. • <i>The proposed use would not be detrimental to adjacent properties or the surrounding area. The use will operate entirely within an existing building at an existing heavy industrial site and provides ample description of mitigating standards and actions to be taken for any potential disturbances on site that may arise due to the actions undertaken by the proposed tank wash and maintenance facility.</i> 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. • <i>The proposed use will not constitute a nuisance or hazard. The use will operate entirely within an existing building at an existing heavy industrial site and</i>

provides ample description of mitigating standards and actions to be taken for any potential disturbances on site that may arise due to the actions undertaken by the proposed tank wash and maintenance facility.

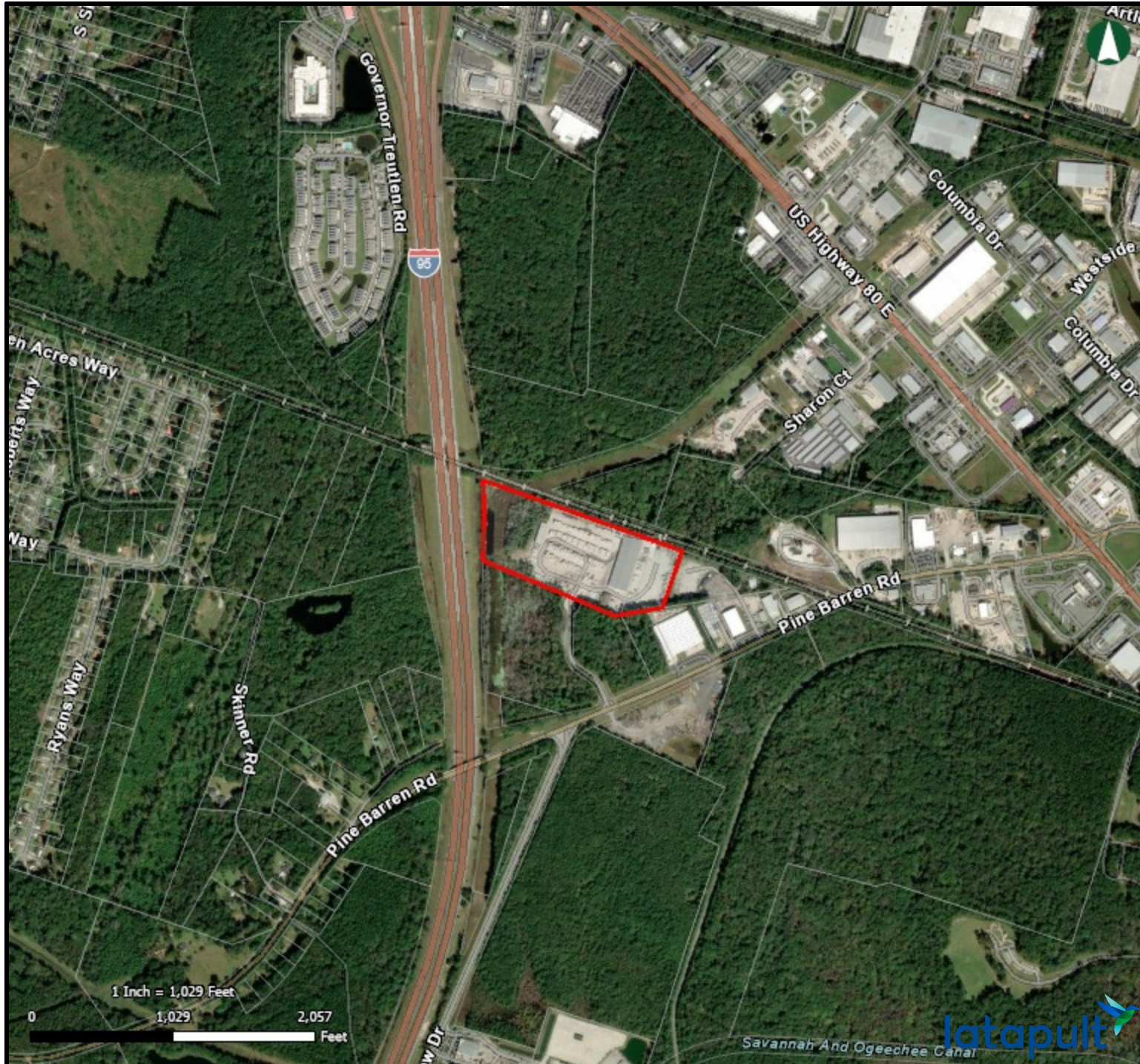
4. The proposed use will not be affected adversely by the existing uses of adjacent properties.
 - *The proposed tank wash and maintenance facility will not be affected adversely by the existing adjacent uses which are all primarily heavy industrial in nature, including Heniff Transportation Systems, National Tire Wholesale, National Electric Gate, and RSC Logistics.*
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.
 - *The subject site is approximately 18.44-acres and is of sufficient size to satisfy all the site requirements for the proposed use. The parcel also provides sufficient parking.*
6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.
 - *The existing structure as well as the existing parking provided meet all the requirements for the proposed use. The addition of above ground holding tanks will require site plan approval.*
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 the public welfare and protect the established development pattern.*

Conclusion:

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

Attachments:

- A. Vicinity Map
- B. Submittal Documentation
- C. Site Photos

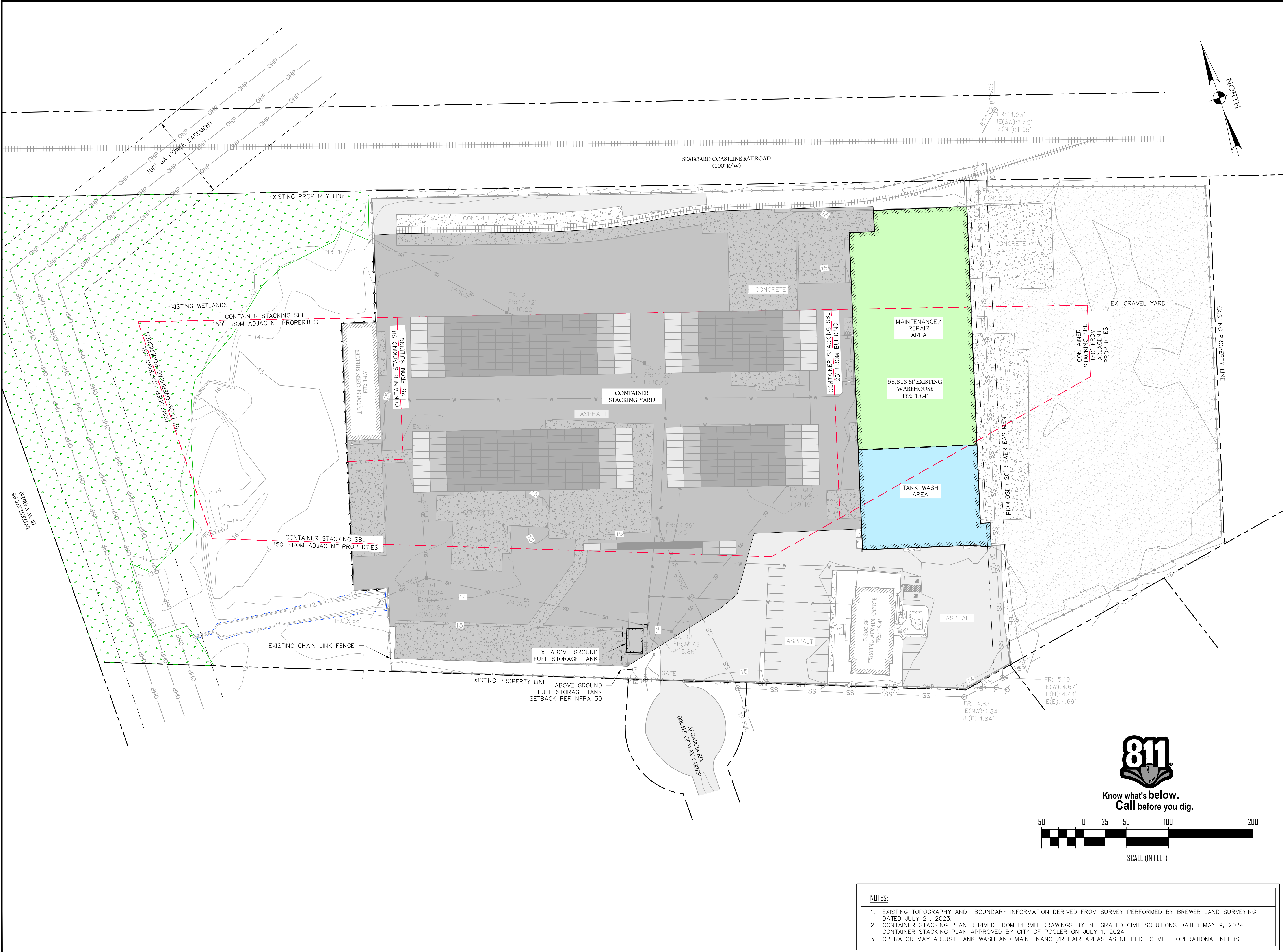


CITY of POOLER
— GEORGIA —

Vicinity Map - 6 A. J. Garcia Rd. - Conditional Use

04/28/2026

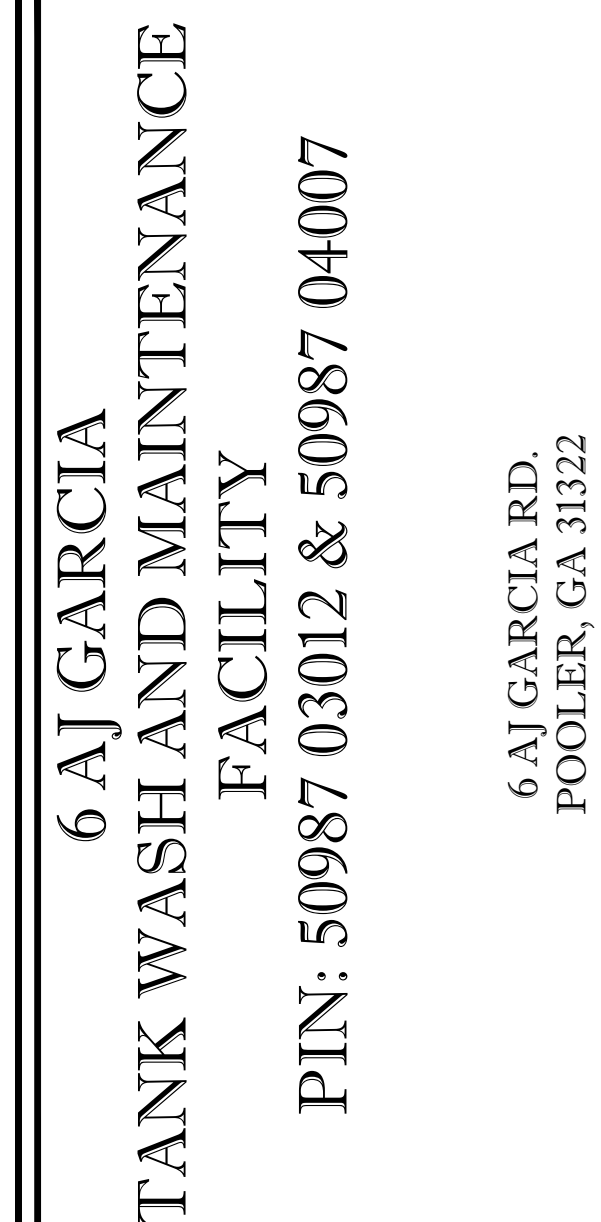
☐ Parcels



INTEGRATED CIVIL SOLUTIONS, LLC.
912-507-5755
WWW.INTCIVIL.COM
SAVANNAH, GA
GA COA: PEF 008735
(EXP: JUNE 30, 2026)

6 AJ GARCIA
TANK WASH AND MAINTENANCE FACILITY
PIN: 50987 03012 & 50987 04007
6 AJ GARCIA RD.
POOLER, GA 31322

REVISIONS	4/17/2026
A - ISSUED FOR PERMITTING	
DATE:	04/14/2026
PROJECT NUMBER:	IO20-101
DRAWN BY:	MAL
CHECKED BY:	MAL
QC'D BY:	MAL
SHEET:	
EXISTING CONDITIONS AND TANK WASH SITE PLAN	
C-000	

[illegible]

DATE:	04/14/2026
PROJECT NUMBER:	I020-101
DRAWN BY:	MAL
CHECKED BY:	MAL
QC'd BY:	MAL

TANK WASH PROCESS FLOW DIAGRAM

C-001

- NOTES:

1. PROCESS AND FLOW DIAGRAM DERIVED FROM EQUIPMENT MANUFACTURER DATA, PROCESS SKETCH PROVIDED BY TOTAL CLEAN LLC., AND FIELD OBSERVATIONS.
2. CURRENT TANK WASH FACILITY CAPACITY IS TWO (2) WASH STATIONS. FUTURE EXPANSION WILL INCLUDE UP TO SIX (6) WASH STATIONS.



June 18, 2026

Rachael Brown
City of Pooler Zoning Administrator
100 US Highway 80 SW
Pooler, GA 31322

RE: 6 A.J. Garcia - Tank Wash and Maintenance Facility

Dear Rachael:

The purpose of this letter is to provide a narrative of the proposed use and descriptive information required in the Conditional Use Permit (CUP) application. Each required section from the CUP is repeated below followed by the applicable information.

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

The property was previously permitted as a container stacking operation in accordance with the City of Pooler's Code of Ordinances Appendix A, Article III, Section 31. This use was approved by Pooler City Council on July 1, 2024. The current tenant of the property is Heniff Transportation Systems, LLC whose operation focuses on handling in-transit bulk liquid cargo that is transported in tanks secured within standard shipping container frames (i.e. ISOtainers). The proposed addition to the operation is a Tank Wash and Maintenance Facility, operated by Total Clean, LLC (a wholly owned subsidiary of Heniff), whose purpose is to rinse chemical residues from ISOtainers that are returned empty to the facility as well as repair, test, and maintain ISOtainers. These activities will be housed in an existing 55,813 SF pre-engineered metal building that also includes a separate area for repairs and maintenance of semi-truck container chassis (i.e. trailers). Photos of the various areas within the building are provided below.

It is worth noting that these types of tank repair/maintenance and washing operations are typically designated with NAICS code 7699: Repair Shops and Related Services, Not Elsewhere Classified. NAICS code 7699 is not listed in the City of Pooler's Code of Ordinances Appendix A, Article IV, Table 4.1 that defines allowable uses by zoning district.



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

The proposed activities consist of rinsing chemical residue from empty bulk liquid cargo ISOtainers and performing regular maintenance, testing and/or need repairs before they are transported off-site. The tank washing process is a low volume, high pressure system that uses approximately 35 gallons of potable water per tank rinse. When compared to traditional tank wash systems that use between 200 – 300 gallons of water per rinse, the system at this facility represents a significant efficiency improvement that provides a reduced environmental footprint through reductions in potable water and energy use. Additionally, the low volume of non-hazardous wash water that is generated does not justify constructing an onsite treatment system. Therefore, it will be transported to, and treated at, Heniff's nearby tank wash facility in Garden City that is equipped with a private wastewater treatment system. The non-hazardous wash water will be transported in a 6,500-gallon tanker truck with an expected frequency of two trips per month.

In general, the tank wash area currently rinses an average of 30 ISOtainers per week. Operations are generally expected to occur during normal business hours from 7 am to 5 pm Monday through Friday with some weekend work hours as needed.

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

The tank wash and maintenance/repair operations will be conducted inside the existing 55,813 SF pre-engineered metal building. This effectively shields ISOtainer washing and maintenance/repair activities from adjacent properties. Additionally, the tank wash area is equipped with a perimeter trench drain that will serve as a secondary containment feature to prevent the release of wash water from the tank wash area (see Process Flow Diagram included with this submittal).

The wash water generated by the process will be stored in two 12,000 gallon above ground holding tanks prior to transfer to a tanker truck. Once it is loaded on a tanker truck it is transported to a nearby facility in Garden City, GA to be treated prior to release into Garden City's sanitary sewer system. The off-site wastewater treatment facility is permitted and regulated through the Georgia Environmental Protection Division under permit number GAP050134.

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

Rachael Brown
6 A.J. Garcia – Tank Wash and Maintenance Facility
June 18, 2026



The tank wash is currently in place within an existing building and the proposed maintenance/repair activities will be conducted within the same existing building. Therefore, land disturbing activities were not required for completion of the facility.

Sincerely,

A handwritten signature in blue ink, appearing to read 'ML', with a horizontal line extending to the right.

Marc Liverman, P.E.
Project Manager
Integrated Civil Solutions LLC

Encl.

cc: Steve Lowman, Trent Mere, Michael Coleman (Heniff/Total Clean)

Filename: 20260618_6 aj garcia tank wash_cup descriptions rev.docx

Rachael Brown
6 A.J. Garcia – Tank Wash and Maintenance Facility
June 18, 2026



FACILITY PHOTOS

Rachael Brown
6 A.J. Garcia – Tank Wash and Maintenance Facility
June 18, 2026



Photo 1 – Tank Wash Area (Storage Tanks)

Rachael Brown
6 A.J. Garcia – Tank Wash and Maintenance Facility
June 18, 2026



Photo 2 – Tank Wash Secondary Containment
(Trench Drain)

Rachael Brown
6 A.J. Garcia – Tank Wash and Maintenance Facility
June 18, 2026



Photo 3 – Tank Wash Area (Rinse Water Tanks)

Rachael Brown
6 A.J. Garcia – Tank Wash and Maintenance Facility
June 18, 2026



Photo 4 – Tank Wash Area (Boiler)

Rachael Brown
6 A.J. Garcia – Tank Wash and Maintenance Facility
June 18, 2026

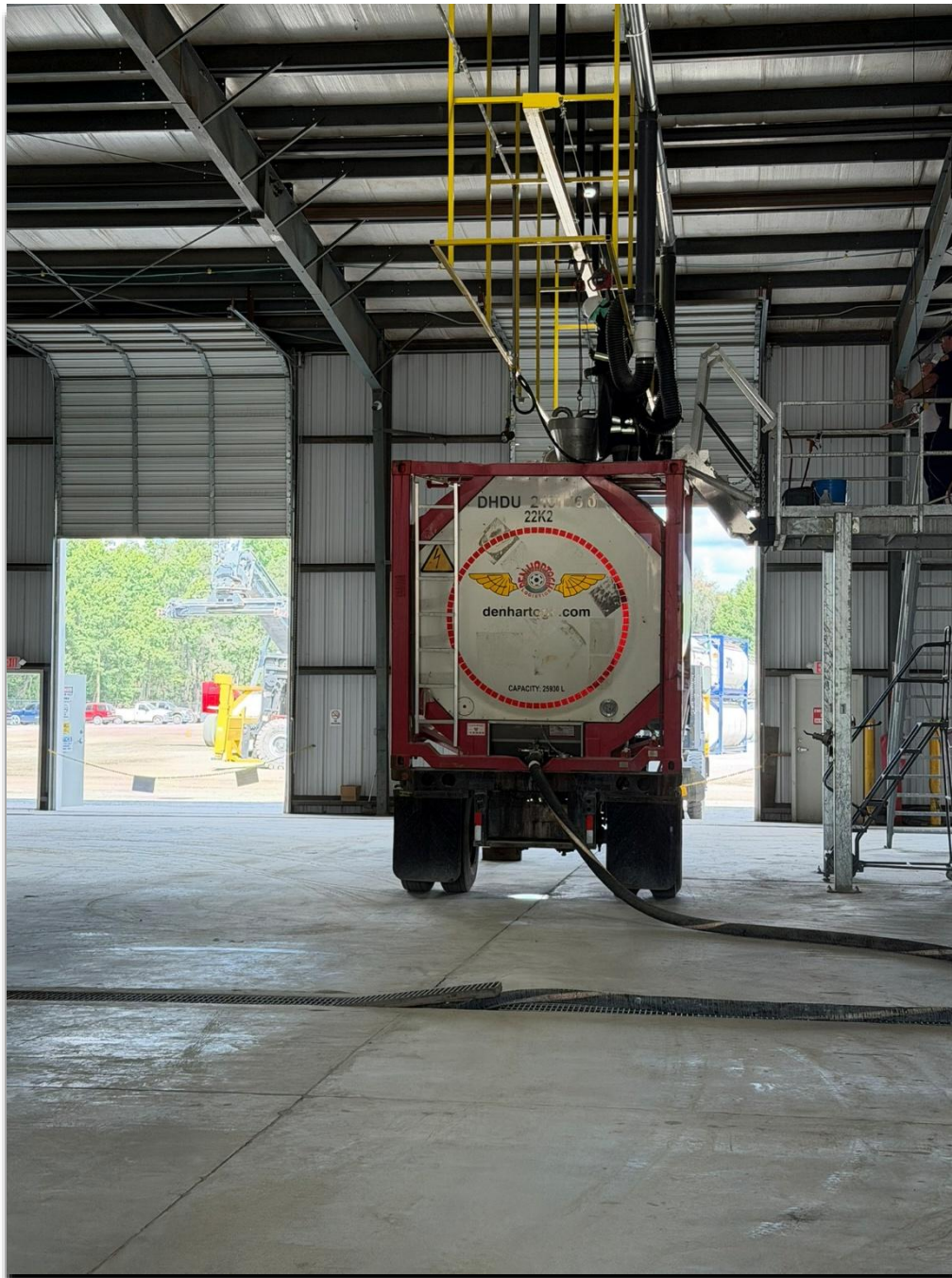


Photo 5 – Tank Wash Area (Typical Wash Station)

Rachael Brown
6 A.J. Garcia – Tank Wash and Maintenance Facility
June 18, 2026



Photo 6 – Maintenance Area (Chassis Maintenance)

Rachael Brown
6 A.J. Garcia – Tank Wash and Maintenance Facility
June 18, 2026



Photo 7 – Maintenance Area (ISOtainer Maintenance)



6053 Commerce Ct.
Garden City, GA 31418
912-966-2417

Monthly Discharge Report
Outfall 001

For Month

February, 2026

Comments Explanation

A - Flow averaged over weekend

B - No flow or low flow for
internal sampling purposes
less than 100 gallons

C - Semi-Annual sample pulled
for DMR

Date	pH	Flow	BOD	Pounds BOD	TSS	Pounds TSS	Comments
1							B
2	8.26	1,842					
3	8.66	1,652					
4	8.56	1,543					
5	7.91	2,617					
6	8.36	1,265					
7							B
8							B
9	7.94	1,041					
10	8.04	2,034					
11	8.36	1,787					
12	8.56	1,660					
13	8.04	1,827					
14							B
15							B
16	7.95	2,312					
17	8.88	1,293					
18	8.12	1,924					
19	8.72	1,654					
20	7.79	2,081					
21							B
22							B
23	7.41	1,520					
24	8.01	1,843					
25	7.91	2,238	871	16.26	46	0.86	
26	7.94	1,371					
27	8.37	2,412					
28							B
High	8.88	2,617	871	16.26	46	0.86	
Low	7.41		871	16.26	46	0.86	
Avg		1,796					
Total		35,916					

Signature: _____

Date: _____

DMR Calculations - #19

Data to be entered in empty blue cells.

Results will be in yellow cells.

Remember to TAB or hit ENTER for calculations to take place

Avg daily flow in gallons	1796	=	0.00180	MGD
Max daily flow in gallons	2617	=	0.00262	MGD

	Quantity or Loading				Quality or Concentration	
	Avg	Max	Units		Max	Units
Flow (MGD)	0.00180	0.00262	MGD			
Non-Polar Material (SGT_HEM)		0.205162	lb/day		9.4	mg/L
Copper		0.000469	lb/day		0.0215	mg/L
Mercury		0	lb/day		0	mg/L
Zinc		0.00103	lb/day		0.0472	mg/L

If lab report shows results in micrograms per liter (ug/L) to convert to mg/L do the following: Examples: (Or use formula on right)

report shows :	result:
2.34 ug/L move the decimal place over to the left 3 places	0.00234 mg/L
0.123	0.000123
3.0	0.543

PW=MTI19

Lab Math

Convert mg/L to pounds and/or kg Day

Input

	Volume of water discharged (Gallons)
0	Lab result in mg/L

Result

0.000000 Pounds per Day

0.000000 kg per Day

Explanation:

Volume per day divided by 1,000,000
Times 8.34 (weight of water)
Times lab result in mg/L
= Pounds per day

Times .4536

= kg Day

Convert Gallons per Day to Million Gallons per Day

Input

1050	Gallons Discharged per Day (GPD)
------	----------------------------------

Result

0.00105 Million Gallons per Day (MGD)

Explanation:

Volume per day discharged divided
by 1,000,000
= MGD

Convert ug/L to mg/L

Input

21.5	Lab result in ug/L
------	--------------------

Result

0.02150 mg/L

Explanation:

Lab result in ug/L divided by
1,000 = mg/L

[illegible]

Submission Note

Attachment B

If a parameter row does not contain any values for the Sample nor Effluent Trading, then none of the following fields will be submitted for that row: Units, Number of Excursions, Frequency of Analysis, and Sample Type.

Edit Check Errors

No errors.

Comments

Attachments

Name	Type	Size
DMRFEB2026.pdf	pdf	10606422.0

Report Last Saved By

TOTAL CLEAN LLC

 : MPRICE@TOTAL-CLEAN.COM
Name: Mark Price
E-Mail: mprice@total-clean.com
Date/Time: 2026-03-16 07:19 (Time Zone:-04:00)

Report Last Signed By

User: MPRICE@TOTAL-CLEAN.COM
Name: Mark Price
E-Mail: mprice@total-clean.com
Date/Time: 2026-03-16 07:19 (Time Zone:-04:00)

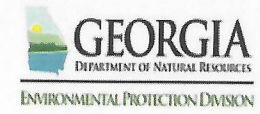
 [View All Copies of Submissions](#) |  [DMR/COR Search Results](#)  [View DMR Signing Status](#)

Signing Process Confirmation - CDX Activity ID: _1ea06948-35bc-4a68-8328-c71612964abb

Your DMRs are undergoing the Signing Process

<u>Permit ID</u>	<u>Facility</u>	<u>Permitted Feature</u>	<u>Discharge #</u>	<u>Discharge Description</u>	<u>Monitoring Period End Date</u>	<u>DMR Due Date</u>
GAP050134	TOTAL CLEAN LLC (PREV. MILLER TRANSPORTER, INC.)	0A0	0A0-1B	Outfall to the City of Garden City	02/28/26	03/15/26

NPDES eReporting Help Desk: NPDESReporting@epa.gov | 877-227-8965 (9:00am - 8:00pm EST)
Contact Us to ask a question, provide feedback, or report a problem.



 [View Certification](#) |  [Download COR](#)

DMR Copy of Submission

Form Approved OMB No. 2040-0004 expires on 07/31/2026

Expand Notices

Permit

Permit ID: GAP050134

Permittee: TOTAL CLEAN LLC

Facility: TOTAL CLEAN LLC (PREV. MILLER TRANSPORTER, INC.)

Permitted Feature: OA0 - External Outfall

Attachment B

Major: ☐

Permittee Address: 5500 Hwy 80 W
JACKSON , MS39209

Facility Location: 6053 COMMERCE CT
GARDEN CITY , GA31408

Discharge: 0A0-1B - Outfall to the City of Garden City

DMR Due Date: 03/15/26

Report Dates & Status

Monitoring Period: From 02/01/26 to 02/28/26

Status: NetDMR Validated

Considerations for Form Completion

Principal Executive Officer

First Name: MARK

Title: TANK WASH MANAGER

Last Name: PRICE

Telephone: 843-708-9052

No Data Indicator (NODI)

Form NODI: -

REQUIRED COMPLIANCE ACTIONS

Frequency	Action	Required Timeframe / Recommended Frequency	Reference	Form Location
One-time Requirements	➤ Sign Management Approval	Upon plan implementation	Section 1.0	Page i
	➤ Self-Certification Statement	Upon plan implementation	Section 1.0	Page ii
	➤ Complete and Certify the Substantial Harm Criteria checklist	Upon plan implementation	Section 1.0	Appendix I
Periodic and On-going Requirements	➤ Conduct facility-wide visual inspections of SPCC regulated activities including visual integrity evaluation of small and medium size bulk oil storage containers (tanks, drums, etc.)	Monthly	Sections 6.1,6.2, and Appendix IV. Sections I.A.2. and II.A.2	Attachment H Inspection Checklists & Tank Records
	➤ Conduct visual integrity evaluation inspection on all aboveground oil storage tanks	Annually (SP001)	Sections 6.1,6.2, and Appendix IV. Section II.A.2.	Attachment H - Inspection Checklists & Tank Records
	➤ Conduct additional SP001 integrity testing as applicable for oil storage tanks to address: ➤ External ultrasonic shell thickness; ➤ Cathodic Protection Surveys; and/or ➤ Formal internal inspections	Per schedule specified in the <i>Bulk Oil Storage Container Integrity Testing Program</i>	Appendix IV	NA - Report with Checklist to be prepared by SP001 certified inspector
	➤ Conduct visual inspection of stormwater accumulated in secondary containment(s)	As needed	Section 6.1.4	Attachment I
	➤ Conduct SPCC employee training	Annually	Section 8.0	Attachment F
	➤ Review and evaluate the entire plan	Every 5 years	Section 1.3	Attachment G
	➤ Amend the plan to include more effective prevention and control technology if applicable	Within 6 months of completing the 5-year review	Section 1.3	Attachment G
	➤ Amend the plan whenever there is a change if facility design, construction, operation, or maintenance which materially affects the facility's potential for a release or discharge	Within 6 months after such change	Section 1.3	Attachment G
	➤ Update response equipment inventory whenever there is a change	As needed	Section 5.1	Attachment E
	➤ Update offsite agencies and response organizations notification phone list whenever there is a change	As needed	Section 5.5	Attachment C
	➤ Update onsite emergency response personnel names and contact numbers whenever there is a change	As needed	Section 5.5	Attachment B
	➤ In case of a spill, follow response and notification procedures outlined in the plan	Per incident	Section 5.4.1	Attachment A
	➤ Submit incident follow-up report	Per incident	Section 5.4.2	N/A
	➤ In case of a discharge greater than 1,000 gallons or 2 discharges of more than 42 gallons of oil each within a 12-month period (amend the plan if necessary)	Per incident submit report to EPA Regional Office & State Emergency Response Center	Section 5.4.3	Attachment G
	➤ Retain all completed forms pertaining to implementation of this plan onsite	For at least 3 years	Section 6.3	Appendix VIII
	➤ Have amendments to the plan (except administrative changes) certified by a P.E.	Upon implementation of the change	Section 1.3	Attachment G

DISCHARGE PREVENTION AND CONTAINMENT PROCEDURE REQUIREMENTS

	Action	Reference	Text Location
Facility Drainage	➤ Restrain drainage from diked storage areas.	112.8 (b) (1)	4.1.2
	➤ Use valves of manual, open-and-closed design for the drainage of diked areas, if these areas empty to natural drainage systems then inspection/documentation of the discharge is required.	112.8 (b) (2)	4.5
	➤ Design facility drainage systems from undiked areas with a potential for a discharge to flow into catchment basins designed to retain oil or return it to the facility.	112.8 (b) (3)	4.5
	➤ If drainage from undiked areas with potential for oil discharge does not flow into catchment basins, equip the final discharge of all ditches inside the facility with a diversion system that would, in the event of an uncontrolled discharge, retain oil in the facility.	112.8 (b) (4)	4.5
	➤ Where drainage waters are treated in more than one treatment unit and such treatment is continuous, and pump transfer is needed, provide two "lift" pumps and permanently install at least one of the pumps.	112.8 (b) (5)	4.5.1
Bulk Storage Containers	➤ Containers must not be used for the storage of oil unless their material and construction are compatible with the material stored and conditions of storage such as pressure and temperature.	112.8 (c) (1)	4.2.1
	➤ Construct all bulk storage tank installations to provide sufficiently impervious secondary containment for the entire capacity of the largest oil containing tank plus freeboard for precipitation.	112.8 (c) (2)	4.1.2
	➤ Drainage of uncontaminated rainwater from diked oil storage areas to natural drainage systems is only allowed if: bypass valves are normally kept in the sealed closed position; retained water is inspected for potential pollutants; release valves are manually operated and resealed after drainage; and records are kept to document conditions of the release.	112.8 (c) (3)	4.1.2
	➤ Protect all completely buried metallic oil storage tanks from corrosion and regularly leak test them.	112.8 (c) (4)	4.1.1
	➤ Partially buried or bunkered metallic tanks must not be used for the storage of oil, unless the buried section of the tank is protected from corrosion.	112.8 (c) (5)	4.1.1
	➤ Bulk oil storage containers and their supports/foundations must be tested and/or inspected for integrity on a regular schedule and whenever material repairs are made. The inspections/tests must be in accordance with industry standards and must be documented. (Certain types of human food storage containers have slightly different inspection requirements.)	112.8 (c) (6)	6.1
	➤ Control leakage through defective internal heating coils by monitoring the steam return and exhaust lines for contamination if they discharge to a natural drainage system.	112.8 (c) (7)	4.1.1
	➤ Engineer or update each container installation to avoid discharges and provide at least one of the following: high level alarms; high level pump cutoff devices; direct communication between the gauger and pump station; a fast response system for determining the level in each container; or regularly test liquid level sensing devices to ensure proper operation.	112.8 (c) (8)	4.1.1
	➤ Observe effluent treatment facilities frequently enough to detect possible system upsets that could cause a discharge.	112.8 (c) (9)	6.1.5
Transfer Operations, Pumping, and Processes	➤ Promptly correct visible discharges which result in a loss of oil from containers and container systems and promptly remove the collected oil.	112.8 (c) (10)	4.1.2
	➤ Position or locate mobile or portable oil storage containers to prevent a discharge and provide secondary containment for the largest single container or compartment plus freeboard for precipitation. Does not apply to mobile refuelers or "non-transportation related" tank trucks.	112.8 (c) (11)	4.1.2
	➤ Provide cathodic protection and protective wrapping and coating for buried piping. If sections of buried piping are exposed for any reason, they must be inspected for deterioration and if corrosion damage is found appropriate corrective action must be taken.	112.8 (d)	4.4.1
	➤ Cap or blank-flange the terminal connection at the transfer point and mark it as to origin when piping is not in service.	112.8 (d) (2)	4.4.1
	➤ Properly design pipe supports to minimize abrasion and corrosion and allow for expansion and contraction.	112.8 (d) (3)	4.4.1
	➤ Regularly inspect all aboveground valves, piping, and appurtenances.	112.8 (d) (4)	4.4.1
	➤ Conduct integrity and leak testing of buried piping at the time of installation, modification, construction, relocation, or replacement.	112.8 (d) (4)	4.4.1
	➤ Warn all vehicles entering the facility to be sure that no vehicle will endanger aboveground piping or other oil transfer operations.	112.8 (d) (5)	4.4.1







CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Major Subdivision Plan Approval for a 7-lot Single-Family Subdivision Located on Canal Bank Road - Revision to previously approved plan A25-0152.

Project:	#A26-0182
P&Z Meeting Date:	July 13, 2026
City Council Meeting Date:	August 3, 2026
Applicant and Authorized Agent:	Mehul Sheth
Property Owner:	Mukesh Sheth
Location (Address):	Canal Bank Road
Parcel (PIN):	51009 02022
Acreage:	Approximately 51.8-Acres
Zoning:	R-A (Residential Agricultural)
Proposed Use:	7-Lot Single-Family Subdivision (Revision to previously approved plan A25-0152).
Staff Recommendation:	Approval
Planning & Zoning Commission:	TBD
Recommended Motion:	"After review of the criteria, move for approval of the request."
Background:	Canal Bank Subdivision was originally approved by City Council on February 5, 2024, and consisted of nine single-family residential lots. The associated Site Development Plan approval subsequently expired, and the subdivision was resubmitted for review with the same nine-lot layout. The resubmitted Site Development Plan was approved by City Council on April 6, 2026. Following the April 2026 approval, the applicant revised the subdivision layout to reduce the total number of lots from nine to seven. The reduction from nine to seven lots was based on providing 1-acre of usable land for the proposed lots to meet the DPH

requirements for properties that contain both private well and septic. In a narrative provided by the applicant the following revisions were made.

1. Reduction of total lots from 9 lots to 7 lots. This allowed lots that were under 1 acre of usable land (determined by 50' wetland and detention buffer requirements) to meet this requirement, resulting in an increase to the overall area of these lots. Associated changes to property lines and data.

2. Shift of detention pond and easement by 45' to the west of its current location. This required shifting of cross drain and minor re-grading of ditch as shown on the revised roadway and drainage profile. No changes were required for the roadway.

3. Revisions to additional sheets impacted by the change were completed. No additional design changes were required.

Zoning Action Standards:

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans.
 - *The site is located within an area that is shown on the Future Land Use Map as Residential and is shown in the Comprehensive Plan as being within the Residential Homestead Character Area. The proposed subdivision provides large lot sizes that are compatible with the other residential development along Canal Bank Road.*
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 large lot sizes proposed, due to the R-A zoning district development requirements, provide adequate off-street parking.*
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).
 - *Yes, the site plan provides the appropriate location, arrangement, size, and design when considering the surrounding residentially developed properties along Canal Bank Road.*

5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.
 - *Yes, the proposed site plan is appropriate in scale for the 51.8-acre site and the 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.
 - *The proposed site development is to be adequately served by private services.*
7. Whether the proposed development site is adequately served by other public services to account for current or projected needs.
 - *The site is proposed to be adequately served by private services.*
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 requirements.*
9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other landscaping, which may provide a visual or noise-detering buffer between adjacent properties.
 - *The site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.*
10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.
 - *The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.*
11. Whether the site plan is in conformance with the latest version of the City of Pooler's Standard Specifications and Details.
 - *The site plan is in conformance with the latest version of the City of Pooler's Standard Specifications and Details.*

Conclusion:	The site 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 —

Vicinity Map - Canal Bank Road Subdivision - Site Plan

07/02/2026

☐ Parcels

CANAL BANK ROAD SUBDIVISION SPECIFIC PLAN

SITE ADDRESS:
CANAL BANK ROAD
POOLER GA 31322

PREPARED FOR:
MUKESH SHETH
49 MYRTLE WOOD ROAD
SAVANNAH GA 31405

SEPTEMBER 24, 2025

REVISED: MAY 25, 2026

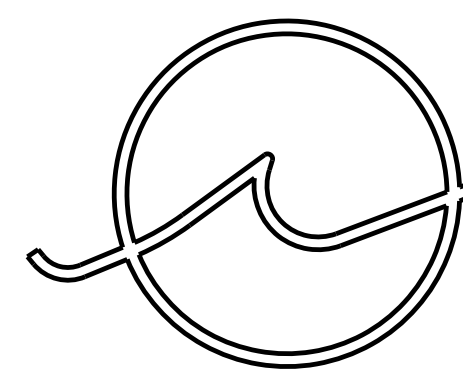


VICINITY MAP

INDEX OF DRAWINGS:

C100	COVER SHEET
C200	TOPOGRAPHIC SURVEY
C300	OVERALL MAP
C400	STAKING PLAN
C500	UTILITY PLAN
C600	PAVING, GRADING & DRAINAGE PLAN
C601	ROADWAY CENTERLINE PROFILE
C700	LANDSCAPING PLAN
C800	PHOTOMETRIC PLAN
C900	EROSION CONTROL NOTES
C901	EROSION CONTROL NOTES
C902	SOILS MAP
C903	EROSION CONTROL NARRATIVE
C904	EROSION CONTROL PLAN - INITIAL PHASE
C905	EROSION CONTROL PLAN - INTERMEDIATE PHASE
C906	EROSION CONTROL PLAN - FINAL PHASE
C907	EROSION CONTROL DETAILS
C908	EROSION CONTROL DETAILS
C909	PAVING, GRADING & DRAINAGE DETAILS

PREPARED BY:



**COASTAL ENGINEERING
AND CONSULTING**

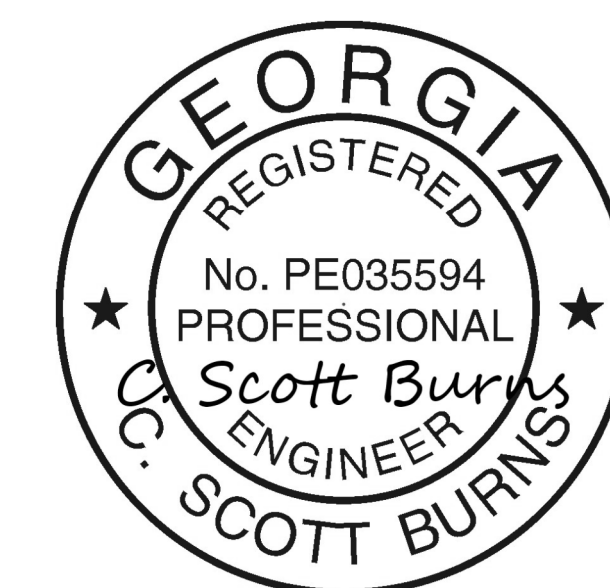
100 BULL STREET, SUITE 200
SAVANNAH, GEORGIA 31401
PH: (912) 964-4509

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

OWNER: _____

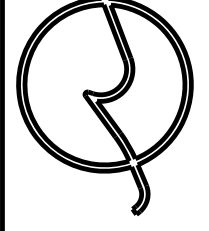
THE DESIGNER MUST CERTIFY THAT THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA (CHAPTER 42, ARTICLE V, SECTION 42-183.4(5)).

ENGINEER: _____





REVISIONS

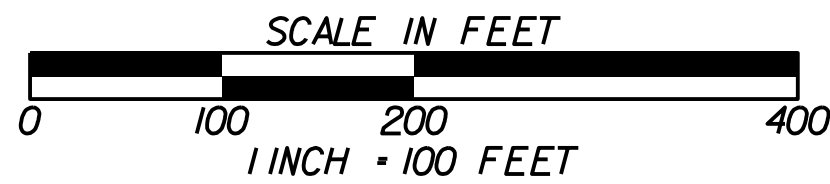
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AND CONSULTING**

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SAVANNAH, GEORGIA 31401
PH: (912) 964-4509

CANAL BANK ROAD SUBDIVISION
POOLER, GEORGIA
MUKESH SHETH
TOPOGRAPHIC SURVEY

SHEET NO.

C200



TOTAL AREA:	
DEVELOPED AREA (LOTS/ROADS)	18.48 ACRES
TOTAL OPEN SPACE:	2.06 ACRES
TOTAL PROJECT AREA:	20.54 ACRES
TOTAL OPEN SPACE PERCENTAGE	(10.03%)



5/25/26	UPDATED PROPERTY LINES
	REVISIONS



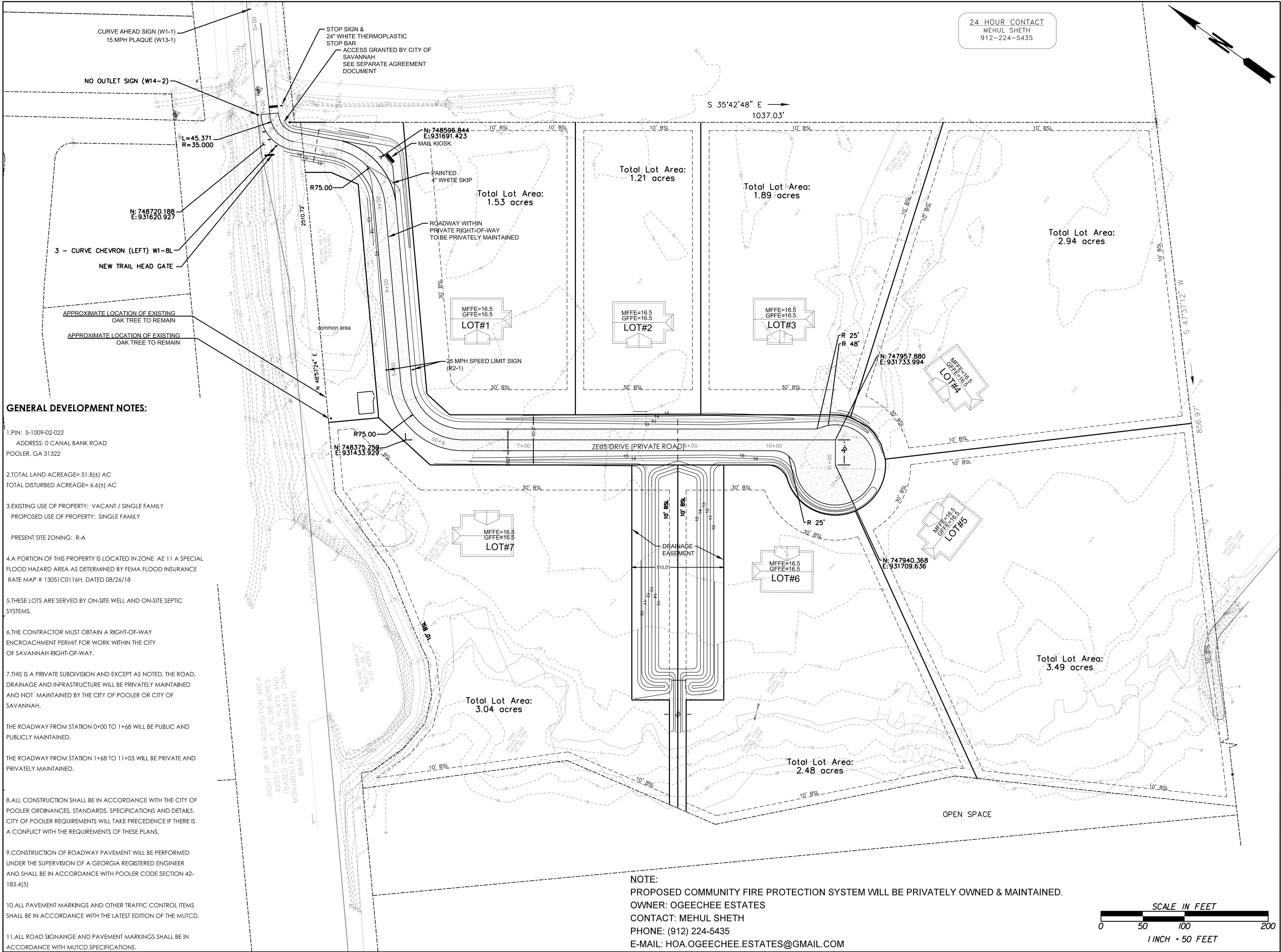
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PH: (912) 964-4509

CANAL BANK ROAD SUBDIVISION
POOLER, GEORGIA
MUKESH SHETH
OVERALL MAP

SHEET NO.

C300



GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE035594
Scott Burrell
C. SCOTT BURRELL

05/25/26 REVISED LOCATION OF DRAINAGE POND REVISIONS

COASTAL ENGINEERING AND CONSULTING

100 BULL STREET, SUITE 200
SAVANNAH, GEORGIA 31401
PH: (912) 964-4509

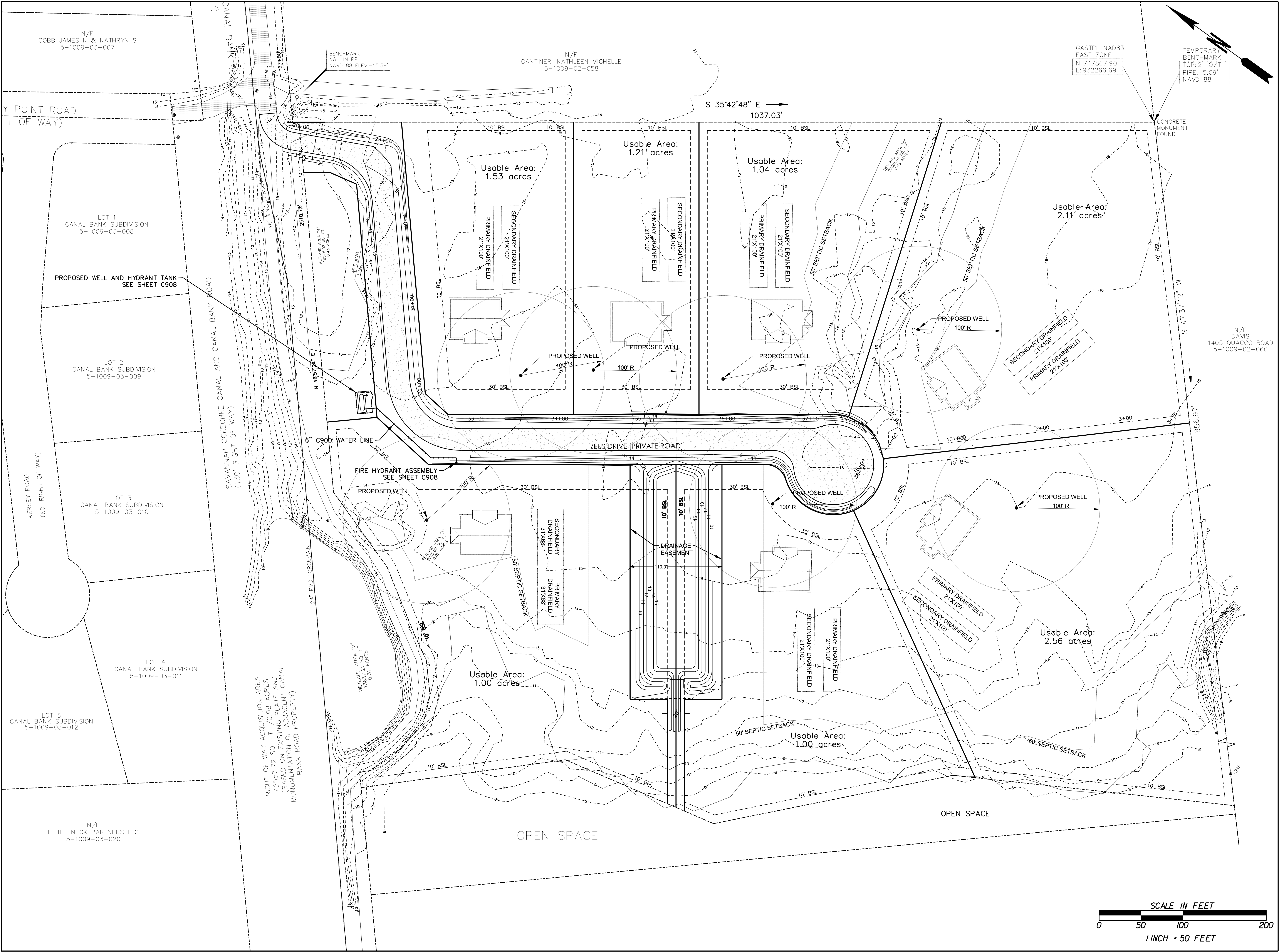
CANAL BANK ROAD SUBDIVISION
POOLER, GEORGIA

MUKESH SHETH

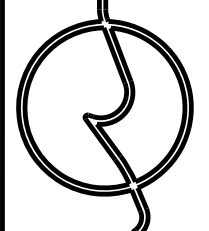
STAKING PLAN

SHEET NO.

C400



REVISIONS	
05/25/26 REVISED PLAN BASED ON DPH REQUIREMENTS	

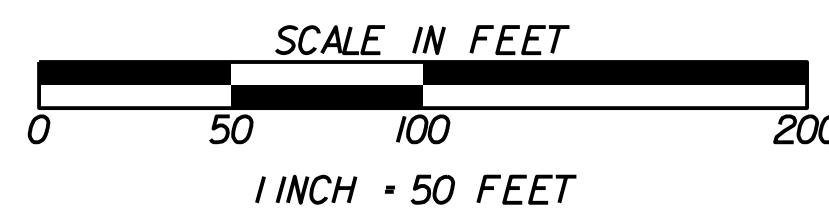
**COASTAL ENGINEERING
AND CONSULTING**

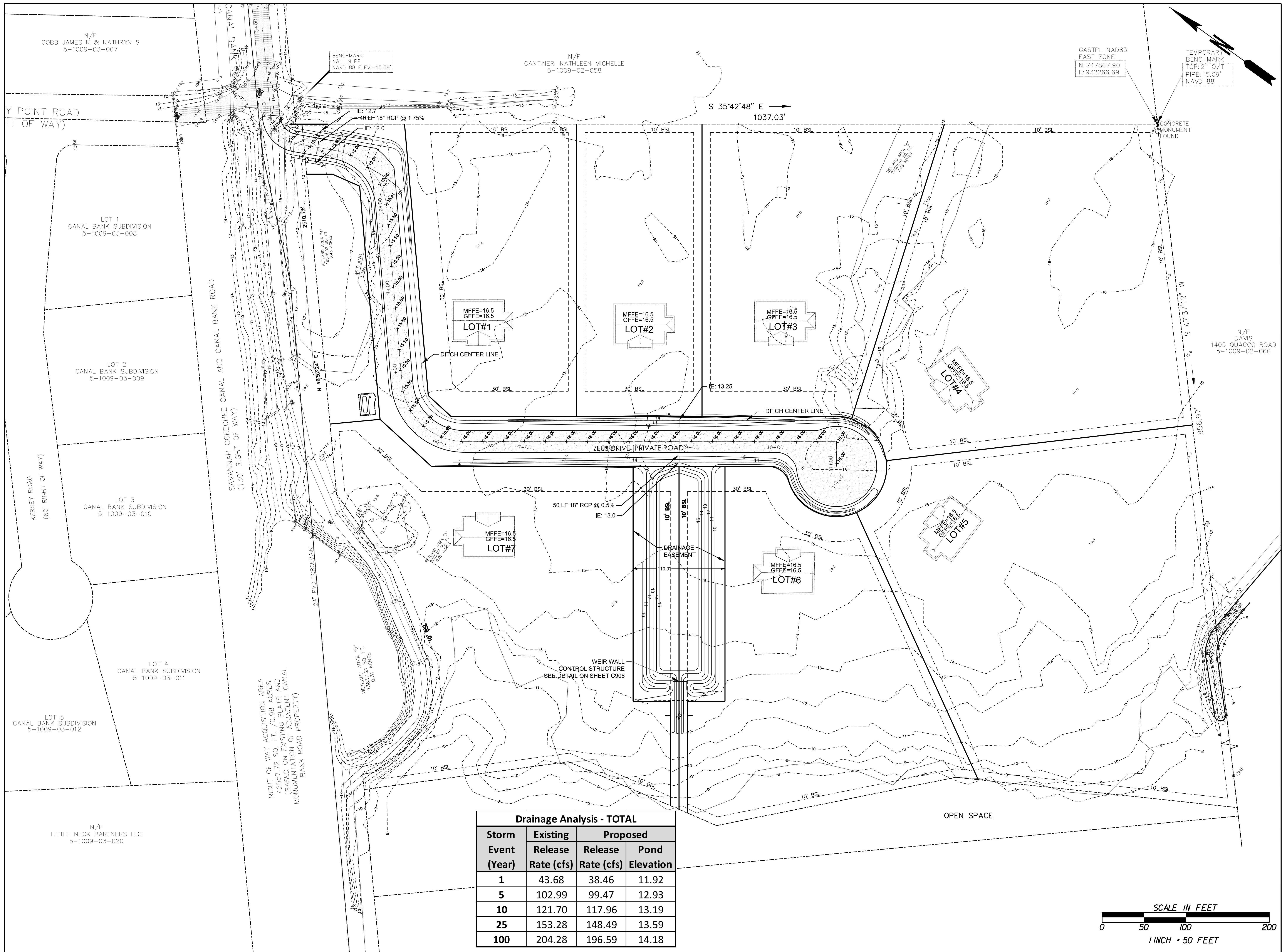
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SAVANNAH, GEORGIA 31401
PH: (912) 964-4509

CANAL BANK ROAD SUBDIVISION	
POOLER, GEORGIA	MUKESH SHETH
UTILITY PLAN	

SHEET NO.

C500





REVISIONS



**COASTAL ENGINEERING
AND CONSULTING**

100 BULL STREET, SUITE 200
SAVANNAH, GEORGIA 31401
PH: (912) 964-4509

PH: (912) 964-4509

CANAL BANK ROAD SUBDIVISION

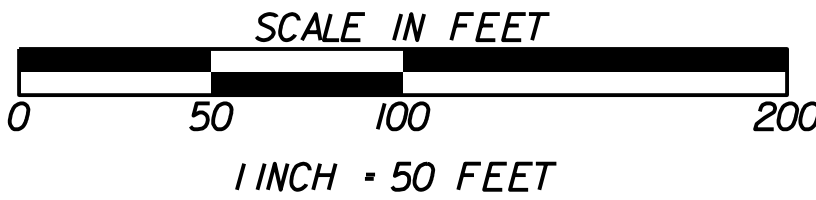
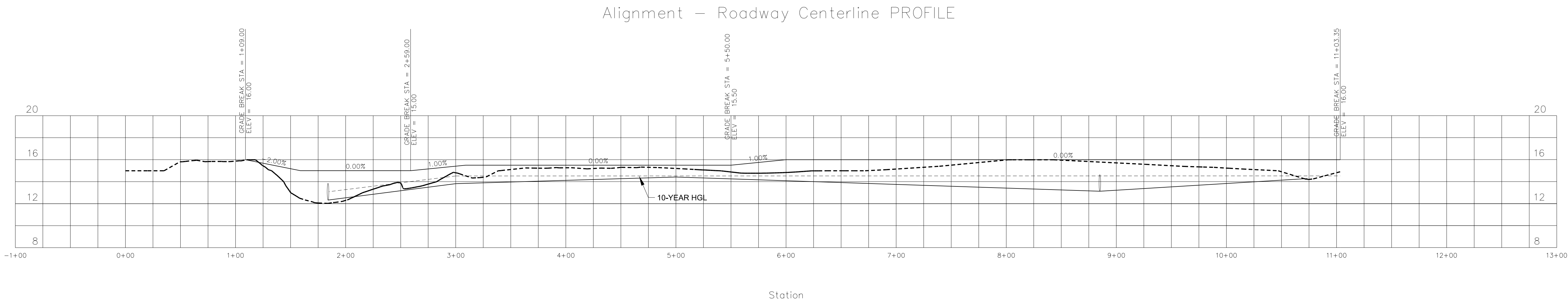
POOLER, GEORGIA

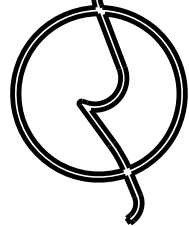
MUKESH SHETH

PAVING, GRADING & DRAINAGE PLAN

SHEET NO.

C600



**COASTAL ENGINEERING
AND CONSULTING**

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SAVANNAH, GEORGIA 31401
PH: (912) 964-4509

CANAL BANK ROAD SUBDIVISION
POOLER, GEORGIA

MUKESH SHETH

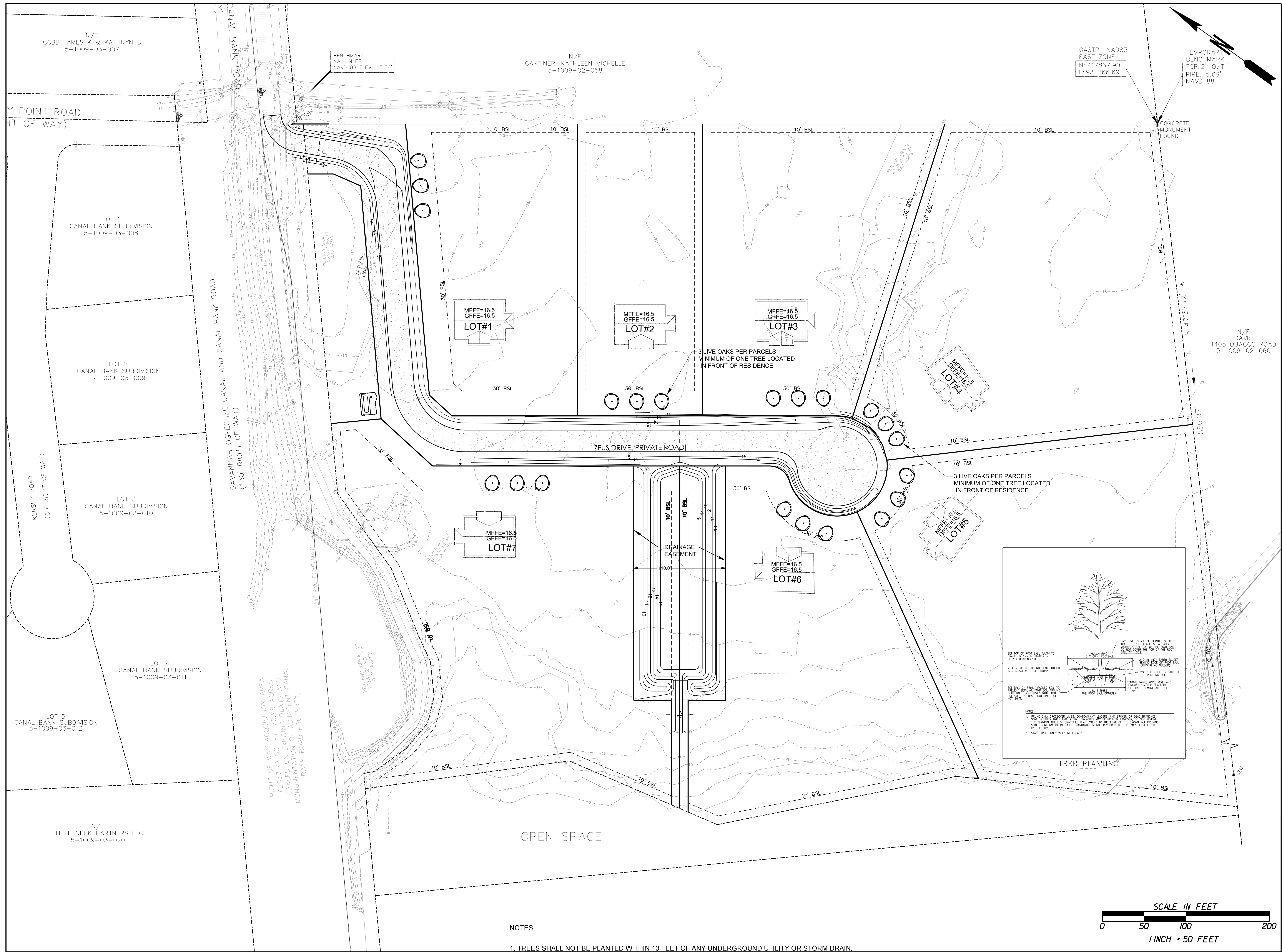
ROADWAY CENTERLINE PROFILE

SHEET NO.

C601

5/25/26	SHIFTED DRAINAGE PIPE LOCATION REVISIONS





05/25/26	REVISED TREE LOCATIONS
	REVISIONS



**COASTAL ENGINEERING
AND CONSULTING**

100 BULL STREET, SUITE 200
SAVANNAH, GEORGIA 31401
PH: (912) 964-4509

LANDSCAPING PLAN

CANAL BANK ROAD SUBDIVISION

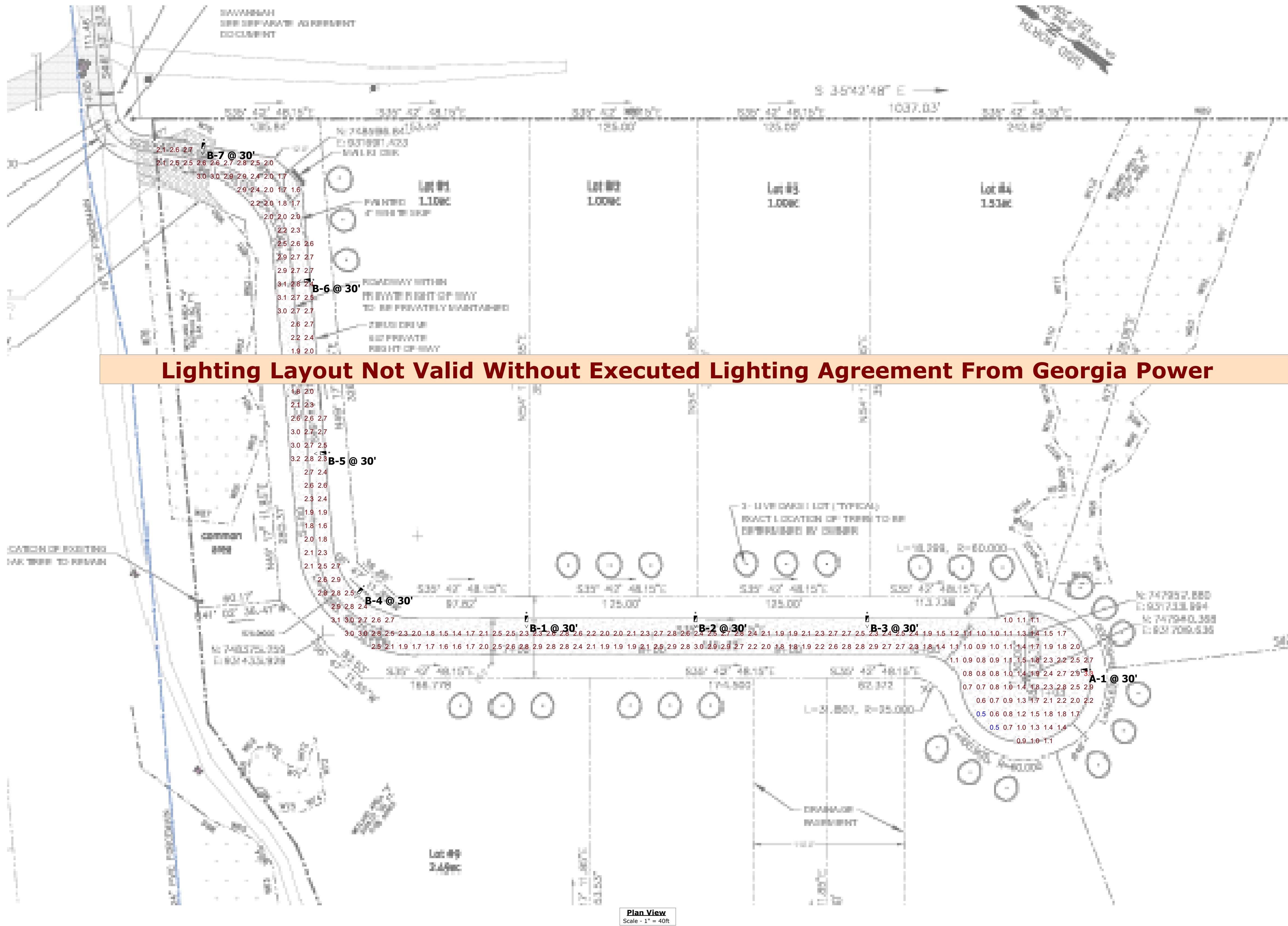
POOLER, GEORGIA

MUKESH SHETH

LANDSCAPING PLAN

SHEET NO.

C700

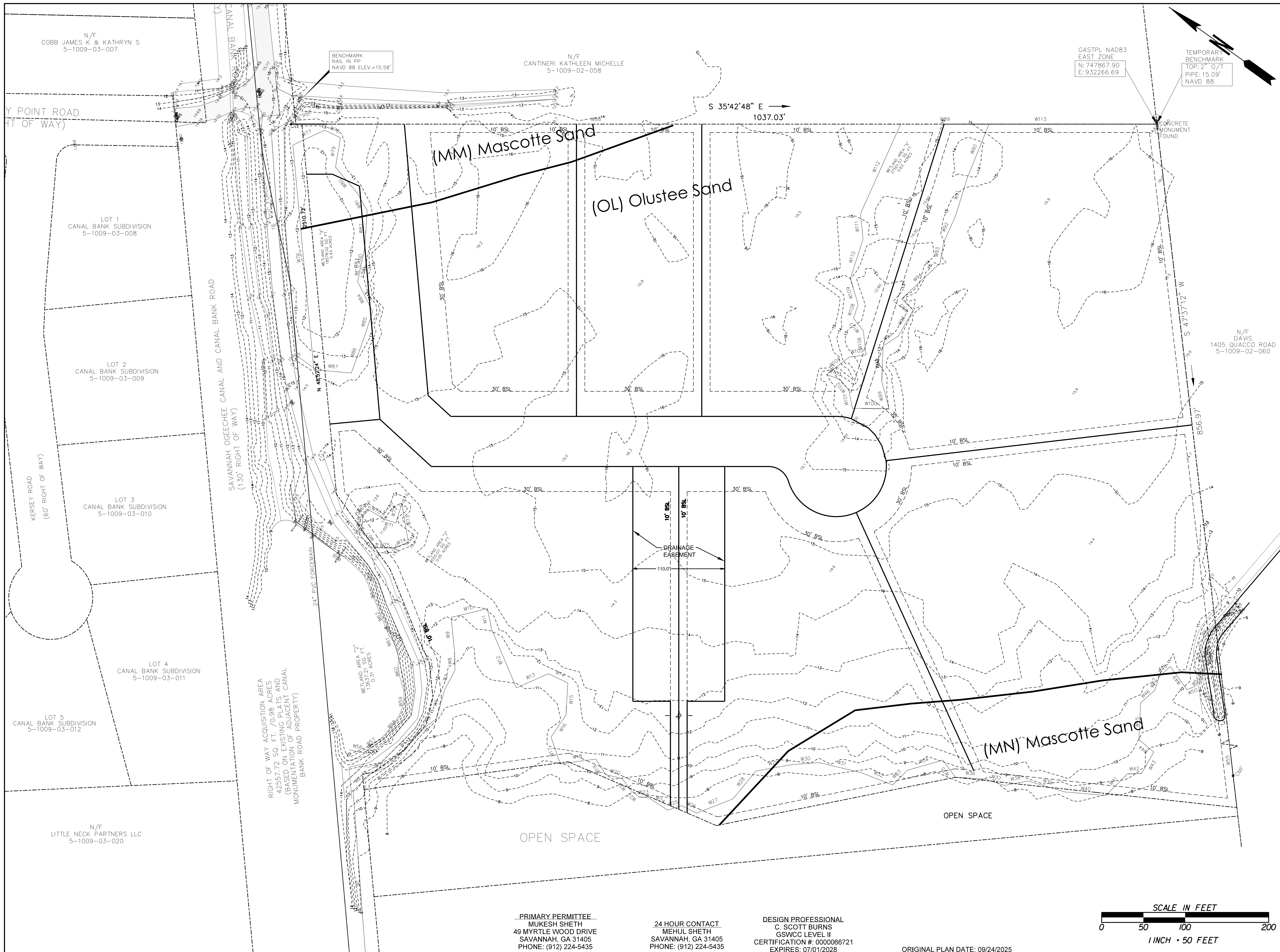


Disclaimer
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Frazier Photometrics is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Frazier Photometrics be held responsible for any loss resulting from any use of this lighting design.

Schedule						
Symbol	Label	QTY	Catalog Number	Description	LLF	Wattage
	A	1	ARCH-L-PA3-180-740-U-T4W	ARCHEON-L ROADWAY AND AREA LUMINAIRE (3) 70 CRI, 4000K, 775mA LIGHT ENGINES WITH 24 LEADS AND TYPE IV WIDE OPTICS	0.912	181
	B	7	ARCH-L-PA3-180-740-U-T3	ARCHEON-L ROADWAY AND AREA LUMINAIRE (3) 70 CRI, 4000K, 775mA LIGHT ENGINES WITH 24 LEADS AND TYPE III OPTICS	0.912	181

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.1 fc	3.3 fc	0.5 fc	6.6:1	4.2:1

- Notes**
- Readings are shown in units of maintained footcandles.
 - Total Light Loss Factor (LLF) = .912 LLF for LED
 - Test Plane = 0' Above grade
 - Fixture Mounting Height = See Plan view.
 - Fixture Spacing = See Plan view.
 - This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
 - These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.



REVISIONS



**COASTAL ENGINEERING
AND CONSULTING**

100 BULL STREET, SUITE 200
SAVANNAH, GEORGIA 31401
PH: (912) 964-4509

CANAL BANK ROAD SUBDIVISION

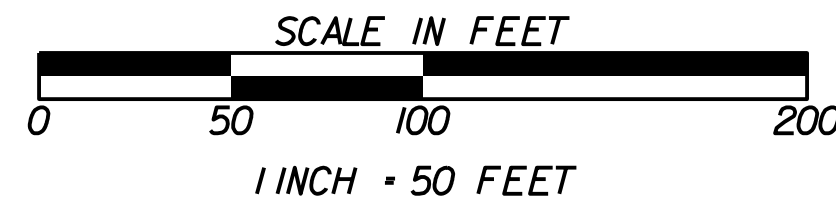
POOLER, GEORGIA

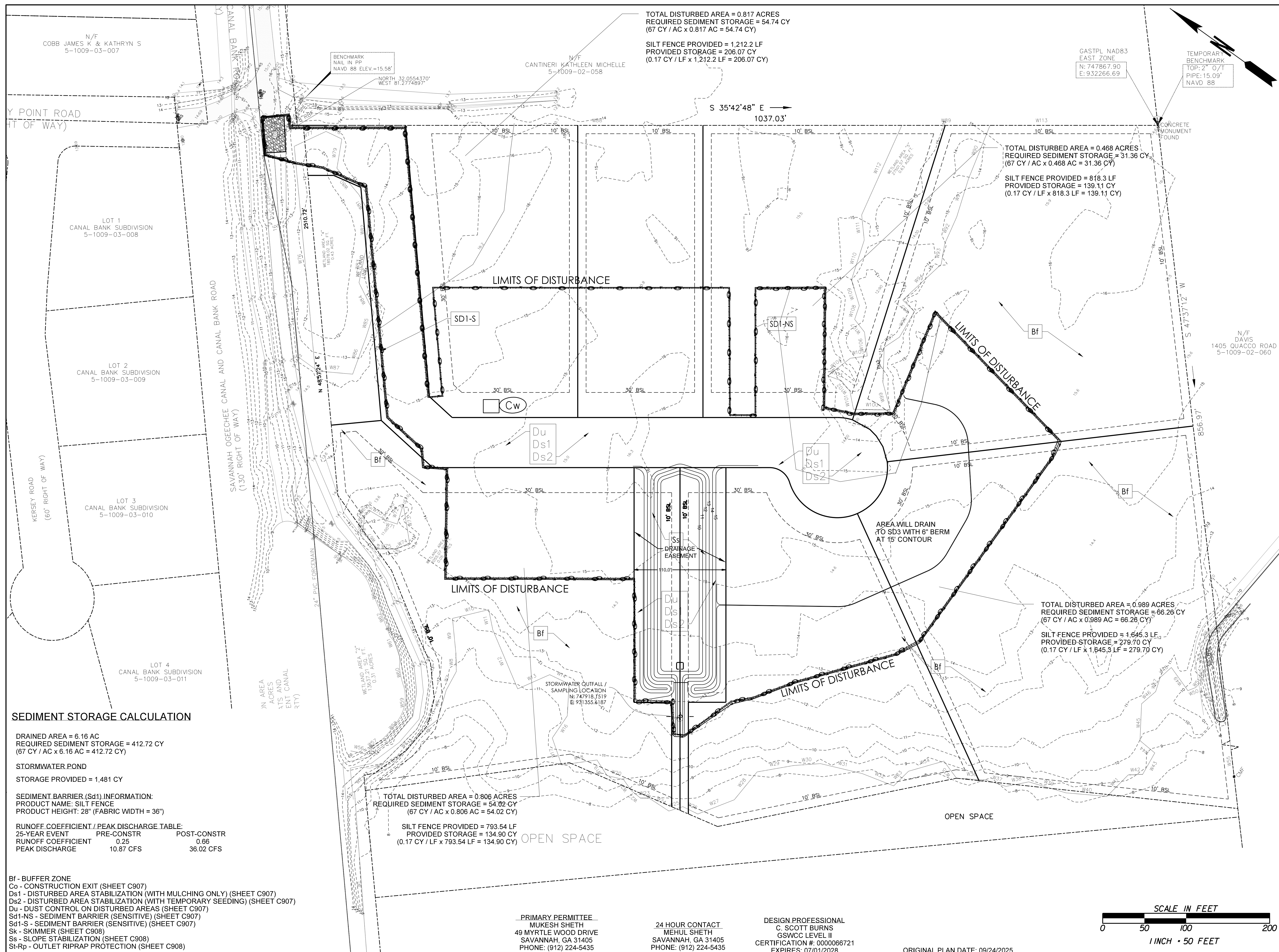
MUKESH SHETH

SOILS MAP

SHEET NO.

C902





REVISIONS



**COASTAL ENGINEERING
AND CONSULTING**

100 BULL STREET, SUITE 200
SAVANNAH, GEORGIA 31401
PH: (912) 964-4509

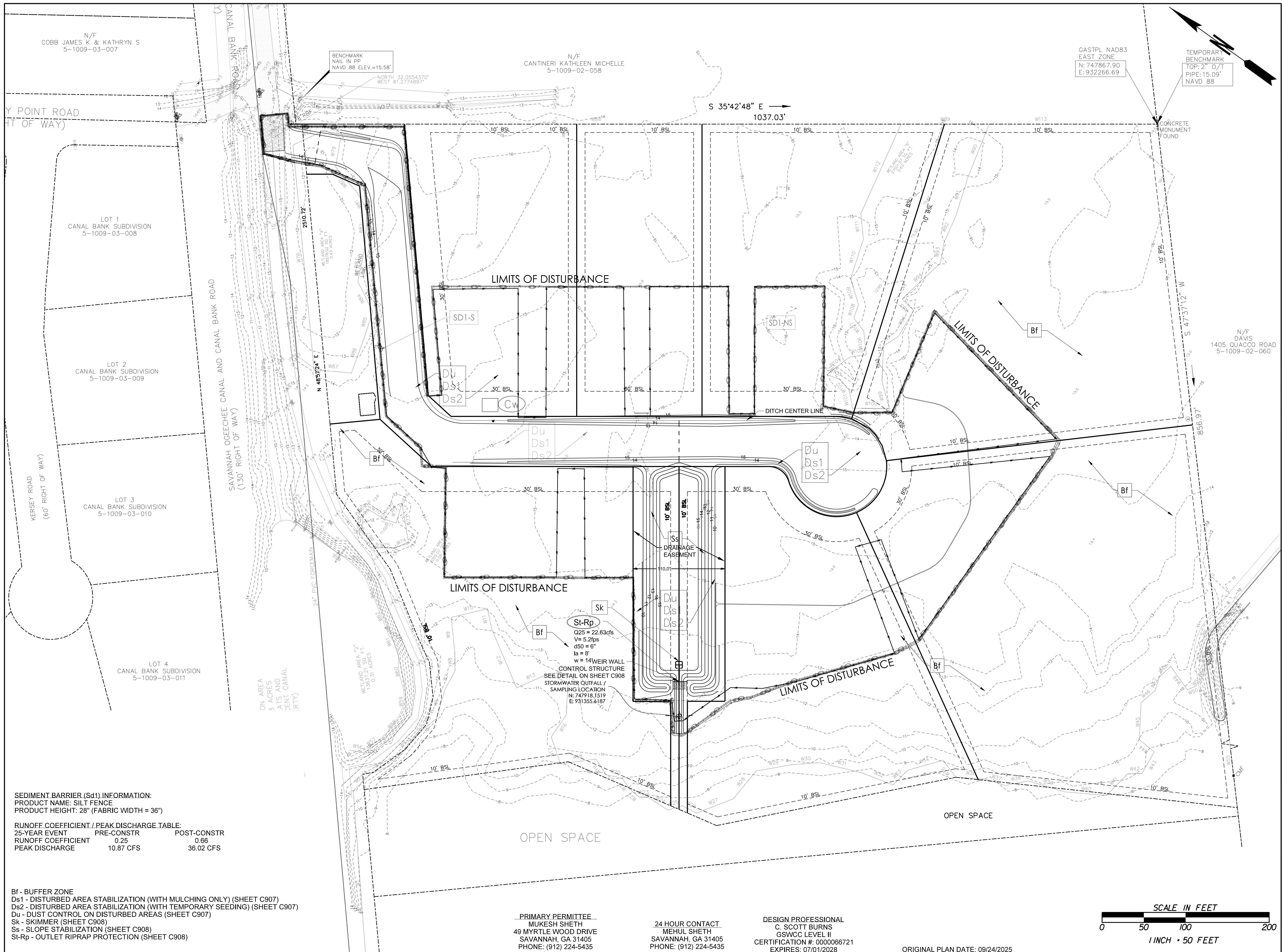
CANAL BANK ROAD SUBDIVISION
POOLER, GEORGIA

MUKESH SHETH

EROSION CONTROL PLAN (INITIAL PHASE)

SHEET NO.

C904



REVISIONS



**COASTAL ENGINEERING
AND CONSULTING**

100 BULL STREET, SUITE 200
SAVANNAH, GEORGIA 31401
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PH: (912) 964-4509

CANAL BANK ROAD SUBDIVISION

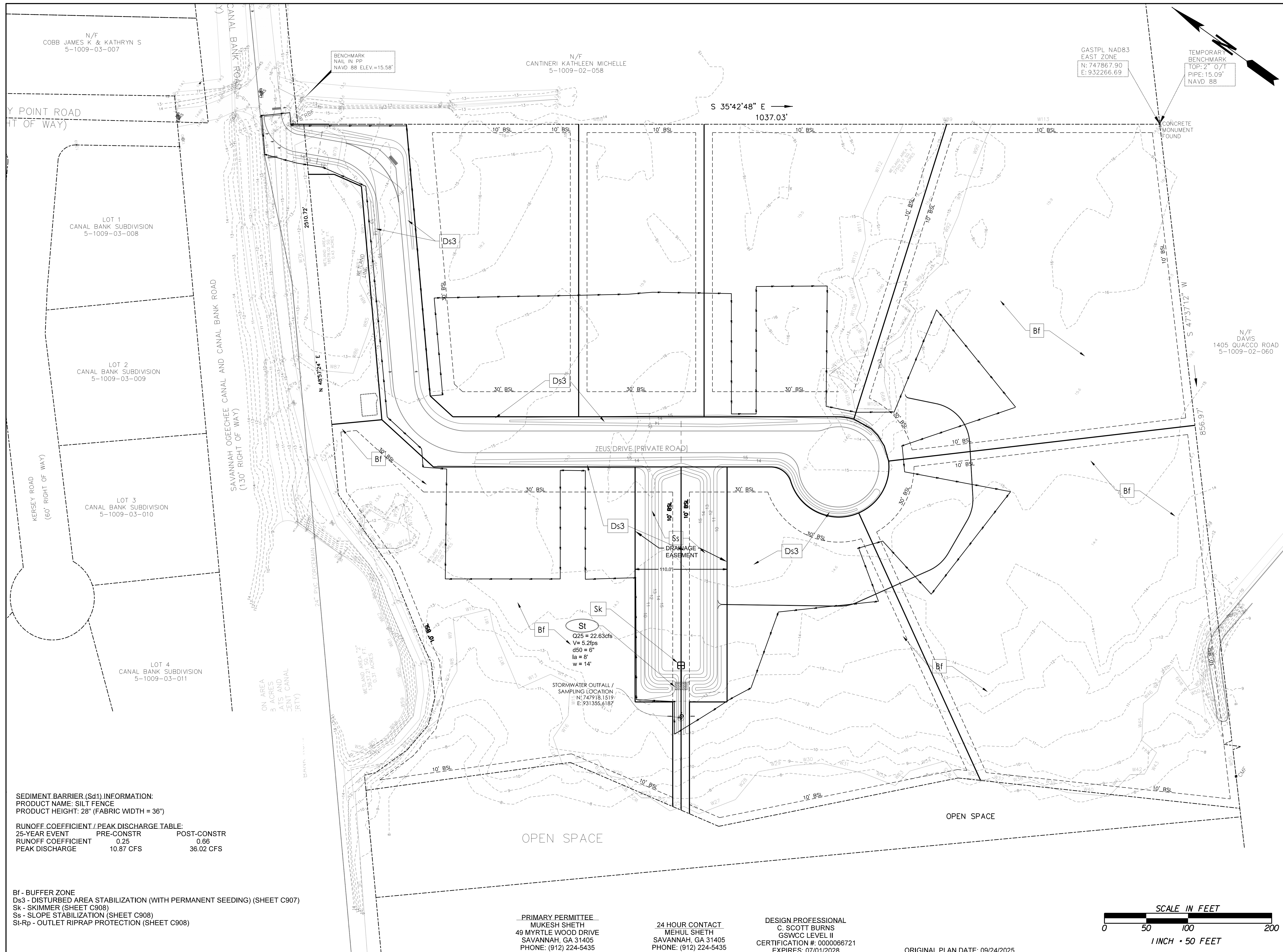
POOLER, GEORGIA

MUKESH SHETH

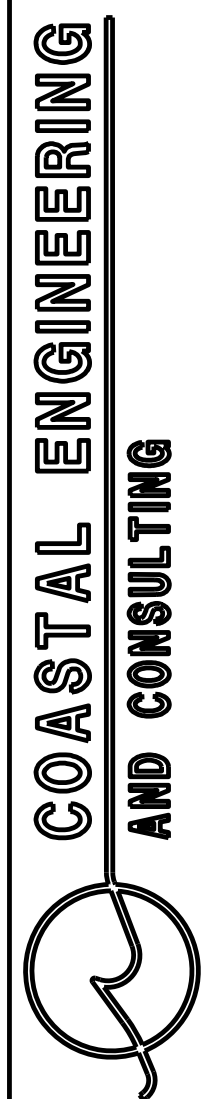
EROSION CONTROL PLAN (INTERMEDIATE PHASE)

SHEET NO.

C905



REVISIONS



**COASTAL ENGINEERING
AND CONSULTING**
 100 BULL STREET, SUITE 200
 SAVANNAH, GEORGIA 31401
 PH: (912) 964-4509

CANAL BANK ROAD SUBDIVISION
 POOLER, GEORGIA
MUKESH SHETH
EROSION CONTROL PLAN (FINAL PHASE)

SHEET NO.

C906

UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

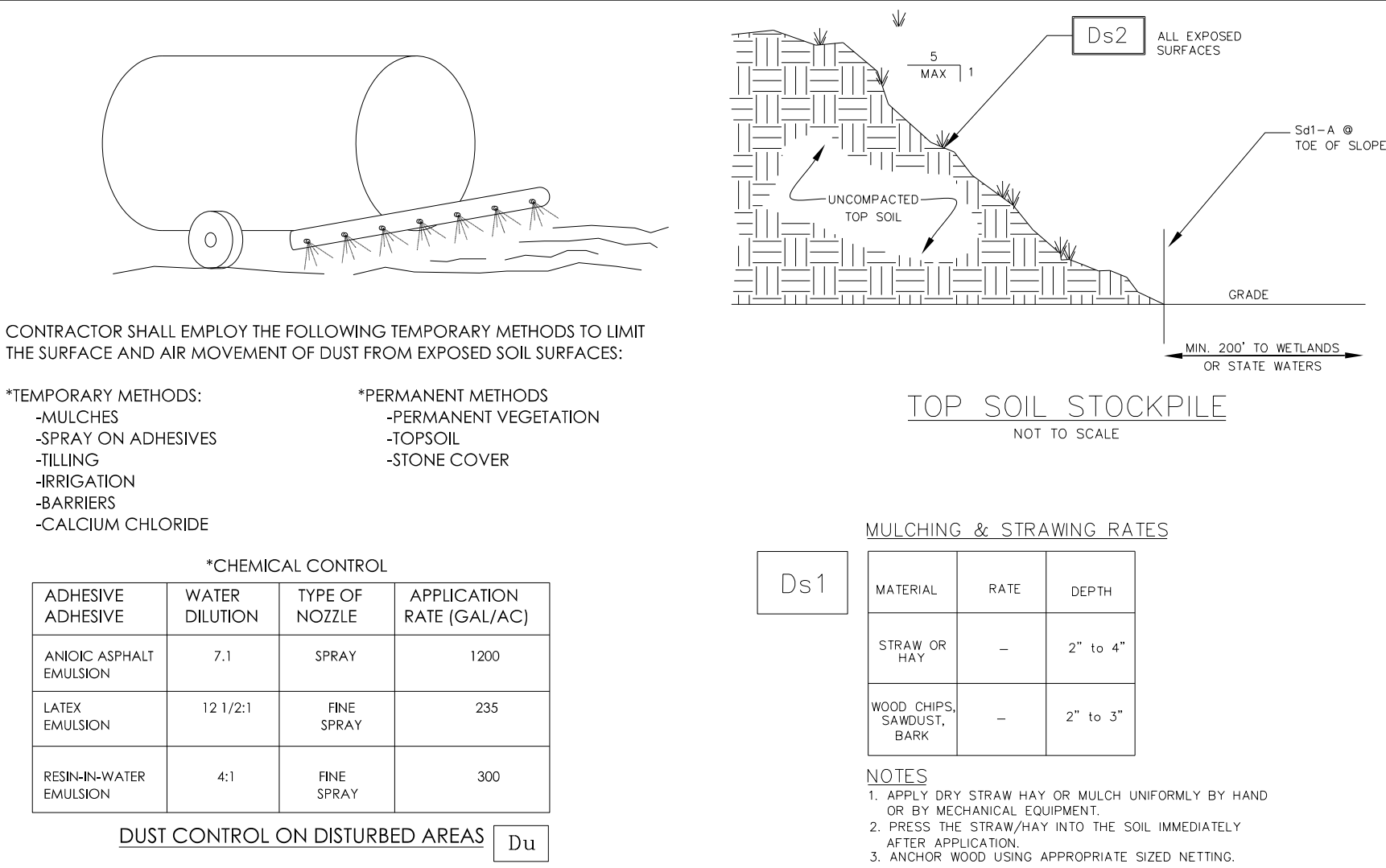
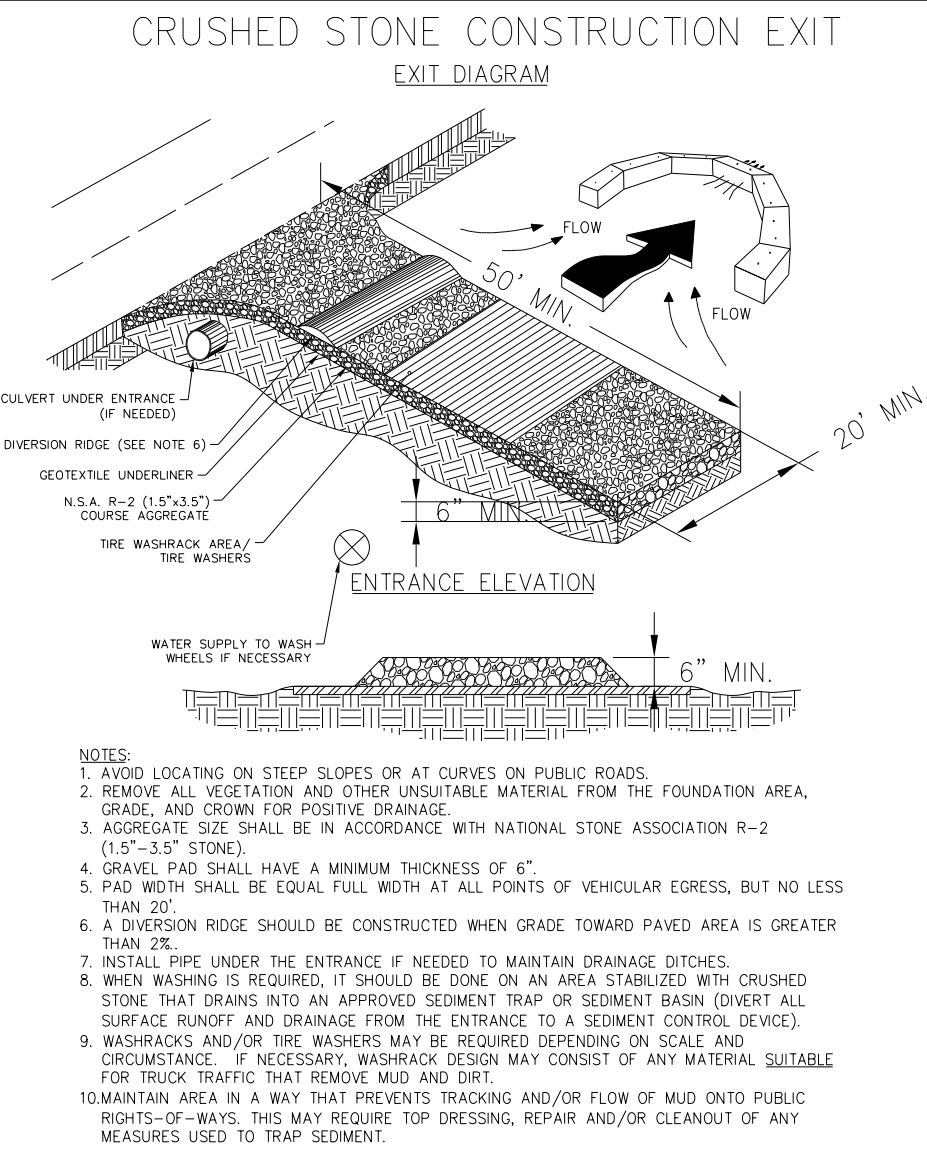
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION			A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWNDRAIN STRUCTURE			A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING			A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER			A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Spb	SEEP BERM			A linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN			A floating or staked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING			The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)			Planting vegetation on dunes that are denuded, artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM. SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SEEDING)			A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.
Fl-Co	FLOCCULANTS AND COAGULANTS			Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (USING PERM. VEGETATION)			The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION			A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TACKIFIERS AND BINDERS			Substance used to anchor straw or hay mulch by causing the organic material to bind together.



SEEDING RATES FOR TEMPORARY & PERMANENT COVER

MONTH	TEMPORARY COVER	RATES PER ACRE	MONTH	PERMANENT COVER	RATES PER ACRE
MARCH-JUNE	COMMON BERMUDA (HALLED) WEeping LOVEGRASS	10 lbs. 4 lbs.	MARCH-JUNE	COMMON BERMUDA (HALLED) WEeping LOVEGRASS	4 lbs.
APRIL-AUGUST	BROWN TOP MILLET SUDANGRASS PEARL MILLET	40 lbs. 40 lbs. 50 lbs.	JULY-AUGUST	COMMON BERMUDA (HALLED) & BROWN TOP MILLET COMMON BERMUDA (HALLED) & WEeping LOVEGRASS COMMON BERMUDA (HALLED) & PENSACOLA BAHIA & BROWN TOP MILLET PENSACOLA BAHIA & BROWN TOP MILLET PENSACOLA BAHIA & WEeping LOVEGRASS & BROWNTOP MILLET	10 lbs. 10 lbs. 6 lbs. 10 lbs. 60 lbs. 10 lbs. 30 lbs. 2 lbs. 10 lbs.
SEPT- FEBRUARY	RYE (MOST WINTER HARDY) RYEGRASS BARLEY WHEAT	3 BU 40 lbs. 1 BU 3 BU			

NOTES:

1. CENTIPEDE SOD CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THROUGH OCTOBER.
2. LISTED IN ORDER OF PREFERENCE.
3. ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED.

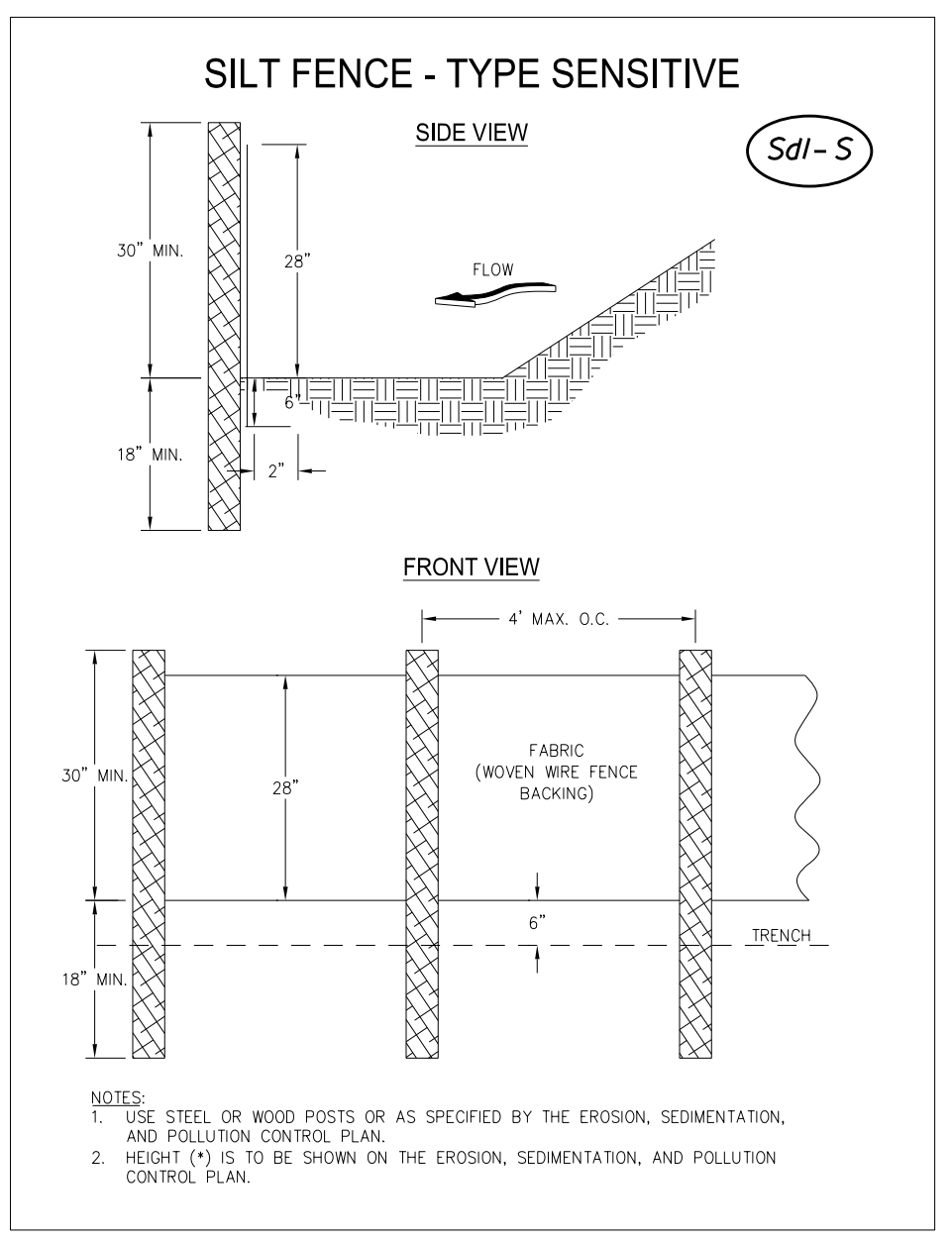
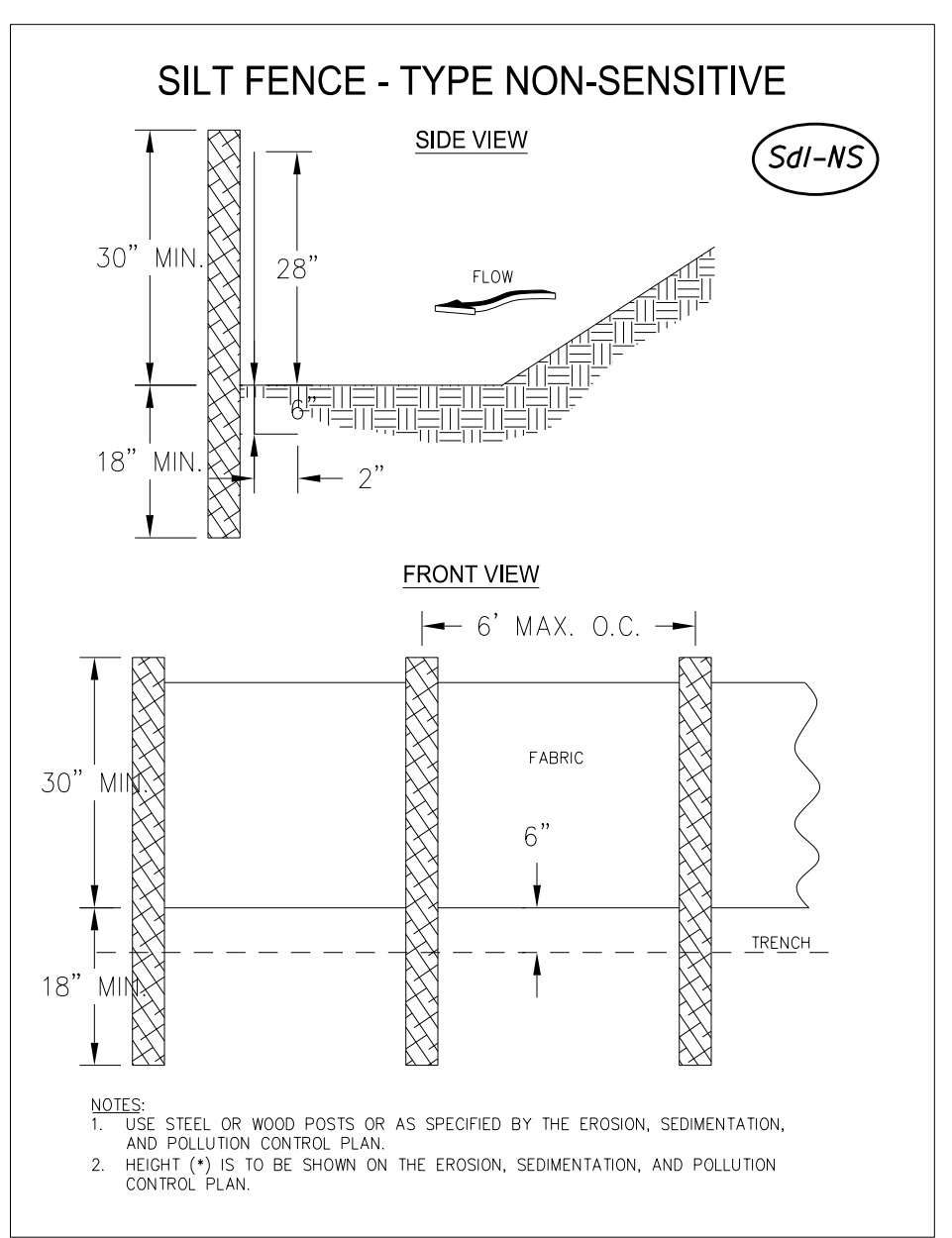
SOD COVER

Ds4	GRASS	TEMPORARY VARIETIES	RESOURCE AREA	GROWING SEASON
	BERMUDA	COMMON TIFWAY TIFGREEN TIFLAWN	M-L, P, C P, C P, C	WARM WEATHER
	CENTIPEDE	--	P, C	WARM WEATHER
	ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER

FERTILIZER REQUIREMENTS FOR SOD

GRASS	PLANTING YEAR	FERTILIZER (N-P-K)	RATE lbs/ac	NITROGEN lbs/ac
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 50-100 30
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

- Ds2-Ds4 NOTES:**
- Ds2**
1. A TEMPORARY GRASSING OF ANNUAL RYEGRASS SHALL BE APPLIED AT A RATE OF 40 LBS PER ACRE TO DISTURBED AREAS WITHIN 14 DAYS OF DISTURBANCE. THE PROPOSED ANNUAL RYEGRASS SHALL BE APPLIED DURING THE MONTHS OF SEPTEMBER THRU DECEMBER.
 2. A 6-12-12 FERTILIZER SHALL BE USED ON THE DISTURBED AREA OF Ds2 AND SHALL BE APPLIED AT A RATE OF 1500 LBS. PER AC.
 3. AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE.
- Ds3**
1. A PERMANENT GRASSING OF UNHILLED COMMON BERMUDA SHALL BE APPLIED AT A RATE OF 10 LBS. PER ACRE DURING THE MONTHS OF SEPTEMBER THRU FEBRUARY. IF A HYDRAULIC SEEDER IS TO BE USED, REFER TO THE EROSION AND SEDIMENT CONTROL MANUAL FOR FURTHER DIRECTION ON THE METHOD OF APPLICATION.
 2. A 6-12-12 FERTILIZER SHALL BE USED ON THE DISTURBED AREA OF Ds3 AND SHALL BE APPLIED AT RATE OF 1500 LBS. PER AC.
 3. DRIED STRAW OR DRY HAY SHALL BE USED FOR MULCHING AND APPLIED AT A RATE OF 2 TONS PER ACRE. MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING. THE MULCH MAY BE SPREAD BY BLOWER-TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE.
 4. AGRICULTURAL LIME IS REQUIRED AT A RATE OF 1 - 2 TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE.
- Ds4**
1. SOIL SURFACE IS BROUGHT TO FINAL GRADE AND CLEAR OF ANY TRASH, DEBRIS, AND CLOUDS LARGER THAN 1".
 2. SOD SHOULD BE APPLIED TO SOIL SURFACE ONLY (NOT TO FROZEN OR GRAVEL TYPE SOILS). CUT AND INSTALLED WITHIN 36 HOURS OF DIGGING.
 3. LIME & FERTILIZER SHOULD BE APPLIED BASED ON SOIL TESTS OR AT A RATE OF 1 - 2 TONS PER ACRE.
 4. SOD SHOULD BE ANCHORED WITH PINS ON SLOPES STEEPER THAN 3:1
 5. IRRIGATION SHOULD BE USED AS A SUPPLEMENT TO RAINFALL FOR A MIN OF 2 - 3 WEEKS
 6. GRASS HEIGHT SHOULD NOT BE CUT LESS THAN 2" - 3" WHEN MOWING



REVISIONS

COASTAL ENGINEERING AND CONSULTING

100 BULL STREET, SUITE 200
SAVANNAH, GEORGIA 31401
PH: (912) 964-4509

CANAL BANK ROAD SUBDIVISION
POOLER, GEORGIA

MUKESH SHETH
EROSION CONTROL DETAILS

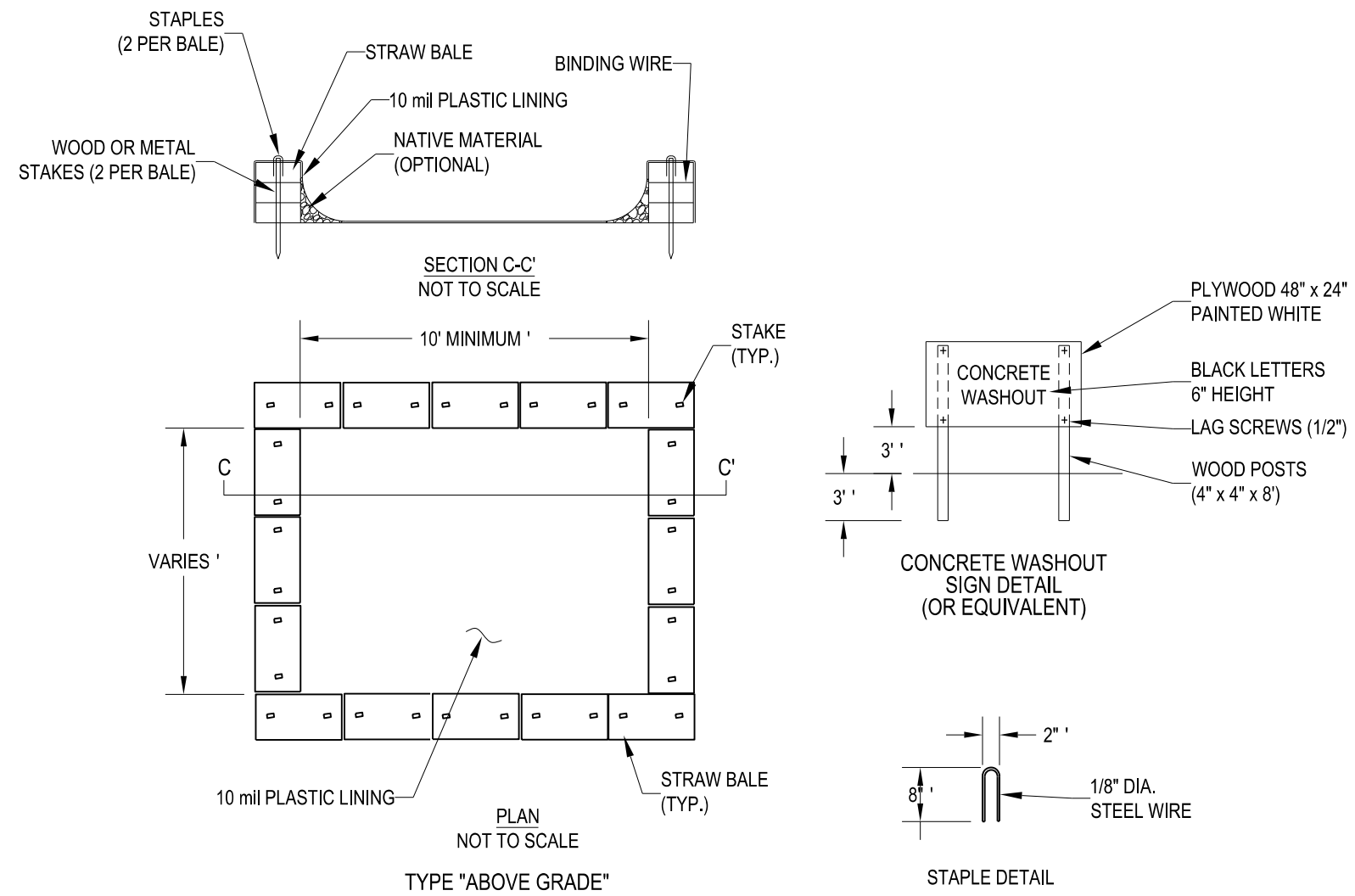
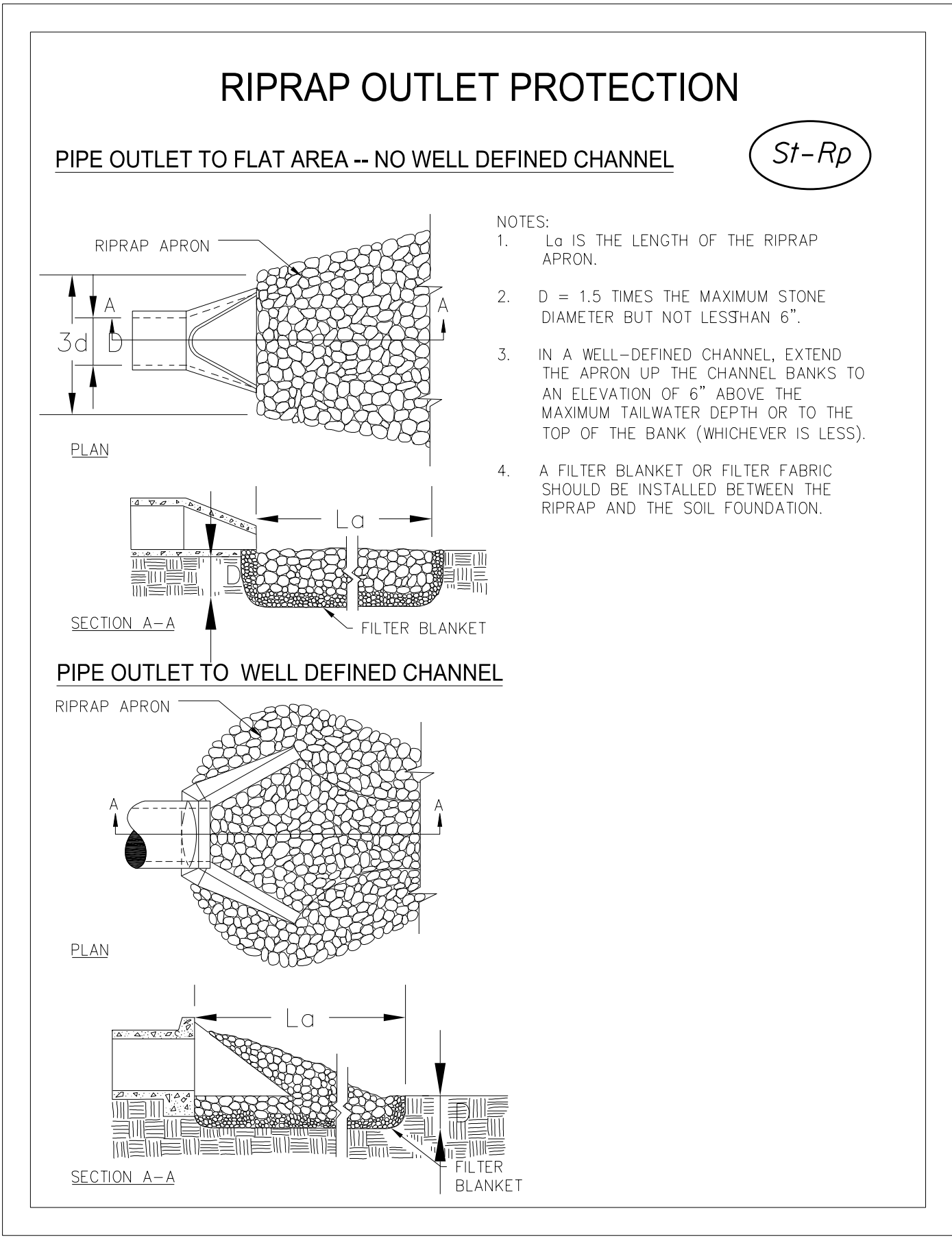
SHEET NO.

C907

PRIMARY PERMITTEE
MUKESH SHETH
49 MYRTLE WOOD ROAD
SAVANNAH, GA 31405
PHONE: (912) 224-5435

24 HOUR CONTACT
MEHUL SHETH
SAVANNAH, GA 31405
PHONE: (912) 224-5435

DESIGN PROFESSIONAL
C. SCOTT BURNS
GSWCC LEVEL II
CERTIFICATION #: 0000066721
EXPIRES: 07/01/2028
ORIGINAL PLAN
DATE: 09/24/2025



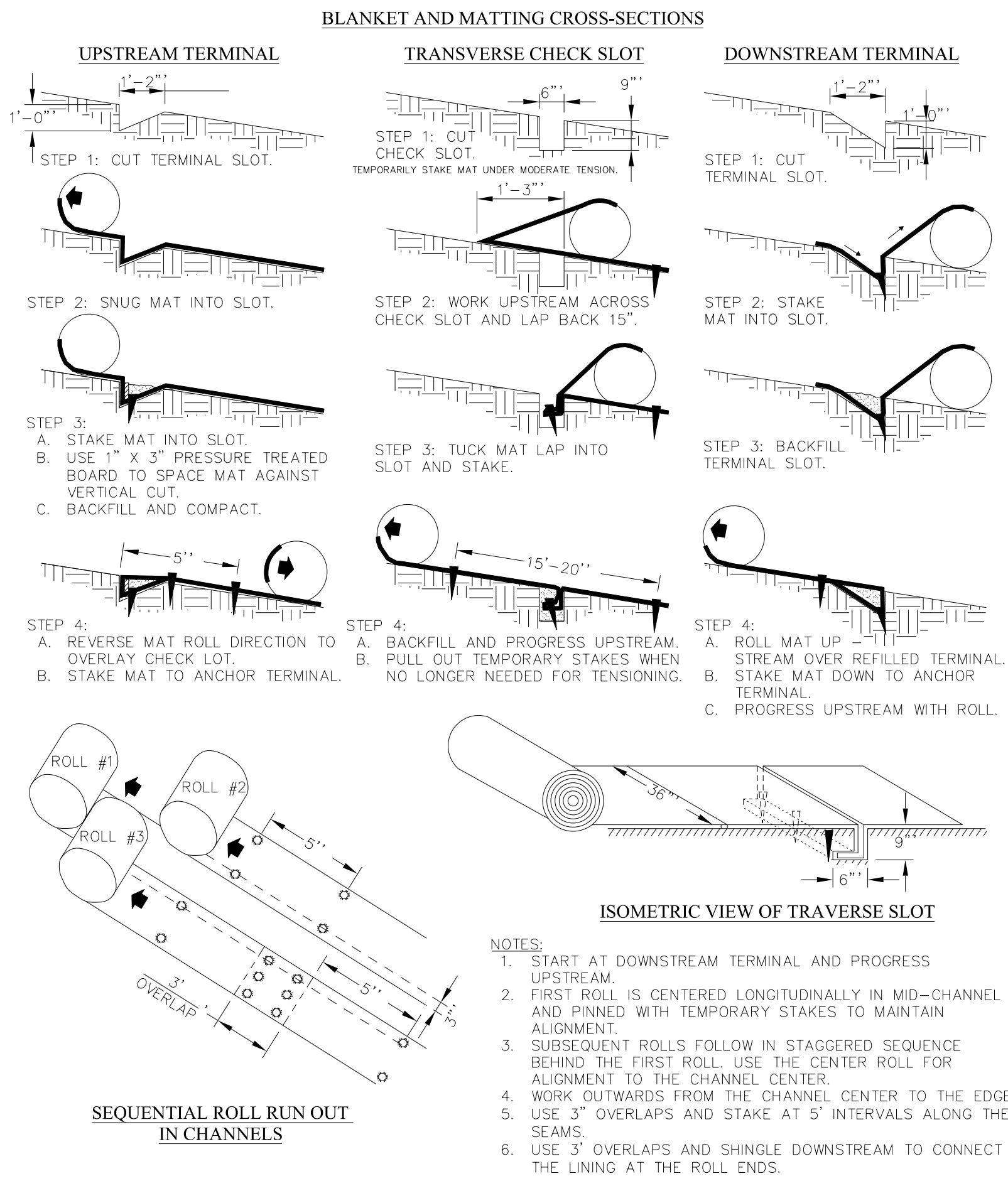
- NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

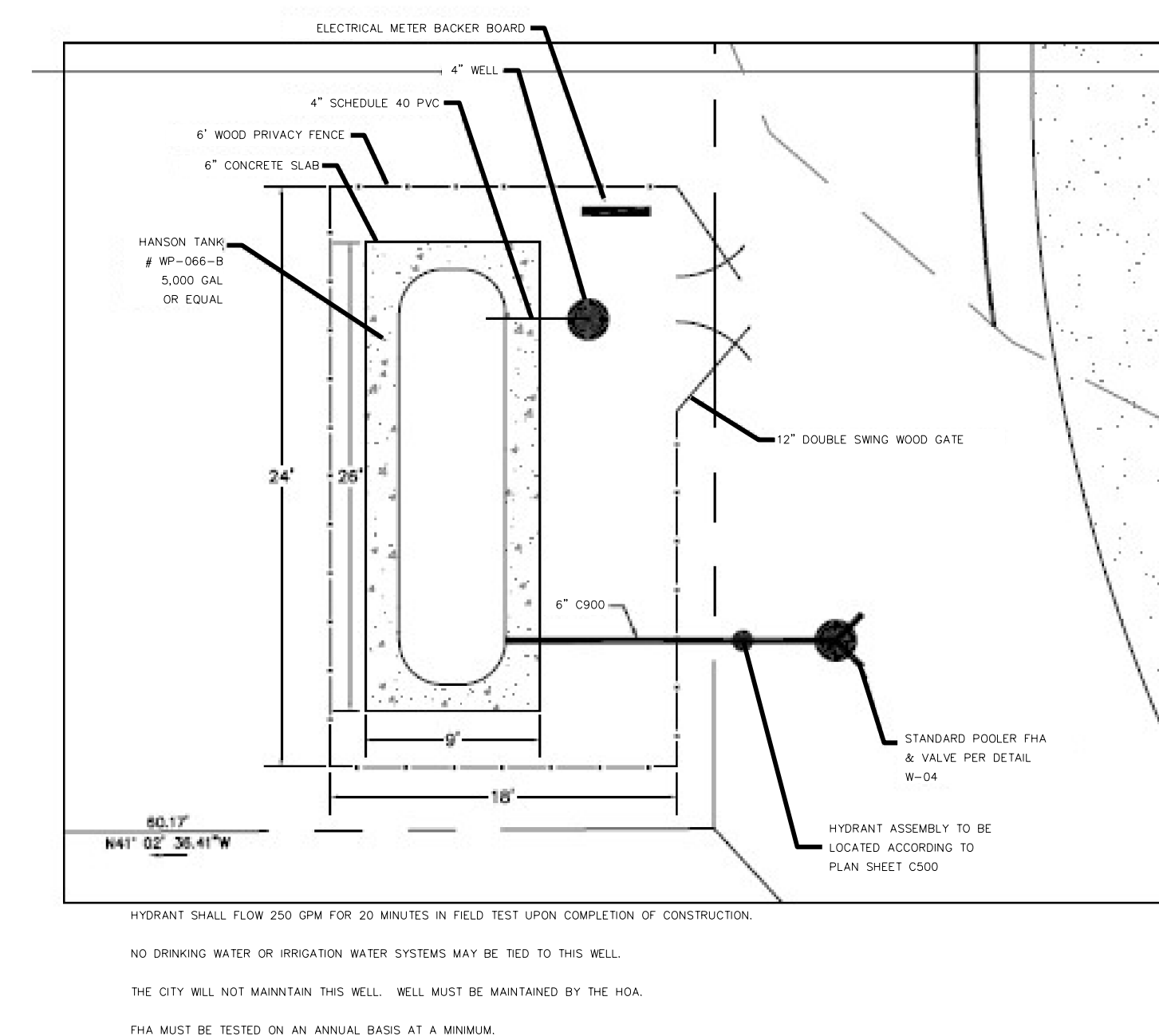
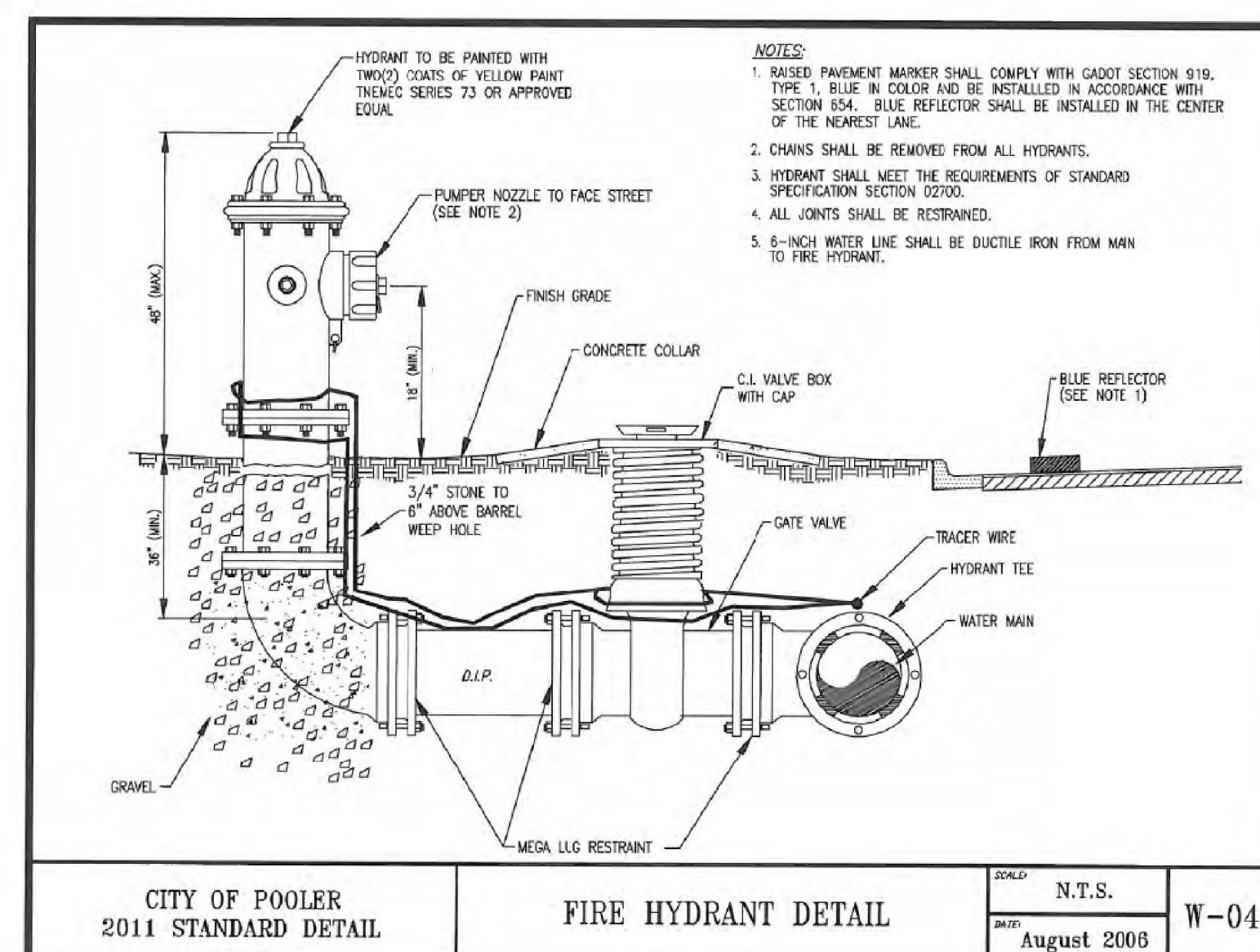
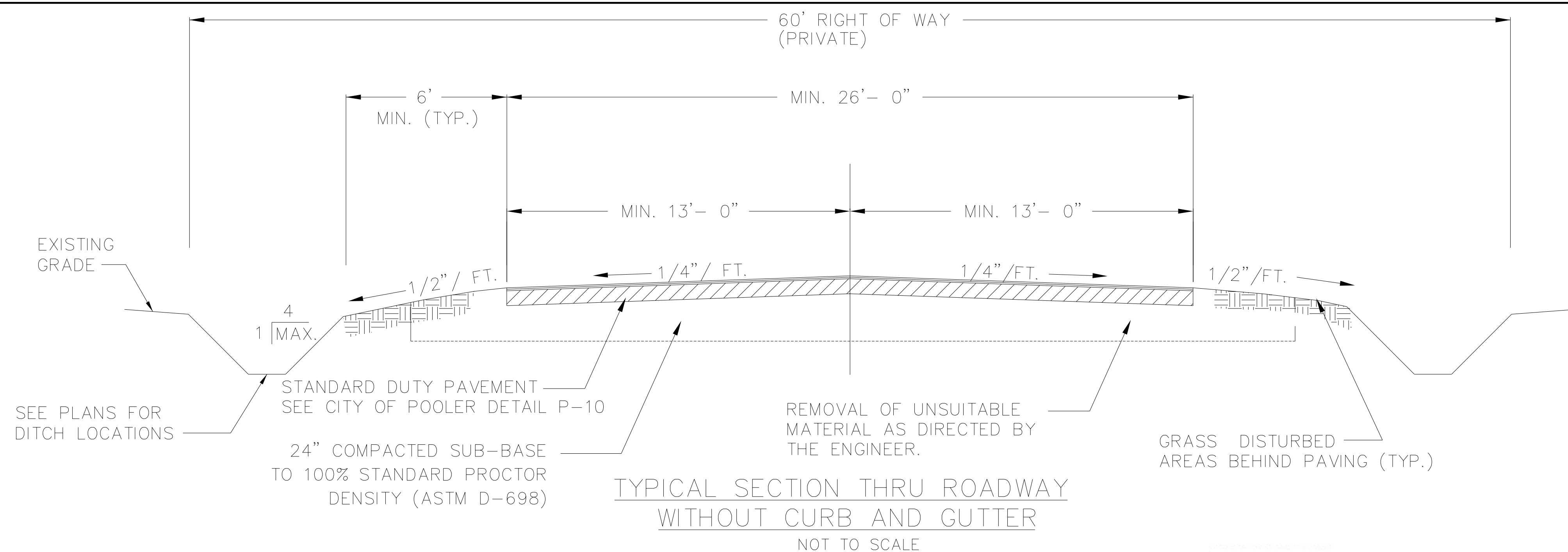
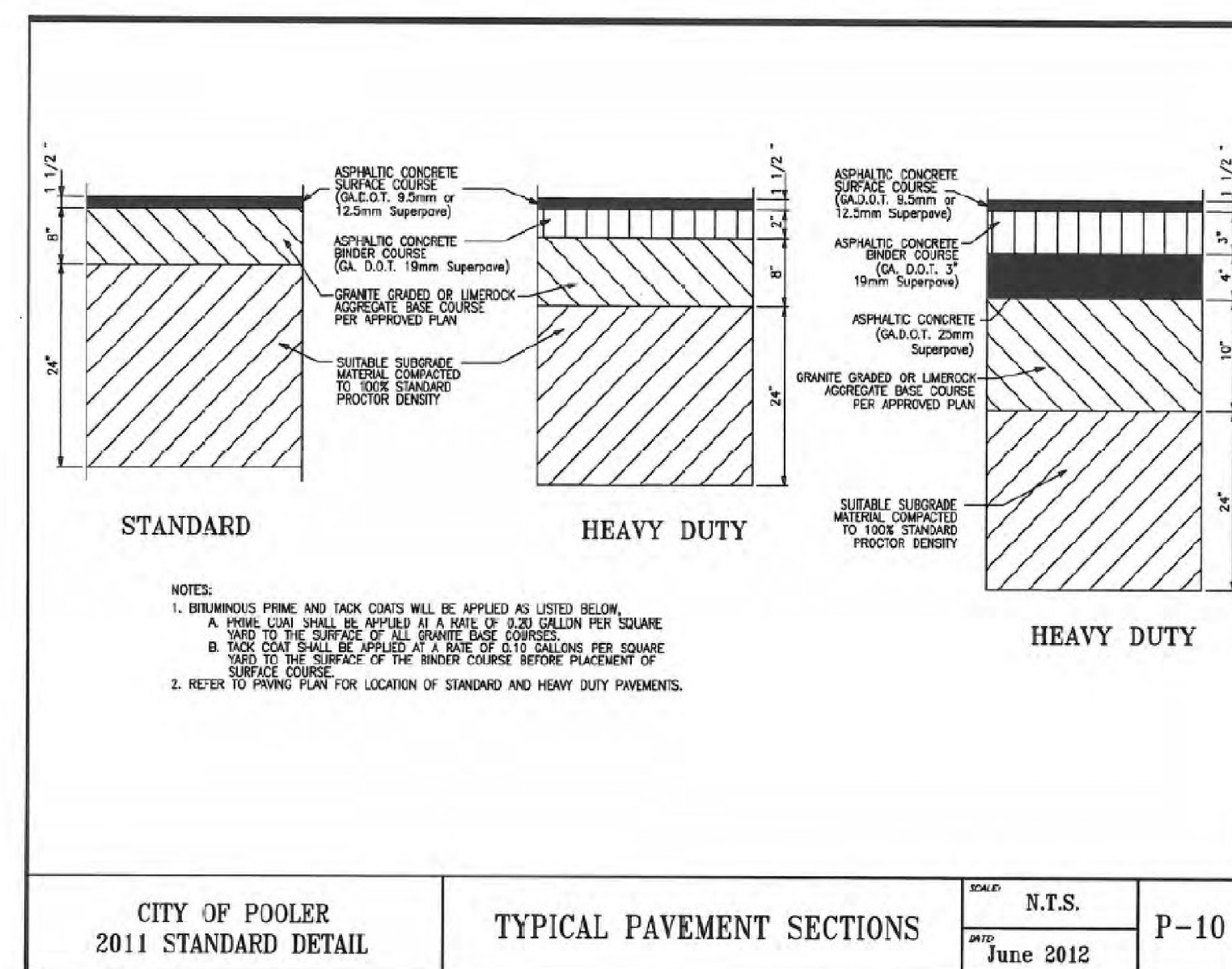
ALTERNATE METHODS MAY BE PROPOSED BY CONTRACTOR

- NOTES:
1. CONTRACTOR TO MAINTAIN DURING CONSTRUCTION AND REMOVE AT THE END OF THE PROJECT.
 2. HAUL WASTE MATERIAL TO AN APPROVED DISPOSAL SITE.

CONCRETE WASHOUT AREA DETAIL
N.T.S.

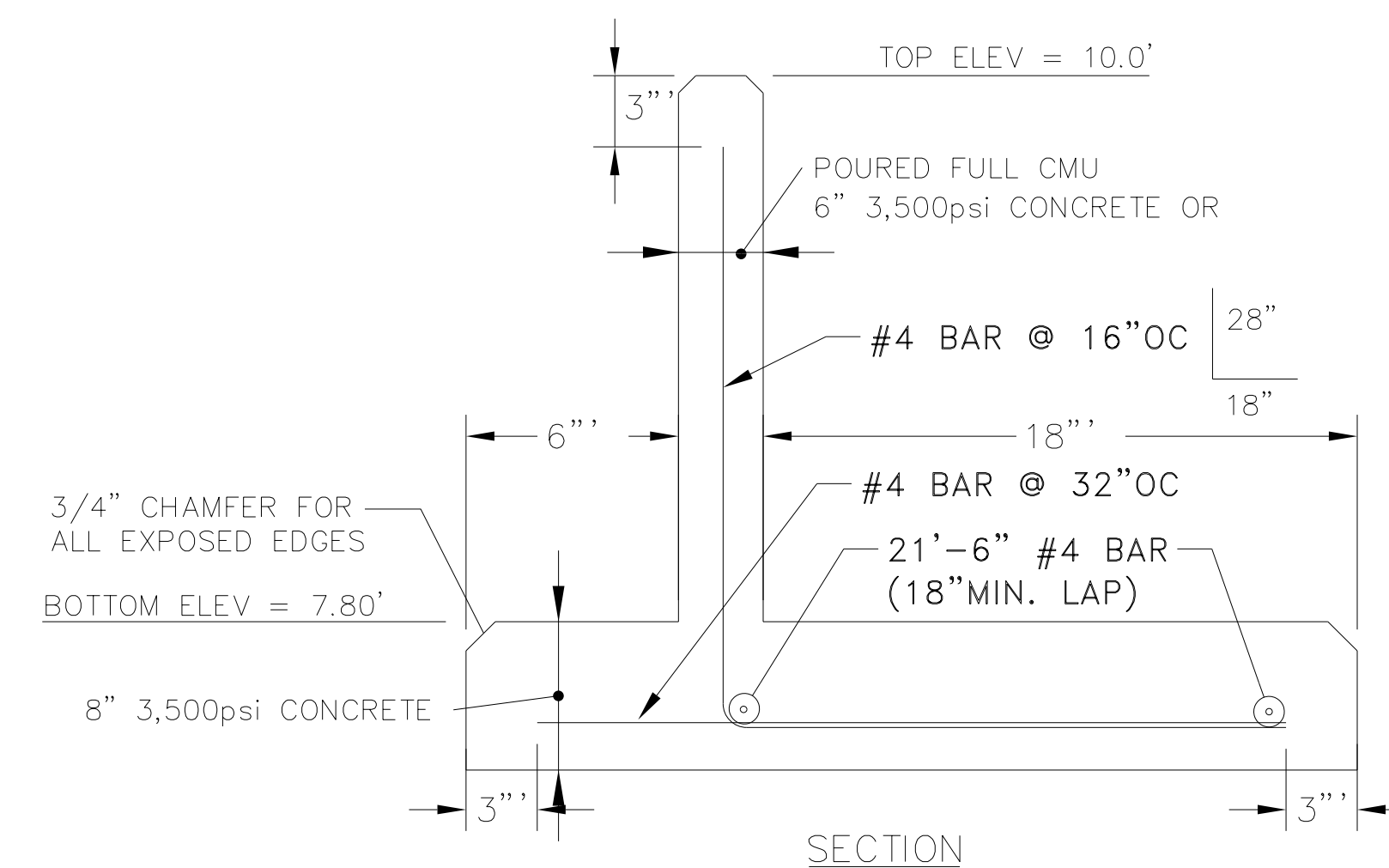
Cw





PROPOSED WELL AND HYDRANT TANK DETAIL

NOT TO SCALE





June 2, 2026

City of Pooler
100 U.S. Highway 80
Pooler, GA 31322

Re: Canal Bank Road Subdivision Revision to Approved Plan

Coastal Engineering & Consulting has completed a revision to the previously approved Canal Bank Road Subdivision plans. The revision is based on providing 1 acre of usable land for the proposed lots to meet the DPH requirements for properties that contain both private well and septic. These changes include:

1. Reduction of total lots from 9 lots to 7 lots. This allowed lots that were under 1 acre of usable land (determined by 50' wetland and detention buffer requirements) to meet this requirement, resulting in an increase to the overall area of these lots. Associated changes to property lines and data.
2. Shift of detention pond and easement by 45' to the west of its current location. This required shifting of cross drain and minor re-grading of ditch as shown on the revised roadway and drainage profile. No changes were required for the roadway.
3. Revisions to additional sheets impacted by the change were completed. No additional design changes were required.

If additional information or clarification is needed, please do not hesitate to let me know. Thank you.

Sincerely,

Scott Burns

Scott Burns, P.E.
Owner



CITY of POOLER
— GEORGIA —

**STORMWATER FACILITY/INFRASTRUCTURE
MAINTENANCE AGREEMENT**

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this 29 day of October, 2025, by and between Mukesh Sheth hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name Canal Bank Road Subdivision.

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 51009 02022 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 0289 Page 2696, hereinafter "Property"; and

WHEREAS, the Landowner is proceeding to build on and develop the property; and

WHEREAS, the applicable development plan for the Property, which is expressly incorporated herein and made a part hereof, as approved or to be approved by the City, provides for detention of stormwater within the confines of the Property; and

WHEREAS, the City and the Landowner, its successors and assigns, including any homeowners association, agree the health, safety, and welfare of the residents of the city of Pooler, Georgia, require on-site stormwater management facilities/infrastructure be constructed and adequately maintained on the Property; and

WHEREAS, the City requires on-site stormwater maintenance facilities/infrastructure, as included in any applicable development plan for the Property, be constructed and adequately maintained by the Landowner, its successors and assigns, including any homeowners association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

- 1) The on-site stormwater maintenance facilities/infrastructure shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications in any applicable development plan approved by the City. No changes to the approved stormwater maintenance facilities/infrastructure are permitted without express prior approval by the City.
- 2) The Landowner, its successors and assigns, including any homeowners association, shall at all times adequately maintain the stormwater maintenance facilities/infrastructure. Such maintenance obligation shall include the obligation to properly maintain all pipes, channels or other conveyances built to convey stormwater to and from the facilities/infrastructure, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance is herein defined as keeping the stormwater facilities/infrastructure in good working condition, as acceptable to the City, to ensure performance in accordance with their design functions.
- 3) The Landowner, its successors and assigns, including any homeowners association, shall inspect the stormwater maintenance facilities/infrastructure at least annually. The purpose of the inspection is to assure safe and proper functioning of the stormwater maintenance facilities/infrastructure. The Landowner's annual inspection shall cover all aspects of the stormwater maintenance facilities/infrastructure including without limitation berms, inlet and outlet structure(s), vegetation, infiltration media, pond area(s), access road(s), etc. Any deficiency(ies) shall be noted in the Landowner's annual inspection report, which shall be provided to the City with reasonable promptness upon completion.
- 4) The Landowner, its successors and assigns, including any homeowners association, hereby grants to the City, its authorized agents and employees, a nonexclusive perpetual easement of ingress and egress over, across, under, and through the Property for inspection of the stormwater maintenance facilities/infrastructure. The City may enter upon the Property to inspect the stormwater maintenance facilities/infrastructure for any reason including without limitation to follow up on any reported deficiencies or in response to complaints concerning the Property. If the City identifies any deficiency(ies) through its inspection, the Landowner, its successors and assigns, including any homeowners association, shall be notified of the same.
- 5) In the event the Landowner, its successors and assigns, including any homeowners association, fails to maintain the stormwater maintenance facilities/infrastructure in good working condition as acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns, including any homeowners association. This provision shall not be construed to allow the City to erect any structure of permanent nature on the

- land of the Landowner, its successors and assigns, including any homeowners association. It is expressly understood and agreed the City is under no obligation to routinely maintain or repair the stormwater maintenance facilities/infrastructure on the Property, and in no event shall this Agreement be deemed to impose any such obligation on the City.
- 6) The Landowner, its successors and assigns, including any homeowners association, shall perform all necessary work to keep the stormwater maintenance facilities/infrastructure in good working order. In the event a maintenance schedule for the stormwater maintenance facilities/infrastructure is outlined in any applicable development plan for the Property, such schedule shall be followed.
 - 7) In the event the City pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, including any homeowners association, shall reimburse the City, upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.
 - 8) This Agreement imposes no liability of any kind whatsoever on the City, and the Landowner, its successors and assigns, including any homeowners association, agrees to hold the City harmless from any liability in the event the stormwater maintenance facilities/infrastructure fail to operate properly.
 - 9) This agreement shall be recorded among the deed records of Chatham County, Georgia, and shall constitute a covenant running with the land and shall be binding on the Landowner, its successors and assigns, including any homeowners association.
 - 10) This Agreement in no way supersedes or alters any applicable federal, state, or local law including without limitation the Code of Ordinances for the City of Pooler, Georgia. In the event this Agreement conflicts with any applicable federal, state, or local law, this Agreement shall be subordinate to any such applicable law(s).
 - 11) The Landowner and City hereby agree and expressly consent the provisions herein represent the entire agreement between them. Any other documents and or negotiations are hereby expressly superseded by execution of this agreement unless expressly incorporated herein or attached as an Exhibit.
 - 12) This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of the counterparts together shall constitute one and the same instrument. Signatures via facsimile or scanned PDF signatures shall be deemed original signatures.

- 13) Should any provision of this Agreement be deemed unenforceable for any reason, the Landowner and City expressly agree such unenforceability shall not affect the remaining provisions of this Agreement. Any conflict arising under a provision deemed unenforceable shall be interpreted and applied according to the laws of the State of Georgia. The remaining unaffected provisions shall be controlled by the express wording therein.

[SPACE INTENTIONALLY LEFT BLANK]

[LANDOWNER AND CITY SIGNATURE PAGES FOLLOW]

IN WITNESS HEREOF, the Landowner has hereunto set their hand and seals as of the day written.

Sworn to and subscribed before me this

29th day of October, 2025

KAWANZA Rushing
Notary Public Print

Kawanza Rushing
Notary Public Signature

Dec 3, 2026
Notary Public Commission Expiration



Landowner

Mukesh Sheth
Landowner Print

M Sheth
Landowner Signature

PEADEEP DAYA
Witness Print

P Daya
Witness Signature

IN WITNESS HEREOF, the City of Pooler, Georgia has hereunto set their hand and seals as of the day written.

Sworn to and subscribed before me this

_____ day of _____, 20_____

Notary Public Print

Notary Public Signature

Notary Public Commission Expiration

Seal:

City of Pooler, Georgia

Mayor Print

Mayor Signature

City Clerk Print

City Clerk Signature

Seal:



Traffic Engineering

Post Office Box 1027
Savannah, GA 31402
Phone: (912) 651-6600 Fax: (912) 525-1535

Right of Way Work Permit

Site Location: Canal Bank Road Subdivision (PARCEL #51009 - 02022)

Permit Number: 26-01270-R1

Applicant: Mehul Sheth
Maupin Engineering, Inc.
Business Phone: (912) 233-6959
Mobile Phone: (912) 224-5435
Email: mehulsheth89@gmail.com

Permit/From Date: 04/01/2026

Expires/To Date: 10/01/2026

Permit Status: Approved

Permit Issued: Emailed 02/26/2026

Fees: PAID \$90.00

Contractor: Crosby Paving Co., Inc. Chance Crosby
Business Phone: (912) 233-6959
Mobile Phone: (912) 661-3360
Fax: (912) 236-3204
Email: crosbypavingco@gmail.com

Type of Work: Other

Description: Shoulder for Road/Repair Construction (Canal Bank Road)

PERMIT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

- VEHICLES AND HEAVY CONSTRUCTION EQUIPMENT ARE NOT PERMITTED TO BE ON THE SIDEWALK, CURB OR ADA RAMPS IN THE CITY R/W. The Contractor is responsible for restoring any sidewalk, ADA ramps, curb, gutter or pavement that is damaged during construction and/or accessing the City R/W. Remove construction material & equipment from the City R/W upon completion. The Applicant or Contractor must call Larry Bryant, Inspector-Streets & Infrastructure Construction at (912) 667-7665 for inspection & acceptance during and after construction. (*Bryant, Larry*)
- Do not block fire department access to hydrants or fire department connections (FDC) to buildings.

Contractor is responsible for traffic control, advance signing, and for separating pedestrian traffic from both work site activity and motor vehicle traffic per MUTCD STANDARDS - Must notify and work with impacted businesses/residents. If road/lane closures are required, Traffic Engineering must be notified in advance, 651-6600. (*Bryant, Samuel*)

Department Approvals	Date	Status	User Name
Streets	02/10/2026	Conditional	Bryant, Larry
Parking Services	02/10/2026	Not Applicable	Sanderson, Kim
Traffic Engineering	02/13/2026	Conditional	Bryant, Samuel

Additional Information: 3/4/26: As requested, rescheduled from 3/1- 9/1, to 4/1 - 10/1, and emailed updated permit.



EOM Operations
Your solution to a better tomorrow

June 18th, 2026

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

Dear Mr. Burns,

I am pleased to provide you with a recommendation for Approval of the proposed revision to the approved construction plans for Canal Bank Road Subdivision (Application No. 26-0182), as detailed below.

<u>Submittal Documents:</u>	Site Development Plans.....	<i>Jun. 2026</i>
	USACE Jurisdictional Determination.....	<i>Jun. 2026</i>
	Stormwater Management Report.....	<i>Jun. 2026</i>
	Stormwater Maintenance Agreement.....	<i>Jun. 2026</i>
	GSWCC Approval of ES&PC Plans.....	<i>Jun. 2026</i>
	Savannah Encroachment Permit (Approved).....	<i>Jun. 2026</i>
	DPH Approval of Septic Tanks.....	<i>Oct. 2025</i>
	Easement Agreement.....	<i>Aug. 2025</i>
	Warranty Deed.....	<i>Aug. 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.



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



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Based on our comprehensive 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 Approval of the proposed revision to the construction plans.

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
Justin Arnsdorff, PE; Vice President of Engineering – EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



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F: 912.756.5882



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for the construction of a one-story metal storage building in the I-1 zoning district at 210 Dublin Road.

Project:	#A26-0015
P&Z Meeting Date:	July 13, 2026
City Council Meeting Date:	August 3, 2026
Applicant and Authorized Agent:	Maupin Engineering
Property Owner:	Betty Stone
Location (Address):	210 Dublin Road
Parcel (PIN):	50924E03001A
Acreage:	Approximately 2.24 Acres
Zoning:	I-1 (Light Industrial)
Proposed Use:	One-story metal storage building
Staff Recommendation:	Approval
Planning & Zoning Commission:	<i>After review of the criteria, P&Z recommends approval of the request.</i>
Recommended Motion:	<i>"After review of the criteria, move for approval of the request."</i>
Background:	At the September 16, 2025, meeting, Council approved a Conditional Use request for a personal storage facility at 220 Dublin Road with the following conditions: 1. No outdoor storage associated with the personal storage facility is permitted at the site. At the October 6, 2025, meeting, Council denied a request for a Variance from App. A, Art. III, Sec. 6 – Schedule of Development Regulations to allow for a 6.5-foot reduction in the required 20-foot side yard setback in order to construct a personal storage shed at

the subject property. The applicant has since revised the shed's location to fit within the setbacks.

Zoning Action Standards:

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans.
 - *The site is located within an area designated as Residential on the Future Land Use Map and is identified in the Comprehensive Plan as being partially within the Residential Homestead and Industrial Use Character Areas. The proposed storage building is consistent with the existing and anticipated development pattern of the surrounding area, which includes both large and small industrial uses, such as Yancey Bros. Co., Hendrix Machinery Inc., and the proposed redevelopment of the Oglethorpe Speedway Park property. The property immediately adjacent to the west is zoned R-A-2. While no residential structure currently exists on that parcel, the applicant has maintained the required 100-foot buffer between the subject property and the adjacent R-A-2 zoned property.*
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 proposed use is intended solely for the applicant's personal use and will not serve customers on site. As a result, no customer parking is required.*
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).
 - *Yes, the site plan provides the appropriate location, arrangement, size, and design when considering the surrounding industrial developments.*
5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.
 - *Yes, the proposed site plan is appropriate in scale for the 2.24-acre site and the adjacent properties of similar sizes.*

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 development is to be adequately served.*
7. Whether the proposed development site is adequately served by other public services to account for current or projected needs.
 - *The site is proposed to be adequately served.*
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 requirements.*
9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other landscaping, which may provide a visual or noise-detering buffer between adjacent properties.
 - *The site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements.*
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.*
11. Whether the site plan is in conformance with the latest version of the City of Pooler's Standard Specifications and Details.
 - *The site plan is in conformance with the latest version of the City of Pooler's Standard Specifications and Details.*

Conclusion:

The site 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 —

Vicinity Map - 210 Dublin Road - Site Plan

07/02/2026

☐ Parcels

GENERAL CONSTRUCTION NOTES:

ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE CURRENT CITY OF POOLER DESIGN STANDARDS, SPECIFICATIONS AND DETAILS OR AS OTHERWISE ISSUED FOR THIS PROJECT. WHERE ANY CONFLICT EXISTS BETWEEN THESE PLANS AND/OR SPECIFICATIONS AND/OR CONSTRUCTION DETAILS AND THE CITY OF POOLER STANDARDS, SPECIFICATIONS, DETAILS AND DEVELOPMENT ORDINANCE(S), THE CITY OF POOLER STANDARDS SHALL PREVAIL.

- LAYOUT TO BE CONTROLLED BY EXISTING BENCHMARK.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- TRAFFIC CONTROL DEVICES SHALL BE USED ON ALL WORK ON THIS PROJECT IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" CURRENT EDITION. THE COST TO COMPLY SHALL BE INCLUDED IN THE OVERALL COST OF THE PROJECT.
- MAUPIN ENGINEERING, INC. DOES NOT ACCEPT ANY RESPONSIBILITY FOR ACCURACY OF PROVIDED SURVEY INFORMATION.
- ALL GRADED EARTH NOT OTHERWISE STABILIZED WITH BUILDING, PAVEMENT OR VEGETATION SHALL BE GRASSED OR SODDED.
- OWNER SHALL ACCEPT MAINTENANCE OF THE ON-SITE STORM DRAINAGE SYSTEM. CITY OF POOLER WILL NOT MAINTAIN THE STORM DRAINAGE SYSTEM WITHIN THE PROPERTY.
- ALL STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
- MATCH EXISTING PAVEMENT GRADE ELEVATIONS WHERE CONNECTING TO EXISTING PAVEMENT.
- FILL BENEATH BUILDINGS SHALL BE COMPACTED IN ACCORDANCE WITH BUILDING STRUCTURAL SPECIFICATIONS.
- CONTRACTOR TO FIELD VERIFY DURING CONSTRUCTION ANY EXISTENCE OF SUB-SURFACE DEBRIS OR ORGANIC MATERIAL. ANY SUB-SURFACE DEBRIS OR ORGANIC MATERIAL FOUND SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 2' BELOW GRADED AGGREGATE BASE IN PAVEMENT AREAS AND 2' BELOW BOTTOM OF FOOTINGS FOR BUILDINGS (CONTRACTOR SHALL CONSULT WITH BUILDING STRUCTURAL ENGINEER FOR ANY WORK BENEATH OR ADJACENT TO BUILDING AND/OR ABOVE OR BELOW GRADE STRUCTURES). IF EXCESSIVE DEBRIS OR ORGANIC MATERIAL IS FOUND, ENGINEER SHALL BE CONTACTED FOR INSPECTION. REMOVAL OF INSPECTED MATERIAL SHALL BE DIRECTED BY THE ENGINEER.
- ALL EROSION AND SEDIMENT CONTROL DEVICES (BMPS) SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL AND BE MAINTAINED BY CONTRACTOR UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED IN ACCORDANCE WITH THE GOVERNING NPDES GENERAL PERMIT.
- IF A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED, THEN IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN SUCH PERMIT.
- A MINIMUM SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL INSTALLED OR RELOCATED UTILITIES AND LARGE AND MEDIUM TREES.
- SITE CIVIL PLANS SHALL TERMINATE 5' FROM BUILDING FACE UNLESS OTHERWISE NOTED. CONTINUATION OF WATER, SANITARY SEWER AND STORM DRAINAGE LATERALS SHALL BE COORDINATED WITH BUILDING CONTRACTOR IN ACCORDANCE WITH ARCHITECTURAL AND/OR MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
- THE OWNER, OWNER'S REPRESENTATIVES, CITY OF POOLER AND OTHER REGULATORY AGENCIES SHALL HAVE THE RIGHT TO ACCESS THE SITE AT ANY TIME FOR PURPOSES OF OBSERVING WORK PERFORMED.
- ALL UTILITIES ARE SHOWN AS APPROXIMATE ON THE PLANS AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR. SOME UTILITIES AND SERVICE LINE LOCATIONS ARE UNKNOWN AND NOT SHOWN ON THE PLANS. THIS DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO PROTECT EXISTING UNDERGROUND FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A VALID UTILITY LOCATE TICKET FROM THE GEORGIA UTILITIES PROTECTION CENTER (811/ 800-282-7411), AND COORDINATION WITH OTHER SUCH LOCAL UTILITIES AS MAY BE REQUIRED.
- THE CONTRACTOR WILL PROTECT ALL TREES NOTED TO REMAIN WITHIN AND ADJACENT TO THE CONSTRUCTION ZONE. ANY UNAUTHORIZED REMOVAL OF TREES NOTED TO REMAIN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REESTABLISH TO THE SATISFACTION OF THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL BORROW MATERIAL NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. ALL BORROW MATERIAL SHALL BE CLEAN AND FREE OF DEBRIS AND ORGANIC MATERIAL AND SUFFICIENT TO COMPACT TO A MINIMUM BEARING CAPACITY OF 2,500PSF OR AS OTHERWISE SPECIFIED.
- ALL ITEMS CLEARED OR DEMOLISHED FROM THE SITE, INCLUDING SPOIL MATERIAL TO BE REMOVED FOR OFF-SITE DISPOSAL, ARE THE PROPERTY OF THE CONTRACTOR UNLESS THEY ARE TO BE REUSED ON THE SITE OR OTHERWISE NOTED. NO BURYING OR BURNING OF DEBRIS WILL BE ALLOWED ON THIS SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BEST MANAGEMENT PRACTICES (BMP'S) ON THE SITE AT ALL TIMES IN ACCORDANCE WITH THESE PLANS AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL OF GEORGIA".

SOD COVER

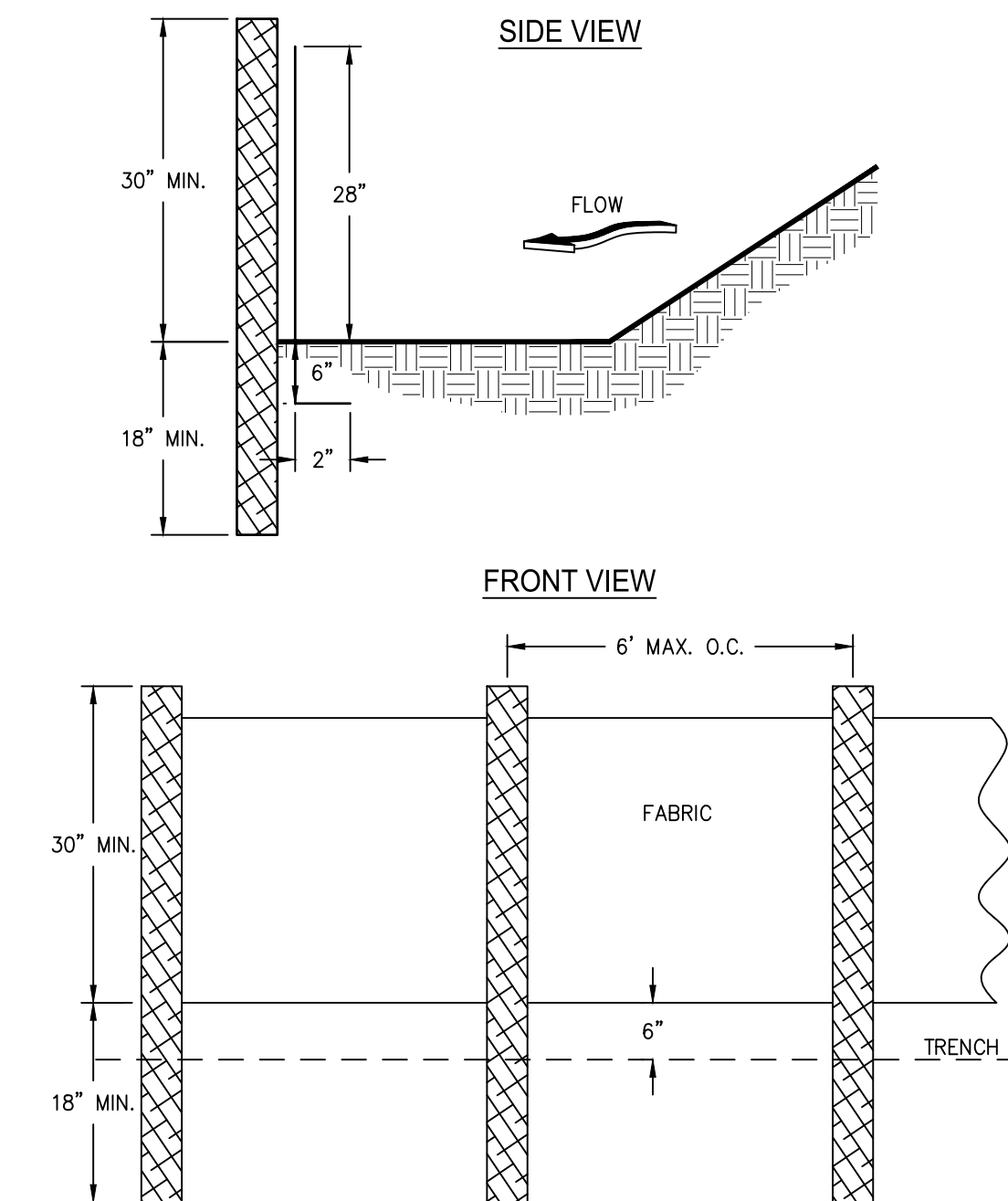
Ds4	GRASS	TEMPORARY VARIETIES	RESOURCE AREA	GROWING SEASON
	BERMUDA	COMMON TIFWAY TIFGREEN TIFLAWN	M-L, P, C P, C P, C	WARM WEATHER
	CENTPEDE	--	P, C	WARM WEATHER
	ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER

NOTES:

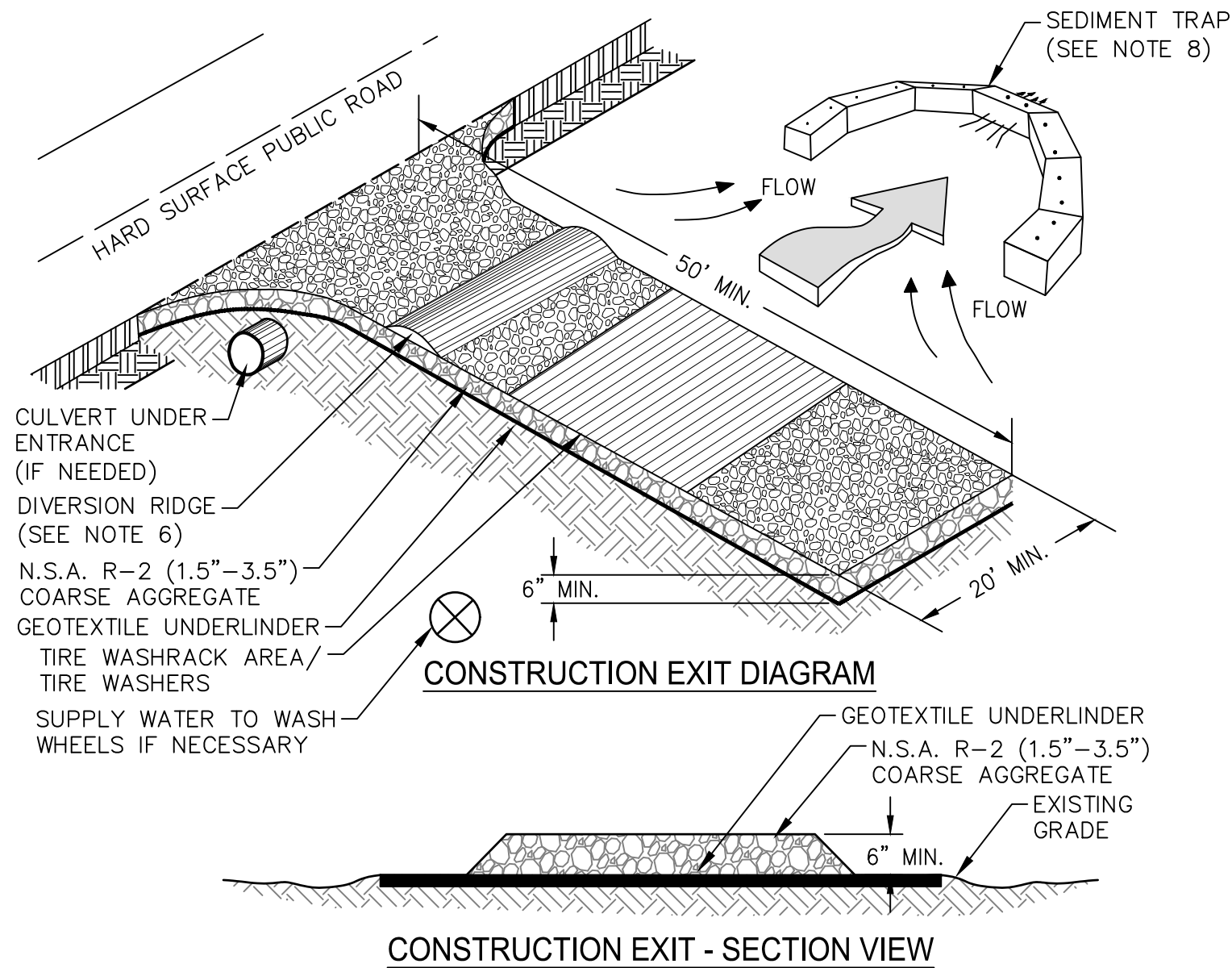
1. STAGER ALL JOINTS
2. ANCHOR WITH PINS ON SLOPES STEEPER THAN 3:1
3. IRRIGATE SOD IMMEDIATELY AFTER INSTALLATION
4. RE-SOD AREAS WHERE AN ADEQUATE STAND IS NOT OBTAINED.
5. LIME SHOULD BE APPLIED BE APPLIED BASED ON SOIL TEST OR AT A RATE OF 1-2 TONS/ AC.
6. 10-10-10 FERTILIZER SHALL BE APPLIED TO THE SOIL PRIOR TO SOD PLACEMENT AT A RATE OF 1000lbs/AC DURING THE FALL.

FERTILIZER REQUIREMENTS FOR SOD

GRASS	PLANTING YEAR	FERTILIZER (N-P-K)	RATE lbs/ac	NITROGEN lbs/ac
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 — 30
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

Sd1-NS SILT FENCE - TYPE NON-SENSITIVE**NOTES:**

1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (H) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

CRUSHED STONE CONSTRUCTION EXIT**NOTES:**

1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

GENERAL DEVELOPMENT NOTES:

1. PIN: 50924E 03001A
ADDRESS: 210 DUBLIN ROAD
POOLER, GA 31322
2. TOTAL LAND ACREAGE = 2.24(±) AC
TOTAL DISTURBED ACREAGE = 0.4(±) AC
3. EXISTING USE OF PROPERTY : VACANT
PROPOSED USE OF PROPERTY : 6,840sf PERSONAL STORAGE SHED
PRESENT SITE ZONING : I-1
4. BUILDING HEIGHT = 25'
MAX BUILDING HEIGHT = 70'
5. LOT BUILDING COVERAGE = (6,840sf) 7%
EXISTING IMPERVIOUS SURFACE = (0sf) 0%
PROPOSED IMPERVIOUS SURFACE = (9,090sf) 9%
6. PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C0129G, DATED 08/16/2018
7. PARKING SPACE CALCULATIONS:
REQUIRED: THE PROPOSED STRUCTURE IS PRIVATE/RESIDENTIAL AND NOT ACCESSED BY THE PUBLIC OR A WORKFORCE. NO PARKING REQUIRED
8. NO SITE LIGHTING AS PART OF THIS PROJECT
9. NO WATER AND SEWER SERVICES AS PART OF THIS PROJECT
10. 24-HOUR CONTACT: JAY MAUPIN 912-667-7757

1. STATE WATERS ARE NOT PRESENT ON THE SITE
2. WETLANDS ARE NOT PRESENT ON THE SITE
3. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.
4. LABORATORY COMPACTION, STABILITY AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION FOR THE CONCRETE CURB AND GUTTER.
5. CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER.
6. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS
7. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT-OF-WAY
8. SELECT FILL SHALL BE USED IN ALL ROADS TO BE DEDICATED TO THE CITY OF POOLER.
9. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR OR 95% MODIFIED PROCTOR (ASTM D698 OR ASTM D1557)
10. TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
11. STREET NAME SIGNS SHALL BE PROVIDED BY THE DEVELOPER.
12. THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.
13. THE DESIGNER MUST CERTIFY THAT THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL AND ANY RELEVANT LOCAL ADDENDA

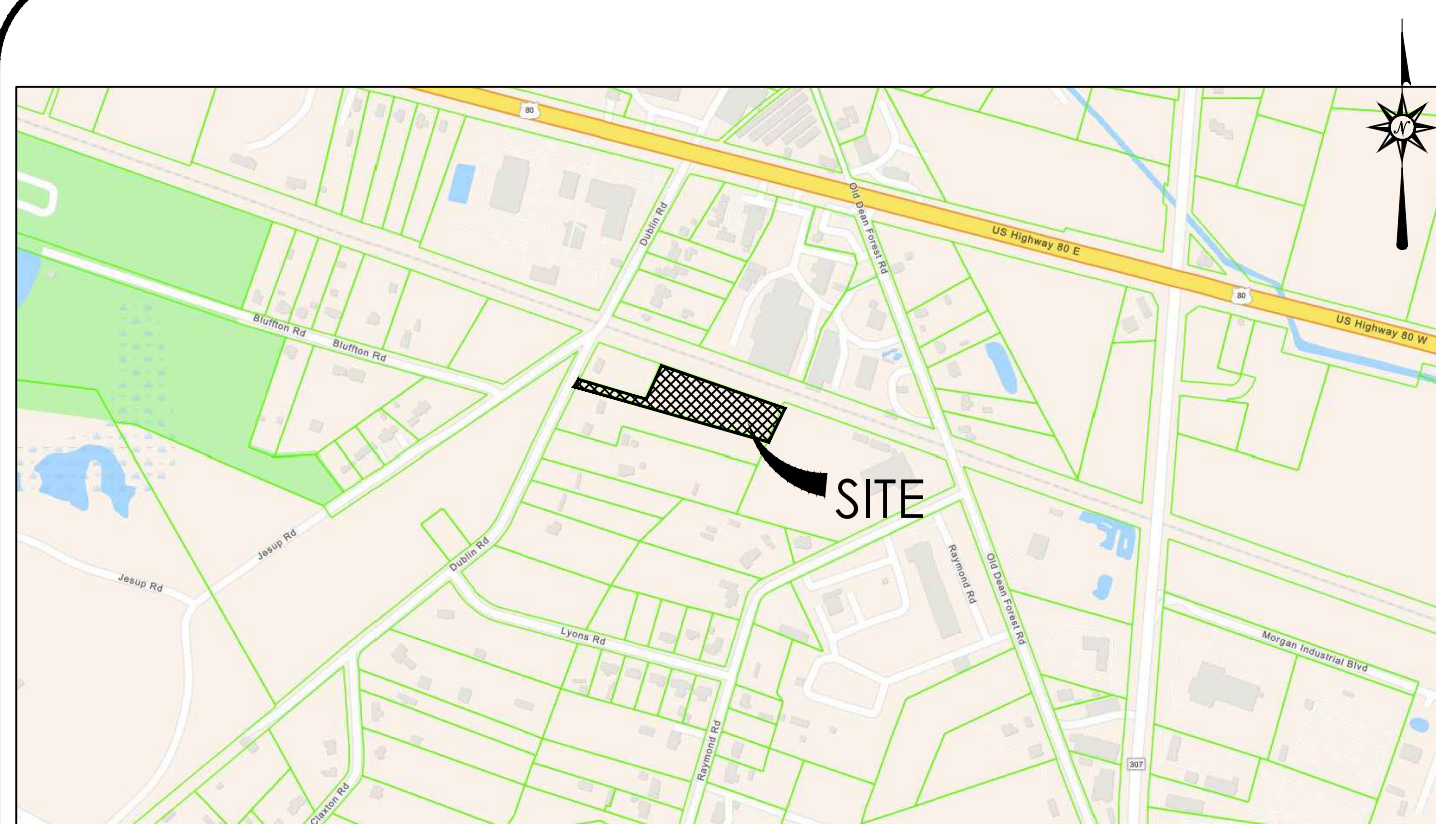
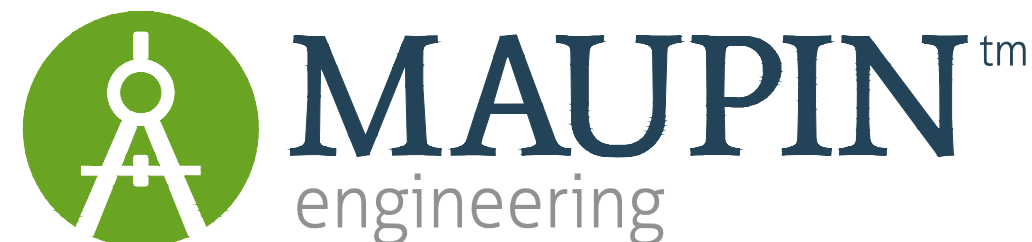
210 DUBLIN RD - PERSONAL SHED

Specific Development Plan
Site Permit #TBD

MEI Proj #515-25-02 Plan Date: 1/21/26

PREPARED FOR:

ANDY STONE
8 MARSH HARBOR DRIVE
SAVANNAH, GA 31410
912-656-4061
astone6864@aol.com

**VICINITY MAP**

114 WEST 42ND STREET
SAVANNAH, GA 31401

OFFICE PHONE (912) 235 - 2915
GENERAL@MAUPINENGINEERING.COM

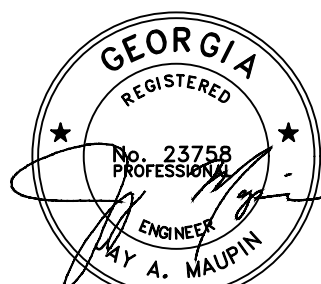
SHEET INDEX

C.0	COVER - NOTES
C.1	EXISTING CONDITIONS PLAN
C.2	STAKING PLAN
C.3	GRADING PLAN
C.4	EROSION CONTROL PLAN

REVISIONS

NO.	DATE	DESCRIPTION

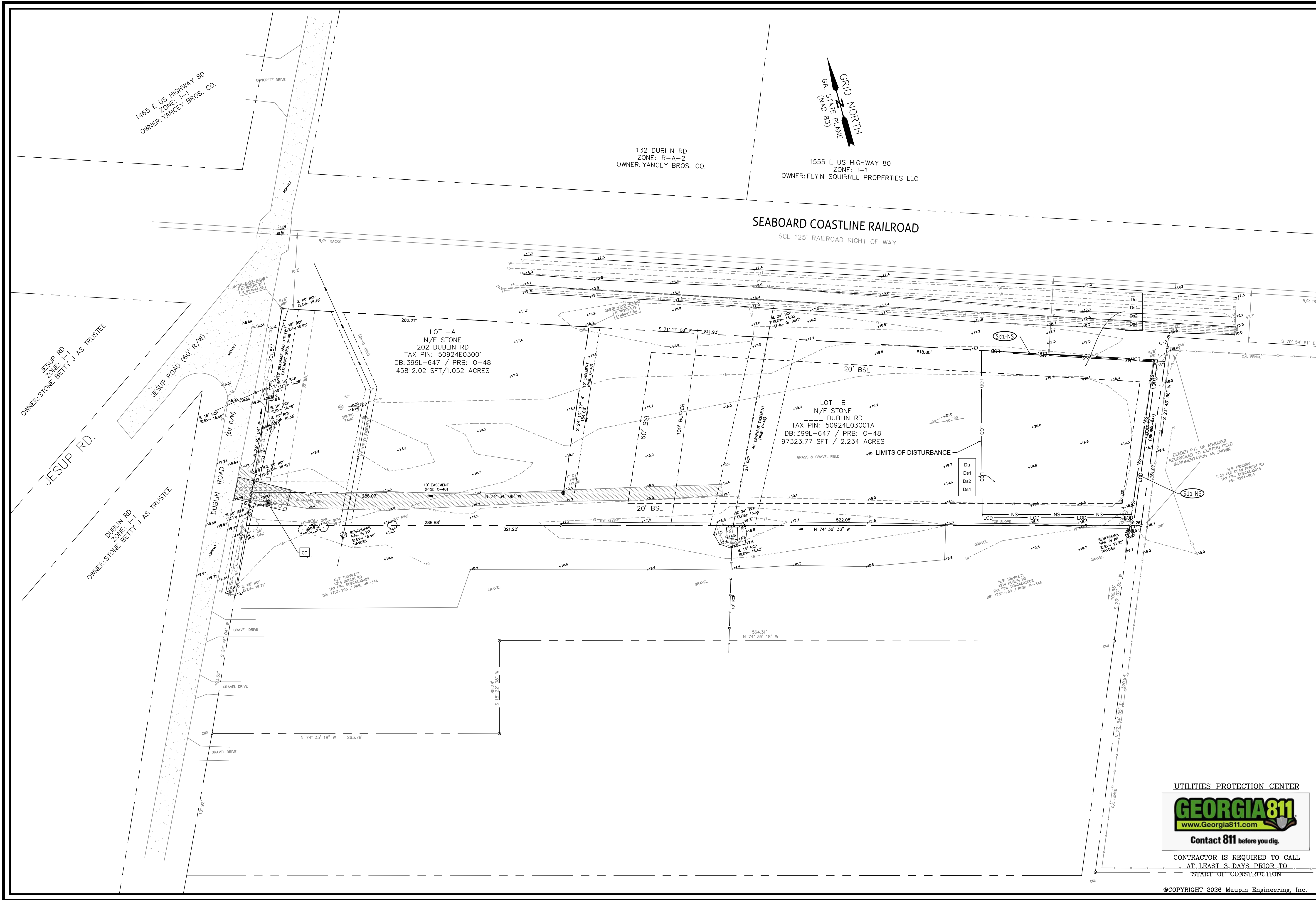
THIS SET IS RELEASED FOR CONSTRUCTION 1/21/26



LEVEL II E&S CERT:
#21051 EXP: 12/01/2027

UTILITIES PROTECTION CENTER

CONTRACTOR IS REQUIRED TO CALL
AT LEAST 3 DAYS PRIOR TO
START OF CONSTRUCTION



REVISIONS	DESCRIPTION	
	NO.	DATE

MAUPINtm
engineering

114 WEST 42ND STREET
SAVANNAH, GA 31401

OFFICE PHONE (912) 235-2915
GENERAL@MAUPINENGINEERING.COM

EXISTING CONDITIONS PLAN

210 DUBLIN RD - PERSONAL SHED

LEVEL II E&S

GEORGIA
REGISTERED
ENGINEER
23755
MAUPIN, A. MAUPIN

CERT.#21051 EXP: 12/01/2027

STATUS: RELEASED FOR CONSTRUCTION

DRWN: JAM 4-17-2026
CHK'D: JAM DATE

20 0 40
SCALE: 1" = 40'

SHEET NO. **C.1**
515-25-02

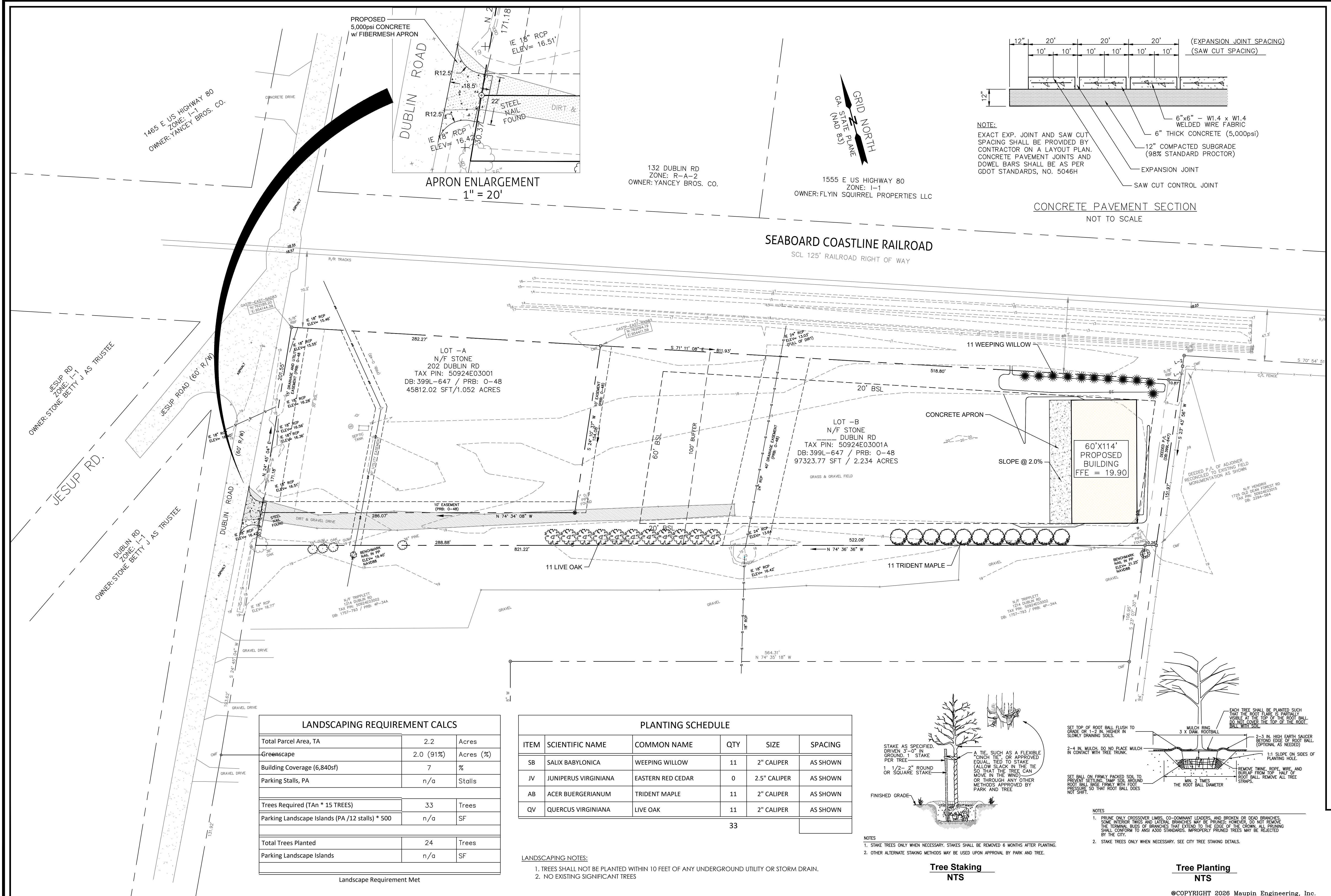
PROJECT NO.

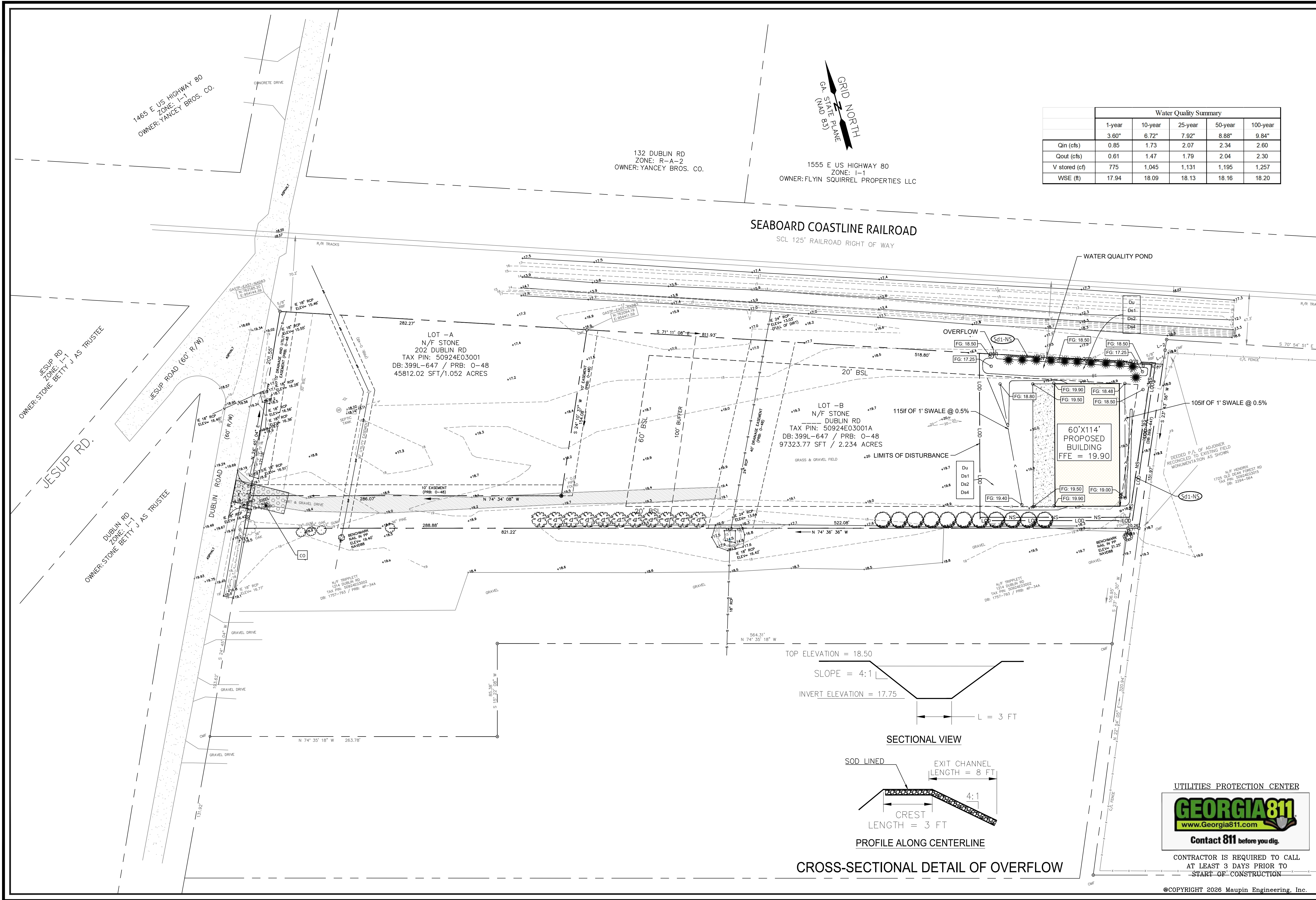
UTILITIES PROTECTION CENTER

GEORGIA811
www.Georgia811.com

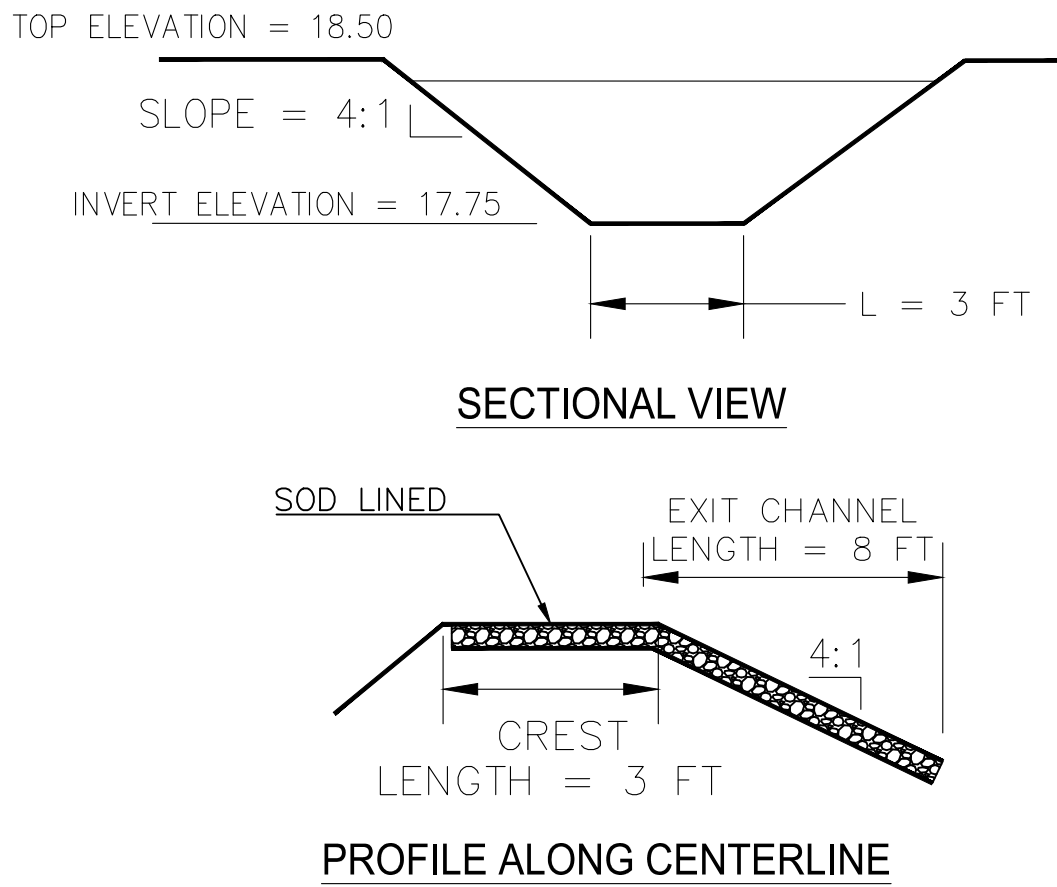
Contact 811 before you dig.

CONTRACTOR IS REQUIRED TO CALL AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION

[illegible]



	Water Quality Summary				
	1-year	10-year	25-year	50-year	100-year
Qin (cfs)	3.60"	6.72"	7.92"	8.88"	9.84"
Qout (cfs)	0.61	1.47	1.79	2.04	2.30
V stored (cf)	775	1,045	1,131	1,195	1,257
WSE (ft)	17.94	18.09	18.13	18.16	18.20



UTILITIES PROTECTION CENTER
GEORGIA811
www.Georgia811.com
Contact 811 before you dig.

CONTRACTOR IS REQUIRED TO CALL
AT LEAST 3 DAYS PRIOR TO
START OF CONSTRUCTION

REVISIONS	DESCRIPTION	
NO.	DATE	

MAUPINtm
engineering
114 WEST 42ND STREET
SAVANNAH, GA 31401
OFFICE PHONE (912) 235-2915
GENERAL@MAUPINENGINEERING.COM

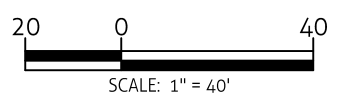
GRADING PLAN
210 DUBLIN RD - PERSONAL SHED

LEVEL II E&S
GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
MAY A. MAUPIN

CERT.#21051 EXP: 12/01/2027
STATUS:

RELEASED
FOR
CONSTRUCTION

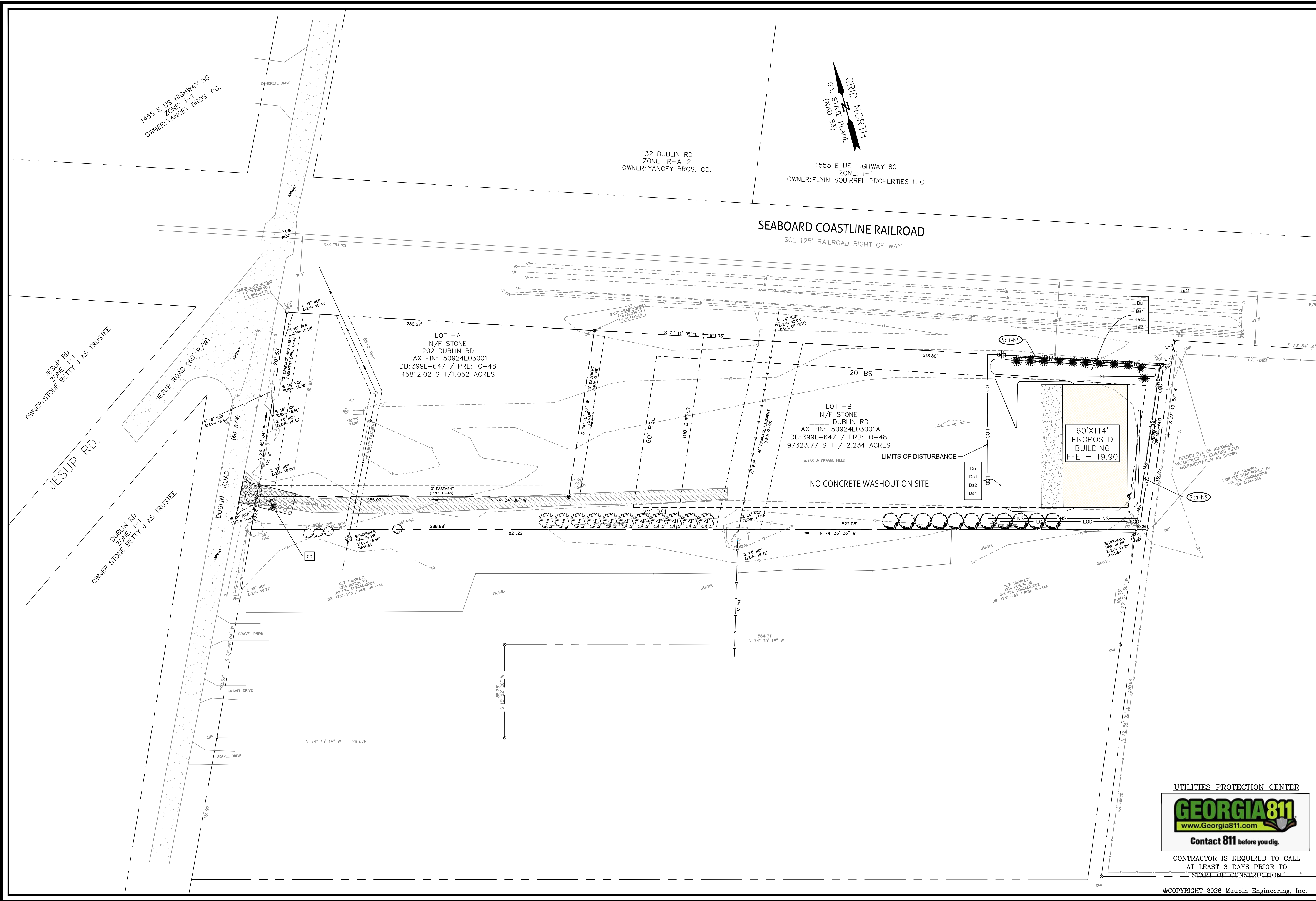
DRWN: JAM 4-17-2026
CHK'D: JAM DATE



SHEET NO.

C.3
515-25-02

PROJECT NO.



REVISIONS	NO.	DATE	DESCRIPTION

MAUPINtm
engineering

114 WEST 42ND STREET
SAVANNAH, GA 31401
OFFICE PHONE (912) 235-2915
GENERAL@MAUPINENGINEERING.COM

EROSION CONTROL PLAN
210 DUBLIN RD - PERSONAL SHED

LEVEL II E&S

GEORGIA REGISTERED PROFESSIONAL ENGINEER
A. MAUPIN

CERT.#21051 EXP: 12/01/2027
STATUS: RELEASED FOR CONSTRUCTION

DRWN: JAM 4-17-2026
CHK'D: JAM DATE

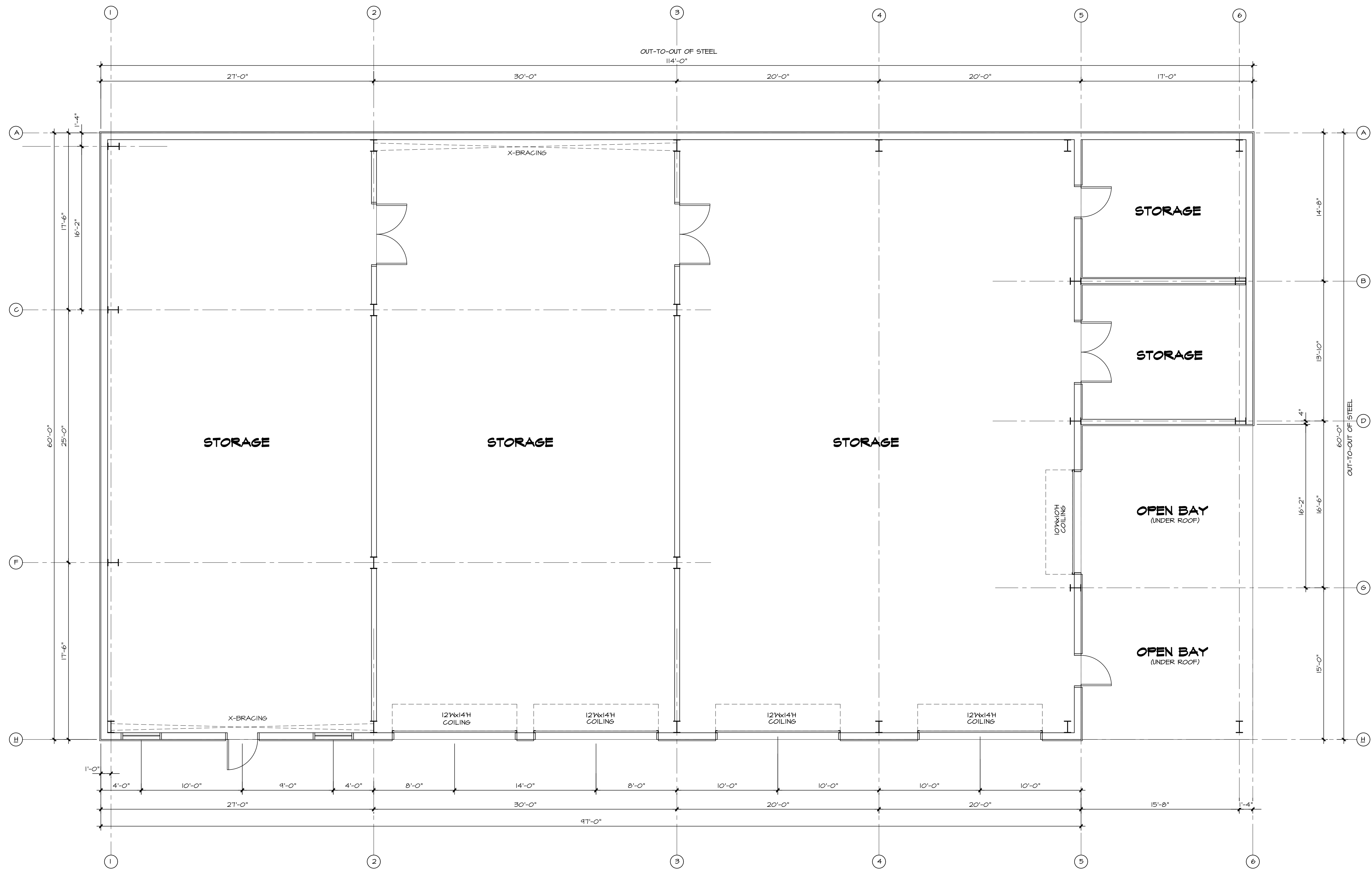
SCALE: 1" = 40'

CONTRACTOR IS REQUIRED TO CALL AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION

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SHEET NO. **C.4** 515-25-02

PROJECT NO.



FLOOR PLAN GROSS ENCLOSED AREA= 6,310 SF
GROSS AREA UNDER ROOF= 6,840 SF

SCALE: 3/16" = 1'-0"

Shane
ARCHITECTURE & DESIGN

Copyright © 2026 by SHANE
ARCHITECTURE & DESIGN, LLC
shane@shannonjivins.com

NEW CONSTRUCTION

ANDY STONE
OFFICE BLDG

5114 AUGUSTA RD
GARDEN CITY, GA

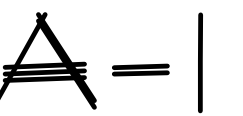
REVISION DATE

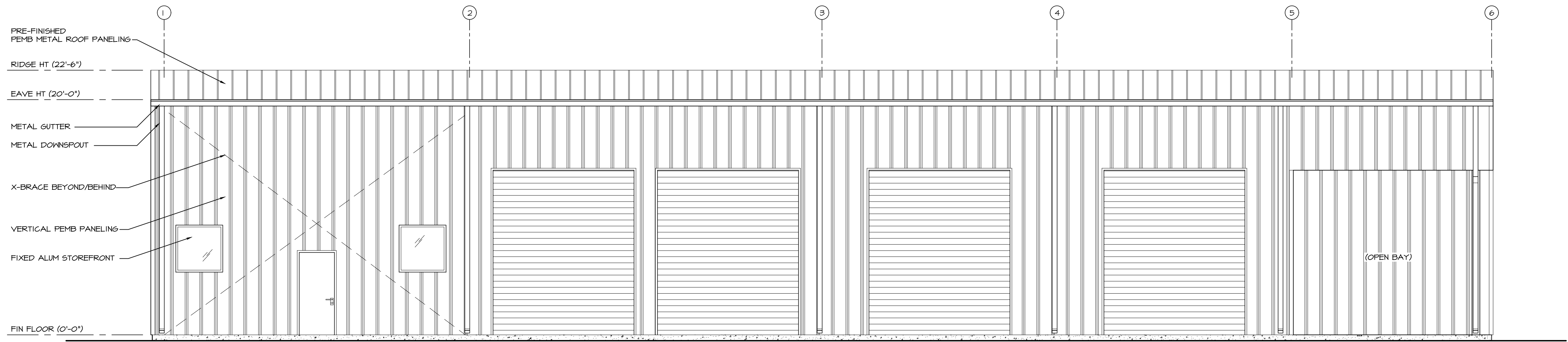
revisions		
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dwn:	chk:	comm. no.
SJB		1326

dwg. title

FLOOR PLAN

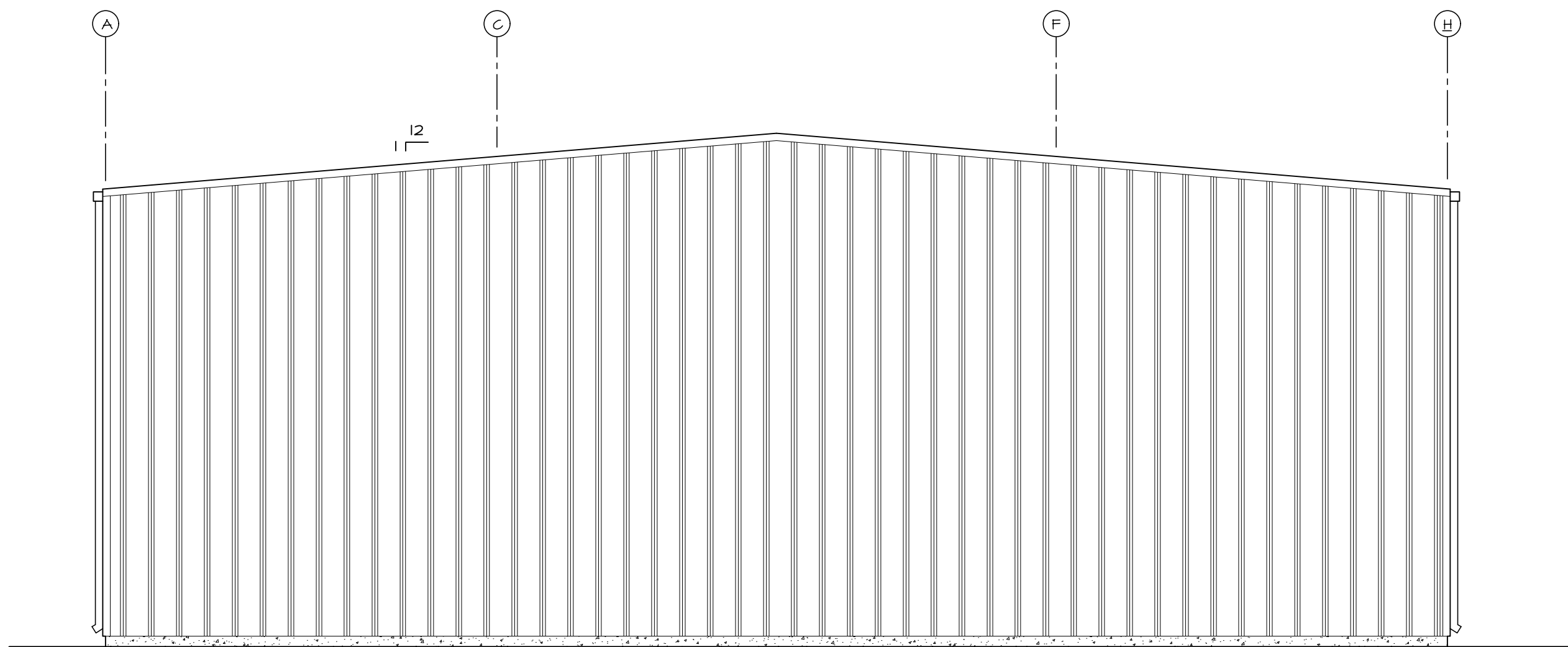
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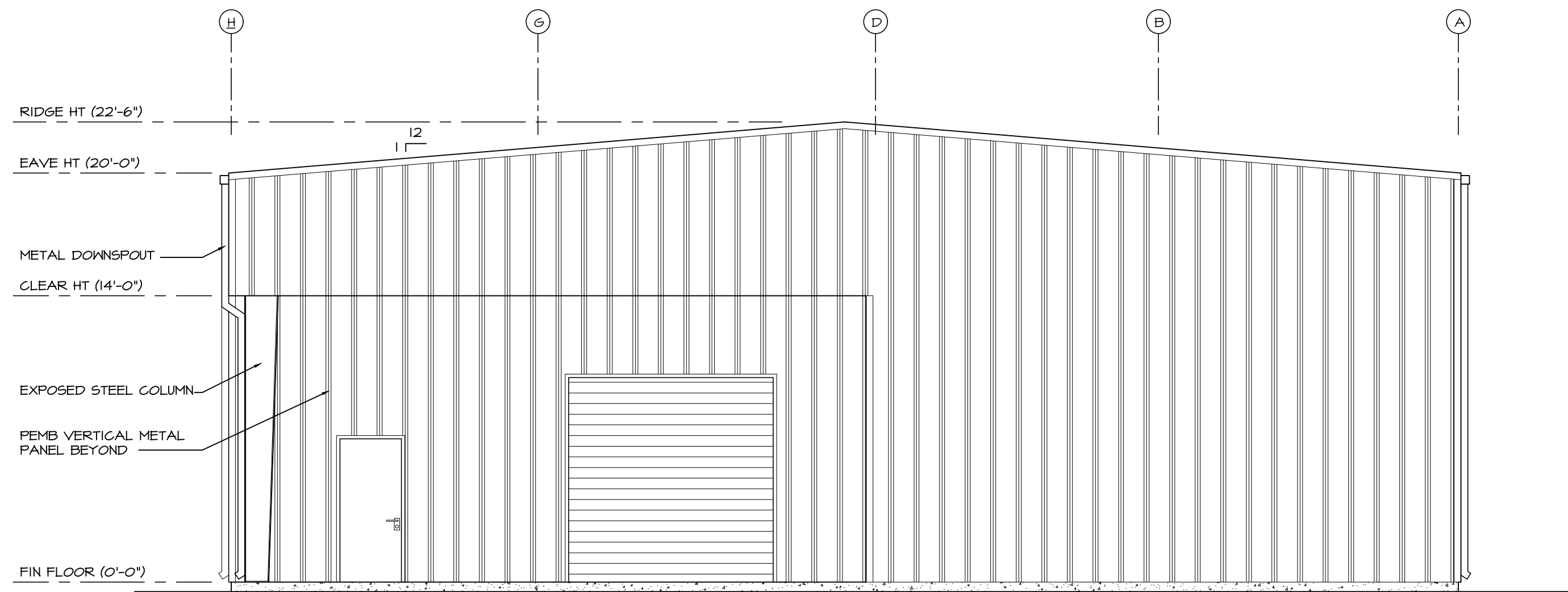
SIDEWALL ELEVATION- FRONT

SCALE: 3/16" = 1'-0"



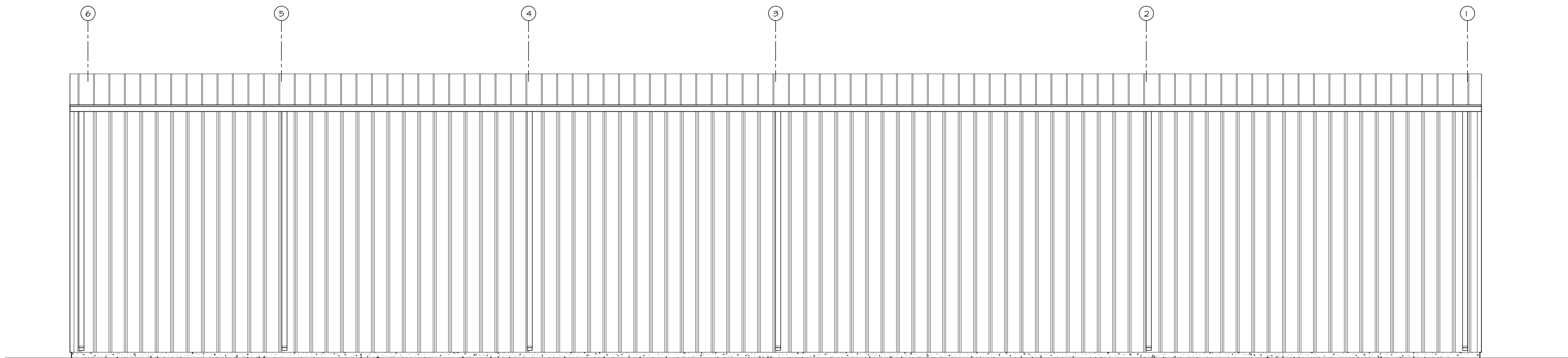
ENDWALL ELEVATION

SCALE: 3/16" = 1'-0"



ENDWALL ELEVATION @ OPEN BAY

SCALE: 3/16" = 1'-0"



SIDEWALL ELEVATION- BACK

SCALE: 3/16" = 1'-0"

Shane
ARCHITECTURE & DESIGN

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shane@shannonbivins.com

NEW CONSTRUCTION

**ANDY STONE
OFFICE BLDG**

**5119 AUGUSTA RD
GARDEN CITY, GA**

REVISION DATE

revisions		
scale:	date:	
3/16" = 1'-0"	26MAY26	
dwn:	chk:	comm. no.
SJB		1326

dwg. title

ELEVATIONS

dwg. no.

A-2



CITY of POOLER
— GEORGIA —

**STORMWATER FACILITY/INFRASTRUCTURE
MAINTENANCE AGREEMENT**

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this 29th day of June, 2026, by and between STONE BETTY J AS TRUSTEE hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City" and Project Name 210Dublin Road PO.

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 50924E 03001A as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 399L Page 647, hereinafter "Property"; and

WHEREAS, the Landowner is proceeding to build on and develop the property; and

WHEREAS, the applicable development plan for the Property, which is expressly incorporated herein and made a part hereof, as approved or to be approved by the City, provides for detention of stormwater within the confines of the Property; and

WHEREAS, the City and the Landowner, its successors and assigns, including any homeowners association, agree the health, safety, and welfare of the residents of the city of Pooler, Georgia, require on-site stormwater management facilities/infrastructure be constructed and adequately maintained on the Property; and

WHEREAS, the City requires on-site stormwater maintenance facilities/infrastructure, as included in any applicable development plan for the Property, be constructed and adequately maintained by the Landowner, its successors and assigns, including any homeowners association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

- 1) The on-site stormwater maintenance facilities/infrastructure shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications in any applicable development plan approved by the City. No changes to the approved stormwater maintenance facilities/infrastructure are permitted without express prior approval by the City.
- 2) The Landowner, its successors and assigns, including any homeowners association, shall at all times adequately maintain the stormwater maintenance facilities/infrastructure. Such maintenance obligation shall include the obligation to properly maintain all pipes, channels or other conveyances built to convey stormwater to and from the facilities/infrastructure, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance is herein defined as keeping the stormwater facilities/infrastructure in good working condition, as acceptable to the City, to ensure performance in accordance with their design functions.
- 3) The Landowner, its successors and assigns, including any homeowners association, shall inspect the stormwater maintenance facilities/infrastructure at least annually. The purpose of the inspection is to assure safe and proper functioning of the stormwater maintenance facilities/infrastructure. The Landowner's annual inspection shall cover all aspects of the stormwater maintenance facilities/infrastructure including without limitation berms, inlet and outlet structure(s), vegetation, infiltration media, pond area(s), access road(s), etc. Any deficiency(ies) shall be noted in the Landowner's annual inspection report, which shall be provided to the City with reasonable promptness upon completion.
- 4) The Landowner, its successors and assigns, including any homeowners association, hereby grants to the City, its authorized agents and employees, a nonexclusive perpetual easement of ingress and egress over, across, under, and through the Property for inspection of the stormwater maintenance facilities/infrastructure. The City may enter upon the Property to inspect the stormwater maintenance facilities/infrastructure for any reason including without limitation to follow up on any reported deficiencies or in response to complaints concerning the Property. If the City identifies any deficiency(ies) through its inspection, the Landowner, its successors and assigns, including any homeowners association, shall be notified of the same.
- 5) In the event the Landowner, its successors and assigns, including any homeowners association, fails to maintain the stormwater maintenance facilities/infrastructure in good working condition as acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns, including any homeowners association. This provision shall not be construed to allow the City to erect any structure of permanent nature on the

land of the Landowner, its successors and assigns, including any homeowners association. It is expressly understood and agreed the City is under no obligation to routinely maintain or repair the stormwater maintenance facilities/infrastructure on the Property, and in no event shall this Agreement be deemed to impose any such obligation on the City.

- 6) The Landowner, its successors and assigns, including any homeowners association, shall perform all necessary work to keep the stormwater maintenance facilities/infrastructure in good working order. In the event a maintenance schedule for the stormwater maintenance facilities/infrastructure is outlined in any applicable development plan for the Property, such schedule shall be followed.
- 7) In the event the City pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, including any homeowners association, shall reimburse the City, upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.
- 8) This Agreement imposes no liability of any kind whatsoever on the City, and the Landowner, its successors and assigns, including any homeowners association, agrees to hold the City harmless from any liability in the event the stormwater maintenance facilities/infrastructure fail to operate properly.
- 9) This agreement shall be recorded among the deed records of Chatham County, Georgia, and shall constitute a covenant running with the land and shall be binding on the Landowner, its successors and assigns, including any homeowners association.
- 10) This Agreement in no way supersedes or alters any applicable federal, state, or local law including without limitation the Code of Ordinances for the City of Pooler, Georgia. In the event this Agreement conflicts with any applicable federal, state, or local law, this Agreement shall be subordinate to any such applicable law(s).
- 11) The Landowner and City hereby agree and expressly consent the provisions herein represent the entire agreement between them. Any other documents and or negotiations are hereby expressly superseded by execution of this agreement unless expressly incorporated herein or attached as an Exhibit.
- 12) This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of the counterparts together shall constitute one and the same instrument. Signatures via facsimile or scanned PDF signatures shall be deemed original signatures.

13) Should any provision of this Agreement be deemed unenforceable for any reason, the Landowner and City expressly agree such unenforceability shall not affect the remaining provisions of this Agreement. Any conflict arising under a provision deemed unenforceable shall be interpreted and applied according to the laws of the State of Georgia. The remaining unaffected provisions shall be controlled by the express wording therein.

[SPACE INTENTIONALLY LEFT BLANK]

[LANDOWNER AND CITY SIGNATURE PAGES FOLLOW]

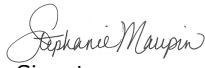
IN WITNESS HEREOF, the Landowner has hereunto set their hand and seals as of the day written.

Sworn to and subscribed before me this

29th day of June, 2026

Stephanie Maupin

Notary Public Print


Notary Public Signature

09-29-2026

Notary Public Commission Expiration

Seal:

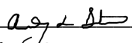


06-29-2026

Landowner

Andy Stone

Landowner Print


Landowner Signature

Jay A. Maupin

Witness Print


Witness Signature

IN WITNESS HEREOF, the City of Pooler, Georgia has hereunto set their hand and seals as of the day written.

Sworn to and subscribed before me this

_____ day of _____, 20_____

Notary Public Print

Notary Public Signature

Notary Public Commission Expiration

Seal:

City of Pooler, Georgia

Mayor Print

Mayor Signature

City Clerk Print

City Clerk Signature

Seal:

CERTIFICATE *of* SIGNATURE

REF. NUMBER
X8NGP-KOMJR-BUTWJ-Y6ERT

DOCUMENT COMPLETED BY ALL PARTIES ON
29 JUN 2026 15:55:38
UTC

SIGNER**JAY MAUPIN**

EMAIL
JAY@MAUPINENGINEERING.COM

TIMESTAMP

ELECTRONIC SIGNATURE CONSENT
29 JUN 2026 13:25:34

SENT
29 JUN 2026 13:16:07

VIEWED
29 JUN 2026 13:25:28

SIGNED
29 JUN 2026 13:26:04

SIGNATURE

IP ADDRESS
74.122.149.165

LOCATION
SAVANNAH, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
29 JUN 2026 13:25:28

ANDY STONE

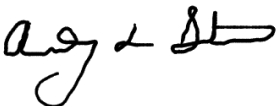
EMAIL
ASTONE6864@AOL.COM

ELECTRONIC SIGNATURE CONSENT
29 JUN 2026 14:19:03

SENT
29 JUN 2026 13:16:07

VIEWED
29 JUN 2026 14:18:43

SIGNED
29 JUN 2026 14:20:53



IP ADDRESS
97.212.124.225

LOCATION
DECATUR, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
29 JUN 2026 14:18:43



CERTIFICATE *of* SIGNATURE

REF. NUMBER
X8NGP-KOMJR-BUTWJ-Y6ERT

DOCUMENT COMPLETED BY ALL PARTIES ON
29 JUN 2026 15:55:38
UTC

SIGNER

STEPHANIE MAUPIN

EMAIL
STEPHANIE@MAUPINENGINEERING.COM

TIMESTAMP

ELECTRONIC SIGNATURE CONSENT
29 JUN 2026 15:47:31

SENT
29 JUN 2026 13:16:07

VIEWED
29 JUN 2026 15:47:24

SIGNED
29 JUN 2026 15:55:38

SIGNATURE

IP ADDRESS
75.33.245.5

LOCATION
SAVANNAH, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
29 JUN 2026 15:47:24



Jay Maupin agreed to the eSign Disclosure and the use of electronic signatures
29 Jun 2026 13:25:34 UTC

Andy Stone agreed to the eSign Disclosure and the use of electronic signatures
29 Jun 2026 14:19:03 UTC

Stephanie Maupin agreed to the eSign Disclosure and the use of electronic signatures
29 Jun 2026 15:47:31 UTC

By inputting your name below, you are verifying that the statements and information provided are true and correct, and you are attesting to the validity of all contents within this electronic submission. You are authorized to act on behalf of this property as owner or authorized representative. By clicking on the submit button, you are deemed to have electronically signed this statement.



June 29th, 2026

Jay Maupin
Maupin Engineering
114 West 42nd Street
Savannah, GA 31401

Jay,

I am pleased to recommend Approval of the site plans submitted for Personal Shed - 210 Dublin Rd (Application No. 26-0015), as detailed below.

<u>Submittal Documents:</u>	Site Development Plans.....	<i>Jun. 2026</i>
	Stormwater Maintenance Agreement (signed).....	<i>Jun. 2026</i>
	Hydrology Report.....	<i>Jun. 2026</i>
	Building Elevation Drawings.....	<i>Jun. 2026</i>
	Engineer's Certification of Stormwater Design.....	<i>Jun. 2026</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.

Based on our comprehensive 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 Approval of the site plans.





EOM Operations
Your solution to a better tomorrow

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
Justin Arnsdorff, PE, 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 —

STATE OF GEORGIA }
 }
COUNTY OF CHATHAM }

ORDINANCE O2026-3.C

Impact Fee Ordinance

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES, APPENDIX A- ZONING, ARTICLE III- GENERAL PROVISIONS, SECTION 13- RESERVED, TO PROVIDE PROVISIONS FOR DEVELOPMENT IMPACT FEES; 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 APPENDIX A- ZONING, Article III- General Provisions, Section 13- Reserved, be amended by deleting the strikethrough language and adding the underlined text as follows:

Section 13 – ~~Reserved~~ Development Impact Fees

(A) Intent

The intent of this Section is to comply with the Development Impact Fee Act (O.C.G.A. Title 36, Chapter 71), as amended.

(B) Purpose

The purpose of this Section is to provide procedures and standards for payment of impact fees so that new growth and land development bears a proportionate share of the cost of off-site public expanded or new capital improvements needed to serve them. The assessment of impact fees correlates with public facilities identified in the Capital Improvement Element of the Comprehensive Plan. Impact fees are collected for public safety, recreation and parks and transportation facilities.

(C) Impact Fee Required

1. Any person who engages in a “development activity” must pay an impact fee in the manner and amount established by this ordinance.
2. Impact Fees must be collected at the time of the issuance of a building permit.
3. Impact fees shall be calculated at the time of the issuance of a building permit based on the current impact fee schedule in place at that time.
4. The impact fee provisions shall not apply to public projects.

(D) Impact Fee Benefit District

1. There shall be one impact fee benefit district that encompasses the entire City of Pooler.
2. Impact fees collected within the benefit district shall be spent within the benefit district.

(E) Definitions

1. *Affordable housing* is housing where the total monthly housing costs (including rent or mortgage, insurance and utilities) do not exceed 30% of a household's monthly gross income, typically for households earning below 80% of the Area Median Income (AMI) which is set annually by the Department of Housing and Urban Development (HUD).
2. *Building permit* is the permit required for new construction, completion of construction, or an interior finish pursuant to the applicable building code. As used herein, the term shall not include permits required for remodeling, rehabilitation, or other improvements to an existing structure provided there is no increase in the demand placed on those public facilities as defined herein.
3. *Capital improvement* means an improvement with a useful life of ten years or more, by new construction or other action, which increases the service capacity of a public facility.
4. *Capital improvements element* means a component of the Pooler Comprehensive Plan that sets out projected needs for system improvements during the planning horizon established therein, a schedule of capital improvements that will meet the anticipated need for system improvements, and a description of anticipated funding sources for each required improvement, as most recently adopted or amended by City Council.
5. *Comprehensive plan* means the city's plan or planning elements as adopted or amended in accordance with the Georgia comprehensive planning act (O.C.G.A. 50-8-1 *et seq.*) and the applicable minimum standards and procedures for local comprehensive planning as adopted by the Georgia Department of Community Affairs.
6. *Developer* means any person or legal entity undertaking development.
7. *Development* means any activity that involves the construction or expansion of a building, structure, or use; any change in use of a building or structure; or any change in the use of land; any of which creates additional demand and need for public facilities, as defined herein.
8. *Development approval* means written authorization, such as issuance of a building permit, land disturbance permit or other approval for grading or site plan, or other forms of official action required by local law or regulation which authorizes the commencement of construction.
9. *Development impact fee* means a payment of money imposed upon development as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve new growth and development.

10. *Encumber* means to legally obligate by contract or otherwise commit to use by appropriation or by other official act of the City Council.

11. *Feepayer* means that person or entity who pays a development impact fee, or his or her legal successor in interest where the right or entitlement to any refund of previously paid development impact fees which is required by this section has been expressly transferred or assigned to the successor in interest. In the absence of an express transfer or assignment of the right or entitlement to any refund of previously paid development impact fees, the right or entitlement shall be deemed "not to run with the land."

12. *Individual fee determination* means a finding by the administrator that an individual fee study does or does not meet the requirements for such a study as established by this section or, if the requirements are met, the fee calculated therefrom.

13. *Present value* means the current value of past, present, or future payments, contributions, or dedications of goods, services, materials, construction, or money, as calculated using accepted methods of financial analysis for determination of "net present value."

14. *Project* means a particular development on an identified parcel of land.

15. *Project improvements* means site improvements and facilities that are planned, designed, or built to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project and that are not "system" improvements. The character of the improvement shall control a determination of whether an improvement is a "project" improvement or a "system" improvement, and the physical location of the improvement on-site or off-site shall not be considered determinative of whether an improvement is a "project" improvement or a "system" improvement. If an improvement or facility provides or will provide more than incidental service or facility capacity to persons other than users or occupants of a particular project, the improvement or facility is a system improvement and shall not be considered a project improvement. No improvement or facility included in a plan for public facilities and approved for public funding by the City of Pooler shall be considered a project improvement.

16. *Proportionate share* means that portion of the cost of system improvements that are reasonably related to the service demands and needs of a project.

17. *Public facilities* means (a) parks, open space, and recreation areas and related facilities; (b) public safety facilities, including police and fire rescue, emergency medical, and emergency management; and (c) public road or highway improvements.

18. *Service area* means a geographic area defined by the City Council, in which a defined set of public facilities provide service to development within the area.

19. *System improvement costs* means costs incurred to provide additional public facilities capacity to serve new growth and development for planning, design and construction, land acquisition, land improvement, design and engineering related thereto, including the cost of constructing or reconstructing system improvements or facility expansions. System improvement costs include but are not limited to the construction contract price, surveying and engineering fees, related land acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert

witness fees); and expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvements element; and administrative costs, provided that such administrative costs shall not exceed 3 percent of the total amount of the costs. Projected interest charges and other finance costs may be included if the impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued by or on behalf of the City of Pooler to finance the capital improvements element. System improvement costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

20. *System improvements* means capital improvements that are public facilities designed to provide service to more than one project or to the community at large, in contrast to "project" improvements.

21. *Unused or excess impact fee* means any individual impact fee payment from which no amount of money or only a portion thereof has been encumbered or expended according to the requirements of this article.

(F) *Development Impact Fee Schedule*

Impact fees shall be calculated as follows:

1. Unless an applicant requests an administrative determination or individual fee assessment as set forth in the following subsections, the impact fees shall be calculated for the proposed development based on the site plan approval or building permit allowing the use, according to the applicable impact fee schedule below.

2. For categories of uses not specified in the applicable impact fee schedule, staff shall apply the category of use set forth in the applicable impact fee schedule that is deemed to be most similar to the proposed use.

3. If the site plan approval or building permit for the proposed development indicates a mix of uses in the development, the impact fees shall be calculated separately for each use according to the impact fee schedule, and the results aggregated.

4. Impact fees for residential development will be assessed per dwelling unit, based on the square footage size of unit. Nonresidential impact fees will be assessed per square foot of floor area, according to four general types of development.

Maximum Allowable Impact Fees

Residential Development	Fees Per Unit				
Development Type	Parks	Police	Fire	Streets	Total
1,000 or less	\$531	\$172	\$639	\$832	\$2,173
1,001 to 1,500	\$740	\$239	\$891	\$1,087	\$2,958
1,501 to 2,000	\$1,061	\$343	\$1,277	\$1,473	\$4,155
2,001 to 2,500	\$1,304	\$421	\$1,569	\$1,760	\$5,054
2,501 to 3,000	\$1,494	\$483	\$1,798	\$1,990	\$5,764
3,001 to 3,500	\$1,657	\$536	\$1,995	\$2,182	\$6,370
3,501 to 4,000	\$1,795	\$580	\$2,160	\$2,343	\$6,879
4,001 to 4,500	\$1,913	\$618	\$2,302	\$2,487	\$7,320
4,501 to 5,000	\$2,018	\$652	\$2,428	\$2,616	\$7,714
5,001 to 5,500	\$2,116	\$684	\$2,547	\$2,729	\$8,076
5,501 or more	\$2,201	\$712	\$2,649	\$2,832	\$8,394

Nonresidential Development	Fees per 1,000 Square Feet				
Development Type	Parks	Police	Fire	Streets	Total
Industrial	\$0	\$58	\$220	\$342	\$620
Commercial	\$0	\$832	\$3,144	\$4,890	\$8,867
Office & Other Service	\$0	\$369	\$1,395	\$2,170	\$3,935
Institutional	\$0	\$508	\$1,919	\$2,984	\$5,411

Residential Development- Fees based on square footage of home

Non-residential Development- Fees per 1,000 square feet of building

(G) Individual Fee Determination

1. If a developer believes that the impact of the proposed development will be substantially less than would be indicated by using the fee schedule above, then pursuant to O.C.G.A. § 36-71-4(g) the developer may apply for an individual fee determination. A developer applying for an individual fee determination must submit to the City Manager an individual fee calculation study, prepared by a Traffic Engineer or Engineering firm, for the development activity for which a building permit is sought which identifies the project's proportionate share.
2. The developer must attend a pre-application meeting with the City Manager, and no agreement or understanding in regard to data assumptions or methodology will be binding upon the City unless specifically agreed to by the City in writing. The documentation submitted must show the basis upon which the individual fee calculation was made and must be based on relevant and credible information from an accepted standard source of engineering or planning data.
4. The City Manager may accept the calculations of the individual fee determination if he/she finds that the proposed development is in fact so unique in the impacts it will generate that the strict application of the fee schedule would result in inaccurate impact projects and the fee differs by at least five percent from the fees under the fee schedule.

3. The Administrator must provide the developer with the individual fee determination within 30 days after presentation of the individual fee calculation study.

(H) Application for Certification of Impact Fee

Upon application to the City, any person contemplating development activity requiring payment of an impact fee shall apply for and will receive from staff a certification of the impact fee schedule or a certification of an individual fee determination. Applications for certification must include the following information and items:

1. A full and complete description of the project, including the proposed land use and development activity;
2. A statement as to whether the applicant seeks a certification of the impact fee schedule or a certification of an individual fee determination; and
3. If the applicant seeks a certification of an individual fee determination, an individual fee calculation study complying with the requirements of Sec. 13.G.

(I) Procedures for Certification

1. Staff must provide an applicant with a written certification of the impact fee schedule within 5 working days after their receipt of a completed application for certification of impact fees. The fee schedule certified by staff will establish the impact fee schedule for the proposed development activity for a period of 180 days from the date of certification. Staff will provide the applicant with a written certification of an individual fee determination within 30 days after receipt of a completed application.

2. The individual fee determination certified by staff will establish the impact fee for the proposed development activity for the 180-day period immediately following the date of such certification. Notwithstanding the issuance of any such certification, any changes in or additions to the proposed development activity different from the development activity identified in the original application will be subject to increased or additional impact fees to the extent that such changes or additions require capital improvements or facilities expansions. The additional impact fees will be based upon the impact fee schedule in effect at the time of any such change or addition.

(J) Additional Requirements

1. Notwithstanding any other provision of this Section, prior to engaging in development activity and in addition to any other applicable requirements, the developer must certify in writing to staff:

- a. A full and complete description of the project;
- b. A full and complete description of the proposed land use or uses; and
- c. A statement of the gross square footage applicable to each category of land use.

2. Prior to the completion of the project, and as a condition to the issuance of a certificate of occupancy, the developer must recertify in writing to staff the actual land use or uses of the project, and must present an architect's certificate of the actual gross square footage attributable to each use. In the event that the actual land use or uses and/or the actual gross square footage applicable to the actual land use or uses differs from that originally certified, and in the event that the impact fee applicable to the actual land use or uses and/or gross square footage exceeds the impact fee previously paid, the developer will be required to pay the amount of the excess as a condition to the issuance of a certificate of occupancy. The amount of the excess will be based upon the impact fee schedule in effect on the date the certificate of occupancy is issued. If the actual gross square footage constructed after the issuance of the building permit is less than the amount originally certified, the developer will be entitled to a refund of the excess portion of the fee.

3. Any future change in demand for public facilities more than the average demand anticipated at the time of issuance of the previously approved building permit shall be assessed such additional fee as would otherwise have been due. Future changes in demand may result from a change in the land use category of the occupant of the building or property, the expansion of a building or use on a property that results in an increase in the units of development, or the subsequent discovery of facts unknown or misrepresented at the time of issuance of the building permit.

(K) Payment of Impact Fees

1. Any person required to pay impact fees pursuant to this Section must pay such fees prior to the issuance of a building permit unless the City has previously approved a private development agreement providing for an alternative method of payment.

2. All funds collected pursuant to this Section must be promptly transferred for deposit into the appropriate impact fee trust fund to be held in separate accounts as provided for in this Section. Funds must be used solely for the purposes specified in this Section.

3. In lieu of all or part of the impact fee, the City may accept an offer to provide the items and/or services specified in this Section. Any such offer must comply with the requirements of Sec. 13.M, below. The portion of the fee represented by facility improvements will be deemed paid when the construction is completed and accepted by the City or when the person claiming such credit posts security for the cost of such construction as provided in Sec. 13.M, below. The portion of the fee represented by land dedication will be deemed paid when the title to said land has been accepted by the City.

(L) Use of Funds

1. Funds collected as impact fees must be used for the system improvements in the public facility category for which the development impact fee was assessed and collected.

2. Expenditures from the impact fee account for a particular public facility category shall be made only for projects that are listed for that category in the most recently adopted Capital Improvements Element of the Comprehensive Plan.

3. Qualifying improvements include project engineering costs, the acquisition cost of rights-of-way and easements, including legal costs, the construction cost of

improvements, and the principal, interest and other financing costs of bonds, notes or other obligations issued by or on behalf of the City to finance qualified improvements.

4. No funds may be used for periodic or routine maintenance or for any purpose not in accordance with the requirements of O.C.G.A. § 36-71-8.

5. Funds must be expended in the order in which they are collected, within six years of the collection date.

6. Each fiscal period, the City of Pooler Finance Director must present to the City Council an annual report describing the amount of impact fees collected, encumbered and used during the preceding year. Monies, including any accrued interest, not encumbered in any fiscal period will be retained in the same impact fee trust fund(s) until the next fiscal period except as provided in Sec. 13.O, below.

7. The City will be entitled to retain up to 3% of all impact fees it collects as an administrative fee to offset the costs of administering this Section.

8. Impact fees may be used for the payment of principal and interest on bonds, notes or other financial obligations issued by or on behalf of the City to finance system improvements.

(M) Credits

When eligible, fee payors will be entitled to a credit against impact fees otherwise due and owing under the circumstances and in the manner set forth in this Section.

1. Except as provided in Sec.13.M.2 below, no credit will be given for construction, contribution, or dedication of any system improvement or funds for system improvements made before the effective date of this Section.

2. If the value of any construction, dedication of land, or contribution of money made by a developer (or his predecessor in title or interest) for system improvements that are included among the improvements constituting the amount of an impact fee assessment, prior to the effective date of this Section or amendment thereto, is greater than the impact fee that would otherwise have been paid for the project, then the developer will be entitled to a credit for such excess construction, dedication, or funding. Notwithstanding anything to the contrary in this Section, any credit due under this Section will not constitute a liability of the City of Pooler and will accrue to the developer to the extent of impact fees assessed for new development for the same category of system improvements within the same service area.

3. In no event will credit be given for project improvements.

4. Credit will be given for the present value of construction of any portion of a project that is included in the impact fee project listing, or for the contribution or dedication of land or payment of money for such project, by a developer (or their predecessor in title or interest) for system improvements of the same public facilities category and in the same service area for which a development impact fee is imposed, provided that the City Manager must have explicitly approved the granting of such credit for the improvement, contribution, dedication, or payment and the value thereof prior to its construction, dedication, or transfer.

5. Developers who, following the approval of the City of Pooler, construct system improvements for which impact fees would otherwise be imposed and which are included in the impact fee project listing, will be entitled to a credit. The credit allowed pursuant to this Section will be equal to the present value of the cost of construction of the system improvement, up to a maximum of the impact fee due for such system improvement. In the event that a developer enters into a private agreement with the City of Pooler to construct, fund, or contribute system improvements such that the amount of the credit created is in excess of the impact fee which would otherwise have been paid for the development project, the developer must be reimbursed for such excess construction, funding, or contribution from impact fees paid by other development located in the service area which is benefited by such improvements.

6. For the construction of any system improvements by a developer or his predecessor in title or interest and accepted by the City of Pooler, the developer must present evidence satisfactory to the City Manager of the original cost of the improvement, from which present value may be calculated. A person proposing credit for system improvements must present cost estimates and property appraisals prepared by duly licensed and qualified professionals to be used by staff in determining the amount of the credit. All construction must be carried out in accordance with applicable City, County or State development and design standards.

7. For any contribution or dedication of land for system improvements by a developer or his predecessor in title or interest and accepted by the City of Pooler, the original value of the land must be the same as that attributed to the property by the validated tax appraisal at the time of dedication, from which present value may be calculated.

8. For any contribution of capital equipment that qualifies as a system improvement by a developer or his predecessor in title or interest and accepted by the City of Pooler, the value must be the original cost to the developer of the capital equipment or the cost that the City of Pooler would normally pay for such equipment, whichever is less.

9. For any contribution of money for system improvements from a developer or his predecessor in title or interest accepted by the City of Pooler, the original value of the money must be the same as that at the time of contribution, from which present value may be calculated.

10. In making a present value calculation, the discount rate used must be the net of the interest returned on a State of Georgia, AA rated or better municipal bond less average annual inflation, or such other discount rate as the Mayor and council in its sole discretion may deem appropriate.

11. Credits will be given only upon written request of the developer to the City of Pooler. Credits must be claimed at the time of the application for a building permit. Any credit not so claimed will not be available as to any impact fee owing with respect to that building permit.

12. In the event that an impact fee is paid but the building permit is abandoned, credit will be given for the present value of the impact fee against future impact fees for the same parcel of land, upon submission of adequate evidence to staff that an impact fee was received by the City of Pooler, the

amount paid, and that the building permit was abandoned. Such credit will be given upon issuance of the subsequent building permit. A building permit will be deemed abandoned if no construction has been commenced prior to the expiration of the building permit.

13. Security in the form of a performance bond, or escrow agreement must be posted with the City, made payable to the City in the amount approved by staff equal to 110% of the full cost of the construction of such improvements. If a facility construction project will not be constructed within one year of the acceptance of the offer by the City, the amount of the security must be increased by 10% compounded, for each year of the life of the security. The security must be reviewed and approved by the City Attorney's office prior to the acceptance of the security by the City.

14. Credits must be represented by a written certificate (the "credit certificate") setting forth the name of the person or entity to whom the credit certificate is issued, the number of the credit certificate, and the amount of the credit. Each credit certificate must be numbered in the order in which it is issued, and must be signed by the City Finance Director with the seal of the City affixed thereto. The City must also maintain a register (the "credit certificate register") which sets forth the name of the credit holder, the number of the credit certificate, the amount of the credit, and the name of any party entitled to the credit represented by the credit certificate.

15. The interest of a secured party will not be effective and will not be recognized by the City unless and until the City is in receipt of a written document satisfactory to the City signed by the secured party and the holder of the credit certificate verifying the creation of the security interest and directing the City to enter the secured party's name in the credit certificate register. Credits are transferable from one developer to another and from one project to another provided that such credits must not be transferred to a project in a different city, and provided further that the transfer is accomplished in accordance with the provisions of this Section.

16. Transfers of credit certificates will only be effective when entered in the credit certificate register of the City upon surrender of the credit certificate signed and dated as of the date of the purported transfer by the person in whose name the credit certificate is registered or on his behalf by a person legally authorized to so sign. Any attempted transfer not in compliance with the terms of this Section will not be effective, will not be recognized by the City, and will result in the waiver and forfeiture of the credit. If the credit certificate to be transferred is subject to a security interest reflected in the credit certificate register, the surrendered credit certificate must also be accompanied by a written consent to transfer or release of security interest signed by the secured party. Upon compliance with the transfer provisions of this Section, the City will issue a new credit certificate in the name of the authorized transferee.

(N) Exemptions

1. The following are exempted from payment of impact fees:

a. Alteration or expansion of an existing building or use of land where no additional living units are created, where the use is not changed, and where no additional demand for system improvement facilities will result.

b. The construction of accessory buildings or structures which will not result in additional demand for system improvement facilities.

c. The replacement of a building or structure that was in place on the effective date of this ordinance, or the replacement of a building or structure that was constructed subsequently and for which the correct impact fee had been paid or otherwise provided for, with a new building or structure of the same use, provided that no additional vehicular trips will result.

d. All or part of a particular project which constitutes affordable housing, and that will increase the supply of housing that would be affordable to disadvantaged individuals or families.

2. A person claiming exemption(s) pursuant to a., b. or c. above must submit to staff information and documentation sufficient to permit staff to determine whether such exemption claimed is proper, and, if so, the extent of such exemption.

3. A person seeking exemption under paragraph d. above must submit to the City Council information and documentation sufficient to permit the City Council to determine whether such exemption claimed is proper, and, if so, the extent of such exemption.

4. Exemptions must be applied for at the time of the application for a building permit except in the case of a private development agreement. Any exemptions not so applied for will be deemed waived.

(O) Grandfathered projects

1. Notwithstanding any other provision of this article, that portion of a project for which a valid building permit has been issued for a platted and recorded lot prior to the effective date of this article, shall not be subject to any development impact fee as set forth in this article so long as the permit remains valid and construction has commenced and is pursued according to the terms of the permit.

a. Said construction shall be commenced, pursued, and completed within the allowable time established by the building permit. Any extension or reissuance shall require the applicant to pay the development impact fee as set forth in this article.

b. Construction for each project shall be considered as having commenced on the date of the first required inspection as determined by staff.

c. A project with a valid permit shall continue with this status until the permit expires, at which time the renewal of the permit or the issuance of a new permit for the same project or a different project on the same property shall incur the applicable development impact fee.

(P) Refunds

Refunds of impact fees will be made only in the following instances and in the following manner:

1. Upon application to staff by the feepayor, the City will refund 97% of the impact fee paid if capacity is available and service is denied. The City will retain 3% of the fee paid as an administrative fee.

2. Upon application to staff by the feepayor, the City will refund 97% of the impact fee paid and not expended or encumbered if the City, after collecting the fee when service is not available, has failed to encumber the fee or commence construction within 6 years from the date the impact fee was paid. The City will retain 3% of the fee paid as an administrative fee. In determining whether impact fees have been expended or encumbered, fees will be considered encumbered on a first-in, first-out (FIFO) basis.

3. When the right to a refund exists due to a failure to encumber impact fees, the City must provide written notice of entitlement to a refund to the feepayor who paid the impact fee at the address shown on the application for development approval, or to a feepayor's successor in interest who has given the City notice of the transfer or assignment of the right or entitlement to a refund and who has provided the City a mailing address. The City must also publish such notice within 30 days of the expiration of the 6-year period after the date the impact fee was paid. The published notice must contain the heading "notice of entitlement to development impact fee refund."

4. A refund application must be made to staff within one year from the date such refund becomes payable under this Section or within one year from the date of publication of the notice of entitlement of a refund as provided under this Section, whichever is later. Any refund not applied for within said time period will be deemed waived.

5. A refund application must include information and documentation sufficient to permit staff to determine whether the refund claimed is proper, and, if so, the amount of such refund.

6. A refund will include a pro rata share of interest actually earned on the unused or excess impact fee paid.

7. All refunds will be paid within 60 days after staff determines that such refund is due.

(Q) Impact Fee Funds Established

1. The City shall establish separate accounting records for each public facility category of system improvements.

2. All development impact fee funds collected for future expenditure on construction or expansion of facilities pursuant to the section must be deposited and maintained in one or more interest bearing accounts until expended.

3. Interest earned on development impact fees shall be considered funds of the account on which it is earned and is subject to all restrictions imposed by Section "Use of Funds" of this Section.

(R) Appeal Procedures

1. The developer or applicant who owes or has paid an impact fee may appeal the fee determination or payment of the fee to City Council.

2. The aggrieved applicant or feepayor must file a written appeal within 15 days of the receipt of written determination of the amount of the development impact fee.

due. Such written appeal shall set forth the basis for the appeal and the relief sought.

3. The appeal hearing will be held by City Council within 30 days of receipt of the written appeal.

4. The filing of an appeal shall not stay the collection of a development impact fee as a condition to the issuance of a building permit or other development approval.

5. An applicant or feepayor may pay a development impact fee to obtain a building permit or other development approval, and by making such payment shall not be estopped from exercising the right of appeal or receiving a refund of any amount deemed to have been collected in excess.

(S) Fee Supplemental to Other Financing Methods

1. Except as otherwise provided in this section, impact fees are in addition to any other requirements, taxes, fees, or assessments imposed by the City on development or the issuance of building permits which are imposed on and due against property within the jurisdiction of the City.

2. In addition to the use of impact fees, the City may finance qualifying capital improvements through the issuance of bonds, the formation of assessment districts, or any other authorized mechanism, in such manner and subject to such limitations as may be provided by law.

(T) Impact Fee Program Annual Review

1. At least once each year, the city shall prepare an "annual update report" for submission to the Coastal Regional Commission and the Georgia Department of Community Affairs. The report must include a financial report for the impact fee program based on the latest adopted audit. In addition, the report must update the Community Work Program of the Comprehensive Plan to maintain, at a minimum, a schedule of system improvements to be undertaken for each of the subsequent five years.

a. The financial report is to include the beginning balances in each public facility category (such as parks & recreation, fire protection, etc.), the impact fees collected in each public facility category, interest earned on the funds on hand, refunds made, funds expended, and the ending balances.

b. The community work program is to be updated by adding a future year and deleting the past year, such that a total of five years is always shown. Impact fee-funded projects that are anticipated to be undertaken are to be listed individually, the year of implementation indicated, the cost of the project shown along with the source of funds, and the department responsible for implementation.

2. The annual update report may include changes in funding sources or project costs, or changes in the scheduling of projects. However, new projects not included in the list of impact fee eligible projects contained in the most recently adopted capital improvements element itself cannot be added in the annual update report.

3. The annual update report is to be submitted to the Coastal Regional Commission for their review, in accordance with the *Development Impact Fee Compliance Requirements* as adopted by the Georgia Department of Community Affairs.

4. Upon approval of the annual update report, the report shall be adopted by the City Council and a copy sent to the Coastal Regional Commission.

II

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

III

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.

IV

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