

CITY COUNCIL Regular Meeting – Agenda

December 5, 2022 at 6:00 PM | Pooler City Hall | 100 US Hwy 80 SW, Pooler, GA 31322

- I. ROLL CALL/DECLARATION OF QUORUM
- II. CALL TO ORDER
- III. INVOCATION
- IV. PLEDGE OF ALLEGIANCE
- V. ANNOUNCEMENTS
- VI. CONSENT AGENDA
 - A. **City Council Meeting Minutes of November 21, 2022**
 - B. **City Council Executive Session Minutes of November 21, 2022**
 - C. **Alcoholic Beverage License Application for CJS Legend Food, Inc. at 1024 US Highway 80 West, Suite 118**
- VII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS
 - A. **Resolution R2022-12.A - To Approve the Fiscal Year 2023 Budget**
(First Reading; Public Hearing, Action)
 - B. **Ordinance 02022-11.B - To Amend Chapter 42 - Environment, Article VI - Tree Protection to Add Divisions and Establish Requirements for Tree Protection on Public Property and Rights-of-Way** *(Second Reading)*
 - C. **Ordinance 02022-11.C - Zoning Text Amendment Adding Furniture and Related Product Manufacturing as a Conditional Use to Table 4.1 Allowed Uses by Zoning District** *(Second Reading)*
- VIII. OLD BUSINESS
 - A. **Site Plan for 125 Distribution Drive**
- IX. NEW BUSINESS
 - A. **Sign Variance for JC Lewis Ford Located at 501 Memorial Boulevard** *(Public Hearing, Action)*

- B. **Front Yard Building Setback Variance for 220 South Skinner Avenue** *(Public Hearing, Action)*
 - C. **Zoning Map Amendment for 100 Commerce Court from C-P to C-2** *(Public Hearing, Action)*
 - D. **Conditional Use Request for a Childcare Center Located at 112 North Rogers Avenue** *(Public Hearing, Action)*
 - E. **Site Plan for La Parrilla Restaurant at 140 Tanger Outlets Boulevard**
 - F. **Site Plan for Westside Commerce Center in Westside Business Park**
 - G. **Acceptance of a Sidewalk and Landscape Performance Bond / Final Plat for Benton Grove Towns**
 - H. **Site Plan for 421 Morgan Lakes Industrial Boulevard**
- X. EXECUTIVE SESSION
- XI. ADJOURNMENT



CITY COUNCIL Regular Meeting – Minutes

November 21, 2022 at 6:00 PM | Pooler City Hall | 100 US Hwy 80 SW, Pooler, GA
31322

I. ROLL CALL/DECLARATION OF QUORUM

Present: Rebecca C. Benton, Mayor
Tom Hutcherson, Mayor Pro Tem
Aaron Higgins, Councilmember
Stevie Wall, Councilmember
John Wilcher, Councilmember
Karen Williams, Councilmember
Craig Call, City Attorney
Chris Lightle, Finance Officer
Kiley Fusco, Clerk of Council

Absent: Shannon Black, Councilmember
Robert Byrd, City Manager
Steve Scheer, City Attorney

II. CALL TO ORDER

Mayor Rebecca Benton called the meeting to order at 6:04 p.m.

III. INVOCATION

Reverend Nelle Bordeaux of Wesley Monumental gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Reverend Nelle Bordeaux led the pledge.

V. ANNOUNCEMENTS

There were no announcements.

VI. CONSENT AGENDA

Assistant City Manager Matthew Saxon presented the consent agenda for consideration.

A. City Council Meeting Minutes of November 7, 2022

B. Alcoholic Beverage License Application for Savannah Distributing Co, Inc. at 58 Columbia Drive

- C. **Alcoholic Beverage License Application fro Viet Huong, Inc. dba Viet Huong Oriental Market at 210 Grand Central Boulevard**
- D. **Temporary / Special Event (Dispensing Alcohol) Permit Application for Roselyn M. Moultrie on December 10, 2022**
- E. **Department Reports**
 - 1. **Public Works**
 - 2. **Finance**
 - 3. **Fire**
 - 4. **Police**
 - 5. **Recreation**
 - 6. **Planning & Zoning**

Councilmember Aaron Higgins moved to approve the Consent Agenda.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

VII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

- A. **Ordinance O2022-11.A - To Amend Chapter 90 - Vehicles for Hire, Article II - Towing and Wrecker Service** *(Second Reading)*

Assistant City Manager Matthew Saxon presented the second reading for consideration. Chief Ashley Brown and Sergeant James Self were present to answer questions. Councilmember Karen Williams moved to approve the second reading of Ordinance O2022-11.A - To Amend Chapter 90 - Vehicles for Hire, Article II - Towing and Wrecker Service.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Higgins

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

B. **Ordinance O2022-11.B - To Amend Chapter 42 - Environment, Article VI - Tree Protection to Add Divisions and Establish Requirements for Tree Protection on Public Property and Rights-of-Way** *(First Reading)*

Assistant City Manager Matthew Saxon presented the first reading for consideration. Councilmember John Wilcher moved to approve the first reading of Ordinance O2022-11.B - To Amend Chapter 42 - Environment, Article VI - Tree Protection to Add Divisions and Establish Requirements for Tree Protection on Public Property and Rights-of-Way.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Higgins

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

C. **Ordinance O2022-11.C - Zoning Text Amendment Adding Furniture and Related Product Manufacturing as a Conditional Use to Table 4.1 Allowed Uses by Zoning District** *(First Reading; Public Hearing, Action)*

Assistant City Manager Matthew Saxon presented the ordinance for consideration. Councilmember Aaron Higgins moved to approve the first reading of Ordinance O2022-11.C - Zoning Text Amendment Adding Furniture and Related Product Manufacturing as a Conditional Use to Table 4.1 Allowed Uses by Zoning District.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

VIII. NEW BUSINESS

A. **Zoning Buffer Requirement Variance for 1393 US Highway 80 East** *(Public Hearing, Action)*

Assistant City Manager presented the variance for consideration. Mayor Rebecca Benton opened and closed the public hearing without comment. Holly Young was present on behalf of the petitioner and requested the item be withdrawn. No action was taken.

B. **Variance Request for Proposed Sewer Line Encroachment Within a City Owned Right-of-Way** *(Public Hearing, Action)*

Assistant City Manager Matthew Saxon presented the variance request for consideration. C.J. Chance was present on behalf of the petitioner to answer questions. Mayor Rebecca Benton opened and closed the public hearing without comment. Councilmember Karen Williams, upon review of the criteria, moved to approve the Variance Request for Proposed Sewer Line Encroachment Within a City Owned Right-of-Way.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wall

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

Upon approval of the variance request, Councilmember Aaron Higgins moved to amend the agenda to add Item L. Crossbuck Center at 418 West Highway 80 to New Business.

Motion to Amend; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Williams

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

C. **Zoning Map Amendment of Approximately 18.18 Acres at Morgan Lakes Industrial Boulevard from PUD to I-1** *(Public Hearing, Action)*

Assistant City Manager Matthew Saxon presented the amendment for consideration. Chad Zittroeur was present on behalf of the petitioner to answer questions. Mayor Rebecca Benton opened and closed the public hearing without comment. Councilmember Aaron Higgins, after review of the criteria, moved to approve the Zoning Map Amendment of Approximately 18.18 Acres at Morgan Lakes Industrial Boulevard from PUD to I-1.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

D. **Zoning Map Amendment of Approximately 4.92 Acres at Benton Grove from R1-A to C-2** *(Public Hearing, Action)*

Assistant City Manager presented the amendment for consideration. Mayor Rebecca Benton recused herself, and Mayor Pro Tem Tom Hutcherson opened and closed the public hearing without comment. Dan Mahowald and Sandip Pardeshi were present on behalf of the petitioner to answer questions. Councilmember Aaron Higgins, upon review of the criteria, moved to approve the Zoning Map Amendment of Approximately 4.92 Acres at

Benton Grove from R1-A to C-2 with the condition on the rezoning being specific to memory care center use. The petitioners verbally agreed to the conditions.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

E. **Conditional Use Request to Construct an Auto Body Collision Repair Shop at 1224 US Highway 80 East** *(Public Hearing, Action)*

Assistant City Manager Matthew Saxon presented the request for consideration. Mayor Rebecca Benton opened and closed the public hearing without comment. Councilmember Karen Williams, upon review of the criteria, moved to approve the Conditional Use Request to Construct an Auto Body Collision Repair Shop at 1224 US Highway 80 East.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

F. **Conditional Use Request to Construct a Funeral Home at 1019 US Highway 80 West** *(Public Hearing, Action)*

Assistant City Manager Matthew Saxon presented the request for consideration. Scott Burns and Cedric Coleman were present on behalf of the petitioner to answer questions. Mayor Rebecca Benton opened the public hearing. Resident Charles Grey Long, previous owner of the property, expressed his support for the request. Mayor Rebecca Benton closed the public hearing, and Councilmember Aaron Higgins, upon review of the criteria, moved to approve the Conditional Use Request to Construct a Funeral Home at 1019 US Highway 80 West.

Motion to Approve; PASSED (4-1)

MOVER: Higgins

SECONDER: Hutcherson

AYES: Higgins, Hutcherson, Wilcher, Williams

NAYS: Wall

G. **Minor Subdivision Plat for Outparcel 5, Mosaic Towne Center**

Assistant City Manager Matthew Saxon presented the plat for consideration. Travis Bazemore was present on behalf of the petitioner to answer questions. Councilmember John Wilcher moved to approve the Minor Subdivision Plat for Outparcel 5, Mosaic Towne Center.

Motion to Approve; PASSED (UNANIMOUS)
MOVER: Wilcher
SECONDER: Williams
AYES: Higgins, Hutcherson, Wall, Wilcher, Williams
NAYS:

H. **Site Plan for 1543 Dean Forest Road**

Assistant City Manager Matthew Saxon presented the site plan for consideration. Lamar Mercer with Thomas & Hutton was present on behalf of the petitioner to answer questions. Councilmember Aaron Higgins moved to approve the Site Plan for 1543 Dean Forest Road pending recording of the stormwater agreement prior to a preconstruction meeting.

Motion to Approve with Stipulations; PASSED (UNANIMOUS)
MOVER: Higgins
SECONDER: Hutcherson
AYES: Higgins, Hutcherson, Wall, Wilcher, Williams
NAYS:

I. **Site Plan for Durham Park Office at Durham Park Boulevard**

Assistant City Manager Matthew Saxon presented the site plan for consideration. John Farmer was present on behalf of the petitioner to answer questions. Councilmember Karen Williams moved to approve the Site Plan for Durham Park Office at Durham Park Boulevard subject to the following conditions:

1. Recording of the stormwater agreement prior to a preconstruction meeting
2. Payment of \$39,600 into the Tree Fund

Motion to Approve with Stipulations; PASSED (UNANIMOUS)
MOVER: Williams
SECONDER: Hutcherson
AYES: Higgins, Hutcherson, Wall, Wilcher, Williams
NAYS:

J. **Site Plan for 125 Distribution Drive**

Assistant City Manager Matthew Saxon presented the site plan for consideration. Councilmember Aaron Higgins moved to postpone the Site Plan for 125 Distribution Drive until the December 5, 2023 meeting.

Motion to Postpone; PASSED (UNANIMOUS)
MOVER: Higgins
SECONDER: Hutcherson
AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

K. Site Plan for Parlor Mini Storage on Pine Barren Road

Assistant City Manager Matthew Saxon presented the site plan for consideration. Dan Fischer of EMC Engineering was present on behalf of the petitioner to answer questions. Councilmember Aaron Higgins moved to approve the Site Plan for Parlor Mini Storage on Pine Barren Road subject to the following conditions:

1. Approval of the water main extension
2. Receipt of the approved plan and permit for the proposed right turn deceleration lane from the City of Bloomingdale

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

L. Site Plan for Crossbuck Center at 428 West Highway 80

Assistant City Manager Matthew Saxon presented the site plan for consideration. C.J. Chance and Holly Young were present on behalf of the petitioner to answer questions. Councilmember Aaron Higgins moved to approve the Site Plan for Crossbuck Center at 428 West Highway 80 subject to the following conditions:

1. Allow as much natural shrubbery to remain in place as possible
2. No restaurants in the development
3. No windows on east or second floor of rear other than those required for the purpose of life safety
4. Installation of a fence for which the details will be finalized between private parties

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER:

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

M. Termination of Existing Towing and Wrecker Service Contract

Councilmember Aaron Higgins moved to approve Termination of Existing Towing and Wrecker Service Contract.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

IX. EXECUTIVE SESSION

With no further public business to conduct, Councilmember John Wilcher moved to enter Executive Session. Council entered Executive Session at 7:23 p.m.

Motion to Enter; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Higgins

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

Mayor Rebecca C. Benton called the meeting back to order at 7:29 p.m. Councilmember Aaron Higgins moved to amend the agenda to add Item M. Termination of the Existing Wrecker Service Contract.

Motion to Amend; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Hutcherson

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

X. ADJOURNMENT

Councilmember John Wilcher moved to adjourn the meeting.

Motion to Adjourn; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Higgins

AYES: Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

The meeting adjourned at 7:30 p.m.

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2022.

Rebecca C. Benton, Mayor

Attest:

Kiley Fusco, Clerk of Council



NEW ALCOHOLIC BEVERAGE LICENSE APPLICATION

2023

Finance Department 100 US Hwy 80 SW, Pooler, GA 31322 P: 912-748-7261

This application must be filled out for processing. Please answer all questions in black or blue ink. Do not enter "Same", "N/A", "See below" or use white-out on this application.

Type of Business (please select appropriate one):

- Restaurant
 Bar/Lounge
 Hotel/Motel
 Caterer
 Event Venue
 Convenience/Gas/Drug Store
 Manufacturer/Distillery/Brewery
 Super Market/Grocery
 Wholesale/Distributor
 Package/Liquor Store
 Specialty Shop
 Special Event Permit (Dispensing Alcohol)

BUSINESS INFORMATION			
LEGAL STRUCTURE OF ENTITY: <input type="checkbox"/> Sole Proprietor <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> LLC <input type="checkbox"/> Partnership			
LEGAL BUSINESS NAME: CJS Legend Food Inc		DOING BUSINESS AS (DBA) NAME (if applicable) Gip Bop	
FEDERAL EMPLOYMENT ID NUMBER (FEIN): 92-0417429		GEORGIA SALES TAX ID NUMBER (STIN):	
BUSINESS ADDRESS (Physical Location): 1024 US 80 Suite 110		CITY: Pooler	STATE: GA ZIP CODE: 31322

APPLICANT INFORMATION			
APPLICANT FULL LEGAL NAME (Last, First, Middle): Seo, Sang Yeong		ISSUING STATE/DRIVER LICENSE NUMBER: Georgia	
SOCIAL SECURITY NUMBER:		DATE OF BIRTH (mm/dd/yyyy):	PLACE OF BIRTH (City, State, Country): Seoul
RACE:	SEX:	HEIGHT:	WEIGHT:
			HAIR COLOR: Black EYE COLOR: Black
PHYSICAL HOME ADDRESS:		CITY: Suwanee	STATE: GA ZIP CODE: 30024
MAILING ADDRESS: (if different)		CITY:	STATE: STATE: ZIP CODE:
HOME PHONE NUMBER:			

OWNER INFORMATION (if other than applicant)			
OWNER FULL LEGAL NAME (Last, First, Middle): Seo, Sang Yeong		ISSUING STATE/DRIVER LICENSE NUMBER: Georgia	
SOCIAL SECURITY NUMBER:		DATE OF BIRTH (mm/dd/yyyy):	PLACE OF BIRTH (City, State, Country):
PHYSICAL HOME ADDRESS:		CITY: Suwanee	STATE: GA ZIP CODE: 30024
MAILING ADDRESS: (if different)		CITY:	STATE: STATE: ZIP CODE:
HOME PHONE NUMBER:			

ADDITIONAL OWNERS' INFORMATION Please list all owners, if more than one, who have an ownership interest of 10% or more in the business. Use additional paper if needed.		
BUSINESS OWNER NAME:	BUSINESS OWNER'S ADDRESS:	BUSINESS OWNER'S TELEPHONE NUMBER:



NEW ALCOHOLIC BEVERAGE LICENSE APPLICATION

CLASSIFICATIONS					
RETAIL <small>(new applications received after July 1st rates are prorated to 50% off)</small>					
CLASS	CLASSIFICATION	LIQUOR, BEER & WINE	BEER & WINE	BEER ONLY	TOTAL
A	Retail Package	<input type="checkbox"/> 1 \$1850	<input type="checkbox"/> 2 \$800	<input type="checkbox"/> 3 \$600	
B	Consumption On-Premises	<input checked="" type="checkbox"/> 1 \$2150 1075	<input type="checkbox"/> 2 \$1000	<input type="checkbox"/> 3 \$750	2150 1075
WHOLESALE					
CLASS	CLASSIFICATION	PRICE		TOTAL	
C	Liquor	<input type="checkbox"/> \$3200			
D	Beer & Wine	<input type="checkbox"/> \$1900			
MANUFACTURERS					
CLASS	CLASSIFICATION	PRICE		TOTAL	
E	Brewer, manufacturer of malt beverages	<input type="checkbox"/> \$1075			
G	Manufacturer of wine	<input type="checkbox"/> \$2250			
H	Distiller, manufacturer of distilled spirits	<input type="checkbox"/> \$2250			
HOTELS, EVENT VENUES, & CATERERS					
CLASS	CLASSIFICATION	PRICE		TOTAL	
F1	Hotel	<input type="checkbox"/> \$2500			
F2	Special event venue	<input type="checkbox"/> \$2000			
L	Consumption off-premises, Caterer	<input type="checkbox"/> \$1500			
SPECIAL EVENTS & COMPLIMENTARY ALCOHOL					
CLASS	CLASSIFICATION	PRICE		TOTAL	
I	Temporary/Private Event (max 2 days)	<input type="checkbox"/> \$100/day			
J	Home Brew Special Event (max 2 days and 6 days per annum)	<input type="checkbox"/> \$100/day	OUT-OF-CITY CATERERS <input type="checkbox"/> \$50/day (+ 3% excise tax)		
K	Complimentary Beer & Wine	<input type="checkbox"/> \$250			
ADD-ON LICENSES					
CLASS	CLASSIFICATION	APPLICABLE LICENSES	PRICE	TOTAL	
A	Brewpub	B1, B2, B3, E	<input type="checkbox"/> \$850		
C1	Sunday Sales (Retail)	A1, A2, A3, C, D, E, F1, F2, G, H	<input type="checkbox"/> \$750		
C2	Sunday Sales (11:00 a.m.)	B1, B2, B3, F1, F2	<input checked="" type="checkbox"/> \$1000	1000	
D	Tasting Event (must notify 5 days prior and 52 max events per annum)	A1, A2, A3	<input type="checkbox"/> No fee		
NEW APPLICATION FEES					
CLASS	FEES		GRAND TOTAL <small>(add all above selections and application fees)</small>		
A1 - H & L	<input checked="" type="checkbox"/> \$290		2365 3140		
I, J & K	<input type="checkbox"/> \$20				

FOR OFFICE USE ONLY:				
Rcvd: 11/10/22	By: [Signature]	Amt Paid: 3440	Lic# 6185	Issued:



APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

STAFF RECOMMENDATIONS – CITY OF POOLER USE ONLY

<u>BUILDING & ZONING DEPARTMENT</u>		
The Building & Zoning Department has reviewed and examined the application. Based on the findings and the requirements of the Zoning Ordinance of the City of Pooler, the application is therefore recommended for:		
PIN#: <u>5-0018-01-006</u>	Zoning District: <u>C-2</u>	Approval: <input checked="" type="checkbox"/> Denial: <input type="checkbox"/>
Reviewed By: <u>Kiri Classen</u>	Date: <u>11-10-22</u>	
Comments: _____ _____ _____		

<u>POLICE DEPARTMENT</u>		
The Police Department have reviewed the application and the disclosures and criminal histories of the applicant(s). Based on their findings and the requirements of the Code of Ordinances of the City of Pooler, the application is therefore recommended for:		
Reviewed by: <u>Cristley Brown</u>	Date: <u>11/29/2022</u>	Approval: <input checked="" type="checkbox"/> Denial: <input type="checkbox"/>
Comments: _____ _____ _____		

COUNCIL APPROVAL:

Scheduled for City Council Meeting Date: _____

<u>COUNCIL APPROVAL</u>		
Mayor's Signature: _____	Date: _____	Approval: <input type="checkbox"/> Denial: <input type="checkbox"/>
Comments: _____ _____ _____		



CITY OF POOLER, GEORGIA

2023 Proposed City Budget

CITY OF POOLER, GEORGIA

2023 Proposed Budget

Table of Contents

	<u>PAGE</u>
2023 Budget Priorities and Issues.....	1
General Fund Proposed Budget Summary.....	2
General Fund Revenue.....	3
General Fund Expenditures:	
General Government.....	4
Municipal Court.....	5
Public Safety.....	6
Public Works.....	7
Health and Welfare.....	8
Recreation and Parks.....	9
Housing and Development.....	10
Debt Service.....	11
Other Financing Sources.....	12
Tree Fund Proposed Budget.....	13
Accommodation Excise Tax Fund Proposed Budget.....	14
SPLOST Fund Proposed Budget.....	15
Local Resources Capital Projects Fund Proposed Budget.....	16
Water and Sewer Fund Proposed Budget Summary.....	17
Water and Sewer Fund Proposed Budget Detail.....	18

Priorities

- ✓ Continuing to fund infrastructure projects throughout the City (i.e., roads, drainage, WWTP)

Issues

General

- Inflation
- Fuel costs
- Recession concerns

Personnel and employee benefits

- Payroll and employee benefits are budgeted at \$19,420,200 and represent 48.4% of total annual expenditures.
- Medical insurance benefits increased approximately 18.3% or \$431,110 increasing annual group insurance expenditures to \$2,793,400. Group insurance expenditures represent 51.1% of employee benefit expenditures and 7.0% of total annual expenditures.

Capital asset additions and replacements

- Approximately \$1.27 million invested in capital expenditures.

Assumptions

1. Successful negotiation of the local option sales tax (LOST) certificate of distribution.
2. Annual growth in local option sales tax (LOST) revenue is estimated to be 10.4% compared to the prior year budgeted amount resulting in approximately \$9.5 million. LOST revenue is currently 13.9% ahead of 2021.
3. Total increase in the 2022 net property tax digest was 16.6%. Reassessment of existing real property accounted for 9.7% of the increase and new growth accounted for 6.9% of the increase.
4. The City's current millage rate is 4.263 mills. Property tax revenue is budgeted at \$8.4 million.

CITY OF POOLER, GEORGIA

General Fund 2023 Budget Summary

	<u>2021 Actual</u>	<u>Amended 2022 Budget</u>	<u>Proposed 2023 Budget</u>	<u>\$ Inc (Dec) Over Prior Year Budget</u>	<u>% Inc (Dec) Over Prior Year Budget</u>
Revenues					
Taxes	\$ 22,999,799	\$ 23,049,700	\$ 24,271,000	\$ 1,221,300	
Licenses and permits	1,360,347	922,750	1,172,000	249,250	
Intergovernmental	446,723	520,655	415,000	(105,655)	
Charges for services	2,953,470	3,098,860	3,461,000	362,140	
Fines and forfeitures	878,082	900,000	850,000	(50,000)	
Interest	10,655	10,000	135,000	125,000	
Contributions and donations	1,667,030	15,000	17,000	2,000	
Miscellaneous	92,033	68,390	71,000	2,610	
Total revenues	<u>30,408,139</u>	<u>28,585,355</u>	<u>30,392,000</u>	<u>1,806,645</u>	6.32%
Expenditures					
General government	3,260,337	4,001,515	4,049,225	47,710	
Judicial	417,902	419,790	485,099	65,309	
Public safety	12,112,556	13,893,485	14,836,305	942,820	
Public works	5,573,102	5,806,870	6,933,251	1,126,381	
Health and welfare	142,684	159,620	200,275	40,655	
Recreation and parks	1,728,302	1,949,635	1,828,775	(120,860)	
Housing and development	908,181	1,033,860	1,417,425	383,565	
Debt service	349,307	483,880	441,995	(41,885)	
Total expenditures	<u>24,492,371</u>	<u>27,748,655</u>	<u>30,192,350</u>	<u>2,443,695</u>	8.81%
Excess (deficiency) of revenues over (under) expenditures	<u>5,915,768</u>	<u>836,700</u>	<u>199,650</u>	<u>(637,050)</u>	
Other financing sources (uses)					
Interfund transfers in	1,046,206	950,000	1,075,000	125,000	
Damaged property recoveries	18,449	-	-	-	
Sale of surplus equipment	139,098	-	-	-	
General long-term debt issued	54,964	2,762,600	-	(2,762,600)	
Interfund transfers out	(3,297,243)	(6,084,110)	(1,274,650)	4,809,460	
Total other financing sources (uses)	<u>(2,038,526)</u>	<u>(2,371,510)</u>	<u>(199,650)</u>	<u>2,171,860</u>	-91.58%
Net change in fund balance	<u>\$ 3,877,242</u>	<u>\$ (1,534,810)</u>	<u>\$ -</u>	<u>\$ 1,534,810</u>	

NOTES:

CITY OF POOLER, GEORGIA

General Fund Revenues

Account Description	2021 Actual	Amended 2022 Budget	Proposed 2023 Budget	\$ Inc (Dec) Over Prior Year Budget	
Taxes					
General property taxes	\$ 11,303,876	\$ 11,478,500	\$ 11,753,000	\$ 274,500	
General sales and use taxes	8,618,039	8,608,200	9,250,000	641,800	
Selective sales and use taxes	1,092,937	985,000	1,137,000	152,000	
Business taxes	1,964,460	1,966,000	2,115,000	149,000	
Penalties and interest	20,487	12,000	16,000	4,000	
Total tax revenue	<u>22,999,799</u>	<u>23,049,700</u>	<u>24,271,000</u>	<u>1,221,300</u>	5.30%
Licenses and permits					
Business licenses	168,723	176,000	372,000	196,000	
Other business license fees	41,302	26,000	30,000	4,000	
Zoning and land use permits	115,701	60,000	70,000	10,000	
Regulatory fees	1,034,621	660,750	700,000	39,250	
Total licenses and permits	<u>1,360,347</u>	<u>922,750</u>	<u>1,172,000</u>	<u>249,250</u>	27.01%
Intergovernmental revenue					
Federal government grants	(4,443)	115,655	-	(115,655)	
State government grants	289,272	245,000	250,000	5,000	
Local grants	161,894	160,000	165,000	5,000	
Total intergovernmental revenue	<u>446,723</u>	<u>520,655</u>	<u>415,000</u>	<u>(105,655)</u>	-20.29%
Charges for services					
General government	241,478	701,360	926,000	224,640	
Public safety	202,975	65,000	70,000	5,000	
Sanitation	2,219,805	2,040,000	2,185,000	145,000	
Recreation	289,212	292,500	280,000	(12,500)	
Total charges for services	<u>2,953,470</u>	<u>3,098,860</u>	<u>3,461,000</u>	<u>362,140</u>	11.69%
Fines and forfeitures					
Court revenues	878,082	900,000	850,000	(50,000)	
Total fines and forfeitures	<u>878,082</u>	<u>900,000</u>	<u>850,000</u>	<u>(50,000)</u>	-5.56%
Investment income					
Interest income	10,655	10,000	135,000	125,000	
Total investment income	<u>10,655</u>	<u>10,000</u>	<u>135,000</u>	<u>125,000</u>	1250.00%
Contributions and donations					
Contributions and donations	1,667,030	15,000	17,000	2,000	
Total contributions and donations	<u>1,667,030</u>	<u>15,000</u>	<u>17,000</u>	<u>2,000</u>	13.33%
Miscellaneous revenue					
Rents and royalties	66,077	67,920	71,000	3,080	
Other miscellaneous revenue	25,956	470	-	(470)	
Total miscellaneous revenue	<u>92,033</u>	<u>68,390</u>	<u>71,000</u>	<u>2,610</u>	3.82%
Total general fund revenue	<u>\$ 30,408,139</u>	<u>\$ 28,585,355</u>	<u>\$ 30,392,000</u>	<u>\$ 1,806,645</u>	6.32%

CITY OF POOLER, GEORGIA

General Government

Account Description	2021 Actual	Amended 2022 Budget	Proposed 2023 Budget	\$ Inc (Dec) Over Prior Year Budget	
1000 - General government					
51 - Personnel services and benefits	\$ 1,806,542	\$ 2,096,130	\$ 2,146,435		
52 - Purchased services	1,250,230	1,593,625	1,565,430		
53 - Supplies	203,565	311,760	337,360		
Total general government	\$ 3,260,337	\$ 4,001,515	\$ 4,049,225	\$ 47,710	1.19%
1000 - General government					
1110 - City council	\$ 116,728	\$ 127,870	\$ 126,780		
1130 - City clerk	133,465	169,580	208,765		
1320 - City manager	457,657	524,170	614,375		
1510 - Financial administration	844,159	868,510	930,805		
1530 - Legal administration	151,128	200,500	151,700		
1535 - Information technology	266,938	614,485	706,160		
1540 - Human resources	439,083	483,345	400,135		
1555 - Risk management	335,561	365,000	390,000		
1565 - General government buildings	468,401	600,625	458,205		
1595 - General administrative fees	47,217	47,430	62,300		
	\$ 3,260,337	\$ 4,001,515	\$ 4,049,225		

NOTES:

CITY OF POOLER, GEORGIA

Municipal Court

<u>Account Description</u>	<u>2021 Actual</u>	<u>Amended 2022 Budget</u>	<u>Proposed 2023 Budget</u>	<u>\$ Inc (Dec) Over Prior Year Budget</u>	
2650 - Municipal Court					
51 - Personnel services and benefits	\$ 191,953	\$ 210,690	\$ 278,215		
52 - Purchased services	193,559	206,600	205,384		
53 - Supplies	32,390	2,500	1,500		
Total municipal court	<u>\$ 417,902</u>	<u>\$ 419,790</u>	<u>\$ 485,099</u>	\$ 65,309	15.56%

NOTES:

Personnel and benefits:

1. Added a municipal court clerk position

CITY OF POOLER, GEORGIA

Public Safety

<u>Account Description</u>	<u>2021 Actual</u>	<u>Amended 2022 Budget</u>	<u>Proposed 2023 Budget</u>	<u>\$ Inc (Dec) Over Prior Year Budget</u>	
3000 - Public Safety					
51 - Personnel services and benefits	\$ 9,901,571	\$ 11,522,385	\$ 12,585,045		
52 - Purchased services	838,045	942,490	895,451		
53 - Supplies	1,372,940	1,428,610	1,355,809		
Total public safety	<u>\$ 12,112,556</u>	<u>\$ 13,893,485</u>	<u>\$ 14,836,305</u>	\$ 942,820	6.79%
3000 - Public Safety					
3200 - Police Department	\$ 6,032,383	\$ 6,965,520	\$ 7,445,141		
3500 - Fire Department	6,080,173	6,927,965	7,391,164		
	<u>\$ 12,112,556</u>	<u>\$ 13,893,485</u>	<u>\$ 14,836,305</u>		

NOTES:

Personnel and benefits:

1. Police department includes funding for six positions that are currently vacant
2. Fire department includes funding for five positions that are currently vacant
3. One Firefighter/EMS position was added to the fire department

CITY OF POOLER, GEORGIA

Public Works

<u>Account Description</u>	<u>2021 Actual</u>	<u>Amended 2022 Budget</u>	<u>Proposed 2023 Budget</u>	<u>\$ Inc (Dec) Over Prior Year Budget</u>
4000 - Public Works				
51 - Personnel services and benefits	\$ 1,350,099	\$ 1,963,945	\$ 2,122,005	
52 - Purchased services	3,032,266	2,764,080	3,579,595	
53 - Supplies	1,190,737	1,078,845	1,231,651	
Total public works	<u>\$ 5,573,102</u>	<u>\$ 5,806,870</u>	<u>\$ 6,933,251</u>	\$ 1,126,381 19.40%
4000 - Public Works				
4100 - Public Works Administration	\$ -	\$ 712,500	\$ 760,515	
4200 - Roads and streets	1,872,784	1,784,250	2,394,145	
4250 - Storm drainage	1,017,891	861,655	895,705	
4251 - Canal maintenance	381,634	297,815	521,816	
4500 - Solid waste and recycling	1,803,539	1,712,730	1,932,550	
4900 - Fleet maintenance	497,254	437,920	428,520	
	<u>\$ 5,573,102</u>	<u>\$ 5,806,870</u>	<u>\$ 6,933,251</u>	

NOTES:

Purchased services:

1. Roads and streets include \$471,000 for paving and road striping; \$248,000 related to water line projects
2. Canal maintenance includes \$94,000 for canal bank repairs and improvements

CITY OF POOLER, GEORGIA

Health and Welfare

<u>Account Description</u>	<u>2021 Actual</u>	<u>Amended 2022 Budget</u>	<u>Proposed 2023 Budget</u>	<u>\$ Inc (Dec) Over Prior Year Budget</u>	
5520 - Senior Citizens Center					
51 - Personnel services and benefits	\$ 88,959	\$ 92,380	\$ 118,255		
52 - Purchased services	32,816	37,890	46,970		
53 - Supplies	20,909	29,350	35,050		
Total senior citizens center	<u>\$ 142,684</u>	<u>\$ 159,620</u>	<u>\$ 200,275</u>	\$ 40,655	25.47%

NOTES:

CITY OF POOLER, GEORGIA

Recreation and Parks

<u>Account Description</u>	<u>2021 Actual</u>	<u>Amended 2022 Budget</u>	<u>Proposed 2023 Budget</u>	<u>\$ Inc (Dec) Over Prior Year Budget</u>
6000 - Recreation and Parks				
51 - Personnel services and benefits	\$ 1,047,287	\$ 1,246,465	\$ 1,109,140	
52 - Purchased services	260,264	271,330	291,140	
53 - Supplies	420,751	431,840	428,495	
Total recreation and parks	<u>\$ 1,728,302</u>	<u>\$ 1,949,635</u>	<u>\$ 1,828,775</u>	\$ (120,860) -6.20%
6000 - Recreation and Parks				
6100 - Recreation	\$ 1,608,855	\$ 1,216,410	\$ 1,199,665	
6220 - Parks	119,447	733,225	629,110	
	<u>\$ 1,728,302</u>	<u>\$ 1,949,635</u>	<u>\$ 1,828,775</u>	

NOTES:

CITY OF POOLER, GEORGIA

Housing and Development

<u>Account Description</u>	<u>2021 Actual</u>	<u>Amended 2022 Budget</u>	<u>Proposed 2023 Budget</u>	<u>\$ Inc (Dec) Over Prior Year Budget</u>	
7000 - Housing and Development					
51 - Personnel services and benefits	\$ 596,633	\$ 749,455	\$ 802,305		
52 - Purchased services	299,796	261,745	575,470		
53 - Supplies	11,752	22,660	39,650		
Total housing and development	<u>\$ 908,181</u>	<u>\$ 1,033,860</u>	<u>\$ 1,417,425</u>	\$ 383,565	37.10%
7000 - Housing and Development					
7200 - Inspections	\$ 300,076	\$ 325,810	\$ 425,700		
7410 - Planning and Zoning	519,178	570,955	824,405		
7420 - Code Enforcement	88,927	137,095	167,320		
	<u>\$ 908,181</u>	<u>\$ 1,033,860</u>	<u>\$ 1,417,425</u>		

NOTES:

Purchased services:

1. Inspections - permitting review software
2. Planning and Zoning – increase in the number of EOM plan reviews
3. Planning and Zoning – Main Street master plan development

CITY OF POOLER, GEORGIA

Debt Service Expenditures

<u>Account Description</u>	<u>2021 Actual</u>	<u>Amended 2022 Budget</u>	<u>Proposed 2023 Budget</u>	<u>\$ Inc (Dec) Over Prior Year Budget</u>	
8000 - Debt Service					
58 - Debt Service	<u>\$ 349,307</u>	<u>\$ 483,880</u>	<u>\$ 441,995</u>	<u>\$ (41,885)</u>	-8.66%

<u>Debt Obligation</u>	<u>Start Date</u>	<u>End Date</u>	<u>Interest Rate</u>	<u>Balance 12/31/22</u>
Fire station project	Feb-12	Dec-26	3.26%	\$ 150,275
2013 Pierce impel triple combination	Mar-14	Mar-23	3.28%	49,414
2009 Pierce arrow xt 100' platform	Mar-15	Mar-23	3.28%	85,102
Fire breathing apparatus and tanks	Apr-17	Apr-27	3.08%	140,469
(2) 2021 Pierce Enforcer pumpers	Mar-22	Mar-22	3.08%	1,163,443
				<u>\$ 1,588,703</u>

NOTES:

CITY OF POOLER, GEORGIA

Other Financing Sources (Uses)

<u>ACCOUNT DESCRIPTION</u>	<u>2021 Actual</u>	<u>Amended 2022 Budget</u>	<u>Proposed 2023 Budget</u>	<u>Inc (Dec) Over Prior Year Budget</u>	
Other financing sources					
Interfund transfers in	\$ 1,046,206	\$ 950,000	\$ 1,075,000	\$ 125,000	
Reimbursements for damaged property	18,449	-	-	-	
Proceeds of capital asset dispositions	139,098	-	-	-	
General long-term debt issued	54,964	2,762,600	-	(2,762,600)	
Other financing uses					
Interfund transfers out	(3,297,243)	(6,084,110)	(1,274,650)	4,809,460	
Total other financing sources (uses)	<u>\$ (2,038,526)</u>	<u>\$ (2,371,510)</u>	<u>\$ (199,650)</u>	<u>\$ 2,171,860</u>	-91.58%

NOTES:

1. Transfer in from Accommodation Excise Tax Fund
2. Transfer out to the Local Resources capital projects fund

CITY OF POOLER, GEORGIA

Tree Fund 2023 Budget

	<u>2021 Actual</u>	<u>Amended 2022 Budget</u>	<u>Proposed 2023 Budget</u>	<u>\$ Inc (Dec) Over Prior Year Budget</u>	
Revenues					
Private contributions and donations	\$ 1,734,750	\$ -	\$ -	\$ -	
Interest income	415	-	2,400	2,400	
Total revenues	<u>1,735,165</u>	<u>-</u>	<u>2,400</u>	<u>2,400</u>	
Expenditures					
Parks	146,503	382,000	484,000	102,000	
Total expenditures	<u>146,503</u>	<u>382,000</u>	<u>484,000</u>	<u>102,000</u>	26.70%
Excess (deficiency) of revenues over (under) expenditures	<u>1,588,662</u>	<u>(382,000)</u>	<u>(481,600)</u>	<u>(99,600)</u>	
Other financing sources (uses)					
Interfund transfers in	437,852	-	-	-	
Total other financing sources (uses)	<u>437,852</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Net change in fund balance	<u>\$ 2,026,514</u>	<u>\$ (382,000)</u>	<u>\$ (481,600)</u>	<u>\$ (99,600)</u>	

NOTES:

1. Carried forward projects to enlarge the pond, enhance landscaping and add parking lot at Memorial Park. In addition, expenditures for maintenance of tree canopy have been added to the 2023 budget.

CITY OF POOLER, GEORGIA

Accommodation Excise Tax Fund 2023 Budget

	<u>2021 Actual</u>	<u>Amended 2022 Budget</u>	<u>Proposed 2023 Budget</u>	<u>\$ Inc (Dec) Over Prior Year Budget</u>	
Revenues					
Accommodations excise tax	\$ 2,092,412	\$ 1,900,000	\$ 2,150,000	\$ 250,000	
Total revenues	<u>2,092,412</u>	<u>1,900,000</u>	<u>2,150,000</u>	<u>250,000</u>	13.16%
Expenditures					
Tourism	1,046,206	950,000	1,075,000	125,000	
Total expenditures	<u>1,046,206</u>	<u>950,000</u>	<u>1,075,000</u>	<u>125,000</u>	13.16%
Excess (deficiency) of revenues over (under) expenditures	<u>1,046,206</u>	<u>950,000</u>	<u>1,075,000</u>	<u>125,000</u>	
Other financing sources (uses)					
Interfund transfers out	(1,046,206)	(950,000)	(1,075,000)	(125,000)	
Total other financing sources (uses)	<u>(1,046,206)</u>	<u>(950,000)</u>	<u>(1,075,000)</u>	<u>(125,000)</u>	
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	

NOTES:

CITY OF POOLER, GEORGIA

SPLOST Fund 2023 Budget

	<u>2021 Actual</u>	<u>Amended 2022 Budget</u>	<u>Proposed 2023 Budget</u>	<u>\$ Inc (Dec) Over Prior Year Budget</u>	
Revenue					
SPLOST	\$ 6,225,171	\$ 6,200,000	\$ 6,200,000	\$ -	
Interest income	1,885	2,000	18,600	16,600	
Total revenue	<u>6,227,056</u>	<u>6,202,000</u>	<u>6,218,600</u>	<u>16,600</u>	0.27%
Expenditures					
Public safety	-	1,166,170	123,500	(1,042,670)	
Roads and streets	258,831	774,400	166,100	(608,300)	
Storm drainage	2,394,387	648,770	278,400	(370,370)	
Recreation	32,703	156,960	2,946,100	2,789,140	
Debt service	1,499,527	1,499,530	-	(1,499,530)	
Total expenditures	<u>4,185,448</u>	<u>4,245,830</u>	<u>3,514,100</u>	<u>(731,730)</u>	-17.23%
Change in fund balance	<u>\$ 2,041,608</u>	<u>\$ 1,956,170</u>	<u>\$ 2,704,500</u>	<u>\$ 748,330</u>	

NOTES:

1. Current referendum (SPLOST VII) runs October 1, 2020 through September 30, 2026; estimated proceeds are \$25,644,300,
2. The SPLOST fund reports project length budgets,
3. The following table summarizes outstanding project commitments:

Project commitments in progress:

	<u>Project Commitment</u>	<u>Project Expenditures</u>	<u>Remaining Commitment</u>
Jimmy Deloach fire station	\$ 1,272,540	\$ 1,149,040	\$ 123,500
Quacco Road widening	874,415	708,315	166,100
Pipemakers canal	2,370,140	2,091,740	278,400
Tennis complex	3,033,100	87,000	2,946,100
	<u>\$ 7,550,195</u>	<u>\$ 4,036,095</u>	<u>\$ 3,514,100</u>

CITY OF POOLER, GEORGIA

Local Resources Capital Projects Fund 2023 Budget

	<u>2021 Actual</u>	<u>Amended 2022 Budget</u>	<u>Proposed 2023 Budget</u>	<u>\$ Inc (Dec) Over Prior Year Budget</u>	<u>% Inc (Dec) Over Prior Year Budget</u>
Inflows					
Transfers from other funds	\$ 2,859,391	\$ 6,084,110	\$ 1,274,650	\$ (4,809,460)	
Total inflows	<u>2,859,391</u>	<u>6,084,110</u>	<u>1,274,650</u>	<u>(4,809,460)</u>	-79.05%
Outflows					
General administration	306,206	59,000	474,100	415,100	
Public safety	1,824,748	3,359,125	140,000	(3,219,125)	
Public works	717,048	2,221,080	622,850	(1,598,230)	
Recreation	11,389	444,905	37,700	(407,205)	
Total outflows	<u>2,859,391</u>	<u>6,084,110</u>	<u>1,274,650</u>	<u>(4,809,460)</u>	-79.05%
Change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	

NOTES:

General administration:

Audio/video equipment	\$ 11,015	\$ -	\$ -
Vehicle	46,305	-	58,000
Computer equipment/software	42,182	59,000	14,100
Other equipment	19,282	-	12,000
Buildings and improvements	-	-	390,000
Real property	187,422	-	-
	<u>306,206</u>	<u>59,000</u>	<u>474,100</u>

Public safety:

Vehicle(s)	150,748	415,145	-
Fire trucks	1,674,000	1,275,700	-
Radios - E911	-	1,486,900	-
Other equipment	-	181,380	140,000
	<u>1,824,748</u>	<u>3,359,125</u>	<u>140,000</u>

Public works:

Street and road projects	255,943	1,822,210	550,000
Drainage and canal improvements	-	49,000	72,850
Buildings	116,214	303,870	-
Vehicle(s)	150,240	34,000	-
Heavy equipment	78,661	-	-
Other equipment	115,990	12,000	-
	<u>717,048</u>	<u>2,221,080</u>	<u>622,850</u>

Recreation:

Vehicle	-	66,000	-
Other equipment	11,389	378,905	37,700
	<u>11,389</u>	<u>444,905</u>	<u>37,700</u>

Totals	<u>\$ 2,859,391</u>	<u>\$ 6,084,110</u>	<u>\$ 1,274,650</u>
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CITY OF POOLER, GEORGIA**Water and Sewer Fund 2023 Budget Summary**

	<u>2021 Actual</u>	<u>Amended 2022 Budget</u>	<u>Proposed 2023 Budget</u>	<u>\$ Inc (Dec) Over Prior Year Budget</u>	
Operating revenues					
Charges for services	\$ 10,246,705	\$ 9,792,498	\$ 10,051,533		
Total operating revenues	<u>10,246,705</u>	<u>9,792,498</u>	<u>10,051,533</u>	\$ 259,035	2.65%
Operating expenses					
Sewer and WWTP	4,767,693	5,213,914	5,706,315		
Water	3,851,749	4,132,584	4,216,518		
Total operating expenses	<u>8,619,442</u>	<u>9,346,498</u>	<u>9,922,833</u>	576,335	6.17%
Operating income	<u>1,627,263</u>	<u>446,000</u>	<u>128,700</u>		
Non-operating revenue (expense)					
Interest income	15,347	15,000	71,300		
Interest expense	(687,070)	(461,000)	(200,000)		
Insurance recoveries	624,733	-	-		
Total Non-operating revenue (expense)	<u>(46,990)</u>	<u>(446,000)</u>	<u>(128,700)</u>	317,300	-71.14%
Income before capital contributions	<u>1,580,273</u>	<u>-</u>	<u>-</u>		
Capital contributions					
Tap fees	704,750	250,000	350,000		
Capital cost recovery fees	2,443,899	905,900	2,538,810		
Total capital contributions	<u>3,148,649</u>	<u>1,155,900</u>	<u>2,888,810</u>	1,732,910	149.92%
Net change in net position	<u>\$ 4,728,922</u>	<u>\$ 1,155,900</u>	<u>\$ 2,888,810</u>		

NOTES:

CITY OF POOLER, GEORGIA

Water and Sewer Fund 2023 Budget Detail

	<u>2021 Actual</u>	<u>Amended 2022 Budget</u>	<u>Proposed 2023 Budget</u>	<u>\$ Inc (Dec) Over Prior Year Budget</u>	
Operating revenues					
Charges for services:					
Water charges	\$ 4,407,013	\$ 4,052,500	\$ 4,250,500	\$ 198,000	
Sewer charges	5,727,592	5,647,998	5,684,533	36,535	
Miscellaneous charges	112,100	92,000	116,500	24,500	
Total operating revenue	<u>10,246,705</u>	<u>9,792,498</u>	<u>10,051,533</u>	<u>259,035</u>	2.65%
Operating expenses					
4300 - Sewer and WWTP					
52 - Purchased services	1,470,150	1,531,574	1,977,950	446,376	
53 - Supplies	1,912,067	1,901,660	1,965,150	63,490	
55 - Interfund charges	-	250,680	263,215	12,535	
56 - Depreciation	1,385,476	1,530,000	1,500,000	(30,000)	
Total sewer and WWTP	<u>4,767,693</u>	<u>5,213,914</u>	<u>5,706,315</u>	<u>492,401</u>	9.44%
4400 - Water operations					
51 - Personnel services and benefits	951,695	800,820	820,645	19,825	
52 - Purchased services	424,357	681,579	560,020	(121,559)	
53 - Supplies	2,032,038	1,998,505	2,122,638	124,133	
55 - Interfund charges	-	250,680	263,215	12,535	
56 - Depreciation	443,659	401,000	450,000	49,000	
Total water operations	<u>3,851,749</u>	<u>4,132,584</u>	<u>4,216,518</u>	<u>83,934</u>	2.03%
Total operating expenses	<u>8,619,442</u>	<u>9,346,498</u>	<u>9,922,833</u>	<u>576,335</u>	6.17%
Operating income	<u>1,627,263</u>	<u>446,000</u>	<u>128,700</u>	<u>(317,300)</u>	
Non-operating revenue (expense)					
Interest income	15,347	15,000	71,300	56,300	
Interest expense	(687,070)	(461,000)	(200,000)	261,000	
Insurance recoveries	624,733	-	-	-	
Total Non-operating revenue (expense)	<u>(46,990)</u>	<u>(446,000)</u>	<u>(128,700)</u>	<u>317,300</u>	-71.14%
Income before capital contributions	<u>1,580,273</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Capital contributions					
Tap fees	704,750	250,000	350,000	100,000	
Capital cost recovery fees	2,443,899	905,900	2,538,810	1,632,910	
Total capital contributions	<u>3,148,649</u>	<u>1,155,900</u>	<u>2,888,810</u>	<u>1,732,910</u>	149.92%
Net change in net position	<u>\$ 4,728,922</u>	<u>\$ 1,155,900</u>	<u>\$ 2,888,810</u>	<u>\$ 1,732,910</u>	

NOTES:

1. Completion date for wastewater treatment plant expansion has been revised to December 2023
2. Completion date for the Savannah Quarters force main project has been revised to August 2023
3. East Highway 80 12" water main replacement

ORDINANCE NO. O2022-11.B

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES CHAPTER 42 – ENVIRONMENT, ARTICLE VI – TREE PROTECTION TO ADD DIVISIONS AND ESTABLISH REQUIREMENTS FOR TREE PROTECTION ON PUBLIC PROPERTY AND RIGHTS-OF-WAY; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

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

I

That Chapter 42, Article VI. TREE PROTECTION be amended to establish Divisions within the Chapter. Division 1 shall be created within the Article. Division 1 shall be known as “TREE PROTECTION FOR LAND DEVELOPMENT ACTIVITIES”. Division 1 shall contain sections 42-196 through 42-207. Division 2 shall be created within the Article. Division 2 shall be known as “TREE PROTECTION FOR PUBLIC PROPERTY AND RIGHTS-OF-WAY”.

II

That Chapter 42, Article VI. TREE PROTECTION be amended to add the following sections under Division 2 – TREE PROTECTION FOR PUBLIC PROPERTY AND RIGHTS OF WAYS, which reads as follows:

Sec. 42-208. – Purpose and intent.

The City of Pooler deems it necessary and desirable in the interest of enhancing quality of life and the present and future public health, safety, and welfare of all residents to enact an ordinance for the preservation, planting, and care of trees on public property and rights-of-way. This Division and sections found herewith establishes the authority and responsibility for managing public trees and establishes practices governing the planting and care of trees on public property.

Sec. 42-209. – Definitions.

The following words and phrases shall have the following meanings:

Damage. Any injury to or destruction of a tree, including but not limited to: uprooting; severance of all or part of the root system or main trunk; storage of material on or compaction of surrounding soil; a substantial change in the natural grade above a root system or around a trunk; surrounding the tree with impervious paving materials; or any trauma caused by accident or collision.

Nuisance. Any tree, or limb thereof, that has an infectious disease or insect; is dead or dying; obstructs the view of traffic signs or the free passage of pedestrians or vehicles; or threatens public health, safety, and welfare.

Parkway. The area along a public street between the curb and sidewalk; or if there is not sidewalk, the unpaved portion of the area between the street right-of-way (ROW) line and the paved portion of the street or alley.

Public Property. All grounds and rights-of-way (ROW) owned or maintained by the City of Pooler.

Public Tree. Any tree or woody vegetation on city-owned or city-maintained property or rights-of-way (ROW).

Top or Topping. The non-standard practice of cutting back of limbs to stubs within a tree's crown to such a degree so as to remove the normal canopy and disfigure the tree.

The definitions as provided in Division 1 of Article VI shall be included by reference. In the event of a conflict between definitions of this Division and Division 1, the definition of this Division shall apply.

Sec. 42-210. – Authority and power.

- (a) The City Manager, including his/her designee, shall have the full authority and responsibility to plant, prune, maintain, and remove trees and woody plants growing in and upon all municipal streets, rights-of-ways, city parks, and other public property. This shall include the removal of trees that may threaten electrical, telephone, gas, or any municipal utility line, or any tree that is affected by fungus, insect, or other pest disease.
- (b) All City departments will coordinate as necessary with the City Manager, or designee, and will provide services as required to ensure compliance with this Ordinance as it relates to streets, alleys, rights-of-way, drainage, easements, and other public properties.
- (c) No person shall hinder, prevent, delay, or interfere with the City Manager, or designee, or agents while engaged in carrying out the execution or enforcement of this Division.

Sec. 42-211. – Tree planting care and standards.

- (a) All planting and maintenance of public trees shall conform to the American National Standards Institute (ANSI) A-300 "Standards for Tree Care Operations" and shall follow all tree care Best Management Practices (BMPs) published by the International Society of Arboriculture.
- (b) The maintenance of public trees for utility clearance shall conform to all applicable utility industry standards and best practices related to clearing and pruning.
- (c) The City shall maintain an official list of desirable tree species for planting on public property in two size classes, Ornamental – trees of 20 feet or less in height at maturity and Shade – trees greater than 20 feet in height at maturity. Trees from the approved list may be planted without special permission; other species may be planted with written approval from the City Manager, or designee.
- (d) The City shall develop and maintain an official set of spacing requirements for the planting of trees on public property, including:
 - (1) No tree may be planted within the visibility triangle of a street intersection or curb-cut/drive-way;
 - (2) No tree may be planted within 10 feet of a fire hydrant;
 - (3) No tree may be planted within 10 feet of any water or sewer line; and,
 - (4) Only Ornamental trees on the official tree species list may be planted under or within 15 lateral feet of any overhead utility.

Sec. 42-212. – Prohibition against harming public trees.

- (a) It shall be unlawful for any person, firm, or corporation to damage, remove, or cause the damage or removal of a tree on public property without written consent from the City.
- (b) It shall be unlawful for any person, firm, or corporation to attach any cable, wire, sign, or any other object to any street, park, or public tree.
- (c) It shall be unlawful for any person, firm, or corporation to “top” any public tree. Trees severely damaged by storms or other causes, where best pruning practices are impractical may be exempted from this provision at the determination of the City.
- (d) Any person, firm, corporation, or City department, contractor, or anyone otherwise affiliated with the City performing construction near any public tree(s) shall consult with the City Manager, or designee, and shall employ appropriate measures to protect the tree(s), according to procedures contained in the Best Management Practices (BMPs) for “Managing Trees During Construction” published by the International Society of Arboriculture.
- (e) Each violation of this section shall constitute a separate violation, punishable by fines and penalties under Sec. 42-215, and shall include to the mitigation value for the tree(s) removed or damaged in violation of this section.

Sec. 42-213. – Adjacent owner responsibility.

- (a) The owner of land adjacent to any city street or highway, when acting within the provisions of this Ordinance, may plant and maintain trees in the adjacent parkway area.
- (b) No property owner shall allow a tree, or other plant, growing on his or her property to obstruct or interfere with pedestrians or the view of drivers, thereby creating a hazard. If an obstruction persists, the City shall notify the property owner to prune or remove the tree or plant. If the owner fails to comply with the notice, the City may undertake the necessary work and charge the cost to the property owner.

Sec. 42-214. – Certain trees declared nuisance.

- (a) Any tree, or limb thereof, on private property determined by the City to meet the definition of nuisance per this Division shall be declared such, and the City may require its treatment or removal.
- (b) Upon determination of a nuisance tree, written notice shall be provided to the owner of the nuisance tree and the steps needed for remediation. The written notice shall provide for a timeframe of corrective action and consultation. Corrective action may be adjusted upon meeting with the City regarding the nuisance tree.
- (c) Private property owners have the duty, at their own expense, to remove and treat nuisance trees on their property. The City may remove such trees at the owner’s expense if the owner does not comply with treatment and/or removal as specified by the City within the written notification period, or as agreed upon with the City.

Sec. 42-215. – Violations and penalty.

A violation of the provisions of this article shall constitute an ordinance offense, punishable upon warrant directed to the City Municipal Court, and upon conviction, shall be punished as provided in Sec. 1-12, in and addition thereto, the violator may be enjoined from continuing the violation. Any unauthorized removal of a public tree shall be considered a separate and distinct violation of this article.

Any person who damages a tree on city property shall be required to pay the City:

- (1) The difference in value of the tree before and after the pruning, removal, or other damages;
- (2) All costs of tree evaluation and corrective tree maintenance or removal, if required, as the result of unauthorized pruning, removal, or other damage;
- (3) All costs of stump removal and tree replacement, if tree removal is required; and,
- (4) All other costs and expenses involved in the case.

Each day such violation continues shall be considered a separate offense. Nothing contained in this section shall prevent the City from taking such other lawful action as is necessary to prevent or remedy a violation.

Sec. 42-216. – Appeals.

Appeals to administrative decisions related to the execution and enforcement of this ordinance may be appealed to the Mayor and City Council per the provisions of Appendix A, Article V, Section 14.

III

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

IV

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

V

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

1st Reading: _____

2nd Reading: _____

This ____ day of _____, 2022.

CITY OF POOLER, GEORGIA

Rebecca C. Benton, Mayor

Attest:

Kiley Fusco, City Clerk

Date: _____

DRAFT

AGENDA ITEM

Date: December 5, 2022

Subject: Amend The City of Pooler Code of Ordinances, Appendix A - Zoning, Table 4.1- Allowed Use by Zoning District by adding Furniture and Related Product Manufacturing as a conditional use
(Second Reading)

Background & Discussion

The provisions of this section shall apply Furniture and Related Product Manufacturing as a conditional use within the C-2, Heavy Commercial Zoning District.

Planning and Zoning Recommendation:

After review of the criteria, P&Z recommended approval to amend the ordinance.

Staff Recommendation:

Staff recommends approval on first reading.

ORDINANCE NO. O2022-11.C

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES APPENDIX A – ZONING, TABLE 4.1 – ALLOWED USES BY ZONING DISTRICT; 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, Article III. GENERAL PROVISIONS, Table 4.1 *Allowed Uses by Zoning District* be amended to include Furniture and Related Product Manufacturing as a permitted use with conditional use approval use in the C-2 district:

p	Permitted by Right
C	Permitted with Conditional Use Approval
	Prohibited

Table 4.1 Allowed Uses by Zoning District

Uses with NAICS Codes are found within the NAICS Manual : <https://www.census.gov/eos/www/naics/>

Uses in R-1A, R-1B, R-1C are listed in this table under R-1
 Uses in R-2A, R-2B, R-2C are listed in this table under R-2
 Uses in R-3A, R-3B, R-3C are listed in this table under R-3

*Uses in a PUD are determined case-by-case by the Board

NAICS Code	Use	R-1	R-2	R-3	R-4	MH-1	MH-2	MH-3	C-1	C-2	C-P	I-1	I-2	R-A	RA-1	RA-2	PUD*
337	Furniture and Related Product Manufacturing									C		P	P				

II

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

III

If any section, clause, sentence, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the said holding shall be 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.

1st Reading: _____

2nd Reading: _____

This _____ day of _____, 2023. 2022

Rebecca C. Benton, Mayor

Attest:

Kiley Fusco, City Clerk

Date: _____

DRAFT

AGENDA ITEM

Date: December 5, 2022

Subject: Site Plan/Landscape Plan for 125 Distribution Drive
(PIN # 5-0924-04-015)

Background & Discussion:

The intent is to construct a warehouse and transportation facility on approximately 12.66 acres with 346 trailer parking spaces.

Planning and Zoning Recommendation:

P&Z recommended approval of the site plan/landscape plan for 125 Distribution Drive.

Staff Recommendation:

Staff recommends approval, contingent upon the Stormwater Agreement being recorded prior to a preconstruction meeting being scheduled and \$34,800.00 being paid into the tree fund.

RECEIVED

MAY 13 2022

ZONING DEPARTMENT

NB-4

Project #

220584

City of Pooler Site Plan Application (pg. 1 of 2)

Applicant Information	Applicant <u>Savannah Terminal, LLC</u> Mailing address <u>2820 16th Street</u> City <u>North Bergen</u> State <u>New Jersey</u> Zip <u>07047</u> Telephone <u>(201)220-1900</u> Fax () _____
Property Ownership	Property Owner(s) <u>Savannah Terminal, LLC</u> Mailing address <u>2820 16th Street</u> City <u>North Bergen</u> State <u>New Jersey</u> Zip <u>07047</u> Telephone <u>(201)220-1900</u> Fax () _____
Contact Person	Contact Person(s) <u>Coleman Company - Patrick Warner</u> Mailing address <u>1480 Chatham Parkway, Suite 100</u> City <u>Savannah</u> State <u>GA</u> Zip <u>31405</u> Telephone <u>(912)200-3041</u> Fax () _____ E-mail <u>pwarner@cci-sav.com</u>
Request	Location address <u>125 Distribution Drive</u> Current Zoning <u>I-1 Industrial</u> Parcel Identification Number <u>50924 04015</u> Please provide a brief description of the proposed land development activity and use of land thereafter to take a place on the subject property: <u>Warehouse and transportation facility</u>
Participating Contractors	Please list the name and address of all participating contractors: (Surveyor, engineer, architect, installer, developer, etc.) Name _____ License # _____ Mailing address _____ City _____ State _____ Zip _____ Telephone () _____ Fax () _____ E-mail _____



EOM Operations
Your solution to a better tomorrow

OPERATIONS

October 18th, 2022
CC: Liberto Chacon, P.E.
Brian Crooks, AICP
Kimberly Classen, CFM

Patrick J. Warner, P.E.
Coleman Company
1480 Chatham Pkwy, Suite 100
Savannah, GA 31405

Dear Mr. Warner,

I am pleased to provide you with a recommendation for Approval of the Site Development Plans for Lot 3 – Dean Forest Business Park, which appears below.

Site Plan Review

<u>Submittal Documents:</u>	Site Development Plans.....	<i>Sep. 2022</i>
	Geotechnical Report.....	<i>Sep. 2022</i>
	Stormwater Maintenance Agreement.....	<i>Sep. 2022</i>
	Stormwater Exhibits.....	<i>Sep. 2022</i>
	GSWCC Approval of ES&PC Plans.....	<i>Sep. 2022</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 and Engineering Standards, and all Development Codes that apply to the City of Pooler. This review is not to be construed as a check of every item in the plans or construction. Failure of this office to note any conflict with said requirements does not relieve the developer from compliance. A complete set of reviewed plans and specification shall be maintained on the construction site.

The Owner and the Design Consultant are fully responsible for all testing and inspections of their project during construction, and they also are fully responsible that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible that their designs are in compliance to all Federal, State and City ordinances and regulations. All the required testing data, plans and related material must 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



EOM Operations
Your solution to a better tomorrow

To the best of our knowledge, it is our opinion that the plans are in general conformance with the City of Pooler's applicable design standards, codes and ordinances. We hereby recommend Approval of the site development 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



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882

STORMWATER FACILITY/INFRASTRUCTURE
MAINTENANCE AGREEMENT

RECEIVED

SEP 09 2022

ZONING DEPARTMENT

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the "Agreement"), is made and entered into this 08 day of September, 2022, by and between National Retail Systems, Inc hereinafter "Landowner," and the City of Pooler, Georgia, hereinafter "City."

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 50924 04015 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 383Q Page 392, 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 homeowner's 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 homeowner's 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 homeowner's 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 homeowner's 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 homeowner's 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 homeowner's 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 homeowner's 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 homeowner's 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 homeowner's 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 homeowner's 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.

WITNESS the following signatures and seals on the day and year first above written.

Name of Company

By _____

Title _____

Sworn to and subscribed before me this _____ day of _____, _____.

Witness

Notary Public

STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE SCHEDULE

Activity	Schedule
Reinforced Concrete Pipes & Structures	
Inspect to ensure that the pipe system is clear of sediment and debris. Remove any accumulated sediment and debris	Bi-Annual
Inspect to ensure that the structures are clear of sediment and debris. Remove any accumulated sediment and debris	Bi-Annual
Inspect for deterioration and/or cracking. Repair or replace any damaged pipe or structures as needed.	Bi-Annual
Inspect structures for standing water following rainfall events. Failure to completely drain within 72 hours after the end of a rainfall event may indicate system failure. Follow up inspection will be necessary.	Bi-Annual (After Rainfall Events)
Detention Pond	
<ul style="list-style-type: none"> - Water side slopes and buffers to promote plant growth & survival - Inspect pond following rainfall events. Plant replacement vegetation in any eroded areas. 	As Needed (Following Construction)
<ul style="list-style-type: none"> - Remove accumulated trash and debris. - Replace mulch in bioretention area as needed. - Remove any accumulated sediment and debris from inlet and outlet structures. 	Monthly
<ul style="list-style-type: none"> - Inspect pond for erosion. Plant replacement vegetation in any eroded areas. - Inspect pond for dead or dying vegetation. Plant replacement vegetation as needed. - Inspect ponds for invasive vegetation and remove as needed. - Inspect inflow area for sediment accumulation. Remove any accumulated sediment or debris. 	Annually (Semi-Annually During First Year)
<ul style="list-style-type: none"> - Inspect for damage, paying particular attention to the control structure and side slopes. Repair as necessary. - Inspect side slopes for erosion and undercutting. Repair as needed. - Check for signs of eutrophic conditions (e.g. excessive algal growth) - Check for hydrocarbon accumulation and remove appropriately - Monitor for sediment accumulation. - Examine to ensure that inlet and outlet devices are free of sediment and debris and are operational. - Check all control gates, valves, and other mechanical devices. 	Annually
<ul style="list-style-type: none"> - Monitor sediment accumulation and remove sediment when the pool volume has become reduced significantly or the pond becomes eutrophic. 	10 to 20 years or after 25% of the permanent pool volume has been lost.

Owner Signature _____
 Name:
 Date:

Owner Mailing Address:

Owner Phone Number:

*\$34,800.00
tree fund
fee!*

CONSTRUCTION PLANS FOR DISTRIBUTION DRIVE

PREPARED FOR
NATIONAL RETAIL SYSTEMS INC.

LEGEND TREES TO BE PRESERVED: NONE
PLANTED TREES: PROPOSED
TWO (2) 6" DBH TREES - SEE PLANT LIST SHEET L1.2
A DONATION TO THE CITY OF POOLER TREE FUND IS REQUESTED BY THE FOLLOWING AMOUNT:
\$20,000.00 CAL. SIGNIFICANT TREE REPLACEMENT @ \$1,200 PER TREE = \$24,000

THE DESIGNER CERTIFIES 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 ORDINANCE.
PATRICK WARNER, P.E. COLEMAN COMPANY

IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.
THE OWNER CERTIFIES THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.
TONY SCERBO NATIONAL RETAIL SYSTEMS INC.



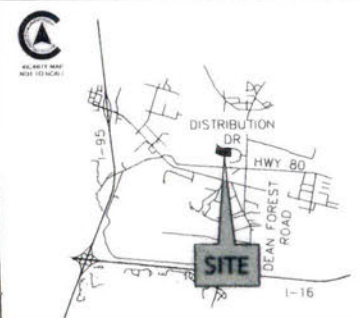
REVISIONS

CIVIL CONSTRUCTION PLANS FOR
DISTRIBUTION DRIVE
LOCATED IN POOLER, GEORGIA
PREPARED FOR NATIONAL RETAIL SYSTEMS INC.

JOB NUMBER: 20 005
DATE: 02/17/22
DRAWN BY: HLL
CHECKED BY: PJW
SCALE: AS NOTED

COVER
SHEET:
COV

VICINITY MAP (N.T.S.)



REVISIONS

PROJECT SITE DATA





PROJECT ADDRESS	125 DISTRIBUTION DRIVE
PROJECT CITY, STATE	POOLER, GEORGIA
OWNER/REPRESENTATIVE	NATIONAL RETAIL SYSTEMS INC.
PROPERTY AREA	52.93 AC
DISTURBED AREA	12.66 AC
ZONING	L-1
VERTICAL DATUM	NAVD88
HORIZONTAL DATUM	NAD83
FLOOD ZONE	AE
WATER & SEWER PROVIDER	CITY OF POOLER
PINS	50924 04022
SURVEY PREPARED BY	COLEMAN COMPANY, INC.
GEOTECHNICAL BY	N/A
ARCHITECT	N/A
CONSTRUCTION EXIT LOCATION	32-1008 -81-2001

SHEET INDEX

SHEET NUMBER	SHEET TITLE	SHEET NUMBER	SHEET TITLE
COV	COVER	L1.0	EXISTING CONDITIONS
C1.0	CONSTRUCTION NOTES	L1.1 & L1.2	LANDSCAPE PLAN
C2.0	EXISTING CONDITIONS	L1.3	LANDSCAPE DETAILS
C2.1	DEMOLITION PLAN	L1.4	LANDSCAPE DETAILS
C3.0	STAKING PLAN		
C4.0	PAVING AND GRADING		
C5.0	DRAINAGE PLAN		
C6.0	PROFILES		
C7.0	CONSTRUCTION DETAILS		
CE1.0	INITIAL E&S&C PLAN		
CE2.0	INTERIM E&S&C PLAN		
CE3.0	FINAL E&S&C PLAN		
CE4.0-CE4.1	EROSION CONTROL DETAILS		
CE5.0-CE5.1	NPODES PERMIT NOTES		

NOTES:

1. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS.
 2. APPLICANT AND CONTRACTOR SHALL ENSURE CONSTRUCTION OF SIDEWALKS, ADA PARKING, AND ACCESSIBLE ROUTES ARE IN COMPLIANCE WITH FEDERAL ADA STANDARDS, LATEST EDITION.
 3. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY.
- ADDED TRAILER PARKING: 346 ADDITIONAL SPACES PROVIDED

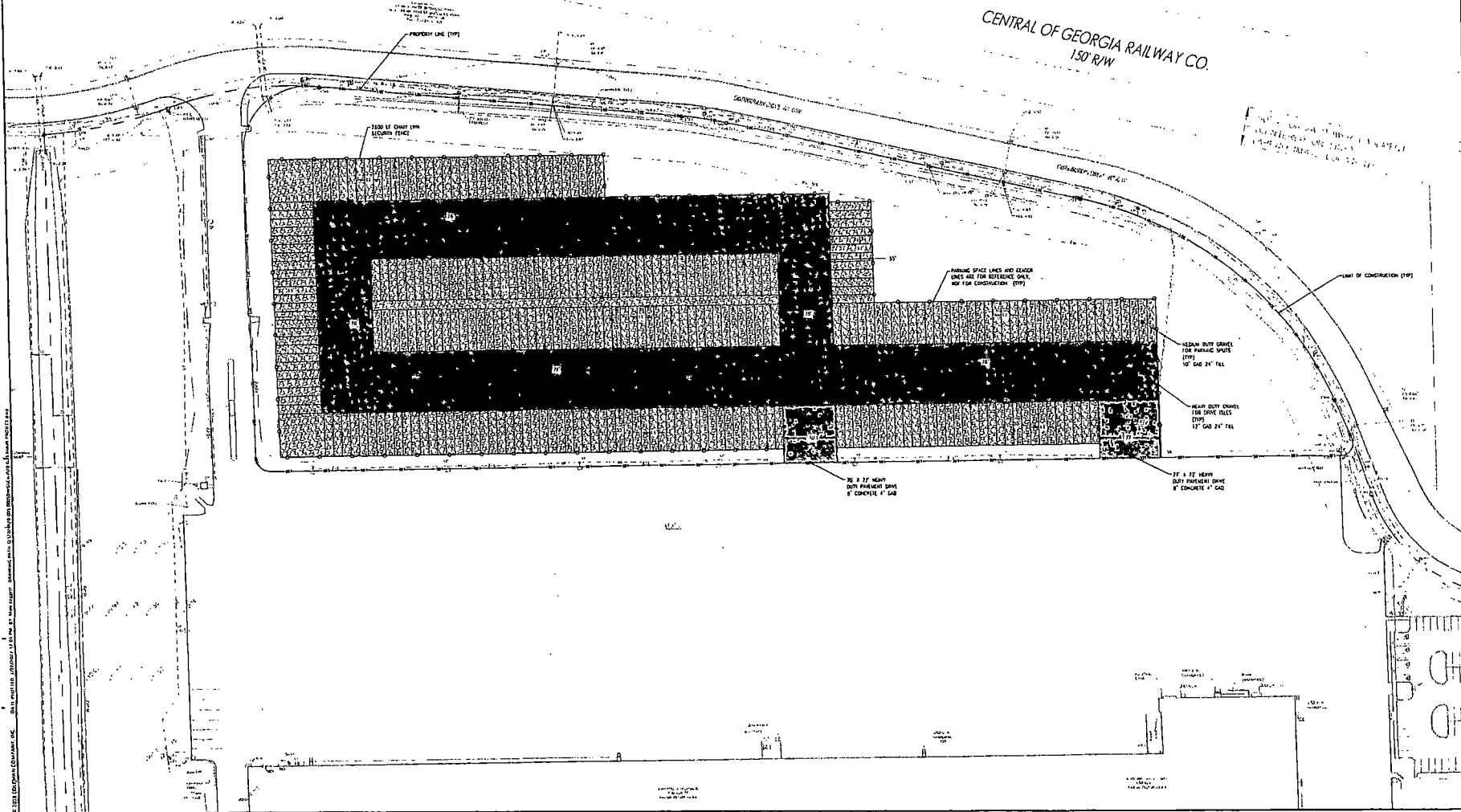
PAVMENT SECTIONS	
PAVEMENT NAME	SYMBOL & COLOR
CONCRETE DRIVE	
CONCRETE LANDING PAD	
MEDIUM DUTY GAB	
HEAVY DUTY GAB	



SCALE: 1" = 50'
0' 30' 00' 120'



Know what's below.
Call before you dig.



COLEMAN COMPANY
ENGINEERS • SURVEYORS
Baltimore, Georgia 31710 (404) 881-1100

RELEASED FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
DISTRIBUTION DRIVE
LOCATED IN POOLER, GEORGIA
PREPARED FOR NATIONAL RETAIL SYSTEMS INC.

JOB NUMBER: 20-005
DATE: 02/17/22
DRAWN BY: HSL
CHECKED BY: P.NW
SCALE: AS NOTED

STAKING PLAN

SHEET:
C3.0

RELEASED FOR CONSTRUCTION



REVISIONS

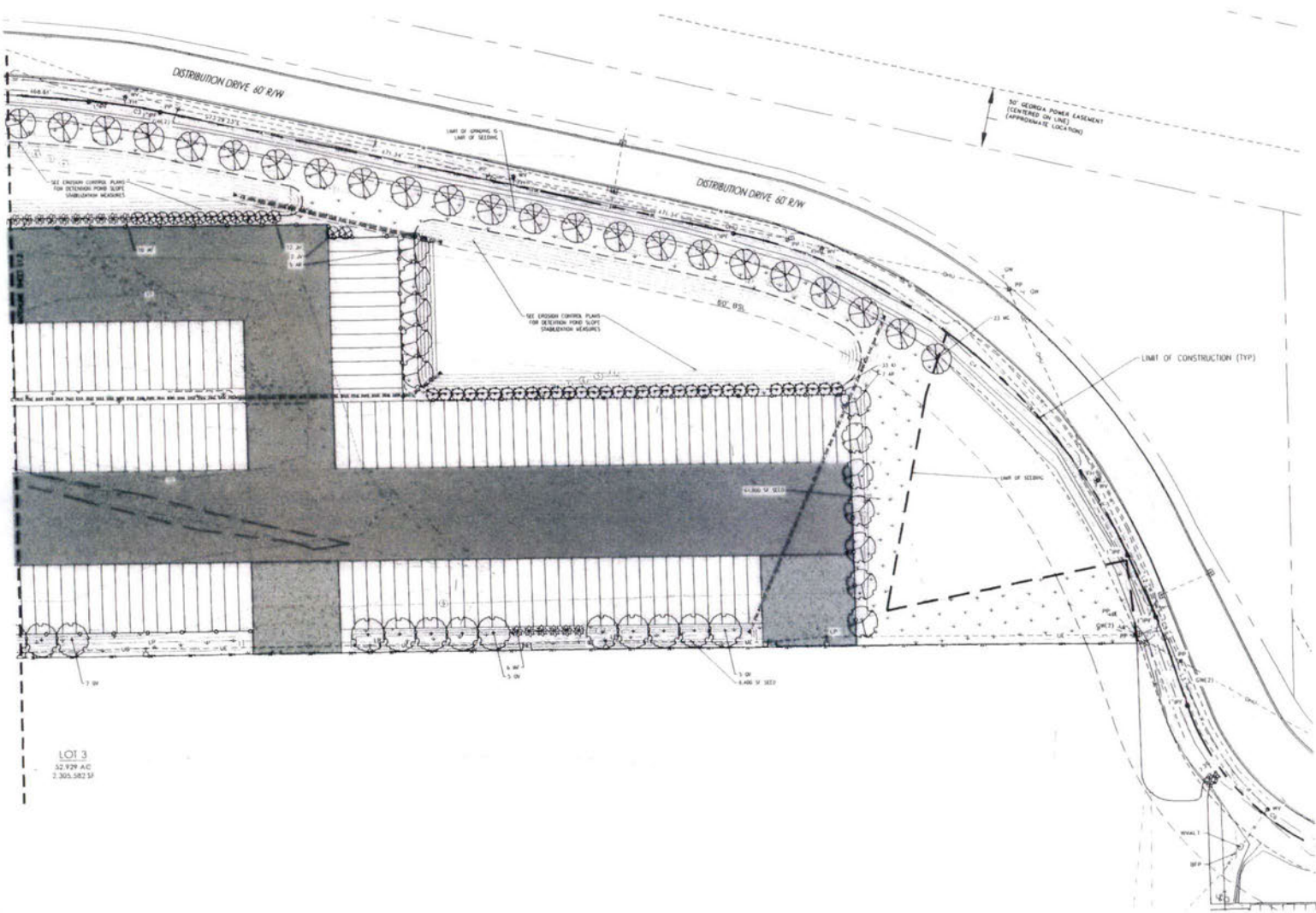
LANDSCAPE PLANS FOR
125 DISTRIBUTION DRIVE
LOCATED IN POOLER, GEORGIA

JOB NUMBER: 20-005
DATE: 3/22/2022
DRAWN BY: LJS
CHECKED BY: CSS
SCALE: AS NOTED

LANDSCAPE PLAN

SHEET:

L1.1



LOI 3
32,929 A.C.
2,305,582 SF

PLANT KEY

KEY	BOTANICAL NAME	COMMON NAME
TREES		
SB	ALNUS BURBONNI 'BFO SUNSET'	BFO SUNSET BFO MAPLE
SA	QUERCUS ALTA	FOOTER HICKY
IO	QUERCUS ALBA	AMERICAN HICKY
IV	JUNIPERUS VIRGINIANA	RED CEDAR
MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
PD	PLATANUS OCCIDENTALIS	SPICAMORE
OV	QUERCUS VIRGINIANA	SHY OAK
SEED	EREMOPHILA OPHUROIDES	CENTEPEDA GRASS



Know what's below.
Call before you dig.

AGENDA ITEM

Date: December 5, 2022

Subject: Sign Variance for JC Lewis Ford located at 501 Memorial Blvd.

Background and Discussion:

Bobby Wilcon, with Wilcox Signs, on behalf of the owner, presented the variance to the P&Z Board for their review and recommendation. The request is for four (4) principal free standing signs and seven (7) wall signs. According to Chapter 66, Sign Regulations, Table 60-B, the maximum number of principal freestanding signs is one (1) per street frontage having driveway access, maximum number of principal building signs is one (1) per tenant frontage per façade. Mr. Wilcox stated that the dealership and the oil change facilities are two different entities.

The adjacent property owners were notified on November 14, 2022.

Advertisement was posted in the Savannah Morning News on November 14, 2022

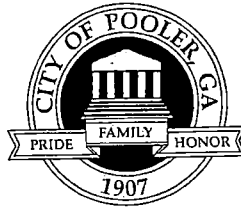
The property was posted on November 16, 2022.

Planning and Zoning Recommendation:

After review of the criteria, P&Z recommends approval of the variance.

Staff Recommendation:

Staff recommends review of the criteria for granting a variance prior to making a decision.



CITY OF POOLER

MAYOR
Rebecca C. Benton

DATE: November 15, 2022

CITY COUNCIL
Shannon Black
Aaron C. Higgins
Tom Hutcherson
Stevie E. Wall
John M. Wilcher
Karen L. Williams

TO: Adjacent Property Owners
Planning and Zoning Commission
Mayor and Council

CITY MANAGER
Robert H. Byrd, Jr.

RE: Sign Variance

CITY ATTORNEY
Steve Scheer

OWNER: Lewis Commercial Properties

PIN: 5-1010-01-063

Lewis Commercial Properties has petitioned the City of Pooler for a sign variance for the allowed number of principle freestanding signs and allowed number of principle building signs. *According to Chapter 66-Sign Regulations, Table 66-B, maximum number of principle freestanding signs is one per street frontage having driveway access, maximum number of principle building signs is one per tenant frontage per façade.* The property is JC Lewis Ford Dealership located at 501 Memorial Blvd.

Notice is hereby given that a public hearing has been scheduled before the Planning and Zoning Commission on Monday, November 28, 2022 at 3:00 p.m. The official Public Hearing before the Mayor & Council is scheduled for Monday, December 5, 2022 at 6:00 p.m. The petitioner and any private individual shall be entitled to present evidence concerning the conditional use before the Planning and Zoning Commission and/or Mayor and Council. If you plan to speak at the Official Public Hearing, please complete and submit by mail or email the Campaign Disclosure Form five (5) days prior to the meeting. Further information may be obtained by calling 748-7261 during regular business hours.
(Project # 221312)

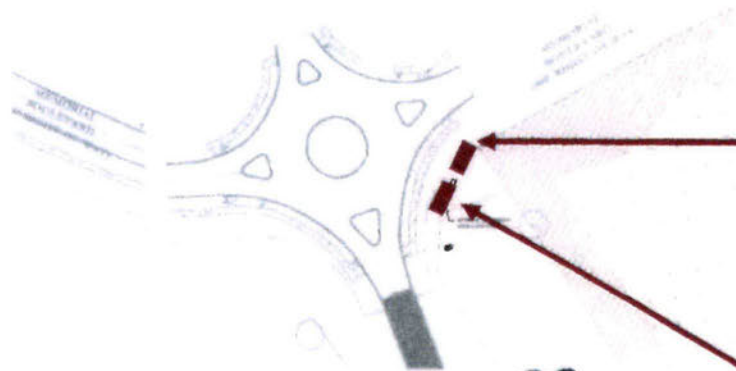
CITY OF POOLER

SIGN VARIANCE STANDARDS

After an application has been submitted to the Building Official, reviewed by the Planning Commission and a public hearing has been held before the City Council, the City Council may grant a variance from the application of the provisions of Chapter 66 of the Code of Ordinances of the City of Pooler **only if all** of the following findings are made:

- (1) That there are unique physical circumstances or conditions peculiar to the particular property, such as but not limited to irregularity, narrowness or shallowness of the lot size or shape, or an unusual degree or type of development proposed on the property, or exceptional topographical or other physical conditions; and,
- (2) That because of such physical circumstances or conditions, signage cannot be erected in strict conformity with the provisions of Chapter 66 of the Code of Ordinances of the City of Pooler without undue hardship to the property owner; and,
- (3) That granting the variance will not result in authorization of a type of sign not otherwise allowed on the property; and
- (4) That granting the variance will not cause substantial detriment to the public good.

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



Quick Lane Pylon @ 9' DAH



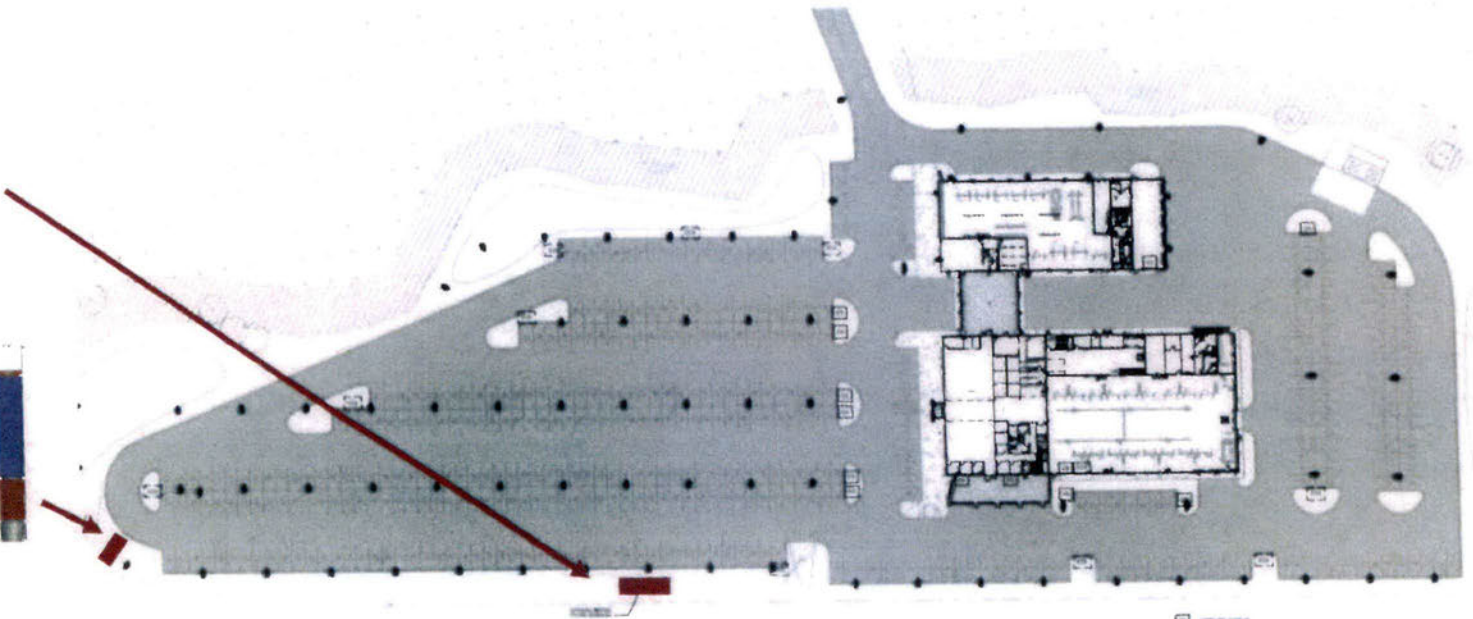
FO F-73 Monument



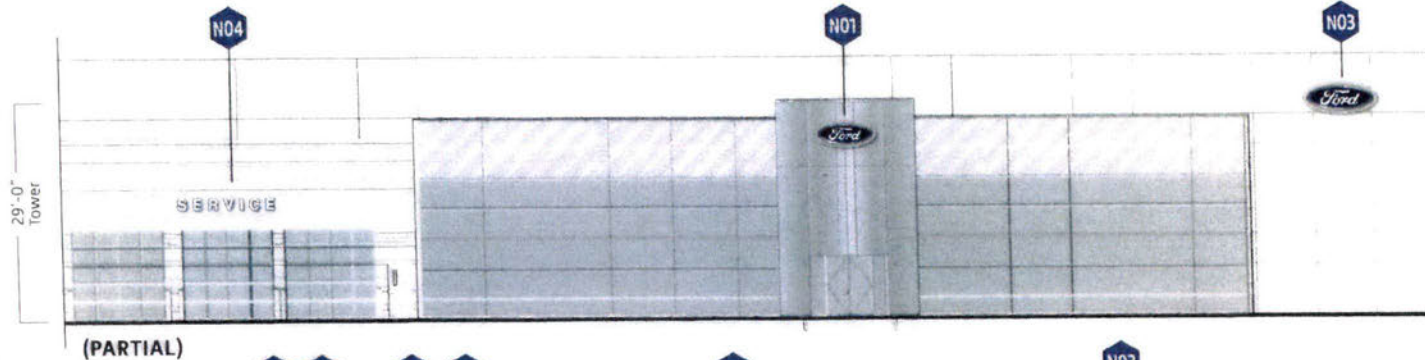
FO F-73 Monument



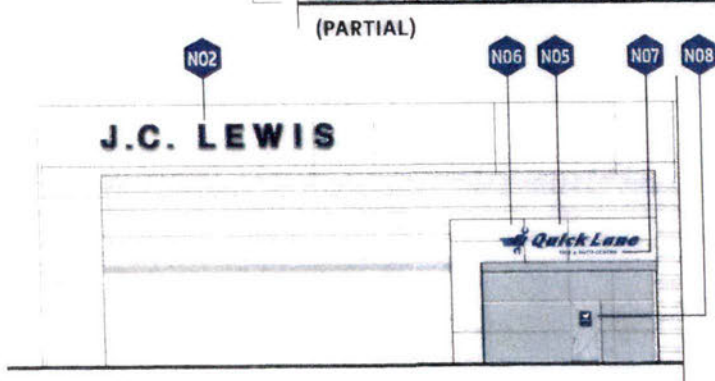
Quick Lane Pylon @ 9' DAH



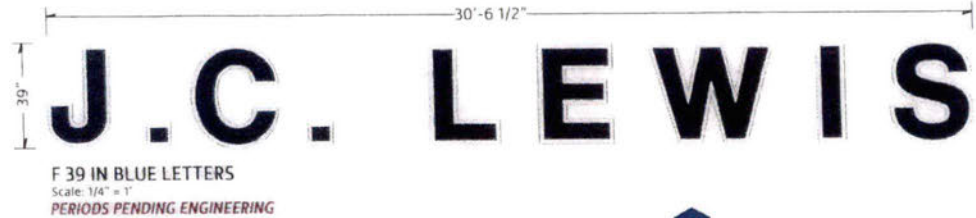
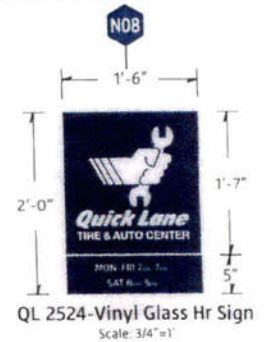
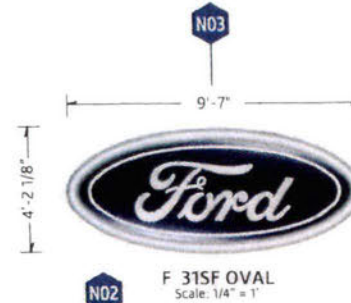
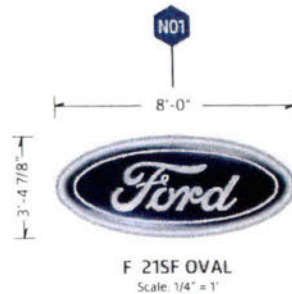
ARCHITECTURAL SITE PLAN



(PARTIAL)



(PARTIAL)

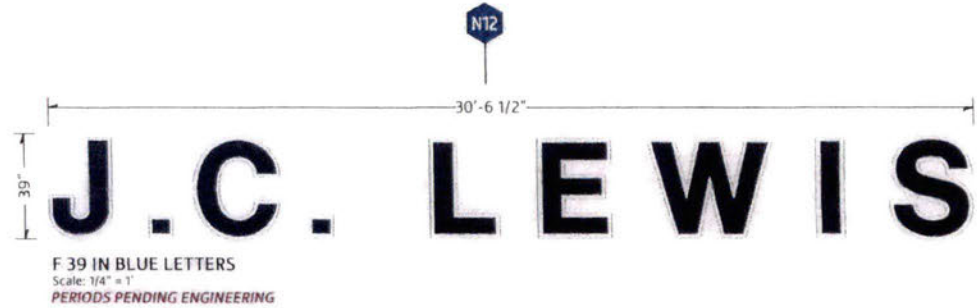
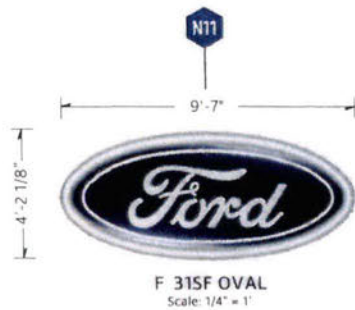
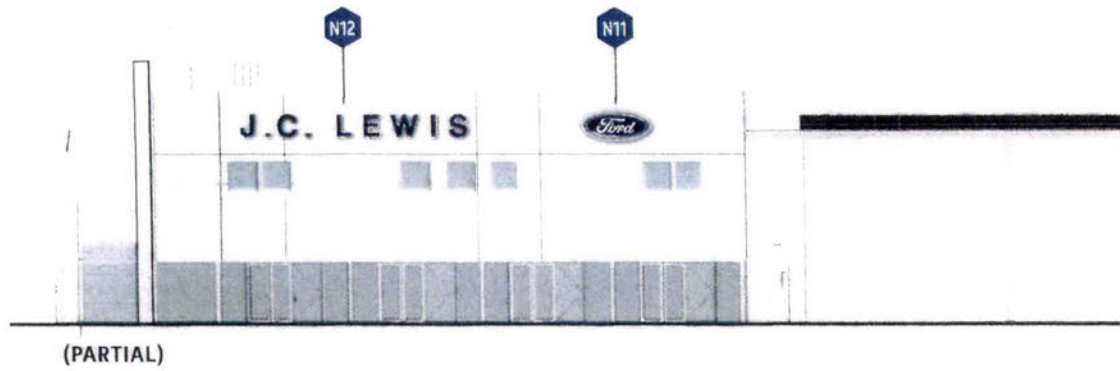


Elevations Scale: 1/16" = 1'
Signage Scale: As Noted

Approved By: Name _____
Date _____

Dealer Code: F21XXX Dealership: J.C. Lewis Ford of Pooler City, State: Pooler, GA Date: 04/13/2022





Elevations Scale: 1/16"=1'
Signage Scale: As Noted

Approved By: Name _____
Date _____

Dealer Code: F21XXX

Dealership: J.C. Lewis Ford of Pooler

City, State: Pooler, GA

Date: 04/13/2022



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LOCAL GOVERNMENT OFFICIAL DISCLOSURE OF FINANCIAL INTERESTS

With respect to the following requests made by:

Lewis Commercial Properties has petitioned the City of Pooler for a sign variance for the allowed number of principle freestanding signs and allowed number of principle building signs. *According to Chapter 66-Sign Regulations, Table 66-B, maximum number of principle freestanding signs is one per street frontage having driveway access, maximum number of principle building signs is one per tenant frontage per façade.* The property is JC Lewis Ford Dealership located at 501 Memorial Blvd.

I, in complying with O.C.G.A. 36-67A-2, do hereby declare that:

- _____ (1) I have a property interest in the above described real property.
- _____ (2) I have a financial interest in a business entity which has a property interest in the above described real property.
- _____ (3) I have a member of my family who has an interest described by (1) and (2) above.
- _____ (4) None of the above.

If you checked paragraph (3) or (4), stop here.

If you marked either paragraph (1) or (2), sign the below statement.

I understand that Georgia Law (O.C.G.A. 36-67A-2) requires me to disqualify myself from voting on the rezoning action relating to this affidavit. I have not and will not take any other action on the application for rezoning regarding this affidavit.

AGENDA ITEM

Date: December 5, 2022

Subject: Front Yard Building Setback Variance for 220 S. Skinner Ave.

Background and Discussion:

The petitioner, Rosalvo Canejo, is requesting a 10' front yard building setback variance. During an inspection, it was noted that the foundation was only 20' from the required front yard setback. According to Appendix A, Zoning, Article III, Section 6, the minimum front yard setback distance in a single-family residential zoning district must be 30'.

The adjacent property owners were notified on November 15, 2022.

Advertisement was posted in the Savannah Morning News on November 16, 2022

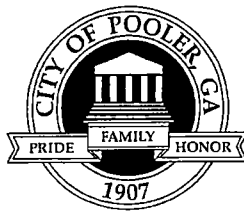
The property was posted on November 16, 2022.

Planning and Zoning Recommendation:

After review of the criteria, P&Z recommends approval of the variance.

Staff Recommendation:

Staff recommends review of the criteria for granting a variance prior to making a decision.



CITY OF POOLER

MAYOR
Rebecca C. Benton

DATE: November 15, 2022

CITY COUNCIL
Shannon Black
Aaron C. Higgins
Tom Hutcherson
Stevie E. Wall
John M. Wilcher
Karen L. Williams

TO: Adjacent Property Owners
Planning and Zoning Commission
Mayor and Council

CITY MANAGER
Robert H. Byrd, Jr.

RE: Front Yard Building Setback Variance

CITY ATTORNEY
Steve Scheer

OWNER: Yahweh Properties, LLC

PIN: 5-0005-17-01A

Yahweh Properties, LLC has petitioned the City of Pooler for a 10' front yard building setback variance. According to *Appendix A, Zoning, Article III, Section 6, the minimum front yard setback distance in a single-family residential zoning district must be 30'*. The property is located at 220 S. Skinner Avenue.

Notice is hereby given that a public hearing has been scheduled before the Planning and Zoning Commission on Monday, November 28, 2022 at 3:00 p.m. The official Public Hearing before the Mayor & Council is scheduled for Monday, December 5, 2022 at 6:00 p.m. The petitioner and any private individual shall be entitled to present evidence concerning the conditional use before the Planning and Zoning Commission and/or Mayor and Council. If you plan to speak at the Official Public Hearing, please complete and submit by mail or email the Campaign Disclosure Form five (5) days prior to the meeting. Further information may be obtained by calling 748-7261 during regular business hours. (Project # 221290)



File # 221290

Variance Application

Applicant Information	Applicant <u>Yahweh Properties, LLC/Rosalvo Canejo</u>
	Mailing address <u>43 Browns Cove Rd Ste.B-8</u>
	City <u>Ridgeland</u> State <u>South Carolina</u> Zip <u>29936</u>
	Telephone <u>(843)296-2790</u> Fax () _____

Property Ownership	Property Owner(s) <u>Yahweh Properties, LLC/Rosalvo Canejo</u>
	Mailing address <u>43 Browns Cove Rd Ste.B-8</u>
	City <u>Ridgeland</u> State <u>South Carolina</u> Zip <u>29936</u>
	Telephone <u>(843)296-2790</u> Fax () _____

Contact Person	Contact Person(s) <u>Rosalvo Canejo</u>
	Mailing address <u>43 Browns Cove Rd Ste.B-8</u>
	City <u>Ridgeland</u> State <u>South Carolina</u> Zip <u>29936</u>
	Telephone <u>(843)296-2790</u> Fax () _____ E-mail <u>ro_rhe.llc@hotmail.com</u>

* All staff correspondence will be sent only to one designated contact person.
* Addresses and telephone numbers do not have to be repeated if provided above.

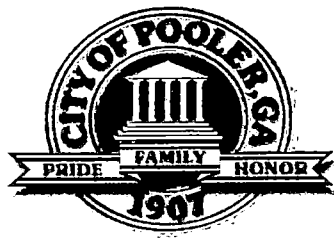
Request	Location address <u>220 S Skinner Ave Pooler, GA 31322</u>	
	Current Zoning _____ Present use <u>PARCEL ID# 500051701A</u>	
	Purpose of the Variance request. Describe those things, which you feel justify the action requested. List the specific sections of the Zoning Ordinance which have a bearing on your request:	
	<u>This is an application for a 10 foot variance so that construction can be continued. After plumbing inspection, city inspector noted that foundation is 20 feet from property line, not the mandated 30 feet.</u>	



VARIANCE STANDARDS

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

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



LOCAL GOVERNMENT OFFICIAL DISCLOSURE OF FINANCIAL INTERESTS

With respect to the following requests made by:

Yahweh Properties, LLC has petitioned the City of Pooler for a 10' front yard building setback variance. According to *Appendix A, Zoning, Article III, Section 6, the minimum front yard setback distance in a single-family residential zoning district must be 30'*. The property is located at 220 S. Skinner Avenue.

I, in complying with O.C.G.A. 36-67A-2, do hereby declare that:

- _____ (1) I have a property interest in the above described real property.
- _____ (2) I have a financial interest in a business entity which has a property interest in the above described real property.
- _____ (3) I have a member of my family who has an interest described by (1) and (2) above.
- _____ (4) None of the above.

If you checked paragraph (3) or (4), stop here.

If you marked either paragraph (1) or (2), sign the below statement.

I understand that Georgia Law (O.C.G.A. 36-67A-2) requires me to disqualify myself from voting on the rezoning action relating to this affidavit. I have not and will not take any other action on the application for rezoning regarding this affidavit.

AGENDA ITEM

Date: December 5, 2022

Subject: Zoning Map Amendment for 100 Commerce Court from CP to C-2

Background & Discussion:

David Hornsby, with HD Companies, on behalf of the owner, presented the petition to the P&Z Board for their review and recommendation. The intent is to operate a private school/daycare facility. There were some questions from the P&Z Board regarding the permitted uses in a heavy commercial zoning district.

Adjacent property owners were notified on November 15, 2022.

Savannah Morning News was notified on November 16, 2022.

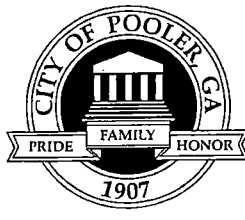
Sign posted on November 16, 2022.

Planning and Zoning Recommendation:

After review of the criteria, Planning and Zoning recommends approval to rezone 100 Commerce Court from CP (Commercial Professional) to C-2 (Heavy Commercial), contingent upon only institutional used being allowed by right.

Staff Recommendation:

Staff recommends review of the zoning map amendment criteria, prior to making a decision.



CITY OF POOLER

MAYOR
Rebecca C. Benton

DATE: November 15, 2022

CITY COUNCIL
Shannon Black
Aaron C. Higgins
Tom Hutcherson
Stevie E. Wall
John M. Wilcher
Karen L. Williams

TO: Adjacent Property Owners
Planning and Zoning Commission
Mayor and Council

CITY MANAGER
Robert H. Byrd, Jr.

RE: Zoning Map Amendment

CITY ATTORNEY
Steve Scheer

OWNER: Fred Williams

PIN: 5-1010B-01-134 and 5-1010B-01-139

Fred Williams is requesting the City of Pooler to rezone 100 Commerce Court from a C-P (Commercial Professional) Zoning District to a C-2 (Heavy Commercial) Zoning District.

Notice is hereby given that a public hearing has been scheduled before the Planning and Zoning Commission on Monday, November 28, 2022 at 3:00 p.m. The official Public Hearing before the Mayor & Council is scheduled for Monday, December 5, 2022 at 6:00 p.m. The petitioner and any private individual shall be entitled to present evidence concerning the conditional use before the Planning and Zoning Commission and/or Mayor and Council. If you plan to speak at the Official Public Hearing, please complete and submit by mail or email the Campaign Disclosure Form five (5) days prior to the meeting. Further information may be obtained by calling 748-7261 during regular business hours. (Project # 221312)

City of Pooler

Zoning Map Amendment Application

Date: 11/1/22

File #: 221325

Type or print and attach additional sheets if necessary to fully answer any of the following sections.

General Information

1. Name of owner/authorized agent: Fred Williams / David Hornsby
2. Address of owner/authorized agent: 100 Commerce Court
3. Telephone number of owner/agent: 843-521-4123
4. Have any previous applications been made for a text or map amendment affecting these same premises? ___ Yes or X No
5. If yes, give file number, date and action taken: —

(If exact file number, date or action is not known, please give approximate date of previous application.)

Action Requested

Information Required:

1. General location of property (the area) street number and location with respect to nearby public roads in common use: 100 Commerce Court (Pine Ballon + Quaker Rd)
2. Legal description of property (name of subdivision, block and lot number): Lot 2 Recombination of Commerce Court SDB 415 67
3. PIN #: 51010B01134 + 51010B01139
4. Zone Classification: Present B-Professional Requested: C2
5. Owner of property: (If same as applicant, leave blank) Fred Williams
6. Address of owner: 100 Commerce Court Pooler GA 31322
7. Telephone number of owner: 912-658-8332
8. Total area of property: (acres or approximate sq. feet) 3.19 Acres
9. Existing land use (specify such as grocery store, single-family residence, vacant land, etc.) Empty Building (Former Office, Real Estate Sales)
10. Desire land use (specify such as residence, grocery store, mobile home park, etc.) School

Reasons and Certifications

(Required for all amendments)

- Reasons for requesting change of zoning map which would support the purposes of the zoning program: We would like to occupy the building as a private school/daycare facility.





SECTION 10. STANDARDS FOR ZONING ORDINANCE OR MAP AMENDMENT

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

1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
8. Will the action adversely impact adjacent or nearby properties in terms of:
 1. Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern.
 2. 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.
 3. Will the action create development opportunities of such increased intensity that storm water runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?
9. Will the action result in public service requirements such as provision of utilities or safety services which because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?



LOCAL GOVERNMENT OFFICIAL DISCLOSURE OF FINANCIAL INTERESTS

With respect to the following requests made by:

Fred Williams is requesting the City of Pooler to rezone 100 Commerce Court from a C-P (Commercial Professional) Zoning District to a C-2 (Heavy Commercial) Zoning District.

I, in complying with O.C.G.A. 36-67A-2, do hereby declare that:

- _____ (1) I have a property interest in the above described real property.
- _____ (2) I have a financial interest in a business entity which has a property interest in the above described real property.
- _____ (3) I have a member of my family who has an interest described by (1) and (2) above.
- _____ (4) None of the above.

If you checked paragraph (3) or (4), stop here.

If you marked either paragraph (1) or (2), sign the below statement.

I understand that Georgia Law (O.C.G.A. 36-67A-2) requires me to disqualify myself from voting on the rezoning action relating to this affidavit. I have not and will not take any other action on the application for rezoning regarding this affidavit.

AGENDA ITEM

Date: December 5, 2022

Subject: Conditional Use request for a childcare center located at 112 N. Rogers Ave.

Background & Discussion:

Raekel Perry presented the conditional use request to the P&Z Board for their review and recommendation. The intent is to operate a childcare facility out of the existing building. The hours of operation will be Monday through Friday, 6:00 a.m. to 6:00 p.m. Childcare services is a conditional use within all residential and light commercial zoning districts.

The adjacent property owners were notified on November 15, 2022.

Advertisement was posted in the Savannah Morning News on November 16, 2022

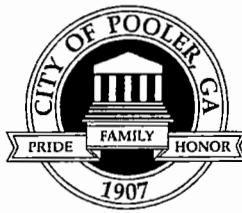
The property was posted on November 16, 2022.

Planning and Zoning Recommendation:

After review of the criteria, P&Z recommends approval.

Staff Recommendation:

Staff recommends review of the criteria for granting a conditional use prior to making a decision.



CITY OF POOLER

MAYOR
Rebecca C. Benton

DATE: November 15, 2022

CITY COUNCIL
Shannon Black
Aaron C. Higgins
Tom Hutcherson
Stevie E. Wall
John M. Wilcher
Karen L. Williams

TO: Adjacent Property Owners
Planning and Zoning Commission
Mayor and Council

CITY MANAGER
Robert H. Byrd, Jr.

RE: Conditional Use

CITY ATTORNEY
Steve Scheer

OWNER: Raekel Perry

Raekel Perry, has petitioned the City of Pooler for a conditional use to operate a child care center at 112 N. Rogers Street. According to Appendix A, Zoning, Article IV, Table 4.1, Allowed Uses by Zoning Districts, a child care center is only considered as a conditional use in a single family residential zoning district.

Notice is hereby given that a public hearing has been scheduled before the Planning and Zoning Commission on Monday, November 28, 2022 at 3:00 p.m. The official Public Hearing before the Mayor & Council is scheduled for Monday, December 5, 2022 at 6:00 p.m. The petitioner and any private individual shall be entitled to present evidence concerning the conditional use before the Planning and Zoning Commission and/or Mayor and Council. If you plan to speak at the Official Public Hearing, please complete and submit by mail or email the Campaign Disclosure Form five (5) days prior to the meeting. Further information may be obtained by calling 748-7261 during regular business hours.

(Project # 221289)

Door Exit

Window

Window

Window

Countdown 100m

Room 505

Cafeteria

Toddler 2-3 yrs

Water Fountain

Bathroom Children

Preschool Age 3-4 yrs

School Before/After Care 5-7 yrs

Entrance Center

Entrance
Miyake Hand Sanitizer
1221 Rogers St
Baker, Cal 91520

portions

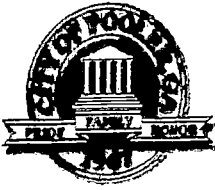
Windows

driveway

Steps

driveway

Tree



Conditional Use Standards

Review Criteria

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

Additional Mitigation Requirements

- The Planning Commission may suggest and the Mayor and Council may impose or require such additional restrictions and standards (e.g., increased setbacks, buffer strips, screening, etc.):
 1. As may be necessary to protect the health and safety of workers and residents in the community; and
 2. To protect the value and use of property in the general neighborhood.



LOCAL GOVERNMENT OFFICIAL DISCLOSURE OF FINANCIAL INTERESTS

With respect to the following requests made by:

Raekel Perry, has petitioned the City of Pooler for a conditional use to operate a day care center at 112 N. Rogers Street. According to Appendix A, Zoning, Article IV, Table 4.1, Allowed Uses by Zoning Districts, a childcare center is only considered as a conditional use in a single family residential zoning district.

I, in complying with O.C.G.A. 36-67A-2, do hereby declare that:

- _____ (1) I have a property interest in the above described real property.
- _____ (2) I have a financial interest in a business entity which has a property interest in the above described real property.
- _____ (3) I have a member of my family who has an interest described by (1) and (2) above.
- _____ (4) None of the above.

If you checked paragraph (3) or (4), stop here.

If you marked either paragraph (1) or (2), sign the below statement.

I understand that Georgia Law (O.C.G.A. 36-67A-2) requires me to disqualify myself from voting on the rezoning action relating to this affidavit. I have not and will not take any other action on the application for rezoning regarding this affidavit.

Campaign Disclosure Form

Agenda Item:

Kaekel Perry, has petitioned the City of Pooler for a conditional use to operate a day care center at 112 N. Rogers Street. According to Appendix A, Zoning , Article IV, Table 4.1, Allowed Uses by Zoning Districts, a child care center is only considered as a conditional use in a single family residential zoning district.

Date of Public Hearings: Planning & Zoning – November 28, 2022 @ 3:00 p.m.

Mayor & Council – December 5, 2022 @ 6:00 p.m.

Have you made campaign contributions to one or more Pooler City Official(s), including any member(s) of the Planning Commission, during the past two years that when combined total an amount greater than \$250.00?

_____ **No.** I have not made campaign contributions to any Pooler City Official(s), including any member(s) of the Planning Commission, during the past two years that when combined total an amount greater than \$250.00.

_____ **Yes.** I have made campaign contributions to any Pooler City Official(s), including any member(s) of the Planning Commission, during the past two years that when combined total an amount greater than \$250.00.

Name of City Official	Title	Dollar Value of Contribution	Description of each gift having a value above \$250.00
1. _____			
2. _____			
3. _____			

If more space is needed, attach another copy of this form.

I attest that all the information provided is true to fact _____
(Applicant's signature)

Date: _____

AGENDA ITEM

Date: December 5, 2022

Subject: Site Plan/Landscape Plan for La Parrilla Restaurant at 140 Tanger Outlets Blvd.

Background & Discussion:

Doug Faircloth, with Coleman Company, presented the site plan to the Board for their review and recommendation. The intent is to construct a 6,532 sq. ft. restaurant and the infrastructure to support it on outparcel 3A located at 140 Tanger Outlets Boulevard.

Planning and Zoning Recommendation:

P&Z recommended approval of the site plan/landscape plan for La Parilla Restaurant, contingent upon \$1,950.00 being paid into the tree fund.

Staff Recommendation:

Staff recommends approval, contingent upon the Stormwater Agreement being recorded prior to a preconstruction meeting being scheduled, **\$1,950.00** being paid into the tree fund and receipt of a final set of plans showing a 1.5-inch domestic water meter with 1.5-inch backflow prevention device.



November 22nd, 2022

Travis G. Burke, PE
Coleman Company
1480 Chatham Parkway, Suite 100
Savannah, GA 31405

Dear Mr. Burke,

I am pleased to provide you with a recommendation for **Conditional Approval** of the site development plans for 'La Parilla', which is provided below.

Site Plan Review

<u>Submittal Documents:</u>	Site Development Plans.....	<i>Oct. 2022</i>
	Stormwater Management Report.....	<i>Aug. 2022</i>
	Stormwater Maintenance Agreement.....	<i>Aug. 2022</i>
	Access Report.....	<i>Aug. 2022</i>
	GSWCC Approval of ES&PC Plans.....	<i>May 2022</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 and Engineering Standards, and all Development Codes that apply to the City of Pooler. This review is not to be construed as a check of every item in the plans or construction. Failure of this office to note any conflict with said requirements does not relieve the developer from compliance. A complete set of reviewed plans and specification shall be maintained on the construction site.

The Owner and the Design Consultant are fully responsible for all testing and inspections of their project during construction, and they also are fully responsible that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible that their designs are in compliance to all Federal, State and City ordinances and regulations. All the required testing data, plans and related material must be available to the City of Pooler, or assigned representation, during and after the construction is complete.



EOM Operations
Your solution to a better tomorrow

OPERATIONS

To the best of our knowledge, it is our opinion that the plans are in general conformance with the City of Pooler's applicable design standards, codes and ordinances. We hereby recommend **Conditional Approval** of the site development plans, subject to the following:

1. The City of Pooler shall be in receipt of a final set of plans showing 1.5-inch Domestic Water Meter w/ 1.5-inch Backflow Prevention Device.

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: Brian Crooks, AICP; City of Pooler
Kimberly Classen, CFM; City of Pooler
Liberto Chacon, PE; EOM



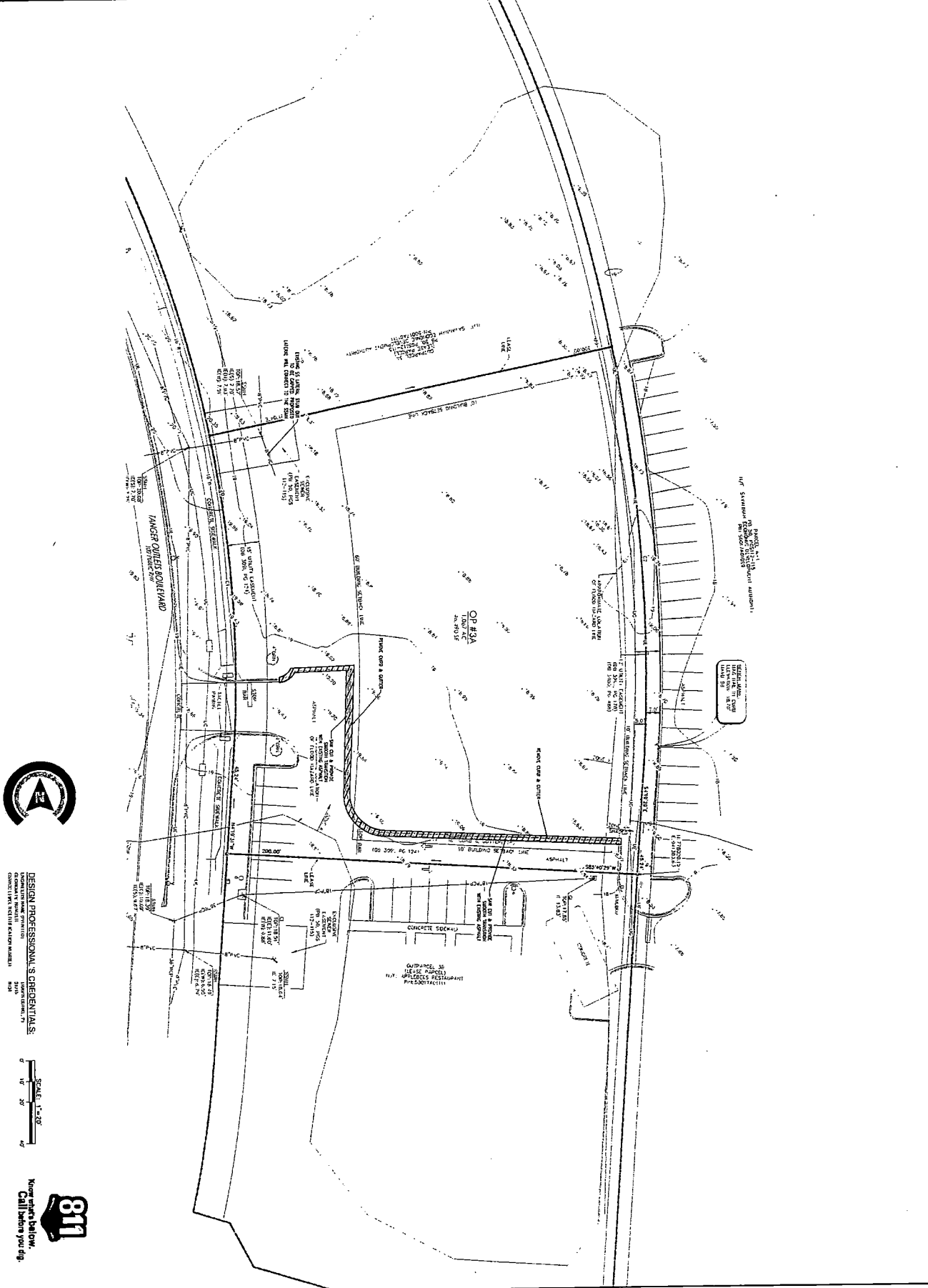
480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



DESIGN PROFESSIONAL'S ESSENTIALS
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF GEORGIA
 LICENSE NO. 12124
 JAMES WOODRUM

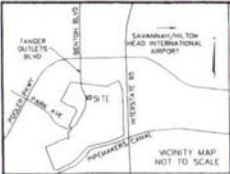
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 0' 10' 20' 40'



SHEET: C1.0
 JOB NUMBER: 21-371.000
 DRAWN BY: 09/20/18 JTW
 CHECKED BY: AS NOTED
 SCALE: AS NOTED
 EXISTING CONDITIONS & DEMO

CIVIL CONSTRUCTION PLANS FOR
LA PARRILLA
 LOCATED IN OUTPARCEL #3A, TANGER OUTLETS, POOLER, GA
 PREPARED FOR:
 LA COSECHA POOLER

NOT FOR CONSTRUCTION
 REVISIONS:
 09/27/2018 JTW C1.0

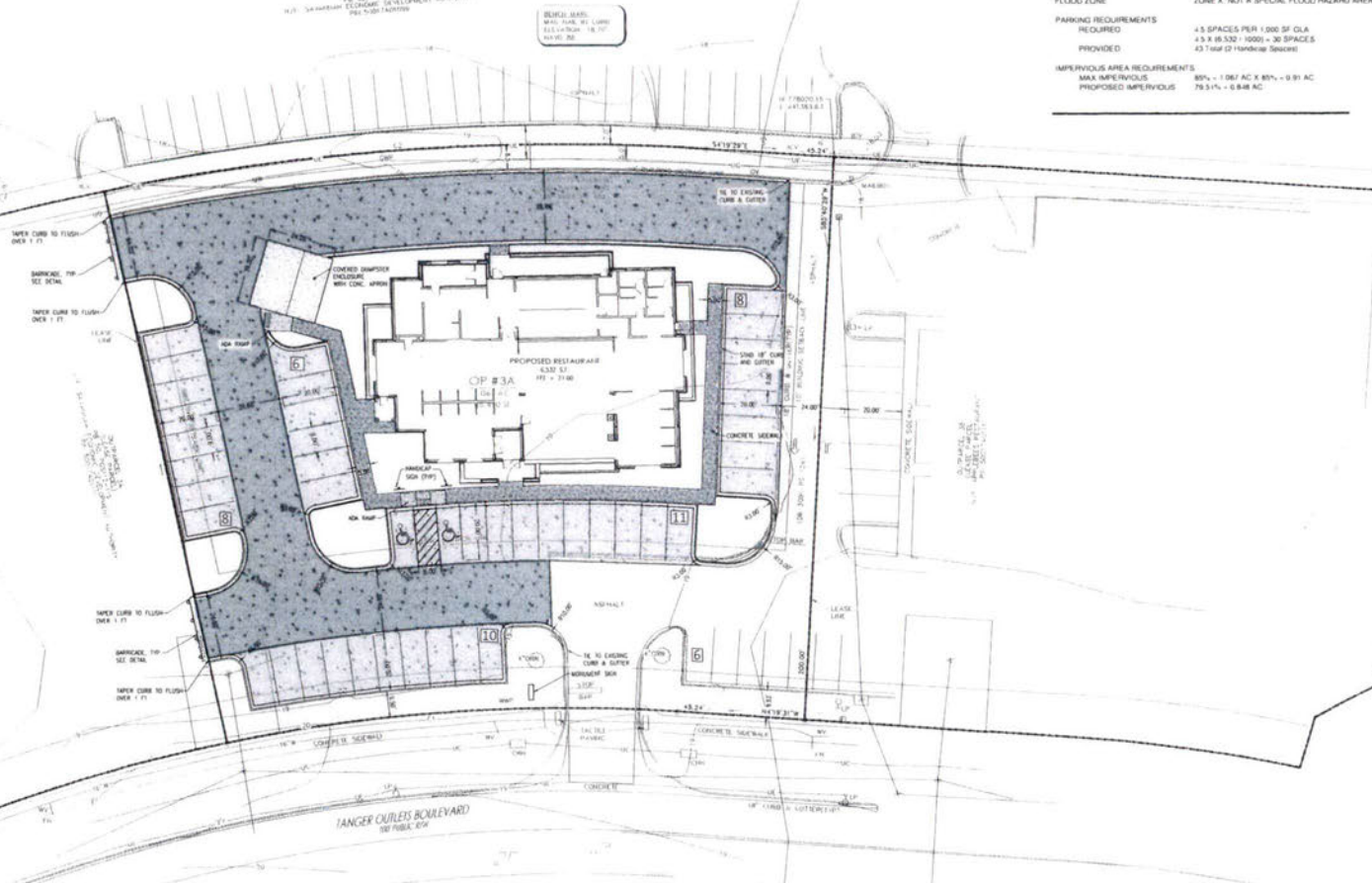


PARCEL # 1
 100 SQ. FT. (2.31 X 43.27)
 W.P. SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY
 PLOT 200-140000

SURVEY DATA
 117800.15
 147163.83

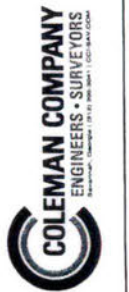
SITE DATA	
AREA	1.067 AC
ZONING	C2
PN	501178.11111
ADDRESS	140 TANGER OUTLETS BOULEVARD
SETBACKS	
FRONT	60 FT
REAR	10 FT
SIDE	50 FT
EXISTING USE	
PROPOSED USE	VACANT RESTAURANT
PROPOSED BUILDING	6,532 SQ FT
FLOOD ZONE	
	ZONE X, NOT A SPECIAL FLOOD HAZARD AREA
PARKING REQUIREMENTS	
REQUIRED	43 SPACES PER 1,000 SF GLA
	43 X 8.532 = 3668 + 30 SPACES
PROVIDED	43 total (2 15'x60' Spaces)
IMPERVIOUS AREA REQUIREMENTS	
MAX IMPERVIOUS	85% - 1.067 AC X 85% = 0.91 AC
PROPOSED IMPERVIOUS	79.31% = 0.848 AC

- NOTES:**
- PROPERTY ADDRESS: 140 TANGER OUTLETS BOULEVARD, POOLER, GA
 - PARENT PARCEL IDENTIFICATION NUMBER: 50017AD111
 - THIS PROPERTY IS CURRENTLY ZONED C-2
 - AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION, THIS PROPERTY IS LOCATED IN ZONE X AND IS SHOWN, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 130503004A, EFFECTIVE DATE: 8/4/2010 (ZONE X SHOWN ARE 0.2% ANNUAL CHANCE FLOOD HAZARD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE). FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
 - THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE (EAST ZONE), NAD 83.
 - ALL MEASUREMENTS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS (IF THEY RECORD) UNRECORDED AND TO WHICH THERE IS NO PHYSICAL EVIDENCE ON THE PROPERTY.
 - THE SURVEY IS FOR THE LISTED PURPOSES ONLY AND IS VALID ONLY AS OF THE DAY THE SURVEY WAS PERFORMED.
 - ZONING INFORMATION FOR INFORMATIONAL PURPOSES ONLY, AS FURNISHED BY APPROPRIATE GOVERNMENTAL AGENCY.
 - NO SEARCH OF THE PUBLIC RECORDS OF CHATHAM COUNTY, GEORGIA FOR EASEMENTS AND RESTRICTIONS APPLICABLE TO THE PROPERTY WAS PERFORMED BY COLEMAN COMPANY, INC. ABSTRACT INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-108428-AT, COMMITMENT DATE: MAY 1, 2021, AT 8:00 a.m.
 - THERE WAS NO OBSERVABLE EVIDENCE OF ANY CONVEYANCE FOUND OR KNOWN OF WITHIN THE BOUNDARY OF THE SUBJECT PROPERTIES AT THE TIME OF THE FIELD SURVEY.
 - THERE ARE NO GAPS, GAPS, OR OVERLAPS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENT PROVIDED.
 - LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN HEREON ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND STRUCTURES. VERIFICATION OF EXACT LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION.



CURVE TABLE						
CURVE #	LENGTH	RADIUS	BELLY	TANGENT	CHORD BEARING	CHORD LENGTH
C1	168.47'	658.30'	15°19'29"	88.10'	N0°29'13"W	139.99'
C2	213.94'	850.30'	15°19'29"	107.62'	S11°59'12"E	213.32'

DESIGN PROFESSIONAL'S CREDENTIALS:
 ENGINEER NAME: STREIBER
 LICENSE NUMBER: 15646-00000-PL
 STATE OF GEORGIA
 DATE OF EXPIRATION: 12/31/2022
 ENGINEER LEVEL: REGISTERED PROFESSIONAL ENGINEER



NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

CIVIL CONSTRUCTION PLANS FOR
LA PARRILLA
 LOCATED IN OUTPARCEL #3A, TANGER OUTLETS, POOLER, GA
 PREPARED FOR:
 LA COSECHA POOLER

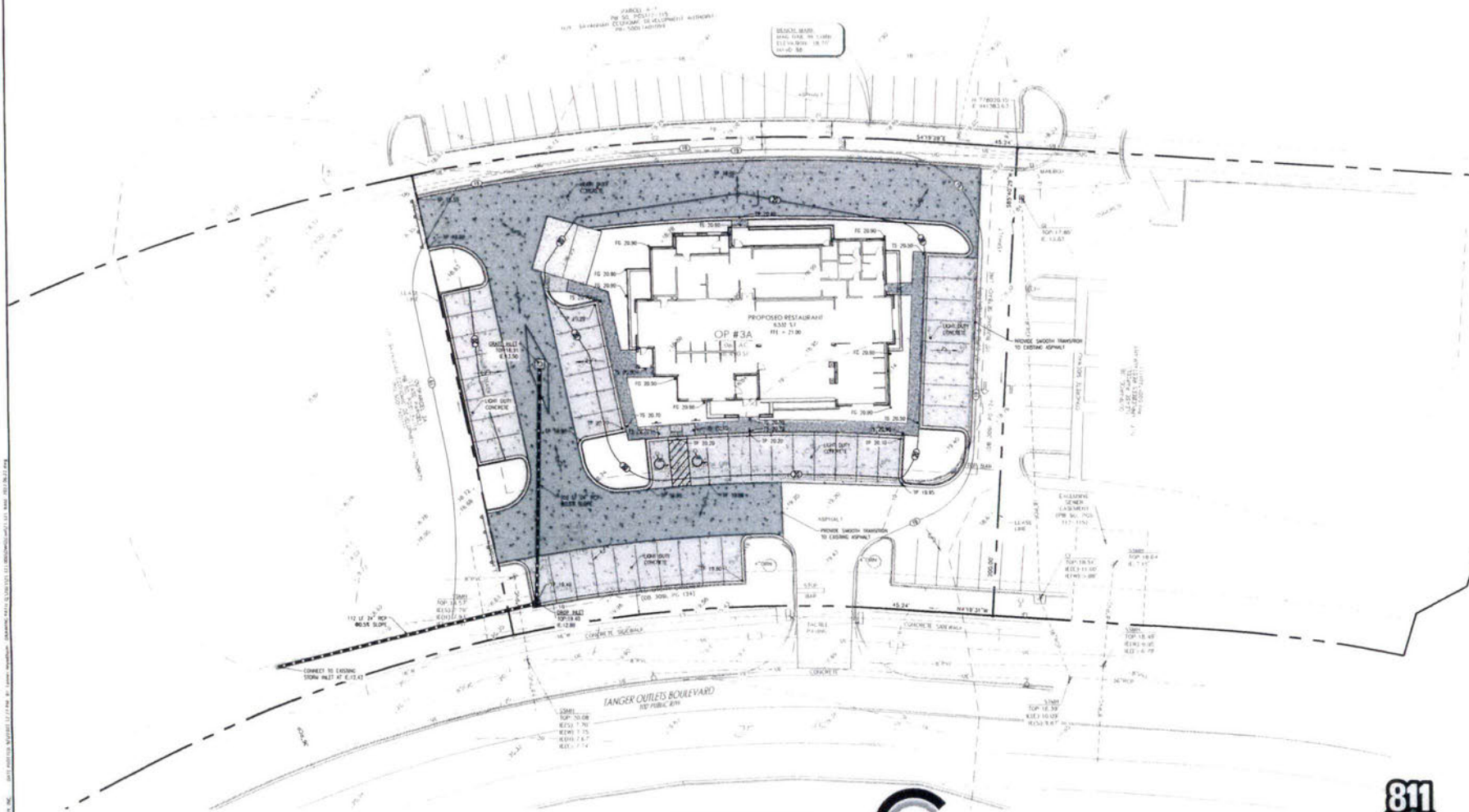
JOB NUMBER: 21-321.000
 DATE: 09/01/2022
 DRAWN BY: KTW
 CHECKED BY: DJL
 SCALE: AS NOTED

STAKING PLAN

SHEET:

C2.0

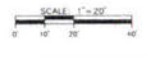
DATE: 06/21/2022 11:58 AM



PAVING LEGEND	
[Pattern]	HEAVY DUTY CONCRETE
[Pattern]	STREET DUTY CONCRETE



DESIGN PROFESSIONAL'S CREDENTIALS
 LICENSE NUMBER: 000000000
 EXPIRES: 12/31/2023
 CONTRACT NUMBER: 21-000
 PROJECT NUMBER: 21-000



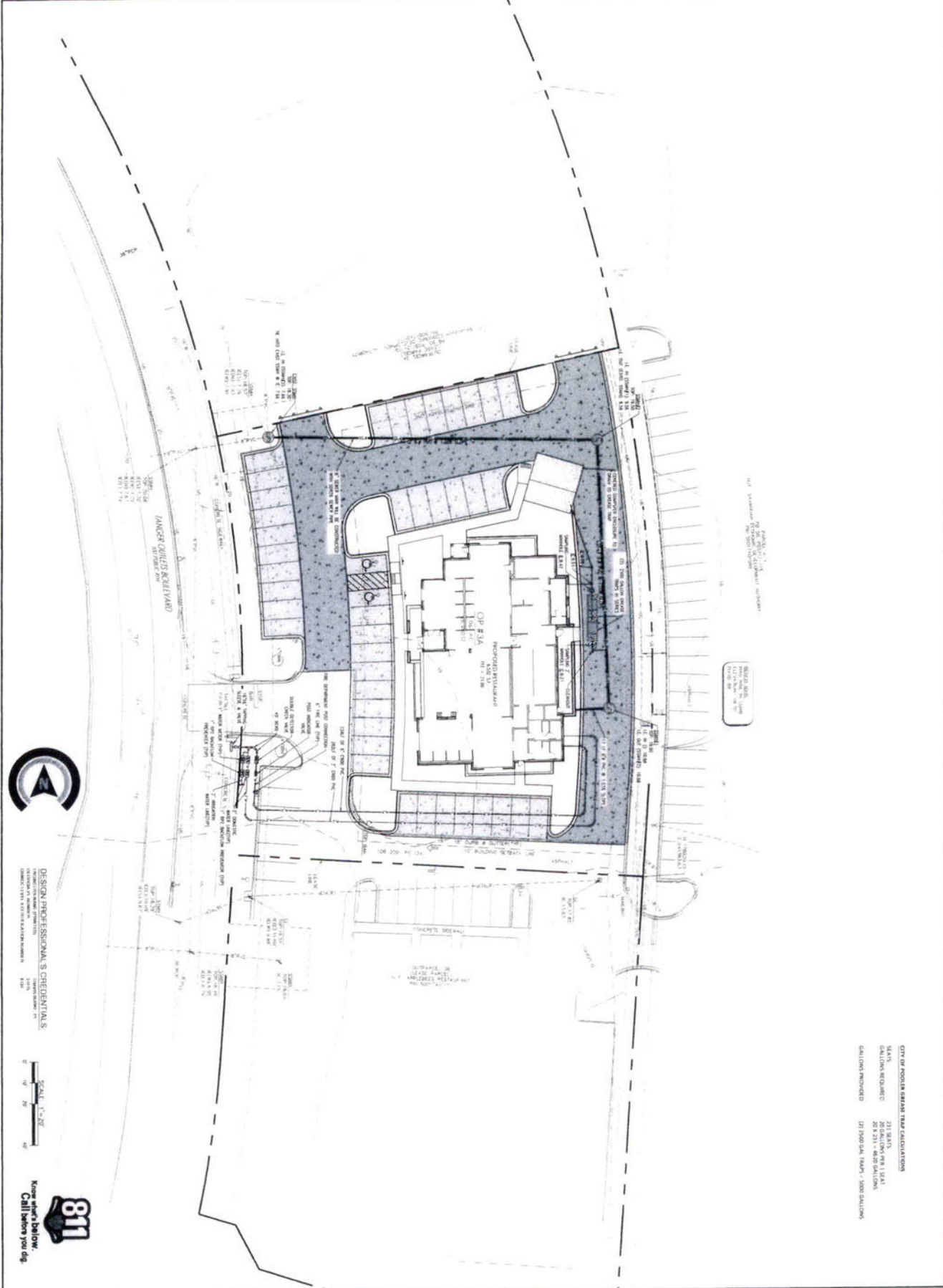
REVISIONS
 06/20/2022 - EGM COMMENTS

CIVIL CONSTRUCTION PLANS FOR
LA PARRILLA
 LOCATED IN OUTPARCEL #3A, TANGER OUTLETS, POOLER, GA
 PREPARED FOR:
 LA COSECHA POOLER

JOB NUMBER: 21-321-000
 DATE: 09/01/2022
 DRAWN BY: KTW
 CHECKED BY: DLT
 SCALE: AS NOTED

PGD PLAN

SHEET:
C3.0



CITY OF POOLER SEWER TRAP CALCULATION
 211' SEWER
 20' DIALTON'S 18" x 18" x 1'
 20' x 21' x 48" DIALTON'S
 DIALTON'S PROVIDED 127' 50" DIA. TRAPS - 1000' DIALTON'S



DESIGN PROFESSIONAL'S CREDENTIALS
 STATE OF GEORGIA
 PROFESSIONAL ENGINEER
 LICENSE NUMBER: 1412



SHEET: **C4.0**

UTILITY PLAN

JOB NUMBER: 21.371.000
 DATE: 09/01/2022
 DRAWN BY: EFW
 CHECKED BY: AS/NO/D

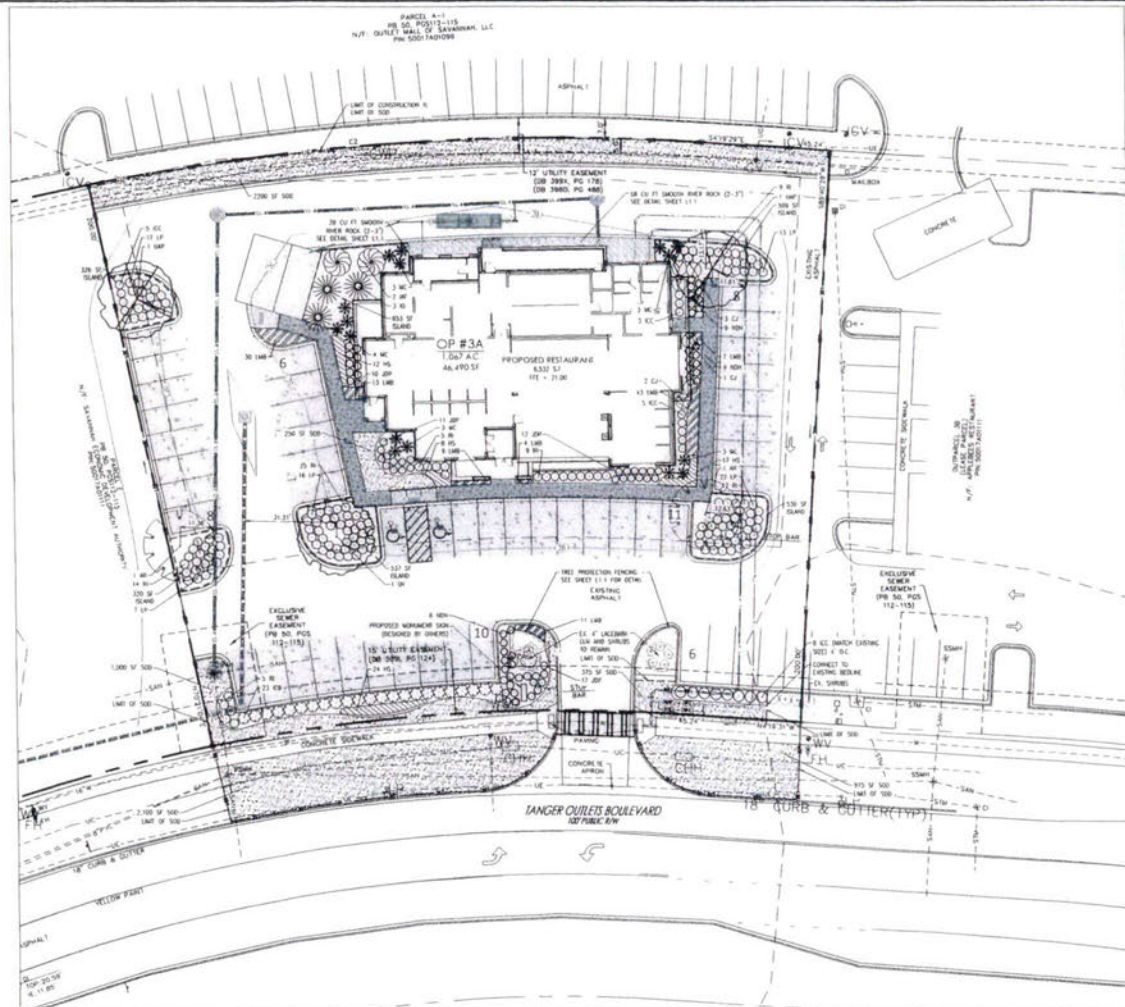
CIVIL CONSTRUCTION PLANS FOR
LA PARRILLA
 LOCATED IN OUTPARCEL #3A, TANGER OUTLETS, POOLER, GA
 PREPARED FOR:
 LA COSECHA POOLER

REV: 04/20/2022
 09/01/2022
 09/01/2022

NOT FOR CONSTRUCTION



6 trees @ \$325.00 each = \$1,950.00



CITY OF POOLER LANDSCAPE REQUIREMENTS

TOTAL AREA: 1.88 AC
 TOTAL AREA ENCLOSED BY UTILITY EASEMENTS: 0.11 AC
 TOTAL AREA OF DEVELOPMENT FOR TREE REPLACEMENT: 1.88 AC
 TREE REPLACEMENT REQUIREMENT: 115 TREES PER ACRE = 19.14 x 1.88 = 35.98 TREES REQUIRED
 TREES PROVIDED: 36

REQUIREMENT: A PLANT LIST TO THE CITY OF POOLER TREE BANK TO THE AMOUNT OF 36 7' CAL TREES @ \$325/TREE = \$11,640

NOTE: SITE IS ENCLOSED WITH UTILITY EASEMENTS ALONG FRONTAGE AND REAR OF THE PROPERTY
 DISCREPANT TREES TO BE REPLACED: NONE

PLANTED TREES SHALL BE "HARDWOOD" TREES NO LESS THAN TWO (2) INCH DBH AND A MINIMUM HEIGHT REQUIREMENT OF EIGHT FEET. THE TREES TO BE PLANTED MUST BE PREPARED HARDWOODS THAT CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK PLANTED OR RELOCATED TREES SHOULD BE APPROPRIATELY PLACED SO AS TO ENHANCE THE OVERALL LANDSCAPE OF THE SITE. ALL TREES PLANTED OR RELOCATED ON THE SITE MUST BE PROTECTED AND MAINTAINED UNTIL FINAL INSPECTION AND APPROVAL OF IMPROVEMENTS BY THE CITY BUILDING OFFICIAL. POOLER GEORGIA CODE OF ORDINANCES - PARRY'S CODE OF ORDINANCES - CHAPTER 42 - ENVIRONMENT - ARTICLE VI - TREE PROTECTION - SEC. 42-108 REPLACEMENT

PREFERRED TREE LIST
 FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL REQUIREMENTS
 A RESIDENTIAL LOT SHALL HAVE A MINIMUM OF THREE PREFERRED TREES OF WHICH ONE SHALL BE LOCATED IN THE FRONT OF THE RESIDENCE OR BUSINESS AND SELECTED FROM THE LARGE OR MEDIUM TREE SPECIES FROM THE PREFERRED LIST

LARGE SPECIES: AMERICAN BEECH, AMERICAN ELM, HYBRIDS, AMERICAN LYCENDE, GREEN ASH, WHITE ASH, BALD CYPRESS, POPLAR, PINE, SPRUCE, PINE, HICKORY SPECIES, SOUTHERN REDWOOD, LIVE OAK, HULL OAK, OVERCUP OAK, SALVAGED OAK, WHITE OAK, WILLOW OAK, SOUTHERN RED OAK AND YELLOW POPLAR

MEDIUM SPECIES: AMERICAN HOLLY, RED MAPLE, REDBARK, FLORIDA MAPLE, REDBARK MAPLE, EASTERN RED CEDAR

SMALL SPECIES: EASTERN REDBUD, ATTENANTA HYBRIDS, HOLLY, YAPON HOLLY, SWEETBAY, MAGNOLIA, FRAGRANT TREE

NO MORE THAN 20% OF SMALL SPECIES CAN BE USED FOR TREE REPLACEMENT. MINIMUM 30% OF PLANTING AREA MUST BE TREES

NO MORE THAN 20% OF REPLACEMENT TREES SHALL BE ONE SPECIES

IRRIGATION AND MAINTENANCE NOTES

- ADEQUATE WATER SOURCES FOR PROPOSED LANDSCAPES SHALL BE PROVIDED FOR AT LEAST ONE YEAR
- ANY TREE REQUIRED TO MEET MINIMUM TREE COVERAGE REQUIREMENTS THAT IS LOST AFTER 12 MONTHS OF FINAL APPROVAL BY THE CITY BUILDING OFFICIAL SHALL BE REPLACED WITH A TWO AND ONE-HALF INCH DBH TREE OF THE SAME TYPE

NOTES

1. PLANT LIST QUANTITIES ARE FOR REFERENCE ONLY. KEYED PLANS SHALL GOVERN OVER PLANT LIST
2. ALL PLANT/PLANT BEDS SHALL RECEIVE A 1" LAYER OF FRESH FINE STRAW MULCH
3. THE GENERAL CONTRACTOR SHALL SUPPLY ROUGH GRADES 4:2 WITH POSITIVE DRAINAGE PATTERNS ESTABLISHED. THE LANDSCAPE CONTRACTOR WILL FINE GRADE FOR PLANTING OPERATIONS
4. SEE SPECIFICATIONS THIS SHEET FOR FURTHER INSTRUCTIONS
5. TOPSOIL SHALL BE STRIPPED AND STOCKPILED BY THE GRADING CONTRACTOR. STOCKPILED TOPSOIL SHALL BE SPREAD BY THE GRADING CONTRACTOR TO A DEPTH OF 4 INCHES IF QUANTITIES ARE SUFFICIENT. GRADING CONTRACTOR SHALL PROVIDE STOCKPILED TOPSOIL FOR LANDSCAPE CONTRACTOR USE FOR BACKFILL LANDSCAPE SLOANES
6. ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND SHAPE RELATIONSHIPS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN
7. ALL SIZES SPECIFIED REFER TO THE SIZE AT THE TIME OF PLANTING

NOTE:

1. IRRIGATION TO BE PROVIDED BY LANDSCAPE CONTRACTOR. SUBMIT PLAN TO LANDSCAPE ARCHITECT FOR APPROVAL. PRIOR TO INSTALLATION
2. PLANT SIZES ARE AS REQUIRED BY THE TANGER OUTLETS BARRAMBA OUTRACKS RELOCATION MANUAL

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES						
AK	2	ACEA RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLES	7' CAL. MIN. 14 1/2" HT.	AS SHOWN	STRAIGHT TRUNK, THIN, WELL BALANCED HEAD
AM	2	ACEA ATTENUATA 'TOSTERI'	AMERICAN HOLLY	40 HT. MIN.	AS SHOWN	FULL TO GROUND
QV	1	QUERCUS VIRGINIANA	LIVE OAK	7' CAL. MIN. 14 1/2" HT.	AS SHOWN	WELL BALANCED HEAD, MATCHED
UAF	2	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	7' CAL. MIN. 14 1/2" HT.	AS SHOWN	MIN 8" CLEAR TRUNK, STRUCTURALLY PRUNED FOR HEALTH
SHRUBS						
LI	6	CLEYERA JAPONICA	CLEYERA	24 3/4" HT.	3' O.C.	SPECIMEN, FULL, MATCHED
ECB	23	ILEX CORNUTA 'BURFORD HANA'	DWARF BURFORD HOLLY	24 3/4" HT.	3' O.C.	FULL, MATCHED
KC	21	ILEX CHINENSIS 'COMPACTA'	COMPACTA HOLLY	12 1/2" HT. / SPRD.	3' O.C.	FULL, MATCHED
OP	30	PLUNCUS SYRIACA 'PARSON'	PARSON SUMMER	15 1/2" HT. / SPRD.	AS SHOWN	FULL, MATCHED
LP	75	LOBOPETALUM CHINENSIS 'PURPLE PIKE'	PURPLE PIKE LONOPETALUM	12 1/2" HT. / SPRD.	3' O.C.	FULL, MATCHED
MC	36	MISCANTHUS SINENSIS 'CABARET'	CABARET MISCANTHUS	3 GAL. CONT.	3' O.C.	FULL CONTAINER
NH	26	NANDINA DOMESTICA 'HARBOR DWARF'	HARBOR DWARF NANDINA	12 1/2" HT. / SPRD.	AS SHOWN	FULL, MATCHED
BI	75	SHAPHOLEPIS INDICA 'ELEANOR TARGE'	INDIAN HAWTHORN	15 1/2" HT. / SPRD.	AS SHOWN	FULL, MATCHED
GROUND COVER						
HS	61	HEMEROCALLIS 'SILLA STONY'	SILLA STONY DAILEY	1 GAL. CONTAINER	3' O.C.	1 YEAR
LMB	120	LYCOPUS MOSSCAR '300 BLUE'	MOSS CAR LYCOPUS	1 GAL. CONTAINER	3' O.C.	1 YEAR
SOD	6,900 SQ	BERMOUDA GRASS 'OPHUNDRUS'	EMERALD BERMUDA			12 YEAR CERTIFIED, SEASON PERMITTING



NOT FOR CONSTRUCTION

GEORGIA
 PROFESSIONAL SURVEYOR
 LICENSE NO. 1517
 EXPIRES 12/31/2022
 CITY OF ATLANTA

REVISIONS
 09.01.2022 EOM COMMENTS

LANDSCAPE PLANS FOR
 LA PARRILLA
 LOCATED IN OUTPARCEL #3A - TANGER OUTLETS POOLER, GA
 PREPARED FOR LA COSECHA POOLER

JOB NUMBER: 21-321
 DATE: 09/01/2022
 DRAWN BY: JWR
 CHECKED BY: SMA
 SCALE: AS NOTED

LANDSCAPE PLAN

SHEET:
 L2.0



AGENDA ITEM

Date: December 5, 2022

Subject: Site Plan/Landscape Plan for Westside Commerce Center in Westside Business Park

Background & Discussion:

CJ Chance, with HGB Engineering, presented the site plan to the P&Z Board for their and recommendation. The developer is proposing the construction of +/- 140,000 sq. ft. of warehouse with associated driveways, parking, utilities, and all the infrastructure to support it.

Planning and Zoning Recommendation:

P&Z recommended approval of the site plan/landscape plan for Westside Business Park, contingent upon the City receiving GDOT Encroachment Permit, which includes the proposed traffic light and improvements at Westside Boulevard, and the traffic light and improvements at Westside Blvd. being installed and completed prior to project close-out and the issuance of a certificate of occupancy.

Staff Recommendation:

Staff concurs with P&Z and recommends approval, contingent upon the Stormwater Agreement being recorded prior to a preconstruction meeting being scheduled.



November 22nd, 2022

Steve M. Liotta, PE
Hussey Gay Bell
329 Commercial Dr.
Savannah, GA 31406

Dear Mr. Liotta,

I am pleased to provide you with a recommendation for Conditional Approval of the site development plans for 'Westside Commerce Center', which is provided below.

Site Plan Review

<u>Submittal Documents:</u>	Site Plan.....	Sep. 2022
	Landscape Plan.....	Nov. 2022
	Stormwater Management Report.....	Sep. 2022
	Stormwater Maintenance Agreement & Plan.....	Sep. 2022
	Rezoning Approval	Sep. 2022
	Traffic Memorandum.....	Jul. 2022
	Intersection Improvements Exhibit	Aug. 2022
	Lighting Plan.....	Aug. 2022
	Geotechnical Report.....	Jul. 2022
	Water System Calculations.....	Jul. 2022
	Hold Harmless Agreement.....	Jul. 2022

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 and Engineering Standards, and all Development Codes that apply to the City of Pooler. This review is not to be construed as a check of every item in the plans or construction. Failure of this office to note any conflict with said requirements does not relieve the developer from compliance. A complete set of reviewed plans and specification shall be maintained on the construction site.

The Owner and the Design Consultant are fully responsible for all testing and inspections of their project during construction, and they also are fully responsible that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible that their designs are in compliance to all Federal, State and City ordinances and regulations. All the required testing data, plans and related material must be available to the City of Pooler, or assigned representation, during and after the construction is complete.





EOM Operations
Your solution to a better tomorrow

To the best of our knowledge, it is our opinion that the plans are in general conformance with the City of Pooler's applicable design standards, codes and ordinances. We hereby recommend Conditional Approval of the site development plans, subject to the following:

1. The City of Pooler shall be in receipt of the Approved GDOT Encroachment Permit, which includes the proposed traffic light & improvements at Westside Blvd. This approval shall be required prior to scheduling a pre-construction meeting.
2. The traffic light and improvements at Westside Blvd shall be installed and completed prior to project close-out and the issuance of a certificate of occupancy.

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: Brian Crooks, AICP; City of Pooler
Kimberly Classen, CFM; City of Pooler
Liberto Chacon, PE; EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882

REVISED

NOV 2 2022

ZONING DEPARTMENT

CLEARING, PAVING, GRADING, STORM DRAINAGE WATER DISTRIBUTION & SANITARY SEWER

WESTSIDE COMMERCE CENTER WESTSIDE BUSINESS PARK POOLER, GEORGIA

FOR

NATIVE DEVELOPMENT GROUP, LLC

910 DAVIS BEND

ALPHARETTA, GEORGIA 30004

PHONE No. (404) 966-8484

MAY 13, 2022

JUNE 20, 2022

AUGUST 24, 2022

SEPTEMBER 29, 2022



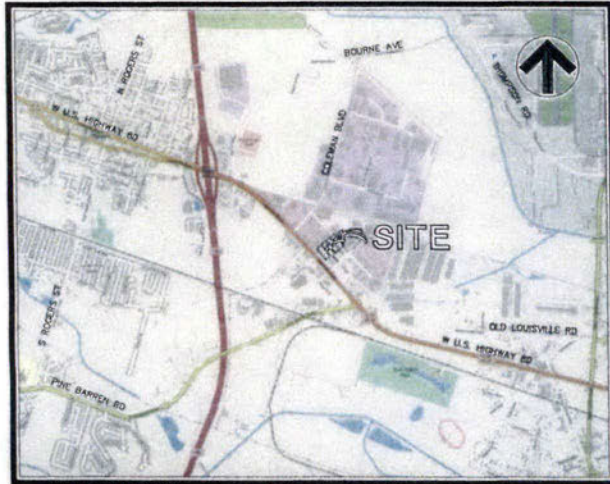
HUSSEY GAY BELL

Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

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www.husseygaybell.com

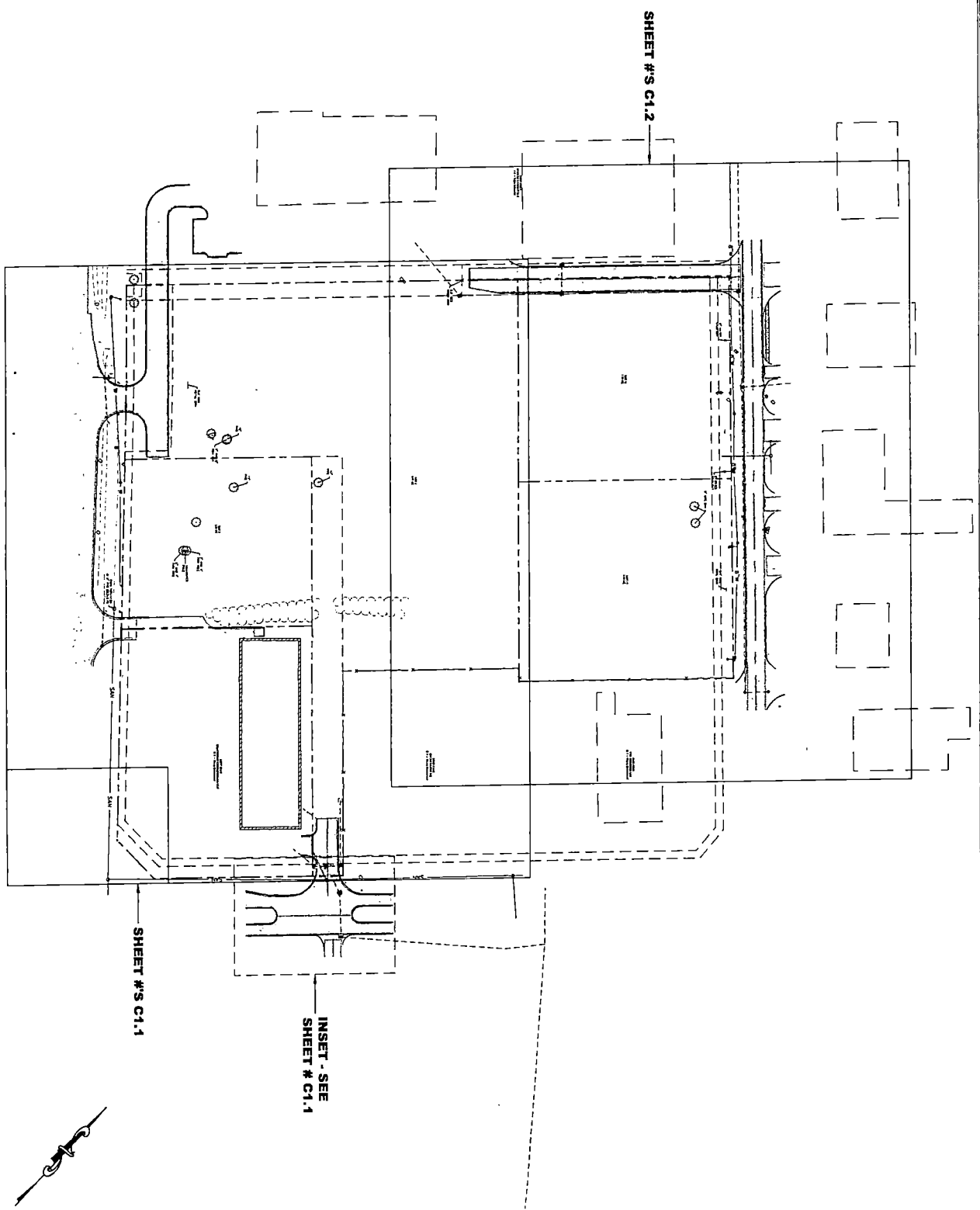


SHEET NO	DESCRIPTION
00.1	COVER SHEET, VICINITY MAP AND SCHEDULE OF DRAWINGS
00.2	CONSTRUCTION NOTES AND LEGEND
C1.0	OVERALL EXISTING CONDITIONS PLAN
C1.1-C1.2	EXISTING CONDITIONS PLAN
C2.0	OVERALL STAKING AND TRAFFIC CONTROL PLAN
C2.1-C2.3	STAKING AND TRAFFIC CONTROL PLAN
C3.0	OVERALL PAVING, GRADING AND DRAINAGE PLAN
C3.1-C3.3	PAVING, GRADING AND DRAINAGE PLAN
D4.0	OVERALL SANITARY SEWER AND WATER DISTRIBUTION PLAN
D4.1-D4.2	SANITARY SEWER AND WATER DISTRIBUTION PLAN
CS.1	STORM DRAINAGE PROFILES
CS.2	SANITARY SEWER PROFILES
CS.1-CS.4	CONSTRUCTION DETAILS
EC0.1-EC0.2	EROSION AND SEDIMENT CONTROL NOTES
EE1.1-EE1.2	EROSION AND SEDIMENT CONTROL PLAN - INITIAL PHASE
EE2.1-EE2.2	EROSION AND SEDIMENT CONTROL PLAN - INTERMEDIATE PHASE
EE3.1-EE3.2	EROSION AND SEDIMENT CONTROL PLAN - FINAL PHASE
EE4.1-EE4.2	EROSION AND SEDIMENT CONTROL DETAILS

CONSTRUCTION EXIT
LATITUDE: 32.1057° N
LONGITUDE: 81.2237° W
LATITUDE: 32.1040° N
LONGITUDE: 81.2243° W

VICINITY MAP
SCALE: 1"=2000'

SCHEDULE OF DRAWINGS



NOTE: ALL ELEVATIONS ARE NAVD 1988.
 PRELIMINARY - NOT FOR CONSTRUCTION

GRAPHIC SCALE
 1" = 20'

C1.0

WESTSIDE COMMERCE CENTER
 WESTSIDE BUSINESS PARK
 POOLER, GEORGIA
 FOR
NATIVE DEVELOPMENT GROUP, LLC
OVERALL EXISTING CONDITIONS PLAN

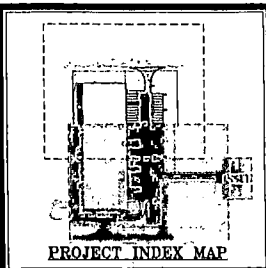
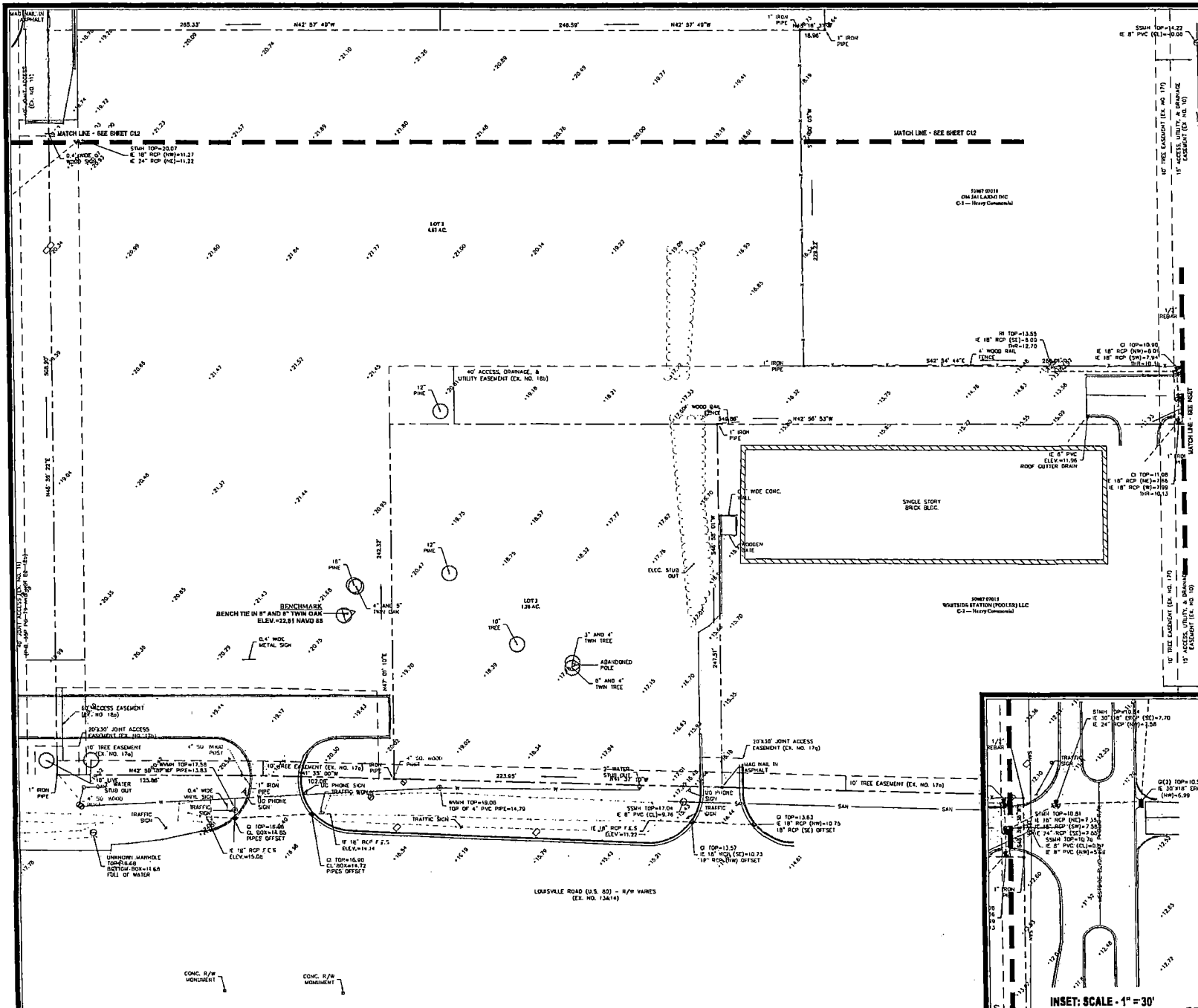
DATE: 11/14/2012
 JOB NO. 12010000
 SCALE: 1" = 20'

REVISIONS:

NO.	DATE	DESCRIPTION
1	05/29/2012	FOR CIVIC ENGINEER APPROVAL
2	06/14/2012	FOR CITY OF POOLER/PCW COMMENTS
3	06/20/2012	FOR CITY OF POOLER/PCW COMMENTS

HUSSEY GAY BELL
Established 1958
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626





329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T-912.354.4626

HUSSEY GAY BELL
— Established 1958 —

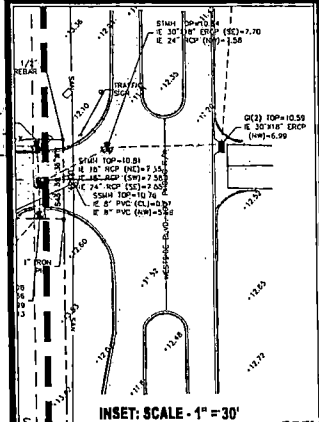
REGISTERED PROFESSIONAL ENGINEER
STATE OF GEORGIA
NO. 25494
DATE: MAY 10, 2023

DATE: MAY 10, 2023
JOB NO. 11129200
SCALE: 1" = 30'



HUSSEY GAY BELL
— Established 1958 —
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T-912.354.4626

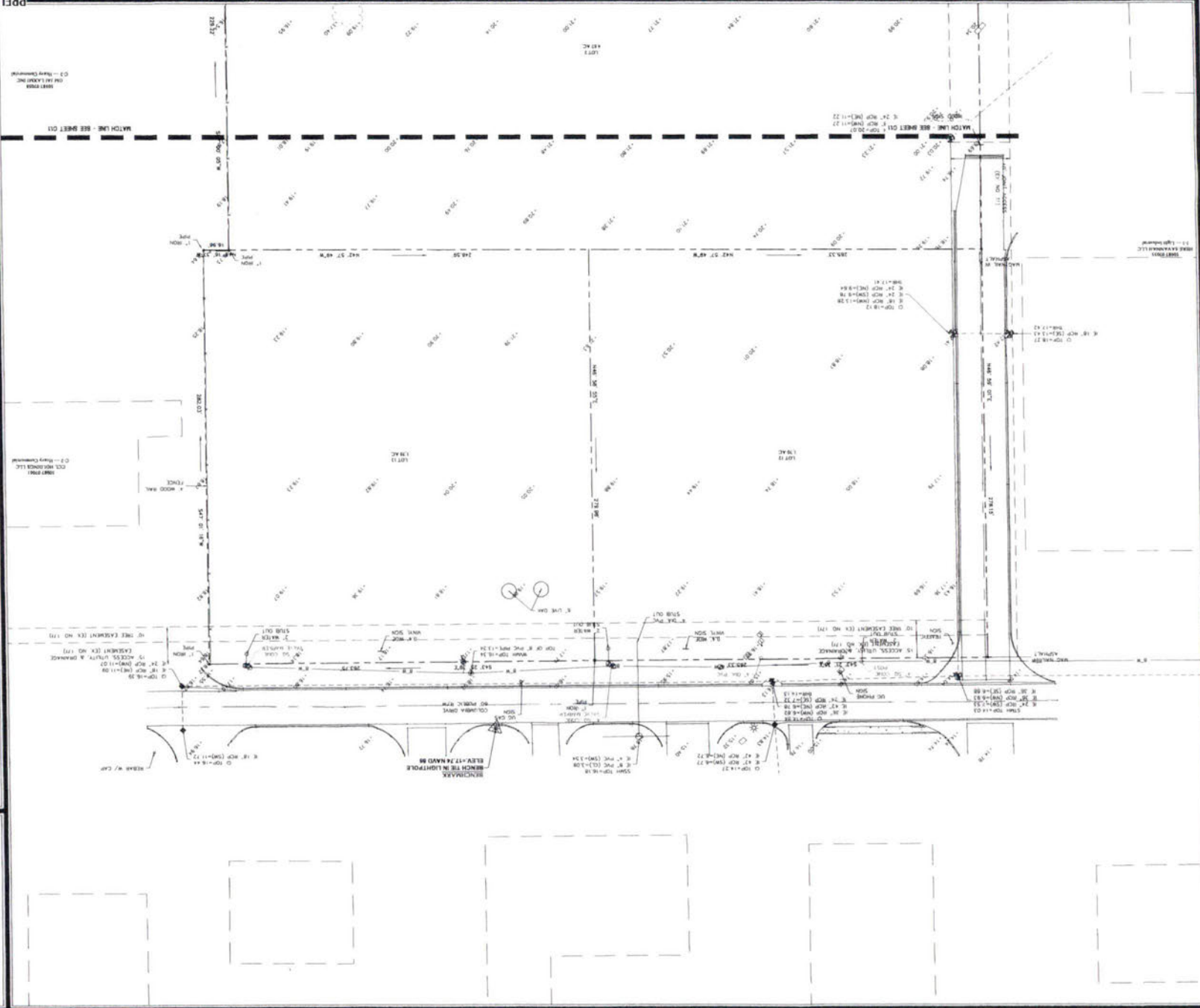
APPROVED	DESIGNED	CHECKED
DATE: MAY 10, 2023	JOB NO. 11129200	SCALE: 1" = 30'



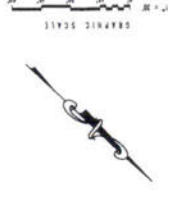
WESTSIDE COMMERCE CENTER
WESTSIDE BUSINESS PARK
FOR
NATIVE DEVELOPMENT GROUP, LLC
EXISTING CONDITIONS PLAN

DRAWING NUMBER
C1.1

NOTE: ALL ELEVATIONS ARE NAVD 1988.
PRELIMINARY - NOT FOR CONSTRUCTION



NOTE: ALL ELEVATIONS ARE NAVD 1988.



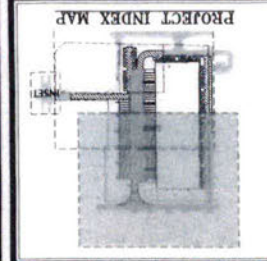
C12
DRAWING NUMBER

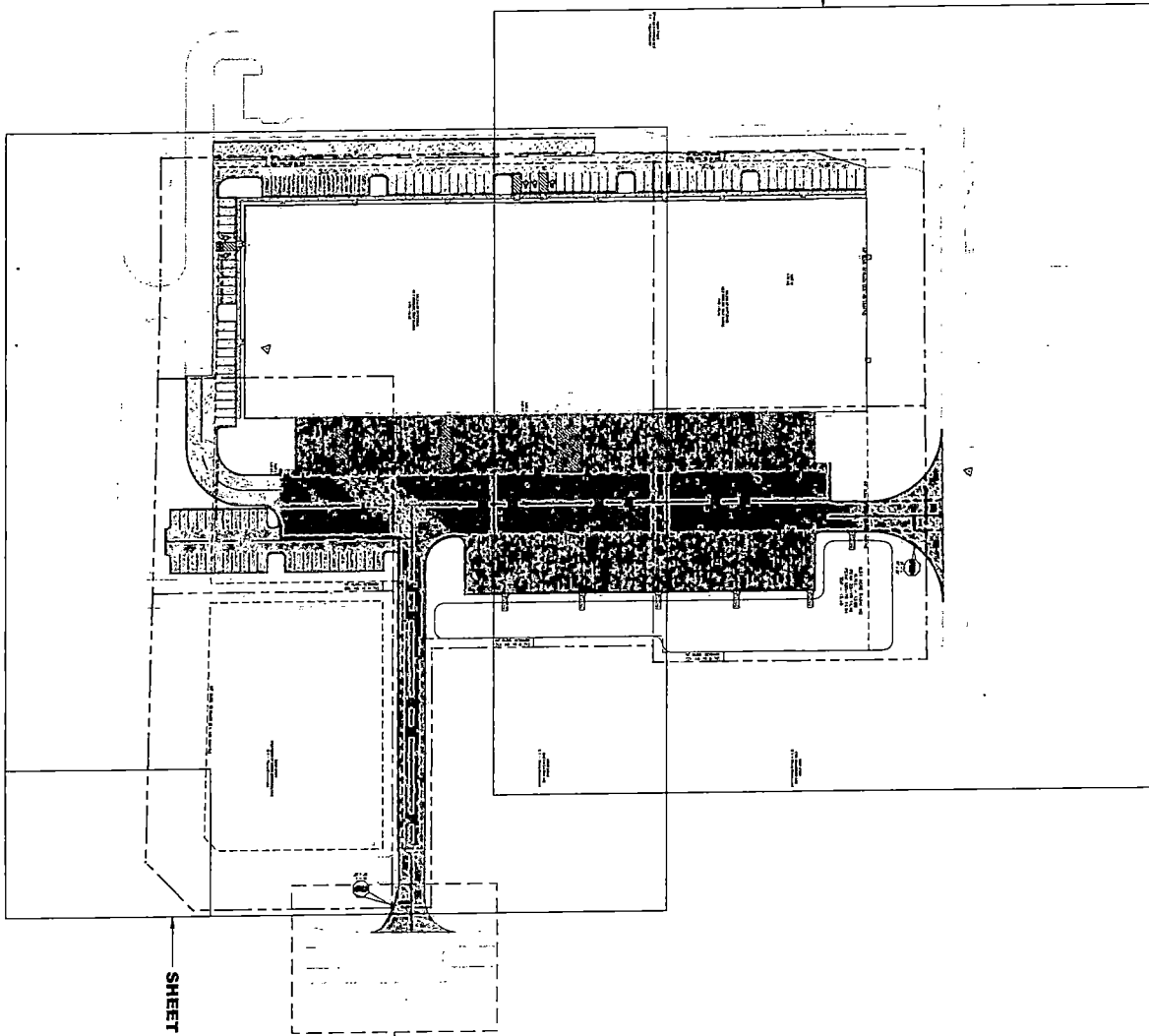
WESTSIDE COMMERCE CENTER
WESTSIDE BUSINESS PARK
POOLER, GEORGIA
NATIVE DEVELOPMENT GROUP, LLC
EXISTING CONDITIONS PLAN

SCALE: 1" = 30'
JOB NO. 1210000
DATE: APR 13, 2023

REVISION	DATE	BY	CHKD
NO. 01 - INITIAL DESIGN	04/13/23	JLW	MLK
NO. 02 - REVISED DESIGN	04/13/23	JLW	MLK

HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 | T: 912.354.4626







GRAPHIC SCALE
 1" = 20'



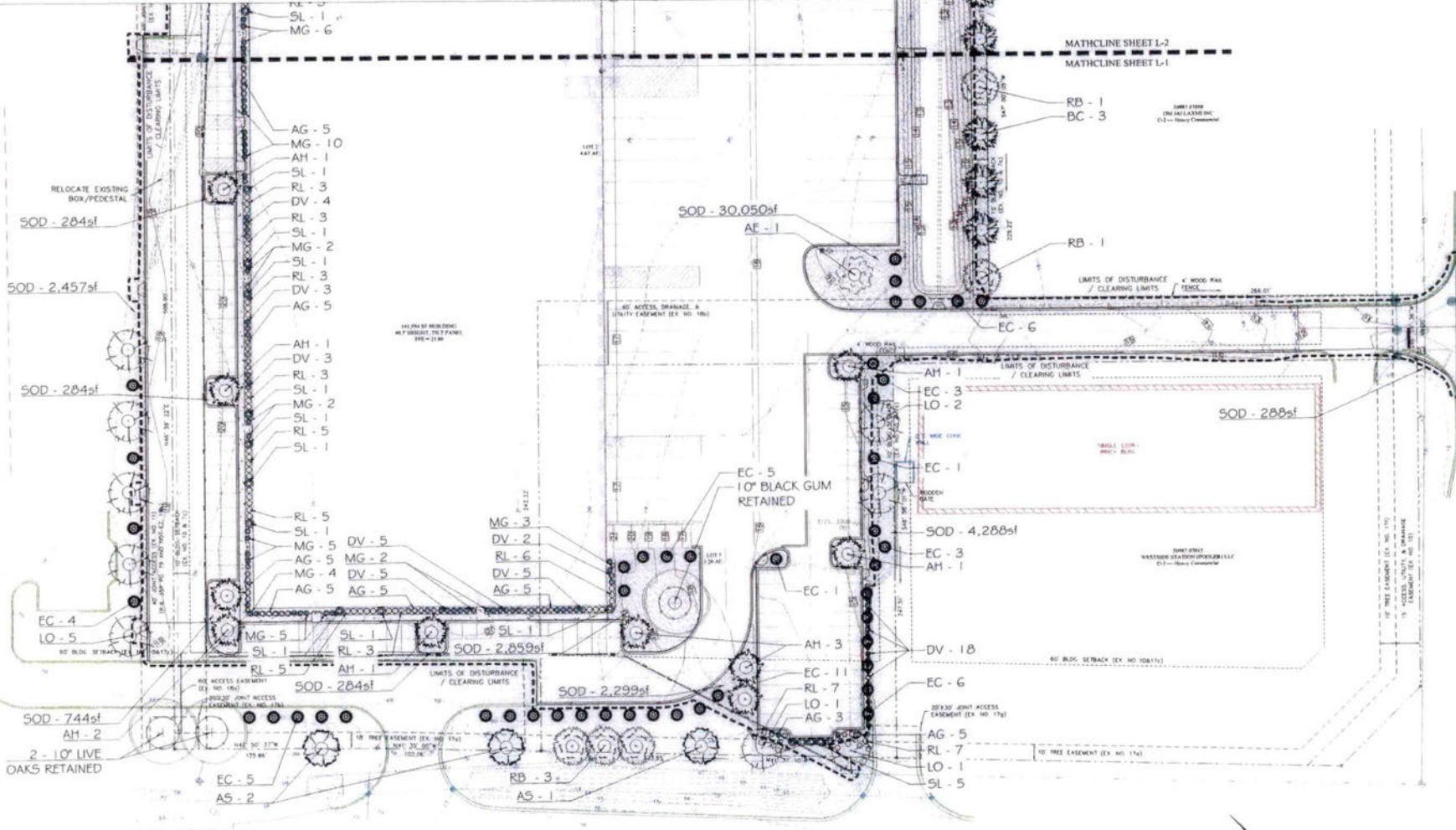
NOTE: ALL ELEVATIONS ARE NAVD 1988.
 PRELIMINARY - NOT FOR CONSTRUCTION

C2.0	WESTSIDE COMMERCE CENTER WESTSIDE BUSINESS PARK POOLER, GEORGIA FOR NATIVE DEVELOPMENT GROUP, LLC OVERALL STAKING AND TRAFFIC CONTROL PLAN	DRAWING NUMBER DATE: MAY 14, 2012 SCALE: 1" = 20' SHEET NO. 11/20/2012	REVISIONS: FOR CIVIL ENGINEERING APPROVAL 05/20/2012 FOR CITY OF POOLER/TOW COMPLIANTS 05/24/2012 FOR CITY OF POOLER/TOW COMPLIANTS 05/20/2012	HUSSEY GAY BELL <i>Established 1958</i> 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626	 
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TREE REQUIREMENTS:
 TREES REQ'D. = 8.65 AC Disturbed x 15 TREES / ACRE
 = 130 TREES REQUIRED (PLANTED)
 TREES RETAINED = 3 TREES
 TREES PLANTED (PREFERRED) = 127 TREES
 TOTAL TREES PROVIDED = 130 TREES (MEETS REQUIRED)

RECEIVED
 NOV 14 2022
 ZONING DEPARTMENT

REVISED



NOTE: ALL ELEVATIONS ARE NAVD 1988.
 PRELIMINARY - NOT FOR CONSTRUCTION



HUSSEY GAY BELL
 — Established 1958 —
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / (912) 354-4626

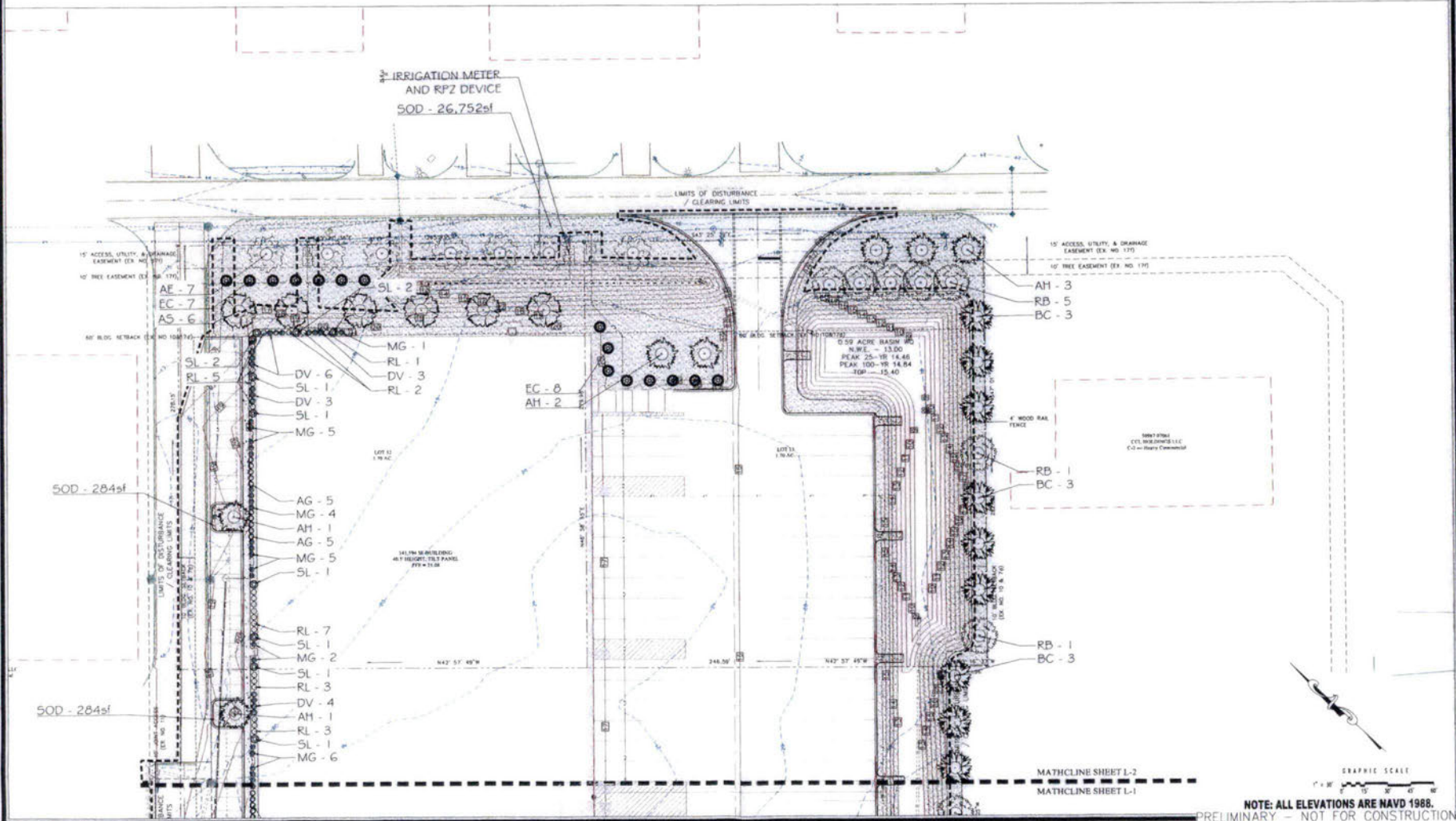
PROJECT: WESTSIDE COMMERCIAL CENTER
 DATE: 5/18/22
 JOB NO. 11318006
 SCALE: 1" = 30'-0"

WESTSIDE COMMERCIAL CENTER
 WESTSIDE BUSINESS PARK
 POOLER, GEORGIA
 FOR
 NATIVE DEVELOPMENT GROUP, LLC
 LANDSCAPE PLAN

GRAPHIC NUMBER
L-1
 OF 03

PLANTING SCHEDULE

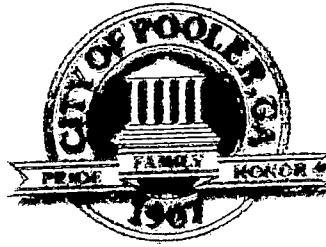
ABBRV	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	SPREAD	NOTES
LO	8	LIVE OAK	<i>Quercus virginiana</i>	4.5 gal	10'-12'	4'-5'	2" caliper minimum
DC	12	DALE COPPERFERN	<i>Foxglove distichum</i>	4.5 gal	10'-12'	4'-5'	2" caliper minimum
AE	8	AMERICAN ELM	<i>Ulmus americana 'New Harmony'</i>	4.5 gal	10'-12'	4'-5'	2" caliper minimum
RD	12	RIVER BIRCH	<i>Betula nigra 'Dura Heart'</i>	4.5 gal	10'-12'	4'-5'	2" caliper minimum, Single Stem
AF	17	AMERICAN FICUS	<i>Ficus aspera</i>	4.5 gal	10'-12'	3'-4'	2" caliper minimum, Tree Form
AS	8	AMERICAN SYCAMORE	<i>Platanus occidentalis</i>	4.5 gal	10'-12'	4'-5'	2" caliper minimum
EC	60	EASTERN RED CEDAR	<i>Juniperus virginiana 'Broder'</i>	4.5 gal	6'-10'	2'-3'	2" caliper minimum
SL	25	SUNSHINE LIGULARIUM	<i>Ligularia sibirica 'Sunshine'</i>	7 gal	16'-24"	16'-24"	
DV	61	DWARF VIBURNUM	<i>Viburnum obovatum 'Mrs. Schiller's'</i>	3 gal	12'-18"	12'-18"	Walter's Whorled Class acceptable
RL	71	RUBY LOROPETALUM	<i>Loropetalum chinense 'Ruby'</i>	3 gal	12'-18"	12'-18"	
MG	56	MULTI GRASS	<i>Muhlenbergia capillaris</i>	1 gal	12'-18"	10'-12"	
AG	48	AGAVE GRASS	<i>Miscanthus sinensis 'Adagio'</i>	1 gal	12'-18"	10'-12"	
SOD	71,157sf	CENTIPIDE SOD	<i>Eremochloa ophoroides</i>				



HUSSEY GAY BELL
Established 1958
329 Commercial Drive, Savannah, GA 31906 / (912) 354-4626

WESTSIDE COMMERCIAL CENTER
WESTSIDE BUSINESS PARK
POOLEY, GEORGIA
FOR
NATIVE DEVELOPMENT GROUP, LLC.
LANDSCAPE PLAN

DRAWING NUMBER
L-2
OF 03



Site Plan Approval Standards

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

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

- Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans;
- provides for adequate pedestrian and traffic access;
- provides adequate space for off-street parking and loading/unloading zones where applicable;
- provides for appropriate location, arrangement, size, and design of buildings, lighting, signs, giving due consideration to the applicable zoning district(s);
- is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties;
- the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure;
- the proposed development site is adequately served by other public services to account for current or projected needs;
- provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features;
- provides adequate landscaping, including the type and arrangement of trees, shrubs, and other landscaping, which may (or may not) provide a visual or noise-detering buffer between adjacent properties; ***and***
- 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.

AGENDA ITEM

Date: December 5, 2022

Subject: Acceptance of Sidewalk and Landscape Performance
Bond/Final Plat for Benton Grove Towns

Background & Discussion:

The developer has posted a sidewalk performance bond in the amount of \$183,885.00 and a landscape performance bond in the amount of \$283,704.00 in order to record the plat. This development will consist of 133 townhome units on approximately 19.49 acres.

Planning and Zoning Recommendation:

Recommends approval.

Staff Recommendation:

Staff recommends approval, subject to the original bonds being received and approved by the City Attorney.

Pooler Subdivision Application

File # 221402
Date Filed: 11/21/22

This application along with the application fee of \$ 600.00 (see schedule of fees) is to be submitted to the Planning & Zoning Department.

Check all that apply:

- | | | |
|---|---|---------------------------------------|
| <input type="checkbox"/> Recombination | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Revised Subdivision Plat | <input checked="" type="checkbox"/> Major Subdivision | <input type="checkbox"/> 5-Acre Tract |
- with Performance Bond

General Information

- Owner or authorized agent: Dream Finders Homes LLC Phone: (843) 247-5017
- Property address: 2 Amalfi Avenue, off of Benton Dr., Pooler, GA 31322
- Mailing address: 1000 Town Center Drive, Suite 304, Pooler, Georgia 31322

If agent, please attach authorization of property owner signed, dated and notarized.

- Have any previous applications been made for a subdivision affecting these same premises?
NO If yes, please give date and action taken below:
Date _____ Action taken: _____
- Copy of current tax bill showing payments or documentation certified by the City of Pooler.

Action Requested

1. General location of property in question (the area, street number and location with respect to nearby public roads in common use).
Benton Dr., Pooler, East of Pooler Parkway and Plantation Drive
Intersection, West of I-95
2. Legal description of property (name of subdivision, block and lot number, etc.) Attach extra sheet if necessary.
Lot D, Part of SYMON's 1st & 2nd Additions BK5
See plat for additional information.
3. PIN # 5-0017-01-038
4. Total area of property in question (acres or square feet) 19.49 AC
5. Existing land use (specify such as, grocery store, single family residence, vacant land, etc.)
Vacant Land
6. Desired land use of each parcel of property (specify as above)
Single-Family Attached, Townhomes



EOM Operations
Your solution to a better tomorrow

November 23rd, 2022
CC: Liberto Chacon, P.E.
Keith Strong

Ms. Kimberly Classen
Planning and Zoning Department
City of Pooler
100 Southwest HWY 80
Pooler, GA 31322

Subject: Bond Request (11/14/2022)
Benton Grove Townhomes
Sidewalk Performance Bond

Dear Ms. Classen:

We have reviewed the requests for Benton Grove Townhomes – Sidewalk Performance Bond, furnished by Thomas & Hutton, specifically the Schedule of Values and Unit Cost for the required bond.

For the Performance Bond Request, the included work includes the remaining sidewalk.

Based on the calculations provided by Keith Strong, with Thomas & Hutton, the cost of the:

- Sidewalk is \$122,590.00, thus a 150% Performance Bond of \$183,885.00 is correct.

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

If you have any questions and/or comments, please feel free to contact me via email or phone at tshoemaker@eomworx.com or (912) 445-0050 Ext 4400.

Sincerely,

Trevor Shoemaker
Trevor Shoemaker
Project Manager
EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882

Kimberly Classen

From: Rachael Brown
Sent: Tuesday, November 22, 2022 4:46 PM
To: Kimberly Classen; Brian Crooks
Cc: Strong, Keith; Mark Williams; John Winn; Tarra Duff; Owens, Matt
Subject: Benton Grove townhomes --

Good afternoon,

Public works is good to sign off on Benton grove townhomes. Please accept this email of approval until I can provide you with an official sign off letter.

Thank you,

Rachael Brown
Public Works Coordinator
(912) 330-8650 Office



CITY OF POOLER
GEORGIA

A great place to Live, Work and Play

PROJECT: Benton Grove Townhomes

POOLER, GEORGIA
THOMAS AND HUTTON
SIDEWALK PERFORMANCE BOND DETERMINATION

JOB NO.: J-26895.0006
DATE: 11/14/2022
REVISED:
BY: KRS

Item	Description	Quantity	Units	Unit Price	Total
SIDEWALKS					
1	Sidewalks	2,665	SY	\$46.00	\$ 122,590.00
150% Performance Bond Amount Sidewalks					\$ 183,885.00

Notes:

Since the Engineer has no control over the cost of labor, materials, equipment, over the contractor's methods of determining prices, or over competitive bidding or market conditions, the Opinions of Probable Construction Costs provided for herein are made on the basis on the executed contract schedule of values.

CONTRACT CHANGE REQUEST



Preferred Site Construction

9521 HWY 301 South
 Statesboro, GA 30458
 Phone: (912) 988-8954

DATE:	3/11/2022
PROJECT:	Benton Grove Townhomes
CUSTOMER:	Dreamfinders Homes, LLC
ENGINEER:	T&H
CHANGE #	2

Description :

ITEM	DESCRIPTION	Unit	Quantity	Unit Price	AMOUNT
	Deduct grassing	AC	(28.00)	1,250.00	(35,000.00)
	Temporary grassing mix only	AC	28.00	900.00	25,200.00
	Deduct prime	SY	(12,000.00)	1.15	(13,800.00)
	Asphalt index adjustment	SY	12,000.00	1.15	13,800.00
	6" sock pipe at entrance	LF	250.00	26.25	6,562.50
	4" thick 3,000 psi sidewalk w fiber	SY	1,890.00	46.00	86,940.00
	Handicap ramp w detectable warning mat (no bricks)	EA	22.00	500.00	11,000.00
	Fine grading and backfill for sidewalks	LS	1.00	9,500.00	9,500.00

Additional days requested to add to contract date for this change order =	0
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The work covered by this order shall be performed under the same terms and conditions as that included in the Original Contract.

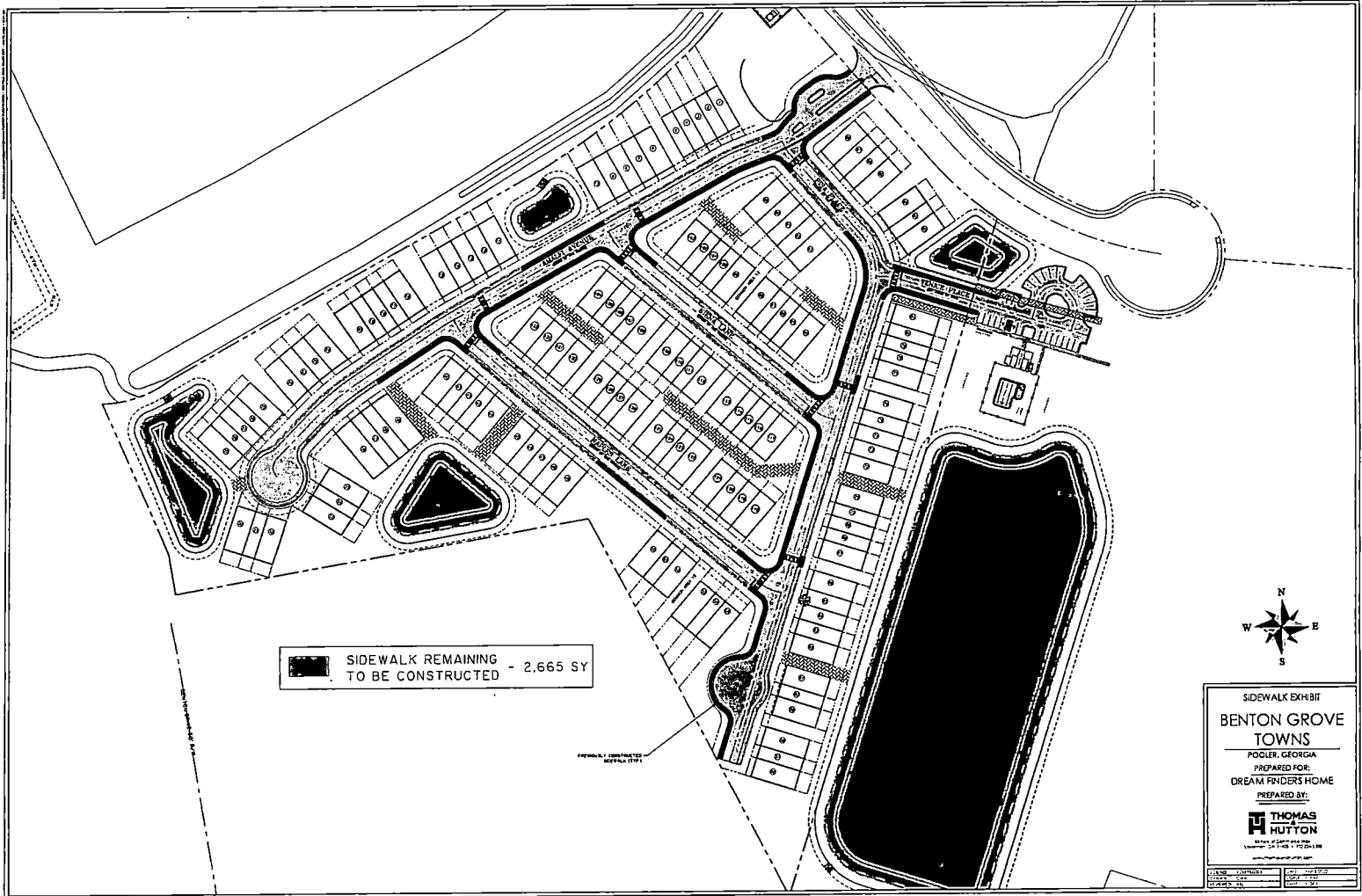
CHANGES APPROVED

BY: Tim Franks - Director of Land Development
SIGNATURE: <i>Tim Franks</i>
DATE: 3/11/22

CONTRACT AMOUNT

PREVIOUS CONTRACT	\$	3,223,655.75
AMOUNT OF THIS ORDER	\$	104,202.50
CONTRACT WITH THIS ORDER	\$	3,327,858.25

NOTE: Handicap detection pads are cast in place type. No ADA brick pavers are included.



PROJECT: Benton Grove Townhomes

JOB NO.: J-26895.0006

POOLER, GEORGIA
THOMAS AND HUTTON

DATE: 11/8/2022

REVISED:

BY: KRS

LANDSCAPE PERFORMANCE BOND DETERMINATION

Item	Description	Quantity	Units	Unit Price	Total
SITE PREP					
1	Fine Grading for Plant Material and Sod	1	LS	\$12,800.00	\$ 12,800.00
TREES					
1	Holy, Upright Yaupon	26	EA	\$ 290.00	\$ 7,540.00
2	Cedar, Eastern Redbud	92	EA	\$ 290.00	\$ 26,680.00
3	Magnolia, Little Gem	43	EA	\$ 298.00	\$ 12,814.00
4	Oak, Willow	12	EA	\$ 298.00	\$ 3,576.00
5	Oak, Shumad	32	EA	\$ 298.00	\$ 9,536.00
6	Cypress, Bald	141	EA	\$ 270.00	\$ 38,070.00
7	Line Oak	43	EA	\$ 320.00	\$ 13,760.00
SOD AND PINE STRAW					
1	Centipede Sod	63,000	SF	\$ 0.92	\$ 57,960.00
2	Pine Straw Beds and Disturbed Areas	1	EA	\$ 6,400.00	\$ 6,400.00
TOTAL					\$ 189,136.00
150% Performace Bond Amount					\$ 283,704.00

Notes:

Since the Engineer has no control over the cost of labor, materials, equipment, over the contractor's methods of determining prices, or over competitive bidding or market conditions, the Opinions of Probable Construction Costs provided for herein are made on the basis on the executed contract schedule of values.

UNIT PRICE SCHEDULE

BENTON GROVE

Benton Grove, Benton Blvd - Pooler, Georgia
 Date: June 22, 2022



REVISED 8-2-22

DESCRIPTION	DETAIL	QTY.	UNIT	UNIT COST	TOTAL	
Site Preparation and Earth Work						
1	General site clean up - Area to the right of main entrance Fine grading (prep plant material and sod areas) Spray out areas prior to landscaping (Round Up) * Pricing does not include removal or additional dirt	1	EA	12,800.00	12,800.00	
Total Site Preparation and Earth Work					12,800.00	
Landscape						
<u>TREES</u>						
1	Holly, Upright Yaupon - 2" combined caliper, sub height 6-7'	#30	26	EA	290.00	7,540.00
2	Cedar, Eastern Redbud - 2" * Sub Height 5-7'	#30	92	EA	290.00	26,680.00
3	Magnolia, Little Gem - 2" * Sub Height 6-8'	#30	43	EA	298.00	12,814.00
4	Oak, Willow - 2"	#30	12	EA	298.00	3,576.00
5	Oak, Shumard - 2"	#30	32	EA	298.00	9,536.00
6	Cypress, Bald - 2"	#30	141	EA	270.00	38,070.00
7	Live Oak - 2"	#30	43	EA	320.00	13,760.00
Total Plant Material					111,976.00	
<u>IRRIGATION, SOD & PINE STRAW</u>						
1	Irrigation (Specified areas will continue to be watered by temporary irrigation) 2" Water meter provided by developer 2 Wire decoder controller and system Detailed as built will be provided	1	EA	27,500.00	27,500.00	
2	Sod - Centipede Sod (Actual quantity TBD)	63000	SF	0.92	57,960.00	
3	Pine Straw - Landscape beds and Disturbed Areas	1	EA	6,400.00	6,400.00	
Total Landscape					203,836.00	
TOTAL					216,636.00	

Notes:

- 1 Pricing is preliminary based on Thomas & Hutton Landscape & Plant Schedule dated September 24, 2019 (See Attached)
- 2 Sizes, Square feet and quantities are preliminary based on this plan
- 3 Final Invoice will reflect actual plant material cost at the time of order.

Bond No.: DRAFT

Principal Amount: \$183,885.00

SIDEWALK PERFORMANCE BOND

Project: Benton Grove Townhomes
City of Pooler Permit No.: (if applicable) _____
Project Location: Pooler, Georgia

KNOW ALL MEN BY THESE PRESENTS:

That Dream Finders Homes, LLC, registered business address of 14701 Philips Highway, Jacksonville, FL 32256; as Principal, hereinafter called "PRINCIPAL," and XL Specialty Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of 505 Eagleview Blvd., Exton, PA 19341, a Surety insurer, chartered and existing under the laws of the State of Delaware, and authorized to do business in the State of Georgia, are held and firmly bound unto City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and Aldermanic Board, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the penal sum of One Hundred Eighty Three Thousand Eight Hundred Eighty Five and 00/100 Dollars (\$183,885.00), lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Principal has agreed to construct in Pooler, Georgia, the following improvements: Sidewalks at Benton Grove Townhomes. Said improvements require the installation of sidewalks, which shall be constructed within eighteen (18) months of the first date the subdivision plat for the described improvements is recorded with the Office of the Clerk for the Superior Court of Chatham County, Georgia, and in accordance with all applicable federal, state, and local rules, regulations, laws, etc. including without limitation the Code of Ordinances for the City of Pooler, Georgia.

NOW THEREFORE, until this obligations hereunder cease as outlined herein:

1. This bond shall not automatically expire, but in the sole discretion of Obligee, if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect.
2. The Surety, upon receipt of written notice from the Obligee indicating any non-performance or default by Principal, will complete the improvements or pay to the Obligee such amount up to the Principal Amount of this bond which will allow the Obligee to complete the improvements.
3. In the event any non-performance or default is not cured within ten (10) days following the date of the written notice being received by Surety, Obligee may proceed to have the work completed. Upon completion, Obligee shall present a written statement of costs to Surety for any work completed pursuant to the terms herein. The Surety shall provide payment in full of the amount

shown on the statement of costs to Obligee within three (3) business days of receipt of the statement of costs, up to the Principal Amount of this bond. The Surety shall pay all costs and expenses, including reasonable attorney fees incurred by Obligee in enforcing the terms of this bond.

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

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Contractor and Surety do hereby duly execute this Bond No.:

_____, this _____ day of _____.

(SEAL)
ATTEST:

CONTRACTOR: Dream Finders Homes, LLC

WITNESS AS TO CONTRACTOR

CONTRACTOR – Signature

WITNESS AS TO CONTRACTOR

(Print Name)

By: _____

Title

(SEAL)
ATTEST:

COMPANY NAME

WITNESS AS TO SURETY

XL Specialty Insurance Company
SURETY (Print Company Name)

WITNESS AS TO SURETY

Business Address

By: _____

Authorized Signature

(Print Name)

OR

(SEAL)
ATTEST:

SURETY'S AGENT

WITNESS AS TO AGENT: Kelly A. Gardner

By: _____

As Attorney in Fact (Attached Power)

WITNESS AS TO AGENT: Sinem Nava

James I. Moore
(Print Name)

497159
Agent's License Number

James I. Moore/HUB International
Agent's Name

Bond No.: US00122557SU22A

Principal Amount: \$283,704.00

PERFORMANCE BOND

Project: Benton Grove Townhomes
City of Pooler Permit No.: (if applicable) _____
Project Location: Pooler, Georgia

KNOW ALL MEN BY THESE PRESENTS:

That Dream Finders Homes, LLC, registered business address of 14701 Philips Highway, Jacksonville, FL 32256; as Principal, hereinafter called "PRINCIPAL," and XL Specialty Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of 505 Eagleview Blvd., Exton, PA 19341, a Surety insurer, chartered and existing under the laws of the State of Delaware, and authorized to do business in the State of Georgia, are held and firmly bound unto City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and Aldermanic Board, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the penal sum of Two Hundred Eighty Three Thousand Seven Hundred Four and 00/100 and 00/100 Dollars (\$283,704.00-----), lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Principal has agreed to construct in Pooler, Georgia, the following improvements: Landscaping at Benton Grove Townhomes. Said improvements shall be constructed in accordance with all applicable federal, state, and local rules, regulations, laws, etc. including without limitation the Code of Ordinances for the City of Pooler, Georgia.

NOW THEREFORE, until this obligations hereunder cease as outlined herein:

1. This bond shall not automatically expire, but in the sole discretion of Obligee, if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect.
2. The Surety, upon receipt of written notice from the Obligee indicating any non-performance or default by Principal, will complete the improvements or pay to the Obligee such amount up to the Principal Amount of this bond which will allow the Obligee to complete the improvements.
3. In the event any non-performance or default is not cured within ten (10) days following the date of the written notice being received by Surety, Obligee may proceed to have the work completed. Upon completion, Obligee shall present a written statement of costs to Surety for any work completed pursuant to the terms herein. The Surety shall provide payment in full of the amount shown on the statement of costs to Obligee within three (3) business days of receipt of the statement of costs, up to the Principal Amount of this bond. The Surety shall pay all costs and expenses, including reasonable attorney fees incurred by Obligee in enforcing the terms of this bond.

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

IN WITNESS WHEREOF, Contractor and Surety do hereby duly execute this Bond No.: US00122557SU22A, this 21st day of November, 2022.

(SEAL)
ATTEST:

CONTRACTOR Dream Finders Homes, LLC

WITNESS AS TO CONTRACTOR

CONTRACTOR – Signature

WITNESS AS TO CONTRACTOR

(Print Name)

By: _____
Title

(SEAL)
ATTEST:

COMPANY NAME

WITNESS AS TO SURETY

XL Specialty Insurance Company
SURETY (Print Company Name)

WITNESS AS TO SURETY

505 Eagleview Blvd., Exton, PA 19341
Business Address

By: _____
Authorized Signature

(Print Name)

OR

(SEAL)
ATTEST:

SURETY'S AGENT

WITNESS AS TO AGENT Sinem Nava

By: _____
As Attorney in Fact (Attached Power)

WITNESS AS TO AGENT Tariese M. Pisciotto

James I. Moore
(Print Name)

497159
Agent's License Number

James I. Moore/ Hub International
Agent's Name

AM Best Rating Services

XL Specialty Insurance Company



AMB #: 000779 NAIC #: 37885 FEIN #: 850277191

Administrative Office

Seaview House 70 Seaview Avenue

Stamford, Connecticut 06902

[United States](#)

Web: www.axaxl.com

Phone: 203-964-5200

Fax: 203-964-3444

[View Additional Address Information](#)

Assigned to insurance companies that have, in our opinion, a superior ability to meet their ongoing insurance obligations.



View additional [news, reports and products](#) for this company.

AM Best Rating Unit: [AMB #: 086106 - XL Bermuda Ltd](#)

Based on AM Best's analysis, [074976 - AXA S.A.](#) is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of [operating insurance entities](#) in this structure.

Best's Credit Ratings

Financial Strength [View Definition](#)

Rating (Rating Category): A+ (Superior)
Affiliation Code: g (Group)
Outlook (or Implication): Stable
Action: Affirmed
Effective Date: November 09, 2022
Initial Rating Date: June 30, 1989

Best's Credit Rating Analyst

Rating Office: A.M. Best Rating Services, Inc.
Senior Financial Analyst: Dan Hofmeister, CFA, FRM, CAIA, CPCU, ARe, AIS, AIAF
Associate Director : Gregory Dickerson
Note: See the Disclosure information Form or Press Release below for the office and analyst at the time of the rating event.

Long-Term Issuer Credit [View Definition](#)

Rating (Rating Category): aa- (Superior)
Outlook (or Implication): Stable
Action: Affirmed
Effective Date: November 09, 2022
Initial Rating Date: April 11, 2005

Note: Credit Ratings on this company are [European Union Endorsed](#) and [United Kingdom Endorsed](#)

Disclosure Information

Disclosure Information Form

View AM Best's [Rating Disclosure Form](#)

Press Release

[AM Best Affirms Credit Ratings of XL Bermuda Ltd and Its Subsidiaries](#)

November 09, 2022

View AM Best's [Rating Review Form](#)

Financial Size Category [View Definition](#)

Financial Size Category: XV (\$2 Billion or greater)

^u Denotes [Under Review Best's Rating](#)

Rating History

AM Best has provided ratings & analysis on this company since 1989.

Financial Strength Rating

Effective Date	Rating
November 09, 2022	A+
September 17, 2021	A+
September 29, 2020	A+
December 12, 2019	A+
December 06, 2018	A+
March 06, 2018	A u

Long-Term Issuer Credit Rating

Effective Date	Rating
November 09, 2022	aa-
September 17, 2021	aa-
September 29, 2020	aa-
December 12, 2019	aa-
December 06, 2018	aa-
March 06, 2018	a+ u

Related Financial and Analytical Data

The following links provide access to related data records that AM Best utilizes to provide financial and analytical data on a consolidated or branch basis.

AMB #	Company Name	Company Description
067531	XL Specialty Insurance Company CAB	Represents the Property/Casualty financials for the Canada Branch of this legal entity.

Best's Credit & Financial Reports



[Best's Credit Report](#) - financial data included in Best's Credit Report reflects the data used in determining the current credit rating(s) for AM Best Rating Unit: AMB #: [086106 - XL Bermuda Ltd.](#)



[Best's Credit Report - Archive](#) - reports which were released prior to the current Best's Credit Report.



[Best's Financial Report](#) - financial data included in Best's Financial Report reflects the most current data available to AM Best, including updated financial exhibits and additional company information, and is available to subscribers of Best's Insurance Reports.



[Best's Financial Report - Archive](#) - reports which were released prior to the current Best's Financial Report.

View additional [news, reports and products](#) for this company.

Press Releases

<u>Date</u>	<u>Title</u>
Nov 09, 2022	AM Best Affirms Credit Ratings of XL Bermuda Ltd and Its Subsidiaries
Sep 17, 2021	AM Best Affirms Credit Ratings of XL Bermuda Ltd and Its Subsidiaries
Sep 29, 2020	AM Best Affirms Credit Ratings of XL Bermuda Ltd and Its Main Property/Casualty Subsidiaries
Dec 12, 2019	AM Best Affirms Credit Ratings of XL Bermuda Ltd and Its Main P/C Subs; Withdraws Credit Ratings of XLIT Ltd. and XL Group Ltd
Dec 06, 2018	AM Best Removes from Under Review, Upgrades Credit Ratings of XL Group Ltd, Its Main Property/Casualty Subsidiaries and XLIT Ltd
Mar 06, 2018	A.M. Best Places Credit Ratings of XL Group Ltd and Its Subsidiaries Under Review With Developing Implications
Aug 11, 2017	A.M. Best Affirms Credit Ratings of XL Group Ltd, Its Property/Casualty Subsidiaries and XLIT Ltd.

Page size: 10

31 items in 4 pages

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CITY OF POOLER APPROVAL
THE CITY OF POOLER GOVERNMENTAL BODY HAS REVIEWED THIS MAP
PLAN, AND PLANS AND IS:

APPROVED BY THE CITY OF POOLER PLANNING AND ZONING COMMISSION

DATE: _____ DATE: _____

APPROVED BY CITY OF POOLER MAYOR AND COUNCIL

DATE: _____ DATE: _____

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NOTES

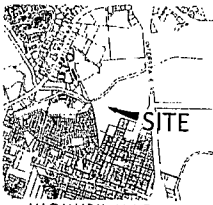
1. THIS EQUIPMENT USED FOR THE PURPOSE OF TOTAL STATION
2. THE FIELD DATA WHICH THIS MAP IS BASED UPON WAS OBTAINED AS A RESULT OF A SURVEY MADE ON APRIL 10, 2018 BY THE SURVEYOR AND HIS ASSISTANTS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE REGULATIONS THEREUNDER.
3. THIS PLAN WAS PREPARED BY THE SURVEYOR AND HIS ASSISTANTS. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.
4. THE SURVEYOR HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE SURVEYING ACT AND THE REGULATIONS THEREUNDER.
5. THE SURVEYOR HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE SURVEYING ACT AND THE REGULATIONS THEREUNDER.
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12. THE SURVEYOR HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE SURVEYING ACT AND THE REGULATIONS THEREUNDER.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE SURVEYING ACT AND THE REGULATIONS THEREUNDER.

REFERENCES

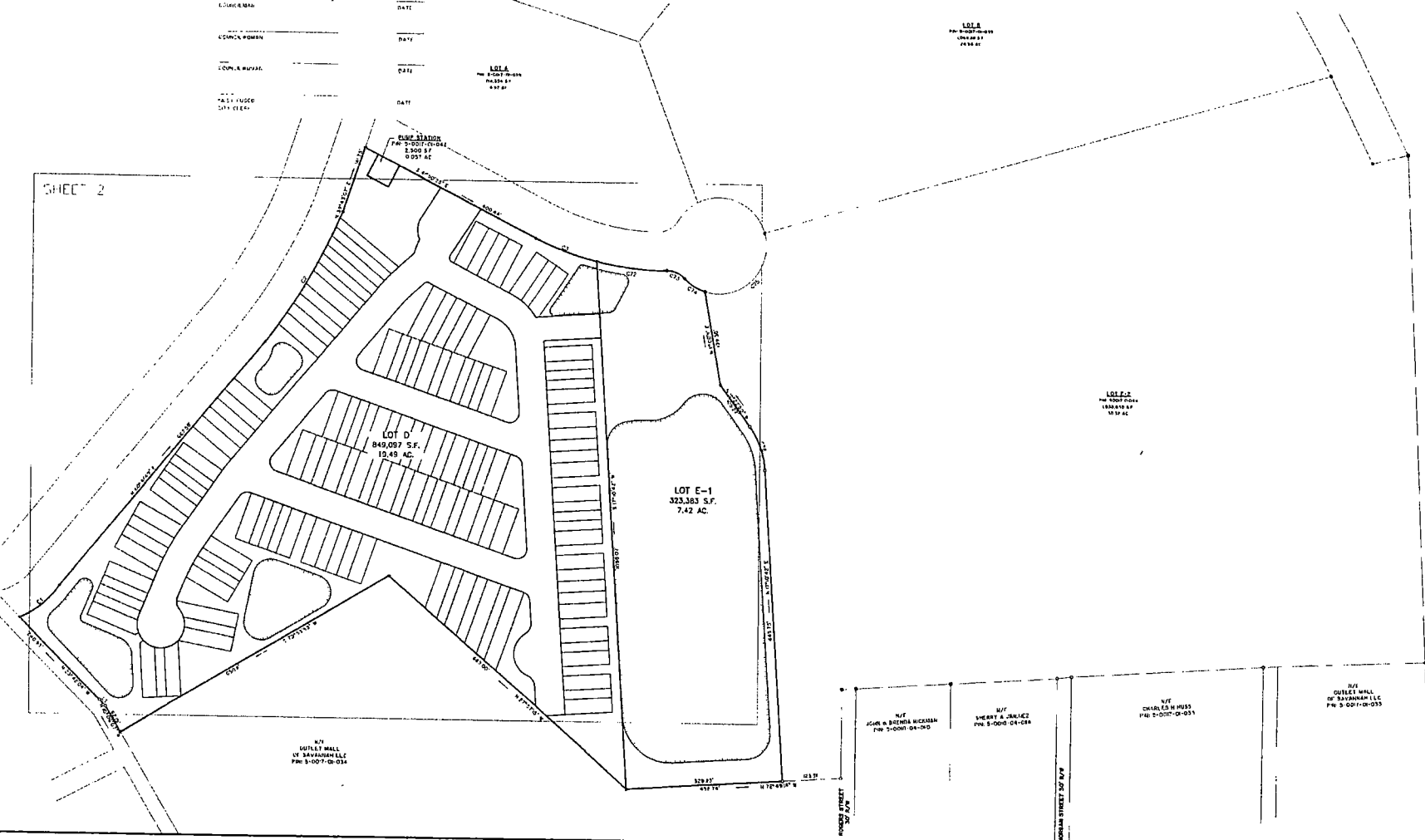
1. THE SURVEYING ACT, 1992, AS AMENDED.
2. THE REGULATIONS UNDER THE SURVEYING ACT, 1992.
3. THE SURVEYING ACT, 1992, AS AMENDED.



VICINITY MAP

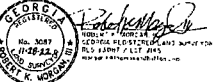
THIS MAP IS A PART OF A LARGER MAP AND SHOULD BE USED IN CONJUNCTION WITH THE OTHER PARTS OF THE MAP. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP.

SHEET 2



SURVEYOR'S CERTIFICATION

I, THE SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE SURVEYING ACT AND THE REGULATIONS THEREUNDER.



**MAJOR SUBDIVISION
BENTON GROVE TOWNS
LOT D AND LOT E-1
BEING A PORTION OF
SYMON'S FIRST AND SECOND
ADDITIONS**

9116161A DISTRICT
MCKENNA, GEORGIA
prepared for
DREAM FINDERS HOMES

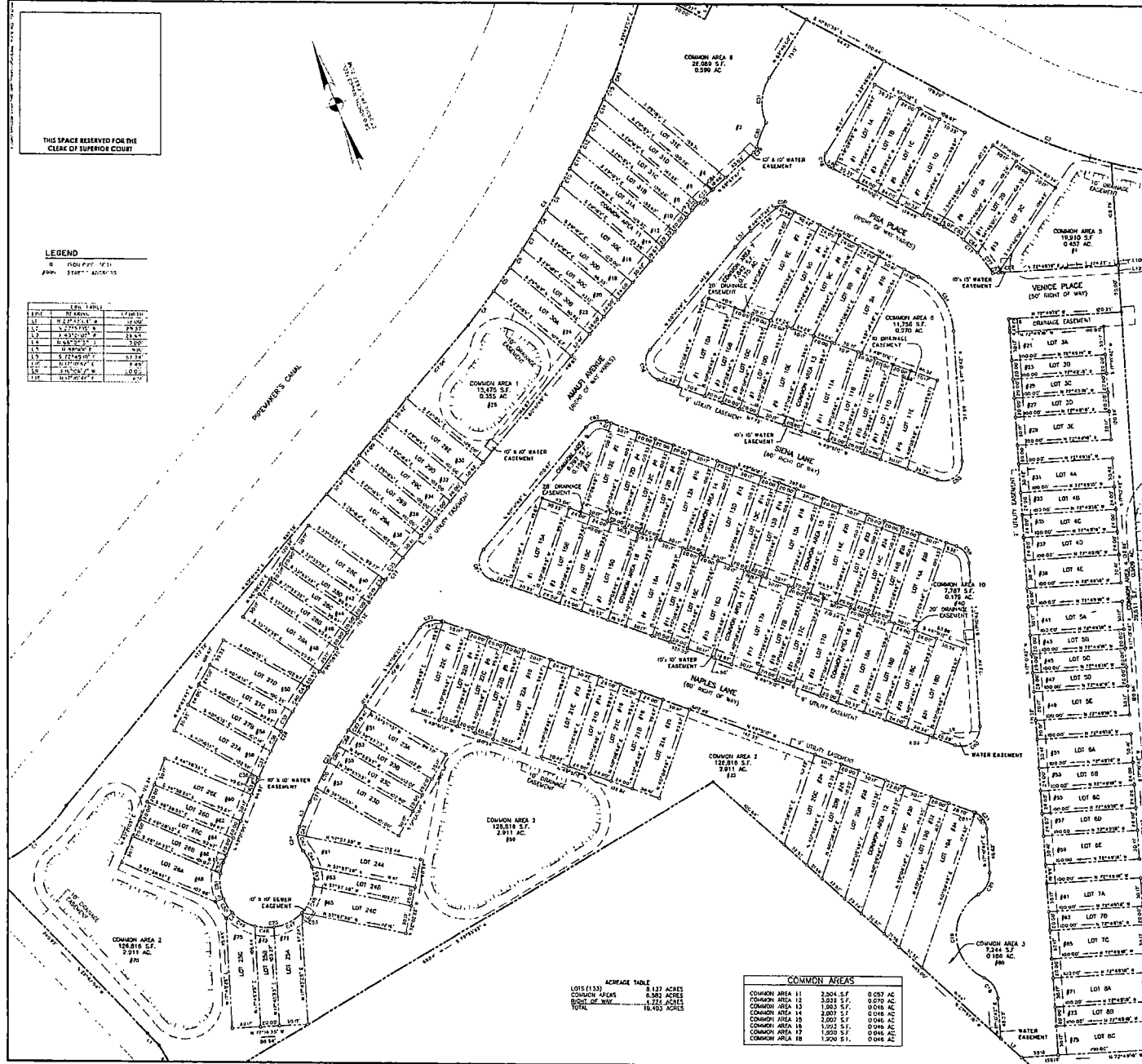
THOMAS & HUTTON
59 Park of Commerce Way
Savannah, GA 31405 • 912.234.3300
www.thomasandhutton.com



THIS SPACE RESERVED FOR THE
CLEAN OF SUPERIOR COURT

LEGEND
 10' PLANNED '11
 100' STAFF' ADON'11

TYPE	NO. OF LOTS	COMBINED
1.1	1,122	1,122
1.2	1,122	1,122
1.3	1,122	1,122
1.4	1,122	1,122
1.5	1,122	1,122
1.6	1,122	1,122
1.7	1,122	1,122
1.8	1,122	1,122
1.9	1,122	1,122
1.10	1,122	1,122
1.11	1,122	1,122
1.12	1,122	1,122
1.13	1,122	1,122
1.14	1,122	1,122
1.15	1,122	1,122
1.16	1,122	1,122
1.17	1,122	1,122
1.18	1,122	1,122
1.19	1,122	1,122
1.20	1,122	1,122



ACREAGE TABLE

LOTS (133)	0.137 ACRES
COMMON AREAS	8.980 ACRES
RIGHT OF WAY	4.774 ACRES
TOTAL	14.902 ACRES

COMMON AREAS

COMMON AREA 1	12,000 S.F.	0.274 AC.
COMMON AREA 2	12,000 S.F.	0.274 AC.
COMMON AREA 3	12,000 S.F.	0.274 AC.
COMMON AREA 4	12,000 S.F.	0.274 AC.
COMMON AREA 5	12,000 S.F.	0.274 AC.
COMMON AREA 6	12,000 S.F.	0.274 AC.
COMMON AREA 7	12,000 S.F.	0.274 AC.
COMMON AREA 8	12,000 S.F.	0.274 AC.
COMMON AREA 9	12,000 S.F.	0.274 AC.
COMMON AREA 10	12,000 S.F.	0.274 AC.
COMMON AREA 11	12,000 S.F.	0.274 AC.
COMMON AREA 12	12,000 S.F.	0.274 AC.
COMMON AREA 13	12,000 S.F.	0.274 AC.
COMMON AREA 14	12,000 S.F.	0.274 AC.
COMMON AREA 15	12,000 S.F.	0.274 AC.
COMMON AREA 16	12,000 S.F.	0.274 AC.
COMMON AREA 17	12,000 S.F.	0.274 AC.
COMMON AREA 18	12,000 S.F.	0.274 AC.
COMMON AREA 19	12,000 S.F.	0.274 AC.

LOT	AREA	PERCENTAGE	AREA	PERCENTAGE
101	1,122	7.51%	1,122	7.51%
102	1,122	7.51%	1,122	7.51%
103	1,122	7.51%	1,122	7.51%
104	1,122	7.51%	1,122	7.51%
105	1,122	7.51%	1,122	7.51%
106	1,122	7.51%	1,122	7.51%
107	1,122	7.51%	1,122	7.51%
108	1,122	7.51%	1,122	7.51%
109	1,122	7.51%	1,122	7.51%
110	1,122	7.51%	1,122	7.51%
111	1,122	7.51%	1,122	7.51%
112	1,122	7.51%	1,122	7.51%
113	1,122	7.51%	1,122	7.51%
114	1,122	7.51%	1,122	7.51%
115	1,122	7.51%	1,122	7.51%
116	1,122	7.51%	1,122	7.51%
117	1,122	7.51%	1,122	7.51%
118	1,122	7.51%	1,122	7.51%
119	1,122	7.51%	1,122	7.51%
120	1,122	7.51%	1,122	7.51%

LOTS 1A-31E

LOT	AREA	PERCENTAGE	LOT	AREA	PERCENTAGE
101A	1,122	7.51%	101E	1,122	7.51%
102A	1,122	7.51%	102E	1,122	7.51%
103A	1,122	7.51%	103E	1,122	7.51%
104A	1,122	7.51%	104E	1,122	7.51%
105A	1,122	7.51%	105E	1,122	7.51%
106A	1,122	7.51%	106E	1,122	7.51%
107A	1,122	7.51%	107E	1,122	7.51%
108A	1,122	7.51%	108E	1,122	7.51%
109A	1,122	7.51%	109E	1,122	7.51%
110A	1,122	7.51%	110E	1,122	7.51%
111A	1,122	7.51%	111E	1,122	7.51%
112A	1,122	7.51%	112E	1,122	7.51%
113A	1,122	7.51%	113E	1,122	7.51%
114A	1,122	7.51%	114E	1,122	7.51%
115A	1,122	7.51%	115E	1,122	7.51%
116A	1,122	7.51%	116E	1,122	7.51%
117A	1,122	7.51%	117E	1,122	7.51%
118A	1,122	7.51%	118E	1,122	7.51%
119A	1,122	7.51%	119E	1,122	7.51%
120A	1,122	7.51%	120E	1,122	7.51%



VICINITY MAP

SURVEYOR'S CERTIFICATION
 I, the undersigned, being a duly licensed and qualified Surveyor of the State of Georgia, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified Surveyor of the State of Georgia. I am a duly licensed and qualified Surveyor of the State of Georgia. I am a duly licensed and qualified Surveyor of the State of Georgia.

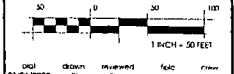
THOMAS HUTTON
 No. 3087
 SURVEYOR OF THE STATE OF GEORGIA

MAJOR SUBDIVISION
BENTON GROVE TOWNS
 LOT D AND LOT E-1
 BEING A PORTION OF
 SYMON'S FIRST AND SECOND
 ADDITIONS

HIGHWAY DISTRICT
 KENNESAW, GEORGIA

prepared for
DREAM FINDERS HOMES

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



AGENDA ITEM

Date: December 5, 2022

Subject: Site Plan/Landscape Plan for 421 Morgan Lakes Industrial Blvd.

Background & Discussion:

Chad Zittrouer, with Kern & Company, presented the site plan to the P&Z Board for their and recommendation. The intent is to construct a 115,5000 sq. ft. warehouse with all the infrastructure to support it. There were some concerns from the P&Z Board regarding the correct amount due to be paid into the tree fund. In response, Mr. Zittrouer stated that he confirm the amount and submit revised landscape plans prior to City Council.

Planning and Zoning Recommendation:

P&Z recommended approval of the site plan/landscape plan for 421 Morgan Lakes Industrial Boulevard, contingent upon a recombination plat being approved prior to a certificate of occupancy being issued and the payment into the tree fund not to exceed **\$25,025.00.**

Staff Recommendation:

Staff concurs with P&Z and recommends approval, contingent upon the Stormwater Agreement being recorded prior to a preconstruction meeting being scheduled.



November 23rd, 2022

Chad R. Zittrouer, PE
Kern and Co.
PO Box 15179
Savannah, GA 31416

Dear Mr. Zittrouer,

I am pleased to provide you with a recommendation for Conditional Approval of the site development plans for '115,500 SF Warehouse', which is provided below.

Site Plan Review

<u>Submittal Documents:</u>	Site Development Plan.....	Nov. 2022
	Stormwater Management Report.....	Nov. 2022
	Traffic Memorandum.....	Nov. 2022
	Geotechnical Report.....	Nov. 2022
	Lighting Plan.....	Nov. 2022
	Pump Station Calculations.....	Nov. 2022

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 and Engineering Standards, and all Development Codes that apply to the City of Pooler. This review is not to be construed as a check of every item in the plans or construction. Failure of this office to note any conflict with said requirements does not relieve the developer from compliance. A complete set of reviewed plans and specification shall be maintained on the construction site.

The Owner and the Design Consultant are fully responsible for all testing and inspections of their project during construction, and they also are fully responsible that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible that their designs are in compliance to all Federal, State and City ordinances and regulations. All the required testing data, plans and related material must be available to the City of Pooler, or assigned representation, during and after the construction is complete.



EOM Operations
Your solution to a better tomorrow



To the best of our knowledge, it is our opinion that the plans are in general conformance with the City of Pooler's applicable design standards, codes and ordinances. We hereby recommend Conditional Approval of the site development plans, subject to the following:

1. The City of Pooler shall be in receipt of the GSWCC Approval of the proposed Erosion, Sedimentation, and Pollution Control 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: Brian Crooks, AICP; City of Pooler
Kimberly Classen, CFM; City of Pooler
Liberto Chacon, PE; EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882

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NOV 22 2022

ZONING DEPARTMENT

STORMWATER FACILITY/INFRASTRUCTURE
MAINTENANCE AGREEMENT

THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT (the “Agreement”), is made and entered into this 8th day of November, 2022, by and between Morgan Lakes Industrial, LLC hereinafter “Landowner,” and the City of Pooler, Georgia, hereinafter “City.”

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as Chatham County Parcel Identification Number(s) 5-1015-01-030/5-1015-01-009 as evidenced by recorded instrument in the real estate records of Chatham County, Georgia, in Book 2526 Page 1-5, 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 homeowner’s 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 homeowner’s 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 homeowner’s 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 homeowner’s 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 homeowner’s 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 homeowner's 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 homeowner's 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 homeowner's 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 homeowner's 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 homeowner's 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.

Name of Company: Morgan Lakes Industrial, LLC

By [Signature]
Owner/Authorized Signing Agent – Wrenn Blalock

Title Member

Sworn to and subscribed before me this 9th day of November, 2022

[Signature]
Witness

[Signature]
Notary Public



* rues \$ 25,025.00 into

tree fund

SITE DRAWINGS OF 115,500 S.F. WAREHOUSE

FOR
MORGAN LAKES INDUSTRIAL, LLC
SAVANNAH, GEORGIA

KC PROJECT #: 150081.000

SEPTEMBER 2022



CONSTRUCTION ENTRANCE
LATITUDE: 32 1622871
LONGITUDE: -81 2695712

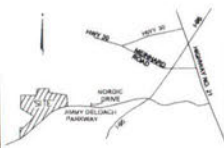
NOTE: CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER PER SEC. 74-133(j).

NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

NRCS REVISION DATE:

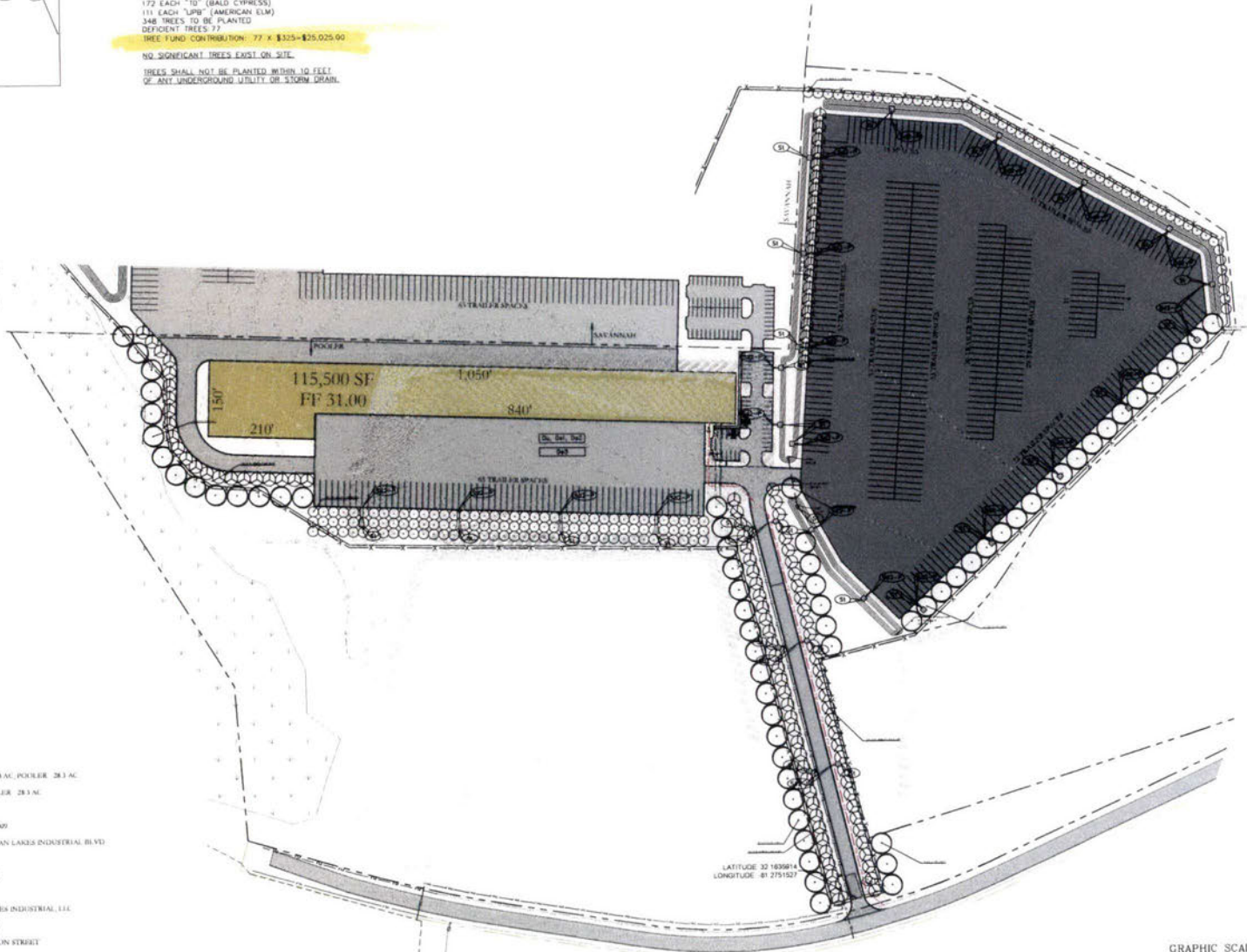
VICINITY MAP:	PROJECT PREPARED BY:	PROJECT SITE DATA:	INDEX OF DRAWINGS:																																																																																																																				
<p>VICINITY MAP NOT TO SCALE</p>	<p>Kern & Co., LLC Consulting Engineers • Land Surveyors • Land Planners Architects • Landscape Architects • Environmental Scientists 1166 Lakeside Drive, Suite 1070, Savannah, Georgia 31404-8800 101 Walnut Street, Suite 20, Savannah, Georgia 31404-1306 (912) 221-1111</p> <p>INITIAL APPROVAL BY GOVERNING AGENCY DATE: _____</p> <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV. NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>SHEETS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV. NO.	DATE	DESCRIPTION	SHEETS																																									<p>SITE DATA:</p> <p>PROJECT AREA: UNPAVED INDUSTRIAL LOT AREA OF DISTURBANCE: 115,500 S.F. SURFING: 11 F.S.: 1-2019-01-01 PROJECT ADDRESS: 115,500 S.F. INDUSTRIAL LOT PROJECT CITY: SAVANNAH CONTACT NAME: KERN & CO. LOT NUMBER: OWNER NAME: MORGAN LAKES INDUSTRIAL, LLC CONTACT: 912-221-1111 OWNER ADDRESS: 115,500 S.F. INDUSTRIAL LOT OWNER CITY: SAVANNAH TEL: 912-221-1111 STATE: GA COUNTY: CHATHAM LOCAL AGENCY: CITY OF SAVANNAH</p>	<table border="1"> <thead> <tr> <th></th> <th>COVER SHEET</th> <th>DET 3</th> <th>SITE DETAILS</th> </tr> </thead> <tbody> <tr> <td>N1</td> <td>GENERAL NOTES</td> <td>CSI</td> <td>CSI PLAN</td> </tr> <tr> <td>EN1</td> <td>EXISTING CONDITIONS</td> <td>LIT</td> <td>LIGHTING PLAN</td> </tr> <tr> <td>C1</td> <td>STAKING PLAN</td> <td>PBE</td> <td>PBE PLAN</td> </tr> <tr> <td>C2</td> <td>PAVING, GRADING & DRAINAGE PLAN</td> <td>PUNT</td> <td>PUNT PLAN</td> </tr> <tr> <td>C3</td> <td>UTILITY PLAN</td> <td></td> <td></td> </tr> <tr> <td>SEC 1</td> <td>INITIAL EROSION PLAN</td> <td></td> <td></td> </tr> <tr> <td>SEC 2</td> <td>INTERMEDIATE EROSION PLAN</td> <td></td> <td></td> </tr> <tr> <td>SEC 3</td> <td>FINAL EROSION PLAN</td> <td></td> <td></td> </tr> <tr> <td>SEC 4</td> <td>EROSION NOTES</td> <td></td> <td></td> </tr> <tr> <td>SEC 5</td> <td>EROSION NOTES</td> <td></td> <td></td> </tr> <tr> <td>SEC 6</td> <td>EROSION NOTES</td> <td></td> <td></td> </tr> <tr> <td>SEC 7</td> <td>SOIL EROSION & SEDIMENTATION CONTROL DETAILS</td> <td></td> <td></td> </tr> <tr> <td>SEC 8</td> <td>SOIL EROSION & SEDIMENTATION CONTROL DETAILS</td> <td></td> <td></td> </tr> <tr> <td>L1</td> <td>LANDSCAPE PLAN</td> <td></td> <td></td> </tr> <tr> <td>L2</td> <td>LANDSCAPE DETAILS</td> <td></td> <td></td> </tr> <tr> <td>DET 1</td> <td>SITE DETAILS</td> <td></td> <td></td> </tr> <tr> <td>DET 2</td> <td>SITE DETAILS</td> <td></td> <td></td> </tr> </tbody> </table>		COVER SHEET	DET 3	SITE DETAILS	N1	GENERAL NOTES	CSI	CSI PLAN	EN1	EXISTING CONDITIONS	LIT	LIGHTING PLAN	C1	STAKING PLAN	PBE	PBE PLAN	C2	PAVING, GRADING & DRAINAGE PLAN	PUNT	PUNT PLAN	C3	UTILITY PLAN			SEC 1	INITIAL EROSION PLAN			SEC 2	INTERMEDIATE EROSION PLAN			SEC 3	FINAL EROSION PLAN			SEC 4	EROSION NOTES			SEC 5	EROSION NOTES			SEC 6	EROSION NOTES			SEC 7	SOIL EROSION & SEDIMENTATION CONTROL DETAILS			SEC 8	SOIL EROSION & SEDIMENTATION CONTROL DETAILS			L1	LANDSCAPE PLAN			L2	LANDSCAPE DETAILS			DET 1	SITE DETAILS			DET 2	SITE DETAILS		
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VICINITY MAP
NOT TO SCALE
VICINITY MAP

LANDSCAPE REQUIREMENTS
 TREES REQUIRED 28.3 ACRES x 10= 425 TREES
 TREES TO BE PLANTED
 85 EACH "O" (LIVE OAK)
 172 EACH "D" (BALD CYPRESS)
 111 EACH "LPS" (AMERICAN ELM)
 548 TREES TO BE PLANTED
 DEFICIENT TREES ??
 TREE FUND CONTRIBUTION: 77 x \$325=\$25,025.00
 NO SIGNIFICANT TREES EXIST ON SITE.
 TREES SHALL NOT BE PLANTED WITHIN 10 FEET
 OF ANY UNDERGROUND UTILITY OR STORM DRAIN.

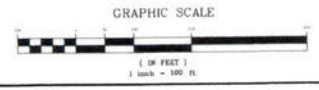


SITE DATA
 PROJECT AREA OVERALL PERAC, POOLER 28.3 AC
 AREA OF DISTURBANCE POOLER 28.3 AC
 ZONING I1
 P.L.N. 5 1015 01 000 & 5 1015 01 000
 PROJECT ADDRESS 421 MORGAN LAKES INDUSTRIAL BLVD
 PROJECT CITY POOLER
 DISTRICT NUMBER 8TH CMD
 LOT NUMBER
 OWNER NAME MORGAN LAKES INDUSTRIAL, LLC
 CONTACT WREN BLALOCK
 OWNER ADDRESS 113 HOUSTON STREET
 OWNER CITY SAVANNAH
 TELEPHONE NO 912 443 1577
 DATE OF SURVEY SEPTEMBER 2020
 GOVERNING AGENCY CITY OF POOLER

LATITUDE 32 1639814
 LONGITUDE 81 2751527

UTILITIES PROTECTION CENTER

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 CALL THREE WORKING
 DAYS BEFORE YOU DIG



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 DATE: 09/20/20

Kern & Co., LLC
 Consulting Engineers • Land Surveyors • Land Use Planners
 1100 Peachtree Street, N.E., Suite 1000, Atlanta, Georgia 30309
 Phone: 404.525.1100 Fax: 404.525.1101
 www.kernandco.com



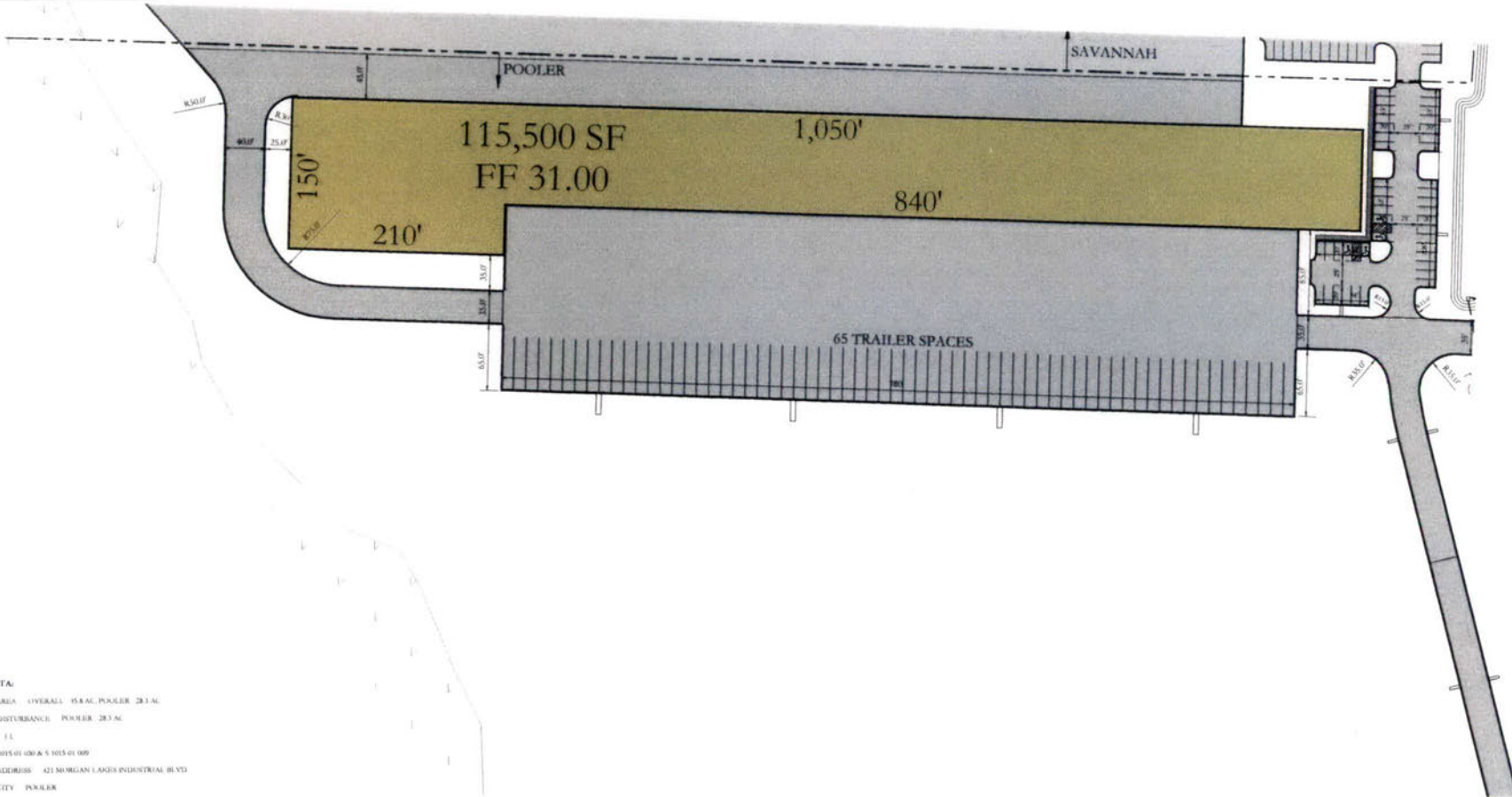
PLANS OF
PROPOSED 115,500 SF WAREHOUSE
 FOR
MORGAN LAKES INDUSTRIAL, LLC

LANDSCAPE
 PLAN

DATE: 09/20/20
 SCALE: 1/8" = 1'-0"
 DRAWN BY: J. L. GIBSON
 CHECKED BY: J. L. GIBSON
 PROJECT NO: 2020-001

REVISION NO: **L-1**

THE 811 CALL SERVICE IS A SERVICE PROVIDED BY THE STATE OF GEORGIA. IT IS NOT THE RESPONSIBILITY OF KERN & CO., LLC TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE 811 CALL SERVICE.

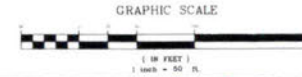


SITE DATA:
 PROJECT AREA: OVERALL: 95.8 AC, POOLER: 28.3 AC
 AREA OF DISTURBANCE: POOLER: 28.3 AC
 ZONING: I1
 PIN: 5 3015 01 000 & 5 3015 01 009
 PROJECT ADDRESS: 421 MORGAN LAKES INDUSTRIAL BLVD
 PROJECT CITY: POOLER
 DISTRICT NUMBER: RTH GMJ
 LOT NUMBER:
 OWNER NAME: MORGAN LAKES INDUSTRIAL, LLC
 CONTACT: WENDY BLALOCK
 OWNER ADDRESS: 113 HURSTON STREET
 OWNER CITY: SAVANNAH
 TELEPHONE NO: 912 443 1877
 DATE OF SURVEY: SEPTEMBER 2020
 GOVERNING AGENCY: CITY OF POOLER

UTILITIES PROTECTION CENTER



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 DIAL 811 OR 1-800-282-7411
 WWW.GEORGIA811.COM
 CALL THREE WORKING
 DAYS BEFORE YOU DIG.



NOT FOR CONSTRUCTION
 BELIEVED FOR CONSTRUCTION
 DATE: BY:

Kern & Co., LLC
 ARCHITECTS, ENGINEERS, PLANNERS
 ARCHITECTS • LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS



PLANS OF
**PROPOSED 115,500 SF WAREHOUSE
 FOR
 MORGAN LAKES INDUSTRIAL, LLC**

STAGING PLAN

C-2

THE GEORGIA SURVEYING BOARD HAS REVIEWED THESE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE SURVEYING ACT OF 1967, AS AMENDED.

