# CITY COUNCIL
# Regular Meeting – Agenda

December 19, 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 December 5, 2022**
- B. **Special Event Permit Application for OTG Certified Car Club on July 8, 2023**
- C. **Temporary / Special Event (Dispensing Alcohol) Permit Application for Sam Patel on December 31, 2022**
- D. **Department Reports**
  1. **Public Works**
  2. **Finance**
  3. **Fire**
  4. **Police**
  5. **Recreation**
  6. **Planning & Zoning**

VII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

- A. **Resolution R2022-12.A - To Approve the Fiscal Year 2023 Budget** *(Second Reading)*
- B. **Resolution R2022-12.B - 2023 City Holidays**
- C. **Resolution R2022-12.C - 2023 City Events**
- D. **Resolution R2022-12.D - Authorization to Proceed with Acquisitions and Condemnations for the Quacco Road Widening Project**

VIII. OLD BUSINESS

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

B. **Zoning Map Amendment for 100 Commerce Court from C-P to C-2**

C. **Zoning Buffer Requirement Variance for 1707 Old Dean Forest Road**

IX. NEW BUSINESS

A. **Zoning Map Amendment for a 0.74-Acre Lot on the Corner of South Rogers and Tietgen Streets from C-1 to Main Street Overlay District** *(Public Hearing, Action)*

B. **Zoning Map Amendment for SDP Acquisitions (Oglethorpe Speedway and Surrounding Properties AKA Country Homes) from RA-2 to I-1** *(Public Hearing, Action)*

C. **Conditional Use Request for Goodwill Industries to Operate an Apparel Manufacturing Business at 111 Coleman Boulevard, Suite 300** *(Public Hearing, Action)*

D. **Height Variance Request for Big Shot Golf Driving Range in Mosaic Retail Center at Pooler Parkway** *(Public Hearing, Action)*

E. **Front Yard Building Setback Variance for a Proposed American Pet Resort Located in the Clear Lake Reserve Development** *(Public Hearing, Action)*

F. **Site Plan for Arden Senior Living at Pine Barren Road**

G. **Site Plan for the Davis Group Development (Pooler One) at Pine Barren Road**

H. **Sales & Use Tax Refund Engagement Agreement with Tax Specialists of Georgia-Southeast, LLC**

I. **Water Line Cost Sharing Agreement Between the City of Pooler and Cleark Lake (GA) Owner I, LLC**

J. **Fire Aerial Ladder Sale Agreement with Liberty County**

X. EXECUTIVE SESSION

XI. ADJOURNMENT

# CITY COUNCIL
# Regular Meeting – Minutes

December 5, 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
Shannon Black, Councilmember
Aaron Higgins, Councilmember
Stevie Wall, Councilmember
John Wilcher, Councilmember
Karen Williams, Councilmember
Robert Byrd, City Manager
Craig Call, City Attorney
Chris Lightle, Finance Officer
Kiley Fusco, Clerk of Council

Absent: Steve Scheer, City Attorney

II. CALL TO ORDER

Mayor Rebecca Benton called the meeting to order at 6:00 p.m.

III. INVOCATION

Dr. Shirlenia Daniel gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Dr. Shirlenia Daniel led the pledge.

V. CONSENT AGENDA

City Manager Robert Byrd presented the consent agenda for consideration.

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**

Councilmember Aaron Higgins moved to approve the consent agenda.

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

VI. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

A. **Resolution R2022-12.A - To Approve the Fiscal Year 2023 Budget** *(First Reading; Public Hearing, Action)*

City Manager Robert Byrd presented the resolution for consideration. Mayor Rebecca Benton opened and closed the public hearing without comment. Councilmember Karen Williams moved to approve the first reading of Resolution R2022-12.A - To Approve the Fiscal Year 2023 Budget.

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

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)*

City Manager Robert Byrd presented the ordinance for consideration. Councilmember Aaron Higgins moved to approve the second reading of 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.

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

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)*

City Manager Robert Byrd presented the ordinance for consideration. Councilmember Karen Williams moved to approve 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.

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

VII. OLD BUSINESS

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

City Manager Robert Byrd presented the site plan for consideration. Patrick Warner of Coleman Company was present on behalf of the petitioner. Councilmember Aaron Higgins moved to postpone the Site Plan for 125 Distribution Drive until a date by which the submitted documents can be confirmed with city staff. Patrick Warner verbally agreed to the postponement.

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

VIII. NEW BUSINESS

A. **Sign Variance for JC Lewis Ford Located at 501 Memorial Boulevard** *(Public Hearing, Action)*

City Manager Robert Byrd presented the variance for consideration. Bobby Wilcox and Walter Lewis were present to answer questions. Mayor Rebecca Benton opened and closed the public hearing without comment. Councilmember Karen Williams, after review of the criteria, moved to approve the Sign Variance for JC Lewis Ford Located at 501 Memorial Boulevard.

Motion to Approve; PASSED (5-1)
MOVER: Williams
SECONDER: Hutcherson
AYES: Black, Hutcherson, Wall, Wilcher, Williams
NAYS: Higgins

B. **Front Yard Building Setback Variance for 220 South Skinner Avenue** (*Public Hearing, Action)*

City Manager Robert Byrd presented the variance for consideration. Mayor Rebecca Benton opened and closed the public hearing without comment. Councilmember John Wilcher moved to approve the Front Yard Building Setback Variance for 220 South Skinner Avenue.

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

C. **Zoning Map Amendment for 100 Commerce Court from C-P to C-2** *(Public Hearing, Action)*

City Manager Robert Byrd presented the amendment for consideration. David Hornsby and Will Furman were present on behalf of the petitioner to answer questions. Mayor Rebecca Benton opened the public hearing. An unnamed resident inquired about future use of the property if changed to a C-2. Mayor Rebecca Benton closed the public hearing. Councilmember Aaron Higgins moved to postpone the Zoning Map Amendment for 100 Commerce Court from C-P to C-2 until the December 19, 2022 meeting.

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

D. **Conditional Use Request for a Childcare Center Located at 112 North Rogers Avenue** *(Public Hearing, Action)*

City Manager Robert Byrd presented the request for consideration. The petitioner was not present. Mayor Rebecca Benton opened the public hearing. Resident Brandy Bartlett expressed her safety concerns regarding the building's proximity to the roadway, vehicular speeding in the area, and parking space inadequacy. Resident Scott Clark expressed his concerns regarding vehicular and truck traffic in the area. Mayor Rebecca Benton closed the public hearing, and Councilmember John Wilcher moved to deny the Conditional Use Request for a Childcare Center Located at 112 North Rogers Avenue.

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

E. **Site Plan for La Parrilla Restaurant at 140 Tanger Outlets Boulevard**

City Manager Robert Byrd presented the site plan for consideration. Doug Faircloth was present on behalf of the petitioner to answer questions. Councilmember John Wilcher moved to approve the Site Plan for La Parrilla Restaurant at 140 Tanger Outlets Boulevard subject to the following conditions:

1. Recording of the stormwater agreement prior to a preconstruction meeting
2. Submission of a final set of plans to include a 1.5-inch domestic water meter with a 1.5-inch backflow prevention device
3. Payment of $19,500.00 into the Tree Fund

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

F. **Site Plan for Westside Commerce Center in Westside Business Park**

City Manager Robert Byrd presented the site plan for consideration. C.J. Chance of Hussey Gay Bell was present on behalf of the petitioner to answer questions. Councilmember Stevie Wall moved to approve the Site Plan for Westside Commerce Center in Westside Business Park subject to the following conditions:

1. Recording of the stormwater agreement prior to a preconstruction meeting
2. Traffic signal installed and operational prior to issuance of a Certificate of Occupancy
3. Storefront on Highway 80

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

G. **Acceptance of a Sidewalk and Landscape Performance Bond / Final Plat for Benton Grove Towns**

City Manager Robert Byrd presented the bonds and plat for consideration. Tim Franks was present on behalf of the petitioner to answer questions. Mayor Rebecca Benton recused herself and Mayor Pro Tem Tom Hutcherson led the item discussion in her stead. Councilmember John Wilcher moved to accept the Sidewalk Performance Bond in the amount of $183,885.00 and the Landscape Performance Bond in the amount of $283,704.00, and to

approve the final plat for Benton Grove Towns subject to the following conditions:

1. City Attorney approval
2. Recording of the stormwater agreement prior to a preconstruction meeting
3. Recording of the plat

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

H. **Site Plan for 421 Morgan Lakes Industrial Boulevard**

City Manager Robert Byrd presented the site plan for consideration. Chad Zittroeur was present on behalf of the petitioner to answer questions. Councilmember Aaron Higgins moved to approve the Site Plan for 421 Morgan Lakes Industrial Boulevard subject to the following conditions:

1. Payment of $25,025.00 into the Tree Fund
2. Recombination plat approval prior to issuance of a Certificate of Occupancy
3. Recording of the stormwater agreement prior to a preconstruction meeting

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

IX. ADJOURNMENT

Councilmember Stevie Wall moved to adjourn the meeting.

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

The meeting adjourned at 7:19 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

# SPECIAL EVENT PERMIT APPLICATION

1. **APPLICANT'S INFORMATION:**

OTG Certified Car Club — Applicant's Name
OTG.Certified@gmail.com — Email Address
91 Burnt Oak Rd — Applicant's Home Address
912 220 3318 — Telephone Number
Allison Diaz — Contact Person/Agent Name
Allison.Diaz@Whitecap.com — Email Address
912 220 3318 — Contact Person/Agent Telephone Number

2. **EVENT INFORMATION:**

July 8, 2023 — Date of Event
Pooler Rec Football Parking — Location of Event
3:00pm — Starting Time of Event
8:00pm — Ending Time of Event
200 — Estimated # of Participants
Car Show — Description of Event – *If requesting the closing or use of city streets, please provide a map clearly marking the streets to be used.*

Will food be sold or given away? X Yes
Will Alcohol be served? ☐ Yes X No (if yes, STOP see checklist)
*If yes, please ensure that all vendors adhere to the regulations of the Chatham County Environmental Health Department.*

**NOTICE:** The City of Pooler may impose special stipulations of approval, including but not limited to, the requirement to hire adequate off-duty police personnel to ensure public safety.

A. Diaz — Applicant's Signature
12-6-22 — Date

Date Submitted: 12/6/22 Permit #: 6215 Fee Paid: $_____ Council Meeting Date: 12/19/22

☐ Approved ☐ Denied Special Stipulations: _____

Mayor's Signature: _____

# SPECIAL EVENT PERMIT APPLICATION (Staff review page)

STAFF RECOMMENDATIONS – CITY OF POOLER USE ONLY

**POLICE DEPARTMENT**

The Police Department has reviewed the application and the details of the event. 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: | Date: | Approval: ☑ | Denial: ☐ |
|---|---|---|---|
| Cashley Brown | 12/12/2022 | | |

Comments/Concerns: Security plan required CB

**FIRE DEPARTMENT**

The Fire Department has reviewed the application and the details of the event. 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: | Date: | Approval: ☑ | Denial: ☐ |
|---|---|---|---|
| [signature] | | | |

Comments/Concerns: WE WILL NEED 1 (ONE) OFF-DUTY FIREFIGHTER TO COVER EVENT FOR RESCUE/EMS STAND BY. — GWS

**PARKS & RECREATION DEPARTMENT (if applicable)**

The Parks & Recreation Department has reviewed the application and the details of the event. Based on their review, requirements, and availability if needed, the application is therefore recommended for:

| Reviewed by: | Date: | Approval: ☑ | Denial: ☐ |
|---|---|---|---|
| [signature] | 12/8/22 | | |

Comments/Concerns: Approval pending Rec Dept. being awarded a tournament – if no tournament awarded approval – will know in late Jan. No facilities other than parking lot available.

# TEMPORARY/SPECIAL EVENT (DISPENSING ALCOHOL) PERMIT APPLICATION

1. **APPLICANT'S INFORMATION:**

Sam Patel — Devsn21@yahoo.com
Applicant's Name — Email Address

1008 Young way, Richmond Hill, GA 31324 — 912-667-6488
Applicant's Home Address — Telephone Number

~~Redemption~~ Cottonwood Hotel
Business name

Business Alcohol License #

Non-profit Name and IRS Status (if applicable) — Do you attest that 80% of the proceeds benefit the non-profit? Yes (No) (please circle one)

**EVENT INFORMATION:** Type of event? (please circle one) OPEN (public) CLOSED (INVITATION ONLY)

12/31/22 — Cottonwood Hotel — NO
Date of Event — Location of Event — Entry Fee (if any)

2:00 PM — 11:00 PM — 175
Starting Time of Event — Ending Time of Event — Estimated # of Participants

Family Events
Description of Event – *If requesting the closing or use of city streets, please provide a map clearly marking the streets to be used.*

Will food be sold or given away? ☐ Yes ☒ No
*If yes, please ensure that all vendors adhere to the regulations of the Chatham County Environmental Health Department.*

**NOTICE:** The City of Pooler may impose special stipulations of approval, including but not limited to, the requirement to hire adequate off-duty police personnel to ensure public safety.

Applicant's Signature — 12/6/22 Date

Date Submitted: 12/7/22 Fee Paid: $ 120.00 Date Scheduled for Council Meeting: 12/19/22

☐ Approved ☐ Denied Special Stipulations: _____

Mayor's Signature: _____

# NEW ALCOHOLIC BEVERAGE LICENSE APPLICATION

| CRIMINAL HISTORY | | | |
|---|---|---|---|
| **WARNING – Failure to make full disclosure in responses to these questions may result in denial or subsequent revocation of the license.** | | | |
| Has the applicant or any person connected with or having an interest in said business: | | | |
| a. | Ever been convicted of any criminal violation or city ordinance violation? *(Other than a traffic violation)* | ___Yes | ✓ No |
| b. | Ever served time in prison or other correctional institution? | ___Yes | ✓ No |
| c. | Ever had an alcoholic beverage license suspended or revoked at any time in any locality? *If yes, list details on separate sheet of paper.* | ___Yes | ✓ No |
| d. | Ever previously or currently held/hold a license to sell wine, beer and/or distilled spirits/liquor? *( If yes see question f, if no skip question f)* | ___Yes | ✓ No |
| e. | If yes to question e, were there any violations of any law, regulation or ordinance relating to such business? | ___Yes | ✓ No |
| NOTE: If the answer to any question in this section is "yes" for the applicant or any person connected with or having an interest in said business, describe circumstances in detail for each person. Please provide and attach a written explanation. | | | |

Before the undersigned attesting officer duly authorized to administer oaths, personally comes the applicant for a license to conduct the sale of alcoholic beverages in the City of Pooler, says that the information given, and the statements made in this application are true, correct, and complete under penalty of law.

Executed this 12th day of July, 2022.

Applicant's Signature

Sam Patel

Applicant's Printed Name

SUBSCRIBED AND SWORN BEFORE ME ON THIS 12th DAY OF Dec, 20 22

Notary Public/Seal

My Commission Expires: 8/22/23

HADASSA VILLAFANA
NOTARY
EXPIRES
GEORGIA
August 22, 2023
PUBLIC
CHATHAM COUNTY

**NOTICE:** The applicant for an alcoholic beverage license shall be the owner of the business. If this is a corporation, partnership or other legal entity, the applicant must be a substantial and major stockholder, or the applicant may be the General Manager charged with the regular operation of said business on the premises for which the license is issued. Applicant for an alcoholic beverage license, as well as every owner having 10% or more ownership, must submit to fingerprinting by using the GAPS system prior to submitting the application. Instructions for fingerprinting are attached.

# NEW ALCOHOLIC BEVERAGE LICENSE APPLICATION

**CLASSIFICATIONS**

**RETAIL**
(new applications received after July 1st rates are prorated to 50% off)

| CLASS | CLASSIFICATION | LIQUOR, BEER & WINE | BEER & WINE | BEER ONLY | TOTAL |
|---|---|---|---|---|---|
| A | Retail Package | ☐ 1 $1850 | ☐ 2 $800 | ☐ 3 $600 | |
| B | Consumption On-Premises | ☐ 1 $2150 | ☐ 2 $1000 | ☐ 3 $750 | |

**WHOLESALE**

| CLASS | CLASSIFICATION | PRICE | TOTAL |
|---|---|---|---|
| C | Liquor | ☐ $3200 | |
| D | Beer & Wine | ☐ $1900 | |

**MANUFACTURERS**

| CLASS | CLASSIFICATION | PRICE | TOTAL |
|---|---|---|---|
| E | Brewer, manufacturer of malt beverages | ☐ $1075 | |
| G | Manufacturer of wine | ☐ $2250 | |
| H | Distiller, manufacturer of distilled spirits | ☐ $2250 | |

**HOTELS, EVENT VENUES, & CATERERS**

| CLASS | CLASSIFICATION | PRICE | TOTAL |
|---|---|---|---|
| F1 | Hotel | ☐ $2500 | |
| F2 | Special event venue | ☐ $2000 | |
| L | Consumption off-premises, Caterer | ☐ $1500 | |

**SPECIAL EVENTS & COMPLIMENTARY ALCOHOL**

| CLASS | CLASSIFICATION | PRICE | | TOTAL |
|---|---|---|---|---|
| I | Temporary/Private Event (max 2 days) | X $100/day | | 100 |
| J | Home Brew Special Event (max 2 days and 6 days per annum) | ☐ $100/day | OUT-OF-CITY CATERERS ☐ $50/day (+ 3% excise tax) | |
| K | Complimentary Beer & Wine | ☐ $250 | | |

**ADD-ON LICENSES**

| CLASS | CLASSIFICATION | APPLICABLE LICENSES | PRICE | TOTAL |
|---|---|---|---|---|
| A | Brewpub | B1, B2, B3, E | ☐ $850 | |
| C1 | Sunday Sales (Retail) | A1, A2, A3, C, D, E, F1, F2, G, H | ☐ $750 | |
| C2 | Sunday Sales (11:00 a.m.) | B1, B2, B3, F1, F2 | ☐ $1000 | |
| D | Tasting Event (must notify 5 days prior and 52 max events per annum) | A1, A2, A3 | ☐ No fee | |

**NEW APPLICATION FEES**

| CLASS | FEES | GRAND TOTAL (add all above selections and application fees) |
|---|---|---|
| A1 - H & L | ☐ $290 | |
| I, J & K | X $20 | 120. |

*FOR OFFICE USE ONLY:*

| Rcvd: 12/7/22 | By: | Amt Paid: 120.00 | Lic# 0217 | Issued: |
|---|---|---|---|---|

# TEMPORARY/SPECIAL EVENT (DISPENSING ALCOHOL) PERMIT APPLICATION (Staff review page)

**STAFF RECOMMENDATIONS – CITY OF POOLER USE ONLY**

**BUILDING & ZONING DEPARTMENT**

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#: 50021 07008 | Zoning District: C-2 | Approval: ☒ Denial: ☐ |
| Reviewed By: Kimberly Dyer | | Date: 12/7/22 |
| Comments: | | |

**POLICE DEPARTMENT**

The Police Department has reviewed the application and the details of the event. 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: Ashley Brown | Date: 12/12/2022 | Approval: ☑ Denial: ☐ |
| Comments/Concerns: N/A | | |

**FIRE DEPARTMENT**

The Fire Department has reviewed the application and the details of the event. 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: | Date: | Approval: ☐ Denial: ☐ |
| Comments/Concerns: see next pg. | | |

| | | |
|---|---|---|
| | <br>Matt Saxon<br>Assistant City Manager | |

COUNCIL REPORT
Report for the month of November

Mrs. Williams,

It gives me great pleasure to present to you, the work that our Wastewater Treatment Plant, Sewer, and Water Departments have accomplished since the last council meeting:

**Water:**

Inspected **60** Grease trap inspections.

**39** C.O inspections conducted.

Repaired 11 residential water service laterals.

Repaired 3 commercial water service laterals.

Witnessed the testing and certification of **36** backflow preventers.

Performed **843** line locates requested by the (UPC) Utility Protection Center.

**Sewer & WWTP:**

EOM report attached.

Respectfully submitted,

Matt Saxon
Assistant City Manager

| | | |
|---|---|---|
| | Matthew Saxon<br>Assistant City Manager | |

COUNCIL REPORT
Report for the month of November 2022

**Street:**

- Continued routine maintenance throughout the city repairing potholes, sidewalks, and shoulder work.

**Signs:**

- Replaced 12 signs throughout the city.

**Storm Water:**

- Completed routine residential workorders.
- Completed **58,210** of routine roadside ditch and outfall maintenance.

**Canal Maintenance:**

- Continued routine maintenance throughout the city.
- Cut and cleaned Pipemakers Canal to I-95.
- Removed beaver dams behind Hardee's on Gov. Treutlen.

**Public Works Admin:**

- Reviewed 17 sets of site plans.

Respectfully submitted,

Matthew E. Saxon

Assistant City Manager

NOVEMBER
2022

# Monthly Report

480 Edsel Drive, Ste 100
Richmond Hill, GA 31324
912.445.0050
www.eomworx.com

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# SECTION 1.0

## EXECUTIVE SUMMARY

EOM is pleased to provide this revised monthly report to the City of Pooler for review. Departmental reports and requested supplemental data can be found enclosed.

## MONTH HIGHLIGHT

- SEWER – Responded to (2) grinder pump calls
- SEWER – Responded to (14) sewer blockage/leak calls
- SEWER – Completed (3) Sewer Repairs
    - o Salter Street
    - o Morgan St
    - o Brighton Woods Dr
- WASTEWATER LIFT STATIONS

o PO-LS-15.06: Morgan Pines Lift Station – Cleaned wet well
o PO-LS-40.06: Daniels Tract Lift Station – Cleaned wet well
o PO-LS-30.07: Park Lane Duplexes Lift Station – Replaced site lighting
o PO-LS-40.07: Daniels Tract Lift Station – Replaced site lighting
o PO-LS-38: Joel Street Lift Station – Completed annual electrical inspection
o Replaced alarm bulbs:
    PO-LS-23: Morgan's Corner Lift Station
    PO-LS-24: Bridgewater Lift Station
    PO-LS-26: Raindance Lift Station
    PO-LS-09: Courtney Station Lift Station
    PO-LS-11: Northern Tract Lift Station
    PO-LS-12: Arbors Lift Station
    PO-LS-14: S.H. Morgan Lift Station
    PO-LS-13: Forest Lakes Lift Station
o EOM continues to transition to full upgraded SCADA monitoring at all Lift station's locations

- WASTEWATER TREATMENT PLANT

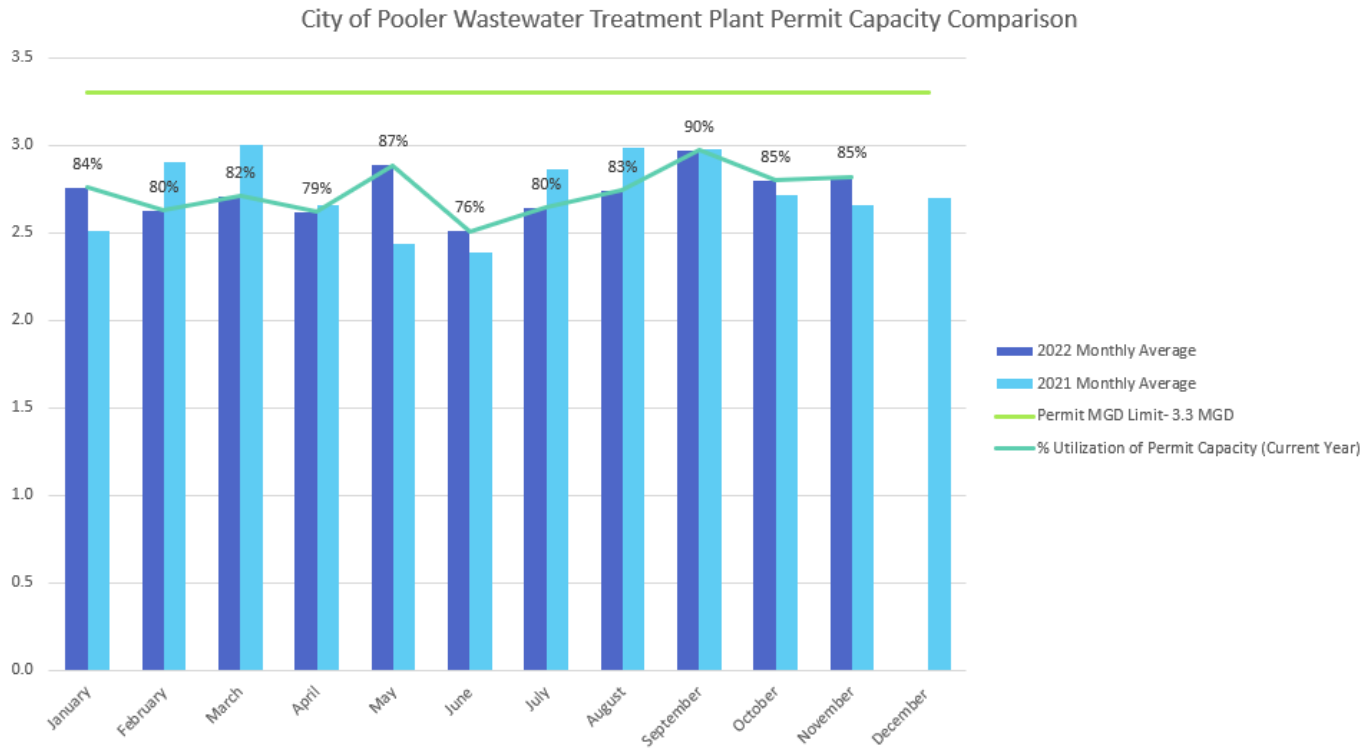
o PO-WW-EF-10: Plant Water Pump 1 – Replaced pump packing
o PO-WW-UT-08: STORAGE POND Control Panel_VFD – Reinstalled programming
o PO-WW-EF-80: Effluent Pump Station Control Panel – Reinstalled programming
o PO-WW-EF-10: Plant Water Pump 1 – Replaced pump packing
o PO-WW-UT-09: Generator – Replaced 2 batteries
o PO-WW-PM-23: Service Air Compressor 1 – Replaced pressure switch
o PO-WW-GR-32: FINE SCREEN_2 – Replaced trunnion and repaired chain
o PO-WW-AS-02: Blower 1_Aeration Grid – Replaced relay
o PO-WW-EQ-00: EQUALIZATION BASIN LIFT STATION – Repaired transmitter wiring

# Section 2.0

## WASTEWATER TREATMENT

# SECTION 2.0
## WASTEWATER TREATMENT

**Table 1 – WASTEWATER TREATMENT PLANT PERMIT COMPARISON**



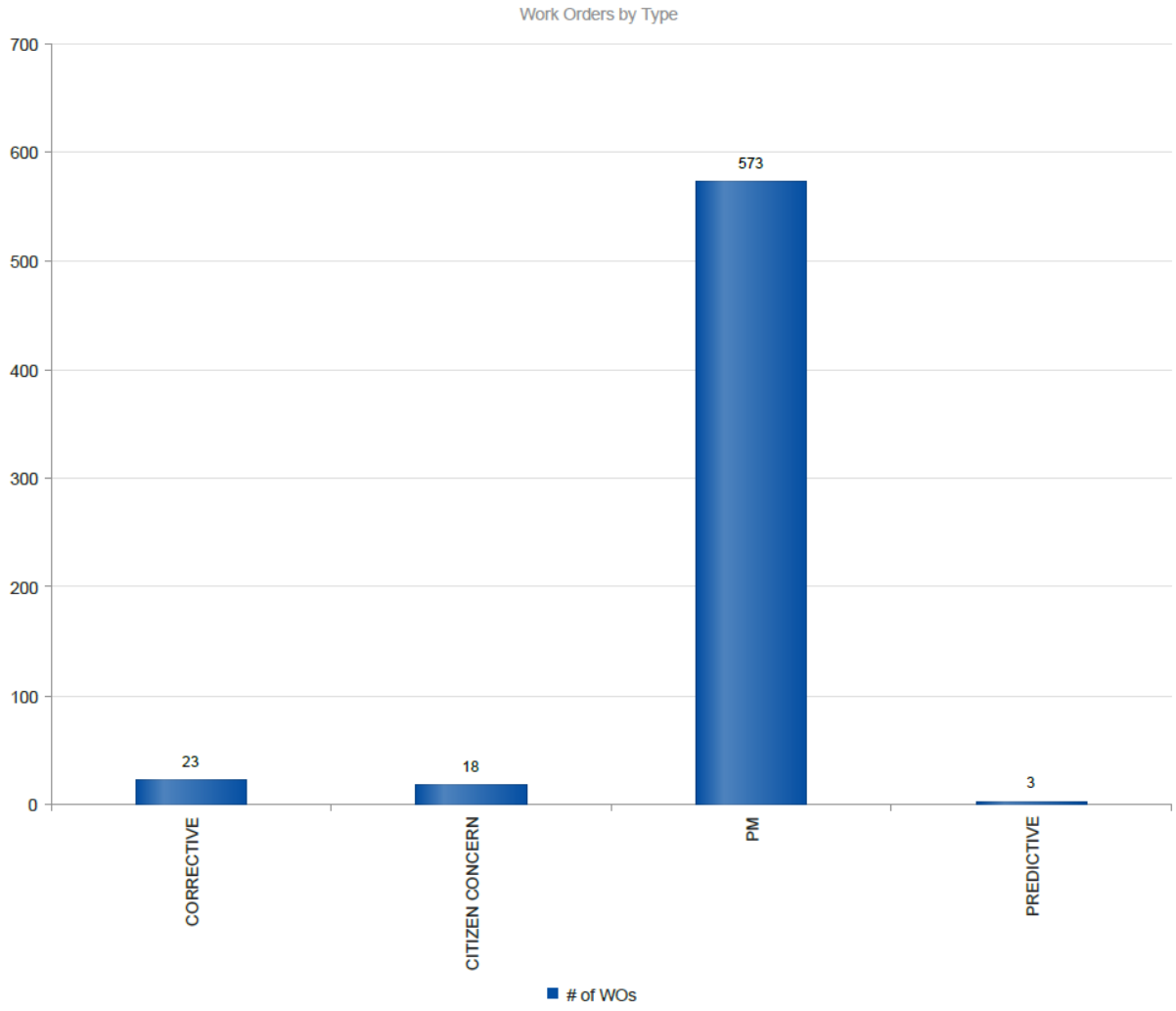
# Section 3.0

## COLLECTIONS & DISTRIBUTION

# SECTION 3.0

## COLLECTIONS & DISTRIBUTION

### Table 1 – SEWER MAINTENANCE WORK ORDER REPORT



# Section 4.0

## ENGINEERING

# SECTION 4.0

## ENGINEERING

SITE PLAN REVIEW

I. Approved Projects
- Durham Park Office
- 1545 Dean Forest Expansion
- Parlor Mini Storage
- La Parilla
- Westside Commerce Center
- 115,500 SF Warehouse (421 Morgan Lakes)

II. Projects Under Review
- Walk On's & Veterinary Center (Submittal #3)
- Parlor Water Main Extension (Submittal #2)
- Arden Senior Living Center (Submittal #3)
- Davis Group – Pine Barren Rd (Submittal #2)
- Nordic Trailer Storage Yard (Submittal #2)
- Element Hotel & Commercial Space (Submittal #3)
- Towne Place Pooler (Submittal #5)
- 1707 Old Dean Forest Rd (Submittal #3)
- Hwy 80 Car Wash (Submittal #2)
- Nine Squares (Submittal #3)
- Tanger Outlet Mall – Outparcel 2 (Submittal #1)

III. Projects Waiting On Responses
- Sharon Court – 2nd review completed on 10/24/2022
- Harmony Subdivision – Amenity – 2nd review completed on 11/30/2022
- Dave & Buster's at Tanger Outlets – 1st review completed on 11/29/2022
- My Place Hotel – 2nd review completed on 11/23/2022
- Pooler One – Pine Barren Road Entrance - 1st review completed on 11/22/2022
- Quik Trip – 5th review completed on 11/16/2022
- Pooler Parkway & Quacco Rd Widening – 2nd review completed on 10/11/2022
- Transportation Logistics Terminal – Tract 2A – 1st review completed on 11/8/2022
- Lot 3 Dean Forest Business Park – 3rd review completed on 10/18/2022
- Barrow Drive Trailer Parking Extension – 2nd review completed on 9/8/2022
- Westbrook Area L1 – 2nd review completed on 9/8/2022

- Westbrook Area L2 – 2nd Review Completed on 9/8/2022
- Westbrook Area L3 – 2nd Review completed on 9/8/2022
- Bragg Tract Phase 1 – 1st review completed on 9/22/2022
- Pittman Subaru – 1st review completed on 9/23/2022
- 1501 Pine Barren – 3rd review completed on 8/30/2021.
- Local 474 – 3rd review completed on 4/29/2021

IV. ADDITIONAL ENGINEERING SERVICES

- Additional items were added to the design of Lift Station #21 & 22. Currently pending final electrical plan.
- Initial 2022 LMIG Bid Documents were submitted to the City in Summer 2022. Currently pending review and response from City.

# Section 5.0

## ADMINISTRATION

# SECTION 5.0
## ADMINISTRATION

**BUDGET**

**BUDGET EXPENSES**
**01/22 to 11/22**

| Description | Budget | Expense | Balance |
|---|---|---|---|
| Chemicals | $ 880,000.00 | $ 657,337.62 | $ 222,662.38 |
| Sewer Expenses | $ 860,000.00 | $ 509,610.76 | $ 350,389.24 |
| WWTP Expenses | $ 481,300.00 | $ 261,631.68 | $ 219,668.32 |
| TOTAL | $ 2,221,300.00 | $ 1,428,580.06 | $ 792,719.94 |

# Section 6.0

## APPENDIX

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

**DISCHARGE MONITORING REPORT (DMR)**

Form Approved
OMB No. 2040-0004



PERMITTEE NAME/ADDRESS *(Include Facility Name/Location if Different)*

**NAME:** Pooler City of
**ADDRESS:** 100 Southwest Hwy 80
Pooler, GA 31322
**FACILITY:** Pooler, City of (Bloomingdale Regional WPCP)
**LOCATION:** Winskie Road
Pooler GA 31322

| GA0047066 | 002-B3 |
|---|---|
| **PERMIT NUMBER** | **DISCHARGE NUMBER** |

**DMR MAILING ZIP CODE:**
MAJOR

WPCP Discharge
External Outfall

**No Discharge** ☐

| MONITORING PERIOD | | | | | | | |
|---|---|---|---|---|---|---|---|
| | YEAR | MO | DAY | | YEAR | MO | DAY |
| FROM | 22 | 10 | 01 | TO | 22 | 10 | 31 |

| PARAMETER | | QUANTITY OR LOADING | | | QUALITY OR CONCENTRATION | | | | NO. EX | FREQUENCY OF ANALYSIS | SAMPLE TYPE |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | VALUE | VALUE | UNITS | VALUE | VALUE | VALUE | UNITS | | | |
| OXYGEN, DISSOLVED (DO) | SAMPLE MEASUREMENT | **** | **** | **** | 7.5 | **** | **** | mg/L | 0 | 01/01 | GR GRAB |
| 00300 1 0 0 EFFLUENT GROSS VALUE | PERMIT REQUIREMENT | **** | **** | **** | 6.0 MINIMUM | **** | **** | mg/L | | 01/01 | GR GRAB |
| BOD, 5-DAY (20 DEG. C) | SAMPLE MEASUREMENT | 43.8 | 46.1 | lb/d | **** | 2.0 | 2.2 | mg/L | 0 | 03/DW | CP COMPOS |
| 00310 1 0 0 EFFLUENT GROSS VALUE | PERMIT REQUIREMENT | 82.6 MO AVG | 102.6 WKLY AVG | lb/d | **** | 3.0 MO AVG | 4.5 WKLY AVG | mg/L | | 03/DW | CP COMPOS |
| BOD, 5-DAY (20 DEG. C) | SAMPLE MEASUREMENT | 2537 | 3374 | lb/d | **** | 222 | 237 | mg/L | 0 | 03/DW | CP COMPOS |
| 00310 1 0 0 RAW SEWAGE INFLUENT | PERMIT REQUIREMENT | Req Mon MO AVG | Req Mon WKLY AVG | lb/d | **** | Req Mon MO AVG | Req Mon WKLY AVG | mg/L | | 03/DW | CP COMPOS |
| PH | SAMPLE MEASUREMENT | **** | **** | **** | 6.7 | **** | 7.7 | SU | 0 | 01/01 | GR GRAB |
| 00400 1 0 0 EFFLUENT GROSS VALUE | PERMIT REQUIREMENT | **** | **** | **** | 6.0 MINIMUM | **** | 8.5 MAXIMUM | SU | | 01/01 | GR GRAB |
| SOLIDS, TOTAL SUSPENDED | SAMPLE MEASUREMENT | 22.7 | 26.0 | lb/d | **** | 1.0 | 1.1 | mg/L | 0 | 03/DW | CP COMPOS |
| 00530 1 0 0 EFFLUENT GROSS VALUE | PERMIT REQUIREMENT | 138.0 MO AVG | 172.0 WKLY AVG | lb/d | **** | 5.0 MO AVG | 7.5 WKLY AVG | mg/L | | 03/DW | CP COMPOS |
| SOLIDS, TOTAL SUSPENDED | SAMPLE MEASUREMENT | 2061 | 2520 | lb/d | **** | 182 | 191 | mg/L | 0 | 03/DW | CP COMPOS |
| 00530 1 0 0 RAW SEWAGE INFLUENT | PERMIT REQUIREMENT | Req Mon MO AVG | Req Mon WKLY AVG | lb/d | **** | Req Mon MO AVG | Req Mon WKLY AVG | mg/L | | 03/DW | CP COMPOS |
| NITROGEN, ORGANIC TOTAL (AS N) | SAMPLE MEASUREMENT | **** | **** | **** | **** | 1.200 | **** | mg/L | 0 | 01/30 | CP COMPOS |
| 00605 1 0 0 EFFLUENT GROSS VALUE | PERMIT REQUIREMENT | **** | **** | **** | **** | Req Mon MO AVG | **** | mg/L | | 01/30 | CP COMPOS |

| NAME/TITLE PRINCIPAL EXECUTIVE OFFICER | | | TELEPHONE | | DATE | | |
|---|---|---|---|---|---|---|---|
| Marcus Hobgood<br>Wastewater Manager WW1-015056 | I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. | | 912 | 445-1894 | 22 | 11 | 08 |
| TYPED OR PRINTED | | SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT | AREA Code | NUMBER | YEAR | MO | DAY |

**COMMENTS AND EXPLANATION OF ANY VIOLATIONS (Reference all attachments here)**

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

**DISCHARGE MONITORING REPORT (DMR)**

Form Approved
OMB No. 2040-0004



PERMITTEE NAME/ADDRESS *(Include Facility Name/Location if Different)*

**NAME:** Pooler City of
**ADDRESS:** 100 Southwest Hwy 80
Pooler, GA 31322
**FACILITY:** Pooler, City of (Bloomingdale Regional WPCP)
**LOCATION:** Winskie Road
Pooler GA 31322

| GA0047066 | 002-B3 |
|---|---|
| **PERMIT NUMBER** | **DISCHARGE NUMBER** |

**DMR MAILING ZIP CODE:**
MAJOR

WPCP Discharge
External Outfall

**No Discharge** ☐

| MONITORING PERIOD | | | | | | | |
|---|---|---|---|---|---|---|---|
| | YEAR | MO | DAY | | YEAR | MO | DAY |
| FROM | 22 | 10 | 01 | TO | 22 | 10 | 31 |

| PARAMETER | | QUANTITY OR LOADING | | | QUALITY OR CONCENTRATION | | | | NO. EX | FREQUENCY OF ANALYSIS | SAMPLE TYPE |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | VALUE | VALUE | UNITS | VALUE | VALUE | VALUE | UNITS | | | |
| NITROGEN, AMMONIA TOTAL (AS N) | SAMPLE MEASUREMENT | 11.6 | 13.6 | lb/d | **** | 0.5 | 0.7 | mg/L | 3 | 03/DW | CP COMPOS |
| 00610 1 0 0 EFFLUENT GROSS VALUE | PERMIT REQUIREMENT | 11.0 MO AVG | 13.8 WKLY AVG | lb/d | **** | 0.4 MO AVG | 0.6 WKLY AVG | mg/L | | 03/DW | CP COMPOS |
| NITROGEN, KJELDAHL TOTAL (AS N) | SAMPLE MEASUREMENT | **** | **** | **** | **** | 1.620 | **** | mg/L | 0 | 01/30 | CP COMPOS |
| 00625 1 0 0 EFFLUENT GROSS VALUE | PERMIT REQUIREMENT | **** | **** | **** | **** | Req Mon MO AVG | **** | mg/L | | 01/30 | CP COMPOS |
| NITRITE PLUS NITRATE TOTAL 1 DET. (AS N) | SAMPLE MEASUREMENT | **** | **** | **** | **** | 7.5 | **** | mg/L | 0 | 01/30 | CP COMPOS |
| 00630 1 0 0 EFFLUENT GROSS VALUE | PERMIT REQUIREMENT | **** | **** | **** | **** | Req Mon MO AVG | **** | mg/L | | 01/30 | CP COMPOS |
| PHOSPHORUS, TOTAL (AS P) | SAMPLE MEASUREMENT | 3.5 | 4.7 | **** | **** | 0.4 | 0.5 | mg/L | 0 | 03/DW | CP COMPOS |
| 00665 1 0 0 EFFLUENT GROSS VALUE | PERMIT REQUIREMENT | 27.5 MO AVG | 34.4 WKLY AVG | **** | **** | 1.0 MO AVG | 1.5 WKLY AVG | mg/L | | 03/DW | CP COMPOS |
| PHOSPHATE, ORTHO (AS P) | SAMPLE MEASUREMENT | **** | **** | **** | **** | 0.474 | **** | mg/L | 0 | 01/30 | CP COMPOS |
| 04175 1 0 0 EFFLUENT GROSS VALUE | PERMIT REQUIREMENT | **** | **** | **** | **** | Req Mon MO AVG | **** | mg/L | | 01/30 | CP COMPOS |
| FLOW, IN CONDUIT OR THRU TREATMENT PLANT | SAMPLE MEASUREMENT | 2.8 | 2.92 | MGD | **** | **** | **** | **** | 0 | 99/99 | CN CONTIN |
| 50050 1 0 0 EFFLUENT GROSS VALUE | PERMIT REQUIREMENT | 3.3 MO AVG | 4.2 WKLY AVG | MGD | **** | **** | **** | **** | | 99/99 | CN CONTIN |
| COLIFORM, FECAL GENERAL | SAMPLE MEASUREMENT | **** | **** | **** | **** | 1.9 | 4.9 | #/100mL | 0 | 02/DA | GR GRAB |
| 74055 1 0 0 EFFLUENT GROSS VALUE | PERMIT REQUIREMENT | **** | **** | **** | **** | 23 MO GEO | 23 WKLY GEO | #/100mL | | 02/DA | GR GRAB |

| NAME/TITLE PRINCIPAL EXECUTIVE OFFICER | | | TELEPHONE | | DATE | | |
|---|---|---|---|---|---|---|---|
| Marcus Hobgood<br>Wastewater Manager WW1-015056 | I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. | | 912 | 445-1894 | 22 | 11 | 08 |
| TYPED OR PRINTED | | SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT | AREA Code | NUMBER | YEAR | MO | DAY |

**COMMENTS AND EXPLANATION OF ANY VIOLATIONS (Reference all attachments here)**

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

**DISCHARGE MONITORING REPORT (DMR)**

Form Approved
OMB No. 2040-0004



PERMITTEE NAME/ADDRESS *(Include Facility Name/Location if Different)*

**NAME:** Pooler City of
**ADDRESS:** 100 Southwest Hwy 80
Pooler, GA 31322
**FACILITY:** Pooler, City of (Bloomingdale Regional WPCP)
**LOCATION:** Winskie Road
Pooler GA 31322

| GA0047066 | 002-B3 |
|---|---|
| **PERMIT NUMBER** | **DISCHARGE NUMBER** |

**DMR MAILING ZIP CODE:**
MAJOR

WPCP Discharge
External Outfall

**No Discharge** ☐

| MONITORING PERIOD | YEAR | MO | DAY | | YEAR | MO | DAY |
|---|---|---|---|---|---|---|---|
| **FROM** | 22 | 10 | 01 | **TO** | 22 | 10 | 31 |

| PARAMETER | | QUANTITY OR LOADING | | | QUALITY OR CONCENTRATION | | | | NO. EX | FREQUENCY OF ANALYSIS | SAMPLE TYPE |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | VALUE | VALUE | UNITS | VALUE | VALUE | VALUE | UNITS | | | |
| CYANIDE, TOTAL (AS CN) | SAMPLE MEASUREMENT | **** | **** | **** | **** | 4.4900 | **** | ug/L | 0 | 01/30 | GR GRAB |
| 00720 1 0 0 EFFLUENT GROSS VALUE | PERMIT REQUIREMENT | **** | **** | **** | **** | **** MO AVG | **** | ug/L | | 01/30 | GR GRAB |
| MERCURY, TOTAL (AS HG) | SAMPLE MEASUREMENT | **** | **** | **** | **** | 0.64 | **** | ng/L | 0 | 01/30 | GR GRAB |
| 71900 1 0 0 EFFLUENT GROSS VALUE | PERMIT REQUIREMENT | **** | **** | **** | **** | **** MO AVG | **** | ng/L | | 01/30 | GR GRAB |
| SOLIDS, SUSPENDED PERCENT REMOVAL | SAMPLE MEASUREMENT | **** | **** | dry ton | 99.4 | **** | **** | % | 0 | 01/30 | CA CALCTD |
| 81011 1 0 0 EFFLUENT GROSS VALUE | PERMIT REQUIREMENT | Req Mon MO AVG | **** | dry ton | >85 MINIMUM | **** | **** | % | | 01/30 | CA CALCTD |
| BOD, 5-DAY PERCENT REMOVAL | SAMPLE MEASUREMENT | **** | **** | **** | 99.1 | **** | **** | % | 0 | 01/30 | CA CALCTD |
| 81010 1 0 0 EFFLUENT GROSS VALUE | PERMIT REQUIREMENT | **** | **** | **** | >85 MINIMUM | **** | **** | % | | 01/30 | CA CALCTD |
| SOLIDS, SLUDGE, TOT, DRY WEIGHT | SAMPLE MEASUREMENT | 49 | **** | dry ton | **** | **** | **** | **** | 0 | 01/30 | CA CALCTD |
| 78477 1 0 0 EFFLUENT GROSS VALUE | PERMIT REQUIREMENT | Req Mon MO AVG | **** | dry ton | **** | **** | **** | **** | | 01/30 | CA CALCTD |
| | SAMPLE MEASUREMENT | | | | | | | | | | |
| | PERMIT REQUIREMENT | | | | | | | | | | |
| | SAMPLE MEASUREMENT | | | | | | | | | | |
| | PERMIT REQUIREMENT | | | | | | | | | | |

| NAME/TITLE PRINCIPAL EXECUTIVE OFFICER | | | TELEPHONE | | DATE | | |
|---|---|---|---|---|---|---|---|
| Marcus Hobgood<br>Wastewater Manager WW1-015056 | I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. | | 912 | 445-1894 | 22 | 11 | 08 |
| **TYPED OR PRINTED** | | **SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT** | **AREA Code** | **NUMBER** | **YEAR** | **MO** | **DAY** |

**COMMENTS AND EXPLANATION OF ANY VIOLATIONS (Reference all attachments here)**

# October 2022 Permit Data

| Daily Data<br>Daily<br>10/1/2022 - 10/31/2022 | Pooler<br>Pooler RainFall<br>Precip In/Day<br>Inches/Day | Pooler<br>Effluent<br>Flow Mgd<br>MGD | Pooler<br>ReUse<br>Flow Mgd<br>MGD | Pooler<br>ReUse<br>Turbidity NTU<br>NTU | Pooler<br>Influent<br>Bod 5<br>MG/L | Pooler<br>Influent<br>Solids TSS<br>MG/L | Pooler<br>Effluent<br>Bod 5<br>MG/L | Pooler<br>Effluent<br>Solids TSS<br>MG/L | Pooler<br>Effluent<br>Fecal Coliform<br>#/100ML |
|---|---|---|---|---|---|---|---|---|---|
| 10/1/2022 - Saturday | 0.00 | 2.630 | | | | | | | |
| 10/2/2022 - Sunday | 0.00 | 2.976 | | | | | | | |
| 10/3/2022 - Monday | 0.00 | 3.071 | | | | | | | |
| 10/4/2022 - Tuesday | 0.00 | 3.058 | | | | | | | 1.00 |
| 10/5/2022 - Wednesday | 0.00 | 2.979 | | | 195.00 | 162.00 | 2.00 | 1.00 | |
| 10/6/2022 - Thursday | 0.00 | 2.868 | | | 206.00 | 204.00 | 2.00 | 1.00 | 1.00 |
| 10/7/2022 - Friday | 0.00 | 2.443 | | | 228.00 | 182.00 | 2.00 | 1.00 | |
| 10/8/2022 - Saturday | 0.00 | 2.745 | | | | | | | |
| 10/9/2022 - Sunday | 0.00 | 2.926 | | | | | | | |
| 10/10/2022 - Monday | 0.00 | 3.121 | | | | | | | |
| 10/11/2022 - Tuesday | 0.00 | 3.160 | | | | | | | 2.50 |
| 10/12/2022 - Wednesday | 0.00 | 2.486 | | | 206.00 | 175.00 | 2.00 | 1.00 | |
| 10/13/2022 - Thursday | 1.14 | 2.782 | | | 216.00 | 198.00 | 2.00 | 1.00 | 9.50 |
| 10/14/2022 - Friday | 0.00 | 3.018 | | | 204.00 | 171.00 | 2.00 | 1.35 | |
| 10/15/2022 - Saturday | 0.00 | 2.924 | | | | | | | |
| 10/16/2022 - Sunday | 0.00 | 3.014 | | | | | | | |
| 10/17/2022 - Monday | 0.00 | 3.251 | | | | | | | |
| 10/18/2022 - Tuesday | 0.00 | 2.869 | | | | | | | 4.00 |
| 10/19/2022 - Wednesday | 0.00 | 2.686 | | | 217.00 | 168.00 | 2.00 | 1.00 | |
| 10/20/2022 - Thursday | 0.00 | 2.659 | | | 234.00 | 171.00 | 2.00 | 1.00 | 1.00 |
| 10/21/2022 - Friday | 0.00 | 2.537 | | | 248.00 | 184.00 | 2.00 | 1.00 | |
| 10/22/2022 - Saturday | 0.00 | 2.633 | | | | | | | |
| 10/23/2022 - Sunday | 0.00 | 2.509 | | | | | | | |
| 10/24/2022 - Monday | 0.00 | 2.867 | | | | | | | |
| 10/25/2022 - Tuesday | 0.00 | 2.652 | 0.48 | 0.06 | | | | | 1.00 |
| 10/26/2022 - Wednesday | 0.00 | 1.999 | | | 239.00 | 186.00 | 2.00 | 1.00 | |
| 10/27/2022 - Thursday | 0.00 | 2.723 | 0.13 | 0.06 | 233.00 | 205.00 | 2.00 | 1.00 | 1.50 |
| 10/28/2022 - Friday | 0.00 | 2.358 | | | 240.00 | 183.00 | 2.00 | 1.00 | |
| 10/29/2022 - Saturday | 0.00 | 2.427 | | | | | | | |
| 10/30/2022 - Sunday | 0.00 | 2.728 | | | | | | | |
| 10/31/2022 - Monday | 0.00 | 2.904 | | | | | | | |
| Sum | 1.14 | 86.003 | 0.61 | 0.12 | 2666.00 | 2189.00 | 24.00 | 12.40 | 21.50 |
| Avg | 0.04 | 2.774 | 0.31 | 0.06 | 222.00 | 182.40 | 2.00 | 1.00 | 1.90 |
| Max | 1.14 | 3.251 | 0.48 | 0.06 | 248.00 | 205.00 | 2.00 | 1.40 | 9.50 |
| Min | 0.00 | 1.999 | 0.13 | 0.06 | 195.00 | 162.00 | 2.00 | 1.00 | 1.00 |
| GMean | | | | | | | | | 1.90 |

# October 2022 Permit Data

| Pooler Effluent Nh3 N Ammonia MG/L | Pooler Effluent Phosphorus MG/L | Pooler Effluent Nitrate + Nitrite MG/L | Pooler Effluent TKN MG/L | Pooler Effluent Org Nitrogen MG/L | Pooler Effluent Ortho Phosphorus MG/L | Pooler Effluent Cyanide UG/L | Pooler Effluent Mercury 1631E NG/L | Pooler Effluent Diss Oxygen MG/L | Pooler Effluent pH SU | Pooler Solids Removed Dry TON |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | 7.83 | 6.88 | 0.00 |
| | | | | | | | | 8.06 | 6.95 | 0.00 |
| | | | | | | | | 7.93 | 6.80 | 2.00 |
| | | | | | | | | 8.07 | 6.76 | 2.00 |
| 0.46 | 0.20 | | | | | | | 7.99 | 6.67 | 4.00 |
| 0.84 | 0.31 | | | | | | | 7.69 | 6.96 | 2.00 |
| 0.45 | 0.25 | | | | | | | 7.96 | 6.82 | 2.00 |
| | | | | | | | | 7.91 | 6.83 | 0.00 |
| | | | | | | | | 8.03 | 6.95 | 0.00 |
| | | | | | | | | 7.76 | 6.99 | 2.00 |
| | | | | | | | | 8.04 | 6.89 | 4.00 |
| 0.13 | 0.53 | | | | | | | 7.66 | 7.66 | 3.00 |
| 0.42 | 0.52 | 7.46 | 1.62 | 1.20 | 0.47 | 4.49 | 0.64 | 7.86 | 6.75 | 2.00 |
| 0.52 | 0.30 | | | | | | | 7.88 | 6.84 | 0.00 |
| | | | | | | | | 8.14 | 6.80 | 0.00 |
| | | | | | | | | 8.05 | 6.81 | 0.00 |
| | | | | | | | | 7.49 | 6.83 | 4.00 |
| | | | | | | | | 7.79 | 6.87 | 4.00 |
| 0.66 | 0.27 | | | | | | | 8.21 | 6.78 | 2.00 |
| 0.44 | 0.29 | | | | | | | 7.92 | 6.78 | 4.00 |
| 0.42 | 0.25 | | | | | | | 8.19 | 6.99 | 0.00 |
| | | | | | | | | 8.16 | 6.81 | 0.00 |
| | | | | | | | | 7.94 | 6.93 | 0.00 |
| | | | | | | | | 7.87 | 6.94 | 2.00 |
| | | | | | | | | 8.06 | 6.88 | 4.00 |
| 0.74 | 0.42 | | | | | | | 7.94 | 6.98 | 4.00 |
| 0.93 | 0.51 | | | | | | | 8.07 | 6.94 | 2.00 |
| 0.34 | 0.39 | | | | | | | 8.35 | 6.78 | 0.00 |
| | | | | | | | | 8.06 | 6.78 | 0.00 |
| | | | | | | | | 8.20 | 6.71 | 0.00 |
| | | | | | | | | 8.04 | 6.70 | 0.00 |
| 6.33 | 4.24 | 7.46 | 1.62 | 1.20 | 0.47 | 4.50 | 0.64 | 247.15 | 213.06 | 49.00 |
| 0.53 | 0.35 | 7.46 | 1.62 | 1.20 | 0.47 | 4.50 | 0.64 | 7.97 | 6.87 | 2.00 |
| 0.93 | 0.53 | 7.46 | 1.62 | 1.20 | 0.47 | 4.50 | 0.64 | 8.35 | 7.66 | 4.00 |
| 0.13 | 0.20 | 7.46 | 1.62 | 1.20 | 0.47 | 4.50 | 0.64 | 7.49 | 6.67 | 0.00 |
| | | | | | | | | | | |

# INTERIM

# COMPARATIVE

# OPERATING

# STATEMENTS

## City of Pooler, Georgia

For the Eleven Months Ended November 30, 2022

*Prepared by:*

*Finance Department*

CITY OF POOLER, GA
PRIDE
FAMILY
HONOR
1907

# CITY OF POOLER, GEORGIA

Interim Comparative Operating Statements (*Unaudited*)

Table of Contents

For the Eleven Months Ended November 30, 2022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CITY OF POOLER, GA
FAMILY
PRIDE
HONOR
1907

# COMPARATIVE FINANCIAL STATEMENTS

# (UNAUDITED)

CITY OF POOLER, GA
FAMILY
PRIDE
HONOR
1907

# CITY OF POOLER, GEORGIA

General Fund

Comparative Statement of Revenues, Expenditures, and Changes in Fund Balances

For the Eleven Months Ended November 30, 2022 and 2021

| | 2022 | 2021 | | |
|---|---|---|---|---|
| REVENUES | | | | |
| Taxes | $20,147,168.85 | $17,435,315.62 | | |
| Licenses and permits | 1,626,848.23 | 1,035,758.75 | | |
| Intergovernmental | 680,037.44 | 428,354.70 | | |
| Charges for services | 2,939,785.03 | 2,380,394.13 | | |
| Fines and forfeitures | 693,075.08 | 823,415.00 | | |
| Investment earnings | 122,870.19 | 9,589.72 | | |
| Contributions and donations | 207,460.42 | 1,667,029.66 | | |
| Miscellaneous | 85,276.40 | 84,361.86 | | |
| Total revenues | 26,502,521.64 | 23,864,219.44 | 2,638,302.20 | 11.06% |
| EXPENDITURES | | | | |
| Current | | | | |
| General government | 3,394,953.35 | 3,159,383.67 | | |
| Judicial | 364,560.20 | 377,187.89 | | |
| Public safety | 15,092,572.27 | 12,350,613.25 | | |
| Public works | 6,828,540.47 | 5,163,425.11 | | |
| Health and welfare | 143,329.88 | 120,288.65 | | |
| Culture and recreation | 1,727,191.98 | 1,514,311.59 | | |
| Housing and development | 787,705.98 | 773,092.79 | | |
| Debt service | | | | |
| Principal | 400,792.38 | 282,699.59 | | |
| Interest | 59,191.82 | 29,535.06 | | |
| Total expenditures | 28,798,838.33 | 23,770,537.60 | 5,028,300.73 | 21.15% |
| Excess (deficiency) of revenues over (under) expenditures | (2,296,316.69) | 93,681.84 | | |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers in | 1,102,153.23 | 874,202.82 | | |
| Transfers out | - | (437,851.85) | | |
| Capital lease | 2,762,588.82 | - | | |
| Sale of general capital assets | 143,365.66 | 139,097.50 | | |
| Insurance recoveries | 78,936.75 | 19,849.20 | | |
| Total other financing sources (uses) | 4,087,044.46 | 595,297.67 | 3,491,746.79 | 586.55% |
| Net changes in fund balances | 1,790,727.77 | 688,979.51 | | |
| Fund balances at beginning of year | 27,820,097.95 | 23,942,856.39 | | |
| Fund balances at end of year | $29,610,825.72 | $24,631,835.90 | | |

# CITY OF POOLER, GEORGIA

Tree Fund

Comparative Statement of Revenues, Expenditures, and Changes in Fund Balances

For the Eleven Months Ended November 30, 2022 and 2021

| | 2022 | 2021 | | |
|---|---|---|---|---|
| REVENUES | | | | |
| Contributions | $ 796,700.00 | $ 1,730,200.00 | | |
| Investment earnings | 1,883.28 | 329.01 | | |
| Total revenues | 798,583.28 | 1,730,529.01 | (931,945.73) | -53.85% |
| EXPENDITURES | | | | |
| Current | | | | |
| Parks | 225,141.10 | 141,118.50 | | |
| Total expenditures | 225,141.10 | 141,118.50 | 84,022.60 | 59.54% |
| Excess (deficiency) of revenues over (under) expenditures | 573,442.18 | 1,589,410.51 | | |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers in | - | 437,851.85 | (437,851.85) | |
| Total other financing sources (uses) | - | 437,851.85 | | |
| Net change in fund balance | 573,442.18 | 2,027,262.36 | | |
| Fund balance, beginning of year | 2,026,513.14 | - | | |
| Fund balance, end of year | $ 2,599,955.32 | $ 2,027,262.36 | | |

# CITY OF POOLER, GEORGIA

## Forfeiture Fund
## Comparative Statement of Revenues, Expenditures, and Changes in Fund Balances

## For the Eleven Months Ended November 30, 2022 and 2021

| | 2022 | 2021 | | |
|---|---|---|---|---|
| REVENUES | | | | |
| Fines and forfeitures | $ 19,602.82 | $ 65,758.10 | | |
| Investment earnings | 155.84 | 57.12 | | |
| Total revenues | 19,758.66 | 65,815.22 | (46,056.56) | -69.98% |
| EXPENDITURES | | | | |
| Current | | | | |
| Public safety | 12,685.60 | 31,230.90 | | |
| Total expenditures | 12,685.60 | 31,230.90 | (18,545.30) | -59.38% |
| Excess (deficiency) of revenues over (under) expenditures | 7,073.06 | 34,584.32 | | |
| Fund balance, beginning of year | 109,758.62 | 72,146.73 | | |
| Fund balance, end of year | $ 116,831.68 | $ 106,731.05 | | |

# CITY OF POOLER, GEORGIA

American Rescue Plan Local Fiscal Recovery Fund
Comparative Statement of Revenues, Expenditures, and Changes in Fund Balances

For the Eleven Months Ended November 30, 2022 and 2021

| | 2022 | 2021 | | |
|---|---|---|---|---|
| REVENUES | | | | |
| Intergovernmental grants | $ - | $ - | | |
| Investment earnings | 5,658.66 | 929.54 | | |
| Total revenues | 5,658.66 | 929.54 | 4,729.12 | 508.76% |
| EXPENDITURES | | | | |
| Current | | | | |
| Health and welfare | - | - | | |
| Total expenditures | - | - | - | |
| Excess (deficiency) of revenues over (under) expenditures | 5,658.66 | 929.54 | | |
| Fund balance, beginning of year | 1,132.84 | - | | |
| Fund balance, end of year | $ 6,791.50 | $ 929.54 | | |

# CITY OF POOLER, GEORGIA

## Accommodation Excise Tax Fund
## Comparative Statement of Revenues, Expenditures, and Changes in Fund Balances

## For the Eleven Months Ended November 30, 2022 and 2021

| | 2022 | 2021 | | |
|---|---|---|---|---|
| REVENUES | | | | |
| Taxes | $ 2,204,306.49 | $ 1,748,405.56 | | |
| Total revenues | 2,204,306.49 | 1,748,405.56 | 455,900.93 | 26.08% |
| EXPENDITURES | | | | |
| Intergovernmental: | | | | |
| Assistance | 1,102,153.26 | 874,202.80 | | |
| Total expenditures | 1,102,153.26 | 874,202.80 | 227,950.46 | 26.08% |
| Excess (deficiency) of revenues over (under) expenditures | 1,102,153.23 | 874,202.76 | | |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers out | (1,102,153.23) | (874,202.76) | (227,950.47) | 26.08% |
| Total other financing sources (uses) | (1,102,153.23) | (874,202.76) | | |
| Net change in fund balance | - | - | | |
| Fund balance, beginning of year | - | - | | |
| Fund balance, end of year | $ - | $ - | | |

# CITY OF POOLER, GEORGIA

## Special Purpose Local Option Sales Tax (SPLOST) Fund
## Comparative Statement of Revenues, Expenditures, and Changes in Fund Balances

## For the Eleven Months Ended November 30, 2022 and 2021

| | 2022 | 2021 | | |
|---|---|---|---|---|
| REVENUES | | | | |
| Intergovernmental | $ 4,830,079.05 | $ 4,532,925.29 | | |
| Investment earnings | 20,473.49 | 1,732.90 | | |
| Total revenues | 4,850,552.54 | 4,534,658.19 | 315,894.35 | 6.97% |
| EXPENDITURES | | | | |
| Capital outlay | | | | |
| Public safety | 963,029.86 | 453,410.20 | | |
| Public works | 904,679.51 | 2,359,177.72 | | |
| Recreation | 138,974.89 | 30,227.50 | | |
| Debt service | | | | |
| Principal | 1,190,000.00 | 1,160,000.00 | | |
| Interest | 309,278.66 | 339,526.78 | | |
| Total expenditures | 3,505,962.92 | 4,342,342.20 | (836,379.28) | -19.26% |
| Excess (deficiency) of revenues over (under) expenditures | 1,344,589.62 | 192,315.99 | | |
| Fund balance, beginning of year | 4,420,409.33 | 2,949,988.45 | | |
| Fund balance, end of year | $ 5,764,998.95 | $ 3,142,304.44 | | |

# CITY OF POOLER, GEORGIA

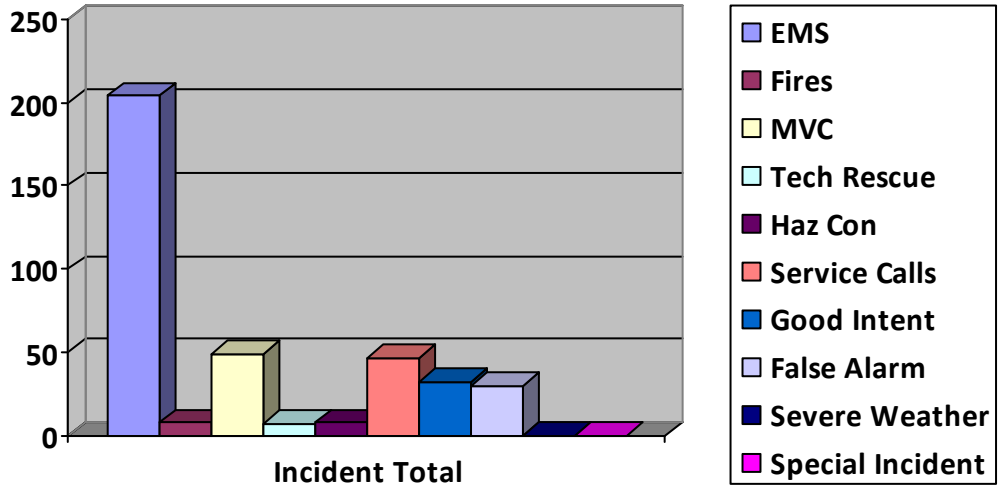
## Water and Sewer Fund
## Comparative Statement of Revenues, Expenses, and Changes in Net Position

## For the Eleven Months Ended November 30, 2022 and 2021

| | 2022 | 2021 | | |
|---|---|---|---|---|
| OPERATING REVENUES | | | | |
| Water fees | $ 3,982,406.64 | $ 3,694,825.45 | | |
| Sewer fees | 5,044,006.21 | 4,715,559.90 | | |
| Miscellaneous fees | 125,076.70 | 103,668.04 | | |
| Total operating revenues | 9,151,489.55 | 8,514,053.39 | 637,436.16 | 7.49% |
| OPERATING EXPENSES | | | | |
| Sewer and Wastewater Treatment Plant | | | | |
| Purchased and contracted services | 1,858,837.43 | 1,210,720.34 | | |
| Materials and supplies | 1,355,456.10 | 1,359,070.86 | | |
| Total sewer and wastewater treatment plant | 3,214,293.53 | 2,569,791.20 | 644,502.33 | 25.08% |
| Water | | | | |
| Personnel services and employee benefits | 646,024.80 | 844,134.61 | | |
| Purchased and contracted services | 337,605.32 | 382,208.73 | | |
| Materials and supplies | 1,765,115.58 | 1,633,503.90 | | |
| Total water | 2,748,745.70 | 2,859,847.24 | (111,101.54) | -3.88% |
| Total operating expenses | 5,963,039.23 | 5,429,638.44 | 533,400.79 | 9.82% |
| Operating income (loss) | 3,188,450.32 | 3,084,414.95 | 104,035.37 | 3.37% |
| NONOPERATING REVENUES (EXPENSES) | | | | |
| Interest income | 86,248.63 | 13,900.48 | | |
| Insurance recoveries | - | 624,733.05 | | |
| Interest expense | (296,384.69) | (669,398.18) | | |
| Total nonoperating revenues (expenses) | (210,136.06) | (30,764.65) | (179,371.41) | 583.04% |
| Income (loss) before capital contributions | 2,978,314.26 | 3,053,650.30 | (75,336.04) | -2.47% |
| CAPITAL CONTRIBUTIONS | | | | |
| Tap fees | 520,651.48 | 667,520.84 | | |
| Capital cost recovery charges | 7,166,438.98 | 2,252,332.92 | | |
| Total capital contributions | 7,687,090.46 | 2,919,853.76 | 4,767,236.70 | 163.27% |
| Change in net position | 10,665,404.72 | 5,973,504.06 | 4,691,900.66 | 78.55% |
| Net position, beginning of year | 54,822,228.61 | 50,093,307.21 | | |
| Net position, end of year | $65,487,633.33 | $56,066,811.27 | | |

# City of Pooler
# Fire-Rescue Services

## Fire-Rescue Report Nov. 1st – 30th, 2022




| MAJOR INCIDENT TYPE | # INCIDENTS Oct 2022 | % Of TOTAL Oct 2022 | YEAR to DATE 2022 | YEAR to DATE 2021 |
|---|---|---|---|---|
| Fires | 8 | 2.08% | 147 | 190 |
| ❖ Structure Fires | 3 | - | 56 | 82 |
| Emergency Medical Service | 204 | 52.99% | 2895 | 2612 |
| Motor Vehicle Collisions | 49 | 12.73% | 517 | 603 |
| Technical Rescues | 7 | 1.81% | 96 | 93 |
| Hazardous Condition (No Fire) | 8 | 2.08% | 89 | 86 |
| Service Call | 47 | 12.21% | 558 | 482 |
| Good Intent Call | 32 | 8.31% | 372 | 493 |
| False Alarm & False Call | 30 | 7.79% | 398 | 373 |
| Severe Weather & Natural Disaster | 0 | 0 | 13 | 9 |
| Special Incident/Citizen Complaint | 0 | 0 | 1 | 1 |
| TOTAL | 385 | 100% | 5086 | 4942 |

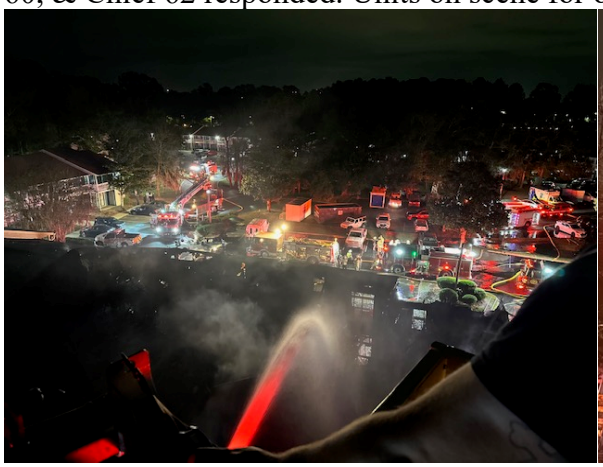
*October Call Volume Decreased from 418 in 2021 to 385 in 2022, (8.57% decrease)*

***For the year, call volume has increased by 144 calls or 3.91% over 2021 totals.***

# ***Significant Events***

1. **11/5/22 – Fire Station 5 – 204 Nordic Way –** Saturday morning Station 5 went into service operating our 2009 Aerial Tower truck. Their new ladder truck has arrived and crews will go through extensive training and is expected in service after the first of the year. They also assigned as part of our Special Operations Team. Station 5 responded to 35 calls during the month of November.

2. **11/9/22 – Structure Fire – W. Highway 80, Garden City** – **Apartment fire** – Mutual Aid response, fire involved entire 2-story 16-unit apartment building. Truck 61, Tower 64, Chief 60, & Chief 62 responded. Units on scene for over 2 hours.

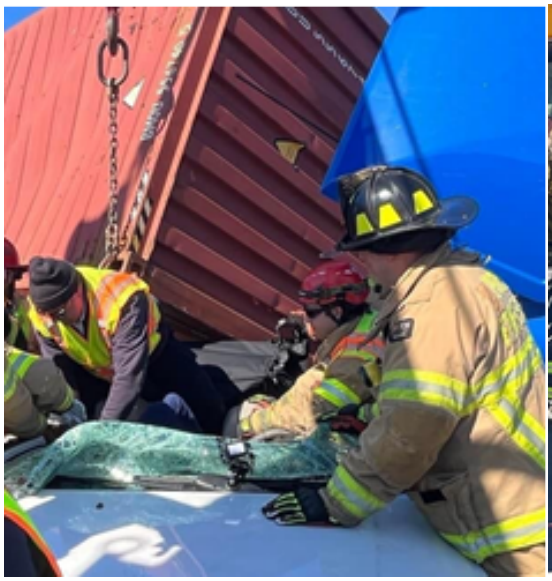


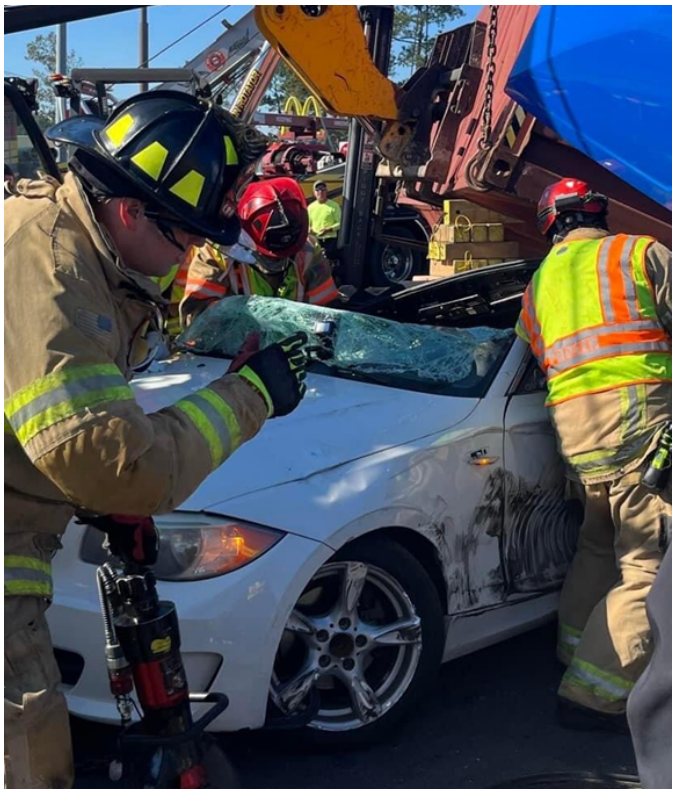
**Tower 64 & Truck 61 operating at Apartment Fire**

3. **11/13/22 - Structure Fire – Posthouse Trail –Structure Fire –** On arrival, crews found golf cart on fire inside the garage. Crews quickly contained the fire to the golf cart with minor damage to the building. Fire was a caused due to Lithium-Ion battery runaway. Crew removed batteries, submerged them in water/foam solution and stored them away from combustibles. Crews returned to the scene 72 hours later to finish extinguishment. 4 Engines, Tower 64, Rescue 61, Chief 60 & Battalion 60 responded. Units were on scene for over an hour. 21 personnel responded.

4. **11/15/22 – Vehicle Extrication – E. Highway 80 & Pooler Pkwy. –** 32 car crash, driver entrapped– Engine 62, Rescue 61, & Battalion 60 responded. 4-minute extrication time, Units on scene for 45 minutes. 7 personnel responded.

5. **11/18/22 – Vehicle Extrication – E. Highway 80 & Bourne Ave. –** 2 car crash, tractor trailer on top of car, driver entrapped – Engine 61, Rescue 61, Engine 63, Tower 65, Chief 61, Chief 62, EMS Captain 60 & Battalion 60 responded. 29-minute extrication time, Units on scene for over 3 hours minutes. 17 personnel responded.





# Pooler Police Department

## Council Report
## Monday December 19, 2022
## November 2022

- A total of **68 Part 1 crimes** reported in the month of November. Bringing the total to **724 Part 1 crimes for year**.
- From prior year 2021, there is no change in percentage.
- A total of **26 shopliftings** reported in the month of November. Bringing the total to **252 shopliftings for the year.**
- From prior year 2021, this is a **decrease of 20%.**
- **Total Calls for service** in November were **2,219**. Bringing the total number of calls for service for the year to **26,075**.
- From prior year 2021, this is an **increase of 6%.**
- A total of **1,591 citations** were issued in the month of November. Bringing the total for the year to **16,690.**
- From prior year 2021, **this is an increase of 13%**
- A total of **129 arrest** were made in the month of November. Bringing the total number arrest for the year to **1,459.**
- From prior year 2021, this is **an increase of 1%.**
- A total of **19 DUI arrest** were made in the month of November. Bringing the total number of DUI arrest for the year to **294.**
- From prior year 2021, this is **an increase of 10%.**

| Activity | Time Period 11/01-11/30/2022 | Year to Date 2022 | Year to Date 2021 | Percentage Change from 21 - 22 |
|---|---|---|---|---|
| | | | | |
| Part 1 crimes | 68 | 724 | 724 | 0% |
| Shopliftings | 26 | 252 | 317 | -20% |
| Calls for service | 2,219 | 26,075 | 24,620 | 6% |
| Citation | 1,591 | 16,690 | 14,718 | 13% |
| Arrests | 129 | 1,459 | 1,439 | 1% |
| DUI arrests | 19 | 294 | 226 | 10% |

# Pooler Parks & Recreation

Monthly Report: November 2022

## Recreation Department

| | |
|---|---|
| 1 | Youth fall soccer, volleyball, and cheerleading, as well as both flag and tackle football seasons ended. |
| 2 | Fall baseball teams continued practicing at Pooler Park. |
| 3 | Fall gymnastics and dance classes continued. |
| 4 | The community center was rented each weekend in November.<br>The monthly TVIP class was held at the community center. |
| 5 | 6u basketball games began.<br>Regular basketball registration remained opened for ages 7-13. |
| 6 | Pooler Stadium held 4 high school football games in November.<br>SCPS hosted Liberty County High.<br>SCPS also hosted 2 GHSA State Playoff games vs Hephzibah and Sandy Creek.<br>NHHS hosted Benedictine. |
| 7 | Pooler Gaelic football club continued practicing at complex. |

## Senior Center

| | |
|---|---|
| 1 | All regularly scheduled classes continued in November. |
| 2 | Senior bowling continued to meet each Monday. |
| 3 | Seniors had the opportunity to participate in day trips to Metter and Vidalia.<br>There was a group that attended Christmas in the South at the Trade and Convention Center. |
| 4 | Celebrated with their annual Thanksgiving meal and monthly birthday party. |
| 5 | Veterans and families from the center participated in the Veteran's Day Parade in Savannah. |

## Parks

| | |
|---|---|
| 1 | Parks performed routine maintenance at all 5 parks, the community and senior centers, and the cemetery. |
| 2 | Parks assisted with erecting the Christmas tree in Memorial Park, as well as decorating the park and installing the Christmas lights on Hwy 80. |
| 3 | |

**City of Pooler**
**Planning & Zoning Minutes**
**November 28, 2022**

## CALL TO ORDER:

Commissioner Matt Saxon called the meeting to order at 3:00 p.m.
Commissioner Simmons led the Pledge of Allegiance.

| Attendee Name | Title | Status |
|---|---|---|
| Kimberly Dyer | Zoning Admin./Secretary | Present |
| Matt Saxon | Chairman | Present |
| Chelsea Henneman | Commissioner | Present |
| Shirlenia Daniel | Commissioner | Present |
| Falgun Patel | Commissioner | Present |
| Wade Simmons | Commissioner | Present |
| Mark Williams | Commissioner | Present |
| Ashley Brown | Commissioner | Present |
| John Winn | Commissioner | Absent |
| Pete Chaison | Alternate | Present |
| Brian Crooks | City Planner | Present |

## APPROVAL OF MINUTES

The minutes of the November 14, 2022, Pooler Planning and Zoning Commission were reviewed, and no corrections or amendments were noted.

**Result:** ***Approved***
**1-Motion:** Commissioner Daniel
**2-Second:** Commissioner Simmons
**Passed without opposition**

**A motion was made by Commissioner Simmons to add item #4 under New Business. Motion was seconded by Commissioner Daniel and passed without opposition.**

## PUBLIC HEARINGS

### 1. Sign Variance for JC Lewis Ford located at 501 Memorial Drive

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

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

**1- Motion:** Commissioner Simmons
**2- Second:** Commissioner Williams
**Passed without opposition**

**2. <u>Front Yard Building Setback Variance for 220 S. Skinner Avenue</u>**

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'.

***Result:*** *After review of the criteria, a motion was made to recommend approval.*
**1- Motion:** Commissioner Simmons
**2- Second:** Commissioner Brown
**Motion passed without opposition.**

**3. <u>Zoning Map Amendment for 100 Commerce Court from CP to C-2</u>**

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

***Result:*** *After review of the criteria, a motion was made to recommend approval of the zoning map amendment, contingent upon only institutional uses being allowed by right.*

**1- Motion:** Commissioner Brown
**2- Second:** Commissioner Daniel
**Motion passed without opposition.**

**4. <u>Conditional Use request for a childcare facility located at 112. N. Skinner Ave,</u>**

Raekel Perry presented the conditional use request to the 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.

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

**1- Motion:** Commissioner Henneman
**2- Second:** Commissioner Simmons
**Motion passed without opposition.**

## NEW BUSINESS

1. **Site Plan/Landscape Plan review for La Parilla Restaurant at 140 Tanger Outlets Blvd.**

   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.

   ***Result:*** *A motion was made to recommend approval of the site plan/landscape plan, contingent upon $1,950.00 being paid into the tree fund.*

   **1- Motion:** Commissioner Daniel
   **2- Second:** Commissioner Williams
   **Passed without opposition**

2. **Site Plan/Landscape Plan review for Westside Commerce Center in Westside Business Park**

   CJ Chance, with HGB Engineering, presented the site plan to the 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.

   ***Result:*** *A motion was made to recommend approval of the site plan/landscape plan for Westside Commerce Center, contingent upon the City receiving GDOT Encroachment Permit, which includes the proposed traffic light and improvements at Westside Blvd. 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.*

   **1- Motion:** Commissioner Williams
   **2- Second:** Commissioner Daniel
   **Passed without opposition**

3. **Posting of a Sidewalk and Landscape Performance Bond/Final Plat review for Benton Grove Towns**

   Nathan Long, with Thomas and Hutton Engineering, presented the plat to eh Board for their review and recommendation. 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 to have the plat recorded. The project will consist of 133 townhome units on approximately 19.49 acres.

***Result:*** *A motion was made to recommend posting of the sidewalk and landscape performance bond and approval of final plat.*

**1- Motion:** Commissioner Williams
**2- Second:** Commissioner Daniel
**Passed without opposition**

**4. <u>Site Plan/Landscape Plan review for 421 Morgan Lakes Industrial Blvd.</u>**

Chad Zittrouer, with Kern and Company, presented the site plan to the Board for their review and recommendation. The intent is to construct a 115,500 sq. ft. warehouse with the infrastructure to support it. There were some questions from the Board regarding the correct amount due to be paid into the tree fund. Mr. Zittrouer stated that he will confirm the amount and submit revised landscape plans prior to City Council.

***Result:*** *A motion was made to recommend approval of the site plan/landscape plan for 421 Morgan Lakes Industrial Blvd, contingent upon the 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.*

**1- Motion:** Commissioner Williams
**2- Second:** Commissioner Daniel
**Passed without opposition**

**<u>Adjournment</u>**

There being no further business, Commissioner Saxon asked for a motion to adjourn at 3:40 p.m.

**1- Motion:** Commissioner Daniel
**2- Second:** Commissioner Brown
**Adjourned without opposition.**

The foregoing minutes are true and correct and approved by me on this 28th day of November 2022.

_____

Kimberly Dyer, Zoning Administrator/P&Z Commission Secretary

**City of Pooler**
**Planning & Zoning Minutes**
**December 12, 2022**

## CALL TO ORDER:

Commissioner Matt Saxon called the meeting to order at 3:00 p.m.
Commissioner Simmons led the Pledge of Allegiance.

| Attendee Name | Title | Status |
|---|---|---|
| Kimberly Dyer | Zoning Admin./Secretary | Present |
| Matt Saxon | Chairman | Present |
| Chelsea Henneman | Commissioner | Absent |
| Shirlenia Daniel | Commissioner | Present |
| Falgun Patel | Commissioner | Present |
| Wade Simmons | Commissioner | Present |
| Mark Williams | Commissioner | Present |
| Ashley Brown | Commissioner | Present |
| John Winn | Commissioner | Absent |
| Pete Chaison | Alternate | Present |
| Brian Crooks | City Planner | Absent |

## APPROVAL OF MINUTES

The minutes of the November 28, 2022, Pooler Planning and Zoning Commission were reviewed, and no corrections or amendments were noted.

**Result:** ***Approved***
**1-Motion:** Commissioner Brown
**2-Second:** Commissioner Daniel
**Passed without opposition**

## PUBLIC HEARINGS

1. **Zoning Map Amendment for SDP Acquisitions, LLC (Oglethorpe Speedway and surround properties, aka Country Homes Subdivision) from RA-2 to I-1**

   Attorney Harold Yellin presented the request to the Board for their review and recommendation. The intent is to rezone approximately 300 acres from residential agricultural two-family zoning district to a light industrial zoning district. The desired land use is warehousing and distribution. Mr. Yellin stated that this development will not access Dublin Road or Highway 80. It is the intention of the developers to access Dean Forest Road and/or Old Dean Forest Road via Raymond Road. Further, that that they will have no objection of closing Dublin Road, south of Lyons Road to insure no access to Highway 80.

***Result:*** *After review of the criteria, a motion was made to recommend approval of the zoning map amendment for SDP Acquisitions.*

**1- Motion:** Commissioner Daniel
**2- Second:** Commissioner Patel
**Passed without opposition**

2. **Zoning Map Amendment of a .74-acre lot located a t the corner of S. Rogers and Tietgen Street from C-1 to Main Street Overlay District**

   Brandon Paul, potential purchaser of the property, presented the request to the Board for their review and recommendation. The intent is to construct a strip mall with four (4) store fronts, consisting of approximately 2,718 sq. ft. and the infrastructure to support it. There were questions from the Board regarding the future widening of S. Rogers Street.

***Result:*** *After review of the criteria, a motion was made to recommend approval.*
**1- Motion:** Commissioner Simmons
**2- Second:** Commissioner Williams
**Motion passed without opposition.**

3. **Conditional Use request for American Craftsman Renovations to operate a cabinet manufacturing business at 1018 W. Hwy. 80**

   American Craftsman Renovations presented the request to the Board for their and recommendation. The intent is to operate a cabinet manufacturing business in Suite 506. According to Appendix A, Article IV, Table 4.1, Allowed Uses by Zoning Districts, Furniture, and related product manufacturing is only considered as a conditional use in a C-2 (Heavy Commercial) Zoning District.

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

**1- Motion:** Commissioner Daniel
**2- Second:** Commissioner Patel
**Motion passed without opposition.**

4. **Conditional Use request for Goodwill Industries to operate an apparel manufacturing business at 111 Coleman Blvd. Ste 300**

   Goodwill Industries is requesting approval for a conditional use to operate an apparel manufacturing business at 111 Coleman Boulevard, Suite 300. According to Appendix A, Article IV, Table 4.1, Allowed Uses by Zoning Districts, Miscellaneous Manufacturing is only considered as a conditional use in an I-1 (Light Industrial) Zoning District.

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

**1- Motion:** Commissioner Brown
**2- Second:** Commissioner Simmons
**Motion passed without opposition.**

5. **Height Variance request for Big Shot Golf Driving Range in Mosaic Retail Center off Pooler Parkway**

   CC BGS Savannah, LLC, on behalf of the owner, presented the petition to the Board for their review and recommendation. Savannah Quarters PUD restricts building heights to 125', and the maximum height of the proposed netting poles is 175'. Big Shots is a golf entertainment venue with a golf driving range. Hazard clearance from the FAA has been filed and will be submitted to the City of Pooler when available.

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

**1- Motion:** Commissioner Simmons
**2- Second:** Commissioner Daniel
**Motion passed without opposition.**

6. **Front Yard Building Setback Variance for a proposed American Pet Resort located in the Clear Lake Reserve Development**

   American Pet Resort, on behalf of the owner, presented the petition to the Board for their review and recommendation. The request is for a 25' front yard building setback variance. According to Appendix A, Article III, Section 6 (B) Schedule of Commercial and Industrial Zoning Districts Minimum Yard Requirements, the minimum front yard setback is 60' within a heavy commercial zoning district.

***Result:*** *After review of the criteria, a motion was made to recommend approval of the front yard building setback variance.*

**1- Motion:** Commissioner Daniel
**2- Second:** Commissioner Brown
**Motion passed without opposition.**

## NEW BUSINESS

1. **Site Plan/Landscape Plan review for Arden Senior Living off Pine Barren Road**

   CJ Chance, with HGB with Coleman Company, presented the site plan to the Board for their review and recommendation. The project will consist of 156 units, (136 units in the main

building and 20 cottages), along with the infrastructure to support it. The buildings will total approximately 64.287 sq. ft. and will be accessed from Pine Barren Road.

***Result:*** *A motion was made to recommend approval of the site plan/landscape plan, contingent upon the following:*

- *The plans for site access, which are being permitted separately (by Davis Group-Pooler One), must attain site plan approval. It shall be noted that a certificate of occupancy will not be issued until approved site access has been constructed and accepted.*
- *The proposed plans for water service, which is being permitted separately (by Davis Group-Pooler One), must attain site plan approval. It shall be noted that a certificate of occupancy will not be issued until the proposed water system has been constructed and accepted.*

**1- Motion:** Commissioner Williams
**2- Second:** Commissioner Daniel
**Passed without opposition**

2. **Site Plan/Landscape Plan review for The Davis Group Project (Pooler One)**

CJ Chance, with HGB Engineering, presented the site plan to the Board for their and recommendation. The project will consist of 444 multi-family apartments, with commercial outparcels and the infrastructure to support it. A lift station is proposed for the eastern portion of the site. The total building square footage is approximately 191,725 sq. ft. The site will be accessed from Pine Barren Road and Pooler Parkway.

***Result:*** *A motion was made to recommend approval of the site plan/landscape plan for The Davis Group Project (Pooler One), contingent upon the following:*

- *The design engineer shall work with the City of Pooler Water Department to address water main locations. The main shall be modified such that it is acceptable to the City Public Works Department.*
- *Per City Staff, the City will be responsible for handling the design and timing o the Pooler Parkway & Pine Barren Road intersection.*
- *The lighting plan shall be permitted under the scope of the building permit, and shall be submitted when available and demonstrate that the City's illumination standards have been achieved. All lighting standards shall be met prior to the issuance of a certificate of occupancy.*
- *The sidewalks shall be 6' wide. The Morgan Family PUD does not have any language regarding sidewalk width. Therefore, the City of Pooler standards apply. Plans shall be resubmitted and accepted by the City prior to the pre-construction meeting.*

**1- Motion:** Commissioner Williams
**2- Second:** Commissioner Patel
**Passed without opposition**

**Adjournment**

There being no further business, Commissioner Saxon asked for a motion to adjourn at 3:45 p.m.

**1- Motion:** Commissioner Brown
**2- Second:** Commissioner Patel
**Adjourned without opposition.**

The foregoing minutes are true and correct and approved by me on this 12th day of December 2022.

Kimberly Dyer

Kimberly Dyer, Zoning Administrator/P&Z Commission Secretary

# City of Pooler
## Single Family Residential Permits
## November 2022

| Date | Permit # | Subdivision | Address | Contractor | Owner | PIN # | Flood Zone/Flood Way |
|---|---|---|---|---|---|---|---|
| 11/7/2022 | 221187 | Westbrook | 119 Greenhill Close, Lot 747 | Michael Rogers Construction | Niraj Patel | 51009P02008 | |
| 11/2/2022 | 221297 | Westwood Reserve | 72 Woodford Reserve Dr., Lot 60 | DR Horton | Same | 51010G02025 | |
| 11/2/2022 | 221298 | Westwood Reserve | 70 Woodford Reserve Dr., Lot 61 | DR Horton | Same | 51010G02026 | |
| 11/21/2022 | 221328 | Westbrook | 187 Wood Haven Ln., Lot 423 | Tippins Homes, LLC | Brandon and Bethany Hofmann | 51009G11011 | Yes/No |
| 11/18/2022 | 221346 | Forest Lakes | 130 Como Dr., Lot 923 | Landmark 24 Homes of Savannah | Same | 51014C09024 | Yes/No |
| 11/18/2022 | 221347 | Forest Lakes | 127 Como Dr., Lot 929 | Landmark 24 Homes of Savannah | Same | 51014C10014 | Yes/No |
| 11/18/2022 | 221348 | Harmony | 126 Melody Dr., Lot 606 | Landmark 24 Homes of Savannah | Same | 51010F05078 | |
| 11/18/2022 | 221349 | Harmony | 123 Melody Dr., Lot 621 | Landmark 24 Homes of Savannah | Same | 51010F05093 | |
| 11/17/2022 | 221370 | Telfair Park | 1001 Easthaven Blvd. | Mungo Homes | Same | 51009S02001 | |
| 11/17/2022 | 221371 | Telfair Park | 101 Juliette Low Ln., Lot 418 | Mungo Homes | Same | 51009S01010 | |
| 11/29/2022 | 221387 | Westbrook Glen | 140 Harvest Hill, Lot 831 | Pulte Home Company | Same | 51009R01022 | |
| 11/29/2022 | 221388 | Westbrook Glen | 136 Harvest Hill, Lot 833 | Pulte Home Company | Same | 51009R01020 | |
| 11/30/2022 | 221389 | Westwood Reserve | 74 Woodford Reserve Dr., Lot 59 | DR Horton | Same | 51010G02024 | |
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| **Total** | **13** | | | | | | |

# City of Pooler
# Townhome Permits
# November 2022

| Date | Permit # | Subdivision | Address | Contractor | Owner | PIN # | Flood Zone/Flood Way |
|---|---|---|---|---|---|---|---|
| 11/21/2022 | 221372 | Westbrook Glen | 627 Blue Moon Xing, Lot 858 | Logan Homes SC, LLC | Same | 51009R01052 | Yes/No |
| 11/21/2022 | 221373 | Westbrook Glen | 629 Blue Moon Xing, Lot 859 | Logan Homes SC, LLC | Same | 51009R01051 | Yes/No |
| 11/21/2022 | 221374 | Westbrook Glen | 631 Blue Moon Xing, Lot 860 | Logan Homes SC, LLC | Same | 51009R01050 | Yes/No |
| 11/21/2022 | 221375 | Westbrook Glen | 633 Blue Moon Xing, Lot 861 | Logan Homes SC, LLC | Same | 51009R01049 | Yes/No |
| 11/21/2022 | 221376 | Westbrook Glen | 620 Blue Moon Xing, Lot 900 | Logan Homes SC, LLC | Same | 51009R06026 | Yes/No |
| 11/21/2022 | 221377 | Westbrook Glen | 618 Blue Moon Xing, Lot 901 | Logan Homes SC, LLC | Same | 51009R06027 | Yes/No |
| 11/21/2022 | 221379 | Westbrook Glen | 616 Blue Moon Xing, Lot 902 | Logan Homes SC, LLC | Same | 51009R06028 | Yes/No |
| 11/21/2022 | 221380 | Westbrook Glen | 614 Blue Moon Xing, Lot 903 | Logan Homes SC, LLC | Same | 51009R06029 | Yes/No |
| 11/21/2022 | 221381 | Westbrook Glen | 612 Blue Moon Xing, Lot 904 | Logan Homes SC, LLC | Same | 51009R06030 | Yes/No |
| 11/21/2022 | 221382 | Westbrook Glen | 610 Blue Moon Xing, Lot 905 | Logan Homes SC, LLC | Same | 51009R06031 | Yes/No |
| 11/30/2022 | 221390 | Westbrook | 141 Holloway Hill, Lot 1088 | DR Horton | Same | 51009R04021 | Yes/No |
| 11/30/2022 | 221391 | Westbrook | 139 Holloway Hill, Lot 1089 | DR Horton | Same | 51009R04020 | Yes/No |
| 11/30/2022 | 221392 | Westbrook | 137 Holloway Hill, Lot 1090 | DR Horton | Same | 51009R04019 | Yes/No |
| 11/30/2022 | 211397 | Westbrook | 135 Holloway Hill, Lot 1091 | DR Horton | Same | 51009R04018 | Yes/No |
| 11/30/2022 | 221398 | Westbrook | 133 Holloway Hill, Lot 1092 | DR Horton | Same | 51009R04017 | Yes/No |
| 11/30/2022 | 221399 | Westbrook | 131 Holloway Hill, Lot 1093 | DR Horton | Same | 51009R04016 | Yes/No |
| 11/30/2022 | 221400 | Westbrook | 150 Holloway Hill, Lot 1096 | DR Horton | Same | 51009R05121 | Yes/No |
| 11/30/2022 | 221401 | Westbrook | 152 Holloway Hill, Lot 1097 | DR Horton | Same | 51009R05122 | Yes/No |
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| **Total** | **18** | | | | | | |

# City of Pooler
# Commercial Permits
# November 2022

| Date | Permit # | Address | Contractor | Owner | Type/Project | PIN # | Flood Zone/Flood Way |
|---|---|---|---|---|---|---|---|
| 11/4/2022 | 221237 | 101 E. Marketplace Way Bldg. A | The Dewitt-Tilton Group | LRP Development LLC | Retail Shell | 51011F01006 | |
| 11/4/2022 | 221239 | 101 E. Marketplace Way Bldg. B | The Dewitt-Tilton Group | LRP Development LLC | Retail Shell | 51011F01006 | |
| 11/4/2022 | 221285 | 1 Godley Station Blvd. Unit A-104 | Excel Home Inspections and Const | Evans Best LLC | Budget Blinds Buildout | 50017B03010 | |
| 11/1/2022 | 221302 | 251 Morgan Lakes Industrial Blvd. | Mahany Construction Co. | Morgan Lakes Industrial XIV LLC | Office/Warehouse | 5101501092 | |
| 11/15/2022 | 221320 | 1000 Pine Barren Rd. Units 101-102 | R Peacock Construction | Mike Parkhurst | Textron/EXGO Buildout | 5101101020 | |
| 11/14/2022 | 221345 | 423 W. Hwy 80 | Joshua Parker | Preston Peacock | Judo Studio Buildout | 5001501001 | |
| 11/16/2022 | 221350 | 101 E. Marketplace Way B-500/600 | The Dewitt-Tilton Group | LRP Development LLC | Office Buildout | 51011F01006 | |
| 11/18/2022 | 221247 | 1215 E. Hwy 80 Unit 100 | Grant Homes Inc. | Pie Society | Pie Society Buildout | 5002201033 | |
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| **Total** | **8** | | | | | | |

# Misc. Permits November 2022

| Date | Permit # | Address | Contractor | Owner | Project Type | PIN # | Flood Zone |
|---|---|---|---|---|---|---|---|
| 11/7/2022 | 220326 | 306 N. Godley Station Blvd. | Beau Dossey | Sentry Property Management | Re-roof | 5101401005 | |
| 11/8/2022 | 220346 | 1559 Pooler Pkwy | Bluffton Sign Company | Icon Eelctric Vehicles | Wall Signs | | |
| 11/7/2022 | 220522 | 200 Tanger Outlets Blvd Ste. 621 | Sign D' Sign | Tanger Outlets | Wall Sign | | |
| 11/17/2022 | 220721 | 1005 Bourne Ave. Bldg 1 | Allsouth Sprinkler Co. | Suncap Properties | Fire Sprinkler System | | |
| 11/7/2022 | 220973 | 200 Tanger Outlets Blvd Ste. 441 | Sign D' Sign | Tanger Outlets | Wall Sign | | |
| 11/21/2022 | 221246 | 60 Triple B Trl. | Allsouth Sprinkler Co. | Bergman KPRS LLC | Fire Sprinkler System | | |
| 11/23/2022 | 221252 | 1011 Towne Center Blvd 107-108 | Signs By James | Amber Boys | Wall Sign | | |
| 11/23/2022 | 221268 | 2201 Pooler Pkwy Unit 400 | Signs By James | Milo Leakehe | Wall Sign | | |
| 11/4/2022 | 221293 | 616 Ryan Ln. | Hannah Valentine | Same | Storage Building | | |
| 11/4/2022 | 221306 | 990 Pine Barren Rd. Ste. 102 | Doug Bean Signs Inc | Shiv Shakti Krupa Corporation | Wall Sign | | |
| 11/7/2022 | 221307 | 134 Read St. | Kirkland's ERS Inc. | Sean Carter | Electrical | | |
| 11/7/2022 | 221308 | 102 Holly Ave. | Kirkland's ERS Inc. | Sean Carter | Electrical | | |
| 11/4/2022 | 221314 | 213 Merganser Dr. | Owens Contracting | Connie Yost | 6' Vinyl Privacy Fence | | |
| 11/4/2022 | 221315 | 221 Merganser Dr. | JDH Decks and Fences | Sam Garrett | Aluminum Fence | | |
| 11/4/2022 | 221316 | 139 Nandina Way | EMPWR Solar | Erneso Pineiro-Cruze | Electrical | | |
| 11/4/2022 | 221317 | 106 Raindance Rd. | Generator Supercenter | Timothy Hayes | Electrical | | |
| 11/7/2022 | 221326 | 618 Holly Ave. | Halleluyah Restoration | Michael Usher | 6' Wood Privacy Fence | | |
| 11/8/2022 | 221327 | 136 Bramswell Rd. | ADT Solar | Heather Wern | Electrical | | |
| 11/7/2022 | 221329 | 17 Oldwood Dr. | Titanium Solar LLC | Robert Corless | Electrical | | |
| 11/7/2022 | 221330 | 3 Cross Gate Ct. | Titanium Solar LLC | Manel Castillo | Electrical | | |
| 11/7/2022 | 221331 | 1108 S. Rogers St. | Titanium Solar LLC | Patricia Glover | Electrical | | |
| 11/7/2022 | 221332 | 122 Fremont Ln. | Titanium Solar LLC | Luis Simon Rodriguez | Electrical | | |
| 11/7/2022 | 221333 | 108 Canal Cove | Titanium Solar LLC | Johnny Ferguson | Electrical | | |
| 11/7/2022 | 221334 | 268 Harmony Blvd. | Titanium Solar LLC | Nicholas Straiton | Electrical | | |
| 11/17/2022 | 221336 | 100 Como Dr. | Coastal Empire Designs LLC | Angela Shunk | Inground Fiberglass Pool | 51010C03053 | |
| 11/8/2022 | 221337 | 1067 E. Hwy 80 | Boxdrop | Parth Patel | Wall Sign | | |
| 11/9/2022 | 221338 | 2005 Pooler Pkwy | Signs Unlimited | Two Capital Partners LLC | 4 Wall Signs | | |
| 11/9/2022 | 221339 | 125 Bourne Ave. | Dalton Signs Inc | Pooler Hospitality LLC | 3 Wall Signs | | |
| 11/9/2022 | 221340 | 310 Saringeti Blvd. | Halleluyah Restoration | James Spears | 6' Wood Shadowbox Fence | | |
| 11/9/2022 | 221341 | 243 Harmony Blvd. | Freedom Forever | Wesley Hatman | Electrical | | |
| 11/9/2022 | 221342 | 139 Nandina Way | Ernesto Pineiro-Cruz | Same | 4' Picket Fence | | |
| 11/9/2022 | 221343 | 2 Adolfi Dr. | Sign D' Sign | MCP SFR Benton Grove LP | Monument Sign | | |
| 11/10/2022 | 221344 | 6 Stoney Hill Rd. | Robert Lytle | Same | Accessory Building | 51010C1042 | |
| 11/15/2022 | 221352 | 40 Melody Dr. | Express Sunrooms of Savannah | Jimmy Nguyen | Sunroom | 51010F02020 | |
| 11/15/2022 | 221353 | 402 James Rd. | Absolute Contracting Inc. | Derek Knight | Foundatio/Termite Repair | 5000411009 | |
| 11/14/2022 | 221354 | 140 Village Lake Dr. | Palmetto Solar LLC | Jeffrey McCarthy | Electrical | | |
| 11/14/2022 | 221355 | 142 Village Lake Dr. | Palmetto Solar LLC | Michael Anderson | Electrical | | |
| 11/18/2022 | 221357 | 4 Guildford Pl. | Jason Singleton | Sam and Angel Sharpe | Screen Porch | 51009G04002 | |
| 11/16/2022 | 221362 | 110 Southern Junction Blvd. 106 | Doug Bean Signs Inc | Rumors Properties LLC | Wall Sign | | |
| 11/17/2022 | 221363 | 325 Merganser Dr. | GLC Fencing | John Smith | 6' Vinyl Privacy Fence | | |
| 11/17/2022 | 221367 | 170 Martello Rd. | Halleluyah Restoration | Roberta Forte | 4' Black Aluminum Fence | | |
| 11/18/2022 | 221368 | 205 Somersby Blvd. | Kristine Marks | Same | Enclosing Patio | 51023B05047 | |
| 11/18/2022 | 221369 | 126 Pine Meadow Rd. | Network Installation Specialists | American Tower Corporation | Cell Tower Collocate | 5098804010B | |
| 11/18/2022 | 221378 | 1137 W. Hwy 80 | GT Electric | Chau Mei Tsoi | Electrical | | |

# Misc. Permits November 2022

| Date | Permit # | Address | Contractor | Owner | Project Type | PIN # | Flood Zone |
|---|---|---|---|---|---|---|---|
| 11/21/2022 | 221385 | 68 Melody Dr. | Freedom Forever | Yasmeen Nixon | Electrical | | |
| 11/28/2022 | 221386 | 304 Gallory Way | Coastal Service Experts | Sharon Baxter | Mechanical | | |
| 11/23/2022 | 221393 | 136 Somersby Blvd. | Ace Remodeling Services | Colton Bennet | Addition to back of home | 51023B03012 | |
| 11/22/2022 | 221394 | 20 William Blakely Xing | Coastal Empire Fire & Security | Jack Hall | Fire Alarm | | |
| 11/22/2022 | 221395 | 114 Cole St. | Freedom Forever | Joseph Suttle | Electrical | | |
| 11/22/2022 | 221396 | 229 Longleaf Cir. | Palmetto Solar LLC | John Brantley | Electrical | | |
| 11/23/2022 | 221405 | 111 White Dogwood Ln. | Jaimie Collins | Same | 6' Wood Privacy Fence | | |
| 11/23/2022 | 221406 | 162 Nandina Way | Palmetto Solar LLC | Daniel Fisher | Electrical | | |
| 11/28/2022 | 221407 | 111 Coleman Blvd. | Sign D' Sign | Denholtz Properties | Wall Sign and Tenant Signs | | |
| 11/29/2022 | 221412 | 1022 W Hwy 80 | Rushing Electric Co. Inc. | Popeye's | Electrical | | |
| 11/29/2022 | 221416 | 105 Kraft Kove | Live Oak Energy Systems | James Waldhauer | Electrical | | |
| 11/29/2022 | 221418 | 1000 Pine Barren Rd. Unit 110 | AAA Sign Co. Inc. | Pooler Parkway Pine Barren LLC | Wall Sign | | |
| 11/30/2022 | 221419 | 149 Arbor Village Dr. | Christine Gilbert | Same | 4' Wood Picket Fence | | |
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| **Total** | **57** | | | | | | |

# City of Pooler
# Mobile Home Permits
# November 2022

| Date | Permit # | Subdivision | Address | Mobile Home Installer | Owner |
|---|---|---|---|---|---|
| 11/1/2022 | 221309 | Garden Acres MHP | 1105 S. Rogers St., Lot 709 | Craig Williams | Chatham Classic Homes |
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| Total | 1 | | | | |

# City of Pooler
## Certificate of Occupancy
## November 2022

| Date | Permit # | Subdivision | Address | Type of Construction | Contractor | Owner |
|---|---|---|---|---|---|---|
| 11/3/2022 | 220575 | Ellis Park | 106 Kraft Kove, Lot 287 | Single Family Detached | DR Horton | Same |
| 11/3/2022 | 220276 | Ellis Park | 101 Kraft Kove, Lot 343 | Single Family Detached | DR Horton | Same |
| 11/4/2022 | 210724 | Westbrook | 9 Water Oak Ct., Lot 403 | Single Family Detached | Transcend Custom Homes | Mark Lescault |
| 11/4/2022 | 210516 | The Farm at Morgan Lakes | 115 Pickett Fence Ln., Lot 14 | Single Family Detached | Trust Homes - South Coast, LLC | Same |
| 11/1/2022 | 220987 | Tanger Outlets | 200 Tanger Outlets Blvd. Unit 729 | Grunt Style Buildout | Prairie Contractors Inc. | Tanger Outlets |
| 11/8/2022 | 220481 | Westwood Reserve | 303 Merganser Dr., Lot 45 | Single Family Detached | DR Horton | Same |
| 11/8/2022 | 220457 | Westwood Reserve | 307 Merganser Dr., Lot 43 | Single Family Detached | DR Horton | Same |
| 11/8/2022 | 220214 | Westwood Reserve | 314 Merganser Dr.,Lot 32 | Single Family Detached | DR Horton | Same |
| 11/9/2022 | 220381 | Ellis Park | 109 Buttermere Way, Lot 337 | Single Family Detached | DR Horton | Same |
| 11/9/2022 | 220378 | Westwood Reserve | 313 Merganser Dr., Lot 40 | Single Family Detached | DR Horton | Same |
| 11/10/2022 | 220407 | Westbrook Glen | 165 Harvest Hill, Lot 817 | Single Family Detached | Pulte Home Company LLC | Same |
| 11/14/2022 | 220482 | Westwood Reserve | 301 Merganser Dr., Lot 46 | Single Family Detached | DR Horton | Same |
| 11/14/2022 | 220267 | Westwood Reserve | 310 Merganser Dr., Lot 30 | Single Family Detached | DR Horton | Same |
| 11/14/2022 | 220403 | Westbrook Glen | 163 Harvest Hill, Lot 816 | Single Family Detached | Pulte Home Company LLC | Same |
| 11/15/2022 | 220612 | Ellis Park | 112 Buttermere Way, Lot 329 | Single Family Detached | DR Horton | Same |
| 11/15/2022 | 220613 | Ellis Park | 114 Buttermere Way, Lot 330 | Single Family Detached | DR Horton | Same |
| 11/15/2022 | 210690 | The Farm at Morgan Lakes | 139 Pickett Fence Ln., Lot 26 | Single Family Detached | Trust Homes - South Coast, LLC | Same |
| 11/16/2022 | 220382 | Ellis Park | 111 Buttermere Way, Lot 338 | Single Family Detached | DR Horton | Same |
| 11/17/2022 | 220386 | Ellis Park | 103 Kraft Kove, Lot 342 | Single Family Detached | DR Horton | Same |
| 11/17/2022 | 220450 | | 1000 Pine Barren Rd. Unit 112 | Barbershop | CS Thomas Construction | Commodore's Deaux, LLC |
| 11/21/2022 | 220408 | Forest Lakes | 624 Wyndham Way, Lot 460 | Single Family Detached | Landmark 24 Homes of Savannah | Same |
| 11/21/2022 | 220409 | Forest Lakes | 118 Champlain Dr., Lot 544 | Single Family Detached | Landmark 24 Homes of Savannah | Same |
| 11/22/2022 | 210273 | Westbrook Villas | 143 Mallory Pl., Lot 169 | Single Family Detached | Village Park Homes, LLC | Same |
| 11/23/2022 | 220516 | Forest Lakes | 111 Como Dr., Lot 937 | Single Family Detached | Landmark 24 Homes of Savannah | Same |
| 11/22/2022 | 220278 | Ellis Park | 102 Coopers Rise, Lot 345 | Single Family Detached | DR Horton | Same |
| 11/28/2022 | 210692 | The Farm at Morgan Lakes | 124 Pickett Fence Ln., Lot 39 | Single Family Detached | Trust Homes - South Coast, LLC | Same |
| 11/29/2022 | 211315 | Westbrook | 248 Spanton Crescent, Lot 316 | Single Family Detached | Tippins Homes | Dave Pierce |
| 11/29/2022 | 210274 | Westbrook Villas | 145 Mallory Pl, Lot 170 | Single Family Detached | Village Park Homes, LLC | Same |
| 11/29/2022 | 220416 | Forest Lakes | 126 Como Dr., Lot 921 | Single Family Detached | Landmark 24 Homes of Savannah | Same |
| 11/30/2022 | 220454 | Ellis Park | 100 Buttermere Way, Lot 323 | Single Family Detached | DR Horton | Same |
| 11/30/2022 | 220702 | Ellis Park | 104 Buttermere Way, Lot 325 | Single Family Detached | DR Horton | Same |
| 11/30/2022 | 220250 | Westbrook | 184 Spanton Crescent, Lot 509 | Single Family Detached | Grant Homes Inc | Jim Sizemore |
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| **Total** | **32** | | | | | |

# Monthly Report
# November 2022

**INSPECTORS**

| | | |
|---|---|---|
| Scott MacPherson | 215 | Inspections (Included in Salary) |
| Frank Garza | 431 | Inspections (Included in Salary) |

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|---|---|---|
| **Total Inspections:** | 646 | Inspections |

# CITY OF POOLER, GEORGIA

## 2023 Proposed City Budget

**CITY OF POOLER, GEORGIA**
2023 Proposed Budget
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**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

| | 2021 Actual | Amended 2022 Budget | Proposed 2023 Budget | $ Inc (Dec) Over Prior Year Budget | % Inc (Dec) Over Prior Year Budget |
|---|---|---|---|---|---|
| **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** | 30,408,139 | 28,585,355 | 30,392,000 | 1,806,645 | 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** | 24,492,371 | 27,748,655 | 30,192,350 | 2,443,695 | 8.81% |
| Excess (deficiency) of revenues over (under) expenditures | 5,915,768 | 836,700 | 199,650 | (637,050) | |
| **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)** | (2,038,526) | (2,371,510) | (199,650) | 2,171,860 | -91.58% |
| **Net change in fund balance** | $ 3,877,242 | $ (1,534,810) | $ - | $ 1,534,810 | |

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 | |
| Penatlies and interest | 20,487 | 12,000 | 16,000 | 4,000 | |
| Total tax revenue | 22,999,799 | 23,049,700 | 24,271,000 | 1,221,300 | 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 premits | 115,701 | 60,000 | 70,000 | 10,000 | |
| Regulatory fees | 1,034,621 | 660,750 | 700,000 | 39,250 | |
| Total licenses and permits | 1,360,347 | 922,750 | 1,172,000 | 249,250 | 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 | 446,723 | 520,655 | 415,000 | (105,655) | -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 | 2,953,470 | 3,098,860 | 3,461,000 | 362,140 | 11.69% |
| **Fines and forfeitures** | | | | | |
| Court revenues | 878,082 | 900,000 | 850,000 | (50,000) | |
| Total fines and forfeitures | 878,082 | 900,000 | 850,000 | (50,000) | -5.56% |
| **Investment income** | | | | | |
| Interest income | 10,655 | 10,000 | 135,000 | 125,000 | |
| Total investment income | 10,655 | 10,000 | 135,000 | 125,000 | 1250.00% |
| **Contributions and donations** | | | | | |
| Contributions and donations | 1,667,030 | 15,000 | 17,000 | 2,000 | |
| Total contributions and donations | 1,667,030 | 15,000 | 17,000 | 2,000 | 13.33% |
| **Miscellaeous revenue** | | | | | |
| Rents and royalties | 66,077 | 67,920 | 71,000 | 3,080 | |
| Other miscellaneous revenue | 25,956 | 470 | - | (470) | |
| Total miscellaneous revenue | 92,033 | 68,390 | 71,000 | 2,610 | 3.82% |
| Total general fund revenue | $ 30,408,139 | $ 28,585,355 | $ 30,392,000 | $ 1,806,645 | 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

| Account Description | 2021 Actual | Amended 2022 Budget | Proposed 2023 Budget | $ Inc (Dec) Over Prior Year Budget | |
|---|---|---|---|---|---|
| **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 | $ 417,902 | $ 419,790 | $ 485,099 | $ 65,309 | 15.56% |

NOTES:

Personnel and benefits:

1. Added a municipal court clerk position

## CITY OF POOLER, GEORGIA

Public Safety

| Account Description | 2021 Actual | Amended 2022 Budget | Proposed 2023 Budget | $ Inc (Dec) Over Prior Year Budget | |
|---|---|---|---|---|---|
| **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 | $ 12,112,556 | $ 13,893,485 | $ 14,836,305 | $ 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 | | |
| | $ 12,112,556 | $ 13,893,485 | $ 14,836,305 | | |

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

| Account Description | 2021 Actual | Amended 2022 Budget | Proposed 2023 Budget | $ Inc (Dec) Over Prior Year Budget | |
|---|---|---|---|---|---|
| **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 | $ 5,573,102 | $ 5,806,870 | $ 6,933,251 | $ 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 | | |
| | $ 5,573,102 | $ 5,806,870 | $ 6,933,251 | | |

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

| Account Description | 2021 Actual | Amended 2022 Budget | Proposed 2023 Budget | $ Inc (Dec) Over Prior Year Budget | |
|---|---|---|---|---|---|
| **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 | $ 142,684 | $ 159,620 | $ 200,275 | $ 40,655 | 25.47% |

NOTES:

**CITY OF POOLER, GEORGIA**

Recreation and Parks

| Account Description | 2021 Actual | Amended 2022 Budget | Proposed 2023 Budget | $ Inc (Dec) Over Prior Year Budget | |
|---|---|---|---|---|---|
| **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 | $ 1,728,302 | $ 1,949,635 | $ 1,828,775 | $ (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 | | |
| | $ 1,728,302 | $ 1,949,635 | $ 1,828,775 | | |

NOTES:

**CITY OF POOLER, GEORGIA**

Housing and Development

| Account Description | 2021 Actual | Amended 2022 Budget | Proposed 2023 Budget | $ Inc (Dec) Over Prior Year Budget | |
|---|---|---|---|---|---|
| **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 | $ 908,181 | $ 1,033,860 | $ 1,417,425 | $ 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 | | |
| | $ 908,181 | $ 1,033,860 | $ 1,417,425 | | |

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

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

| Debt Obligation | Start Date | End Date | Interest Rate | Balance 12/31/22 |
|---|---|---|---|---|
| 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 |
| | | | | $ 1,588,703 |

NOTES:

## CITY OF POOLER, GEORGIA

Other Financing Sources (Uses)

| ACCOUNT DESCRIPTION | 2021 Actual | Amended 2022 Budget | Proposed 2023 Budget | Inc (Dec) Over Prior Year Budget | |
|---|---|---|---|---|---|
| **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) | $ (2,038,526) | $ (2,371,510) | $ (199,650) | $ 2,171,860 | -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

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

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

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

NOTES:

**CITY OF POOLER, GEORGIA**

SPLOST Fund 2023 Budget

| | 2021 Actual | Amended 2022 Budget | Proposed 2023 Budget | $ Inc (Dec) Over Prior Year Budget | |
|---|---|---|---|---|---|
| **Revenue** | | | | | |
| SPLOST | $ 6,225,171 | $ 6,200,000 | $ 6,200,000 | $ - | |
| Interest income | 1,885 | 2,000 | 18,600 | 16,600 | |
| **Total revenue** | 6,227,056 | 6,202,000 | 6,218,600 | 16,600 | 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** | 4,185,448 | 4,245,830 | 3,514,100 | (731,730) | -17.23% |
| Change in fund balance | $ 2,041,608 | $ 1,956,170 | $ 2,704,500 | $ 748,330 | |

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:

| | Project Commitment | Project Expenditures | Remaining Commitment |
|---|---|---|---|
| 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 |
| | $ 7,550,195 | $ 4,036,095 | $ 3,514,100 |

## CITY OF POOLER, GEORGIA

Local Resources Capital Projects Fund 2023 Budget

| | 2021 Actual | Amended 2022 Budget | Proposed 2023 Budget | $ Inc (Dec) Over Prior Year Budget | % Inc (Dec) Over Prior Year Budget |
|---|---|---|---|---|---|
| **Inflows** | | | | | |
| Transfers from other funds | $ 2,859,391 | $ 6,084,110 | $ 1,274,650 | $ (4,809,460) | |
| **Total inflows** | 2,859,391 | 6,084,110 | 1,274,650 | (4,809,460) | -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** | 2,859,391 | 6,084,110 | 1,274,650 | (4,809,460) | -79.05% |
| Change in fund balance | $ - | $ - | $ - | $ - | |

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 | - | - |
| | 306,206 | 59,000 | 474,100 |
| **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 |
| | 1,824,748 | 3,359,125 | 140,000 |
| **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 | - |
| | 717,048 | 2,221,080 | 622,850 |
| **Recreation:** | | | |
| Vehicle | - | 66,000 | - |
| Other equipment | 11,389 | 378,905 | 37,700 |
| | 11,389 | 444,905 | 37,700 |
| Totals | $ 2,859,391 | $ 6,084,110 | $ 1,274,650 |

**CITY OF POOLER, GEORGIA**

Water and Sewer Fund 2023 Budget Summary

| | 2021 Actual | Amended 2022 Budget | Proposed 2023 Budget | $ Inc (Dec) Over Prior Year Budget | |
|---|---|---|---|---|---|
| Operating revenues | | | | | |
| Charges for services | $ 10,246,705 | $ 9,792,498 | $ 10,051,533 | | |
| Total operating revenues | 10,246,705 | 9,792,498 | 10,051,533 | $ 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 | 8,619,442 | 9,346,498 | 9,922,833 | 576,335 | 6.17% |
| Operating income | 1,627,263 | 446,000 | 128,700 | | |
| 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) | (46,990) | (446,000) | (128,700) | 317,300 | -71.14% |
| Income before capital contributions | 1,580,273 | - | - | | |
| 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 | 3,148,649 | 1,155,900 | 2,888,810 | 1,732,910 | 149.92% |
| Net change in net position | $ 4,728,922 | $ 1,155,900 | $ 2,888,810 | | |

NOTES:

**CITY OF POOLER, GEORGIA**

Water and Sewer Fund 2023 Budget Detail

| | 2021 Actual | Amended 2022 Budget | Proposed 2023 Budget | $ Inc (Dec) Over Prior Year Budget | |
|---|---|---|---|---|---|
| **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 | 10,246,705 | 9,792,498 | 10,051,533 | 259,035 | 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 | 4,767,693 | 5,213,914 | 5,706,315 | 492,401 | 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 | 3,851,749 | 4,132,584 | 4,216,518 | 83,934 | 2.03% |
| Total operating expenses | 8,619,442 | 9,346,498 | 9,922,833 | 576,335 | 6.17% |
| Operating income | 1,627,263 | 446,000 | 128,700 | (317,300) | |
| **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) | (46,990) | (446,000) | (128,700) | 317,300 | -71.14% |
| Income before capital contributions | 1,580,273 | - | - | - | |
| **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 | 3,148,649 | 1,155,900 | 2,888,810 | 1,732,910 | 149.92% |
| Net change in net position | $ 4,728,922 | $ 1,155,900 | $ 2,888,810 | $ 1,732,910 | |

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

**RESOLUTION R2022-12.B**

**A RESOLUTION DESIGNATING CITY HOLIDAYS**

WHEREAS, City Council previously adopted the City of Pooler, Georgia Employee Handbook;

NOW, THEREFORE, be it hereby resolved that the City Council of the City of Pooler, Georgia, adopts the following annual City Holidays:

New Year's Day
Martin Luther King, Jr. Day
Presidents' Day
Good Friday
Memorial Day
Juneteenth
Independence Day
Labor Day
Veterans Day
Thanksgiving
Day After Thanksgiving
Christmas
Day After Christmas
New Year's Eve

PASSED AND ADOPTED by the City of Pooler, Georgia on the _____ day of _____ , 2022.

CITY OF POOLER, GEORGIA

_____
Rebecca C. Benton, Mayor

ATTEST:

_____
Kiley Fusco, City Clerk

(SEAL)

**RESOLUTION R2022-12.C**

**A RESOLUTION DESIGNATING CITY EVENTS FOR FISCAL YEAR 2023**

WHEREAS, the City of Pooler, Georgia recognizes and acknowledges the importance of public events that serve to enrich the civic, charitable, cultural, economic, recognition and image, and other values of the community;

NOW, THEREFORE, be it hereby resolved that the City Council of the City of Pooler, Georgia, approves—pending weather, pandemic, or other unforeseen circumstances that may be cause for cancelation—the City Events for Fiscal Year 2023:

Tree Giveaway (Arbor Day Event)
Memorial Day Remembrance Ceremony
Run for Heroes
Half Marathon
Tree Lighting Ceremony
Santa Community Drive

PASSED AND ADOPTED by the City of Pooler, Georgia on the _____ day of _____ , 2022.

CITY OF POOLER, GEORGIA

_____
Rebecca C. Benton, Mayor

ATTEST:

_____
Kiley Fusco, City Clerk

(SEAL)

**RESOLUTION**

**OF THE CITY COUNCIL OF THE CITY OF POOLER**

**WHEREAS,** the City of Pooler has laid out and determined a road project designated as the Quacco Road Widening Project, being more particularly described in a map and drawing of said project in City Hall, 100 US Highway 80, Pooler, Georgia, to which reference is hereby made and presented in a Public Forum on November 15, 2022.

**WHEREAS,** in pursuit and completion of this road project, it is necessary for the City of Pooler to acquire certain properties located in Chatham County that are now owned by private properties all as shown on said map; and

**WHEREAS,** the acquisition of such properties is for a public purpose;

**WHEREAS,** City of Pooler shall attempt to negotiate the acquisition of said properties and if without success shall authorize said property(ies)' acquistion to be completed by condemnation.

**NOW, THEREFORE,** it is found by the City of Pooler that the circumstances are such that it is necessary that the parcels be acquired by condemnation under the provisions of O.C.G.A. § 32-3-1 et seq.; and THEREFORE, pursuant to the power of eminent domain granted this governing authority by Article IX, Section II, Paragraph V, Constitution of Georgia (as amended in 1998) the City of Pooler designees and the City of Pooler Attorney are authorized to proceed forthwith to complete the acquisition of the properties needed for said Project and if negotiation for the acquisition is not successful then the Attorney for the City of Pooler is authorized and directed to file condemnation proceedings, including a declaration of taking, to acquire said title, estate, or interest in said lands all in accordance with the provisions of said Code section.

**RESOLVED,** this _____ day of _____, 2022.

City of Pooler, Georgia
BY:_____
Rebecca Benton, Mayor

ATTEST:_____

{SEAL} Kiley Fusco, Clerk of Council

**AGENDA ITEM**

**Date:** **December 19, 2022**

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

**Background & Discussion:**

This request is for the reconstruction of the drive-aisles only. The warehouse has been constructed and is open and operational.

**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.

# CONSTRUCTION PLANS FOR
# LOT 3, DEAN FOREST BUSINESS PARK

## PREPARED FOR
## NATIONAL RETAIL SYSTEMS, INC

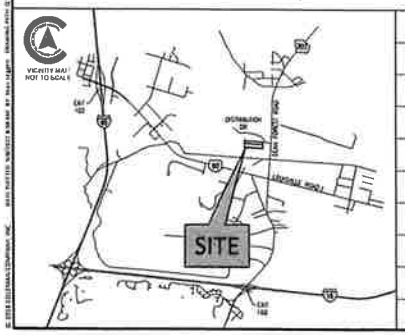
I CERTIFY THAT THE DESIGN (INCLUDING THE STORMWATER MANAGEMENT SYSTEM) MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA (ART. V, 42-183-6(5)), EXCEPT WHERE EXEMPTED BY (42-180 2(2)(i)).

PATRICK WARNER, P.E. - COLEMAN COMPANY

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

### VICINITY MAP (N.T.S.)




### REVISIONS

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### PROJECT SITE DATA

| | |
|---|---|
| PROJECT ADDRESS: | 125 DISTRIBUTION DRIVE |
| PROJECT CITY, STATE: | POOLER, GEORGIA |
| OWNER/REPRESENTATIVE: | NATIONAL RETAIL SYSTEMS, INC |
| PROPERTY AREA: | 52.93 ACRES |
| DISTURBED AREA: | 8.03 ACRES |
| ZONING: | I-L |
| VERTICAL DATUM: | NAVD 88 |
| HORIZONTAL DATUM: | NAD 83 |
| FLOOD ZONE: | AE |
| WATER & SEWER PROVIDER: | N/A |
| PINS: | 50924 04015 |
| SURVEY PREPARED BY: | COLEMAN COMPANY, INC. |
| GEOTECHNICAL BY: | WHITAKER |
| ARCHITECT: | N/A |
| CONSTRUCTION EXIT LOCATION: | N32.1009, W81.2026 |

### SHEET INDEX


| Sheet Number | Sheet Title |
|---|---|
| COV | COVER |
| C0.0 | SHEET LEGEND |
| C0.1 | CONSTRUCTION NOTES |
| C1.0 | DEMOLITION PLAN |
| C1.1 | DEMOLITION PLAN |
| C2.0 | STAKING PLAN |
| C2.1 | STAKING PLAN |
| C3.0 | DRAINAGE PLAN |
| C3.1 | DRAINAGE PLAN |
| C4.0 | PROFILES |
| C5.0 | CONSTRUCTION DETAILS |
| CE1.0 | INITIAL ES&PC PLAN |
| CE1.1 | INITIAL ES&PC PLAN |
| CE2.0 | INTERIM ES&PC PLAN |
| CE2.1 | INTERIM ES&PC PLAN |
| CE3.0 | FINAL ES&PC PLAN |
| CE3.1 | FINAL ES&PC PLAN |
| CE4.0 | EROSION CONTROL DETAILS |
| CE4.1 | EROSION CONTROL DETAILS |
| CE5.0 | NPDES PERMIT NOTES |
| CE5.1 | NPDES PERMIT NOTES |


COLEMAN COMPANY
ENGINEERS • SURVEYORS

NOT FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
LOT 3, DEAN FOREST BUSINESS PARK
LOCATED IN POOLER, GEORGIA
PREPARED FOR NATIONAL RETAIL SYSTEMS, INC

| | |
|---|---|
| JOB NUMBER: | 20.005.001 |
| DATE: | 09/08/22 |
| DRAWN BY: | MEL |
| CHECKED BY: | PJW |
| SCALE: | AS NOTED |

COVER

SHEET:
COV

COLEMAN COMPANY
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NOT FOR CONSTRUCTION

GEORGIA

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
# LOT 3, DEAN FOREST BUSINESS PARK
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SHEET LEGEND

SHEET:
C0.0

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GENERAL NOTES

1. CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE GOVERNMENTAL AGENCY IN CHARGE OF THE PROJECT.
2. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE GOVERNMENTAL AGENCY WITH JURISDICTION.
3. CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.
4. [illegible]
5. [illegible]
6. [illegible]
7. REMOVAL AND REPLACEMENT OF UNSUITABLE SUBGRADE MATERIAL WILL BE PAID FOR ON A CUBIC YARD BASIS IN PLACE MEASUREMENT AT SUCH AUTHORIZED PRICE PER CUBIC YARD AS AUTHORIZED BY THE ENGINEER.
8. PROVIDE 1/2" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRETE, WITH BITUMINOUS SEAL FOR TOP 1 INCH MINIMUM DEPTH AT ABUTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. ALL NEW DISTURBED AREAS WILL BE GRASSED BY SEEDING OR SPRIGGING IN ACCORDANCE WITH CURRENT VERSION OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA AND AS DIRECTED BY THE ENGINEER.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
15. CONTRACTOR SHALL PROVIDE DUST CONTROL OF ALL DISTURBED AREAS BY THE USE OF WATER AND FAST GROWING TEMPORARY VEGETATION ON ALL STOCKPILED SOILS.
16. [illegible]
17. CONTRACTOR SHALL PROVIDE CRUSHED STONE 8" THICK, 50' MIN. LENGTH, 20' MIN. WIDE AT ALL CONSTRUCTION EXITS TO MINIMIZE TRANSPORT OF SOIL FROM SITE BY VEHICLE WHEELS.
18. ALL EXISTING INLETS AND DITCHES SUBJECT TO STORM WATER RUNOFF FROM THE SITE AND ALL NEW INLETS SHALL BE PROVIDED WITH HAY BALES BARRIERS TO MINIMIZE SOIL TRANSPORT OFF SITE BY STORM WATERS.
19. ALL MATERIAL AND INSTALLATION PRACTICES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL MEET THE CURRENT REQUIREMENTS OF THE CITY OF POOLER AND CHATHAM COUNTY DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
20. [illegible]
21. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.
22. ANY DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHOULD CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED. THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT HIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.
23. PRIOR TO CONSTRUCTION ALL BUILDING AREAS PLUS 10 FEET OR EACH SIDE AND ALL AREAS TO BE PAVED, SHOULD BE STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
24. SITE DRAINAGE SHOULD BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE RAPID RUN OFF OF STORM WATER.
25. ANY STUMP HOLES OR OTHER DEPRESSIONS SHOULD BE CLEANED OF LOOSE MATERIAL AND DEBRIS AND SHOULD THEN BE BACKFILLED WITH APPROVED FILL. THE BACKFILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM D 1557.
26. ANY UTILITIES THAT UNDERLIE THE SITE SHOULD BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM D 1557.
27. THE SUBGRADE SHOULD BE PROOFROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHOULD THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHOULD BE UNDERCUT TO A FIRM SOIL AND BE PLACED WITH APPROVED FILL COMPACTED IN SIX INCH LIFTS TO MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM D 1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHOULD BE DRAINED AND COMPACTED TO 95% DENSITY. ANY FILL REQUIRED TO REVEL OR RAISE THE SITE SHOULD THEN BE PLACED IN 8" THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM D 1557.
28. ALL OF THE FILL FOR THIS PROJECT SHOULD CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL SHOULD BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.
29. [illegible]
30. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF POOLER CONVEYANCE AND DISTRIBUTION DEPARTMENT.
31. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO FOLLOW THE COMPREHENSIVE MONITORING PLAN PREPARED FOR THE DEVELOPER BY COLEMAN COMPANY, INC.
32. ALL TAPS ON A MAIN FOR SERVICE LATERALS SHALL BE MADE WITH AN ALL STAINLESS STEEL DOUBLE STRAP EPOXY COATED TAPPING SADDLE. THE SIZE OF THE SADDLE SHALL BE WATER MAIN DIAMETER [illegible]
33. [illegible]
34. 50 L.F. OF 6" UNDERDRAIN AND ROCK SHALL BE INSTALLED FROM EACH SIDE OF EACH GRATE INLET. CONTRACTOR SHALL VERIFY THE STATIC WATER ELEVATION OF THE PROPOSED/EXISTING DRAINAGE SYSTEM FACILITIES AND IF IT IS A COMPONENT OF, AND NOT INSTALL THE UNDERDRAIN BELOW THAT STATIC ELEVATION.
35. ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45° BENDS TO BE DOWN AND UP.
36. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO ABUTTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THE EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.
37. CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR(S) ARE RESPONSIBLE FOR LOCATING, PROTECTING, REPAIRING, AND REPLACING ANY AND ALL UNDERGROUND UTILITIES DURING ALL PHASES OF CONSTRUCTION. COLEMAN COMPANY, INC HAS MADE A DILIGENT EFFORT TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES BUT CANNOT GUARANTEE THAT ALL PRESENT UTILITIES HAVE BEEN IDENTIFIED. CONTRACTOR SHALL CALL UTILITY PROTECTION CENTER (1-800-282-7411) AT LEAST 3 DAYS PRIOR TO DIGGING AND SHALL NOT BEGIN DIGGING UNTIL ALL UNDERGROUND UTILITY LOCATIONS ARE COMPLETE.
38. [illegible]
39. [illegible]
40. [illegible]
41. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 12" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CURB STOPS AND BROUGHT TO TOP OF VALVE ON PIPE RUNS GREATER THAN 500'. THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A TEST CIRCUIT AT THE TOP, EXTENDING 30" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
42. ALL WATER SERVICES SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB (STAMPED) ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP. IF NO CURB PRESENT, SERVICES SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
43. [illegible]
44. THE CONTRACTOR SHALL HAVE APPROVED PLANS ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
45. THE CONTRACTOR SHALL HAVE A CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
46. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF POOLER AND CHATHAM COUNTIES LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
47. [illegible]
48. FOR CITY WATER AND SEWER LINE LOCATIONS, CONTACT THE [illegible] SEVENTY TWO (72) HOURS PRIOR TO DIGGING.
49. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE REPORT OF GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS PROJECT BY WHITAKER LABORATORY INC. A COPY CAN BE OBTAINED, AT CONTRACTOR'S EXPENSE, EITHER DIRECTLY FROM WHITAKER OR FROM THE ENGINEER.
50. [illegible]

GENERAL: [illegible]

MATERIALS: [illegible]

MARKINGS: [illegible]

51. [illegible]

SECTION 3310
ACCESS FOR FIREFIGHTING
3310.1 REQUIRED ACCESS. APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30.5 METERS) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

SECTION 3312
WATER SUPPLY FOR FIRE PROTECTION
3312.1 WHEN REQUIRED. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, [illegible] MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

52. MAXIMUM BUILDING HEIGHT IS TO BE 45' PER APPENDIX A, ARTICLE III, SECTION 6 OF THE CITY OF POOLER CODIFIED ORDINANCES.
53. IN THE CASE OF ANY CONFLICT OF THESE CONSTRUCTION DOCUMENTS AND THE CITY OF POOLER CODIFIED ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.

SITE INFORMATION:

[illegible]
ZONING DISTRICT: [illegible]
FLOOD ZONE: [illegible]
[illegible]
PROPOSED LAND USE: [illegible]

Know what's **below.**
**Call** before you dig.

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**COLEMAN COMPANY**
ENGINEERS • SURVEYORS

**NOT FOR CONSTRUCTION**

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
PATRICK J. WARNER

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
LOT 3, DEAN FOREST BUSINESS PARK
LOCATED IN POOLER, GEORGIA
PREPARED FOR NATIONAL RETAIL SYSTEMS, INC

| | |
|---|---|
| JOB NUMBER: | 20.005.001 |
| DATE: | 09/08/22 |
| DRAWN BY: | MEL |
| CHECKED BY: | PJW |
| SCALE: | AS NOTED |

CONSTRUCTION NOTES

SHEET:
C0.1

NOTE:
DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY PAVEMENT JOINT LOCATIONS

MATCHLINE: SHEET C1.1

SCALE: 1" = 50'
0' 25' 50' 100

Know what's below.
Call before you dig.

COLEMAN COMPANY
ENGINEERS • SURVEYORS

NOT FOR CONSTRUCTION

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
PATRICK J. WARNER

REVISIONS:

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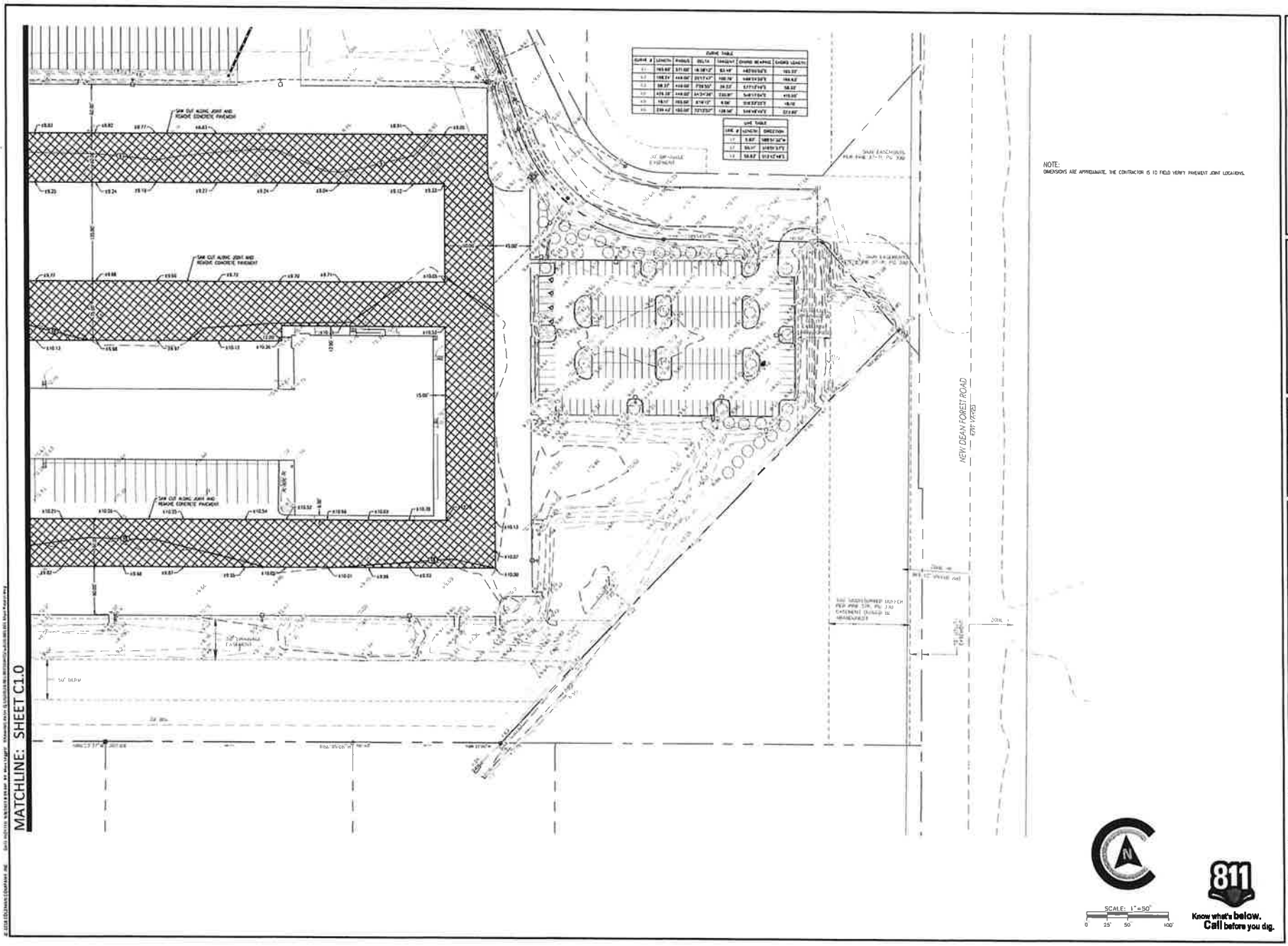
| DRAWN BY: | MEL |
| CHECKED BY: | PJW |
| SCALE: | AS NOTED |

DEMOLITION PLAN

SHEET:
C1.0




NOTE:
DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY PAVEMENT JOINT LOCATIONS.

Know what's below. Call before you dig. 811

COLEMAN COMPANY
ENGINEERS • SURVEYORS

NOT FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
# LOT 3, DEAN FOREST BUSINESS PARK
LOCATED IN POOLER, GEORGIA
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| | |
|---|---|
| JOB NUMBER: | 20 005.001 |
| DATE: | 09/08/22 |
| DRAWN BY: | MEL |
| CHECKED BY: | PJW |
| SCALE: | AS NOTED |

DEMOLITION PLAN

SHEET:
C1.1

## CLEANING AND RE SEALING JOINTS IN PCC PAVEMENT

THE CONTRACTOR IS TO COORDINATE CLEANING AND RE-SEALING LOCATIONS WITH THE OWNER.

1. REMOVE EXISTING SEALANT
   - COMPLETELY REMOVE THE EXISTING SEALANT IN THE JOINTS. THE CONTRACTOR IS TO PREVENT DAMAGING OR ENLARGING THE EXISTING WIDTH OF THE JOINT. REPAIR OF ANY DAMAGED AREAS ARE TO BE MADE AT NO COST TO THE OWNER.

2. DEPTH OF EXISTING JOINT
   - CONTRACT IS TO DETERMINE IF THE JOINT DEPTH WILL ACCOMMODATE THE REQUIRED SEALANT THICKNESS AND BOND BREAKER AND PROVIDE THE REQUIRED RECESS BELOW THE ADJOINING SURFACE.
   - CONFIRM THAT THE BACKER ROD IS UNDER AFTER IT IS TOUCHED WITH THE JOINT
   - IF NECESSARY SAW THE EXISTING JOINT DEEPER AND WIDER TO PROVIDE THE JOINT DEPTH AND WIDTH SPECIFIED ON PLANS.

3. CLEANING THE JOINTS
   - THOROUGHLY CLEAN THE JOINT OF ALL FOREIGN MATERIAL INCLUDING OIL, ASPHALT, CURING COMPOUND, SEALANT ADHESIVE, PAINT, RUST AND EXISTING SEALANT. IF STILL PRESENT, THE CONTRACTOR SHALL DEMONSTRATE TO THE ENGINEER THAT THE PROPOSED METHOD OF CLEANING OLD SEALANT OR FOREIGN MATERIAL FROM THE JOINTS WILL NOT WIDEN THE JOINTS BY MORE THAN [0.25"] (7 mm). THE METHOD SHALL NOT ALTER THE JOINT PROFILE (INCLUDING ROUGHING OF THE TOP SURFACE) OR ALTER THE TEXTURE OF THE CONCRETE RIDING SURFACE. DO NOT USE CHEMICAL AGENTS TO CLEAN THE JOINT. ENSURE THE CLEANING PROCESS PRODUCES A NEW, CLEAN CONCRETE FACE ON THE VERTICAL FACES OF THE JOINT.

4. INSTALL SILICONE SEALANT:
   - INSTALL THE SILICONE SEALANT IMMEDIATELY AFTER CLEANING THE JOINT AND INSTALLING THE BOND BREAKER. KEEP THE JOINT CLEAN AND DRY.
   - IF THE JOINT BECOMES CONTAMINATED, DAMP OR WET, REMOVE THE BOND BREAKER IF IT HAS BEEN INSTALLED. CLEAN AND DRY THE JOINT AND INSTALL NEW BOND BREAKER BEFORE PLACING SEALANT.

SEALANT PLACING GUIDELINES:
   - ENSURE THAT THE AIR TEMPERATURE IS AT LEAST 40 (4°C).
   - USE A PUMP TO APPLY THE SILICONE SEALANT. THE PUMP MUST BE ABLE TO COMPLETELY FILL THE JOINT TO THE SPECIFIED WIDTH AND HEIGHT OF SEALANT IN ONE PASS. USE A NOZZLE WITH THE PROPER SIZE AND SHAPE TO CLOSELY FIT INSIDE THE JOINT. THE SEALANT MUST BE INTRODUCED INSIDE THE JOINT WITH ENOUGH PRESSURE TO PROVIDE VOIDS IN THE SEALANT AND TO FORCE THE SEALANT INTO CONTACT WITH THE JOINT FACES.
   - AFTER PLACING SILICONE SEALANT, TOOL IT TO PROVIDE THE SPECIFIED RECESS, THICKNESS AND SHAPE AS SHOWN ON THE PLANS. APPLY SUFFICIENT FORCE TO THE SEALANT IN TWO TOOLING OPERATIONS TO FORCE THE SEALANT AGAINST THE JOINT FACES TO ENSURE PROPER WETTING AND BONDING OF THE SEALANT TO THE JOINT FACES.
   - PLACE THE SEALANT TO CONFORM TO THE SPECIFIED RECESS AND THICKNESS SHOWN ON THE PLANS.

MATCHLINE: SHEET C2.0

SCALE: 1" = 50'
0' 25' 50 100'

811
Know what's below.
Call before you dig.

COLEMAN COMPANY
ENGINEERS • SURVEYORS

NOT FOR CONSTRUCTION

REVISIONS:

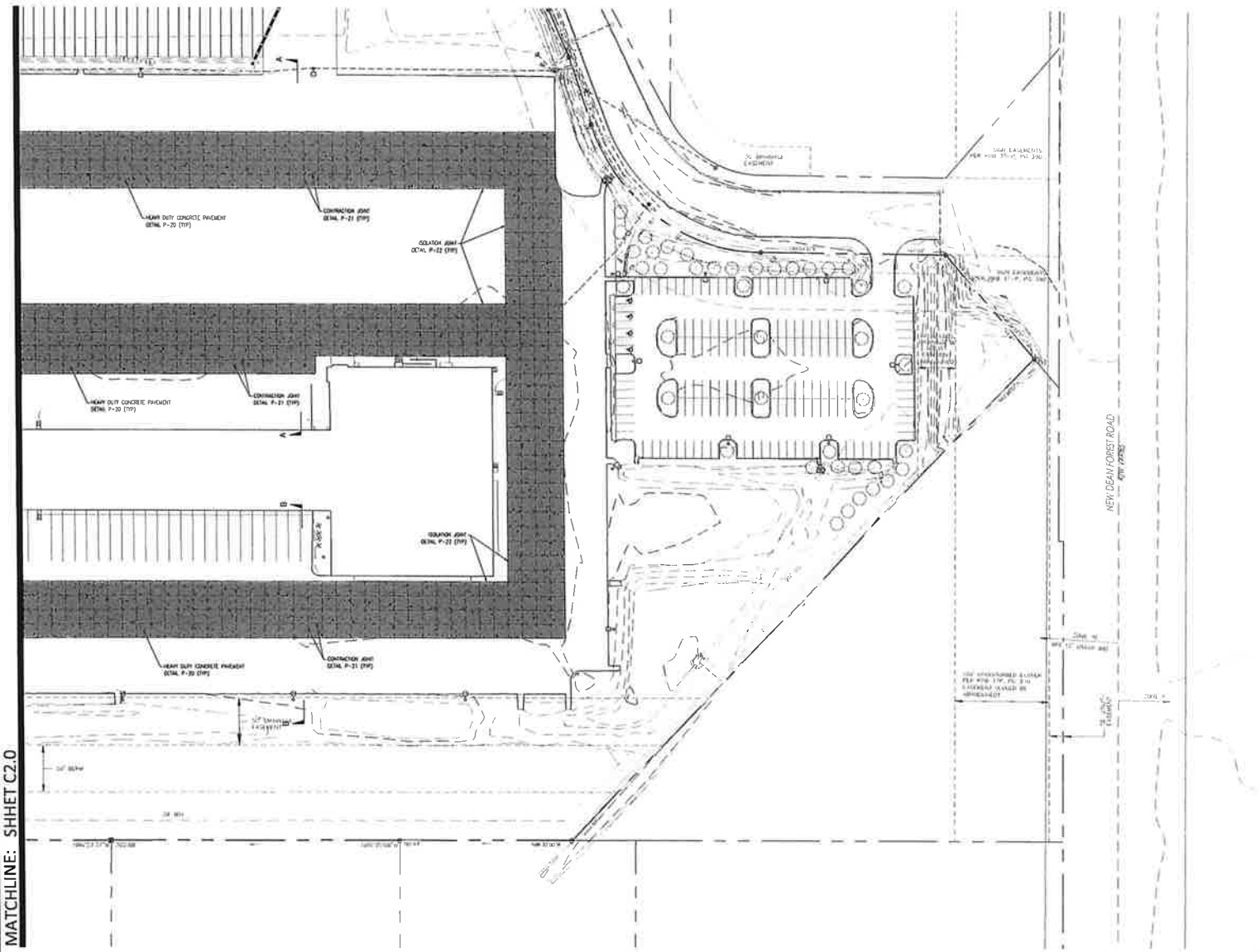
CIVIL CONSTRUCTION PLANS FOR
LOT 3, DEAN FOREST BUSINESS PARK
LOCATED IN POOLER, GEORGIA
PREPARED FOR NATIONAL RETAIL SYSTEMS, INC

| | |
|---|---|
| JOB NUMBER: | 20-005.001 |
| DATE: | 09/08/22 |
| DRAWN BY: | MEL |
| CHECKED BY: | PJW |
| SCALE: | AS NOTED |

STAKING PLAN

SHEET:
C2.0

© 2018 COLEMAN COMPANY, INC




MATCHLINE: SHHET C2.0

SCALE: 1"=50'

0 25' 50' 100'

811 Know what's below. Call before you dig.

COLEMAN COMPANY
ENGINEERS • SURVEYORS

NOT FOR CONSTRUCTION

REVISIONS:

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| JOB NUMBER: | 20-005.001 |
| DATE: | 09/08/22 |
| DRAWN BY: | MEL |
| CHECKED BY: | PJW |
| SCALE: | AS NOTED |

STAKING PLAN

SHEET:
C2.1

**AGENDA ITEM**

**Date:** **December 19, 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

## Zoning Map Amendment Application

Date: 11/1/22 File #: 22-1325

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: 843-521-7123
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 Barron & Quacco Rd)
2. Legal description of property (name of subdivision, block and lot number: Lot 2 Recombination of Commerce Court SMB 41S 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.

2020 10 09

## 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 19, 2022**

**Subject:** **Zoning Buffer Requirement Variance for 1707 Old Dean Forest Road**

## Background and Discussion:

Jessica Vicks, with Roberts Civil Engineering, presented the variance to the P&Z Board for their review and recommendation. The intent is to decrease the required buffer between two different zoning districts from 100' to 40'. *According to Appendix A, Article III, Section 27, Zoning Buffer Requirements, the width of a zoning buffer between a residential and an industrial zoning district must be a minimum of 100'. Buffer areas shall contain no driveways, access easements, parking areas, patios, storm water detention facilities, or any other structures or accessory uses, except for a fence, wall or earthen berm constructed to provide visual screening required to meet the standards of the Zoning Code.* Robbie White, adjacent property owner, appeared before the Board with concerns of the potential increase of noise and the buffer not being adequate. Mr. White asked the Board if he could meet with the owner to resolve his concerns, prior to the City Council meeting. Jerry Hubach, owner, agreed to meet with Mr. White.

## Planning and Zoning Recommendation:

After review of the criteria, P&Z recommends approval of the zoning buffer requirement variance, contingent upon the owner meeting with the adjacent property owner, Robbie White, prior to City Council.

## Staff Recommendation:

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

DocuSign Envelope ID: F9FF4D86-D969-45AB-A31C-C[illegible]9146AFA

File # 221075

# Variance Application

**Applicant Information**

Applicant Roberts Civil Engineering - Kennon Strowd

Mailing address 6001 Chatham Center Drive, Suite 255

City Savannah State Georgia Zip 31405

Telephone (912) 298-7006 Fax (___) ___

**Property Ownership**

Property Owner(s) Jerry Hubach

Mailing address 1707 Old Dean Forest Road

City Pooler State Georgia Zip 31322

Telephone (770) 826-6600 Fax (___) ___

**Contact Person**

Contact Person(s) Same as applicant

Mailing address ___

City ___ State ___ Zip ___

Telephone (___) ___ Fax (___) ___ E-mail ___

* 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 1707 Old Dean Forest Road 5-0988-54.007

Current Zoning I-1 Present use Light Industrial

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:

We would like to request a variance to Appendix A, Article III. - General Provisions / Section 27.Zoning Buffer Requirements, Section D"Width of Buffer" which references industrial districts requiring a 100 foot buffer between the site and single/two-family lots. Our site was annexed from the County to the City and included 40-foot buffers. Our building and detention pond would currently fall within the 100-foot buffer. We would like to maintain the 40-foot buffer that the current development utilizes in order to keep the conformity of the site. This is for an extension of the current property use. The use is not changing.

**CITY OF POOLER**
**PLANNING AND ZONING MINUTES**
**September 10, 2012**

The regularly scheduled meeting of the Pooler Planning and Zoning Commission was held on Monday, September 10, 2012. Members present were Nancy Bachner, Craig Beck, Chairman Larry Olliff, Mary Louise Lanier, James Reardon, and Don Taylor. Zoning Administrator Jackie Carver and Planning & Zoning Assistant Kimberly Classen were also in attendance. Chairman Larry Olliff called the meeting to order at 6:00 p.m.

Don Taylor gave the invocation and Larry Olliff led the Pledge of Allegiance.

The minutes of the previous meeting were approved as printed upon a motion made by James Reardon. Motion was seconded by Nancy Bachner and passed without opposition.

**PUBLIC HEARING:**

1. **Phase 16 Amendment – Savannah Quarters PUD Master Plan to change the zoning of two parcels along Pooler Parkway from Commercial/Office to Multi-Family:** Zoning Administrator Jacqueline Carver stated that the petitioner has requested this item be withdrawn until further notice. The request was honored.

**OLD BUSINESS:**

2. **Landscape Plan Review for Pooler Retail Center located at Towne Center Drive:** Syed Imran Niazi, on behalf of Mani Development, Inc., presented the landscape plan to the board for their review and recommendation. This item was tabled at the August 27, 2012 Planning & Zoning meeting until revisions were made to comply with the tree ordinance. After review, a motion was made by Commissioner Reardon to approve the plan for Pooler Retail Center located at Towne Center Drive. Motion was seconded by Commissioner Taylor and passed without opposition.

**NEW BUSINESS:**

3. **Site Plan / Landscape Plan review for Hubach Truck Terminal located at 1707 Old Dean Forest Road:** Clifton Kennedy of KRI Engineering, Inc., on behalf of Hubach Properties, LLC, presented the site plan to the Board for their review and recommendation. This is a proposed intermodal facility in which the rear of the site will be used for parking, receiving and dispatching of loaded and empty trailers to the Ports Authority and other destinations, typically during normal business hours. The front portion will be developed as a trucking (tractor and trailer) depot/dispatch facility. There were questions from the board regarding the type of gravel, the detention area, the number of proposed trailers, the proposed lighting and the proposed buffering. In response, Mr. Kennedy stated that the gravel will be non-graded crushed stone that is designed to minimize dust and will be used for truck and trailer maneuvering. Further, the empty trailers will be stored outside the gravel areas with the landing gear resting on the concrete strips. Mr. Kennedy also stated that the number of trailers that will be stored at any given time will be between 15 and 30, and the lighting will be down-cast lighting and is designed not to spill over the property line, and there is at least a 20' undisturbed buffer on each side, as well as a significant

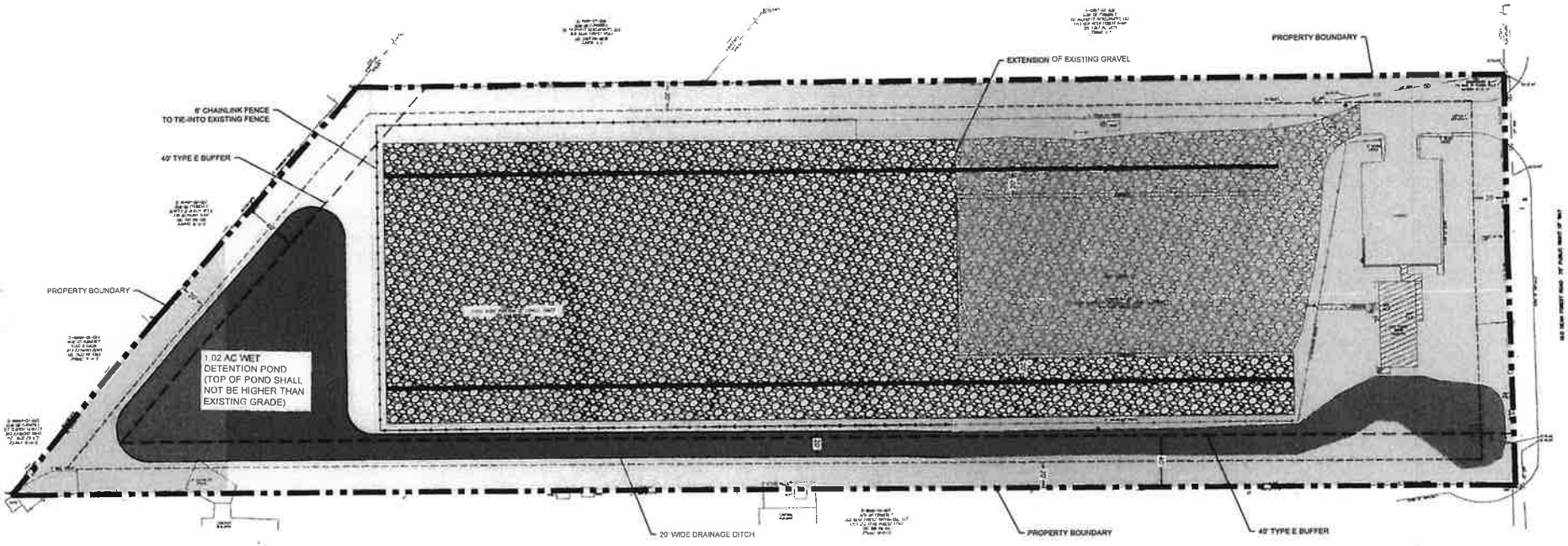
amount of buffering in the rear. In addition, the majority of the 0' buffering is heavily overgrown and will not be disturbed, with a fence surrounding the entire perimeter being installed and additional trees being planted to enhance the buffer. Ms. Carver asked if the owner would be willing to agree that if additional clearing is needed to the rear of the property, the proposed clearing plan come before the Planning & Zoning Board for approval. After discussion, Commissioner Edge made a motion to recommend approval of the site plan for Hubach Truck Terminal located at 1707 Old Dean Forest Road, subject to all of the engineering comments being addressed. Motion was seconded by Commissioner Beck and passed without opposition. Regarding the landscape plan, after some discussion, a motion was made by Commissioner Bachner to approve the plan, contingent upon any additional clearing being presented to the Planning & Zoning Board for approval. Motion was seconded by Commissioner Taylor and passed without opposition.

There being no further business to discuss, Commissioner Bachner made a motion to adjourn at approximately 6:25 p.m. Motion was seconded by Commissioner Lanier and passed without opposition.

Respectfully submitted,

Kimberly Classen

Kimberly Classen
Planning & Zoning Assistant




# GENERAL DEVELOPMENT PLAN FOR A COMMERCIAL DEVELOPMENT

POOLER, GEORGIA

PREPARED FOR:

HUBACH PROPERTIES, LLC
1707 OLD DEAN FOREST ROAD
POOLER, GA 31322
(770) 826-660

PREPARED BY:

ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH | JACKSONVILLE
WWW.ROBERTSCIVILENGINEERING.COM

GENERAL NOTES

1. SITE DESCRIPTION:
THIS PARCEL IS CURRENTLY PARTIALLY DEVELOPED COMMERCIAL SITE THAT DISCHARGES INTO AN EXISTING DETENTION SYSTEM ON THE EAST CORNER OF THE SITE. THE PROPOSED DEVELOPMENT INCLUDES AN EXPANSION OF THE EXISTING CONSTRUCTION LOT.

2. OWNER/DEVELOPER:
HUBACH PROPERTIES, LLC
1707 OLD DEAN FOREST ROAD
POOLER, GA 31322
(770) 826-660

3. SITE COVERAGE:

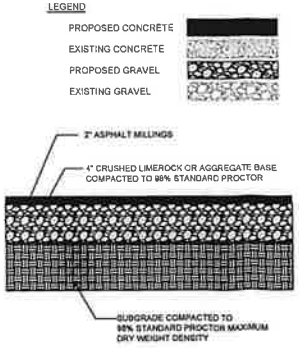
| | | |
|---|---|---|
| | TOTAL AREA: | 7.24 AC |
| TOTAL IMPERVIOUS: | | 4.67 AC (64.5%) |
| DRIVES, PARKING AND WALKS: | | 3.60 AC (49.7%) |
| BUILDINGS: | | 0.05 AC (0.7%) |
| PONDS: | | 1.02 AC (14.1%) |
| TOTAL PERVIOUS: | | 2.57 AC (35.5%) |

4. DEVELOPMENT STANDARDS

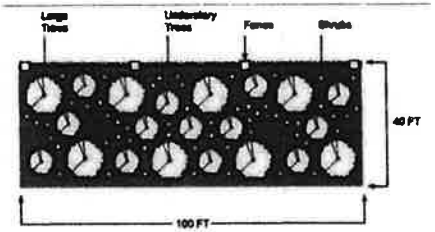
| | |
|---|---|
| ZONING | IL (LIGHT INDUSTRIAL) |
| DENSITY | N/A |
| SETBACKS | |
| COLLECTOR | 25' |
| SIDE YARD | 20' |
| REAR YARD | 20' |

LEGEND

- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED GRAVEL
- EXISTING GRAVEL




**PAVING SECTION**
NTS




TYPE E BUFFER PLANTING DETAIL

PLANTING REQUIREMENT (PER 100 LF)
- 8 LARGE TREES
- 13 UNDERSTORY TREES
- 55 SHRUBS

811
Know what's below.
Call before you dig.

GRAPHIC SCALE
1" = 40'

FOR CONSTRU

REVISIONS

CONCEPT PLAN

OLD DEAN FOREST ROAD SITE

DATE: 02-07-2022
PROJECT NUMBER: 21526
DRAWN BY: DJB

1

SHEET

# VARIANCE STANDARDS

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

- 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.

X • 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.

X • 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.

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

Kennon Stroud

Received by

09/06/22

Date

# LOCAL GOVERNMENT OFFICIAL DISCLOSURE OF FINANCIAL INTERESTS

***With respect to the following requests made by:***

Jerry Hubach has petitioned the City of Pooler for a Zoning Buffer Requirement variance from 100' to 40'. *According to Appendix A, Article III, Section 27, Zoning Buffer Requirements, the width of a zoning buffer between a residential zoning district and an industrial zoning district must be a minimum of 100'.*

**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 19, 2022**

**Subject:** **Zoning Map Amendment of a .74-acre lot located on the corner of S. Rogers and Tietgen Street from C-1 to Main Street Overlay District**

## Background & Discussion:

Brandon Paul, potential purchaser of the property, presented the request to the P&Z Board for their review and recommendation. The intent is to construct a strip mall with four (4) store fronts, consisting of approximately 2,718 sq. ft. and the infrastructure to support it. There were questions from the Board regarding the future widening of S. Rogers Street.

Adjacent property owners were notified on November 28, 2022.

Savannah Morning News was notified on December 1, 2022.

Sign posted on December 1, 2022.

## Planning and Zoning Recommendation:

After review of the criteria, Planning and Zoning recommends approval of the zoning map amendment.

## Staff Recommendation:

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

# CITY OF POOLER

**MAYOR**
**Rebecca C. Benton**

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

**CITY MANAGER**
**Robert H. Byrd, Jr.**

**CITY ATTORNEY**
**Steve Scheer**

DATE: November 29, 2022

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

RE: Petition for Zoning Map Amendment

PIN: 5-0005-02-002

OWNER: Elaine Roache & Robert Gracen, Jr.

Elaine Roache & Robert Gracen, Jr., have petitioned the City of Pooler to rezone Lot 6, Collins Subdivision, located on the corner of S. Rogers Street and Tietgen Street, from C-1 (Light Commercial) to the Main Street Overlay District. The total area of property is approximately .74 acres. The intended use would be for retail.

A Public Hearing is scheduled before the Planning and Zoning Commission on Monday, December 12, 2022 at 3:00 p.m. The Official Public Hearing before the Mayor and Council is scheduled for Monday, December 19, 2022 at 6:00 p.m. The petitioner and any private individual shall be entitled to present evidence concerning the "Zoning Map Amendment" before the Planning and Zoning Commission and/or Mayor and Council. Any person speaking either in support or opposition to the zoning map amendment at the Official Public Hearing, please complete and submit, mail or email the Campaign Disclosure Form five (5) days prior to the meeting. Further information may be obtained by calling (912) 748-7261 during regular business hours. (Project # 221404)

RECEIVED
NOV 18 2022
ZONING DEPARTMENT

# City of Pooler
## Zoning Map Amendment Application

Date: 11-18-2022 File #: 221404

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: Holly S. Young as Agent
2. Address of owner/authorized agent: 315 West Highway 80 Pooler, GA. 31322
3. Telephone number of owner/agent: 912-667-2537
4. Have any previous applications been made for a text or map amendment affecting these same premises? ___ Yes *or* ✓ 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: Property located at corner of S. Rogers & E. Tietgen
2. Legal description of property (name of subdivision, block and lot number: SPT Lt 6 Collins Sub Pooler
3. PIN #: 5-0005-02-002
4. Zone Classification: Present C-1 Requested: to be included in Main St. Overlay District
5. Owner of property: (If same as applicant, leave blank) _____
6. Address of owner: 1231 Big Ben Rd. Pooler, GA 31322 Elaine LaRoche & Robert Graeen, Jr.
7. Telephone number of owner: 912-663-4342 or 912-748-7035
8. Total area of property: (acres or approximate sq. feet) .74
9. Existing land use (specify such as grocery store, single-family residence, vacant land, etc. Vacant
10. Desire land use (specify such as residence, grocery store, mobile home park, etc.) Retail

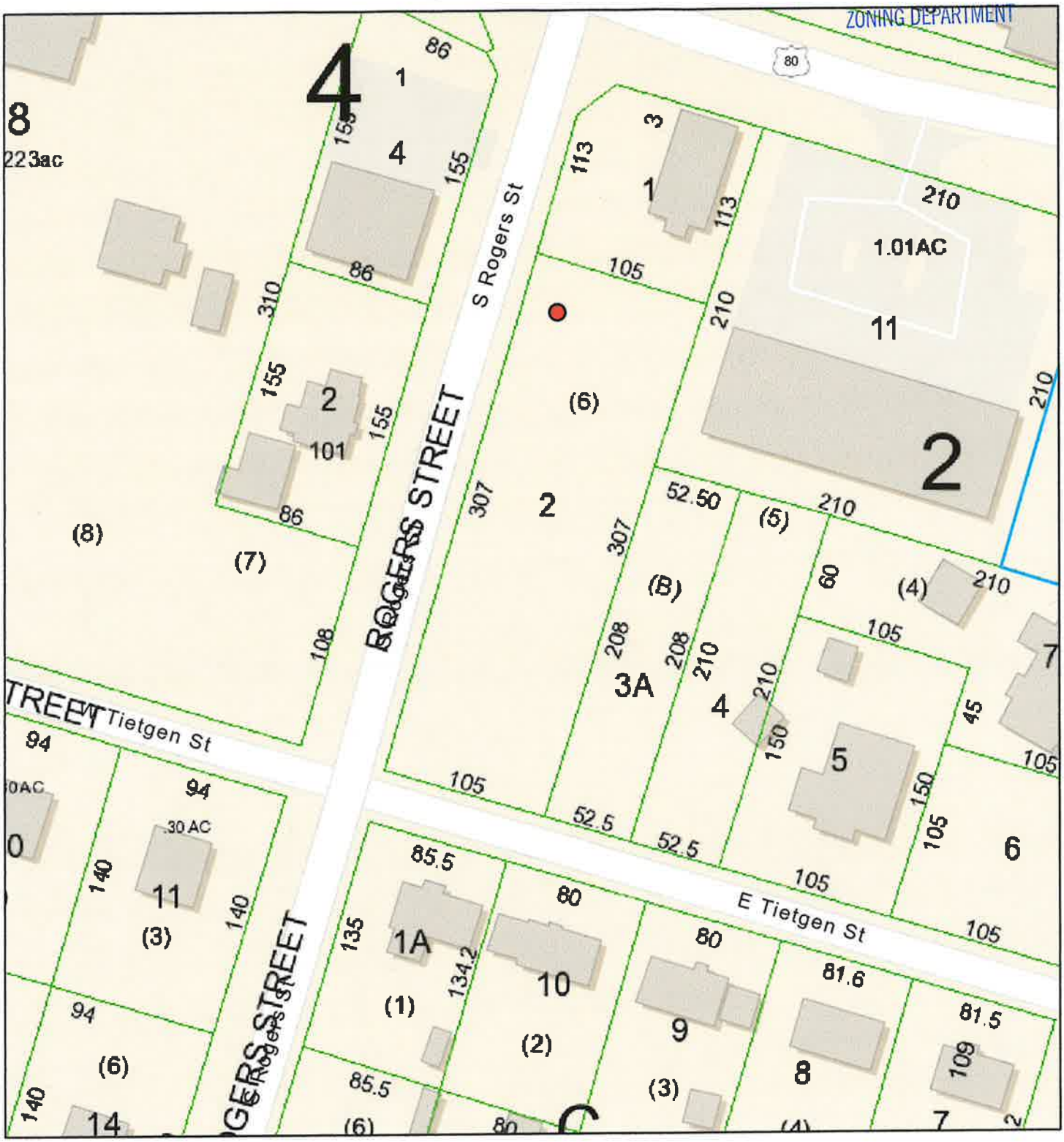
## Reasons and Certifications

**(Required for all amendments)**

■ Reasons for requesting change of zoning map which would support the purposes of the zoning program: Would like to be included in Main St. Overlay District to enhance & Attract more business Activity to this Area

# SAGIS Map Viewer

RECEIVED
NOV 18 2022
ZONING DEPARTMENT




11/18/2022, 9:43:25 AM

1:1,128

Property Boundaries (Parcels)

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

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SAGIS
Esri Community Maps Contributors, Savannah Area GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,

Parcel No. 1

ALL that certain lot, tract or parcel of land situate, lying and being in the town of Pooler, County of Chatham, and State of Georgia, shown as the northernmost lot encircled in red upon a plat of a subdivision of Lot No.6, made by David C. Horne, Georgia Registered Surveyor, October 19, 1946, recorded in Plat Book C, page 87, public records of Chatham County, Georgia, and by reference made a part hereof which said lot No. 6 is shown upon a plat made by John R. Tebeau on September 9, 1887, of a subdivision of 24 lots at Pooler Station, Chatham County Georgia, which map is recorded in the office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Book 6-E, page 254, the said lot hereby conveyed being rectangular in shape measuring 107 feet, more or less, on its eastern and western lines and 105 feet, more or less, on its northern and southern lines and being bounded on the north by the lot entitled to J.B. Eitel upon the said plat made by David C. Horne, on the east by Lot 5 as shown upon the said plat made by John R. Tebeau, on the south by the lot entitled B.F. Sapp upon the said plat made by David C. Horne, and on the west by Rogers Street, as shown upon both said plats.

Parcel No. 2

ALL those certain lots, tracts or parcels of lan situate, lying and being in the town of Pooler, Chatham County, State of Georgia, shown as the southernmost two lots encircled in red upon a plat of a subdivision of Lot No. 6 made by David C. Horne, Georgia Registered Surveyor, October 19, 1946, recorded in Plat Book C.

# 201 South Rogers

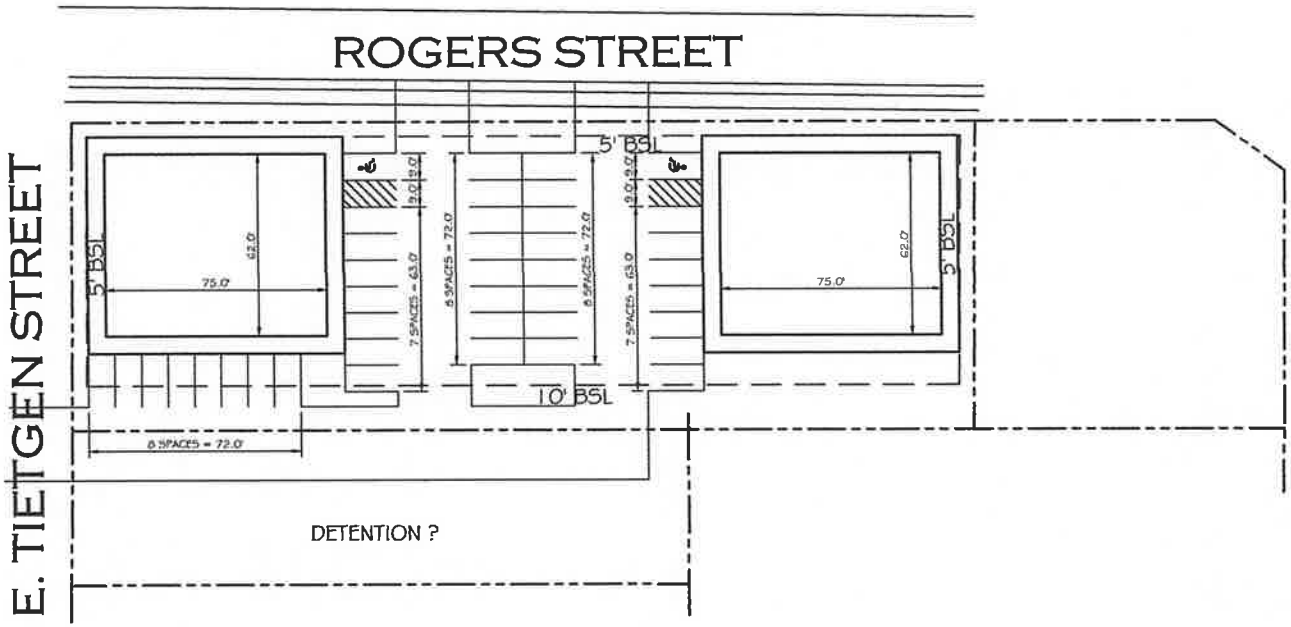
## Retail / Professional Center

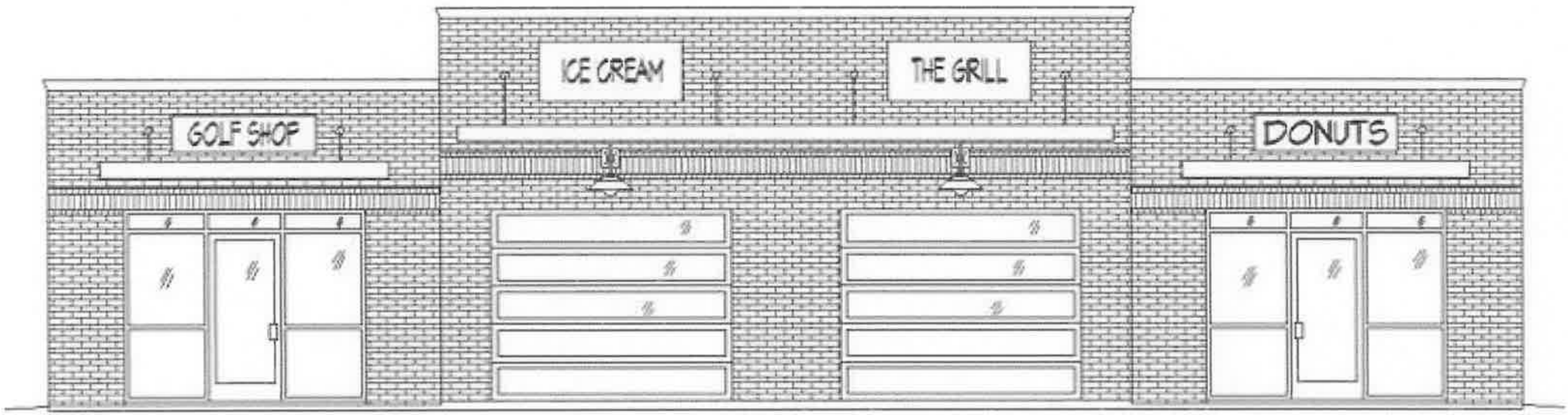
Spot X Development
304 Adams Rd
Bloomingdale Ga 31302
912-272-8420
j.b.paul859@gmail.com

Plan Description
Strip mall plan offers four store fronts, but can be separated into just two store fronts if desired
Commercial plan comes with two different front elevations
Design offers four half baths, four storage spaces and common area at the back of the floor plan
Suitable strip mall plan for new developments in communities and neighborhoods
Square footage breakdown:
Units 1 and 4 – 715 sf
Units 2 and 3 – 644 sf
Backroom storage total – 272 sf
Backroom common area total – 270 sf
Bathroom total – 200 sf
Net floor area – 2718 sf
Additional square footage breakdown:
Total area inside block – 3460 sf
Total area without brick – 3628 sf
Total area with brick – 3735

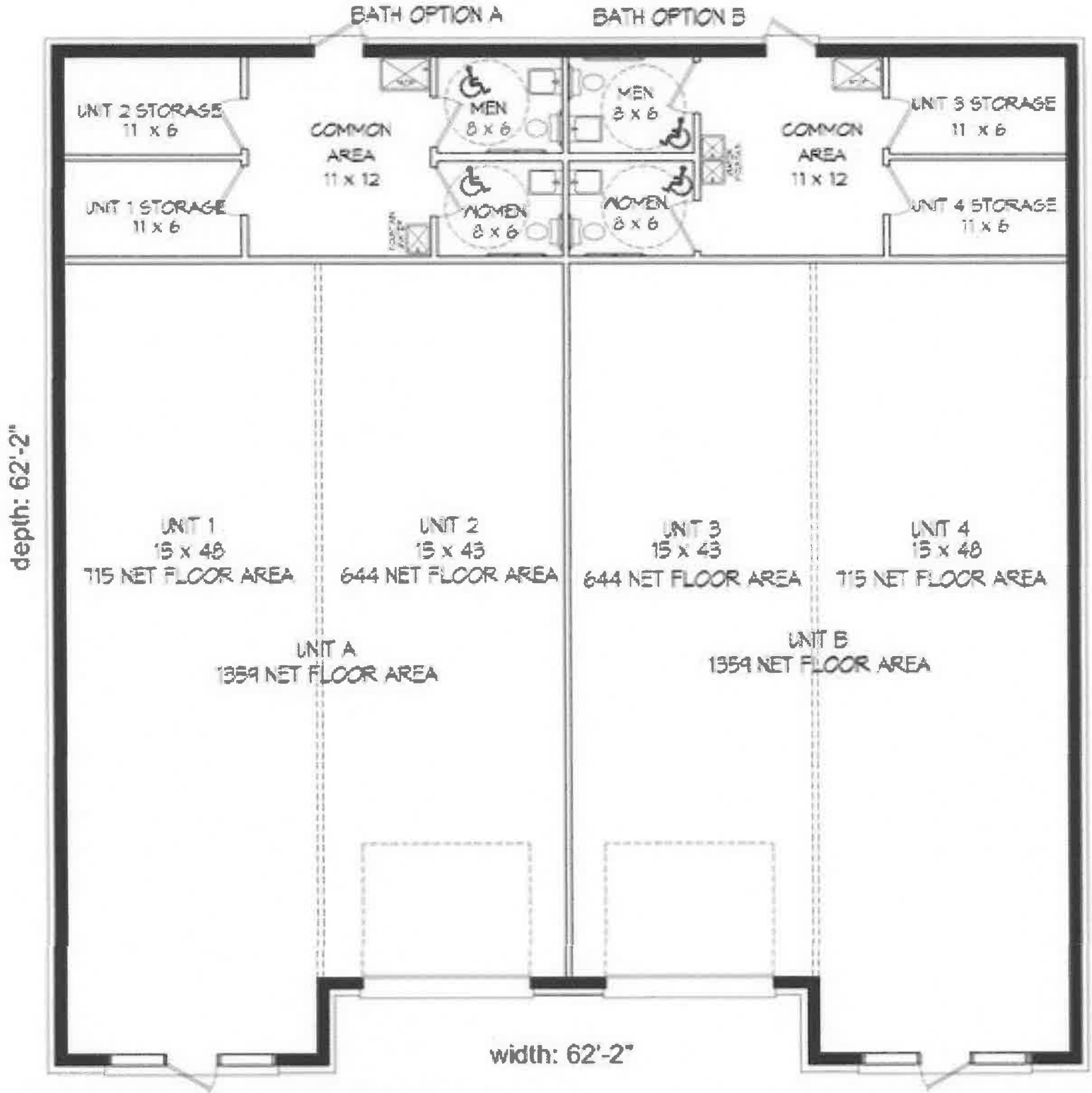
Presented by,
Brandon Paul Spot X Development

ENGINER:
Boswell Design / Mark Boswell
SALES AGENT:
Holly Young Group/ Holy Young


ROGERS STREET
E. TIETGEN STREET
5' BSL
5' BSL
5' BSL
10' BSL
75.0'
62.0'
75.0'
62.0'
7 SPACES = 63.0'
8 SPACES = 72.0'
8 SPACES = 72.0'
7 SPACES = 63.0'
8 SPACES = 72.0'
DETENTION ?




ELEVATION OPTION B


BATH OPTION A
BATH OPTION B
UNIT 2 STORAGE
11 x 6
COMMON
AREA
11 x 12
MEN
8 x 6
MEN
8 x 6
WOMEN
8 x 6
WOMEN
8 x 6
COMMON
AREA
11 x 12
UNIT 3 STORAGE
11 x 6
UNIT 1 STORAGE
11 x 6
UNIT 4 STORAGE
11 x 6
UNIT 1
15 x 48
715 NET FLOOR AREA
UNIT 2
15 x 43
644 NET FLOOR AREA
UNIT 3
15 x 43
644 NET FLOOR AREA
UNIT 4
15 x 48
715 NET FLOOR AREA
UNIT A
1359 NET FLOOR AREA
UNIT B
1359 NET FLOOR AREA
depth: 62'-2"
width: 62'-2"

## 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:***

Elaine Roache & Robert Gracen, Jr., have petitioned the City of Pooler to rezone Lot 6, Collins Subdivision, located on the corner of S. Rogers Street and Tietgen Street, from C-1 (Light Commercial) to the Main Street Overlay District. The total area of property is approximately .74 acres. The intended use would be for retail.

**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 19, 2022**

**Subject:** **Zoning Map Amendment for SDP Acquisitions (Oglethorpe Speedway and surrounding properties aka Country Homes) from RA-2 to I-1**

## Background & Discussion:

Attorney Harold Yellin presented the request to the P&Z Board for their review and recommendation. The intent is to rezone approximately 300 acres from residential agricultural two-family zoning district to a light industrial zoning district. The desired land use is warehousing and distribution. Mr. Yellin stated that this development will not access Dublin Road or Highway 80. It is the intention of the developers to access Dean Forest Road and/or Old Dean Forest Road via Raymond Road. Further, that that they will have no objection of closing Dublin Road, south of Lyons Road to insure no access to Highway 80.

Adjacent property owners were notified on December 1, 2022.

Savannah Morning News was notified on December 4, 2022.

Sign posted on December 5, 2022.

## Planning and Zoning Recommendation:

After review of the criteria, Planning and Zoning recommends approval of the zoning map amendment.

## Staff Recommendation:

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

# CITY OF POOLER

**MAYOR**
**Rebecca C. Benton**

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

**CITY MANAGER**
**Robert H. Byrd, Jr.**

**CITY ATTORNEY**
**Steve Scheer**

DATE: December 1, 2022

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

RE: Petition for Zoning Map Amendment

OWNER: SDP Acquisitions, LLC

SDP Acquisitions, Inc has petitioned the City of Pooler to rezone approximately 294 acres of all that certain tract of land known as Oglethorpe Speedway and surrounding parcels of the Reynolds Dairy Tract (Country Homes Subdivision), less and except 103 and 106 Lyons Road, from RA-2 (Residential Agricultural Two-Family) Zoning District to I-1 (Light Industrial) Zoning District. The desired land use is warehousing and truck transportation.

A Public Hearing is scheduled before the Planning and Zoning Commission on Monday, December 12, 2022 at 3:00 p.m. The Official Public Hearing before the Mayor and Council is scheduled for Monday, December 19, 2022 at 6:00 p.m. The petitioner and any private individual shall be entitled to present evidence concerning the "Zoning Map Amendment" before the Planning and Zoning Commission and/or Mayor and Council. Any person speaking either in support or opposition to the zoning map amendment at the Official Public Hearing, please complete and submit, mail or email the Campaign Disclosure Form five (5) days prior to the meeting. Further information may be obtained by calling (912) 748-7261 during regular business hours. (Project # 221415)

# City of Pooler

## Zoning Map Amendment Application

Date: 11/21/22 File #: 221415

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: SDP Acquisitions, LLC
2. Address of owner/authorized agent: 3715 Northside Parkway Building 400, Suite 425 Atlanta, GA 30327
3. Telephone number of owner/agent: 404-852-2214
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: See "EXHIBIT A" Attached
2. Legal description of property (name of subdivision, block and lot number: See "EXHIBIT A" Attached
3. PIN #: See "EXHIBIT A" Attached
4. Zone Classification: Present RA-2 Requested: I-1 (Light Industrial)
5. Owner of property: (If same as applicant, leave blank) See "EXHIBIT A" Attached
6. Address of owner: See "EXHIBIT A" Attached
7. Telephone number of owner: See "EXHIBIT A" Attached
8. Total area of property: (acres or approximate sq. feet) Approximately 300 Acres +/-
9. Existing land use (specify such as grocery store, single-family residence, vacant land, etc. Vacant Land; Residential
10. Desire land use (specify such as residence, grocery store, mobile home park, etc.) Warehousing (c), Truck Transportation (p)

## Reasons and Certifications

**(Required for all amendments)**

- Reasons for requesting change of zoning map which would support the purposes of the zoning program: See "EXHIBIT B" Attached

PROPERTY DESCRIPTION:

ALL THAT CERTAIN TRACT OF LAND KNOWN AS OGLETHORPE SPEEDWAY AND SURROUNDING PARCELS, 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF DUBLIN ROAD AND THE SOUTHERN RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD; THENCE ALONG THE RIGHT-OF-WAY LINE OF DUBLIN ROAD FOR AN APPROXIMATE DISTANCE OF 227' TO A POINT; THENCE CROSSING THE RIGHT-OF-WAY LINE OF DUBLIN ROAD A DISTANCE OF 60' TO A POINT; THENCE ALONG THE PROPERTY LINE OF NOW OR FORMERLY BETTY J. STONE AN APPROXIMATE DISTANCE OF 808' TO A POINT; THENCE ALONG THE WESTERN PROPERTY LINE OF NOW OR FORMERLY GENELLS S. HENDRIX AN APPROXIMATE DISTANCE OF 324' TO A POINT; THENCE ALONG THE SOUTHERN PROPERTY LINE OF NOW OR FORMERLY GENELLS S. HENDRIX AN APPROXIMATE DISTANCE OF 437' TO A POINT; THENCE ALONG THE RIGHT -OF-WAY OF RAYMOND ROAD AN APPROXIMATE DISTANCE OF 810' TO A POINT; THENCE CROSSING THE RIGHT-OF-WAY OF RAYMOND ROAD A DISTANCE OF 60' TO A POINT; THENCE ALONG THE SOUTHERN PROPERTY LINE OF NOW OR FORMERLY SOUTHEASTERN FREIGHT LINES, INC. AN APPROXIMATE DISTANCE OF 210' TO A POINT; THENCE ALONG THE SOUTHWESTERN PROPERTY LINE OF NOW OR FORMERLY SOUTHEASTERN FREIGHT LINES, INC. THE FOLLOWING APPROXIMATE DISTANCES; AN APPROXIMATE DISTANCE OF 200' TO A POINT, AN APPROXIMATE DISTANCE OF 458' TO A POINT, ; THENCE IN A SOUTHERLY DIRECTION ALONG THE PROPERTY LINE OF A PORTION OF THE REYNOLDS DAIRY TRACT AN APPROXIMATE DISTANCE OF 1312' TO A POINT; THENCE IN A WESTERLY DIRECTION ALONG THE PROPERTY LINE OF NOW OR FORMERLY SAVANNAH ECONOMIC DEVELOPMENT APPROXIMATE DISTANCE OF 1990' TO A POINT; THENCE IN A WESTERLY DIRECTION ALONG THE RIGHT-OF-WAY LINE OF THE SAVANNAH AND OGEECHEE CANAL AN APPROXIMATE DISTANCE OF 4120' TO A POINT; THENCE ALONG THE PROPERTY LINE OF TOM TRIPLETT PARK NOW OR FORMERLY CHATHAM COUNTY FOR AN APPROXIMATE DISTANCE OF 5958' TO A POINT; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD AN APPROXIMATE DISTANCE OF 1373' TO THE POINT OF BEGINNING; AND CONTAINING APPROXIMATELY 294 ACRES.

LESS AND EXCEPT THE FOLLOWING TWO TRACTS:

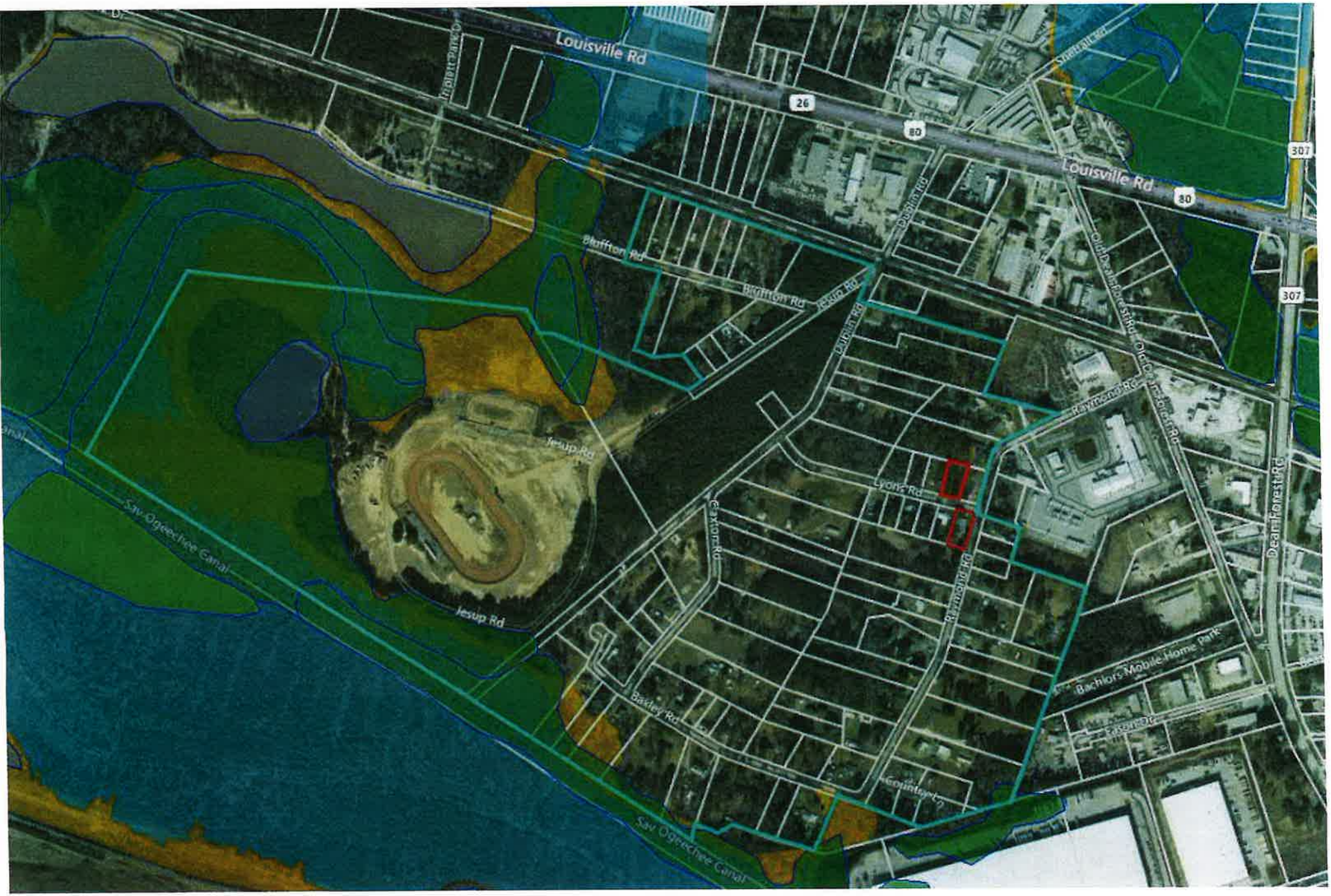
103 LYONS ROAD, KNOWN AS A PORTION OF TRACT 23 REYNOLDS DAIRY TRACT, NOW OR FORMERLY ALEX LUNA & REBECCA ARIAS, BEING BOUNDED ON NORTH BY LYONS ROAD, ON THE EAST BY RAYMOND ROAD, ON THE SOUTH BY NOW OR FORMERLY WESLEY R. BASHLOR, ON THE WEST BY NOW OR FORMERLY HOLLIE JEAN COLAW AND CONTAINING APPROXIMATELY 0.5 ACRES.

106 LYONS ROAD, KNOWN AS LOT LETTER B OF TRACT 22 REYNOLDS DAIRY TRACT, NOW OR FORMERLY JUDITH A. & MARVIN L. SNELLINGS, BEING BOUNDED ON THE NORTH BY NOW OR FORMERLY SHENG JIAN & HUI LIN CHEN, ON THE EAST BY NOW OR FORMERLY ZACHARY W. COFFINDAFFER, ON THE SOUTH BY LYONS ROAD, ON THE WEST BY NOW OR FORMERLY VANESSA A. & ROBERT E. PAYTON AND CONTAINING APPROXIMATELY 0.5 ACRES.

# EXHIBIT B

SDP Acquisitions, LL ("SDP") has assembled over ninety (90) properties to create a viable industrial complex in Pooler, Georgia. The assemblage constitutes approximately 300 acres +/- and represents an unusual coalition of property owners who wish to sell their properties for above value pricing to SDP. A key feature of this project will be that the project will not access Dublin Road, nor will it access Highway 80. It is the intention of the petitioners to access Dean Forest Road and/or Old Dean Forest Road via Raymond Street. SDP would have no objection to closing Dublin Street south of Lyons Road to insure no access to Highway 80. The development of this property as light industrial would be consistent with overall land use patterns of adjoining properties in Pooler, Georgia.

In support of its petition, SDP submits the attached conceptual plan for illustrative purposes only and is submitted solely to show the functionality of the subject property.


Louisville Rd
26
80
Louisville Rd
80
307
307
Bluffton Rd
Bluffton Rd
Jesup Rd
Jesup Rd
Jesup Rd
Dublin Rd
Dublin Rd
Raymond Rd
Raymond Rd
Lyons Rd
Caxton Rd
Bakley Rd
Country Ln
Bachlors Mobile Home Park
Dean Forest Rd
Sav Ogeechee Canal
Sav Ogeechee Canal

SITE DATA

SITE: 294.17 AC
WETLANDS: 53.80 AC
BUFFERS: 24.04 AC
DEVELOPABLE: 237.78 AC
(10,357,805 SF)

PROPOSED WAREHOUSE 1
373,240 SF
EMPLOYEE PARKING: 228 SPACES
TRUCK STORAGE: 95 SPACES

PROPOSED WAREHOUSE 2
1,132,120 SF
EMPLOYEE PARKING: 440 SPACES
TRUCK STORAGE: 370 SPACES

PROPOSED WAREHOUSE 3
602,490 SF
EMPLOYEE PARKING: 220 SPACES
TRUCK STORAGE: 158 SPACES

PROPOSED WAREHOUSE 4
336,930 SF
EMPLOYEE PARKING: 116 SPACES
TRUCK STORAGE: 60 SPACES

PROPOSED WAREHOUSE 5
355,400 SF
EMPLOYEE PARKING: 216 SPACES
TRUCK STORAGE: 75 SPACES

PROPOSED WAREHOUSE 6
267,840 SF
EMPLOYEE PARKING: 166 SPACES
TRUCK STORAGE: 66 SPACES

PROPOSED WAREHOUSE 7
251,100 SF
EMPLOYEE PARKING: 132 SPACES
TRUCK STORAGE: 67 SPACES

PROPOSED WAREHOUSE 8
217,620 SF
EMPLOYEE PARKING: 124 SPACES
TRUCK STORAGE: 51 SPACES

PROPOSED WAREHOUSE 9
151,200 SF
EMPLOYEE PARKING: 116 SPACES
TRUCK STORAGE: 43 SPACES

STORM: 33.72 AC / 14.18%
WETLANDS IMPACTED: 10.31 AC

© 2015 COLEMAN COMPANY, INC.

COLEMAN COMPANY
ENGINEERS • SURVEYORS

**NOT FOR CONSTRUCTION**

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

CONCEPTUAL PLAN

# OGLETHORPE SPEEDWAY

LOCATED IN POOLER, GEORGIA

| | |
|---|---|
| JOB NUMBER: | 21-490.00 |
| DATE: | 03/03/2022 |
| DRAWN BY: | GJC |
| CHECKED BY: | FPGD |
| SCALE: | AS NOTED |

CONCEPTUAL PLAN

SHEET:
CP1.0

November 21, 2022

Gary & Wanda Smith
278 Raymond Rd
Pooler, GA 31322

Pooler Planning and Zoning Members,

My family and I have resided in the Country Homes area since 1972. We have enjoyed the country style of living for many years. My home at 278 Raymond RD was the first home that I built, as I became a home builder and general contractor for over 40 years.

Our neighborhood began to change in 2003 with the rezoning of the Wall Track of land and the development of the Savannah Mega Development. Since that time, we have endured the noise of truck air brakes, horn blowing, back up alarms and shouting from the warehouses.

I am attaching pictures of semi-truck traffic we have in the neighborhood. Also are pictures of properties already being used for business purpose.

The demographics of this neighborhood has changed in the last several years as the aged homeowners have passed on. The ladies on our street are afraid to walk around the neighborhood after sundown.

Wanda and I want you to know that we are in full agreement with the developer and urge you to support the rezoning and development of the area.

Sincerely,

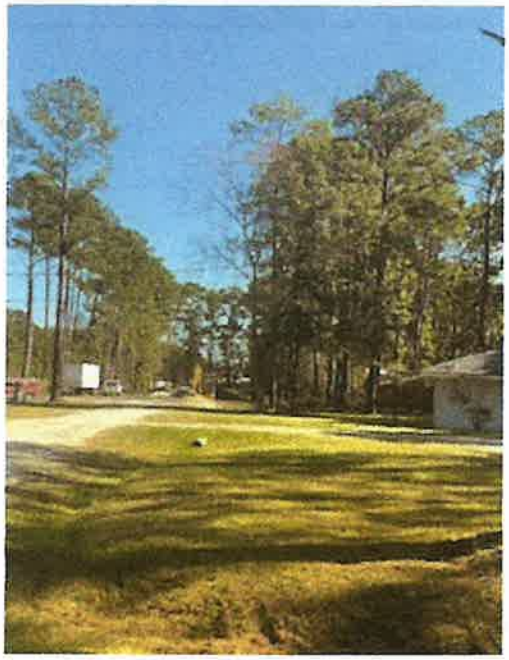
Gary E. Smith & Wanda D. Smith

113 COUNTRY LANE: POOL CONTRACTOR

TRUCK TURNING AROUND IN THE NEIGHBORHOOD

18 WHEELER DRIVING THROUGH NEIGHBORHOOD

118 BAXLEY RD : CLEANING BUSINESS



224 DUBLIN RD: CONSTRUCTION BUSINESS

135 CLAXTON RD: EQUIPMENT STORAGE YARD

## SECTION 10. STANDARDS FOR ZONING ORDINANCE OR MAP AMENDMENT

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_____ (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.

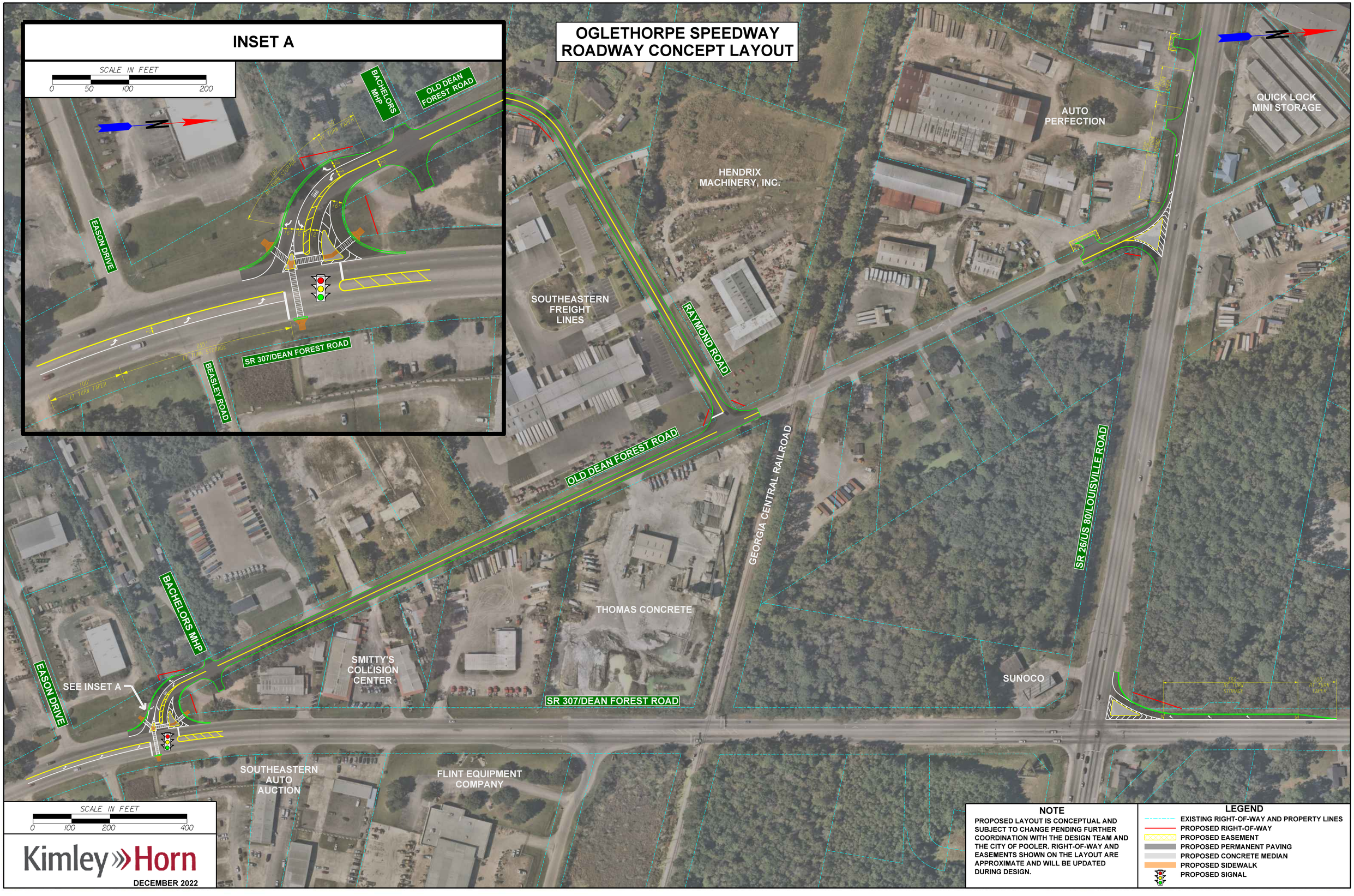
_____

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.

_____




Kimley»Horn

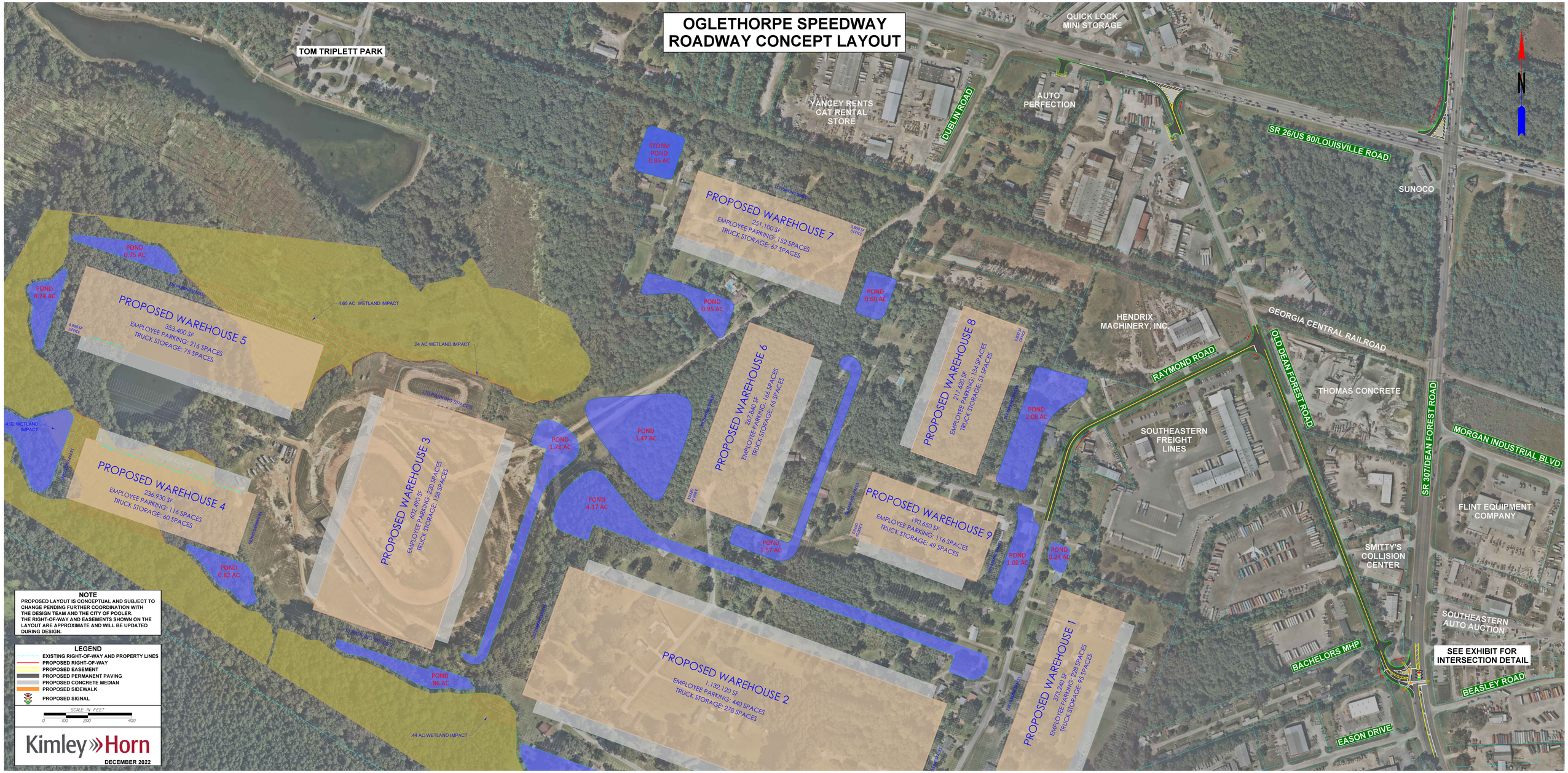
DECEMBER 2022

**NOTE**

PROPOSED LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE PENDING FURTHER COORDINATION WITH THE DESIGN TEAM AND THE CITY OF POOLER. RIGHT-OF-WAY AND EASEMENTS SHOWN ON THE LAYOUT ARE APPROXIMATE AND WILL BE UPDATED DURING DESIGN.

**LEGEND**

- EXISTING RIGHT-OF-WAY AND PROPERTY LINES
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPOSED PERMANENT PAVING
- PROPOSED CONCRETE MEDIAN
- PROPOSED SIDEWALK
- PROPOSED SIGNAL


OGLETHORPE SPEEDWAY
ROADWAY CONCEPT LAYOUT
TOM TRIPLETT PARK
YANCEY RENTS CAT RENTAL STORE
DUBLIN ROAD
AUTO PERFECTION
QUICK LOCK MINI STORAGE
SR 26/US 80/LOUISVILLE ROAD
SUNOCO
GEORGIA CENTRAL RAILROAD
HENDRIX MACHINERY, INC.
RAYMOND ROAD
OLD DEAN FOREST ROAD
THOMAS CONCRETE
SOUTHEASTERN FREIGHT LINES
SR 307/DEAN FOREST ROAD
MORGAN INDUSTRIAL BLVD
FLINT EQUIPMENT COMPANY
SMITTY'S COLLISION CENTER
SOUTHEASTERN AUTO AUCTION
BACHELORS MHP
BEASLEY ROAD
EASON DRIVE
SEE EXHIBIT FOR INTERSECTION DETAIL
N
STORM POND 0.86 AC
POND 0.75 AC
POND 0.74 AC
POND 0.95 AC
POND 0.60 AC
POND 2.08 AC
POND 3.47 AC
POND 1.78 AC
POND 4.17 AC
POND 1.57 AC
POND 1.02 AC
POND 0.24 AC
POND 0.62 AC
POND .86 AC
PROPOSED WAREHOUSE 7
251,100 SF
EMPLOYEE PARKING: 152 SPACES
TRUCK STORAGE: 67 SPACES
3,300 SF OFFICE
PROPOSED WAREHOUSE 5
353,400 SF
EMPLOYEE PARKING: 216 SPACES
TRUCK STORAGE: 75 SPACES
3,900 SF OFFICE
TRUCK SPURS
4.65 AC WETLAND IMPACT
24 AC WETLAND IMPACT
4.92 WETLAND IMPACT
PROPOSED WAREHOUSE 4
236,930 SF
EMPLOYEE PARKING: 116 SPACES
TRUCK STORAGE: 60 SPACES
PROPOSED WAREHOUSE 3
402,490 SF
EMPLOYEE PARKING: 220 SPACES
TRUCK STORAGE: 158 SPACES
PROPOSED WAREHOUSE 6
267,840 SF
EMPLOYEE PARKING: 164 SPACES
TRUCK STORAGE: 64 SPACES
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TRUCK STORAGE: 51 SPACES
3,900 SF OFFICE
PROPOSED WAREHOUSE 9
190,650 SF
EMPLOYEE PARKING: 116 SPACES
TRUCK STORAGE: 49 SPACES
3,900 SF OFFICE
PROPOSED WAREHOUSE 2
1,132,120 SF
EMPLOYEE PARKING: 440 SPACES
TRUCK STORAGE: 278 SPACES
PROPOSED WAREHOUSE 1
373,240 SF
EMPLOYEE PARKING: 228 SPACES
TRUCK STORAGE: 95 SPACES
44 AC WETLAND IMPACT
NOTE
PROPOSED LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE PENDING FURTHER COORDINATION WITH THE DESIGN TEAM AND THE CITY OF POOLER. THE RIGHT-OF-WAY AND EASEMENTS SHOWN ON THE LAYOUT ARE APPROXIMATE AND WILL BE UPDATED DURING DESIGN.
LEGEND
EXISTING RIGHT-OF-WAY AND PROPERTY LINES
PROPOSED RIGHT-OF-WAY
PROPOSED EASEMENT
PROPOSED PERMANENT PAVING
PROPOSED CONCRETE MEDIAN
PROPOSED SIDEWALK
PROPOSED SIGNAL
SCALE IN FEET
0 100 200 400
Kimley»Horn
DECEMBER 2022

**AGENDA ITEM**

**Date:** **December 19, 2022**

**Subject:** **Conditional Use request for Goodwill Industries to operate an apparel manufacturing business at 111 Coleman Blvd. Ste. 300**

**Background & Discussion**:

Goodwill Industries is requesting approval for a conditional use to operate an apparel manufacturing business at 111 Coleman Boulevard, Suite 300. According to Appendix A, Article IV, Table 4.1, Allowed Uses by Zoning Districts, *Miscellaneous Manufacturing is only considered as a conditional use in an I-1 (Light Industrial) Zoning District.*

The adjacent property owners were notified on November 28, 2022.

Advertisement was posted in the Savannah Morning News on December 1, 2022

The property was posted on December 1, 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**

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

**CITY MANAGER**
**Robert H. Byrd, Jr.**

**CITY ATTORNEY**
**Steve Scheer**

DATE: November 28, 2022

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

RE: Conditional Use

OWNER: Denholtz III Coleman, LLC

Address: 111 Coleman Blvd., Suite 300

Goodwill Industries of the Coastal Empire, on behalf of the owner, has petitioned the City of Pooler for a conditional use to operate an apparel manufacturing facility at 111 Coleman Boulevard, Suite 300. According to Appendix A, Zoning, Article IV, Table 4.1, Allowed Uses by Zoning Districts, Miscellaneous Manufacturing is only considered as a conditional use in an I-1 (Light Industrial) Zoning District.

Notice is hereby given that a public hearing has been scheduled before the Planning and Zoning Commission on Monday, December 12, 2022 at 3:00 p.m. The official Public Hearing before the Mayor & Council is scheduled for Monday, December 19, 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 # 221403)

# 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.

If you have any questions concerning this information please contact Kim Classen @ (912) 748-7261 or kclassen@pooler-ga.gov

# LOCAL GOVERNMENT OFFICIAL DISCLOSURE OF FINANCIAL INTERESTS

***With respect to the following requests made by:***

Goodwill Industries of the Coastal Empire has petitioned the City of Pooler for a conditional use to operate an apparel manufacturing facility at 111 Coleman Boulevard, Suite 300. According to Appendix A, Zoning, Article IV, Table 4.1, Allowed Uses by Zoning Districts, Miscellaneous Manufacturing is only considered as a conditional use in an I-1 (Light Industrial) 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 19, 2022**

**Subject:** **Height Variance request for Big Shot Golf Driving Range in Mosaic Retail Center off Pooler Parkway**

## Background and Discussion:

CC BGS Savannah, LLC, on behalf of the owner, presented the petition to the P&Z Board for their review and recommendation. Savannah Quarters PUD restricts building heights to 125', and the maximum height of the proposed netting poles is 175'. Big Shots is a golf entertainment venue with a golf driving range. Hazard clearance from the FAA has been filed and will be submitted to the City of Pooler when available.

The adjacent property owners were notified on November 28, 2022.

Advertisement in the Savannah Morning News on December 1, 2022

The property was posted on December 1, 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**

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

**CITY MANAGER**
**Robert H. Byrd, Jr.**

**CITY ATTORNEY**
**Steve Scheer**

DATE: November 28, 2022

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

RE: Height Variance

OWNER: Shan Pooler Land Investments, LLC

PIN: 5-1009-01-048

CC BGS Savannah, LLC, on behalf of the owner, Shan Pooler Land Investments, LLC, has petitioned the City of Pooler for a height variance to allow a maximum height of 175 feet above grade for a netting pole to be used on location with a proposed Big Shot golf driving range.

Notice is hereby given that a public hearing has been scheduled before the Planning and Zoning Commission on Monday, December 12, 2022 at 3:00 p.m. The official Public Hearing before the Mayor & Council is scheduled for Monday, December 19, 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 # 221411)

DocuSign Envelope ID: 6D4112B4-AD81-4D67-8F96-22F675AF2431

File # 221411

# Variance Application

**Applicant Information**

Applicant CC BSG Savannah, LLC

Mailing address 3030 LBJ Freeway, Suite 600

City Dallas State Texas Zip 75234

Telephone (214) 797-8140 Fax (___) ___

**Property Ownership**

Property Owner(s) Shan Pooler Land Investments, LLC

Mailing address 463 Pooler Parkway, Suite 223

City Pooler State GA Zip 31322

Telephone (912) 358-7987 Fax (___) ___

**Contact Person**

Contact Person(s) Devin Birch, PE - Austin Engineering Company, Inc.

Mailing address 311 SW Water Street, Suite 215

City Peoria State Illinois Zip 61602

Telephone (309) 208-6889 Fax (___) ___ E-mail dbirch@austinengineeringcompany.com

* 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 Extension of Westbrook Lane, Adjacent to Old Quacco Road, Pooler, GA

Current Zoning Savannah Quarters Ph. 7 PUD Present use Vacant, Undeveloped

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:

The Savannah Quarters Ph. 7 PUD restricts building heights to 125 feet. BigShots Golf is a proposed golf entertainment venue with a golf driving range. In order to safely contain errant golf ball shots, a trajectory study is completed by an expert in the field who determines the required netting heights. Maximum netting pole height can range from 165 to 175 feet above grade depending on final grading plan and trajectory study. We are requesting a variance to allow a maximum height of 175 feet above grade for this location. Hazard clearance from the FAA has been filed and will be shared with the City of Pooler when obtained.

# BIGSHOTS - POOLER, GA

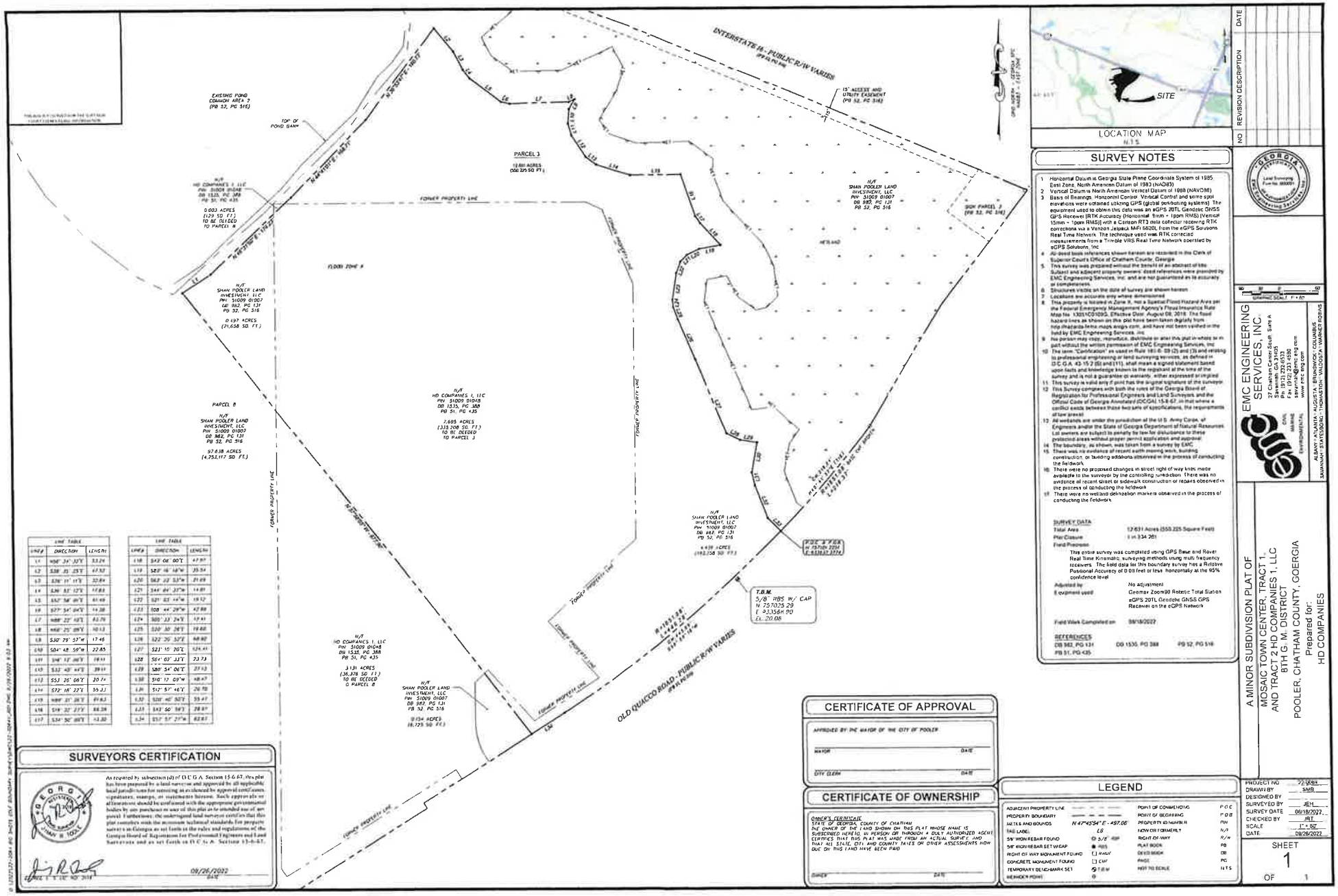
## VARIANCE EXHIBIT

NOVEMBER 22, 2022

AUSTIN ENGINEERING, CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 184-001143

**RANGE NOTES:**
RANGE AREA = 108,257 SF
NETTING LENGTH = 1,075 FT
POLES SHOWN = 22

**NOTES:**
SITE AREA = ±12.782 AC
ONSITE PARKING = 247 SPACES
PARKING STALLS = 10'X20'




| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | N06° 24' 33"E | 33.24 |
| L2 | S38° 35' 25"E | 47.52 |
| L3 | S26° 11' 11"E | 32.84 |
| L4 | S39° 52' 12"E | 17.83 |
| L5 | S52° 58' 09"E | 51.48 |
| L6 | S27° 54' 04"E | 14.38 |
| L7 | N88° 22' 48"E | 83.76 |
| L8 | N68° 25' 08"E | 10.13 |
| L9 | S30° 29' 57"W | 17.45 |
| L10 | S04° 48' 58"W | 22.85 |
| L11 | S46° 12' 08"E | 18.11 |
| L12 | S32° 48' 44"E | 39.11 |
| L13 | S51° 26' 06"E | 20.71 |
| L14 | S72° 16' 22"E | 55.31 |
| L15 | N89° 21' 28"E | 61.63 |
| L16 | S19° 20' 27"E | 84.38 |
| L17 | S34° 56' 08"E | 43.80 |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L18 | S43° 08' 00"E | 47.97 |
| L19 | S28° 16' 18"W | 35.54 |
| L20 | S62° 33' 53"W | 21.69 |
| L21 | S44° 04' 27"W | 14.81 |
| L22 | S21° 03' 44"W | 19.12 |
| L23 | S08° 44' 29"W | 47.98 |
| L24 | S00° 33' 24"E | 17.41 |
| L25 | S20° 30' 26"E | 19.66 |
| L26 | S22° 20' 52"E | 68.90 |
| L27 | S23° 10' 20"E | 124.41 |
| L28 | S64° 02' 11"E | 23.73 |
| L29 | S80° 54' 06"E | 23.13 |
| L30 | S16° 17' 09"W | 48.47 |
| L31 | S12° 57' 16"E | 26.78 |
| L32 | S20° 46' 50"E | 39.47 |
| L33 | S43° 50' 19"E | 28.87 |
| L34 | S31° 57' 21"W | 62.61 |

## SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registrants for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED LAND SURVEYOR JIMMY B. TOOLE

JIMMY B. TOOLE, G.A. LIC. NO. 3118 — 09/26/2022 DATE

## CERTIFICATE OF APPROVAL

APPROVED BY THE MAYOR OF THE CITY OF POOLER

MAYOR — DATE

CITY CLERK — DATE

## CERTIFICATE OF OWNERSHIP

OWNER'S CERTIFICATE

STATE OF GEORGIA, COUNTY OF CHATHAM

THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID

OWNER — DATE

## LEGEND

| | | | |
|---|---|---|---|
| ADJACENT PROPERTY LINE | | POINT OF COMMENCING | POC |
| PROPERTY BOUNDARY | | POINT OF BEGINNING | POB |
| METES AND BOUNDS | N 47°45'54" E - 497.06' | PROPERTY ID NUMBER | PIN |
| TAG LABEL | L6 | NOW OR FORMERLY | N/F |
| 5/8" IRON REBAR FOUND | ⊙ 5/8" RBF | RIGHT-OF-WAY | R/W |
| 5/8" IRON REBAR SET W/CAP | ● RBS | PLAT BOOK | PB |
| RIGHT-OF-WAY MONUMENT FOUND | ▯ RMF | DEED BOOK | DB |
| CONCRETE MONUMENT FOUND | ▯ CMF | PAGE | PG |
| TEMPORARY BENCHMARK SET | TBM | NOT TO SCALE | N.T.S. |
| MEANDER POINT | ⊙ | | |

LOCATION MAP N.T.S.

SITE

## SURVEY NOTES

1. Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83)
2. Vertical Datum is North American Vertical Datum of 1988 (NAVD88)
3. Basis of Bearings: Horizontal Control: Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was an eGPS 20TL Geodetic GNSS GPS Receiver (RTK accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical 15mm + 1ppm RMS)) with a Carlson RT3 data collector receiving RTK corrections via a Verizon Jetpack MiFi 6620L from the eGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
4. All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Chatham County, Georgia.
5. This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
6. Structures visible on the date of survey are shown hereon.
7. Locations are accurate only where dimensioned.
8. This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13051C0109G, Effective Date: August 08, 2018. The flood hazard lines as shown on this plat have been taken digitally from http://hazards.fema.maps.arcgis.com, and have not been verified in the field by EMC Engineering Services, Inc.
9. No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
10. The term "Certification" as used in Rule 180-6- 09 (2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant at the time of the survey and is not a guarantee or warranty, either expressed or implied.
11. This survey is valid only if paid has the original signature of the surveyor.
12. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67. In that where a conflict exists between those two sets of specifications, the requirements of law prevail.
13. All wetlands are under the jurisdiction of the U.S. Army Corps. of Engineers and/or the State of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.
14. The boundary, as shown, was taken from a survey by EMC.
15. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
16. There were no proposed changes in street right of way lines made available to the surveyor by the controlling jurisdiction. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
17. There were no wetland delineation markers observed in the process of conducting the fieldwork.

SURVEY DATA

| | |
|---|---|
| Total Area | 12.631 Acres (550,225 Square Feet) |
| Plat Closure | 1 in 834,261 |
| Field Procedure | This entire survey was completed using GPS Base and Rover Real Time Kinematic, surveying methods using multi frequency receivers. The field data for this boundary survey has a Relative Positional Accuracy of 0.08 feet or less horizontally at the 95% confidence level |
| Adjusted by | No adjustment |
| Equipment used | Geomax Zoom90 Robotic Total Station; eGPS 20TL Geodetic GNSS GPS Receiver on the eGPS Network |
| Field Work Completed on | 08/18/2022 |

REFERENCES

DB 982, PG 131 — DB 1535, PG 388 — PB 52, PG 516 — PB 51, PG 435

| NO | REVISION DESCRIPTION | DATE |
|---|---|---|

GEORGIA Land Surveying Firm No. 000001

GRAPHIC SCALE: 1" = 60'

EMC ENGINEERING SERVICES, INC.
37 Chatham Center South Suite A
Savannah, GA 31405
Ph: (912) 232-6531
Fax: (912) 233-4580
stewart@emcengineering.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • BOZEMAN • BRUNSWICK • COLUMBUS
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

# A MINOR SUBDIVISION PLAT OF MOSAIC TOWN CENTER, TRACT 1 AND TRACT 2 HD COMPANIES 1, LLC

8TH G. M. DISTRICT

POOLER, CHATHAM COUNTY, GOERGIA

Prepared for: HD COMPANIES

| | |
|---|---|
| PROJECT NO | 22-068 |
| DRAWN BY | SMB |
| DESIGNED BY | |
| SURVEYED BY | JEH |
| SURVEY DATE | 08/18/2022 |
| CHECKED BY | JBT |
| SCALE | 1" = 60' |
| DATE | 09/26/2022 |

SHEET 1 OF 1

# 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:***

CC BGS Savannah, LLC, on behalf of the owner, Shan Pooler Land Investments, LLC, has petitioned the City of Pooler for a height variance to allow a maximum height of 175 feet above grade for a netting pole to be used on location with a proposed Big Shot golf driving range.

**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 19, 2022**

**Subject:** **Building Setback Variance for a proposed American Pet Resort located in the Clear Lake Reserve Development**

## Background and Discussion:

American Pet Resort, on behalf of the owner, presented the petition to the P&Z Board for their review and recommendation. The request is for a 25' front yard building setback variance. According to Appendix A, Article III, Section 6 (B) Schedule of Commercial and Industrial Zoning Districts Minimum Yard Requirements, the minimum front yard building setback is 60' within a heavy commercial zoning district.

The adjacent property owners were notified on November 28, 2022.

Advertisement in the Savannah Morning News on December 1, 2022

The property was posted on December 1, 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**

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

**CITY MANAGER**
**Robert H. Byrd, Jr.**

**CITY ATTORNEY**
**Steve Scheer**

DATE: November 28, 2022

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

RE: Variance Request

OWNER: Pooler Parkway of GA., LLC

PIN: 5-1011F-01-004A

American Pet Resort, on behalf of the owner, Pooler Parkway of GA, LLC, has petitioned the City of Pooler for a 25' front yard building setback variance. According to Appendix A, Zoning, Article III, Section 6 (B), *Schedule of commercial and industrial zoning districts minimum yard requirements,* the minimum front yard building setback is 60' in 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, December 12, 2022 at 3:00 p.m. The official Public Hearing before the Mayor & Council is scheduled for Monday, December 19, 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 # 221366)

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

## ALTA COMMITMENT
### SCHEDULE B – SECTION II
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FILE NO 25590304
EFFECTIVE DATE SEPTEMBER 27 2022

EXCEPTIONS

1-9 NOT A SURVEY RELATED MATTER

10 TERMS CONDITIONS OBLIGATIONS AND A MUTUAL EASEMENTS RESERVED ON WARRANTY DEED FROM JOSEPH E TUTEN TO BLAKEWOOD R RYALS DATED MARCH 19 1969 RECORDED MARCH 19 1969 IN BOOK 55 M PAGE 293 IN THE OFFICIAL RECORDS AS AFFECTED BY MUTUAL EASEMENTS RESERVED ON WARRANTY DEED FROM JOSEPH E TUTEN TO BLAKEWOOD R RYALS DATED JUNE 11 1965 RECORDED JUNE 11 1965 IN BOOK 86 M PAGE 615 IN THE OFFICIAL RECORDS (DOES NOT APPLY TO THE SUBJECT PROPERTY)

11 SAVING AND ACCEPTING A 100 FOOT SEABOARD COAST LINE RAILROAD RIGHT-OF-WAY AS SET FORTH ON WARRANTY DEED BY AND BETWEEN CHARLES H MORRIS AND BLAKEWOOD R RYALS DATED SEPTEMBER 24 1974 AND RECORDED ON SEPTEMBER 25 1974 IN BOOK 25IC PAGE 45 IN THE OFFICIAL RECORDS (DOES NOT APPLY TO THE SUBJECT PROPERTY)

12 EASEMENT FROM BLAKEWOOD R RYALS GRANTED TO THE SAVANNAH ELECTRIC AND POWER COMPANY DATED FEBRUARY 4 1987 AND RECORDED ON OCTOBER 5 1990 IN BOOK 147 G PAGE 543 IN THE OFFICIAL RECORDS (DOES NOT APPLY TO THE SUBJECT PROPERTY)

13 TERMS CONDITIONS AND A 9.8203 ACRE RIGHT OF WAY SET FORTH ON A RIGHT-OF-WAY DEED FROM BLAKEWOOD R RYALS GRANTED TO CHATHAM COUNTY AND THEIR SUCCESSORS DATED ON AUGUST 27 1998 AND RECORDED ON AUGUST 31 1998 IN BOOK 196 D PAGE 153 IN THE OFFICIAL RECORDS (DOES NOT APPLY TO THE SUBJECT PROPERTY)

14 TERMS AND CONDITIONS OF A RIGHT-OF-WAY DEED FROM BLAKEWOOD R RYALS TO CITY OF POOLER A GEORGIA MUNICIPAL CORPORATION DATED APRIL 28 2003 RECORDED MAY 9 2003 IN BOOK 25IC PAGE 45 IN THE OFFICIAL RECORDS (DOES NOT APPLY TO THE SUBJECT PROPERTY)

15 TERMS AND CONDITIONS OF A PERMANENT 15 FOOT UTILITY EASEMENT AS SET FORTH ON UTILITY EASEMENT AGREEMENT BY AND BETWEEN BLAKEWOOD R RYALS TO THE CITY OF POOLER A MUNICIPAL CORPORATION DATED MAY 7 2008 RECORDED JUNE 19 2008 IN BOOK 342D PAGE 247 IN THE OFFICIAL RECORDS AS AFFECTED BY A UTILITY EASEMENT AGREEMENT BY AND BETWEEN BLAKEWOOD R RYALS TO THE CITY OF POOLER A MUNICIPAL CORPORATION DATED MAY 7 2008 RECORDED JUNE 19 2008 IN BOOK 342 D PAGE 250IN THE OFFICIAL RECORDS (DOES NOT APPLY TO THE SUBJECT PROPERTY)

16 TERMS AND CONDITION OF AN APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY BY THE BOARD OF TAX ASSESSORS OF CHATHAM COUNTY DATED MARCH 15 2013 RECORDED JANUARY 24 2013 IN BOOK 3868 PAGE 459 IN THE OFFICIAL RECORDS; AS AFFECTED BY APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY DATED OCTOBER 6 2014 RECORDED OCTOBER 8 2014 IN BOOK 3990 PAGE 379 IN THE OFFICIAL RECORDS (NOT A SURVEY RELATED MATTER)

17 TERMS CONDITIONS RIGHTS AND RESTRICTIONS OF AN ENCROACHMENT AGREEMENT FOR EASEMENT FROM GEORGIA POWER COMPANY CONSENTS AND GRANTS POOLER PARKWAY OF GA LLC DATED OCTOBER 31 2019 AND RECORDED ON JANUARY 7 2020 IN BOOK 1818 PAGE 396 IN THE OFFICIAL RECORDS (DOES NOT APPLY TO THE SUBJECT PROPERTY)

18 TERMS AND CONDITIONS OF A UNDERGROUND EASEMENT FROM POOLER PARKWAY OF GA LLC TO GEORGIA POWER COMPANY A GEORGIA COMPANY DATED JULY 16 2020 AND RECORDED ON SEPTEMBER 15 2020 IN BOOK 2063 PAGE 379 IN THE OFFICIAL RECORDS (DOES NOT APPLY TO THE SUBJECT PROPERTY)

19 TERMS AND CONDITIONS OF A UNDERGROUND EASEMENT FROM POOLER PARKWAY OF GA LLC TO GEORGIA POWER COMPANY A GEORGIA COMPANY DATED AUGUST 23 2021 AND RECORDED ON DECEMBER 28 2021 IN BOOK 2658 PAGE 674 IN THE OFFICIAL RECORDS (AN APPURTENANT EASEMENT APPLICABLE TO THE SUBJECT PROPERTY AS SHOWN HEREON)

20 TERMS AND CONDITIONS OF A UNDERGROUND EASEMENT FROM POOLER PARKWAY OF GA LLC TO GEORGIA POWER COMPANY A GEORGIA COMPANY DATED AUGUST 25 2021 AND RECORDED ON DECEMBER 28 2021 IN BOOK 2658 PAGE 682 IN THE OFFICIAL RECORDS (AN APPURTENANT EASEMENT APPLICABLE TO THE SUBJECT PROPERTY AS SHOWN HEREON)

21 TERMS AND CONDITIONS OF A UNDERGROUND EASEMENT FROM POOLER PARKWAY OF GA LLC TO GEORGIA POWER COMPANY A GEORGIA COMPANY DATED OCTOBER 5 2021 AND RECORDED ON JANUARY 3 2022 IN BOOK 2667 PAGE 279 IN THE OFFICIAL RECORDS (DOES NOT APPLY TO SUBJECT PROPERTY)

22 TERMS CONDITIONS RIGHTS AND RESTRICTIONS OF AN ENCROACHMENT AGREEMENT FOR EASEMENT FROM GEORGIA POWER COMPANY CONSENTS AND GRANTS TO POOLER PARKWAY OF GA LLC DATED FEBRUARY 24 2022 AND RECORDED ON MARCH 17 2022 IN BOOK 2745 PAGE 190 IN THE OFFICIAL RECORDS (DOES NOT APPLY TO SUBJECT PROPERTY)

23 MAINTENANCE OBLIGATIONS REQUIREMENTS AND NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT AS SET FORTH ON STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT BY AND BETWEEN POOLER PARKWAY OF GA LLC AND THE CITY OF POOLER DATED MAY 5 2022 AND RECORDED ON JUNE 24 2022 IN BOOK 2842 PAGE 2 IN THE OFFICIAL RECORDS (DOES NOT APPLY TO SUBJECT PROPERTY)

24 TERMS CONDITIONS RESTRICTIONS OBLIGATIONS AND EASEMENTS AS SET FROTH ON DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR CLEAR LAKE RESERVE BY POOLER PARKWAY OF GA LLC A GEORGIA LIMITED LIABILITY COMPANY DATED JUNE 27 2022 RECORDED ON JUNE 27 2022 IN BOOK 2843 PAGE 314 IN THE OFFICIAL RECORDS (APPLIES TO SUBJECT PROPERTY NO PLOTTABLE SURVEY RELATED MATTERS CROSSING THE SUBJECT PROPERTY)

25 EXCEPTING A MEMORANDUM OF AGREEMENT REGARDING DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR CLEAR LAKE RESERVE BY AND AMONG POOLER PARKWAY OF GA LLC A GEORGIA LIMITED LIABILITY (SELLER) CLEAR LAKE (GA) OWNER I LLC A DELAWARE LIMITED LIABILITY COMPANY (PURCHASER) AND CLEAR LAKE RESERVE PROPERTY OWNERS ASSOCIATION INC A GEORGIA NON PROFIT CORPORATION (ASSOCIATION) DATED JUNE 29 2022 AND RECORDED ON JULY 6 2022 IN BOOK 2850 PAGE 582IN THE OFFICIAL RECORDS (NOT A SURVEY RELATED MATTER)

26 ALL MATTERS AS SET FORTH ON A MAJOR SUBDIVISION OF "CLEAR LAKE RESERVE PHASE I" PREPARED BY THOMAS AND HUTTONDATED NOVEMBER 17 2021 RECORDED JANUARY 26 2022 IN BOOK 53 PAGE 278 IN THE OFFICIAL RECORDS (APPLIES TO SUBJECT PROPERTY AS SHOWN HEREON)

27 EXCEPT ROADS KNOWN AS KITA AVENUE EAST MARKETPLACE WAY CLEAR LAKE WAY AND JUNE MEADOW LAND AS SET FORTH ON A QUITCLAIM DEED FROM POOLER PARKWAY OF GA LLC A GEORGIA LIMITED LIABILITY COMPANY TO CLEAR LAKE RESERVE PROPERTY OWNERS ASSOCIATION INC A GEORGIA NONPROFIT CORPORATION DATED JUNE 28 2022 RECORDED JUNE 29 2022 IN BOOK 2844 PAGE 523 IN THE OFFICIAL RECORDS (DOES NOT APPLY TO SUBJECT PROPERTY)

## NOTES

1 FIELD EQUIPMENT USED FOR THIS SURVEY
GEOMAX ZOOM90 R2

2 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 161,860 FEET AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD

3 ALL CORNERS MARKED WITH 3/4" IRON PIPE 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED

4 ELEVATIONS ARE BASED ON NAVD88 UNLESS OTHERWISE NOTED

5 COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83) EAST ZONE

6 ACCORDING TO F.I.R.M. MAP NO 13051C PANEL 0107H REVISED AUGUST 15 2018 A PORTION OF THE PROPERTY SHOWN ON THIS PLAT LIES IN FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATION 16 FEET)

7 WETLANDS THAT MAY EXIST ON THE PROPERTY ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL

8 THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE THE EXACT LOCATION SIZE TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY

9 SUBJECT PROPERTY HAS ACCESS TO POOLER PARKWAY A DULY DEDICATED PUBLIC RIGHT OF WAY VIA THE PRIVATE RIGHT OF WAYS OF THE CLEAR LAKE RESERVE DEVELOPMENT INCLUDING BUT NOT LIMITED TO AS SHOWN HEREON KITA AVENUE AND CLEAR LAKE WAY SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THAT DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 2843 PAGE 314 CHATHAM COUNTY RECORDS

10 NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THE SURVEYOR BY THE CLIENT FOR REVIEW

11 NO BUILDINGS OR OTHER STRUCTURES WERE OBERSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

11 NO CLEARLY IDENTIFIABLE PARKING SPACES SURFACES OR STRUCTURES WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

12 THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

13 TO THE KNOWLEDGE OF THE SURVEYOR AT THE TIME THIS PLAT WAS PREPARED, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

14 THERE WAS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK OR DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR

15 NO APPARENT ENCROACHMENTS WERE OBSERVED UPON THE SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK

16 THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP SUMP OR SANITARY LANDFILL OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

## REFERENCES


1 A MAJOR SUBDIVISION PLAT OF CLEAR LAKE RESERVE PHASE I BEING TRACTS 1 & 2 FORMERLY KNOWN AS THE RYALS TRACT AND PARCEL E-3 BEING A PORTION OF PARCEL E OF THE MORGAN TRACT 0 PREPARED FOR POOLER PARKWAY OF GA LLC BY THOMAS & HUTTON DATED NOVEMBER 17 2021 RECORDED IN PLAT BOOK 53 PAGE 278 CHATHAM COUNTY RECORDS

2 A MINOR SUBDIVISION PLAT OF LOT 4 CLEAR LAKE RESERVE, PREPARED FOR POOLER PARKWAY OF GA, LLC, BY THOMAS AND HUTTON, DATED ____ RECORDED IN PLAT BOOK ____ PAGE ____ CHATHAM COUNTY RECORDS

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CH BEARING | CH LENGTH | DELTA |
| C1 | 30.00' | 26.62' | N 28°15'51" E | 25.75' | 50°50'00" |
| C2 | 65.00' | 37.34' | N 37°09'53" E | 36.83' | 32°54'47" |

## LEGEND

- BENCHMARK
- COMPUTED POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- CONCRETE MONUMENT (SET)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- IRON REBAR (FOUND)
- IRON REBAR (SET)
- UGP — UGP: UNDERGROUND POWER LINE
- FM: SANITARY SEWER FORCE MAIN
- SANITARY SEWER LINE
- STORM DRAINAGE LINE
- WATER DISTRIBUTION LINE
- SANITARY SEWER EASEMENT
- STORM DRAINAGE EASEMENT
- UTILITIES EASEMENT
- POWER LINE EASEMENT
- ASPHALT PAVEMENT
- POND/LAGOON
- RIP-RAP
- CONCRETE PAVEMENT
- SIDEWALK
- AIR RELEASE MANHOLE
- CHECK VALVE
- CURB INLET MANHOLE (CIMH)
- FIRE HYDRANT
- WATER VALVE MARKER
- WATER VALVE
- WATER MANHOLE
- STORM DRAINAGE MANHOLE (SDMH)
- LIGHT POLE
- UNDERGROUND UTILITY LINE MARKER
- SIGN
- SANITARY MANHOLE (SSMH)

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### ALTA/NSPS CERTIFICATION

TO: AMERICAN PET RESORT, LLC
& OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 16, 17, 18, AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 26, 2022

MATTHEW D. JONES DATE
GEORGIA REGISTERED LAND SURVEYOR
LICENSE NO 3338

PRELIMINARY

### SURVEYOR'S CERTIFICATION

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

GEORGIA REGISTERED No. 3338 LAND SURVEYOR MATTHEW D. JONES

MATTHEW D. JONES
GEORGIA REGISTERED LAND SURVEYOR
www.thomasandhutton.com

PRELIMINARY

# ALTA/NSPS LAND TITLE SURVEY
# LOT 4A
## CLEAR LAKE RESERVE

8TH G.M. DISTRICT, CITY OF POOLER,
CHATHAM COUNTY, GEORGIA

prepared for
AMERICAN PET RESORT, LLC

| No. | Revision | By | Date |
|---|---|---|---|

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

1 INCH = 50 FEET

| plot | drawn | reviewed | field | crew |
|---|---|---|---|---|
| 10/28/2022 | MDJ | MDJ | 10/26/2022 | JH |

job 30616.0000 SHEET 1 OF 1

# 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:***

Pooler Parkway of GA, LLC has petitioned the City of Pooler for a 25' front yard building setback variance. According to *Appendix A, Zoning, Article III, Section 6 (B), the minimum front yard setback distance in a heavy commercial zoning district must be 60'*. The property is located on Kita Avenue, within the Clear Lake Reserve Development.

**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 19, 2022**

**Subject:** **Site Plan/Landscape Plan for Arden Senior Living off Pine Barren Road**

**Background & Discussion:**

CJ Chance, with HGB with Coleman Company, presented the site plan to the P&Z Board for their review and recommendation. The project will consist of 156 units, (136 units in the main building and 20 cottages), along with the infrastructure to support it. The buildings will total approximately 64.287 sq. ft. and will be accessed from Pine Barren Road.

**Planning and Zoning Recommendation:**

P&Z recommended approval of the site plan/landscape plan, contingent upon the following:

1. The plans for site access, which are being permitted separately (by Davis Group-Pooler One), must attain site plan approval. It shall be noted that a certificate of occupancy will not be issued until approved site access has been constructed and accepted, and
2. The proposed plans for water service, which is being permitted separately (by Davis Group-Pooler One), must attain site plan approval. It shall be noted that a certificate of occupancy will not be issued until the proposed water system has been constructed and accepted.

**Staff Recommendation:**

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

EOM Operations
*Your solution to a better tomorrow*

December 5th, 2022

Christopher J. Chance, P.E.
Hussey Gay Bell
329 Commercial Dr.
Savannah, GA 31406

Dear Mr. Chance,

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

**Site Plan Review**

Submittal Documents:

| | |
|---|---|
| Site Plan | *Dec. 2022* |
| GSWCC Approval of ESPC Plans | *Nov. 2022* |
| Addendum to Pine Barren Road TIA | *Nov. 2022* |
| Vehicle Turning Exhibit | *Nov. 2022* |
| Stormwater Management Report | *Nov. 2022* |
| Stormwater Maintenance Agreement & Plan | *Sep. 2022* |
| Landscape Plan | *Dec. 2022* |
| Lighting Plan | *Sep. 2022* |
| Geotechnical Report | *Sep. 2022* |
| Water System Report | *Sep. 2022* |
| Sewer Memo & Exhibit | *Sep. 2022* |
| Project Narrative | *Sep. 2022* |
| Recombination Plat | *Sep. 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.

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 Conditional Approval of the site development plans, subject to the following:

1. The plans for site access, which are being permitted separately (by 'Davis Group' or 'Pooler One'), must attain site plan approval. It shall be noted that a Certificate of Occupancy will not be issued until approved site access has been constructed and accepted.

2. The proposed plans for water service, which is being permitted separately (by Davis Group), must attain site plan approval. It shall be noted that Certificate of Occupancy will not be issued until the proposed water system has been constructed and accepted.

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 Planner - City of Pooler
Kimberly Dyer, CFM; Zoning Administrator - City of Pooler
Liberto Chacon, PE; Sr. Vice President – EOM
Cynthia Phillips; Sr. Engineering Manager – EOM
Keith Stewart; Project Engineer - EOM

RECEIVED
JUL 19 2022
ZONING DEPARTMENT

Project # 220893

# Site Plan Application (page 1 of 3)

Applicant FC Pooler, LLC, c/o Mr. Kevin Woodley

Mailing address 7315 Wisconsin Avenue, Suite 925W

City Bethesda, State MD Zip 20814

Telephone (301) 654-8802 Fax (___)

Property Owner(s) Pooler Reserve, LLC, c/o Mr. Kevin Woodley

Mailing address 12900 SW 61st Avenue,

City Miami State FL Zip 33156

Telephone (301) 654-8802 Fax (___)

Contact Person(s) Kevin Woodley

Mailing address 7315 Wisconsin Avenue, Suite 925W

City Bethesda State MD Zip 20814

Telephone (301) 654-8802 Fax (___) E-mail kwoodley@buxtonmo.com

Location address Pine Barren Road near the intersection of Pooler Parkway

Current Zoning Commercial - Morgan PUD Parcel Identification Number 5101101029

Please provide a brief description of the proposed land development activity and use of land thereafter to take a place on the subject property: The project consists of a Senior Living Facility with 156 Units (136 units in the main building and 20 cottage units). The buildings will total approximately 64,287 SF. The project will be accessed from Pine Barren Road.

HUSSEY GAY BELL
*Established 1958*

REVISED

# ARDEN SENIOR LIVING FACILITY

## Project Narrative for the Proposed Arden Senior Living Facility Pine Barren Road, Pooler, GA

Property Information
Address: Pine Barren Road, Pooler, GA
PIN# 5101101029
Location: Adjacent to Carriage Square Homes at Morgan Pines located off of Pine Barren Road, near the interaction of Pooler Parkway
Current Zoning: Commercial – Morgan PUD
Acreage: 8.51 Ac. +/-

Applicant
Authorized applicant is FC Pooler, LLC c/o Mr. Kevin Woodley and Mr. Nick Sparaco.

**Site Information**
**This project consists of a Senior Living Facility with 156 units (136 units in the main building and 20 cottage units). The buildings will total approximately 64,287 SF. The project will be accessed from Pine Barren Road. The project is located in Pooler, Georgia.**

Infrastructure Improvements
The land surrounding the project site is being simultaneously developed by the Davis Group. Current property owner is the Foram Group. Hussey Gay Bell is performing civil site design services for both developments and is collaborating with both owners to create a cohesive master plan for the entire area. The proposed 12" water main is a part of the master plan with the neighboring proposed Davis Group development. The Foram Group is responsible for the proposed 12" water main to serve both developments, along with the shared access road that will be the main entrance off of Pine Barren Road. These improvements will be submitted for review and permits later by both the Foram Group and the Davis Group through a collaborative effort.

Streets and Parking
The infrastructure (water and roadway) to serve the Arden Senior Living facility is a part of a larger master plan collaboration with the Davis Group. There are plans currently underway to develop the parcels of land directly east and south of the property. The sidewalk on the eastern side of the property will be utilized as a method of pedestrian travel and access once the Davis Group multi-family parcels are developed.

REVISED

STATE OF GEORGIA
COUNTY OF CHATHAM

## STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT

**THIS STORMWATER FACILITY/INFRASTRUCTURE MAINTENANCE AGREEMENT** (the "Agreement"), is made and entered into this 26th day of September, 2022, by and between Arden Senior Living (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) 5-1011-01-027, 5-1011-01-028, and 5-1011-01-029 located at the intersection of Pine Barren Road and Pooler Parkway, said parcels containing 38.35 acres more or less;

**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 prior written approval by the City.

2. The Landowner, its successors and assigns, including any property owner'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.

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.

**IN WITNESS WHEREOF**, the Landowner and the City have hereunto set their hands and seals as of the day above written.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public
My commission expires: 09/30/2026

EMILI CERVANTES MOLINA ALBERT
MY COMM EXPIRES
9-30-2026
REGISTRATION
# 8017755
NOTARY PUBLIC
COMMONWEALTH
OF VIRGINIA

ARDEN SENIOR LIVING

By:

Name: Nick Sparaco

Title: Director of Construction, FC Pooler LLC

[The remainder of this page is intentionally blank.]

[Signatures continue on the following page.]

# STORMWATER INSPECTION AND MAINTENANCE PLAN

## **ARDEN SENIOR LIVING**, PINE BARREN ROAD, POOLER, GA

This stormwater maintenance plan will be used to maintain full functionality of the site's stormwater facilities. The plan has two components: Inspection and Maintenance. The Inspection component consists of checking the stormwater facilities for debris, erosion, sediment accumulation and failure of BMP's and storm drainage structures on a regular basis to maintain a functioning system. The Maintenance component outlines maintenance practices that may be required based on the findings/recommendations of the Inspection.

**Inspection Requirements:**

- Inspect pond outlet control structure(s) and verify that orifices, weirs, trash racks, spillways and pipe outlets are free of obstructions. Inspect Quarterly
- Inspect detention basin(s) for buildup of sediment, trash, and debris. Identify any areas of erosion on the pond banks that need repair. Inspect Quarterly
- Inspect rip-rap outlet protection for accumulated sediment. Inspect Bi-Annually
- Due to a portion of the storm drainage system being surcharged, inspect the influent pipe system and drainage structures for buildup of sediment and/or debris. Inspect Bi-Annually

**Maintenance Requirements:**

For any deficiencies identified in the inspections, the following maintenance shall be performed on stormwater facilities to maintain their function as designed:

| Facility | Maintenance Required |
|---|---|
| Detention Basins | Remove accumulated sediment, trash, and debris, and clear excessive vegetation. Repair any erosion on pond banks and reestablish vegetative cover. |
| Outlet Control Structure | Remove accumulated trash, debris and sediment build-up from orifices, weirs, trash racks, and pipe inlets/outlets to restore full flow capacity. Repair any damage to the control structure itself. |
| Pipes, Swales, Ditches, Grassed Channels | Remove accumulated sediment, trash, and debris and clear excessive vegetation. Repair areas of erosion and reestablish vegetative cover. |

The private stormwater facilities installed as part of this project shall be inspected and maintained in accordance with this document, City of Pooler regulations, and the executed Stormwater Facility/Infrastructure Maintenance Agreement for the project.

By _____ Nick Sparaco 9/26/22

ARDEN SENIOR LIVING — Printed Name — Date

Owner/Authorized Signing Agent

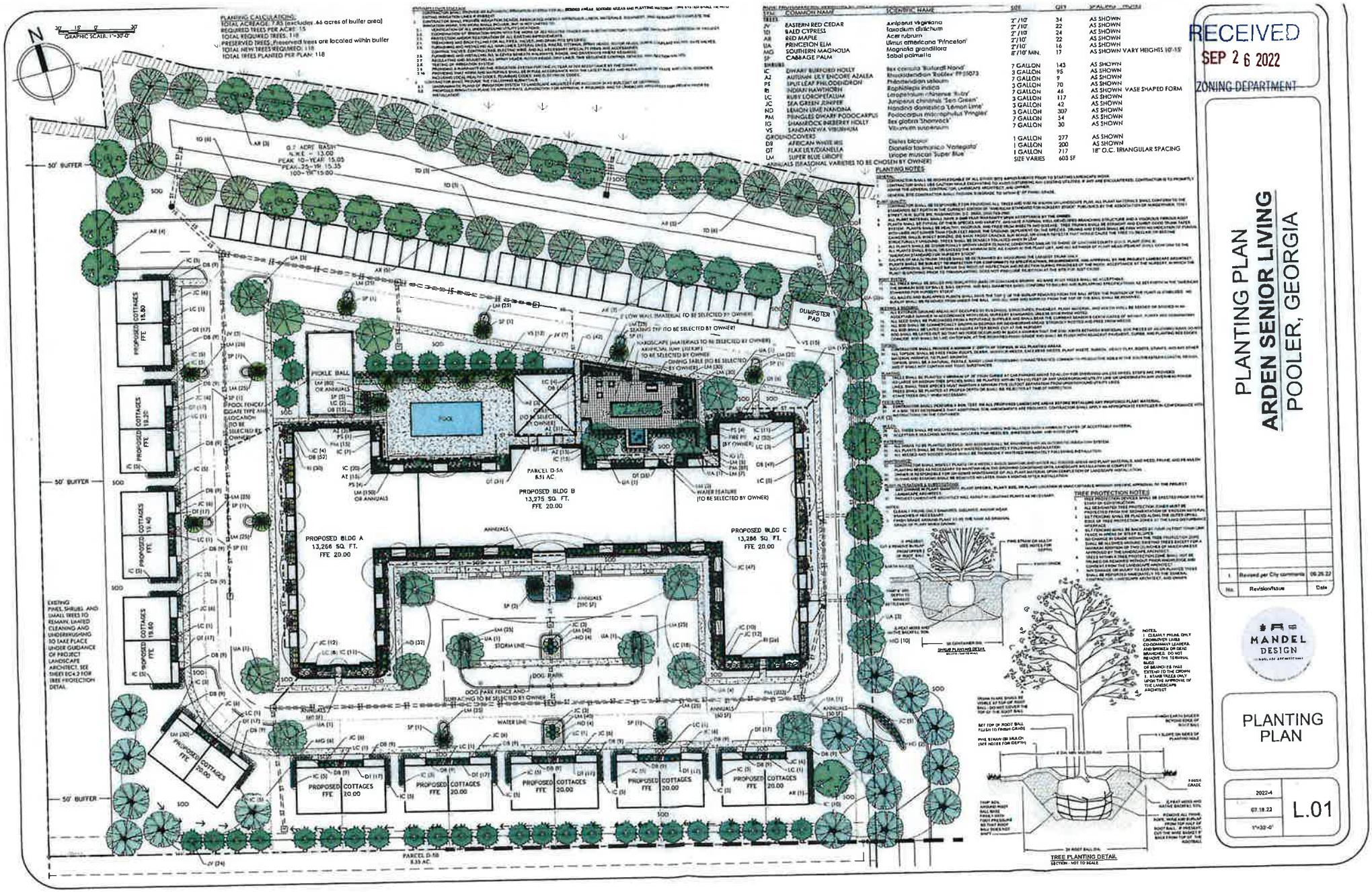
Ms. Kimberly Classen
Zoning Administrator
City of Pooler
100 SW Highway 80
Pooler, Georgia 31322

**Certification by Owner**

Dear Ms. Classen,

I certify that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan (Sec. 42-183.4(6)) for the Arden Senior Living project. The project is located on parcel 5101101029.

Owner Signature: _____
Print Name: Nick Sparaco
Title: Director of Construction, FC Pooler, LLC




| PLAN | COMMON NAME | SCIENTIFIC NAME | SIZE | QTY | SPACING |
|---|---|---|---|---|---|
| TREES | | | | | |
| JV | EASTERN RED CEDAR | Juniperus virginiana | 2"/10' | 34 | AS SHOWN |
| TD | BALD CYPRESS | Taxodium distichum | 2"/10' | 24 | AS SHOWN |
| AR | RED MAPLE | Acer rubrum | 2"/10' | 22 | AS SHOWN |
| UA | PRINCETON ELM | Ulmus americana 'Princeton' | 2"/10' | 16 | AS SHOWN |
| MG | SOUTHERN MAGNOLIA | Magnolia grandiflora | 8'/10' MIN. | 17 | AS SHOWN VARY HEIGHTS 10'-15' |
| SP | CABBAGE PALM | Sabal palmetto | | | |
| SHRUBS | | | | | |
| IC | DWARF BURFORD HOLLY | Ilex cornuta 'Burfordii Nana' | 7 GALLON | 143 | AS SHOWN |
| AZ | AUTUMN LILY ENCORE AZALEA | Rhododendron 'Robles' PP19073 | 3 GALLON | 95 | AS SHOWN |
| PS | SPLIT LEAF PHILODENDRON | Philodendron selloum | 3 GALLON | 9 | AS SHOWN |
| RI | INDIAN HAWTHORN | Rapihiolepis indica | 3 GALLON | 70 | AS SHOWN |
| LC | RUBY LORICOPTALUM | Loropetalum chinense 'Ruby' | 7 GALLON | 46 | AS SHOWN VASE SHAPED FORM |
| JC | SEA GREEN JUNIPER | Juniperus chinensis 'Sea Green' | 3 GALLON | 117 | AS SHOWN |
| ND | LEMON LIME NANDINA | Nandina domestica 'Lemon Lime' | 3 GALLON | 42 | AS SHOWN |
| PM | PRINGLES DWARF PODOCARPUS | Podocarpus macrophullus 'Pringles' | 3 GALLON | 307 | AS SHOWN |
| IG | SHAMROCK INKBERRY HOLLY | Ilex glabra 'Shamrock' | 7 GALLON | 54 | AS SHOWN |
| VS | SANDANKWA VIBURNUM | Viburnum suspensum | 7 GALLON | 30 | AS SHOWN |
| GROUNDCOVERS | | | | | |
| DB | AFRICAN WHITE IRIS | Dietes bicolor | 1 GALLON | 277 | AS SHOWN |
| DT | FLAX LILY/DIANELLA | Dianella tasmanica 'Variegata' | 1 GALLON | 200 | AS SHOWN |
| LM | SUPER BLUE LIRIOPE | Liriope muscari 'Super Blue | 1 GALLON | 717 | 18" O.C. TRIANGULAR SPACING |
| ANNUALS (SEASONAL VARIETIES TO BE CHOSEN BY OWNER) | | | SIZE VARIES | 603 SF | |

PLANTING NOTES

TREE PROTECTION NOTES

RECEIVED
SEP 26 2022
ZONING DEPARTMENT

PLANTING PLAN
ARDEN SENIOR LIVING
POOLER, GEORGIA

| No. | Revision/Issue | Date |
|---|---|---|
| 1 | Revised per City comments | 09.26.22 |

MANDEL DESIGN

PLANTING PLAN

2022-4
07.18.22
1"=30'-0"
L.01

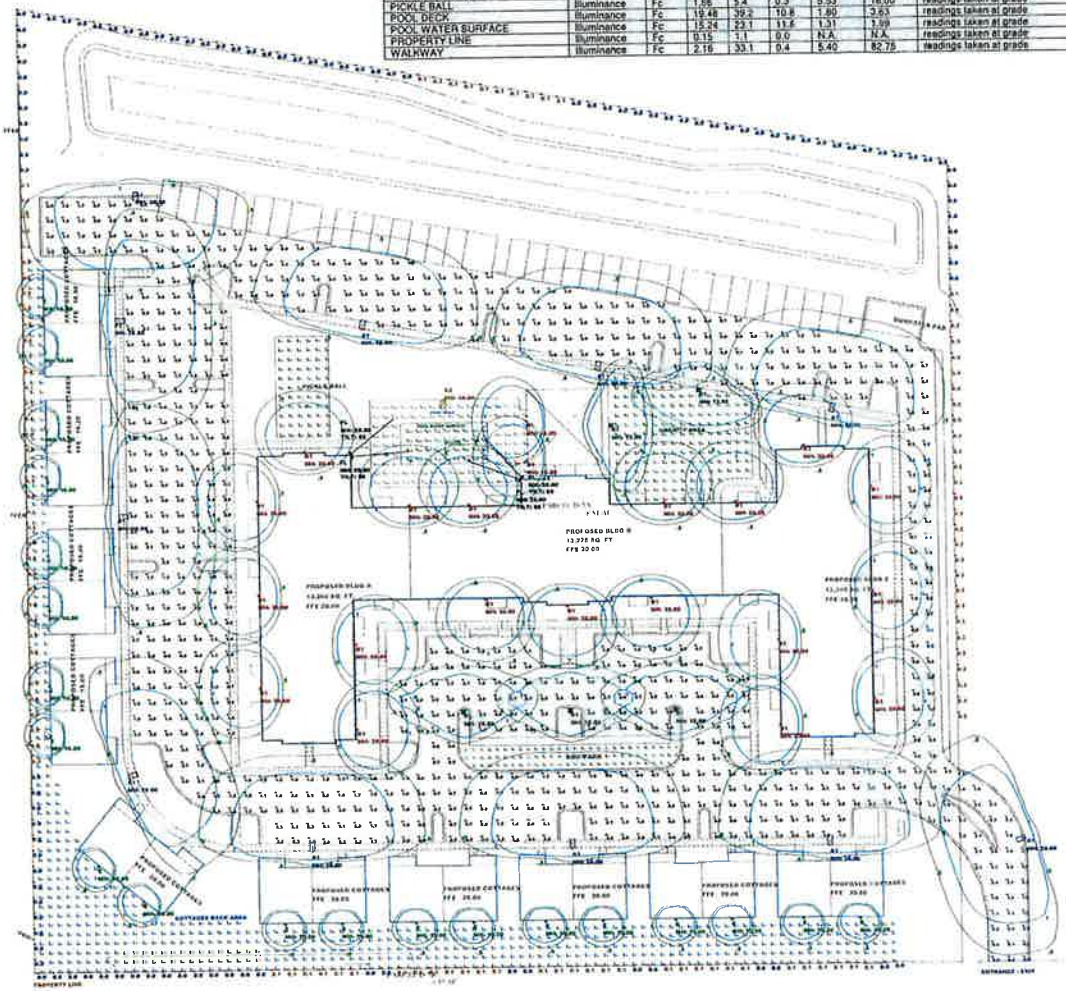
RECEIVED
SEP 2 6 2022
ZONING DEPARTMENT

NOTES:
- MAIN BUILDING WAS CREATED AS A 40FT TALL BLOCKING OBJECT (ASSUMED)
- COTTAGES WERE CREATED AS 20FT TALL BLOCKING OBJECTS (ASSUMED)
- TARGETING:
  - 0.5FC AVG WITH 4:1 AVG/MIN FOR RESIDENTIAL PARKING
  - 0.5FC AVG WITH 5:1 AVG/MIN FOR WALKWAYS
  - 10FC MINIMUM FOR POOL DECK
  - 10FC MINIMUM FOR POOL WATER SURFACE

| Luminaire Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Luminaire Lumens | LLF | Description | Filename |
| | 11 | A1 | SINGLE | 16553 | 0.900 | PRV-XL-PA3A-730-U-T3-HSS | A1 HSS - PRV-XL-PA3A-730-U-T3-HSS.ies |
| | 1 | A2 | SINGLE | 22423 | 0.900 | PRV-XL-PA3A-730-U-T3 | A2 - PRV-XL-PA3A-730-U-T3.ies |
| | 21 | B1 | SINGLE | 6300 | 1.000 | AXC55A | B1 REVISED - AXC55A.ies |
| | 5 | D1 | SINGLE | 5408 | 1.000 | SIG18-PLED-II-36LED-525mA-WW | D1 - SIG18-PLED-II-36LED-525mA-WW.ies |
| | 20 | E | Single | 1850 | 0.900 | ASD-LSR-20AP-3000K | EASCO0555555A1A45595784645E7ASSE.ies |
| | 4 | FL | Single | 45040 | 0.900 | FXLEDM @ 348W 4000K | fxledm_348w_4000k_dlc2109109_ies_type-c.ies |

| Calculation Summary | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | Description |
| AMENITY AREA | Illuminance | Fc | 2.39 | 5.9 | 0.7 | 3.41 | 8.43 | readings taken at grade |
| COTTAGES BACK AREA | Illuminance | Fc | 0.76 | 7.4 | 0.0 | N.A. | N.A. | readings taken at grade |
| DOG PARK | Illuminance | Fc | 0.63 | 0.8 | 0.5 | 1.26 | 1.60 | readings taken at grade |
| ENTRANCE - EXIT | Illuminance | Fc | 1.64 | 2.8 | 0.5 | 3.28 | 5.60 | readings taken at grade |
| PARKING & DRIVE | Illuminance | Fc | 1.63 | 2.7 | 0.5 | 3.26 | 7.40 | readings taken at grade |
| PICKLE BALL | Illuminance | Fc | 1.05 | 5.4 | 0.3 | 5.53 | 18.00 | readings taken at grade |
| POOL DECK | Illuminance | Fc | 19.48 | 39.2 | 10.8 | 1.80 | 3.63 | readings taken at grade |
| POOL WATER SURFACE | Illuminance | Fc | 15.24 | 23.1 | 11.5 | 1.31 | 1.99 | readings taken at grade |
| PROPERTY LINE | Illuminance | Fc | 0.15 | 1.1 | 0.0 | N.A. | N.A. | readings taken at grade |
| WALKWAY | Illuminance | Fc | 2.16 | 33.1 | 0.4 | 5.40 | 82.75 | readings taken at grade |

NOTES:
1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
2) CALCULATIONS SHOW THE EFFECT OF SHADOWING CAUSED BY OBJECTS WITHIN THE AREA.
3) READINGS SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES TAKEN AS SHOWN IN NUMERIC SUMMARY.
4) FIXTURE ORIENTATION IS SUCH THAT 0 IS TO THE RIGHT OF THE DRAWING AND 90 IS TO THE TOP OF THE DRAWING AS SHOWN.
5) TILT ANGLE IS THE RAISING AND LOWERING OF THE FIXTURE HEAD.
6) THE LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
7) CHECK GRAPHIC SCALE. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY OCCUR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.
8) LUMINAIRE LUMENS = LUMENS LEAVING LUMINAIRE WITH EFFICIENCY CONSIDERED.
9) PDF IMAGE USED FOR SITE PLAN. BECAUSE OF IMAGE QUALITY SCALE MUST BE CONFIRMED ON-SITE. REFER TO DIMENSION SHOWN ON PDF IMAGE FOR VERIFICATION.



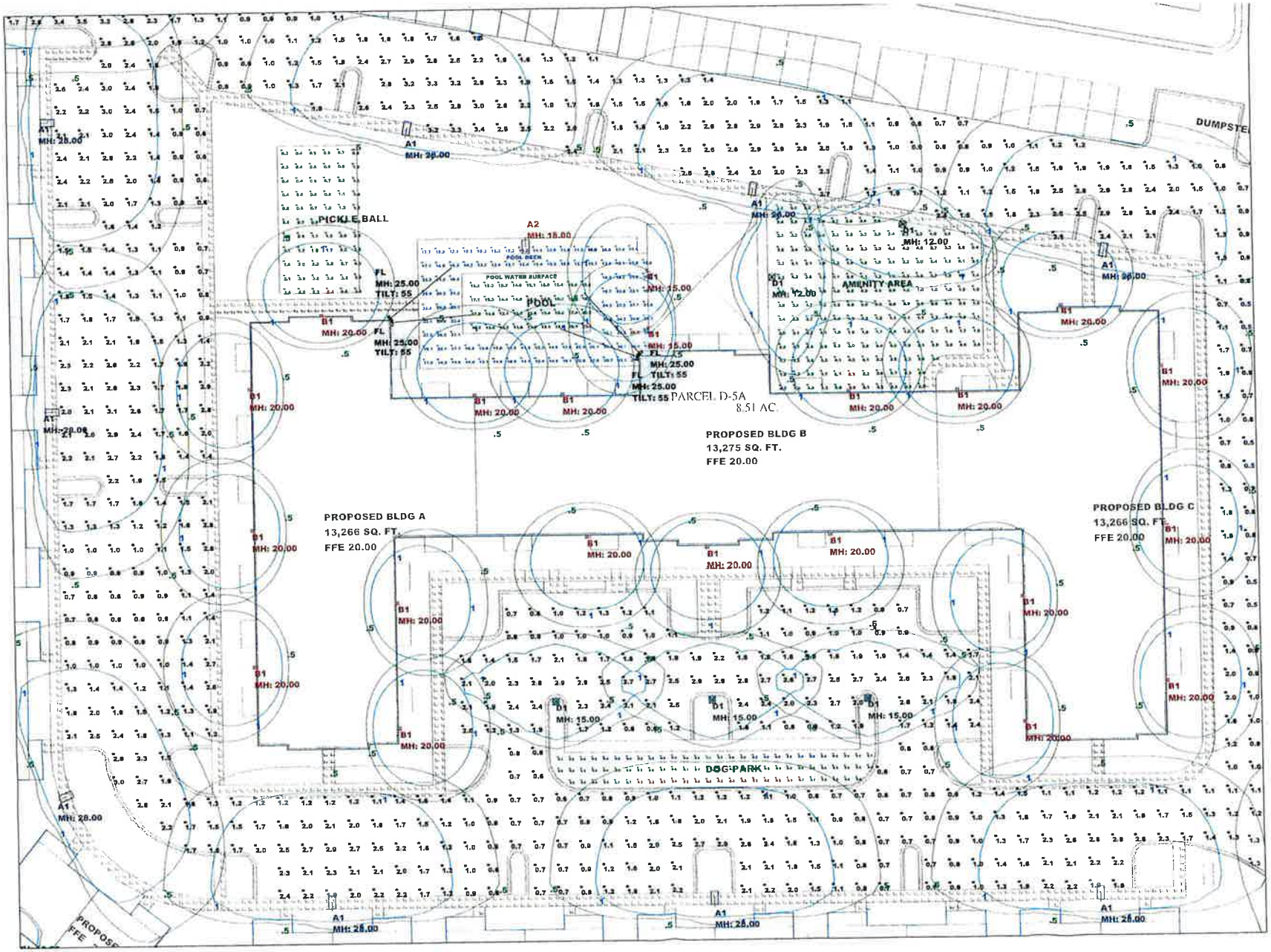
View_1:PLAN
Scale: 1 inch= 40 Ft.

TITLE
ARDEN SENIOR LIVING POOLER, GA
REVISED LIGHTING LAYOUT
USING PROPOSED LUMINAIRE LOCATIONS

DRAWING BY: J. DURAN
SCALE: AS SHOWN
REFERENCE: FL1618.AGI

LUUM

DATE: 8/23/2022
Page 1 of 2
AGI32 Version 20.3.3




View_1:Plan Rotated 0 Tilted 0
SIDEWALK
Scale: 1 inch= 20 Ft.

TITLE
ARDEN SENIOR LIVING POOLER, GA
REVISED LIGHTING LAYOUT
USING PROPOSED LUMINAIRE LOCATIONS

DESIGNED BY: J. DURAN
SCALE: AS SHOWN
REFERENCE: EL1618.AGI

LUUM

DATE 8/29/2022
Page 2 of 2
AGI320 Version 20.3.3

# 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-deterring 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 19, 2022**

**Subject:** **Site Plan/Landscape Plan for The Davis Group Development (Pooler One) off Pine Barren Road**

## Background & Discussion:

CJ Chance, with HGB Engineering, presented the site plan to the P&Z Board for their and recommendation. The project will consist of 444 multi-family apartments, with commercial outparcels and the infrastructure to support it. A lift station is proposed for the eastern portion of the site. The total building square footage is approximately 191,725 sq. ft. The site will be accessed from Pine Barren Road and Pooler Parkway.

## Planning and Zoning Recommendation:

A motion was made to recommend approval of the site plan/landscape plan for The Davis Group Project (Pooler One), contingent upon the following:

- The design engineer shall work with the City of Pooler Water Department to address water main locations. The main shall be modified such that it is acceptable to the City Public Works Department.
- Per City Staff, the City will be responsible for handling the design and timing of the Pooler Parkway & Pine Barren Road intersection.
- The lighting plan shall be permitted under the scope of the building permit and shall be submitted when available and demonstrate that the City's illumination standards have been achieved. All lighting standards shall be met prior to the issuance of a certificate of occupancy.
- The sidewalks shall be 6' wide. The Morgan Family PUD does not have any language regarding sidewalk width. Therefore, the City of Pooler standards apply. Plans shall be resubmitted and accepted by the City prior to the pre-construction meeting.

## Staff Recommendation:

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

EOM Operations
*Your solution to a better tomorrow*
OPERATIONS

December 7th, 2022

Christopher J. Chance, P.E.
Hussey Gay Bell
329 Commercial Dr.
Savannah, GA 31406

Dear Mr. Chance,

I am pleased to provide you with a recommendation for Approval of the site development plans for 'Davis Group Development', which is provided below.

**Site Plan Review**

Submittal Documents:

| | |
|---|---|
| Site Development Plan (Davis Group) | *Dec. 2022* |
| Project Narrative | *Nov. 2022* |
| Pooler City Manager Letter for Traffic Improvements | *Nov. 2022* |
| Landscape Plan | *Nov. 2022* |
| Stormwater Management Report | *Nov. 2022* |
| Stormwater Maintenance Agreement & Plan | *Sep. 2022* |
| Geotechnical Report | *Sep. 2022* |
| Water System Report | *Sep. 2022* |
| Fire Hydrant Flow Test | *Nov. 2022* |
| Wastewater Design Report | *Nov. 2022* |
| Traffic Memorandum | *Sep. 2022* |
| Auto Turn Exhibits | *Dec. 2022* |
| Recombination Plat | *Sep. 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.

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, which shall be attached to the following contingencies:

1. The design engineer shall work with the City of Pooler's Water Department to address water main location. The main shall be modified such that it is acceptable to the City Public Works Department.

2. Per City Staff, the City of Pooler will be responsible for handling the design and timing of the Pooler Parkway & Pine Barren Rd Intersection.

3. The Lighting Plan shall be permitted under the scope of the Building Permit, and shall be submitted when available and demonstrate that the city's Illumination Standards have been achieved. All lighting standards shall be met prior to issuance of a CO.

4. The sidewalks shall be 6 feet wide. The Morgan Family PUD does not have any language in regard to sidewalk width. Therefore, the City of Pooler standards apply. Plans shall be resubmitted and accepted by the City of Pooler Prior to the pre-construction meeting.

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 Planner - City of Pooler
Kimberly Dyer, CFM; Zoning Administrator - City of Pooler
Liberto Chacon, PE; Sr. Vice President – EOM
Cynthia Phillips; Sr. Engineering Manager – EOM
Keith Stewart; Project Engineer - EOM

RECEIVED
OCT 24 2022
ZONING DEPARTMENT

Project # 221277

# Site Plan Application

(page 1 of 3)

Applicant DG Pooler Parkway, LLC c/o Mr. Chris Davis

Mailing address 6728 Jamestown Drive

City Alpharetta State Georgia Zip 30005

Telephone (770) 680-2721 ext 301 Fax (___)

Property Owner(s) Pooler Reserve, LLC c/o Mr. Travis Stringer

Mailing address 12900 SW 61st Avenue

City Miami State Florida Zip 33156

Telephone (301) 654-8802 Fax (___)

Contact Person(s) Mr. Chris Davis

Mailing address 6728 Jamestown Drive

City Alpharetta State Georgia Zip 30005

Telephone (770) 231-4308 Fax (___) E-mail Chris@davisgroupga.com

Location address Pine Barren Road & Pooler Parkway (NW Quadrant)

Current Zoning Multi-family & commercial (Morgan PUD) Parcel Identification Number 5101101027; 5101101028; 5101101029 (R-2 & R-3)

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

The project consists of approximately 444 units of multi-family apartments and the mass grading for the commercial out-parcels. Roadway, water, sewer, and storm drainage systems are proposed for the entire development. A lift station is also proposed for the eastern portion of the site as indicated in the Sewer Memo to the City of Pooler dated August 16, 2022. The total building square footage is approximately 191,725 SF. The site will be accessed from Pine Barren Road and Pooler Parkway.

REC
OCT 2 4 2022
ZONING DEPARTMENT

HUSSEY GAY BELL
*Established 1958*

# SEWER MEMORANDUM - REVISION NO. 2

TO: MATT COFFING
FROM: HUNTER WHITFIELD
RE: PINE BARREN ROAD & POOLER PARKWAY SEWER CONSIDERATIONS
DATE: AUGUST 16, 2022
CC: C. J. CHANCE
BRENT DAVIS

---

Matt - We have evaluated the sewer system in and around the subject site and find the following.

**CONTRIBUTING FLOWS**

- **ARDEN SENIOR LIVING**
  - 61 1BR independent senior housing units @ 100 GPD per unit = 6,100 GPD
  - 95 2BR independent senior housing units @ 150 GPD per unit = 14,250 GPD

  Total Flow = 20,350 GPD. With a peaking factor of 3.0 the peak flow will be 61,050 GPD or approx. 45 GPM
- **DAVIS GROUP**
  - Multi-Family estimated 179 1BR units @ 100 GPD per unit = 17,900 GPD
  - Multi-Family estimated 214 2BR units @ 150 GPD per unit = 32,100 GPD
  - Multi-Family estimated 55 3BR units @ 300 GPD per unit = 16,500 GPD
  - (6) QSR - 200 (ea.) seat estimate @ 25 GPD per seat = 30,000 GPD
  - C-Store estimated at 5,000 SF @ 0.35 GPD per SF + (1) QSR 25 seat estimate @ 25 GPD per seat = 2,375 GPD
  - Hotel estimated 125 rooms @ 100 GPD per room = 12,500 GPD

  Total Flow = 111,375 GPD. With a peaking factor of 3.0 the peak flow will be 334,125 GPD or approx. 235 GPM

Total Combined Flow = 131,725 GPD. With a peaking factor of 3.0 the peak flow will be 395,175 GPD or approx. 280 GPM

**196 Units in the SW Corner of the Davis Group site alone...**

64 1BR X 100 GPD per unit = 6,400 GPD

106 2BR X 150 GPD per unit = 15,900 GPD

26 3BR X 300 GPD per unit = 7,800 GPD

TOTAL FLOW = 30,100 GPD X 3.0 PF = 90,300 GPD = approx. 63 GPM

## EXISTING LIFT STATION CONSIDERATIONS

Based on recent drawdown tests and design full buildout data, we have determined the remaining capacity of the following existing lift stations.

**Morgan Corner Lift Station (A) – Remaining Capacity = 93 GPM**
**Morgan Pines Lift Station (B) – Remaining Capacity = 211 GPM**
**SH Morgan Lift Station (C) – Remaining Capacity = 368 GPM**

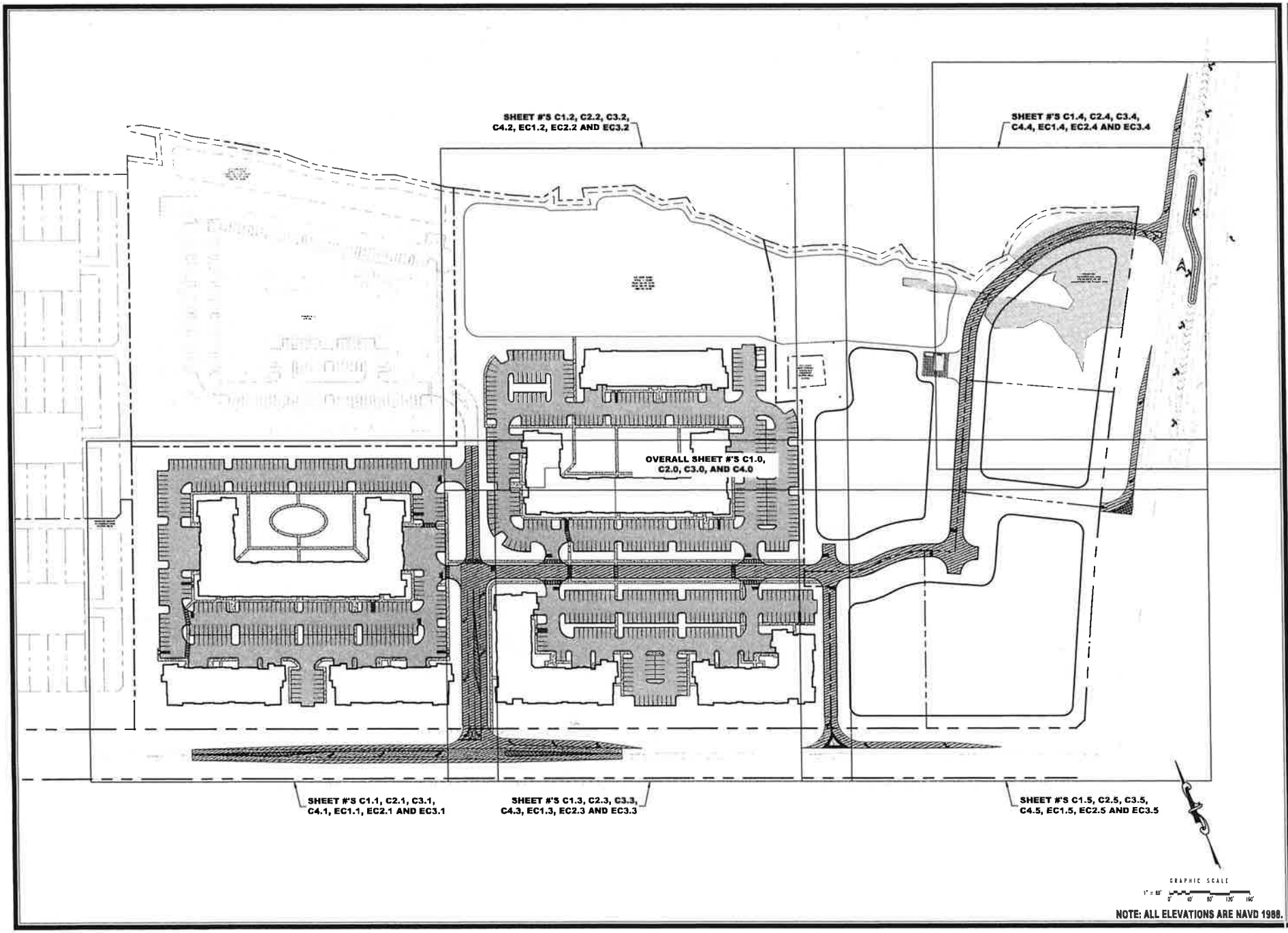
The attached 'Wastewater Flow Exhibit' demonstrates the breakdown of the flows from each respective area of the Davis Group and Arden Senior Living sites. It is our intent to split the sewer flows into the east and west directions, with the western flow including Arden Senior Living (45 GPM) and the SW corner of the Davis Group site (63 GPM) – essentially everything to the west of the shared access road for a total of 108 GPM. This will be gravity fed through an existing 8" line to the existing Morgan Pines Lift Station. The remaining flow to the east of the shared access road (172 GPM) will be gravity fed to the new and proposed lift station and then pumped via 4" force main up Pooler Parkway to the existing gravity system before finally discharging to the existing SH Morgan Lift Station.

## LIFT STATION DESIGN

The size of the wet well is anticipated to be an 8' diameter wet well, and the force main is anticipated to be a 4" force main. Considering these design assumptions, we anticipate that any improvements that are needed to support unanticipated flows will be able to be handled with upgrades to the proposed lift station at the connectors expense.

## COST IMPACTS

It is anticipated that the lift station will cost approximately $400,000. The force main is anticipated to be a 4" force main. We anticipate the cost of the force main to be approximately $50/Ft. with an additional $50/Ft contributed to ancillary items such as the clearing, grading, grassing, fittings, valves, etc. The total distance is approximately 1,800' for a total of $180,000. Total hard costs will be approximately $575,000. Including 10% for soft costs and 10% for contingencies, the total recommended budget is approximately $700,000. The intent is to place a LS on the eastern side of the property and pump to the Gravity system at the beginning of SH Morgan Parkway. The force main will be installed in the Pooler Parkway Right-of-Way Where two other force mains currently exist. This is the best estimate we can provide at this point due to the uncertainty in the construction materials market.



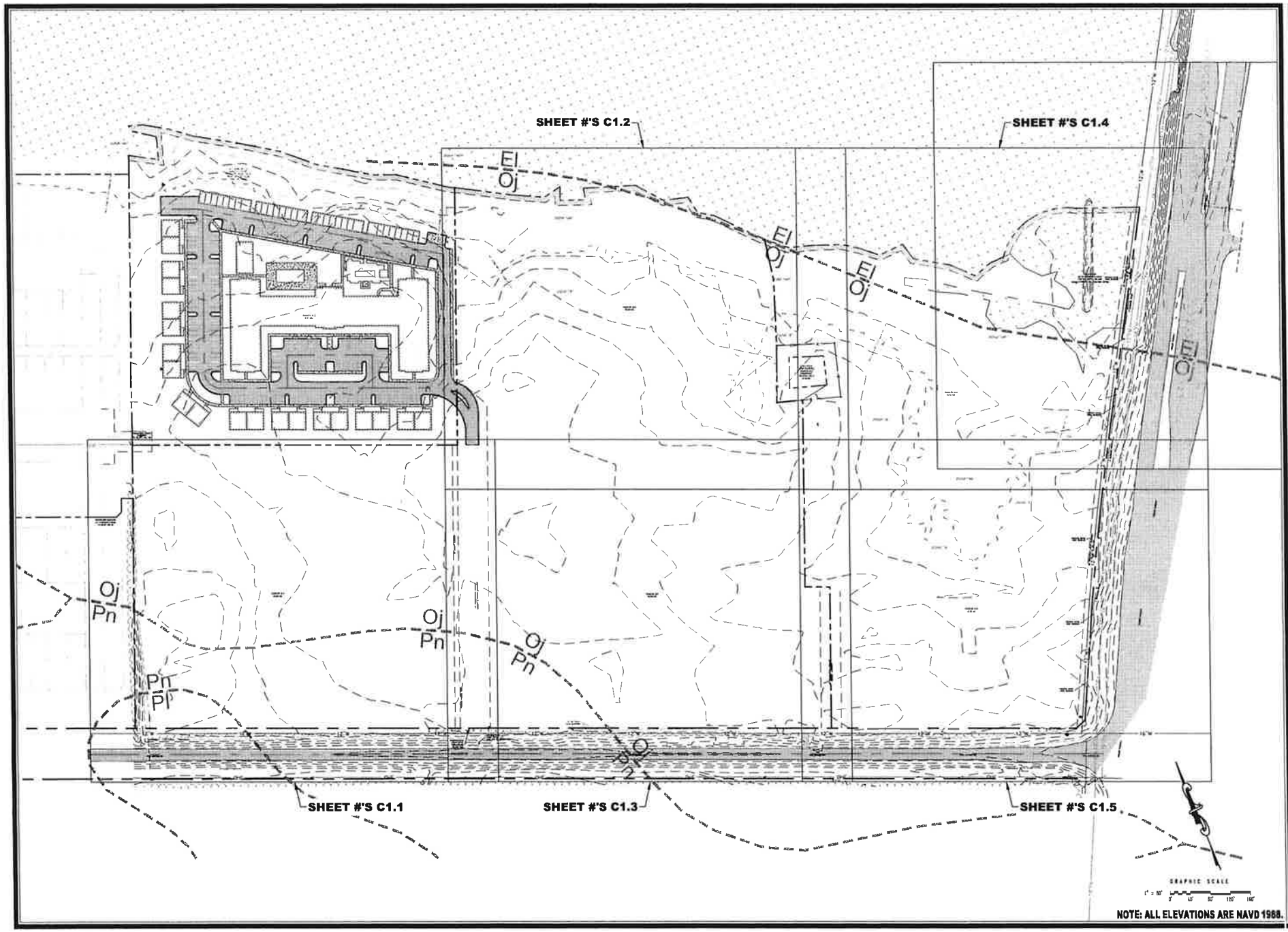

NOTE: ALL ELEVATIONS ARE NAVD 1988.

HUSSEY GAY BELL
Established 1958
329 Commercial Drive, Savannah, GA 31406 / T:912.354.4626

DESIGNED A.S.W. | DRAWN J.J.M. | CHECKED K.J.Z.
DATE: OCTOBER 18, 2022
JOB NO. 122481880
SCALE: 1" = 80'

THE DAVIS GROUP
PINE BARREN ROAD
POOLER, GEORGIA
FOR
THE DAVIS GROUP, LLC
PROJECT INDEX MAP

DRAWING NUMBER
C0.3

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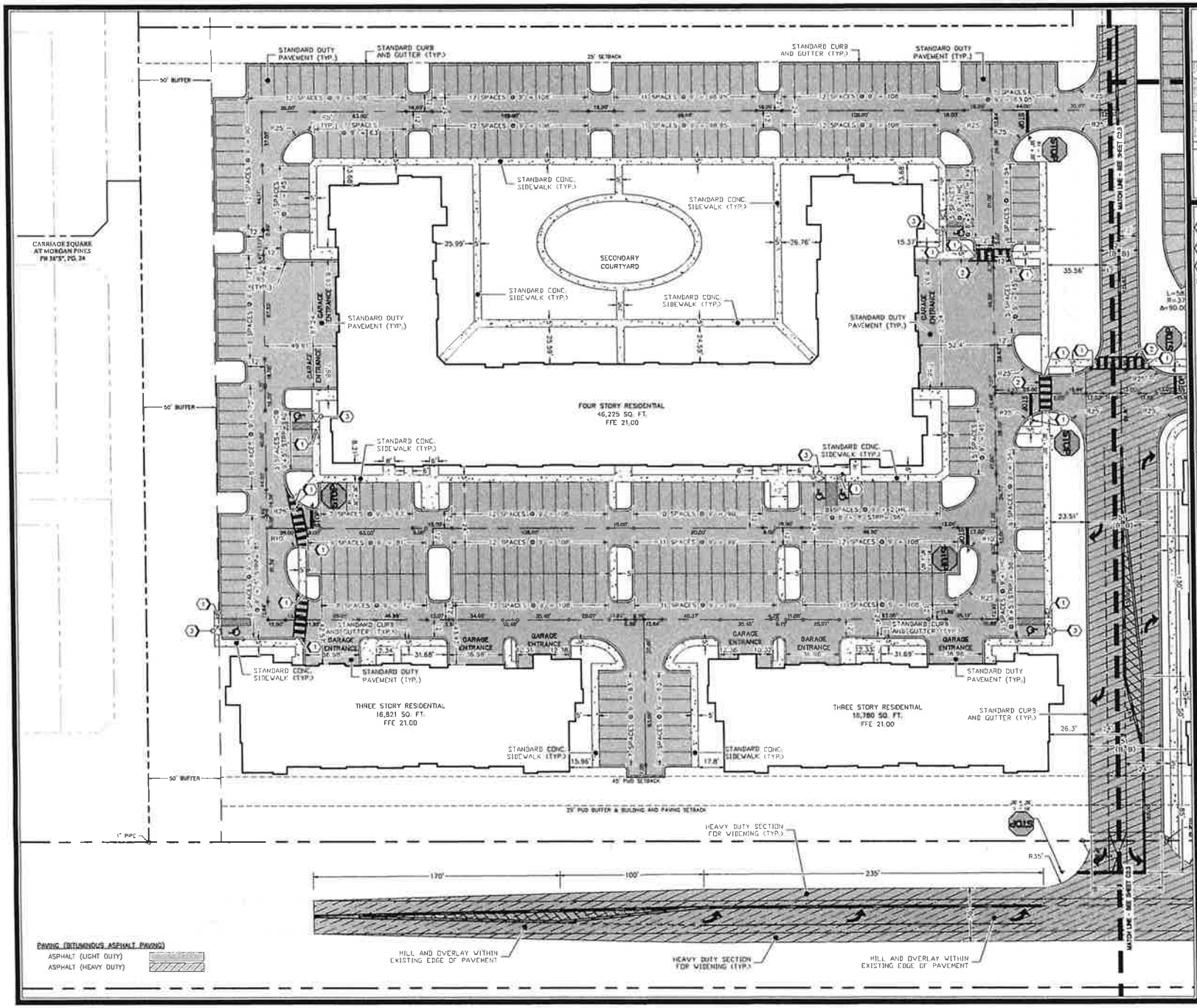
Established 1958
329 Commercial Drive, Savannah, GA 31406 / T: 912.354.4626

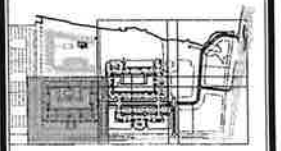
THE DAVIS GROUP
PINE BARREN ROAD
POOLER, GEORGIA
FOR
THE DAVIS GROUP, LLC

OVERALL EXISTING CONDITIONS PLAN

DRAWING NUMBER
C1.0




## PROJECT INDEX MAP



### KEY NOTES

1. TYPE B HC RAMP SIDEWALK (SEE DETAIL SHEET C6.4)
2. CROSSWALK (SEE DETAIL SHEET C6.4)
3. HANDICAP PARKING SIGN TYP. (SEE DETAIL SHEET C6.4)

**STAKING NOTES:**

1. ALL RADII ARE 5' AND ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN ON THE PLANS.
2. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN ON THE PLANS.
3. LAYOUT FOR MANHOLES, INLETS, ETC., ARE NOT SHOWN ON THIS PLAN. COORDINATES FOR SUCH STRUCTURES CAN BE PROVIDED TO THE SELECTED CONTRACTOR UPON REQUEST.
4. THE CONTRACTOR SHALL UTILIZE EXISTING BENCHMARKS AND CONTROL POINTS SHOWN ON THE PLANS TO ESTABLISH VERTICAL AND HORIZONTAL CONTROL ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THESE BENCHMARKS DURING THE CONSTRUCTION PROJECT AND FOR BEARING ANY EXPENSE RESULTING FROM UNAUTHORIZED REMOVAL OR REPLACEMENT OF BENCHMARKS. WHEN A PERMANENT BENCHMARK IS LOCATED SUCH THAT IT MUST BE REMOVED TO COMPLETE THE PROJECT, THE CONTRACTOR SHALL ESTABLISH SUCH TEMPORARY BENCHMARKS AS HE MAY REQUIRE PRIOR TO REMOVING THE PERMANENT BENCHMARK. THE CONTRACTOR SHALL PROVIDE THE LOCATION, IDENTIFICATION AND ELEVATION OF ANY TEMPORARY BENCHMARK ESTABLISHED TO THE OWNER AND ENGINEER.
5. DUMPSTERS SHALL BE SCREENED FROM 4 SIDES WITH THE FOURTH SIDE BEING A GATE. THE ENCLOSURE AND GATE SHALL BE A MATERIAL COMPATIBLE WITH THAT OF THE PRIMARY STRUCTURE. THIS ENCLOSURE SHALL BE A MINIMUM HEIGHT OF 6 FT.

**SIGNAGE AND STRIPING NOTES:**

1. ALL TRAFFIC CONTROL MEASURES SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE MANUAL IDENTIFICATION AND DIMENSIONS ARE SHOWN ON STAKING SHEETS FOR EACH REQUIRED SIGN. THE ORIENTATION OF EACH SIGN FROM AN APPROACHING DRIVER'S POINT OF VIEW IS ALSO SHOWN. SIGN AND SUPPORT POST MATERIAL AND INSTALLATION SHALL CONFORM TO THE PERTINENT SECTIONS OF THE CURRENT EDITION OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS (EXCLUDING PARKING STRIPES AND H/C PARKING) SHALL BE THERMOPLASTIC (WITH GLASS BEADS). ALL PAVEMENT MARKINGS WITHIN RIGHT-OF-WAY SHALL ALSO BE THERMOPLASTIC. MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH GEORGIA DOT SPECIFICATIONS, LATEST EDITION.
3. ALL STREET SIGN LETTERING SHALL BE A MINIMUM OF 6" IN HEIGHT.
4. ALL SIGNAGE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DIAMOND GRADE, OR HIGH INTENSITY.

**ADA ACCESSIBILITY NOTES:**

1. ALL MARKED ADA ACCESSIBLE PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 SLOPE IN ANY DIRECTION.
2. UNLESS SHOWN OTHERWISE, ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 RUNNING (LONGITUDINAL) SLOPE AND NO MORE THAN A 1:50 CROSS (TRANSVERSE) SLOPE.
3. IF CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THE DESIGN AND ANY OF THE ABOVE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ENGINEER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.

**ZONING REQUIREMENTS:**

- TOTAL ACREAGE = ±8.23 ACRES
- MAXIMUM BUILDING HEIGHT = 60 FEET
- PARKING SPACE CALCULATIONS
  - TOTAL SPACES REQUIRED = 1.8 X 444 UNITS = 800
  - TOTAL SPACES PROVIDED = 840 (773 OOP + 67 GARAGE)
  - HANDICAP SPACES REQUIRED = 17
  - HANDICAP SPACES PROVIDED = 18 (18 OOP, + 2 GARAGE)
  - TOTAL OUTDOOR STANDARD PARKING (OOP.) SPACES (HANDICAP SPACES NOT INCLUDED) = 757
  - TOTAL OUTDOOR PARKING (OOP.) SPACES (HANDICAP SPACES INCLUDED) = 773
  - TOTAL INDOOR AND OUTDOOR PARKING SPACES (GARAGE SPACES INCLUDED) = 840

GRAPHIC SCALE
1" = 30'
0 15 30 45 60

**NOTE: ALL ELEVATIONS ARE NAVD 1988.**

GEORGIA REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. CRAIG

811 GEORGIA UTILITY PROTECTION CENTER, INC. DIAL 811 BEFORE YOU DIG

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

| REVISIONS: |
|---|
| PUD/SP AND CONC. REVISIONS 11/14/2022 |
| PUD/SP AND CPC REVISIONS 12/14/2022 |

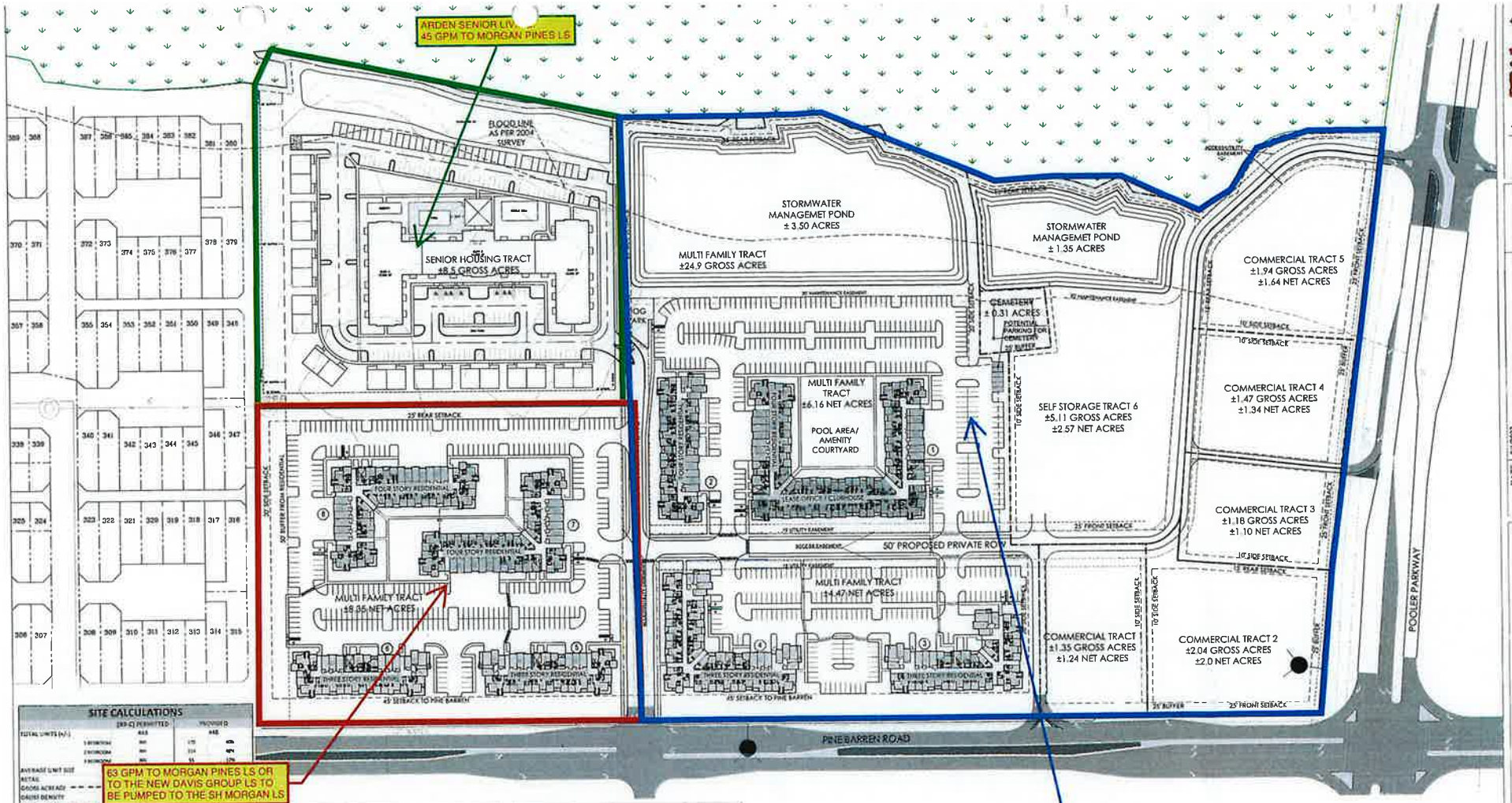
| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| ASK | JLK | CJC |

DATE: OCTOBER 18, 2022
JOB NO. 122401003
SCALE: 1" = 30'

**THE DAVIS GROUP**
PINE BARREN ROAD
POOLER, GEORGIA
FOR
THE DAVIS GROUP, LLC

**STAKING AND TRAFFIC CONTROL PLAN**

DRAWING NUMBER
**C2.1**




## SITE CALCULATIONS

| | [80-C] PERMITTED | PROPOSED |
|---|---|---|
| TOTAL UNITS (+/-) | 465 | 448 |
| 1 BEDROOM | min | 179 40% |
| 2 BEDROOM | min | 214 48% |
| 3 BEDROOM | min | 55 12% |
| AVERAGE UNIT SIZE | | |
| RETAIL | | |
| GROSS ACRE AGE | | |
| GROSS DENSITY | | |
| NET ACREAGE | | |
| (EXCLUDES POND AND ACCESS EASEMENTS) | | |
| NET DENSITY | NA | 21.6 DU/AC |
| IMPERVIOUS COVER (ACRES / %) | 34.9 60% | 18.50 54% |
| HEIGHT (STORIES / FEET) | 3 50' | 4 +/-60' |

## PARKING CALCULATIONS

### PARKING REQUIRED

| CATEGORY | UNITS | SPACES | SPACES/UNIT |
|---|---|---|---|
| 1 BEDROOM | 179 | 323 | 1.80 |
| 2 BEDROOM | 214 | 386 | 1.80 |
| 3 BEDROOM | 55 | 99 | 1.80 |
| LEASE OFFICE / CLUBHOUSE | 40 | 40 | 1/1 |
| TOTAL REQUIRED | 448 | 848 | 1.89 SPACES/UNIT |

### PARKING PROVIDED

| CATEGORY | SPACES | | | RATIO |
|---|---|---|---|---|
| | ACCESSIBLE STANDARD | | TOTALS | |
| RESIDENTIAL | 12 | 736 | 748 | |
| GARAGE | 0 | 84 | 84 | |
| LEASE | 8 | 12 | 16 | |
| TOTAL PROVIDED | 19 | 832 | 848 | 1.89 SPACES/UNIT |

## NOTES:

1. THIS PLAN IS FOR MASSING PURPOSES ONLY. A MORE DETAILED PLAN WILL BE REQUIRED TO CONFIRM PROJECTED YIELD
2. BUILDING FOOTPRINTS WERE PROVIDED BY THE PROJECT ARCHITECT. THESE FOOTPRINTS ARE SUBJECT TO CHANGE. THE PROJECT ENGINEER SHOULD CONFIRM THAT ALL ARCHITECTURAL INFORMATION IS CURRENT BEFORE THE RELEASE OF ANY PERMITS
3. THE BOUNDARY WAS DIGITIZED VIA PDF SURVEY PROVIDED BY THE CLIENT. TOPO AND FLOODPLAIN WERE TAKEN FROM THE ONLINE GIS.
4. A FIELD RUN TOPOGRAPHIC SURVEY IS NOT AVAILABLE AT THIS TIME. ADJUSTMENTS TO THE LAYOUT DUE TO GRADING CONCERNS MAY BE REQUIRED ONCE A TOPOGRAPHIC SURVEY HAS BEEN PROVIDED
5. A DETAILED ANALYSIS OF STATE, COUNTY, AND CITY ORDINANCES GOVERNING THE DEVELOPMENT OF THIS PROJECT HAS NOT BEEN PERFORMED. ORDINANCE ANALYSIS WILL BE REQUIRED TO CONFIRM PROJECTED YIELDS.
6. THE RESIDENTIAL BUILDINGS ALONG THE STREET ARE 3-STORY. THE OTHER BUILDINGS ARE 4-STORY.

## ASSUMPTIONS:

1. THE LOCATION AND SIZE OF THE STORM WATER MANAGEMENT FACILITY IS ASSUMED TO BE ADEQUATE. THE FINAL LOCATION AND SIZE WILL NEED TO BE DETERMINED BY THE PROJECT ENGINEER. IT IS ASSUMED THE POND CAN BE WITHIN THE FLOODPLAIN AREA. IT IS OUTSIDE THE BOUNDARY OF THE ASSUMED WETLAND.
2. THIS SITE IS LOCATED IN POOLER, GEORGIA.
3. THIS SITE IS PART OF A PUD. IT IS ASSUMED THE DEVELOPMENT WILL BE ALLOWED AS SHOWN. DESIGN CRITERIA WAS BASED ON THE RS-C ZONING DISTRICT. 4 STORY BUILDINGS WILL BE ALLOWED AS SHOWN.
4. THIS PLAN ASSUMES NO ADDITIONAL ROW DEDICATION WILL BE REQUIRED ALONG THE FRONTAGES.
5. PARKING CAN BE LOCATED WITHIN THE FLOODPLAIN AREA ADJACENT TO THE CEMETERY.
6. THE INTERNAL CONNECTOR STREETS CAN BE PRIVATE AND LOCATED WITHIN A 58' ACCESS EASEMENT.

THESE CALCULATIONS, NOTES, AND ASSUMPTIONS ARE FOR INTERNAL USE ONLY AND ARE NOT TO BE REPLICATED ON ANY FORMAL OR INFORMAL MUNICIPAL SUBMITTALS.

60 40 0 80 160 240
SCALE 1" = 80'-0"


LEE AND ASSOCIATES
1403 W. KOENIG LANE
AUSTIN, TX 78756
(512) 345 8477
www.leeandassociates.net


DATE 5/1/2022
PROJ. NO. 3843
FILE NAME 3843 BASE 5

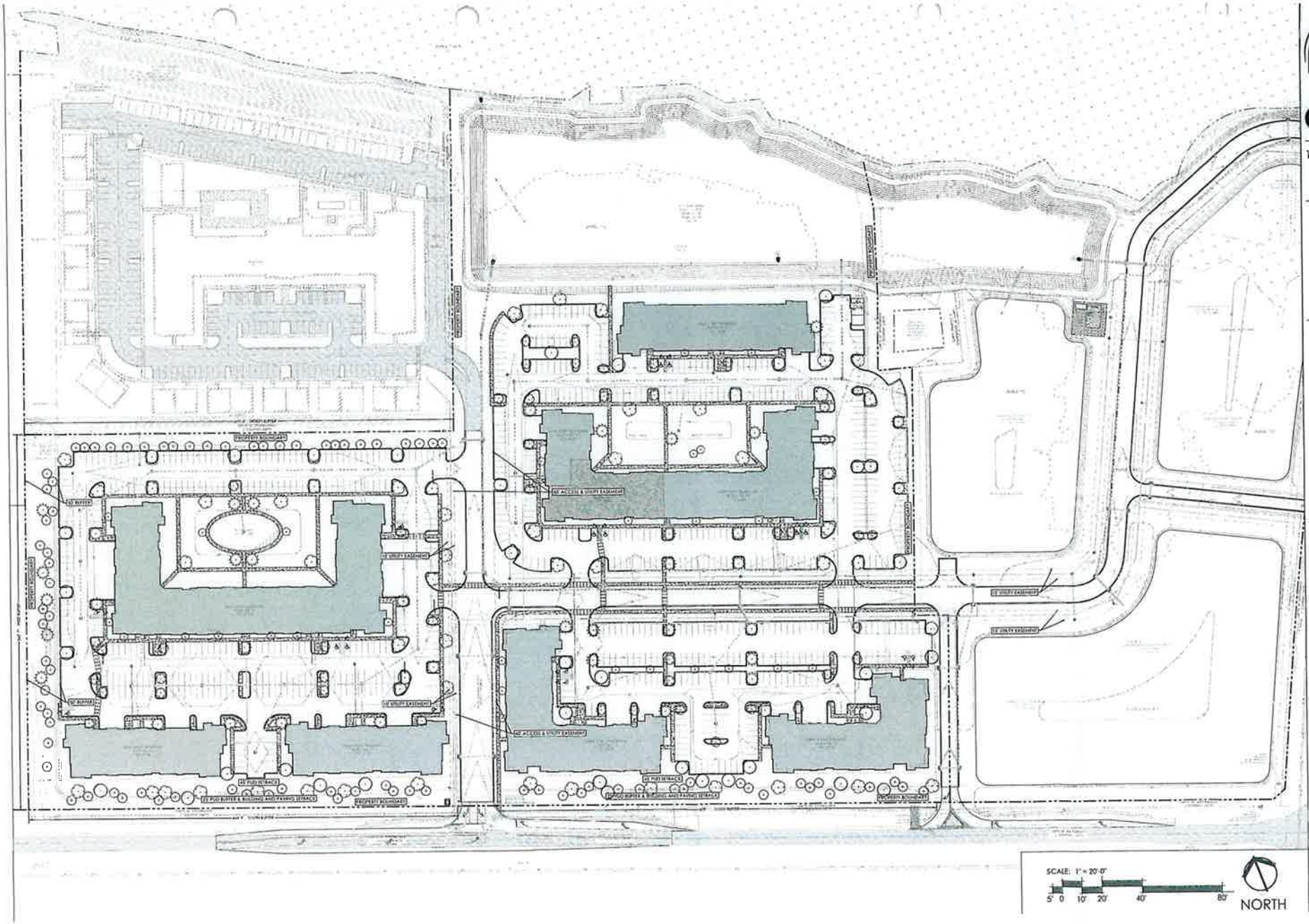
# POOLER ONE

POOLER, GEORGIA

CONCEPTUAL SITE PLAN

THIS DRAWING IS NOT FOR REGULATORY APPROVAL, OR CONSTRUCTION

CSP-1




artis
1405 W KOENIG LN
AUSTIN, TX 78756
artis-atx.com
512.689.0627

GEORGIA REGISTERED LANDSCAPE ARCHITECT

10-12-2022

RECEIVED
OCT 24 2022
ZONING DEPARTMENT

POOLER ONE

POOLER, GA
PROJ. 3212

**SUBMITTAL**
**10.12.22**

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | DDP-1 | 10/12/2022 |

OVERALL ORDINANCE COMPLIANCE PLAN

LP-2

Type: PLAT
Recorded: 9/21/2022 8:12:00 AM
Fee Amt: $10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Morley Clerk Superior Court
Participant ID: 7872078213

BK 53 PG 498

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

NOTES:

1. THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
2. IN MY OPINION IN ACCORDANCE WITH F.I.R.M. MAP NO. 13051C0031H, EFFECTIVE DATE OF AUGUST 16, 2018 A PORTION OF THIS AREA DOES LIE WITHIN THE 100 YEAR FLOOD ZONE. FEMA MAPS CHANGE often AND SHOULD BE RE-CONFIRMED PRIOR TO ANY CONSTRUCTION.
3. THIS CERTIFICATION, AS SHOWN HEREON, IS A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THIS CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
4. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUB-SURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, OR NOT DISCOVERED BY TITLE EXAMINATION.
5. ALL CORNERS NOT DESCRIBED ARE 5/8" IRON PINS. WETLAND BREAKS POINTS ARE APPROVED WETLANDS AT THE TIME OF THIS SURVEY AND ARE NOT SET.

| LINE TABLE | | |
|---|---|---|
| LINE NO. | DIRECTION | LENGTH |
| L1 | S60°12'47"E | 59.74' |
| L2 | N17°40'43"E | 45.13' |
| L3 | N55°09'30"W | 48.08' |
| L4 | N15°35'04"W | 13.02' |
| L5 | S73°10'56"E | 28.76' |
| L6 | S58°15'57"E | 58.00' |
| L7 | S82°03'28"E | 47.12' |
| L8 | S56°44'43"E | 87.54' |
| L9 | S57°07'21"E | 44.91' |
| L10 | S56°28'43"E | 43.25' |
| L11 | S48°14'18"E | 75.81' |
| L12 | S57°40'28"E | 53.33' |
| L13 | S56°54'26"E | 50.08' |
| L14 | S58°06'36"E | 47.71' |
| L15 | S54°24'08"E | 102.73' |
| L16 | S61°44'57"E | 15.15' |
| L17 | S80°39'27"E | 49.86' |
| L18 | S80°09'13"E | 84.95' |
| L19 | S63°57'55"E | 93.54' |
| L20 | N78°18'34"E | 38.29' |
| L21 | S22°42'48"W | 27.30' |
| L22 | S66°48'26"E | 51.70' |
| L23 | N10°30'26"E | 24.06' |
| L24 | S70°27'47"E | 31.09' |
| L25 | S71°12'22"E | 73.87' |
| L26 | S39°22'57"E | 63.25' |
| L27 | S74°29'58"E | 50.29' |
| L28 | S10°04'38"E | 25.75' |
| L29 | S57°15'56"E | 24.33' |
| L30 | S42°56'41"E | 53.35' |

| LINE TABLE | | |
|---|---|---|
| LINE NO. | DIRECTION | LENGTH |
| L31 | S42°56'05"E | 67.79' |
| L32 | S48°57'48"E | 31.51' |
| L33 | S73°47'34"E | 49.39' |
| L34 | S89°44'09"E | 36.12' |
| L35 | S55°18'27"E | 38.84' |
| L36 | S48°54'32"E | 39.45' |
| L37 | N86°37'52"E | 50.85' |
| L38 | S14°07'27"E | 35.87' |
| L39 | S57°53'16"E | 73.53' |
| L40 | S43°24'30"E | 54.39' |
| L41 | N89°53'44"E | 38.23' |
| L42 | N87°06'07"E | 29.77' |
| L43 | S88°03'28"E | 124.82' |
| L44 | S89°50'12"W | 23.21' |
| L45 | S70°21'48"E | 88.80' |
| L46 | S10°01'39"W | 88.80' |
| L47 | N73°03'57"W | 73.64' |
| L48 | N22°26'23"E | 82.33' |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE NO. | DELTA | ARC | RADIUS | TANGENT | CHORD DIR. | CHORD |
| C1 | 84°03'36" | 180.74' | 120.00' | 111.16' | N78°09'42"E | 174.08' |
| C2 | 41°7'14" | 436.23' | 5806.23' | 318.20' | S28°03'24"W | 436.10' |

51011 01046
SAMUEL H. MORGAN, ET.AL.

PARCEL R-1
8.51 AC.

PARCEL R-2
24.90 AC.

PARCEL R-3
13.35 AC.

51011 01017
(OUT PARCEL)
PARCEL D-2
CEMETERY
PB 32"S", PG. 3
0.10 AC.

CARRIAGE SQUARE
AT MORGAN PINES
PB 36"S", PG. 24

POOLER PARKWAY - R/W VARIES

PINE BARREN ROAD - 100' R/W

GRID NORTH - GA. EAST ZONE - NAD 83

RECEIVED
OCT 24 2022
ZONING DEPARTMENT

ALL STREETS, RIGHT-OF-WAY, EASEMENTS AND ANY SITE FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

OWNER

APPROVED BY THE MAYOR AND COUNCIL, CITY OF POOLER
MAYOR — DATE 09/19/22

APPROVED BY THE CITY CLERK
CITY CLERK — DATE 9/19/22

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL SIGNATURES, OR BY A STATEMENT HEREON. SUCH APPROVAL OF APPROVING OFFICIALS INDICATES ONLY THAT THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PROFESSIONAL LAND SURVEYOR CERTIFIED HEREIN AS TO ANY PLAT; FURTHERMORE, SUCH APPROVAL DOES NOT IMPLY THAT THIS PLAT COMPLIES IN ANY WAY TO THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN SECTION 10-6-67.

P. NASHAN BROWN, RLS — 9-20-22

# RECOMBINATION PLAT

OF PARCEL D-3, D-4 AND D-5, FORMERLY LANDS OF THE MORGAN FAMILY TRACTS, CITY OF POOLER, CHATHAM COUNTY, GEORGIA
FOR: DAVIS GROUP INVESTORS, LLC

DATE: JULY 25, 2022
REVISED:
JOB NO.
SCALE: 1" = 100'

ERROR OF CLOSURE: FIELD – 1/44,348
ERROR OF CLOSURE: PLAT – 1/100,049
ANGULAR ERROR: 1" PER POINT
EQUIPMENT USED: TRIMBLE S8 ROBOTIC TOTAL STATION AND CHAMPION GPS


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


GEORGIA REGISTERED No. 3100 PROFESSIONAL LAND SURVEYOR

PO Box 16206
Savannah, GA 31416
Phone/Fax: 866-942-6222

www.ogeecheeriverkeeper.org
*Working Together to Protect the Ogeechee, Canoochee and Coastal Rivers*

November 29, 2022

Karen Saunds
Grant Specialist
Coastal Regional Commission

**Re:DRI # 3859 The ~~Doug~~Davis las Group Project**

Dear Ms. Saunds:

Ogeechee Riverkeeper's (ORK) mission is to protect, preserve, and improve the water quality of the Ogeechee River basin, including the Canoochee River and the coastal and tidal rivers of Liberty, Bryan, and Chatham Counties. We work with local communities to share and collect information on the ecological and cultural importance of rivers and streams throughout the Basin and use that information to amplify the voices of those who speak for the watershed. One of our roles is as watchdogs on new land development projects throughout the watershed that could pose a significant threat to water quality and quantity.

The proposed development of up to 448 units on a 38.25-acre tract of land in Pooler, GA identified by the DRI#3859 maps raises specific concerns with regard to the destruction of wetlands, water quality, and quantity that we wanted to bring to the CRC's attention.

1. Ogeechee Riverkeeper is concerned that an undetermined number of acres of jurisdictional wetlands will be impacted due to the development of the multi-family complex. Ogeechee Riverkeeper is opposed to the destruction of wetlands and encourages developers to design sites to avoid impacting wetlands whenever possible. Wetlands are essential for maintaining a network of resilient and intact ecosystems that will support biodiversity and natural processes under changing conditions and climate. Wetlands are a vital component to climate resilience. Wetlands function as natural sponges that trap and slowly release surface water, rainwater, and floodwaters. Without wetlands to hold this excess water, which is sure to increase due to more impervious surfaces, more frequent flooding is to be expected. It is expected that there will be an increase in erosion because the filled wetlands will no longer be able to slow down the water so that it can be absorbed by the ground. The City of Pooler has already undergone extreme development, and the issue of flooding and erosion will be exacerbated by not only the impervious surfaces on this site but also by all the development that has already occurred. We request that if this project moves forward that every possible effort is taken to avoid disturbing or impacting these wetlands and that mitigation and monitoring take place throughout the construction phases and well into the final stages of

mixed uses to ensure that the connectivity between uplands and wetlands is not lost.

PO Box 16206
Savannah, GA 31416
Phone/Fax: 866-942-6222

www.ogeecheeriverkeeper.org
*Working Together to Protect the Ogeechee, Canoochee and Coastal Rivers*

2. ORK is also concerned that 73% of the development area would become impervious surfaces. This could cause degradation of the water quality downstream from the site due to stormwater runoff and lack of reabsorption. ORK acknowledges the proposed detention ponds, 10' wetland buffer, and vegetated/landscaped filter strips to reduce the stormwater from the site. However, with such a large amount of impervious surfaces, ORK asks the developer to use additional Low Impact Development (LID) best practices, such as the inclusion of permeable surfacing products and materials like porous asphalt parking lots to reduce this impact if the project does move forward.

Thank you in advance for your time and consideration; please let me know if you have any questions: kris@ogeecheeriverkeeper.org or 866-942-6222.

KrisHoward
Science and Policy Manager

WATERKEEPER® ALLIANCE MEMBER

# *DEVELOPMENT OF REGIONAL IMPACT REPORT*

**Prepared for**
**City of Pooler**
**DRI #3859**
**The Davis Group Project**
**November 29, 2022**

*Prepared by:*
*Coastal Regional Commission*
*1181 Coastal Dr. SW*
*Darien, GA*

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# 1. APPLICATION INFORMATION

## 1.1 Jurisdiction

The City of Pooler

## 1.2 Applicant/Developer

The Davis Group
770-231-4308
mcoffing@davisgroupga.com

# 2. PROJECT DESCRIPTION

## 2.1 Summary

The Davis Group Project, DRI#3859 is a plan for a multi-family complex of up to 448 units to be located on 24.9 acres and mass-grading for an additional 13.35+/- acres of commercial parcels. Roadway, water, sewer, and storm drainage systems are planned to be constructed across the entire 38.25 acre tract under the same permit. The development type is mixed-use with approximately 191,725 square feet of apartments. Commercial square footage is expected to be under 200,000 square feet, depending on final uses being determined for all out-parcels. This permit is not part of a phase. All land disturbance and civil infrastructure is to be completed under this permit. Future building permits will be obtained for individual commercial out-parcels and the multi-family project. The overall project is expected to be completed in 2024.

# 3. PARCEL DATA

## 3.1 Size of Property

Approximately 24.9 acres

## 3.2 General Location

Pine Barren Road and Pooler Parkway

# 4. LAND USE INFORMATION

## 4.1 Site Map

The site plan for use of the property is attached.

## 4.2 Built Features

The site is currently vacant.

## 4.3 Future Development Map Designation (Character Area)

The Future Land Use Map from Pooler's Comprehensive Plan designates the project site as a planned development (PUD-Planned Unit Development).

## 4.4 Zoning District

Pooler's current zoning map marks the site as PUD and the Savannah Area Geographic Information Map designates site as PUD, C-4 Commercial Small Tracts.

# 5. CONSISTENCY AND COMPATIBILITY ANALYSIS

## 5.1 Consistency with the Comprehensive Plan

The Regional Future Development Map designates the proposed site as a developing area meaning likely to be urbanized or require urban services within 20 years. The Regional ARSA Map (Areas Requiring Special Attention) has the site as an area of rapid development. This means an area where the pace of development may outpace the availability of community facilities and services. The Regional Green Infrastructure Map designates areas on the outside of the proposed project site as core areas. This should be taken into accountability when developing and planning any future development in this area.

# 6. CONSISTENCY WITH REGIONAL PLAN OF COASTAL GEORGIA

## 6.1 Regional Development Map and Defining Narrative

The Regional Development Map illustrates the desired future land use patterns from the regions' Areas Requiring Special Attention and the regions' Projected Development Patterns using the following categories:

a. Conservation
b. Rural
c. Developed
d. Developing

The Regional Future Development Map illustrates the area as Rural. This category is for areas that are not expected to urbanize or require urban services in the next 20 years.

## 6.2 Guiding Principles of the Regional Plan

Guiding Principles identify those overarching values which are to be utilized and evaluated for all decisions within the region. This section provides the analysis of the consistency between the proposed DRI and the Guiding Principles in the Regional Plan.

## 6.3 Guiding Principles for Water and Wastewater

Seven guiding principles are identified in the Regional Plan for water and wastewater:

1. Require the use of green building strategies to minimize water demand.
2. Promote the use of a standardized protocol to forecast water needs to meet reasonable future water needs throughout region.
3. Promote use of purple pipe and grey water techniques and use of surface water in addition to groundwater where appropriate.
4. Promote water conservation through use of a tiered rate system.
5. Promote the use of the best available technology, dependent on soil type, for wastewater treatment.
6. Large areas of Coastal Georgia are beyond the reach of urban wastewater infrastructure, or centralized wastewater treatment facilities. To ensure sustainable communities, require proper siting, design, construction, use, and maintenance of decentralized wastewater treatment, or ISTS (Individual Sewage Treatment Systems).
7. Pursue regional coordination in provision of water and wastewater facilities.

## 6.4 Guiding Principles for Stormwater Management

Five guiding principles are identified in the Regional Plan for Stormwater Management:

1. Encourage development practices and sitings that do not significantly impact wetlands and habitat areas or allow for the preservation and conservation of wetlands and habitat areas through appropriate land use practices.
2. Promote the use of coast-specific quality growth principles and programs, such as the Green Growth Guidelines, Earthcraft Coastal Communities and the Coastal Supplement to the Georgia Stormwater Management Manual, to guide site planning and development.
3. Minimize impervious coverage wherever possible. The level of impervious cover in a development, rather than population density, is the best predictor of whether development will affect the quality of water resource.
4. Develop stormwater programs across the region.
5. Pursue State-level funding for regional water quality monitoring activities due to the statewide importance of coastal waters and estuaries.

## 6.5 Guiding Principles for Transportation

Seven guiding principles are identified in the Regional Plan for Transportation:

1. Provide the forum and the support to coordinate regional multi-modal transportation, including rail, airports, and public transportation, and also the planning and development of street connectivity and transit-oriented developments.
2. Promote the establishment of regional transportation compact(s) to provide a forum for local governments and MPO's to communicate and discuss transportation issues and decisions in the Coastal Region. These compacts do not replace the existing federal and State processes mandated in law, but provide a forum to communicate issues, ideas and discussions.
3. Promote coordination among agencies and jurisdictions in development of a region-wide, multi-modal transportation network, including transit, where applicable.
4. Encourage the coordination of transportation network improvements and land use planning.
5. Promote coordinated public infrastructure and school location planning with land use planning.
6. Maintain a human scale environment with context sensitive design practices.
7. Work to establish dedicated revenue source(s) for transportation improvements.

## 6.6 Guiding Principles for Historic and Cultural Resources

Eleven guiding principles are identified in the Regional Plan for Historic and Cultural Resources:

1. Encourage local governments to examine proposed development areas prior to development approval and require mitigation to significant resources.

2. Encourage development practices and sitings that do not significantly impact cultural and historical areas.
3. Maintain viewsheds of significant cultural and historic assets.
4. Maintain a range of landscapes and environments that provide diversity of habitats, species, resources and opportunities for recreation, commerce, community enjoyment and cultural practices.
5. Designate culturally and/or archaeological and/or historically significant resource management areas for potential acquisition and/or protection.
6. Educate residents and visitors regarding the statewide importance of this region's cultural and historic resources.
7. Encourage utilization and cooperation of museums, universities, foundations, non-government organizations, professional associations, and private firms to advise and monitor management.
8. Promote the establishment of partnerships for the development and utilization of incentives to restore, remediate or reuse cultural resources as appropriate.
9. Compile the traditional lore and knowledge of local people and integrate their understandings and practices into planning and development.
10. Encourage coordination among agencies and jurisdictions in developing and funding heritage conservation land uses and ensuring public access to publicly held and supported conservation areas.
11. Promote designation of Main Street and Better Home Town Communities.

### 6.7 Guiding Principles for Natural Resources

Twenty guiding principles are identified in the Regional Plan for Natural Resources:

1. Promote the protection, restoration, enhancement and management of natural resources.
2. Continue the traditional use of land and water (such as farming, forestry, fishing, etc.) as feasible, provided that any significant impacts on resources can be prevented or effectively mitigated.
3. Protect and enhance Coastal Georgia's water resources, including surface water, groundwater, and wetlands and ground water recharge areas.
4. Protect and enhance water quality, quantity and flow regimes.
5. Commit to investing in the protection of natural resources before any restoration and/or remediation is needed.
6. Encourage the restoration and protection of wetlands to provide flooding, storm and habitat protection.
7. Maintain viewsheds of significant natural resources.
8. Enhance access to natural resources for recreation, public education, and tourist attractions as appropriate within the protection mission.
9. Encourage utilization of universities, foundations, and non-government organizations to advise, monitor, and enhance management.

10. Promote the establishment of partnerships and funding mechanisms for the development and utilization of incentives to restore, rehabilitate, protect or reuse natural resources as appropriate.
11. Encourage development practices and sitings that do not significantly impact environmentally sensitive areas.
12. Promote low impact design practices that protect natural resources.
13. Promote to local governments a program of monitoring installation and impacts of individual and community docks along the coast.
14. Promote the monitoring of cumulative impacts of waterfront development along the coast.
15. Maintain a range of landscapes and environments that provide diversity of habitats, species, resources and opportunities for recreation, commerce, community enjoyment and cultural practices.
16. Encourage the development and use of a method to place a value on ecosystem services.
17. Promote the identification of innovative funding sources and development of ecosystem services markets (e.g. carbon, storm buffers, traditional land and water uses).
18. Promote the Adopt-a-Wetland program in areas that can be used as reference sites and that are within projected development areas.
19. Encourage coordination among agencies and jurisdictions in developing and funding conservation land uses and ensuring public access to publicly held and supported conservation areas.
20. Encourage coordination among agencies in studying the impacts of climate change and sea level rising.

### 6.8 Guiding Principles for Regional Growth Management

Twenty-three guiding principles are identified in the Regional Plan for Growth Management:

1. Encourage development that enhances the desired character of each of the region's cities and towns.
2. Avoid establishment of new land uses which may be incompatible with existing adjacent land uses.
3. Protect our military installations from land use changes that jeopardize their mission through creation or implementation of Joint Land Use Studies (JLUS).
4. Promote growth in those areas that can be efficiently served by infrastructure, such as water, wastewater and transportation.
5. Encourage infill development as an alternative to expansion.
6. Focus new development in compact nodes that can be served by public or community infrastructure providers.
7. Maintain and enhance the scenic character of our rural highways and county roads.
8. Encourage clustered developments, particularly in areas that are suitable and proposed for development, that maximize open spaces, protect natural, cultural and historic resources, preserve wildlife habitat, and include green, low impact development strategies.

9. Encourage local governments to allow green, low impact developments as an alternative to traditional development standards and develop incentives encouraging their use.
10. Limit development in sensitive areas located near marshes and waterways, to low impact development that maintains our coastal character, while recognizing and protecting the sensitive environment.
11. Strongly encourage that new developments have minimal impacts on vital wetlands, coastal hammocks, marshes, and waterways.
12. Discourage lot-by-lot water and wastewater treatment systems for multiple lot developments.
13. Promote green building techniques to maximize energy efficiency and water conservation and minimize post construction impacts on the environment.
14. Encourage the development of a "transfer of development rights" (TDR) program.
15. Encourage development and compliance with minimum uniform land use and development standards for all local governments to adopt within the region.
16. Encourage coordination among agencies and jurisdictions in land use planning, regulation, review and permitting.
17. Promote affordable housing options.
18. Encourage the placement of new schools near existing infrastructure.
19. Partner with state, federal, non-governmental organizations and local governments to provide guidance on critical natural areas, land conservation efforts, and land use practices within each jurisdiction. Provide assistance in all outreach efforts forthcoming from this initiative.
20. Pursue opportunities for continuing education as it relates to regional issues.
21. Encourage enactment of impact fees to defray costs of new development.
22. Consider planning and/or managing a catastrophic event.
23. Promote reduction, reuse and recycle practices.

### 6.9 Guiding Principles on Business and Industry

Fourteen guiding principles are identified in the Regional Plan for Business and Industry.

1. Promote strategic distributions of business and industry across the region consistent with natural, cultural, historic and industrial resource strategies and encourage partnerships and collaboration between economic development agencies.
2. Investigate ways to share costs and benefits across jurisdictional lines for both regional marketing and project support.
3. Incorporate community plans for the strategic use of land for manufacturing, distribution, etc., while recognizing and respecting natural resources and the unique differences between communities.
4. Coordinate with the Georgia Ports Authority (GPA) to identify their needs and identify mechanisms for the economic development industry

to strengthen the GPA and its presence in logistics, distribution, and workforce development.

5. Leverage and incorporate the region's military installations (Fort Stewart Army Base, Hunter Army Airfield and Kings Bay Naval Base) and the Federal Law Enforcement Training Center to recruit economic development projects.
6. Incorporate Herty Advanced Materials Development Center's experience and position as a development center for the commercialization of materials and create incentives to retain a portion of pilot plant opportunities as new Georgia industries and to assist development authorities in increasing recruitment win rates.
7. Promote the historic nature, natural beauty and successful past and present performance of Coastal Georgia as a location site for film and clean high-tech industry and as a recruitment tool for opportunities.
8. Incorporate the Center of Innovation's (COI) statewide logistics plan into a regional strategy to assist in the recruitment of companies and leverage as support for industry.
9. Coordinate federal, State and local economic development funding programs and initiatives that affect the coast.
10. Enhance workforce development by collaborating with business, industry, and planning of educational entities that provide necessary workforce skills.
11. Increase existing industry retention and expansion rates.
12. Promote downtown revitalization efforts to enhance job creation and location of business and offices within downtown areas.
13. Incorporate current and future needs for housing, infrastructure, and natural resource protection into economic development initiatives.
14. Encourage international economic developments that support strategic industry sectors.
15. Enhance economic development and tourism opportunities by increasing cross functional communication.

### 6.10 Guiding Principles for Agricultural Lands

Ten guiding principles are identified in the Regional Plan for Agricultural Lands.

1. Strongly discourage the conversion of prime farmland to urban uses as it represents a loss to the region's landscape.
2. Wise use and protection of basic soil and water resources helps to achieve practical water quality goals and maintain viable agriculture.
3. Viable agriculture is the backbone of a functioning network of agriculture, open space, and natural areas and a range of strategies should be used to ensure the value of agricultural land.
4. Promote learning about culinary traditions and culture.
5. Encourage agricultural biodiversity.
6. Promote local food traditions and provide opportunity for education of where food comes and how our food choices affect the rest of the world.
7. Promote connecting producers of foods with consumers through events and farmers markets.

8. Promote biodiversity through educational events and public outreach, promoting consumption of seasonal and local foods.
9. Promote community gardens within urban settings.
10. Encourage regional tasting events of local foods, music, talks, forums, workshops, and exhibitions in favor of local agricultural products.

### 6.11 Guiding Principles for Communities for a Lifetime - Livable Communities

Twelve guiding principles are identified in the Regional Plan for Communities for a Lifetime/Livable Communities:

1. The CRC promotes the concept of Lifelong Communities – places where people of all ages and abilities have access to the public landscape and services which enable them to live healthy and independent lives.
2. For a Lifelong Community to be truly successful it must be a complete community. Complete communities include the direct characteristics that at a minimum meet the needs of the user population, but also provided for a greater civic good by including elements that are beneficial to the environment, sensitive to a broad population and embrace economic\financially feasible regimes.
3. The region will encourage and promote the underlying issues that must be included in a Lifelong Community. The seven (7) basic tenets of a Lifelong Community are:
    a. Connectivity – the physical connection of streets, pedestrian networks and public spaces that promote ease of access, a direct coexistence with the existing urban fabric and barrier free mobility for all.
    b. Pedestrian access and transit – focuses on the access to public or privately supported methods of mass transit-oriented forms of mobility and focuses on pedestrian forms of mobility as a primary or equal method of transportation when compared to conventional vehicular modes.
    c. Neighborhood retail and services – proximity to vital and relevant supporting uses and services are necessary for a successful Lifelong Community. Mixture of uses, walkable streets and services oriented to a range of population needs is the context of this issue.
    d. Social interaction – social interaction with the full range of the population is a proven requirement of lifelong communities. Pedestrian accessible streets and dwellings, a full stratum of dwelling types, community programming elements and careful placement of improvements are key components in creating a socially vibrant community.
    e. Dwelling types – a range of dwelling types within a walkable range is crucial to meet the social, economic and physical goals of a lifelong community. Creative architectural and planning solutions, a strong but flexible regulatory framework and policies that promote efficient and sustainable methods of construction are among the crucial requirements of this issue.

f. Healthy living – accessibility to fitness, education, cultural and health maintenance programming elements are vital to a successful lifelong community and are the primary concerns of this issue.
g. Environmental and Sustainable Solutions – the creation of a complete community includes provisions for the appropriate preservation of natural and cultural resources. Promotion of sustainable construction techniques, preservation of natural and cultural resources, innovative methods of power generation and integrated food production are among some of primary components related to successfully executing this issue.

4. The region will determine its "aging readiness" to provide programs, policies and services that address the needs of older adults.
5. The region will determine its "aging readiness" to ensure that communities are "livable" for persons of all ages.
6. The region will harness the talent and experience of older adults
7. To determine "age readiness," local comprehensive plans should review:
   a. Demographics;
   b. Quantity, quality, and type of existing housing stock;
   c. Land use patterns; and
   d. Quantity, quality, and type of recreational needs.
8. Comprehensive plans will promote development patterns and design features to meet the needs of seniors.
9. Comprehensive plans and ordinances will promote Universal Design/Accessible Building Standards for buildings as well as recreational areas.
10. Comprehensive plans will include goals and objectives that specifically address the aging population.
11. Consider seniors and the elderly when reviewing site plans for new construction and/or renovations.
12. The region will ensure comprehensive plans permit basic services within walking distance recognizing it is a great convenience for all residents but an absolute necessity for an aging population.

### 6.12 Guiding Principles for Coastal Vulnerability and Resilience

Three guiding principles are identified in the Regional Plan for Coastal Vulnerability and Resilience.

1. The region believes that a community's resilience is measured by its sustained ability to prepare for, respond to, and fully bounce back from crises.
2. The regions strength is in our community's resilience and in understanding the region's vulnerabilities, and in taking positive collective actions to limit the impact of a disruptive crisis, and recovering rapidly from disasters.
3. The region believes in collaborating with a wide range of community resilience experts, community leaders and private sector partners to work together to increase collective capacities to respond to adversity with increased resources, competence, and connectedness to one another.

# 7. REGIONAL RESOURCE PLAN AND RIR

## 7.1 The Regional Resource Plan

The Regional Resource Plan (RIR) identifies Cultural and Historic and Natural Resources of regional importance. The Regional Resource Plan provides recommended best development practices, protective measures and policies for local governments to use within one mile of a regionally important resource.

## 7.2 Area Requiring Special Attention

The Areas Requiring Special Attention map designates the site as being within an Area of Significant Natural Resources.

## 7.3 Natural Resources

Green Infrastructure

The U.S. Environmental Protection Agency defines Green Infrastructure as management approaches and technologies that utilize enhance and/or mimic the natural hydrologic cycle processes of infiltration, evapotranspiration and reuse. This management approach attempts to keep stormwater onsite. It incorporates vegetation and natural resources as much as possible in development and redevelopment.

Green Infrastructure has a number of benefits, including reduced runoff, groundwater recharge, higher air quality, better aesthetics, reduces costs, lowers impacts on climate change, and provides environmental benefits that surpass improved water quality.

Coastal Georgia's Green Infrastructure network is defined as a natural life support system of parks and preserves, woodlands and wildlife areas, wetlands and waterways, greenways, cultural, historic and recreational sites and other natural areas all with conservation value. A potential impact as a result of premature or poorly planned conversion of land to other uses is the failure to adequately protect and conserve natural resources such as wetlands, flood plains, native vegetation, lakes, streams, rivers, natural groundwater aquifer recharge areas, and other significant natural systems. The river corridors, floodplains and tributary streams are considered to be critical green infrastructure components, as they supply key social, economic and environmental benefits for local communities and provide important habitats for wildlife.

Green infrastructure planning provides an alternative to what is common practice in many communities: conserving land on a piecemeal basis without the benefit of a large framework plan that allows a comprehensive approach to land conservation. Areas of protected open space should follow natural features for recreation and conservation purposes, including greenways that link ecological, cultural and recreational amenities.

Green Infrastructure shall be considered first in the planning process and in reviewing comprehensive plans, zoning, development review processes and performance standards.

Principles for green infrastructure include identifying what is to be protected in advance of development; providing for linkage between natural areas; and designing a system that operates at different functional scales, across political jurisdictions, and through diverse landscapes. Additional principles include sound scientific and land use planning practices, providing funding upfront as a primary public investment (for example, through a dedicated tax or other funding mechanism), emphasizing the benefits to people and nature, and using the green infrastructure as the planning framework for conservation and development. The concept of green infrastructure planning is based on a strategic approach to ensuring environmental assets of natural and cultural value are integrated with land development, growth management and built infrastructure planning at the earliest stage.

Greenspace or greenway land needs to be set aside for pedestrian, equestrian, and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods, and commercial areas. Open-space, parks, trails, greenways, and natural undeveloped land are not individual but an integrated and organized system. Green infrastructure is as an interconnected system. Key physical, natural, ecological, landscape, historical, access and recreational assets contribute to the functionality of the green infrastructure network. The green infrastructure network weaves together a network of recreational and nature areas. Properly planned greenways provide efficient pedestrian linkages that can serve as alternative transportation to and from work, to services and other daily destinations. Greenway linkages serve as outdoor recreation for biking, walking, and jogging. Green infrastructure encourages the creation of transportation corridors and connections, which can foster ecotourism, tourism and outdoor recreation.

### 7.4 Wetlands

According to the developer, the project site contains wetlands. Applicant stated that the wetland impact is permitted under USACE Permit#SAS-2014-00190.

# 8. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY CEDS)

## 8.1 Population and Employment Trends

| County | 2010 | 2019 | 2030 | 2040 |
|---|---|---|---|---|
| Chatham | 52,250 | 60,477 | 85,054 | 103,498 |

*Source: U.S. Census;American Community Survey, Governor's Officet*

The county's population is expected to grow from its 2000 level of 37,535 to 85,054 by 2030, according to the US Census and the Governor's Office of Planning and Budget. The Coastal Region's population in 2030 is projected to be 816,944, which is an increase of 162,134.

Chatham County is a growing county in the region and had a 2019 population estimate of 60,477 according to the US Census. The 2010 Census population of Chatham County was 52,250.

The Coastal Georgia region supported 358,721 total in work force (16 and older) according to the American Community Survey 2015-2019.

# 9. CRC Resources

## 9.1 Coastal Stormwater Supplement

The CRC applauds Chatham County for adopting the CSS Ordinance and/or ensuring the Coastal Stormwater Supplement (CSS) is implemented for stormwater management.

## 9.2 Regional Design Guidelines

The CRC recommends that The City of Pooler meet with the City of Savannah Water and Sewer Management to assure the existing water and sewer supply agreements held between the City of Savannah and the City of Pooler have the capacity to serve the required total daily and maximum generated impact this project will create. The CRC also recommends that discussion of future planned developments in that area be included in the discussion. The *Georgia Coastal Regional Character Design Guidelines* for the development are appropriate to implement quality growth.

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For technical assistance contact Karen Saunds, Grant Specialist at ksaunds@crc.ga.gov.

# PROJECT SITE INFORMATION

Type PLAT
Recorded 8/21/2022 8:12:00 AM
Fee Amt: $10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tommie Mosley Clerk Superior Court

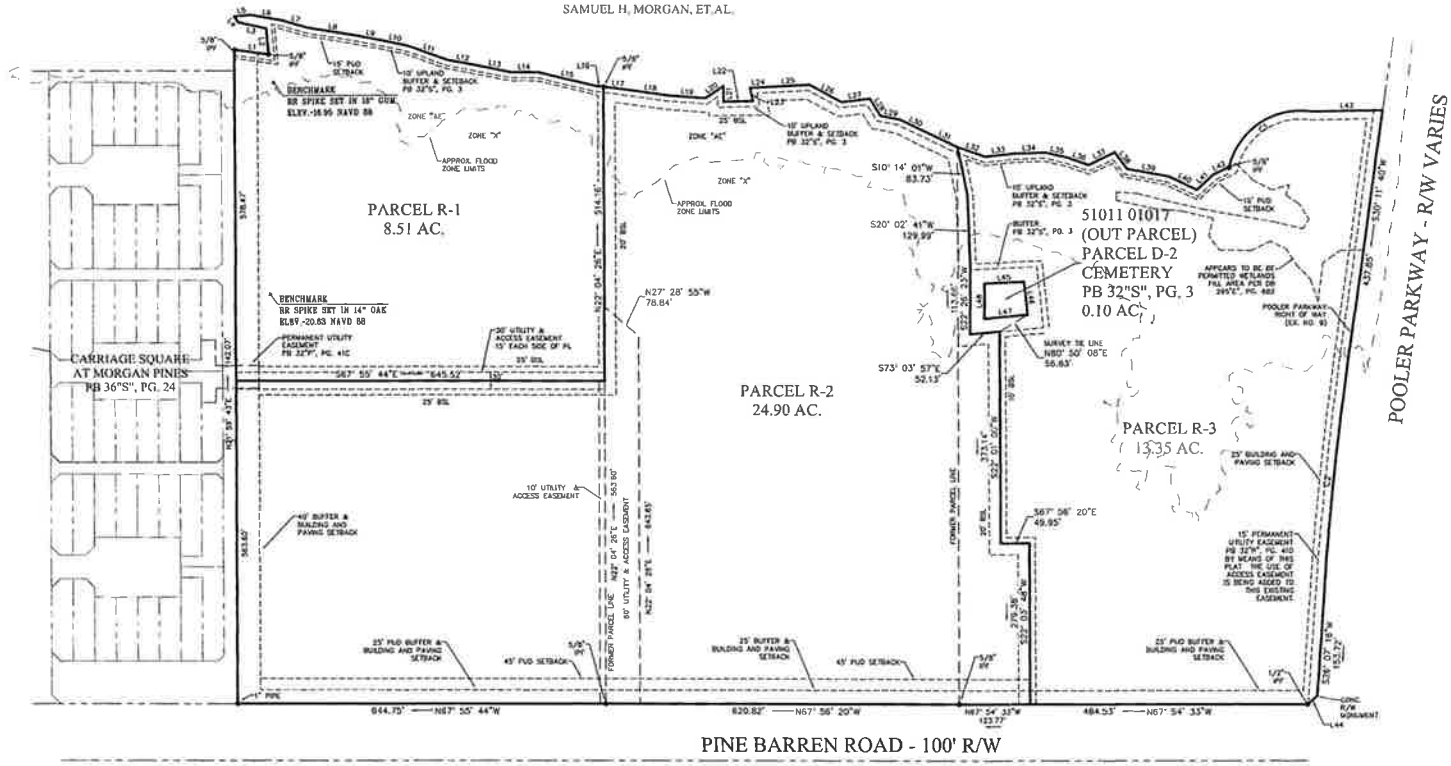
Participant ID: 4572078213

BK 53 PG 498

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

NOTES:

1. THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
2. IN MY OPINION IN ACCORDANCE WITH F.I.R.M. MAP NO. 13051C0107H, EFFECTIVE DATE OF AUGUST 16, 2018 A PORTION OF THIS AREA DOES LIE WITHIN THE 100 YEAR FLOOD ZONE. FEMA MAPS CHANGE OFTEN AND SHOULD BE RE-CONFIRMED PRIOR TO ANY CONSTRUCTION.
3. THE CERTIFICATION, AS SHOWN HEREON, IS A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
4. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUB-SURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, OR NOT DISCOVERED BY TITLE EXAMINATION.
5. ALL CORNERS NOT DESCRIBED ARE 5/8"IRON PINS. WETLAND BREAKPOINTS ARE APPROVED WETLANDS AT THE TIME OF THIS SURVEY AND ARE "NOT SET."




| LINE TABLE | | |
|---|---|---|
| LINE NO. | DIRECTION | LENGTH |
| L1 | S69°12'47"E | 58.74' |
| L2 | N11°40'43"E | 45.13' |
| L3 | N55°09'30"W | 48.08' |
| L4 | N15°35'04"W | 13.02' |
| L5 | S73°10'56"E | 28.76' |
| L6 | S58°15'57"E | 55.00' |
| L7 | S52°03'28"E | 47.12' |
| L8 | S58°44'42"E | 87.54' |
| L9 | S57°07'21"E | 44.91' |
| L10 | S56°28'43"E | 43.25' |
| L11 | S48°14'15"E | 75.61' |
| L12 | S57°40'28"E | 53.33' |
| L13 | S58°54'29"E | 60.08' |
| L14 | S68°05'38"E | 41.71' |
| L15 | S54°24'08"E | 102.73' |
| L16 | S81°44'53"E | 15.15' |
| L17 | S60°26'23"E | 49.89' |
| L18 | S60°09'13"E | 64.95' |
| L19 | S63°57'55"E | 65.54' |
| L20 | N78°19'34"E | 38.29' |
| L21 | S22°42'48"W | 27.28' |
| L22 | S68°48'39"E | 51.70' |
| L23 | N10°30'36"E | 24.06' |
| L24 | S70°27'43"E | 31.08' |
| L25 | S71°13'23"E | 73.87' |
| L26 | S39°22'51"E | 83.25' |
| L27 | S74°29'56"E | 70.28' |
| L28 | S10°04'38"E | 33.75' |
| L29 | S37°15'26"E | 24.37' |
| L30 | S42°08'41"E | 53.35' |

| LINE TABLE | | |
|---|---|---|
| LINE NO. | DIRECTION | LENGTH |
| L31 | S42°56'05"E | 57.79' |
| L32 | S48°57'49"E | 31.51' |
| L33 | S73°47'34"E | 49.39' |
| L34 | S69°44'09"E | 56.13' |
| L35 | S55°18'27"E | 38.84' |
| L36 | S48°54'32"E | 39.45' |
| L37 | N86°37'22"E | 50.85' |
| L38 | S14°07'27"E | 35.87' |
| L39 | S57°53'10"E | 73.52' |
| L40 | S43°24'30"E | 54.39' |
| L41 | N88°53'44"E | 39.23' |
| L42 | N87°08'07"E | 29.77' |
| L43 | S69°02'29"E | 124.82' |
| L44 | S89°50'12"E | 23.21' |
| L45 | S70°31'48"E | 68.80' |
| L46 | S15°11'39"W | 58.80' |
| L47 | N73°03'37"W | 75.64' |
| L48 | N22°28'23"E | 62.33' |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE NO. | DELTA | ARC | RADIUS | TANGENT | CHORD DIR. | CHORD |
| C1 | 84°53'36" | 192.74' | 130.00' | 117.15' | N19°09'42"E | 174.08' |
| C2 | 41°7'14" | 438.20' | 3656.23' | 219.20' | S28°03'24"W | 436.10' |

ALL STREETS, RIGHT-OF-WAY, EASEMENTS AND ANY SITE FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

OWNER

APPROVED BY THE MAYOR AND COUNCIL, CITY OF POOLER

MAYOR DATE

APPROVED BY THE CITY CLERK

CITY CLERK DATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

P. NATHAN BROWN, RLS

# RECOMBINATION PLAT

OF PARCEL D-3, D-4 AND D-5, FORMERLY LANDS OF THE MORGAN FAMILY TRACTS, CITY OF POOLER, CHATHAM COUNTY, GEORGIA
FOR: DAVIS GROUP INVESTORS, LLC

DATE: JULY 25, 2022
REVISED:
JOB NO.
SCALE: 1" = 100'

ERROR OF CLOSURE: FIELD = 1/34,548
ERROR OF CLOSURE: PLAT = 1/100,349
ANGULAR ERROR: 1" PER POINT
EQUIPMENT USED: TRIMBLE S8 ROBOTIC TOTAL STATION AND OMNISPIN GPS


HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626
HUSSEY, GAY, BELL & DEYOUNG, INC. CERTIFICATE OF AUTHORIZATION: LSF000
GEORGIA REGISTERED No. 3185 PROFESSIONAL P. NATHAN BROWN

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

HUSSEY GAY BELL
Established 1958
329 Commercial Drive, Savannah, GA 31406 / T:912.354.4626

THE DAVIS GROUP
PINE BARREN ROAD
POOLER, GEORGIA
FOR
THE DAVIS GROUP, LLC

OVERALL STAKING AND TRAFFIC CONTROL PLAN

DRAWING NUMBER
C2.0

#7

WETLAND

COMMERCIAL
8.50 ACRES

CEMETERY
.11 ACRES

COMMERCIAL
13.12 ACRES

MULTI-FAMILY
24.90 ACRES

MORGAN FAMILY TRACT

LOCATION MAP

LEGEND

- S.F. 1 - SINGLE FAMILY ONE
- S.F. 2 - SINGLE FAMILY TWO
- S.F. 3 - SINGLE FAMILY THREE
- S.F. 4 - SINGLE FAMILY FOUR
- MULTI-FAMILY
- COMMERCIAL
- LIGHT INDUSTRIAL
- WETLAND
- LAGOON
- UPLAND
- WETLAND FILL
- UPLAND BUFFER
- WETLAND ENHANCEMENT AREA
- WETLAND PRESERVATION AREA
- WETLAND BANKING AREA

COUNCIL
APPROVED
5/16/22

**HUSSEY GAY BELL**
*Established 1958*

P.U.D. AMMENDMENT NO. 7
PINE BARREN SITE
POOLER, GEORGIA
DATE: MAY 12, 2022 SCALE: 1" = 100'

## MORGAN FAMILY TRACT

LAND USE SUMMARY

| | TOTAL ACREAGE | POOLER ACREAGE | BLOOMINGDALE ACREAGE |
|---|---|---|---|
| SINGLE FAMILY | [illegible] | [illegible] | [illegible] |
| MULTI-FAMILY | [illegible] | [illegible] | [illegible] |
| COMMERCIAL | [illegible] | [illegible] | [illegible] |
| LIGHT INDUSTRIAL | [illegible] | [illegible] | [illegible] |
| WETLAND | [illegible] | [illegible] | [illegible] |
| UPLAND (PRESERVED) | [illegible] | [illegible] | [illegible] |
| TOTALS | [illegible] | [illegible] | [illegible] |
| CEMETARIES | [illegible] | [illegible] | [illegible] |
| WETLAND FILL | [illegible] | [illegible] | [illegible] |

COUNCIL

APPROVED

5/16/22

VICINITY MAP

## LEGEND

- S.F. 1 - SINGLE FAMILY ONE
- S.F. 2 - SINGLE FAMILY TWO
- S.F. 3 - SINGLE FAMILY THREE
- S.F. 4 - SINGLE FAMILY FOUR
- MULTI-FAMILY
- COMMERCIAL
- LIGHT INDUSTRIAL
- WETLAND
- LAGOON
- UPLAND
- WETLAND FILL
- UPLAND BUFFER
- WETLAND ENHANCEMENT AREA
- WETLAND PRESERVATION AREA
- WETLAND BANKING AREA

**HUSSEY GAY BELL**

*Established 1958*

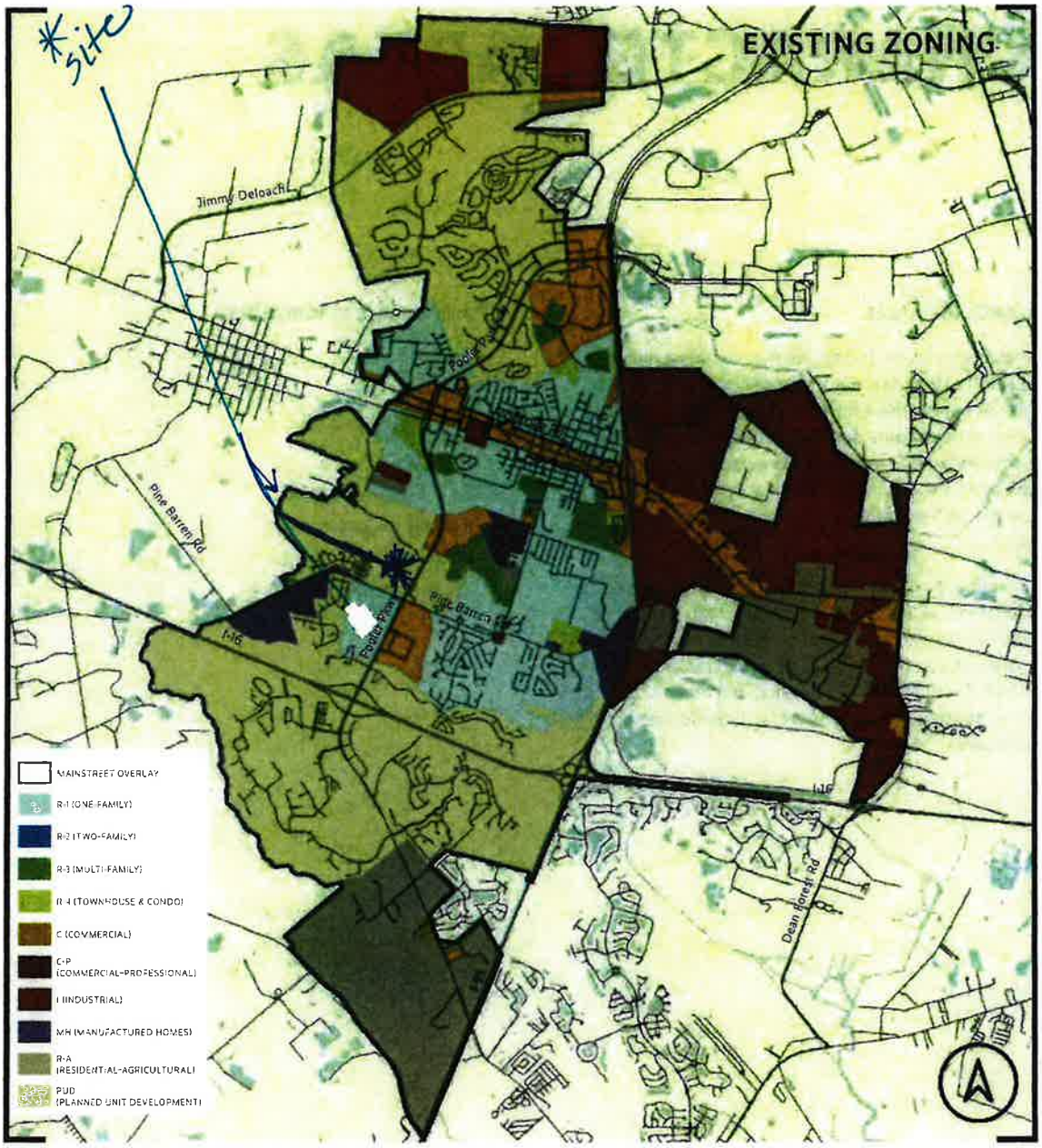
MASTER PLAN

MORGAN FAMILY TRACT

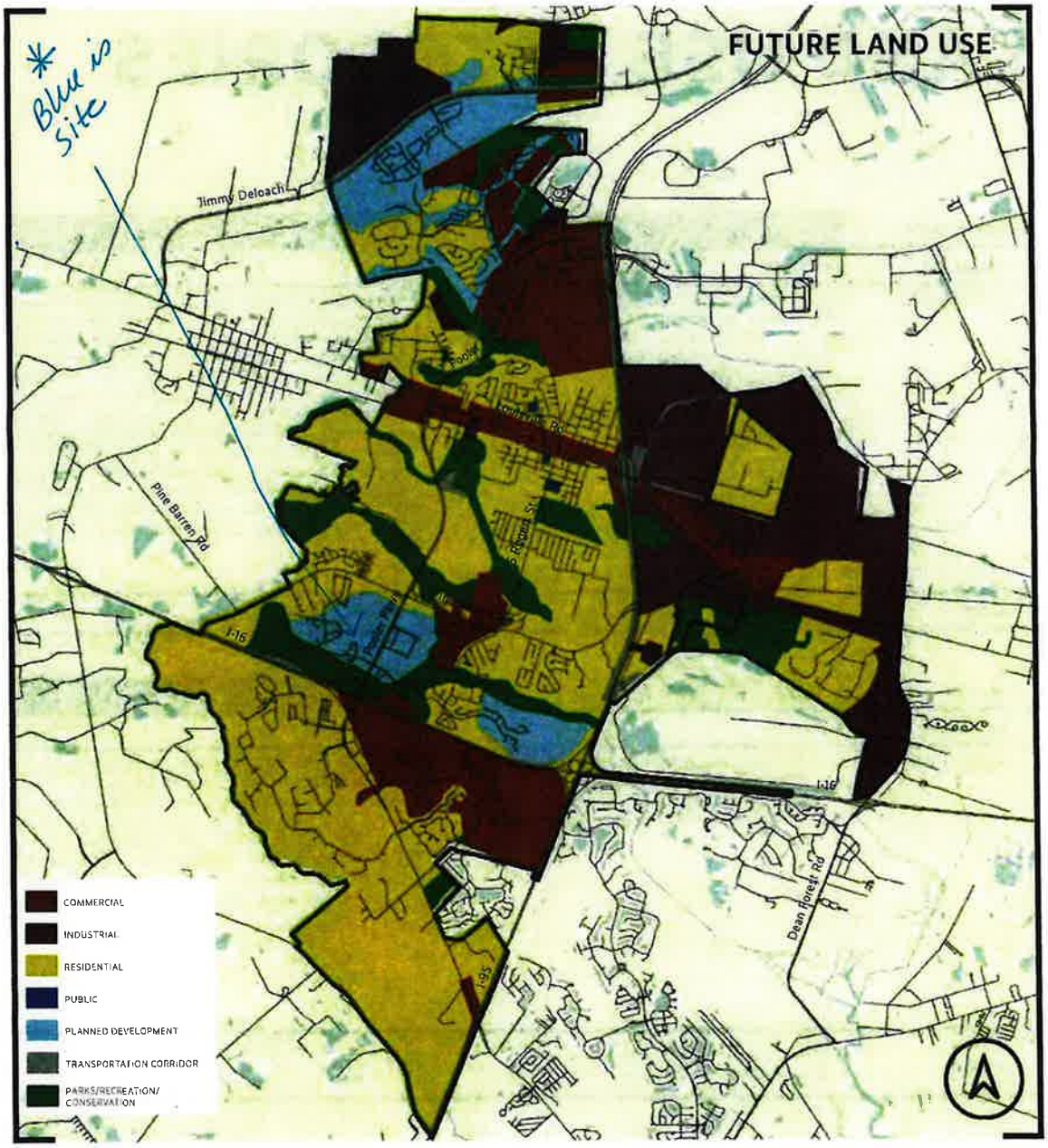
POOLER, GEORGIA

DATE: MAY 19, 2022 SCALE: 1" = 600'

# EXISTING AND FUTURE LAND USE MAPS




Map 4.5–Existing Zoning Classifications, Pooler




Map 4.7–Future Land Use, Pooler

# REGIONAL DEVELOPMENT OF IMPACT MAPS

# ARSA Regional Map

11/8/2022, 11:18:18 AM

ARSA - Areas Requiring Special Attention

Areas of Rapid Development

Areas of Significant Infill

Areas of Significant Natural Resources

Counties

Cities

1:9,028

0 0.07 0.15 0.3 mi

0 0.15 0.3 0.6 km

Map data © OpenStreetMap contributors, CC-BY-SA

CRC, DCA

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# Regional Future Development Map

11/8/2022, 11:20:42 AM

Counties
Cities
Future Development
Developed
Developing
Rural

1:9,028

0 0.07 0.15 0.3 mi

0 0.15 0.3 0.6 km

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# Green Infrastructure Regional Development Map

11/8/2022, 11:22:00 AM

Green Infrastructure Class

- Core
- Corridor

- Multi-Use Buffer Areas
- Sites

- Counties
- Cities

1:9,028

0 0.07 0.15 0.3 mi

0 0.15 0.3 0.6 km

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CRC, DCA

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# PUBLIC COMMENTS

| | |
|---|---|
| **From:** | Cornelia Reed |
| **To:** | Karen Saunds |
| **Cc:** | James Laplander; Ronald Feldner; Laura Walker; Bridget Lidy |
| **Subject:** | City of Savannah Response for DRI #3859 - City of Pooler, Various Parcels, Pine Barren Road |
| **Date:** | Friday, November 18, 2022 4:42:54 PM |

Hello Karen and Happy Thanksgiving Holiday to you and yours. The City of Savannah has the following response regarding DRI #3859:

"The City of Savannah can't approve of this development at this time. The City of Pooler needs to follow up and meet with the City of Savannah Water and Sewer Management to assure the existing water (and sewer) supply agreements between the City of Savannah and the City of Pooler have the required total daily and maximum daily capacity."

***Jim Laplander, PE***
*Director* Water and Sewer Planning and Engineering Division
Water Resources Department
20 Interchange Drive, Savannah, GA 31415
Office: 912.651.6573, Fax 912.650-7839, Mobile: (912) 658-6973
jlaplander@savannahga.gov

With best regard

**Cornelia M. Reed, M.A.**
Program Coordinator
Planning and Urban Design Department
Physical Location Address Change
Office Moved Effective 9/13/2021
20 Interchange Drive, Administration Building
Savannah, GA 31415
P.O. Box 1027, Savannah, GA 31402
creed@savannahga.gov
Office: 912.525-3100, ext. 1161
Department: 912-525-2783
SAVANNAH
savannahga.gov

**From:** Cornelia Reed <CReed@Savannahga.Gov>
**Sent:** Tuesday, November 8, 2022 3:12 PM
**To:** herntona@thempc.org; wangw@thempc.org; Barry Stanton <BStanton@Savannahga.Gov>; Cheryl Mason <CMason@Savannahga.Gov>; Eric Chin <EChin@Savannahga.Gov>; Martha Davidson <MDavidson@Savannahga.Gov>; Frederick Anderson <fanderson@Savannahga.Gov>; Thomas Bolton <tbolton@Savannahga.Gov>; Michele Strickland <MStrickland@Savannahga.Gov>; Peter Ghilarducci <PGhilarducci@Savannahga.Gov>; Candra Teshome <CTeshome@Savannahga.Gov>; William Buckley <William.Buckley@Savannahga.Gov>; Marcus Lotson <lotsonm@thempc.org>; Leah Michalak <michalakl@thempc.org>; Thomas Cawthon <TCawthon@Savannahga.Gov>; Brian Brainerd <BBrainerd@Savannahga.Gov>; Jackie Jackson <jacksonj@thempc.org>; Brion Ehret

<BEhret@Savannahga.Gov>; Tammy Faughey <TFaughey@Savannahga.Gov>; Pamela Everett <everettp@thempc.org>; Barry Lewis <BLewis01@Savannahga.Gov>; Quhannah Andrews <QAndrews@Savannahga.Gov>; Martha Davidson <MDavidson@Savannahga.Gov>; moranok@thempc.org; fazion@thempc.org; Laura Walker <LWalker@Savannahga.Gov>
**Cc:** Martin Fretty <MFretty@Savannahga.Gov>; Stephen Henry <SHenry@Savannahga.Gov>; Gordon Denney <GDenney@Savannahga.Gov>; Julie McLean <JMcLean@Savannahga.Gov>; Bridget Lidy <blidy@Savannahga.Gov>; David Keating <DKeating@Savannahga.Gov>; James Laplander <JLaplander@Savannahga.Gov>; Melanie Wilson <wilsonm@thempc.org>; Cornelia Reed <CReed@Savannahga.Gov>; Ronald Feldner <Ronald.Feldner@Savannahga.Gov>
**Subject:** Time-Sensitive Request for Review on or before Noon, Friday, 11/18/2022 for DRI #3859 - City of Pooler, Various Parcels, Pine Barren Road

Hello All. We received the below request from the Coastal Regional Commission for review regarding development of multi-family complex in City of Pooler (see site plan(s) and other related links providing specific development information below). The City Manager's office has requested that applicable city departments review this request, including the project map, and other documentation provided in the links below and ***provide your feedback to me on or before Friday, November 18, 2022, NLT noon,*** regarding any concerns, objections, and/or any conditions related to this proposed development project that ***may*** affect Savannah utilities, property, and/or any other city operations.

No response is needed when your department does not have comments/no objection(s). And, although project location may not be located in Savannah, please note that we are required to forward for review all project notices received by the Coastal Regional Commission.

Please feel free to forward this message to anyone you may believe would need to review this request for comment and ensure they forward input to me by the deadline. Please pardon the inconvenience if you no longer review these requests.

# Review Requested for DRI #3859

## DRI 3859: The Davis Group Project

The DRI is a plan for a multi-family complex of up to 448 units to be located on 24.9 acres and mass-grading for an additional 13.35+/- acres of commercial parcels.

Roadway, water, sewer, and storm drainage systems are planned to be constructed across the entire 38.25 acre tract under the same permit. The development type is mixed-use with approximately 191,725 square feet of apartments. Commercial square footage is expected to be under 200,000 square feet, depending on final uses being determined for all outparcels. This permit is not part of a phase. All land disturbance and civil infrastructure is to be completed under this permit. Future building permits will be obtained for individual commercial outparcels and the multi-family project. The overall project is expected to be completed in 2024.

## Economic Development

The estimated value of the project at build-out will be $85,120,000.00 and the annual estimated tax revenue likely to be generated by the proposed project is $750,000.00. The developer indicates that the regional workforce is sufficient to serve this development, and that the development will not displace any existing land uses.

## Water Supply

The City of Pooler will be the water supplier for this site. The estimated water demand will be 111,375 GPD (334,125 GPD Peak Flow). Sufficient water supply capacity is stated to be available to serve the proposed project.

## Wastewater Disposal

The City of Pooler will supply wastewater treatment for this project. The estimated sewage flow will be 111,375 GPD (335,125 GPD Peak Flow). Sufficient wastewater treatment capacity is stated to be available to serve the proposed project. A sewer line extension will be required of approximately 2100 LF of force main and a lift station at the expense of the developer.

## Transportation

A traffic study has been performed. The estimated traffic demand is 186 AM Peak and 175 PM Peak trips per day for this portion of the overall plan for development. **A traffic study** has been attached which includes summary and recommendations based on the traffic analysis results that are presented in the document.

## Solid Waste Disposal

An estimated 600 tons of solid waste will be generated daily. The current landfill capacity is sufficient to serve the project. Hazardous waste will not be generated.

## Stormwater Management

73% of the project site is expected to be impervious surface once the development has been constructed. The following measures are proposed for mitigating the project's impact on Stormwater management: 10' wetland buffer-4.9 acre retention pond and vegetated/landscaped filter strips will be developed to mitigate the project's impacts on stormwater management.

## Environmental Quality

The project site includes wetlands that are likely to be affected by development. The United States Army Corp of Engineers issued a wetland impact permit # SAS-2014-00190. All necessary requirements will be adhered to in regards to wetland impacts for this project site.

## Local Planning Considerations

The Future Land Use Map Pooler's comprehensive plan designates the project site as a planned development (PUD-Planned Unit Development). Pooler's current zoning map marks the site as PUD and the Savannah Area Geographic Information Map has PUD, C-4 Commercial Small Tracts as well.

## Regional Planning Considerations

The Regional Future Development Map designates the proposed site as a developing area meaning likely to be urbanized or require urban services within 20 years. The Regional ARSA Map (Areas Requiring Special Attention) has the site as an area of rapid development. This means an area where the pace of development may outpace the availability of community facilities and services. The Regional Green Infrastructure Map designates areas on the outside of the proposed project site as core areas. This should be taken into accountability when developing and planning any future development in this area.

For more information on this development, please see the information forms **here** and **here.**

Also included in this email are the: **site plan, Pooler existing zoning map and Future Land Use map**,, and the **Regional Impact Maps.**

-

With best regard

**Cornelia M. Reed, M.A.**
Program Coordinator
Planning and Urban Design Department
Physical Location Address Change
Office Moved Effective 9/13/2021
20 Interchange Drive, Administration Building
Savannah, GA 31415
P.O. Box 1027, Savannah, GA 31402
creed@savannahga.gov
O: 912.525-3100, ext. 1161
SAVANNAH
savannahga.gov

# Tax Specialists of Georgia-Southeast, LLC

## Sales & Use Tax Refund
## Engagement Agreement

In consideration of the mutual covenants contained herein, City of Pooler (hereinafter referred to as, "Client") authorizes and engages **Tax Specialists of Georgia-Southeast, LLC** (hereinafter "TSG") as follows:

**SERVICES TO BE PERFORMED**:

1. TSG shall conduct a review of **Client's** records pertaining to any and all **Wastewater, Drinking-Water-Treatment, Solar Energy, or Landfill** projects as designated by **Client.** These projects shall be identified and made an addendum to this Engagement Agreement. Absent further documentation, these shall include sewer line and pump job begun 2 / 2020 and WWTP job and forcemain and pump jobs begun 2022. Upon Client's transmission of any documents on a project to **TSG** such job shall be considered identified for the purpose of this agreement. The specific purpose of this review shall be the determination of the amount, if any, of Georgia Sales Tax paid by any and all general contractors or by their sub-contractors and/or by **Client** on purchases which qualify for Sales Tax exemption under Georgia's statutes (such items and those when totaled are hereinafter called the "Refundable Amount"). Because of Georgia's 3-Year Statute of Limitations, no project which has been completed prior to 3 years prior to the date of this agreement shall be included in the review.
2. The records to be reviewed shall include:
    a. Client's Records: Documents pertaining to the project(s) to be reviewed, including project documentation such as a detailed description of the project, contact information for the contractor(s), and the periodic payment (Draw) documents from the contractor (s), including any and all Vendor invoices (to the contractor) which may be attached to the draw document. Client shall provide a minimal amount of its staff provide access to the project documents.
    b. Contractor's records: The details of the review will be determined by a review of the invoices from each vendor to each contractor of the purchases of tangible personal property purchased by the contractor in the performance of the contract(s) to be reviewed. Tax Specialists of Georgia will make every effort to gain access to these records, but may request assistance from **Client.**
    c. Taxes paid on each vendor invoice as well as taxes self-assessed by each contractor and paid directly to the State of Georgia.
3. TSG will file all of the necessary documentation required by the Georgia Department of Revenue in the Sales Tax Refund process, including the M7 application and the Claim for Refund, as well as the supporting documentation for each.
4. TSG will contact and/or meet with representatives of the Georgia Department of Revenue in any and all ways to assist in the prompt completion of the processing of the refund request(s).

**CONFIDENTIALITY**

5. Both parties hereby acknowledge that all data and/or information provided by **Client** or by project contractors to TSG shall be held in a confidential manner and not divulged except as may be required in the performance of this Agreement, in making claims to the taxing authorities or vendors or in obtaining other data as needed to conduct its review. This confidentiality shall not exceed that allowed by the Georgia Open Records Act. Should any person or entity make any claim for records under that Act on either party to this Agreement, that party shall - within one business day - notify the other party to allow that party to assert that such records are not covered by the Georgia Open Records Act.

**COSTS IN CONDUCTING REVIEW**

6. TSG shall bear all costs incurred in reviewing Client's records, in acquiring documentation, in preparing any required refund documents and the costs, if any, in appealing before the appropriate taxing agency. Should **Client** wish to appeal the denial of any part of the Claim for Refund to any judicial system (Superior Court, Tax Tribunal), the costs of such appeal shall be borne by **Client.**

## COMPENSATION TO TAX SPECIALISTS OF GEORGIA

7. In the event TSG does not discover any Refundable Amount as defined herein or if TSG believes that there is such a sum, but such position is denied by the Georgia Department of Revenue, **Client** is under no financial obligation to pay any sum to TSG.
8. In the event that (a) TSG discovers a Refundable Amount and (b) the Georgia Department of Revenue issues payment to **Client**, **Client** will notify TSG of the amount and the fact of payment, **immediately upon receipt and before deposit** of said sum. Whereupon, TSG will advise **Client** of TSG's best estimate of what has been denied in the refund claim and the extent to which such denial is justified or unlikely to be reversed on further appeal, whether interest appears to be properly added where owed, and the possible costs or delays of further appeal. Then, **Client** shall decide if the acceptance of the payment by deposit (which may waive further claims) is justified solely in **Client's** discretion.
9. **Client** shall pay TSG within ten (10) days of **Client's** receipt and acceptance of the tax refund, **twenty-five percent (25%)** of the total proceeds recovered from all filings made by Tax Specialists.

## RESPONSIBILITIES OF CLIENT

10. **Client** shall be responsible:
    a. for providing access to records relating to Projects.
    b. for paying the sums as calculated under this Agreement.
    c. for any and all consequences to Client for its failure to follow the laws of the State of Georgia regarding taxable sales by municipalities on services and products like, but not limited to, natural gas, cable television, broadband access, electricity, or product sales.
    d. for electrical access sufficient to allow Tax Specialists to use its portable scanning equipment to copy records.
    e. *To confirm if your city pays other sales tax (natural gas, etc.) ELECRONICALLY ___ [ initial] [if you file electronically, TSG is required to work with you to file electronically.]*

In witness whereof, Tax Specialists of Georgia-Southeast, LLC and **Client** have executed this agreement, under seal, this _____day of _____, 2022.

Tax Specialists of Georgia-Southeast, LLC
1908 Bent Pine Park
Statham, GA 30666

Phone: (706) 883-1383

By:_____

Print Name: William H. Branan, III

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

Phone: (912) 748-7261

By:_____

Print Name:_____

Title: _____

# WATER LINE COST SHARING AGREEMENT

**THIS WATER LINE COST SHARING AGREEMENT** (this "Agreement") is made and entered into as of the ____ day of _____, 2022 (the "Effective Date"), by and between the **CITY OF POOLER,** a municipal corporation organized and existing under the laws of the State of Georgia (the "City"), and **CLEAR LAKE (GA) OWNER I LLC**, a Delaware limited liability company ("Clear Lake"), hereinafter collectively referred to as "Parties" and individually as "Party".

## R E C I T A L S :

**WHEREAS**, Clear Lake is developing a residential subdivision (the "Subdivision") on that certain lot, tract or parcel of land situate, lying and being in the 8th GM District, City of Pooler, Chatham County, Georgia, depicted as "LOT 12" on that certain plat entitled "A MAJOR SUBDIVISION OF CLEAR LAKE RESERVE, PHASE 1, BEING TRACTS 1 & 2 FORMERLY KNOWN AS THE RYALS TRACT AND PARCEL E-3, BEING A PORTION OF PARCEL "E" OF THE MORGAN TRACT "Q," prepared for Pooler Parkway of GA, LLC, by Thomas & Hutton, dated November 17, 2021, recorded in Plat Book 53, Page 278, Chatham County records ("Lot 12"), and as part of this development, Clear Lake will be constructing water connection lines (the "Water Connection Lines") in phases in order to connect the Subdivision to the City water lines located at and within Market Place Way, Clear Lake Way and South Rogers Street (the "Project"), generally as depicted on the Rogers Street Water Connection Drawing prepared by Thomas & Hutton (the "Project Engineers"), dated May 9, 2022, bearing Project No. J-26640.0008, attached hereto as Exhibit A (the "Water Line Connection Plans");

**WHEREAS**, the Project will be performed in phases (the "Phases" and, each, a "Phase"), including "Phase 1," which comprises the connections to water distribution lines within Market Place Way and Clear Lake Way, and "Phase 2," which comprises the connections to water distribution lines within South Rogers Street, substantially as depicted on the Water Line Connection Plans.

**WHEREAS**, Brandon Barfield Enterprises, Inc., (the "Contractor") is in the process of constructing the Water Connection Lines currently under construction by under Clear Lake's direction substantially in accordance with the Water Line Connection Plans, that certain bid by Contractor dated July 8, 2022, attached hereto as Exhibit B (the "Water Line Bid"), plans and specifications prepared by the Project Engineers, and City regulations and ordinances;

**WHEREAS,** following completion of the Water Connection Lines, the Water Connection Lines and such related water lines as provide water service to the Subdivision will be dedicated to the City;

**WHEREAS**, the City has agreed to deposit one-half (1/2) of the projected cost to install and connect the Water Connection Lines in escrow for payment and disbursement to Clear Lake in accordance with the Water Line Bid and Water Line Connection Plans as described hereinbelow.

**NOW, THEREFORE**, in consideration of the sum of Ten and No/100 Dollars ($10.00), the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, agree as follows:

1. **City Deposit**. Based on the Water Line Bid, the Parties anticipate that the total cost to construct, install and dedicate the Water Connection Lines is Three Hundred Fifty-Six Thousand Nine Hundred Sixty-Three and 80/100 Dollars ($356,963.80). In consideration of Clear Lake's promises hereunder, the City hereby agrees to pay one-half (1/2) of the projected cost to construct, install and dedicate the Water Connection Lines as described herein. Accordingly, by no later than the date that is sixty (60) days following the Effective Date of this Agreement, the City shall deposit One Hundred Seventy-Eight

Thousand Four Hundred Eighty-One and 90/100 Dollars ($178,481.90) (the "City Deposit") with Weiner, Shearouse, Weitz, Greenberg & Shawe, LLP, as escrow agent ("Escrow Agent"), to be maintained in escrow and disbursed to Clear Lake in two (2) installments, as follows:

(a) One-half ($89,240.95) when Phase 1 is accepted by the City; and
(b) The balance ($89,240.95) when Phase 2 is accepted by the City.

Except as specifically provided above, all design, construction, inspection, and other costs incurred to construct and install the Water Connection Lines, and connect to the City water, sewage collection, and re-use water distribution systems, shall be borne by Clear Lake, and Clear Lake shall hold the City harmless for and indemnify the City against any and all claims for damages or personal injuries caused by or arising from the construction of the Water Connection Lines.

In the event that a dispute arises with regard to the payment of funds deposited with Escrow Agent, Escrow Agent shall have the right to deposit such funds with the Clerk of the Superior Court in Chatham County and commence an action for interpleader, in which case one-half (1/2) of the costs thereof (including reasonable attorneys' fees) may be paid from the City Contribution and one-half (1/2) of the costs thereof (including reasonable attorneys' fees) shall be paid by Clear Lake, subject to reimbursement by the losing party. Upon commencing such action for interpleader and depositing the escrowed funds into the registry of the Superior Court, Escrow Agent shall be released of and discharged from any further obligations hereunder.

2. **Construction of Water Connection Lines**. Clear Lake agrees to promptly commence and diligently prosecute the construction and installation of the Water Connection Lines in accordance with plans and specifications drawn by the Project Engineers. Clear Lake shall provide for inspection of the Water Connection Lines by the Project Engineers during construction and shall ensure compliance with all City regulations regarding same. The City shall have free access to the construction to perform additional inspections. Following completion of each Phase, Clear Lake shall provide the City (i) a statement from the Project Engineers certifying, based on the best of their information, knowledge, and belief, that the materials and workmanship have been performed and installed in accordance with the Approved Plans and otherwise in compliance with City specifications and standards, and (ii) copies of "as built" drawings of the Water Connection Lines signed by the Project Engineers. Clear Lake shall provide to the City a recordable plat(s) showing all public easements and/or rights-of-way that will contain utilities that, once constructed, are to be owned and maintained by the City, and should installation deviate from the original recordable plat, the Clear Lake shall provide to the City a revised recordable plat showing all utilities in fact located in public easements and rights-of-way.

3. **Easements.** Clear Lake shall grant and/or obtain all necessary easements and rights-of-way to the City for the construction and installation of the Water Connection Lines. All easements and rights-of-way shall be of a size determined by the City to be sufficient to permit the efficient operation, repair and maintenance of related water service facilities.

4. **Public Dedication.** Upon completion of the Water Connection Lines, certification by the Project Engineers, provision of the "as built" drawings, and compliance with any other normal and customary prerequisites for acceptance as are imposed by the City, the City shall accept title to and assume responsibility for maintenance and operation of those portions of the Water Connection Lines located within public easements or right-of-ways. This dedication shall include all rights, title, and interest that the Clear Lake has in the Water Connection Lines and also all easements and/or right-of-way required for the purpose of maintenance thereof.

5. **Warranty**. Clear Lake shall require BBEI to warrant that the Water Connection Lines will be free of installation and material defects for a period of twelve (12) months following the date that same are accepted by the City. Any failure of Clear Lake provided due to faulty installation or material defect during the warranty period shall be repaired or replaced by BBEI or Clear Lake at their sole expense.

6. **Term**. The term of this agreement shall commence on the Effective Date, and end on the date that that the Phase 2 warranty period described in Section 5 above has expired. This agreement shall be renewed automatically on the same terms and conditions herein for additional one (1) year periods, unless notice is given by either Party of its intent not to renew on or before October 31 of the then-current term.

7. **Applicable Laws; Jurisdiction and Venue.** This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Georgia. Clear Lake shall comply with all existing and future County ordinances, rules, and regulations relating to the connection to and use of the City's water, sewer, and re-use water systems. Any action arising from this Agreement shall be filed in the Superior Court of Effingham County.

8. **Entire Agreement**. This Agreement shall constitute the entire agreement between the parties. Any modification or amendment to this Agreement shall be binding only if reduced to writing and approved and executed by both parties. The failure of either party to this Agreement to insist upon the performance of any of the terms and conditions of this Agreement, or the waiver of any breach of any of the terms and conditions of this Agreement, shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

9. **Notices.** Any notice provided for or concerning this Agreement shall be in writing and shall be deemed sufficiently given upon receipt by certified or registered mail or hand delivery as follows:

If to the City:

If to Clear Lake:

10. **Excusable Delay.** Neither the City nor Clear Lake shall be liable to the other or any successor in interest for any loss, cost, or damage arising out of, or resulting from, non-performance or delayed performance of the terms of this Agreement where such non-performance of delayed performance is the result of circumstances or occurrences beyond the reasonable control of the responsible party (each, a "force majeure"), which, as used herein, shall be deemed to include, non-performance or delayed performance resulting from acts of God, strikes, lockouts, blockades, insurrections, riots, explosions, fire, floods, or any other cause not within the reasonable control of the responsible party.

11. **Assignment**. The Parties agrees that no party shall have the right to assign this Agreement without the consent of the other Party.

12. **Successors and Assigns**. This Agreement shall be binding upon and inure to the benefit of the Parties, their respective heirs, legal representatives, successors and permitted assigns.

13. **Counterparts**. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument,

and it shall not be necessary in making proof of this Agreement or its terms to produce or account for more than one of such counterparts.

***[SIGNATURES ON NEXT PAGE]***

**IN WITNESS WHEREOF,** each Party has executed this Agreement under seal as of the day and year first above written.

Clear Lake**:**

**CLEAR LAKE (GA) OWNER I LLC**

By: _____

Name: _____

Title: _____

City**:**

**CITY OF POOLER**

By: _____
Rebecca Benton, Mayor

Attest: _____
Secretary

Escrow Agent:

**WEINER SHEAROUSE WEITZ GREENBERG & SHAWE, LLP**

By: _____
Bill Glass, Esq., Partner

**Exhibit A**

**Water Line Connection Plans**

**[See attached]**

**Exhibit B**

**Water Line Bid**

**[See attached]**

**Staff Report**

**Subject:** Fire Aerial Ladder Sale Agreement

**Author:** G. Wade Simmons, Fire Chief

**Department:** 3500-FIRE

**Meeting Date:** 12/19/2022

**Summary Recommendation:** Staff recommends approving the sale agreement for a used fire 75' aerial ladder truck to Liberty County in the amount of $45,000

**Executive Summary/Background:** Pooler Fire-Rescue and Liberty County Fire-Rescue have developed a working relationship over the last 2 years since several members live and/or volunteer there. Pooler Fire recently placed an order for the replacement of our 1999 75' aerial ladder truck that is due in May 2024. LCFR is developing a fledgling organization after combining several volunteer departments throughout their county, currently their fleet does not include a ladder truck of any kind. As their department has grown, it has become evident after several larger fires (including the recent loss of a 300+ year old home and irreplaceable artifacts) that they need some form of aerial ladder truck. After finding out about their situation and need of an important piece of equipment, staff reviewed our existing fleet and feel we can release the 75' aerial a little earlier than normal to assist Liberty County. We approached the City Manager with the idea to sell our unit to LCFR as a stop gap measure for their department. With his approval, we offered to sell LCFR the aerial we are replacing. The aerial was inspected by LCFR staff, due to the slower/rural area that this truck will serve, it was determined that the truck could provide several additional years of service to the Liberty County allowing them start training on and operating a ladder truck while starting to save for a purchase that may cost $2 million or more. After review of similar units for sale nationwide and a prior estimate of trade-in value, we determined a price of $45,000 was reasonable for both parties.

**Options/Alternatives for Council to Consider:**

**Recommended Option:** Approve the sale agreement for a used aerial ladder truck with Liberty County in the amount of $45,000.

**Other Alternative(s):** Deny the sale agreement for a used aerial ladder truck with Liberty County in the amount of $45,000.

**Attachments:** Photo of unit proposed & a copy of the Sale/Purchase Agreement. A signed agreement will be ready after their meeting on the 15th. It will be added late to the agenda package if possible.

CITY OF POOLER
POOLER
POOLER
FIRE
&
RESCUE
911
63

# Contract of Sale

This contract of Sale (hereafter referred to as "Contract" or "Agreement") is made and entered into by and between the Board of Commissioners of Liberty County, Georgia (hereafter entitled "Buyer") with offices located at 601 North Laurel Street Springfield, GA 31329 and City of Pooler with offices located at 100 US Hwy 80, Pooler, GA 31322 (hereafter referred to as the Seller). All parties set forth the following agreement and enter into this contract as follows:

The "Seller" offers for sale a 1999 Emergency One Cyclone 75’ fire aerial ladder truck **VIN 4EN3AAA87X1000909**, in “AS IS” condition and equipped with 300’ of 1 ¾” fire hose with 2 nozzles, 1000’ of 3” supply hose, and several portable ground ladders.

The "Buyer", agrees to enter into contract to purchase the unit, and the "Seller" agrees to the following terms and conditions of sale,

The purchase price of the unit shall be $45,000.00 (Forty-five Thousand dollars and no cents) and shall be paid as follows:

The full sum shall be paid upon pick-up of the aerial ladder. The "Buyer" has inspected the vehicle prior to sale. The aerial ladder will be available once the seller places their newly received aerial ladder in service.

Upon payment in full, the "Seller" shall transfer full and clear title and all rights of ownership to the "Buyer".

This contract constitutes the full and complete agreement of sale and is executed by both parties as set forth below as signed by their duly authorized agents;

This ____ day of December 2022

| | |
|---|---|
| _____ | _____ |
| Authorized Representative<br>Liberty County (buyer) | Authorized Representative<br>City of Pooler (seller) |
| _____ | _____ |
| Title | Title |
| Date _____ | Date _____ |