



CITY of POOLER
— GEORGIA —

CITY COUNCIL **Regular Meeting – Agenda**

April 17, 2023 at 6:00 PM

Pooler City Hall
100 US Hwy 80 SW,
Pooler, GA 31322
www.pooler-ga.gov

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- 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 March 20, 2023
 - B. Alcoholic Beverage License Application for Los Compas, LLC DBA Taqueria Los Compas at 115 Canal Street, Suite 601
 - C. Special Event Permit Application for Pooler Chamber of Commerce on July 1, 2023
 - D. Department Reports
 1. Public Works
 2. Finance
 3. Fire
 4. Police
 5. Recreation
 6. Planning & Zoning
 - VII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS
 - A. Ordinance O2023-04.A – To Amend Appendix A – Zoning, Article III – General Provisions by Amending Section 6 – Schedule of Development Regulations (*Second Reading*)
 - B. Ordinance O2023-04.B - To Amend Appendix A - Zoning, Article II - Definitions and Article V - Procedures for Administration and Enforcement, Section 5 - Public Notice and Section 6 - Public Hearing Requirements and Chapter 62 - Planning, Article II - Planning and Zoning Commission -Section 62-34 to Clarify Language Related to Public Notice Requirements and Public Hearing Procedures (*First Reading*)

VIII. OLD BUSINESS

- A. Conditional Use Request to Construct a Hardware Store at 1256,1270, 1272, and 1276 US Highway 80 West (*Public Hearing*)

IX. NEW BUSINESS

- A. Site Plan for 7 Brew Coffee Shop at 502 Pooler Parkway
- B. Minor Subdivision of Lot 4 at Clear Lake Reserve
- C. Final Plat and Subdivision Performance Bond for 360 Communities at Clear Lake, Phase 1A
- D. Georgia Power Company Utility Easement Request for a Distribution Line at 1090 South Rogers Street

X. EXECUTIVE SESSION

XI. ADJOURNMENT



CITY of POOLER
— GEORGIA —

CITY COUNCIL

Regular Meeting – Minutes

Pooler City Hall
100 US Hwy 80 SW, Pooler,
GA 31322
www.pooler-ga.gov

April 3, 2023 at 6:00 PM

I. ROLL CALL/DECLARATION OF QUORUM

Present: Rebecca C. Benton, Mayor
Tom Hutcherson, Mayor Pro Tem
Shannon Black, 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: Aaron Higgins, Councilmember

II. CALL TO ORDER

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

III. INVOCATION

Pastor Micah Ellington of Rothwell Baptist Church gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Pastor Ellington led the pledge.

V. ANNOUNCEMENTS

Councilmember Stevie Wall thanked both the City's public safety departments and his neighbors Charles Yawn and Frank Haskins for their quick action assisting another neighbor during a house fire on their street.

VI. CONSENT AGENDA

A. City Council Meeting Minutes of March 20, 2023

B. Alcoholic Beverage License Application for Dave & Buster's of Georgia, Inc. at 200 Tanger Outlet Boulevard, Suite 790

Mayor Pro Tem Tom Hutcherson moved to approve the consent agenda.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Hutcherson
SECONDER: Wilcher
AYES: Black, Hutcherson, Wall, Wilcher, Williams
NAYS:

VII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

A. **Ordinance O2023-04.A – To Amend Appendix A – Zoning, Article III – General Provisions by Amending Section 6 – Schedule of Development Regulations** (*Public Hearing; First Reading*)

City Manager Robert Byrd presented the ordinance for consideration. Lamar Mercer of Thomas & Hutton was present to answer questions. Mayor Rebecca Benton opened and closed the public hearing without comment. Councilmember John Wilcher moved to approve the first reading of Ordinance O2023-04.A – To Amend Appendix A – Zoning, Article III – General Provisions by Amending Section 6 – Schedule of Development Regulations.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Hutcherson

AYES: Black, Hutcherson, Wall, Wilcher, Williams

NAYS:

B. **Resolution R2023-04.A - Amendment to the Schedule of Fees** (*Water Meter Increases*)

City Manager Robert Byrd presented the resolution for consideration, and Finance Officer Chris Lightle reported that rate fees charged to the city for new water meters and water meter parts are passed onto the end user. There was a recent increase in these rates, and the Schedule of Fees is now being updated to reflect that. Councilmember John Wilcher moved to approve Resolution R2023-04.A - Amendment to the Schedule of Fees (*Water Meter Increases*).

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Williams

AYES: Black, Hutcherson, Wall, Wilcher, Williams

NAYS:

VIII. NEW BUSINESS

A. **Conditional Use Request to Construct a Hardware Store at 1256, 1270, 1272, and 1276 US Highway 80 West** (*Public Hearing*)

City Manager Robert Byrd reported that there was a request by the petitioner that the item be tabled until the April 17, 2023 City Council Meeting. Mayor Rebecca Benton opened and closed the advertised public

hearing without comment, and noted that there would be another hearing at the next meeting. No action was taken.

- B. **Minor Subdivision Plat for Morgan Lakes Industrial Park, Phase VI**
City Manager Robert Byrd presented the plat for consideration. Chad Zittroeur of Kern & Company was present to answer questions. Mayor Pro Tem Tom Hutcherson moved to approve the Minor Subdivision Plat for Morgan Lakes Industrial Park, Phase VI.

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

- C. **Utility Easement Agreement for 101 Miller Pines Road with Ting Liang**

City Manager Robert Byrd presented the agreement for consideration. Councilmember Stevie Wall moved to approve the Utility Easement Agreement for 101 Miller Pines Road with Ting Liang.

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

- D. **Proposal for Professional Services for the South Rogers Street Lift Station Upgrade with Hussey Gay Bell**

City Manager Robert Byrd presented the proposal for consideration. Councilmember Karen Williams moved to approve the Proposal for Professional Services for the South Rogers Street Lift Station Upgrade with Hussey Gay Bell not to exceed \$190,000.00, subject to City Attorney approval.

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

- E. **Pooler Recreation Complex Tennis Courts Change Order #2 from Parker Properties: 6" Subgrade Drainage Installation**

City Manager Robert Byrd presented the change order for consideration. Lamar Mercer of Thomas & Hutton was present to answer questions. Councilmember Karen Williams moved to approve the Pooler Recreation Complex Tennis Courts Change Order #2 from Parker Properties: 6" Subgrade Drainage Installation in the amount of \$78,404.70.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams
SECONDER: Hutcherson
AYES: Black, Hutcherson, Wall, Wilcher, Williams
NAYS:

IX. ADJOURNMENT

Councilmember John Wilcher moved to adjourn the meeting.

Motion to Adjourn; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Wall

AYES: Black, Hutcherson, Wall, Wilcher, Williams

NAYS:

The meeting adjourned at 6:18 p.m.

The foregoing minutes are true and correct and approved by me on this _____
day of _____, 2023.

Rebecca C. Benton, Mayor

Attest:

Kiley Fusco, Clerk of Council



NEW ALCOHOLIC BEVERAGE LICENSE APPLICATION

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

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

Type of Business (please select appropriate one):

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

BUSINESS INFORMATION			
LEGAL STRUCTURE OF ENTITY: <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> LLC <input type="checkbox"/> Partnership			
LEGAL BUSINESS NAME: Los Compas LLC		DOING BUSINESS AS (DBA) NAME (if applicable) Taqueria los compas	
FEDERAL EMPLOYMENT ID NUMBER (FEIN): 84-3922996		GEORGIA SALES TAX ID NUMBER (STIN):	
BUSINESS ADDRESS (Physical Location): 115 Canal Street, Suite 601 Pooler GA 31322			
APPLICANT INFORMATION			
APPLICANT FULL LEGAL NAME (Last, First, Middle): Marco Antonio Hernandez Sierra		ISSUING STATE/DRIVER LICENSE NUMBER:	
SOCIAL SECURITY NUMBER:		DATE OF BIRTH (mm/dd/yyyy):	PLACE OF BIRTH (City, State, Country):
RACE:	SEX:	HEIGHT:	WEIGHT:
PHYSICAL HOME ADDRESS: 5060 Old Louisville rd Pooler GA 31322		CITY:	STATE: ZIP CODE:
MAILING ADDRESS: (if different)		CITY:	STATE: ZIP CODE:
HOME PHONE NUMBER:	MOBILE NUMBER: 912-441-1821	EMAIL ADDRESS: 21elchingon1138@gmail.com	
OWNER INFORMATION (if other than applicant)			
OWNER FULL LEGAL NAME (Last, First, Middle):		ISSUING STATE/DRIVER LICENSE NUMBER:	
SOCIAL SECURITY NUMBER:		DATE OF BIRTH (mm/dd/yyyy):	PLACE OF BIRTH (City, State, Country):
PHYSICAL HOME ADDRESS:		CITY:	STATE: ZIP CODE:
MAILING ADDRESS: (if different)		CITY:	STATE: ZIP CODE:
HOME PHONE NUMBER:	MOBILE NUMBER:	EMAIL ADDRESS:	
ADDITIONAL OWNERS' INFORMATION Please list all owners, if more than one, who have an ownership interest of 10% or more in the business. Use additional paper if needed.			
BUSINESS OWNER NAME:	BUSINESS OWNER'S ADDRESS:	BUSINESS OWNER'S TELEPHONE NUMBER:	



NEW ALCOHOLIC BEVERAGE LICENSE APPLICATION

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? Yes No
(Other than a traffic violation)
- 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 24 day of March, 2023.


 Applicant's Signature
Marco A. Hernandez
 Applicant's Printed Name

SUBSCRIBED AND SWORN BEFORE ME ON THIS 24 DAY OF MAR, 2023


 Notary Public/Seal

My Commission Expires: Oct 10-23



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 <small>(new applications received after July 1st rates are prorated to 50% off)</small>					
CLASS	CLASSIFICATION	LIQUOR, BEER & WINE	BEER & WINE	BEER ONLY	TOTAL
A	Retail Package	<input type="checkbox"/> 1 \$1850	<input type="checkbox"/> 2 \$800	<input type="checkbox"/> 3 \$600	
B	Consumption On-Premises	<input type="checkbox"/> 1 \$2150	<input type="checkbox"/> 2 \$1000	<input checked="" type="checkbox"/> 3 \$750	750
WHOLESALE					
CLASS	CLASSIFICATION	PRICE		TOTAL	
C	Liquor	<input type="checkbox"/> \$3200			
D	Beer & Wine	<input type="checkbox"/> \$1900			
MANUFACTURERS					
CLASS	CLASSIFICATION	PRICE		TOTAL	
E	Brewer, manufacturer of malt beverages	<input type="checkbox"/> \$1075			
G	Manufacturer of wine	<input type="checkbox"/> \$2250			
H	Distiller, manufacturer of distilled spirits	<input type="checkbox"/> \$2250			
HOTELS, EVENT VENUES, & CATERERS					
CLASS	CLASSIFICATION	PRICE		TOTAL	
F1	Hotel	<input type="checkbox"/> \$2500			
F2	Special event venue	<input type="checkbox"/> \$2000			
L	Consumption off-premises, Caterer	<input type="checkbox"/> \$1500			
SPECIAL EVENTS & COMPLIMENTARY ALCOHOL					
CLASS	CLASSIFICATION	PRICE		TOTAL	
I	Temporary/Private Event (max 2 days)	<input type="checkbox"/> \$100/day			
J	Home Brew Special Event (max 2 days and 6 days per annum)	<input type="checkbox"/> \$100/day	OUT-OF-CITY CATERERS <input type="checkbox"/> \$50/day (+ 3% excise tax)		
K	Complimentary Beer & Wine	<input type="checkbox"/> \$250			
ADD-ON LICENSES					
CLASS	CLASSIFICATION	APPLICABLE LICENSES	PRICE	TOTAL	
A	Brewpub	B1, B2, B3, E	<input type="checkbox"/> \$850		
C1	Sunday Sales (Retail)	A1, A2, A3, C, D, E, F1, F2, G, H	<input type="checkbox"/> \$750		
C2	Sunday Sales (11:00 a.m.)	B1, B2, B3, F1, F2	<input checked="" type="checkbox"/> \$1000	1000	
D	Tasting Event (must notify 5 days prior and 52 max events per annum)	A1, A2, A3	<input type="checkbox"/> No fee		
NEW APPLICATION FEES					
CLASS	FEES		GRAND TOTAL <small>(add all above selections and application fees)</small>		
A1 - H & L	<input checked="" type="checkbox"/> \$290		2040.		
I, J & K	<input type="checkbox"/> \$20				

FOR OFFICE USE ONLY:

Rcvd: 4/5/23 By: Amt Paid: 2040 Lic# 6351 Issued:



APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

STAFF RECOMMENDATIONS – CITY OF POOLER USE ONLY

BUILDING & ZONING DEPARTMENT		
<p>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:</p>		
PIN#: <u>50017304008</u>	Zoning District: <u>PWD</u>	Approval: <input checked="" type="checkbox"/> Denial: <input type="checkbox"/>
Reviewed By: <u>[Signature]</u>	Date: <u>4/6/23</u>	
Comments: _____		

POLICE DEPARTMENT		
<p>The Police Department have reviewed the application and the disclosures and criminal histories of the applicant(s). Based on their findings and the requirements of the Code of Ordinances of the City of Pooler, the application is therefore recommended for:</p>		
Reviewed by: <u>[Signature]</u>	Date: <u>4/10/2023</u>	Approval: <input checked="" type="checkbox"/> Denial: <input type="checkbox"/>
Comments: _____		

COUNCIL APPROVAL:

Scheduled for City Council Meeting Date: _____

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



**PRIVATE EMPLOYER
AFFIDAVIT
PURSUANT TO
O.C.G.A. § 36-60-6(d)**

By executing this affidavit under oath, the undersigned private employer verifies one of the following with respect to its application for an Alcohol License required to operate a business as referenced in O.C.G.A. § 36-60-6(d):

Name of Private Employer _____

Please check only one:

On January 1st of the below-signed year, the individual, firm or corporation employed more than ten (10) employees.

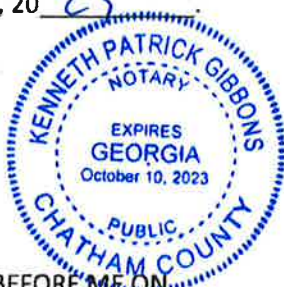
The employer has registered with and utilizes the federal work authorization program (E-Verify) in accordance with the applicable provisions and deadlines established in O.C.G.A. § 36-60-6. The undersigned private employer also attests that its federal work authorization (E-Verify) user identification number and date of authorization are as follows:

Federal Work Authorization (E-Verify) User Identification Number

Date of Authorization

On January 1st of the below-signed year, the individual, firm or corporation employed less than ten (10) employees.

I hereby declare under penalty of perjury that the foregoing is true and correct. Executed this 24 day of March, 2023



Signature of Authorized Officer or Agent

Marco A. Hernandez
Printed Name of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 24 DAY OF MAR, 20 23

NOTARY PUBLIC/SEAL

My Commission Expires: Oct 10 - 23



AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT APPLICATION

same ok.

By executing this affidavit under oath, as an applicant for an Alcohol License (type of public benefit), as referenced in O.C.G.A. § 50-36-1, from the City of Pooler, Georgia, the undersigned applicant verifies one of the following with respect to my application for public benefit.

1.) I am a United States citizen.

OR

2.) I am a legal permanent resident.

OR

3.) I am qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

If you chose #2 or #3, my alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can be best classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.



Signature of Applicant

Date

Marco Antonio Hernandez
Printed Name of Applicant

Taqueria los Compas
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON THIS 24 DAY OF MAR, 2023

[Signature]
Notary Public/Seal

My Commission Expires: Oct 10 - 23



AFFIDAVIT TO DISPENSE ALCOHOLIC BEVERAGES ON SUNDAY

The City of Pooler permits eating establishments (restaurants) holding a license to dispense alcoholic beverages for consumption on the premises under certain conditions.

To be authorized to dispense alcoholic beverages for consumption on Sunday, your establishment must:

- (1.) Be licensed by the City of Pooler to sell alcoholic beverages by the drink for consumption on the premises; and
- (2.) Be an eating establishment whose primary business is the sale of prepared meals; and
- (3.) Derive at least 50 percent of its total annual gross food and beverage sales from the sale of prepared meals or food; and
- (4.) Have its primary floor area specifically designed, set aside, set up and operating to serve meals and food on the premises and shall have a fully-equipped commercial kitchen to include an appropriate stove, refrigerator, food preparation area, sink and other items required by the county health department and city inspections department for the preparation of food; and
- (5.) Have a printed or posted menu from which selections of prepared meals can be made; and
- (6.) Provide full food service to the public during its entire operating hours, including Sunday; and
- (7.) Complete the below affidavit and submit along with the required Sunday Sales permit fee of \$150.00.

Taqueria los compas
Name of Business

115 Canal Street suite 601 Pooler ga 31322 (912) 441-1821
Location Telephone Number

I certify that the establishment named above: (1) is a bona fide public eating establishment which will actually and regularly prepare and serve food on the premises; (2) fully intends to derive at least 50% of its total annual gross food and beverage sales from the sale of prepared meals or food; and (3) will provide full food service along with a printed or posted menu to the public during operating hours. Further, I understand that I must submit a certified affidavit from my certified public accountant (CPA) or registered public accountant (RPA) upon my request for renewal each year if Sunday Sales of alcoholic beverages is to be continued.

Executed this 24 day of March, 2023.



[Signature]
Signature
Marco D. Hernandez
Printed Name

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 24 DAY OF Mar, 2023
[Signature]
Notary Public/Seal

My Commission Expires: Oct 10-23



SPECIAL EVENT PERMIT APPLICATION

1. APPLICANT'S INFORMATION:

Poole Chamber of Commerce Courtney@poolechamber.com
 Applicant's Name Email Address
305 W. Collins Street 912 748-0110
 Applicant's Home Address Telephone Number
C. Rawlins Courtney@poolechamber.com
 Contact Person/Agent Name Email Address
912 748-0110 / 912 660-8997
 Contact Person/Agent Telephone Number

2. EVENT INFORMATION:

7/1/2023 Tanger Outlets
 Date of Event Location of Event
9:00am 4:00pm 10:00pm 5K plus
 Starting Time of Event Ending Time of Event Estimated # of Participants

Pooler Food Truck Festival
 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 Will Alcohol be served? Yes 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.

[Signature] 4/13/2023
 Applicant's Signature Date

Date Submitted: 4/13/23 Permit #: 6350 Fee Paid: \$ Waiver Council Meeting Date: _____
 Approved Denied Special Stipulations: _____

 Mayor's Signature: _____



SPECIAL EVENT PERMIT APPLICATION (Staff review page)

STAFF RECOMMENDATIONS – CITY OF POOLER USE ONLY

<u>POLICE DEPARTMENT</u>			
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: <input checked="" type="checkbox"/>	Denial: <input type="checkbox"/>
<i>Colley Brewer</i>	<i>4/03/2023</i>		
Comments/Concerns: <u><i>Security plan required</i></u>			
<u><i>Contact Captain Bogden</i></u>			

<u>FIRE DEPARTMENT</u>			
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: <input type="checkbox"/>	Denial: <input type="checkbox"/>
Comments/Concerns: _____			

<u>PARKS & RECREATION DEPARTMENT (if applicable)</u>			
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: <input type="checkbox"/>	Denial: <input type="checkbox"/>
Comments/Concerns: _____			



SPECIAL EVENT PERMIT APPLICATION (Staff review page)

STAFF RECOMMENDATIONS – CITY OF POOLER USE ONLY

<u>POLICE DEPARTMENT</u>			
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: <input type="checkbox"/>	Denial: <input type="checkbox"/>
Comments/Concerns: _____			

<u>FIRE DEPARTMENT</u>			
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: <i>gjh</i>	Date: <i>4/3/23</i>	Approval: <input checked="" type="checkbox"/>	Denial: <input type="checkbox"/>
Comments/Concerns: <i>WILL REQUIRE 2 OFF DUTY PERSONNEL PLEASE COORDINATE WITH DEPUTY CHIEF CRIBBS. — <i>CS</i></i>			

<u>PARKS & RECREATION DEPARTMENT (if applicable)</u>			
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: <input type="checkbox"/>	Denial: <input type="checkbox"/>
Comments/Concerns: _____			

Pooler Food Truck Festival
Food Trucks, Music & More



Back by popular demand the Pooler Food Truck Festival.

Location: Tanger Outlets

Date: Saturday July 1st

Time: 4:00pm to 10:00pm

Food Trucks, Live Music, Vendors and DJ

MAYOR
Rebecca C. Benton

CITY MANAGER
Robert H. Byrd, Jr.

CITY ATTORNEY
Craig Call



CITY of POOLER
— GEORGIA —

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

COUNCIL REPORT
Report for the month of March 2023

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 **51** Grease trap inspections.

34 C.O inspections conducted.

Replaced **20** residential and/or commercial laterals.

Completed multiple misc. service orders throughout the city.

Repaired water main on Wilkes Street.

Repaired water main at 200 Governor Treutlen (Rainbow Row).

Repaired and/or replaced **42** water meters/mxu's.

Witnessed the testing and certification of **150** backflow preventers.

Sewer & WWTP:

EOM report attached.

Respectfully submitted,

Matt Saxon

MAYOR
Rebecca C. Benton

CITY MANAGER
Robert H. Byrd, Jr.

CITY ATTORNEY
Craig Call



CITY of POOLER
— GEORGIA —

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

COUNCIL REPORT
Report for the month of March 2023

Street:

- Continued routine maintenance throughout the city repairing potholes, sidewalks, and shoulder work.
- Pothole repairs at Memorial Blvd., Rogers St, Blue Moon, Cross Creek, Roberts Way, Barrington Estates, Chinese Fir, and Timberland Gap.
- Road patches at Weston & Garden Acers way.
- Sidewalk repairs at 110 Barrington Estates, North Godley Station, 2478 Old Quacco Road, 2427 Old Quacco Road.
- Installed speed bump at 109 Holly St.
- Placed concrete barriers across from the fire station on Nordic to prevent trucks from blocking access to the fire department.
- Filled in ruts along the Pooler parkway at the beginning of the turn lanes.

Signs:

- Replaced **11** signs throughout the city.
- Repaired **25** signs throughout the city.

Street Sweeper:

- **174** miles swept.

Storm Water:

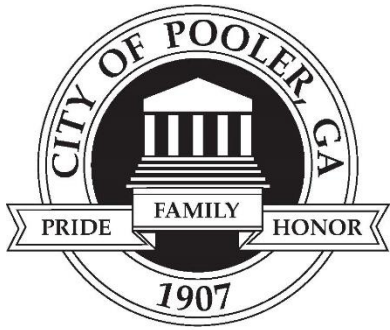
- Completed routine residential workorders.
- Assisted the city's Arborist in the beautification of public works by planting 8 Nuttall Oaks trees.
- Completed **41,574** of routine roadside ditch and outfall maintenance.

Canal Maintenance:

- Repaired access road on Sangrena Canal between Durham Park Boulevard & Pooler Parkway.
- Started repairing access road on Sharon Court Canal behind Food Lion.
- Routine maintenance of canals throughout the city.

Public Works Admin:

- Reviewed **9** sets of site plans.



MARCH
2023

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 (16) sewer blockage/leak calls
- **WASTEWATER LIFT STATIONS**
 - **PO-LS-01.01** SANGRENA Pump#1: Pulled pump and removed debris
 - **PO-LS-27.01** FIRE STATION 3 Pump #1: Pulled pump and removed debris
 - **PO-LS-19.05** SOUTHWEST QUAD Control Panel: Power company reran Phase B
 - **PO-LS-11.08** NORTHERN TRACT Bypass Pump: Replaced check valve.
 - **PO-LS-25.05** HARMONY Control Panel : Replaced line side conductor wires and safety switch
 - **PO-LS-30** PARK LANE DUPLEXES Wet Well: Cleaned out station with Vac Truck

-
- **WASTEWATER TREATMENT PLANT**
 - **PO-WW-GR-30** Stabilizer Wheel_1: Replaced when and 2 bearings.
 - **PO-WW-GR-22** FINE SCREEN_1: Welded cracks in screen
 - **PO-WW-GR-23** FINE SCREEN_2: Welded cracks in screen
 - **PO-WW-BP-03** UPPER BELT_BP1: Removed and replaced upper belt
 - **PO-WW-BP-72** Control Panel_Belt Press: Replaced E-Stop for pull cord
 - **PO-WW-GR-13** GRIT BLOWER_1: Replaced belts
 - **PO-WW-UT-02** SCADA SYSTEM: Replaced media converter
 - **PO-WW-AS-01** MEMBRANE AERATION BLOWER 5: Installed new blower
 - **PO-WW-PM-01** Service Air Compressor: Replaced air compressor



Section 2.0

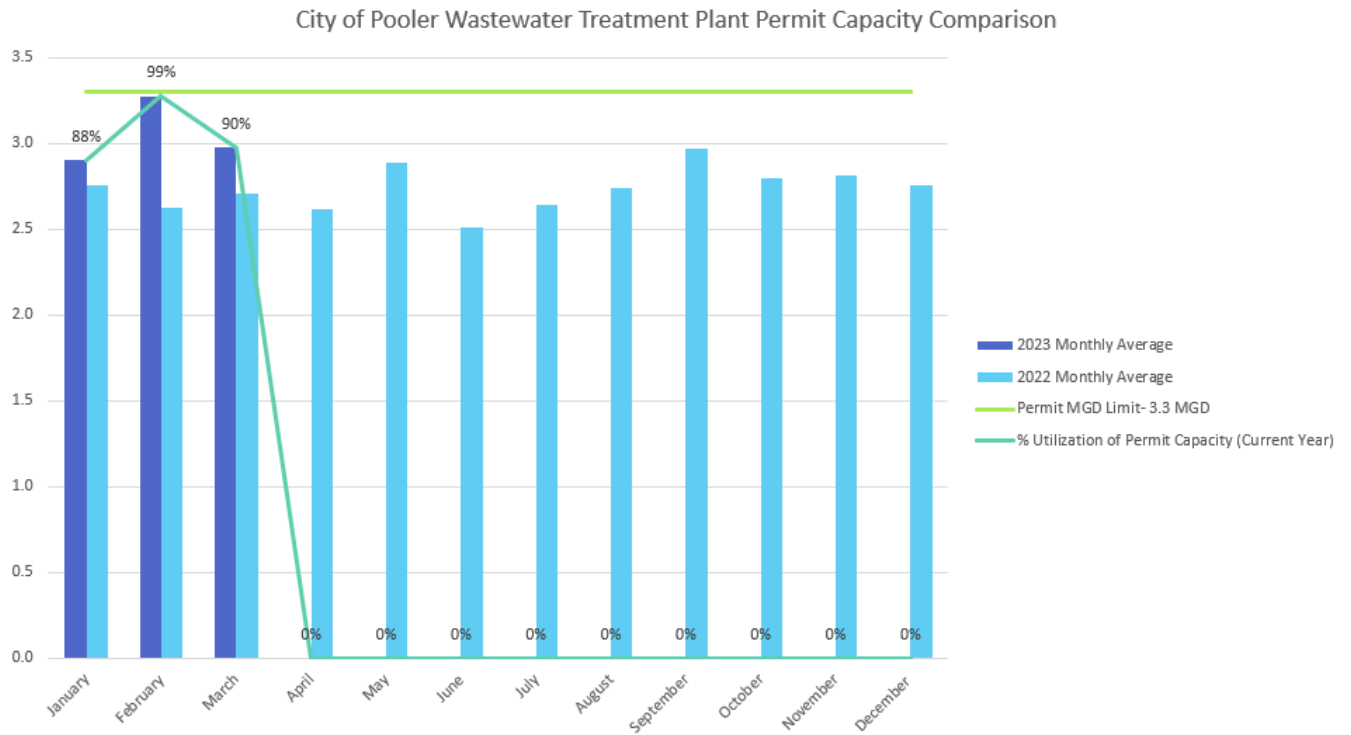
WASTEWATER TREATMENT



SECTION 2.0

WASTEWATER TREATMENT

Table 1 – WASTEWATER TREATMENT PLANT PERMIT COMPARISON





Section 3.0

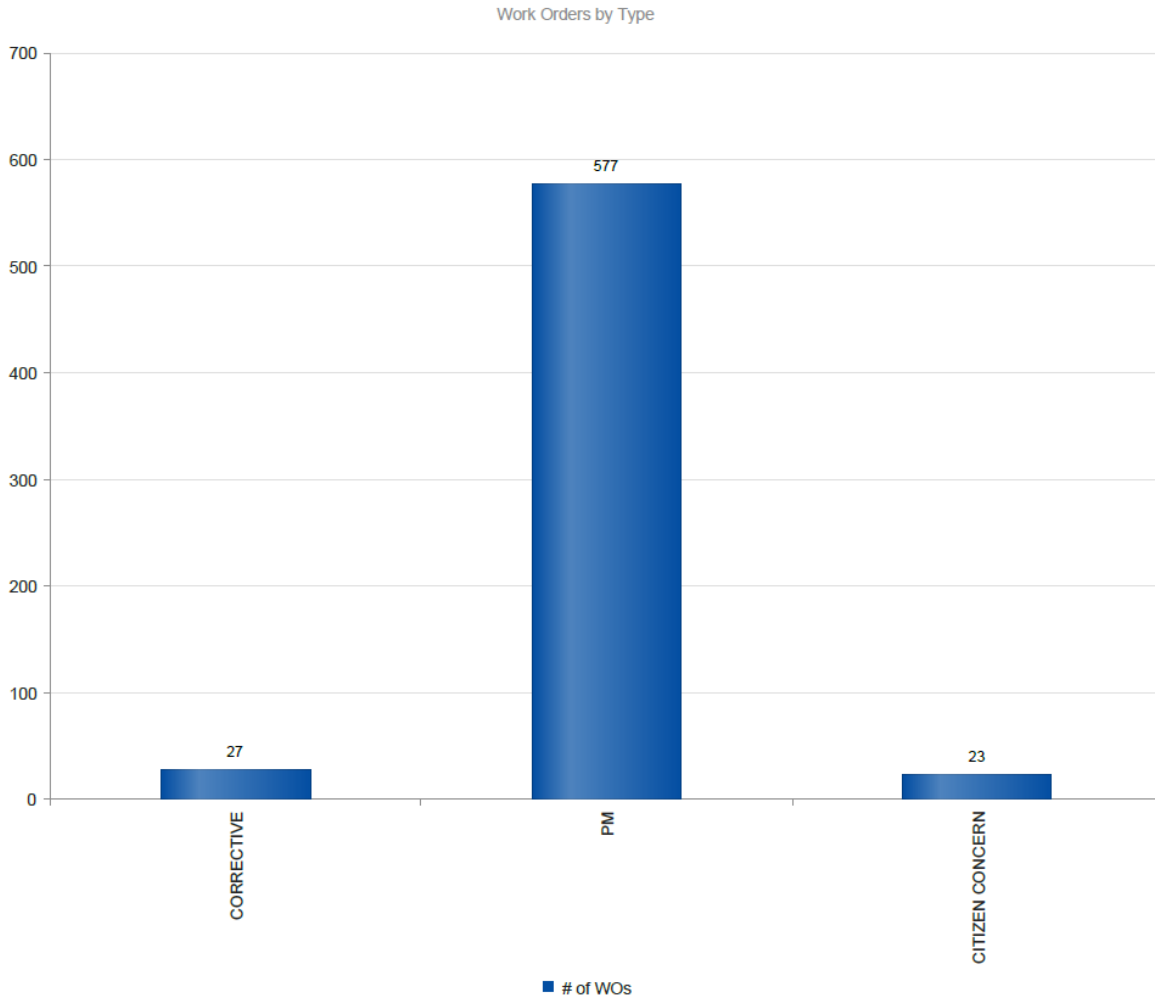
COLLECTIONS & DISTRIBUTION



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
 - Element Hotel & Commercial Space

- II. Projects Under Review
 - 212 E Hwy 80 - Office (*Submittal #2*)
 - Outpost Bay (*Submittal #3*)
 - Forest Lakes - Phase 12 (*Submittal #1*)
 - Harmony Subdivision – Phase 8 (*Submittal #1*)
 - Transportation Logistics Terminal – Tract 2A (*Submittal #2*)
 - 7 Brew Coffee Shop (*Submittal #3*)
 - Little Neck Rd Trailer Yard (*Submittal #1*)

- III. Projects Waiting On Responses
 - Project Everglades – *1st review completed 3/31/2023*
 - Tract W – Harmony Amenity (Revised Plans) – *1st review completed 3/31/2023*
 - I-16 Mixed Use Access Rd – *1st review completed 3/27/2023*
 - Chick-fil-A (Grand Central Blvd) – *1st review completed 3/23/2023*
 - Cambria Suites – *1st review completed 3/20/2023*
 - Sharon Court Container Yard – *3rd review completed 3/16/2023*
 - McDonalds (Pooler Pkwy) – *1st review completed 3/15/2023*
 - McDonalds Driveway – *1st review completed 3/15/2023*
 - Blakely Commons Multifamily – *1st review completed 3/13/2023*
 - 2101 Travis field Rd – *1st review completed 3/6/023*
 - Vystar – *1st review completed on 2/28/2023*
 - Barrow Drive Trailer Parking Extension – *4th review completed 2/24/2023*
 - Pet Paradise – *1st review completed 2/16/2023*
 - Mosaic Gardens – *1st review completed 2/6/2023*
 - Valvoline – *1st review completed 1/11/2023*
 - Pooler One – *Pine Barren Road Entrance - 1st review completed 11/22/2022*
 - Quik Trip – *5th review completed on 11/16/2022*
 - Pooler Parkway & Quacco Rd Widening – *2nd review completed 10/11/2022*
 - Lot 3 Dean Forest Business Park – *3rd review completed 10/18/2022*



- Westbrook Area L1 – 2nd review completed 9/8/2022
- Westbrook Area L2 – 2nd Review Completed 9/8/2022
- Westbrook Area L3 – 2nd Review completed 9/8/2022
- Bragg Tract Phase 1 – 1st review completed 9/22/2022

Bond Review:

- I. Approved Bond Requests
 - Harmony Subdivision Phase 7 – Performance Bond
 - Ellis Park Phase 4 – Performance bond
 - 360 Communities at Clear Lake Phase 1A – Performance Bond
- II. Bond Requests Under Review
 - N/A

Additional Engineering Services:

- The City has authorized construction of Lift Station #21 & 22. EOM has since received the revised set of Lift Station Plans. EOM has completed the update of electrical specs.
- Pre-Bid is scheduled for April 2023. In January 2023, EOM submitted the updated cost estimates for the LMIG roadway improvements, with cost values reflective of 2023 prices. In Summer 2022, EOM prepared and submitted the initial 2022 LMIG Bid Documents to the City.



Section 5.0

ADMINISTRATION



SECTION 5.0

ADMINISTRATION

BUDGET

Description	Budget	Expense	Balance
Chemicals	\$ 880,000.00	\$ 274,399.19	\$ 605,600.81
Sewer Expenses	\$ 740,000.00	\$ 171,153.22	\$ 568,846.78
WWTP Expenses	\$ 328,000.00	\$ 112,663.39	\$ 215,336.61
TOTAL	\$ 1,948,000.00	\$ 558,215.80	\$ 1,389,784.20



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)

Page 1

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

MONITORING PERIOD						
YEAR	MO	DAY	TO	YEAR	MO	DAY
23	02	01	TO	23	02	28

WPCP Discharge
 External Outfall

No Discharge

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	****	****	****	8.2	****	****	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	53.7	56.0	lb/d	****	2.0	2.0	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	4618	6202	lb/d	****	228	239	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	****	****	****	6.6	****	7.0	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	26.9	28.2	lb/d	****	1.0	1.0	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	3586	4825	lb/d	****	178	190	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	****	****	****	****	3.273	****	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 Marcus Hobgood Wastewater Manager WW1-015056 TYPED OR PRINTED	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.	TELEPHONE		DATE		
		912	445-1894	23	03	10
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)

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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

MONITORING PERIOD						
YEAR	MO	DAY	TO	YEAR	MO	DAY
23	02	01	TO	23	02	28

WPCP Discharge
 External Outfall

No Discharge

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) 00610 1 0 0 EFFLUENT GROSS VALUE	SAMPLE MEASUREMENT	16.1	39.8	lb/d	****	0.6	1.5	mg/L	4	03/DW	CP COMPOS
	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) 00625 1 0 0 EFFLUENT GROSS VALUE	SAMPLE MEASUREMENT	****	****	****	****	3.500	****	mg/L	0	01/30	CP COMPOS
	PERMIT REQUIREMENT	****	****	****	****	Req Mon MO AVG	****	mg/L		01/30	CP COMPOS
NITRITE PLUS NITRATE TOTAL 1 DET. (AS N) 00630 1 0 0 EFFLUENT GROSS VALUE	SAMPLE MEASUREMENT	****	****	****	****	10.1	****	mg/L	0	01/30	CP COMPOS
	PERMIT REQUIREMENT	****	****	****	****	Req Mon MO AVG	****	mg/L		01/30	CP COMPOS
PHOSPHORUS, TOTAL (AS P) 00665 1 0 0 EFFLUENT GROSS VALUE	SAMPLE MEASUREMENT	3.9	5.4	****	****	0.3	0.4	mg/L	0	03/DW	CP COMPOS
	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) 04175 1 0 0 EFFLUENT GROSS VALUE	SAMPLE MEASUREMENT	****	****	****	****	0.387	****	mg/L	0	01/30	CP COMPOS
	PERMIT REQUIREMENT	****	****	****	****	Req Mon MO AVG	****	mg/L		01/30	CP COMPOS
FLOW, IN CONDUIT OR THRU TREATMENT PLANT 50050 1 0 0 EFFLUENT GROSS VALUE	SAMPLE MEASUREMENT	3.3	3.46	MGD	****	****	****	****	0	99/99	CN CONTIN
	PERMIT REQUIREMENT	3.3 MO AVG	4.2 WKLY AVG	MGD	****	****	****	****		99/99	CN CONTIN
COLIFORM, FECAL GENERAL 74055 1 0 0 EFFLUENT GROSS VALUE	SAMPLE MEASUREMENT	****	****	****	****	1.3	1.7	#/100mL	0	02/DA	GR GRAB
	PERMIT REQUIREMENT	****	****	****	****	23 MO GEO	23 WKLY GEO	#/100mL		02/DA	GR GRAB

NAME/TITLE PRINCIPAL EXECUTIVE OFFICER Marcus Hobgood Wastewater Manager WW1-015056 TYPED OR PRINTED	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.	TELEPHONE 912 445-1894		DATE 23 03 10		
		SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT		AREA Code	NUMBER	YEAR

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

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MONITORING PERIOD						
YEAR	MO	DAY	TO	YEAR	MO	DAY
23	02	01	TO	23	02	28

WPCP Discharge
 External Outfall

No Discharge

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) 00720 1 0 0 EFFLUENT GROSS VALUE	SAMPLE MEASUREMENT	****	****	****	****	3.6000	****	ug/L	0	01/30	GR GRAB
	PERMIT REQUIREMENT	****	****	****	****	MO AVG	****	ug/L		01/30	GR GRAB
MERCURY, TOTAL (AS HG) 71900 1 0 0 EFFLUENT GROSS VALUE	SAMPLE MEASUREMENT	****	****	****	****	1.47	****	ng/L	0	01/30	GR GRAB
	PERMIT REQUIREMENT	****	****	****	****	MO AVG	****	ng/L		01/30	GR GRAB
SOLIDS, SUSPENDED PERCENT REMOVAL 81011 1 0 0 EFFLUENT GROSS VALUE	SAMPLE MEASUREMENT	****	****	dry ton	99.4	****	****	%	0	01/30	CA CALCTD
	PERMIT REQUIREMENT	Req Mon MO AVG	****	dry ton	>85 MINIMUM	****	****	%		01/30	CA CALCTD
BOD, 5-DAY PERCENT REMOVAL 81010 1 0 0 EFFLUENT GROSS VALUE	SAMPLE MEASUREMENT	****	****	****	99.1	****	****	%	0	01/30	CA CALCTD
	PERMIT REQUIREMENT	****	****	****	>85 MINIMUM	****	****	%		01/30	CA CALCTD
SOLIDS, SLUDGE, TOT, DRY WEIGHT 78477 1 0 0 EFFLUENT GROSS VALUE	SAMPLE MEASUREMENT	61	****	dry ton	****	****	****	****	0	01/30	CA CALCTD
	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 Marcus Hobgood Wastewater Manager WW1-015056 TYPED OR PRINTED	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.	TELEPHONE		DATE		
		912	445-1894	23	03	10
SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT		AREA Code	NUMBER	YEAR	MO	DAY

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

February 2023 Permit Data

Daily Data Daily 2/1/2023 - 2/28/2023	Pooler Pooler RainFall Precip In/Day Inches/Day	Pooler Effluent Flow Mgd MGD	Pooler ReUse Flow Mgd MGD	Pooler ReUse Turbidity NTU NTU	Pooler Influent Bod 5 MG/L	Pooler Influent Solids TSS MG/L	Pooler Effluent Bod 5 MG/L	Pooler Effluent Solids TSS MG/L	Pooler Effluent Fecal Coliform #/100ML
2/1/2023 - Wednesday	0.00	3.55			194.00	171.00	2.00	1.00	
2/2/2023 - Thursday	0.00	2.97			212.00	174.00	2.00	1.00	1.00
2/3/2023 - Friday	0.13	3.40			234.00	161.00	2.00	1.00	
2/4/2023 - Saturday	0.00	3.24							
2/5/2023 - Sunday	0.00	3.37							
2/6/2023 - Monday	0.00	3.35							
2/7/2023 - Tuesday	0.00	3.00							1.00
2/8/2023 - Wednesday	0.00	3.16			221.00	212.00	2.00	1.00	
2/9/2023 - Thursday	0.00	3.17			230.00	167.00	2.00	1.00	1.00
2/10/2023 - Friday	0.00	2.82			236.00	192.00	2.00	1.00	
2/11/2023 - Saturday	1.00	3.36							
2/12/2023 - Sunday	1.82	3.69							
2/13/2023 - Monday	0.10	3.63							
2/14/2023 - Tuesday	0.00	3.58							1.50
2/15/2023 - Wednesday	0.00	3.40			287.00	168.00	2.00	1.00	
2/16/2023 - Thursday	0.00	3.33			206.00	173.00	2.00	1.02	2.00
2/17/2023 - Friday	0.00	3.34			224.00	177.00	2.00	1.00	
2/18/2023 - Saturday	0.03	3.22							
2/19/2023 - Sunday	0.00	3.46							
2/20/2023 - Monday	0.00	2.94							
2/21/2023 - Tuesday	0.00	3.45							2.00
2/22/2023 - Wednesday	0.00	3.28			224.00	175.00	2.00	1.00	
2/23/2023 - Thursday	0.00	3.08			237.00	185.00	2.00	1.00	1.00
2/24/2023 - Friday	0.00	3.17			228.00	176.00	2.00	1.00	
2/25/2023 - Saturday	0.00	3.35							
2/26/2023 - Sunday	0.00	3.19							
2/27/2023 - Monday	0.00	3.14							
2/28/2023 - Tuesday	0.00	3.14							1.50
Sum	3.08	91.78			2733.00	2131.00	24.00	12.00	11.00
Avg	0.11	3.28			228.00	177.60	2.00	1.00	1.30
Max	1.82	3.69			287.00	212.00	2.00	1.00	2.00
Min	0.00	2.82			194.00	161.00	2.00	1.00	1.00
GMean									1.30

February 2023 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
0.15	0.14							8.81	6.71	3.70
0.16	0.17							8.67	6.85	1.60
0.22	0.25							8.73	6.82	3.60
								9.57	6.74	0.00
								9.01	6.57	0.00
								8.79	6.72	3.50
								8.98	6.92	3.70
0.26	0.30							8.90	6.83	1.90
0.26	0.39							8.75	6.88	4.00
0.23	0.48	10.10	3.50	3.27	0.39			8.43	6.67	3.60
								8.92	6.90	0.00
								8.55	6.58	0.00
								8.99	6.73	3.70
								8.94	6.75	3.60
0.33	0.20					3.60	1.47	8.94	6.83	3.60
0.44	0.27							8.61	6.70	3.90
0.67	0.37							8.59	6.86	3.60
								8.85	6.91	0.00
								8.75	6.87	0.00
								8.74	6.98	2.00
								8.37	6.84	1.90
1.97	0.49							8.42	6.73	2.00
0.46	0.40							8.41	6.85	3.80
2.03	0.46							8.21	6.80	3.60
								8.80	6.73	0.00
								8.55	6.80	0.00
								8.34	6.79	1.90
								8.40	7.02	2.00
7.17	3.92	10.10	3.50	3.27	0.39	3.60	1.47	244.02	190.38	61.00
0.60	0.33	10.10	3.50	3.27	0.39	3.60	1.47	8.72	6.80	2.00
2.03	0.49	10.10	3.50	3.27	0.39	3.60	1.47	9.57	7.02	4.00
0.15	0.14	10.10	3.50	3.27	0.39	3.60	1.47	8.21	6.57	0.00

INTERIM
COMPARATIVE
OPERATING
STATEMENTS

City of Pooler, Georgia

For the Three Months Ended March 31, 2023

*Prepared by:
Finance Department*



CITY OF POOLER, GEORGIA

Interim Comparative Operating Statements (*Unaudited*)

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For the Three Months Ended March 31, 2023

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COMPARATIVE FINANCIAL STATEMENTS

(UNAUDITED)



CITY OF POOLER, GEORGIA

General Fund

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

For the Three Months Ended March 31, 2023 and 2022

	2023	2022		
REVENUES				
Taxes.....	\$ 4,814,535.59	\$ 4,222,075.74		
Licenses and permits.....	302,822.78	591,861.32		
Intergovernmental.....	334,804.88	363,663.85		
Charges for services.....	669,869.09	572,520.50		
Fines and forfeitures.....	227,595.65	178,600.96		
Investment earnings.....	131,792.12	3,552.51		
Contributions and donations.....	71,542.27	187,932.35		
Miscellaneous.....	33,285.92	51,527.89		
	<u>6,586,248.30</u>	<u>6,171,735.12</u>	414,513.18	6.72%
EXPENDITURES				
Current				
General government.....	699,748.49	714,103.14		
Judicial.....	123,570.57	108,808.40		
Public safety.....	3,083,321.73	3,109,891.49		
Public works.....	1,585,555.93	1,446,742.42		
Health and welfare.....	33,777.41	28,014.78		
Culture and recreation.....	392,366.25	427,182.23		
Housing and development.....	244,908.49	171,833.18		
Debt service				
Principal.....	567,396.34	282,851.64		
Interest.....	81,519.92	48,344.64		
	<u>6,812,165.13</u>	<u>6,337,771.92</u>	474,393.21	7.49%
Excess (deficiency) of revenues over (under) expenditures.....	<u>(225,916.83)</u>	<u>(166,036.80)</u>		
OTHER FINANCING SOURCES (USES)				
Transfers in.....	222,462.08	167,489.22		
Sale of general capital assets.....	228,356.50	-		
Insurance recoveries.....	48,989.40	23,218.06		
	<u>499,807.98</u>	<u>190,707.28</u>	309,100.70	162.08%
Net changes in fund balances.....	273,891.15	24,670.48		
Fund balances at beginning of year.....	33,000,105.87	27,820,097.95		
Fund balances at end of year.....	<u>\$33,273,997.02</u>	<u>\$27,844,768.43</u>		

CITY OF POOLER, GEORGIA

Tree Fund

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

For the Three Months Ended March 31, 2023 and 2022

	<u>2023</u>	<u>2022</u>		
REVENUES				
Contributions.....	\$ 359,975.00	\$ 698,788.50		
Investment earnings.....	623.68	260.08		
Total revenues.....	<u>360,598.68</u>	<u>699,048.58</u>	(338,449.90)	-48.42%
EXPENDITURES				
Current				
Parks.....	60,263.40	40,045.42		
Total expenditures.....	<u>60,263.40</u>	<u>40,045.42</u>	20,217.98	50.49%
Net change in fund balance.....	300,335.28	659,003.16		
Fund balance, beginning of year.....	2,581,923.20	2,026,513.14		
Fund balance, end of year.....	<u>\$ 2,882,258.48</u>	<u>\$ 2,685,516.30</u>		

CITY OF POOLER, GEORGIA

Forfeiture Fund

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

For the Three Months Ended March 31, 2023 and 2022

	<u>2023</u>	<u>2022</u>		
REVENUES				
Fines and forfeitures.....	\$ 564.75	\$ 7,500.00		
Investment earnings.....	46.87	17.13		
Total revenues.....	<u>611.62</u>	<u>7,517.13</u>	(6,905.51)	-91.86%
EXPENDITURES				
Current				
Public safety.....	-	-		
Total expenditures.....	<u>-</u>	<u>-</u>	-	
Excess (deficiency) of revenues over (under) expenditures.....	<u>611.62</u>	<u>7,517.13</u>		
Fund balance, beginning of year.....	120,812.07	109,758.62		
Fund balance, end of year.....	<u>\$ 121,423.69</u>	<u>\$ 117,275.75</u>		

CITY OF POOLER, GEORGIA

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

For the Three Months Ended March 31, 2023 and 2022

	<u>2023</u>	<u>2022</u>		
REVENUES				
Intergovernmental grants.....	\$ -	\$ -		
Investment earnings.....	<u>2,117.86</u>	<u>492.69</u>		
Total revenues.....	<u>2,117.86</u>	<u>492.69</u>	1,625.17	329.86%
EXPENDITURES				
Current				
Health and welfare.....	<u>-</u>	<u>-</u>		
Total expenditures.....	<u>-</u>	<u>-</u>	-	
Excess (deficiency) of revenues over (under) expenditures.....	<u>2,117.86</u>	<u>492.69</u>		
Fund balance, beginning of year.....	<u>7,675.69</u>	<u>1,132.84</u>		
Fund balance, end of year.....	<u>\$ 9,793.55</u>	<u>\$ 1,625.53</u>		

CITY OF POOLER, GEORGIA

Accommodation Excise Tax Fund

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

For the Three Months Ended March 31, 2023 and 2022

	<u>2023</u>	<u>2022</u>		
REVENUES				
Taxes.....	\$ 444,924.18	\$ 334,975.25		
Total revenues.....	<u>444,924.18</u>	<u>334,975.25</u>	109,948.93	32.82%
EXPENDITURES				
Intergovernmental:				
Assistance.....	222,462.09	167,487.63		
Total expenditures.....	<u>222,462.09</u>	<u>167,487.63</u>	54,974.46	32.82%
Excess (deficiency) of revenues over (under) expenditures.....	<u>222,462.09</u>	<u>167,487.62</u>		
OTHER FINANCING SOURCES (USES)				
Transfers out.....	<u>(222,462.09)</u>	<u>(167,487.62)</u>	(54,974.47)	32.82%
Total other financing sources (uses)	<u>(222,462.09)</u>	<u>(167,487.62)</u>		
Net change in fund balance.....	-	-		
Fund balance, beginning of year.....	-	-		
Fund balance, end of year.....	<u>\$ -</u>	<u>\$ -</u>		

CITY OF POOLER, GEORGIA

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

For the Three Months Ended March 31, 2023 and 2022

	<u>2023</u>	<u>2022</u>		
REVENUES				
Intergovernmental.....	\$ 575,336.99	\$ 619,898.78		
Investment earnings.....	47,669.62	527.80		
Total revenues.....	<u>623,006.61</u>	<u>620,426.58</u>	2,580.03	0.42%
EXPENDITURES				
Capital outlay				
Public works.....	255,537.74	-		
Recreation.....	326,950.95	-		
Total expenditures.....	<u>582,488.69</u>	<u>-</u>	582,488.69	
Excess (deficiency) of revenues over (under) expenditures.....	<u>40,517.92</u>	<u>620,426.58</u>		
Fund balance, beginning of year.....	<u>7,698,715.93</u>	<u>4,420,409.33</u>		
Fund balance, end of year.....	<u>\$ 7,739,233.85</u>	<u>\$ 5,040,835.91</u>		

CITY OF POOLER, GEORGIA

Water and Sewer Fund Comparative Statement of Revenues, Expenses, and Changes in Net Position For the Three Months Ended March 31, 2023 and 2022

	2023	2022		
OPERATING REVENUES				
Water fees.....	\$ 759,487.99	\$ 660,641.74		
Sewer fees.....	843,555.83	830,076.47		
Miscellaneous fees.....	38,700.45	31,123.96		
Total operating revenues.....	<u>1,641,744.27</u>	<u>1,521,842.17</u>	119,902.10	7.88%
OPERATING EXPENSES				
<u>Sewer and Wastewater Treatment Plant</u>				
Purchased and contracted services.....	507,386.07	342,266.67		
Materials and supplies.....	428,370.90	185,981.19		
Total sewer and wastewater treatment plant.....	<u>935,756.97</u>	<u>528,247.86</u>	407,509.11	77.14%
<u>Water</u>				
Personnel services and employee benefits.....	152,339.20	177,867.59		
Purchased and contracted services.....	105,022.07	127,335.07		
Materials and supplies.....	295,342.47	305,423.57		
Total water.....	<u>552,703.74</u>	<u>610,626.23</u>	(57,922.49)	-9.49%
Total operating expenses.....	<u>1,488,460.71</u>	<u>1,138,874.09</u>	349,586.62	30.70%
Operating income (loss).....	<u>153,283.56</u>	<u>382,968.08</u>	(229,684.52)	-59.97%
NONOPERATING REVENUES (EXPENSES)				
Interest income.....	105,665.81	3,616.05		
Interest expense.....	(71,689.62)	(100,127.89)		
Total nonoperating revenues (expenses).....	<u>33,976.19</u>	<u>(96,511.84)</u>	130,488.03	-135.20%
Income (loss) before capital contributions.....	<u>187,259.75</u>	<u>286,456.24</u>	(99,196.49)	-34.63%
CAPITAL CONTRIBUTIONS				
Tap fees.....	221,230.54	170,601.48		
Capital cost recovery charges.....	1,230,531.13	4,352,523.18		
Total capital contributions.....	<u>1,451,761.67</u>	<u>4,523,124.66</u>	(3,071,362.99)	-67.90%
Change in net position.....	1,639,021.42	4,809,580.90	(3,170,559.48)	-65.92%
Net position, beginning of year.....	65,088,025.99	54,822,228.61		
Net position, end of year.....	<u>\$66,727,047.41</u>	<u>\$59,631,809.51</u>		



City of Pooler Fire-Rescue Services

Fire-Rescue Report Mar. 1st – 31st, 2023

MAJOR INCIDENT TYPE	# INCIDENTS Mar 2023	% Of TOTAL Mar 2023	YEAR to Date 2023	YEAR to Date 2022
Fires	14	3.10%	32	53
❖ Structure Fires	5	-	9	19
Emergency Medical Service	242	53.66%	693	763
Motor Vehicle Collisions	58	12.86%	144	132
Technical Rescues	13	2.88%	19	14
Hazardous Condition (No Fire)	5	1.11%	17	16
Service Call	49	10.86%	127	160
Good Intent Call	42	9.32%	113	103
False Alarm & False Call	28	6.21%	92	86
Severe Weather & Natural Disaster	0	0	0	1
Special Incident/Citizen Complaint	0	0	0	0
TOTAL	451	100%	1237	1328

*March Call Volume **Increased** from 448 in 2022 to 451 in 2023, **(.67% increase)***

*For the year, call volume has decreased by **91 calls** or **6.85%**.*

Total Fire Loss Year to Date 2023 - \$281,487

Total Fire Loss Year to Date 2022 - \$139,273

	March	Year to Date
1. Child Locked in Auto	7	7
2. Animal Locked in Auto	3	3
3. Blood Draws	12	31

Significant Incidents

1. Structure Fire – Harmony Ct.
2. Structure Fire – Quacco Road – Mutual Aid to Chatham Fire



Pooler Police Department

Council Report
Monday April 16, 2023
March 2023



- A total of **66 Part 1 crimes** were reported in the month of March.
- From the prior year 2022, there is an **increase of 7%**.
- A total of **24 shopliftings** were reported in the month of March.
- From the prior year 2022, this is an **increase of 16%**.
- **Total Calls for service** in March were **1,945**.
- From the prior year 2022, this is a **decrease of 8%**.
- A total of **1,710 citations** were issued in the month of March.
- From prior year 2022, **this is an increase of 2%**
- A total of **147 arrests** were made in the month of March.
- From the prior year 2022, this is a **decrease of 15%**.
- A total of **31 DUI arrests** were made in the month of March.
- From the prior year 2022, this is a **decrease of 6%**.

Activity	Time Period 3/1-3/31/2023	Year to Date 2023	Year to Date 2022	Percentage Change from 21 - 22
Part 1 crimes	66	201	187	7%
Shopliftings	24	74	64	16%
Calls for service	1945	6,115	6,639	-8%
Citation	1710	4,437	4,335	2%
Arrests	147	352	414	-15%
DUI arrests	31	79	84	-6%

Pooler Parks & Recreation



Monthly Report: March 2023

Recreation Department

- 1 Youth baseball, softball, soccer, volleyball and tee ball began practices. Practices take place at both parks, at least 4 nights per week and Saturday mornings at Pooler Park.
- 2 Tennis classes ended in March. Registration for next session was opened. Classes continue to meet at Stell Park.
- 3 Gymnastics classes continued. Registration opened for next session.
- 4 The community center was rented each weekend in March. The monthly TVIP class was held at the community center.
- 5 Pooler Gaelic football club continued practicing at complex, as well as Pooler Park.
- 6 The annual tree give away was held at the Recreation Complex.
- 7 Dance classes continued. Registration opened for next session.

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Senior Center

- 1 All regularly scheduled classes continued in March.
- 2 Seniors participated in day trips to Bishop, SC and Jesup, GA.
- 3 The senior center celebrated St. Patrick's Day in conjunction with the monthly birthday party at the center.
- 4 The 'Red Hat' group and volunteers participated in a 'Feed the Hungry' campaign and helped distribute meals at Forsyth Park in Savannah.
- 5 Georgia Legal Services discussed options services available to seniors.

Parks

- 1 Parks performed routine maintenance at all 5 parks, the community and senior centers, and the cemetery.

2

3

City of Pooler
Planning & Zoning Minutes
March 27, 2023

CALL TO ORDER:

Chairman 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	Absent
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 March 13, 2022, Pooler Planning and Zoning Commission were reviewed, and no corrections or amendments were noted.

Result: *Approved*

1-Motion: Commissioner Brown

2-Second: Commissioner Henneman

Passed without opposition.

PUBLIC HEARINGS:

1. Amendment of the City of Pooler Code of Ordinances, Appendix A – Zoning, Article III, General Provisions, by amending Section 6 – Schedule of Development Regulations

Lamar Mercer, with Thomas & Hutton Engineering presented the text amendment to the Board for their review and recommendation. This amendment will revise the current required setbacks for corner and through lots.

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

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

2. Conditional Use to construct a hardware store at 1256, 1270, 1272 and 1276 U.S. Highway 80 W

This item has been tabled until the next regularly scheduled P&Z meeting on April 10, 2023.

NEW BUSINESS:

1. Minor Subdivision plat for Morgan Lakes Industrial Park, Phase VI

The intent of this plat is to create four (4) lots. Lot 18A will consist of approximately 31.2 acres, Lot 19, approximately 14.2 acres, Lot 20, approximately 4.6 acres and Lot 21, approximately 47.1 acres.

Result: A motion was made to recommend approval of plat.

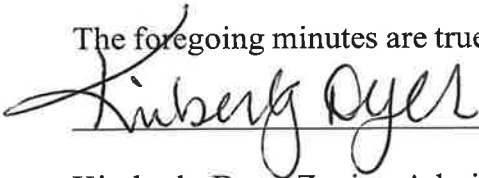
1- Motion: Commissioner Simmons
2- Second: Commissioner Brown
Passed without opposition.

Adjournment

There being no further business, Commissioner Saxon asked for a motion to adjourn at 3:06 p.m.

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

The foregoing minutes are true and correct and approved by me on this 27th day of March 2023.



Kimberly Dyer, Zoning Administrator/P&Z Commission Secretary

City of Pooler
Planning & Zoning Minutes
April 10, 2023

CALL TO ORDER:

Chairman 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	Absent
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
Nicole Dixon	Planning & Development Director	Present

APPROVAL OF MINUTES

The minutes of the March 27, 2023, Pooler Planning and Zoning Commission were reviewed, and no corrections or amendments were noted.

Result: *Approved*

1-Motion: Commissioner Daniel

2-Second: Commissioner Brown

Passed without opposition.

PUBLIC HEARINGS:

- 1. Amendment of the City of Pooler Code of Ordinances, Appendix A – Zoning, Article II, Definitions and Article V – Procedures for Administration and Enforcement, Section 5, Public Notice and Section 6- Public Hearing Requirements and Chapter 62 – Planning, Article II – Planning and Zoning Commission – Section 62-34.**

Nicole Dixon, Planning & Development Director, presented the text amendment to the Board for their review and recommendation. This amendment will clarify language related to public notice requirements and public hearing procedures.

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

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

2. Conditional Use to construct a hardware store at 1256, 1270, 1272 and 1276 U.S. Highway 80 W

Ryan Strickland, with Thomas & Hutton Engineering, presented the conditional use to the Board for their review and recommendation. According to Appendix A, Article IV, Table 4.1, Allowed Uses by Zoning District, a hardware store is considered a conditional use within a C-1 (Light Commercial) Zoning District. The intent is to construct a +/- 35,000 square foot hardware store and a garden center with the infrastructure to support it.

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

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

NEW BUSINESS:

1. Site Plan/Landscape Plan for 7 Brew Coffee Shop at 502 Pooler Parkway

The intent is to construct a 500 square foot drive-thru coffee shop with the infrastructure to support it.

Result: After review of the site plan approval standards, a motion was made to recommend approval.

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

2. Minor Subdivision Plat of Lot 4 at Clear Lake Reserve

Lamar Mercer, with Thomas & Hutton Engineering, presented the plat to the Board for their review and recommendation. The intent of this plat is to create Lots 4A and 4B. Lot 4A will consist of approximately 2.19 acres and Lot 4B will consist of approximately 1.9 acres. This property is located off Pooler Parkway within the Clear Lake Reserve Development. Commissioner Williams reminded the engineer that water and sewer laterals will need to be installed when the plat is approved. The engineer agreed.

Result: A motion was made to recommend approval of the minor subdivision plat.

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

3. Posting of a Subdivision Performance Bond/Final Plat for 360 Communities at Clear Lake, Phase 1A

Michael Lerque, with Thomas & Hutton Engineering, presented the final plat to the Board for their review and recommendation. This phase will consist of 67 townhomes on approximately 9.96 acres. The development is located off Pooler Parkway in the Clear Lake Reserve Development. EOM approved the bond amount on March 7, 2023.

Result: A motion was made to recommend approval to post the performance bond and approval of the final plat.

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

Adjournment

There being no further business, Commissioner Saxon asked for a motion to adjourn at 3:10 p.m.

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

The foregoing minutes are true and correct and approved by me on this 10th day of April 2023.



Kimberly Dyer, Zoning Administrator/P&Z Commission Secretary

**City of Pooler
Single Family Detached Permits
March 2023**

Date	Permit #	Subdivision	Address	Contractor	Owner	PIN #	Flood Zone/Flood Way
3/1/2023	230257	Westbrook Area K-1	739 Blue Moon Xing., Lot 924	Lennar Carolinas	Same	51009R03018	
3/1/2023	230268	Westbrook Area K-1	740 Blue Moon Xing., Lot 929	Lennar Carolinas	Same	51009R05004	
3/1/2023	230269	Westbrook Area K-1	738 Blue Moon Xing., Lot 930	Lennar Carolinas	Same	51009R05005	
3/1/2023	230273	Westbrook Area K-1	736 Blue Moon Xing., Lot 931	Lennar Carolinas	Same	51009R05006	
3/1/2023	230274	Westbrook Area K-2	155 Binscombe Ln., Lot 982	Lennar Carolinas	Same	51009R05048	
3/1/2023	230275	Westbrook Area K-2	157 Binscombe Ln., Lot 983	Lennar Carolinas	Same	51009R05049	
3/1/2023	230278	Westbrook Area K-2	159 Binscombe Ln., Lot 984	Lennar Carolinas	Same	51009R05050	
3/1/2023	230279	Westbrook Area K-2	161 Binscombe Ln., Lot 985	Lennar Carolinas	Same	51009R05051	
3/1/2023	230280	Westbrook Area K-2	148 Binscombe Ln., Lot 987	Lennar Carolinas	Same	51009R05053	
3/1/2023	230290	Forest Lakes	6 Superior Ln., Lot 906	Landmark 24 Homes of Savannah	Same	51014C09007	
3/2/2023	230302	Telfair Park	103 Jepson Way, Lot 369	Mungo Homes	Same	51009S02012	
3/2/2023	230303	Telfair Park	1008 Easthaven Blvd., Lot 434	Mungo Homes	Same	51009S01005	
3/13/2023	230329	Forest Lakes	115 Como Dr., Lot 935	Landmark 24 Homes of Savannah	Same	51014C10008	Yes/No
3/13/2023	230330	Westbrook Glen	171 Harvest Hill, Lot 820	Pulte Home Company	Same	51009R02038	
3/13/2023	230331	Westbrook Glen	142 Harvest Hill, Lot 830	Pulte Home Company	Same	51009R01023	
3/13/2023	230332	Westbrook Glen	134 Harvest Hill, Lot 834	Pulte Home Company	Same	51009R10019	
3/23/2023	230368	Westwood Reserve	210 Merganser Dr., Lot 15	DR Horton	Same	51010G03013	
3/23/2023	230369	Westwood Reserve	3 Woodford Reserve Dr., Lot 17	DR Horton	Same	51010G03002	
3/23/2023	230370	Westwood Reserve	5 Woodford Reserve Dr., Lot 18	DR Horton	Same	51010G03003	
3/24/2023	230373	Telfair Park	105 Jepson Way, Lot 370	Mungo Homes	Same	51009S02013	
3/24/2023	230374	Telfair Park	118 Jepson Way, Lot 377	Mungo Homes	Same	51009S02020	
3/24/2023	230376	Westbrook	139 Greenhill Close, Lot 757	Grant Homes Inc.	Maria Tirona	51009P02018	
3/27/2023	230396		419 James Rd.	Alejandro Gonzalez	Same	50004A02013A	
Total	23						

**City of Pooler
Townhome Permits
March 2023**

Date	Permit #	Subdivision	Address	Contractor	Owner	PIN #	Flood Zone/Flood Way
3/1/2023	230293	Benton Grove Townhomes	71 Amalfi Ave., Lot 25A	Dream Finders Homes	Same	50017D03027	
3/1/2023	230294	Benton Grove Townhomes	73 Amalfi Ave., Lot 25B	Dream Finders Homes	Same	50017D03028	
3/1/2023	230295	Benton Grove Townhomes	75 Amalfi Ave., Lot 25C	Dream Finders Homes	Same	50017D03029	
3/1/2023	230296	Benton Grove Townhomes	68 Amalfi Ave., Lot 26A	Dream Finders Homes	Same	50017D03030	
3/1/2023	230297	Benton Grove Townhomes	66 Amalfi Ave., Lot 26B	Dream Finders Homes	Same	50017D03031	
3/1/2023	230298	Benton Grove Townhomes	64 Amalfi Ave., Lot 26C	Dream Finders Homes	Same	50017D03032	
3/1/2023	230299	Benton Grove Townhomes	62 Amalfi Ave., Lot 26D	Dream Finders Homes	Same	50017D03033	
3/1/2023	230300	Benton Grove Townhomes	60 Amalfi Ave., Lot 26E	Dream Finders Homes	Same	50017D03034	
3/14/2023	230336	Westbrook Area K-4	161 Holloway Hill, Lot 1078	DR Horton	Same	51009R04032	
3/14/2023	230337	Westbrook Area K-4	159 Holloway Hill, Lot 1079	DR Horton	Same	51009R04031	
3/14/2023	230338	Westbrook Area K-4	157 Holloway Hill, Lot 1080	DR Horton	Same	51009R04030	
3/14/2023	230339	Westbrook Area K-4	155 Holloway Hill, Lot 1081	DR Horton	Same	51009R04029	
3/14/2023	230340	Westbrook Area K-4	170 Holloway Hill, Lot 1106	DR Horton	Same	51009R05131	
3/14/2023	230343	Westbrook Area K-4	172 Holloway Hill, Lot 1107	DR Horton	Same	51009R05132	
3/14/2023	230344	Westbrook Area K-4	174 Holloway Hill, Lot 1108	DR Horton	Same	51009R05133	
3/14/2023	230345	Westbrook Area K-4	176 Holloway Hill, Lot 1109	DR Horton	Same	51009R05134	
3/14/2023	230346	Westbrook Area K-4	165 Holloway Hill, Lot 1076	DR Horton	Same	51009R04034	
3/14/2023	230347	Westbrook Area K-4	163 Holloway Hill, Lot 1077	DR Horton	Same	51009R04033	
3/14/2023	230348	Westbrook Area K-4	182 Holloway Hill, Lot 1112	DR Horton	Same	51009R05137	
3/14/2023	230349	Westbrook Area K-4	184 Holloway Hill, Lot 1113	DR Horton	Same	51009R05138	
3/20/2023	230410	Harmony Townhomes	136 Verse Ln., Lot 1	Landmark 24 Homes of Savannah	Same	54040F10001	
3/20/2023	230411	Harmony Townhomes	132 Verse Ln., Lot 2	Landmark 24 Homes of Savannah	Same	54040F10002	
3/20/2023	230412	Harmony Townhomes	128 Verse Ln., Lot 3	Landmark 24 Homes of Savannah	Same	54040F10003	
3/20/2023	230413	Harmony Townhomes	124 Verse Ln., Lot 4	Landmark 24 Homes of Savannah	Same	54040F10004	
3/20/2023	230414	Harmony Townhomes	120 Verse Ln., Lot 5	Landmark 24 Homes of Savannah	Same	54040F10005	
Total	25						

**City of Pooler
Commercial Permits
March 2023**

Date	Permit #	Address	Contractor	Owner	Type/Project	PIN #	Flood Zone/Flood Way
3/8/2023	230140	1220 E. Hwy 80	The Dewitt-Tilton Group	PDT Westside LLC	Carwash	5098707016	
3/3/2023	230141	200 Tanger Outlets Blvd. Bldg. 10	ResCon Group	Tanger Outlets	Retail Shell	50017A01099	
3/14/2023	230292	2201 Pooler Pkwy Unit 500 & 600	Yufei Liu	Delux Nail & Spa	Nail Salon Addition	5100901007	
3/13/2023	230321	102 Park Ave.	Eclipse Brand Builders	Georgia Heritage Federal Credit Union	Interior Renovation	50017A01036	
Total	4						

Misc. Permits March 2023

Date	Permit #	Address	Contractor	Owner	Project Type	PIN #	Flood Zone
3/2/2023	230261	100 Blue Moon Xing, Unit 116	Dough Bean Signs	LPA Blue Moon LLC	Wall Sign		
3/6/2023	230263	866 W. Hwy 80	Xpress Signs	Simmons Hadden	Wall and Pylon Cabinet Signs		
3/6/2023	230271	311 Symons St.	Donald Brown	Same	Detached Garage	5000309012	
3/2/2023	230304	1269 Estates Way	Generator Supercenter of Savannah	Steven Dickey	Electrical		
3/2/2023	230305	145 Greenhill Close	Breland Well Drilling	Sunil Sheith	Deep Well		
3/2/2023	230306	147 Greenhill Close	Breland Well Drilling	Rajendra Patel	Deep Well		
3/2/2023	230307	1119 Plantation Dr.	Robert Conley	Same	Bedroom Addition	5001303016	
3/2/2023	230308	1119 Plantation Dr.	Robert Conley	Same	Addition to Garage	5001303016	
3/2/2023	230309	102 Melody Dr.	Palmetto Solar	Trung Mai	Rooftop Solar Panels		
3/2/2023	230312	138 Champlain Dr.	Veterans Fence & Supply	Joe Albanesi	4' Black Aluminum Fence		
3/2/2023	230313	219 Merganser Dr.	Veterans Fence & Supply	Alexis Buentello	6' White Vinyl Privacy Fence		
3/3/2023	230314	1545 Dean Forest Rd.	Industial Technical Services	Interport Secure Parking	Electrical and branch curcuitry	5098804015A	
3/3/2023	230315	406 Lions Den Dr.	Premier Pools & Spas	Thomas McKnight	Inground Vinyl Pool and Decking	51015B0306	
3/3/2023	230316	402 James Rd.	Derek Knight	Same	Home Renovation	500411009	
3/3/2023	230322	135 Coleman Blvd.	Rowe Sprinkler Systems	Fedex Ground	Fire Sprinkler System		
3/3/2023	230323	8 Wendy Ct.	Dyess Air & Plumbing	Beety McGreger	Plumbing		
3/6/2023	230327	1 Godley Station Blvd A-104	Georgia Sign Builders	Evans Best LLC	Wall Sign		
3/8/2023	230328	155 Pine Barren Rd.	Southern Power Electric	Dozier Cook	Electrical		
3/14/2023	230332	200 Tanger Outlets Blvd Unit 790	First & Main Signs	Tanger Outlets	7 Signs		
3/15/2023	230333	50 Galloway Dr., Bldg A	VSC Fire & Security	AC WDM SPP Woner, LLC	Fire Sprinkler System		
3/9/2023	230334	3 Catteshall Ln.	JDH Decks and Fences	William Stenack	Aluminum Fence		
3/9/2023	230341	115 White Dogwood Ln.	JDH Decks and Fences	Mika Matsko	Aluminum Fence		
3/13/2023	230342	208 Tahoe Dr.	Express Sunrooms of Savannah	Tim Carlson	Screen Porch	51014C03018	
3/13/2023	230351	165 Isaac G Laroche Dr.	JDH Decks and Fences	YMCA of Coastal GA	54" Aluminum Fence		
3/13/2023	230359	157 Pine View Xing	Monica Battle	Same	6' Privacy Fence		
3/15/2023	230363	1613 Dean Forest Rd.	Breland Well Drilling	Dean Forest Partners	Deep Well		
3/15/2023	230364	1204 Homer City Way	Moss Realty, Inc.	Same	6' Wood Privacy Fence		
3/16/2023	230365	4 Lake Heron Ct. W.	Premier Pools & Spas	Eric Powers	Inground Fiberglass Pool	51014C01067	
3/16/2023	230366	140 Harvest Hill	Premier Pools & Spas	Veronica Hindt	Inground Vinyl Pool	51009R01022	
3/16/2023	230367	7 Rockwood Ct.	Thompson & Thompson	Douglas Mozak	Mechanical		
3/20/2023	230371	307 Gleason Ave.	Joseph and Nona Delgado	Same	Metal Storage Building w/ slab	5000203007	
3/17/2023	230372	316 Serengerit Blvd.	Freedom Forever	Brittany Harding	Roof Mounted Solar Panels	51015C01037	
3/20/2023	230378	102 Zoya Ln.	Lang Signs Inc.	SSR Savannah LLC	5 Signs		
3/20/2023	230379	1545 Pooler Pkwy	Signs Unlimited	Jorge Planta	6 Signs		
3/21/2023	230380	1013 E Hwy 80	Ericsson	FG Living Trust	Cell Tower Collocate	5002301001	
3/21/2023	230385	188 Sonata Cir.	Thompson & Thompson	Roderick Young	Mechanical		
3/21/2023	230386	10 Woodford Reserve Dr.	Georges Dadjo	Same	6' White Vinyl Privacy Fence		
3/23/2023	230387	83 Coopers Ln.	Dyess Air & Plumbing	Marsha Daniels	Mechanical		
3/23/2023	230388	221 Pampas Dr.	Dyess Air & Plumbing	Noel Valez	Plumbing		
3/24/2023	230389	2 Amalfi Ave.	TEC Electric	Fiber Fast Home	Electrical		
3/31/2023	230390	60 Triple B Trl.	Bergman KPRS LLC	Duke Realty	Security Fence and Gate		
3/23/2023	230392	1223 Estates Way	Ram Jack of SC	Joseph and Tina Alba	Foundation		
3/23/2023	230394	Crosscreek Dr.	Harmony Partners LLC	Same	Timber Harvesting		
3/24/2023	230400	1215 E. Hwy 80	Pye Barker Fire Safety	Pie Society	Fire Suppression System		
3/27/2023	230402	208 Sangrena Dr.	Jeremy and Tina Kelly	Same	Covered Patio	5001201006	
3/27/2023	230403	101 Coleman Blvd.	Ram Jack of SC	Denholtz Coleman LLC	Foundation		

Misc. Permits March 2023

Date	Permit #	Address	Contractor	Owner	Project Type	PIN #	Flood Zone
3/27/2023	230408	309 Casey Dr.	Dyess Air & Plumbing	Michael Brown	Plumbing		
3/29/2023	230416	305 Merganser Dr.	Freedom Forever	Wesley Ashworth	Roof Mounted Solar Panels		
3/30/2023	230421	1017 E. Hwy 80	Edwards Interior Graphics	Liberty Commercial	Wall Sign		
3/31/2023	230425	31 Canal Bank Rd.	Sheng Jian Chen	Same	6' Wood Privacy Fence		
3/31/2023	230426	10 Pinehurst Ln.	Ram Jack of SC	Brandy Duncan	Foundation		
3/31/2023	230429	113 Oldwood Dr.	American Fencing	Michelle Estep	4' Aluminum Fence		
3/31/2023	230430	129 Como Dr.	JDH Decks and Fences	Kelli Hiatt	48" Aluminum Fence		
3/31/2023	230431	251 Morgan Lakes Industrial Blvd.	Champion Fire Protection	Morgan Lakes Industrial XIV	Fire Alarm System		
Total	54						

**City of Pooler
Certificate of Occupancy
March 2023**

Date	Permit #	Subdivision	Address	Type of Construction	Contractor	Owner
3/2/2023	220369		2003 Pooler Pkwy	Retail Shell	Barrie Hallam	Mosaic One, LLC
3/3/2023	220916	Telfair Park	1004 Easthaven Blvd., Lot 436	Single Family Detached	Mungo Homes	Same
3/3/2023	220921	Telfair Park	1005 Easthaven Blvd., Lot 362	Single Family Detached	Mungo Homes	Same
3/3/2023	220927	Telfair Park	1002 Easthaven Blvd., Lot 437	Single Family Detached	Mungo Homes	Same
3/6/2023	221173		405 W. Hwy 80 Unit 106	Staffing Agency Buildout	Marsh Construction	Kyle Hadden
3/6/2023	220669	Westwood Reserve	35 Woodford Reserve Dr., Lot 79	Single Family Detached	DR Horton	Same
3/6/2023	220655	Westwood Reserve	44 Woodford Reserve Dr., Lot 70	Single Family Detached	DR Horton	Same
3/6/2023	220415	Forest Lakes	116 Como Dr., Lot 916	Single Family Detached	Landmark 24 Homes of Savannah	Same
3/7/2023	221001	Westbrook Glen	126 Harvest Hill, Lot 849	Single Family Detached	Pulte Home Company	Same
3/8/2023	220226	Westwood Reserve	315 Merganser Dr., Lot 39	Single Family Detached	DR Horton	Same
3/8/2023	220268	Westwood Reserve	312 Merganser Dr., Lot 31	Single Family Detached	DR Horton	Same
3/8/2023	220266	Westwood Reserve	306 Merganser Dr., Lot 29	Single Family Detached	DR Horton	Same
3/8/2023	221106	Westbrook Glen	146 Harvest Hill, Lot 828	Single Family Detached	Pulte Home Company	Same
3/9/2023	210996	Westbrook	323 Park Chase, Lot 711	Single Family Detached	Village Park Homes LLC	Same
3/9/2023	220260	Hunt Club	343 Serengeti Blvd., Lot 647	Single Family Detached	Beazer Homes	Same
3/10/2023	221384		111 Coleman Blvd.	DHL Office Buildout	James Bonney	David Hendershot
3/10/2023	220929	Westwood Reserve	60 Woodford Reserve Dr., Lot 62	Single Family Detached	DR Horton	Same
3/10/2023	220490		110 Southern Junction Blvd., Unit 106	Retail Buildout	River City Constructors	Rumors Properties
3/13/2023	220158	Westwood Reserve	216 Merganser Dr., Lot 12	Single Family Detached	DR Horton	Same
3/14/2023	220344	Hunt Club	366 Serengeti Blvd., Lot 6085	Single Family Detached	Beazer Homes	Same
3/14/2023	220418	Forest Lakes	103 Como Dr., Lot 941	Single Family Detached	Landmark 24 Homes of Savannah	Same
3/15/2023	211255	Sangrena Woods	1085 Woodland Dr., Lot 18	Single Family Detached	KC Brothers Construction	Same
3/16/2023	201094	Westbrook	104 Greenhill Close, Lot 739	Single Family Detached	Tippins Homes	Harvey Bream
3/16/2023	220975	Westbrook Glen	173 Harvest Hill, Lot 821	Single Family Detached	Pulte Home Company	Same
3/16/2023	220889	Forest Lakes	114 Como Dr., Lot 915	Single Family Detached	Landmark 24 Homes of Savannah	Same
3/16/2023	220410	Forest Lakes	104 Como Dr., Lot 901	Single Family Detached	Landmark 24 Homes of Savannah	Same
3/20/2023	221112	Telfair Park	1010 Easthaven Blvd., Lot 433	Single Family Detached	Mungo Homes	Same
3/20/2023	220931	Westwood Reserve	56 Woodford Reserve Dr., Lot 64	Single Family Detached	DR Horton	Same
3/20/2023	220930	Westwood Reserve	58 Woodford Reserve Dr., Lot 63	Single Family Detached	DR Horton	Same
3/20/2023	220654	Westwood Reserve	46 Woodford Reserve Dr., Lot 69	Single Family Detached	DR Horton	Same
3/21/2023	210579	Novare Apartments	100 Populus Dr., Bldg. 3000	Multi-Family Apartment	Classic Plains Construction	Novare Group
3/21/2023	210580	Novare Apartments	100 Populus Dr., Bldg. 4000	Multi-Family Apartment	Classic Plains Construction	Novare Group
3/24/2023	220888	Forest Lakes	110 Como Dr., Lot 904	Single Family Detached	Landmark 24 Homes of Savannah	Same
3/24/2023	220976	Westwood Reserve	41 Woodford Reserve Dr., Lot 82	Single Family Detached	DR Horton	Same
3/24/2023	221191	Harmony	124 Melody Dr.	Single Family Detached	Landmark 24 Homes of Savannah	Same
3/27/2023	210997	Westbrook	206 Park Chase, Lot 714	Single Family Detached	Village Park Homes LLC	Same
3/27/2023	220854	Westwood Reserve	50 Woodford Reserve Dr., Lot 67	Single Family Detached	DR Horton	Same
3/27/2023	220922	Telfair Park	1007 Easthaven Blvd., Lot 363	Single Family Detached	Mungo Homes	Same
3/28/2023	220700	Forest Lakes	1 Superior Ln., Lot 914	Single Family Detached	Landmark 24 Homes of Savannah	Same
3/31/2023	221285		1 Godley Station Blvd. Unit A-104	Budget Blinds Buildout	Excel Home Inspections & Construction	Evans Best LLC

**City of Pooler
Certificate of Occupancy
March 2023**

Date	Permit #	Subdivision	Address	Type of Construction	Contractor	Owner
Total	40					

**Monthly Report
March 2023**

INSPECTORS

Scott MacPherson	202	Inspections (Included in Salary)
Frank Garza	593	Inspections (Included in Salary)
Josh Moody	26	Inspections
Total Inspections:	821	Inspections

AGENDA ITEM

Date: April 17, 2023

Subject: Amendment of the City of Pooler Code of Ordinances, Appendix A - Zoning, Article III – General Provisions, by amending Section 6 – Schedule of Regulations (*Second Reading*)

Background & Discussion

The provisions of this section will revise the current required setbacks for corner and through lots within the commercial zoning districts.

Planning and Zoning Recommendation:

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

Staff Recommendation:

Staff worked with the applicant regarding the language and have no issues with what is being proposed. Therefore, staff recommends approval on second reading.

PH-1

RECEIVED
MAY 01 2023
ZONING DEPARTMENT
ZONING DEPARTMENT

Zoning Text Amendment

Date: 3/1/23 File #: 230319

- Please submit check in the amount of **\$150.00** payable to The City of Pooler.
- 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: Pooler Parkway of GA/LLC Mr. Roger Patel
2. Address of owner/authorized agent: 123 Canal Street, Pooler GA 31322
3. Telephone number of owner/agent: 912-348-3002
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: N/A
(If exact file number, date or action is not known, please give approximate date of previous application.)

Action Requested

Information Required:

1. Is action requested a text amendment change: Yes
2. List articles and all sub titles to which this change or amendment will apply: Appendix A - Zoning / Article III. - General Provisions / Section 6. Schedule of development regulations / (B) Schedule of commercial and industrial zoning district minimum yard requirements / ***
3. Give present wording of ordinance: See attached supplement - Exhibit A
4. Give wording to which Amendment is to be changed: See attached supplement - Exhibit A

Reasons and Certifications

(Required for all amendments)

- Current ordinance text does not address situation where lot has dual frontage roads, one being Pooler Parkway which has limited access.

RECEIVED

MAR 01 2023

3/1/23

Date Received

ZONING DEPARTMENT

[Signature]
Zoning Administrator

Action taken: _____

Date action taken: 2/28/23

[Signature]
Owner's or authorized agent's signature

[Signature]
Notary Public

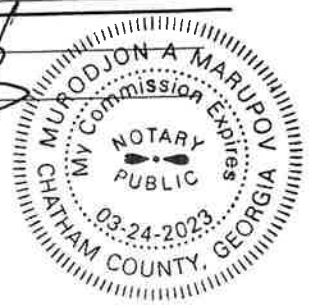


EXHIBIT 'A'
ClearLake Reserve
Zoning Text Amendment Request Language
February 27, 2023

Appendix A – Zoning / Article III. – General Provisions / Section 6. Schedule of development regulations /
(B) Schedule of commercial and industrial zoning district minimum yard requirements / ***

Existing Language w/markups

*** In the C-1 and C-2 districts, corner and through lots are only required to have the required minimum front yard setback ~~at the building front~~ along a designated primary frontage. Other yards with road frontage shall ~~have a minimum 30 feet of building setback~~ be designated as secondary frontages or non-access frontages, where applicable. Secondary frontages shall include frontages that provide access to the site and non-access frontages shall be frontages that do not provide access to the site. For the C-1 district, secondary frontages shall have a minimum 25 foot setback and non-access frontages shall have a 15 foot setback. For the C-2 district, secondary frontages shall have a minimum 35 foot setback and non-access frontages shall have a 20 foot setback.

Proposed final language

*** In the C-1 and C-2 districts, corner and through lots are only required to have the required minimum front yard setback along a designated primary frontage. Other yards with road frontage shall be designated as secondary frontages or non-access frontages, where applicable. Secondary frontages shall include frontages that provide access to the site and non-access frontages shall be frontages that do not provide access to the site. For the C-1 district, secondary frontages shall have a minimum 25 foot setback and non-access frontages shall have a 15 foot setback. For the C-2 district, secondary frontages shall have a minimum 35 foot setback and non-access frontages shall have a 20 foot setback.

ORDINANCE O2023-04.A

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE III – GENERAL PROVISIONS BY AMENDING SECTION 6 – SCHEDULE OF DEVELOPMENT REGULATIONS; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

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

I

That APPENDIX A – ZONING, Article III. GENERAL PROVISIONS be amended by deleting the strikethrough text and adding the underlined text:

Section 6. – Schedule of development regulations.

(B) Schedule of commercial and industrial zoning district minimum yard requirements.

Schedule of Minimum Yard Requirements				
Zone	Front Yard*	Rear Yard**	Side Yard	Height of Building
C-1***	40	10	10	45
C-2***	60	10	10	60
C-P	30	20	20	50
I-1	60	20	20	70
I-2	80	40	40	70

*Corner and through lots must meet front yard setbacks on each side that fronts a street right-of-way.

**Through lots do not have rear yards.

***In the C-1 and C-2 districts, corner and through lots are only required to have the required minimum front yard setback ~~at the building front~~ along a designated primary frontage. Other yards with road frontage shall ~~have a minimum 30 feet of building setback~~ be designated as secondary frontages or non-access frontages, where applicable. Secondary frontages shall include frontages that provide access to the site and non-access frontages shall be frontages that do not provide access to the site. For the C-1 district, secondary frontages shall have a minimum 25 foot setback and non-access frontages shall have a 15 foot setback. For the C-2 district, secondary frontages shall have a minimum 35 foot setback and non-access frontages shall have a 20 foot setback.

II

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

III

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

Kimberly Classen

From: Andrew Rosen <Andrew.Chase.Rosen@gmail.com>
Sent: Thursday, March 23, 2023 1:31 PM
To: Kimberly Classen; Kiley Fusco
Subject: **EXTERNAL EMAIL** March 27 P&Z Amendment of Ordinances
Attachments: City of Pooler_Forms_Planning & Zoning_Rezoning Public Hearing Request to Speak - Signed.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon,

As I am unable to attend afternoon meetings I would like to submit this email for public comment regarding Planning & Zoning's March 27th meeting, agenda item IV(1) amending city ordinances Appendix A, Article III, Section 6(B). Please see attached for the Request to Speak form.

I am unsure of what exactly the proposed change is, beyond it pertaining to minimum yard requirements in C-1 districts, but I support any reduction in setback requirements, and I would oppose any increases.

Setbacks can be useful for reserving space for future development, but excessive setback requirements contribute to sprawl that is costly to the city and is antithetical to the city's goal of building more walkable communities. Requiring that buildings be spaced apart requires more infrastructure for a given number of developments and can reduce density to a point where pedestrians do not feel welcomed and public transit is not viable.

Minimum setback requirements also hurt small businesses. When a business is not allowed to have a street-facing storefront, it does not attract new customers off the streets. The nonprofit Strong Towns has a video featuring testimonials from local business owners in Fayetteville, Arkansas who credit much of their success to the removal of minimum parking requirements that would have prevented them from building street-facing stores. Similarly, Pooler's setback requirements further separate businesses from each other and from their customers.

I ask that the committee and council consider the benefits of reducing or eliminating minimum setback requirements not only for this petitioner but for residential districts as well.

Thank you,
Andrew Chase Rosen

AGENDA ITEM

Date: April 17, 2023

Subject: Amendment of the City of Pooler Code of Ordinances, Appendix A - Zoning, Article II, Definitions and Article V – Procedures for Administration and Enforcement, Section 5, Public Notice and Section 6- Public Hearing Requirements and Chapter 62 – Planning, Article II, Planning and Zoning Commission – Section 62-34 (*First Reading*)

Background & Discussion

The provisions will clarify language related to public notice requirements and public hearing procedures.

Planning and Zoning Recommendation:

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

Staff Recommendation:

Staff recommends approval on first reading.

PH-1

ORDINANCE O2023-04.B

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE II – DEFINITIONS AND ARTICLE V – PROCEDURES FOR ADMINISTRATION AND ENFORCEMENT, SECTION 5, PUBLIC NOTICE AND SECTION 6 – PUBLIC HEARING REQUIREMENTS AND CHAPTER 62 – PLANNING, ARTICLE II – PLANNING AND ZONING COMMISSION – SECTION 62-34 TO CLARIFY LANGUAGE RELATED PUBLIC NOTICE REQUIREMENTS AND PUBLIC HEARING PROCEDURES; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

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

I

That APPENDIX A – ZONING, Article II. DEFINITIONS, be amended by adding the text as follows:

Drug dependence center. A drug dependency center includes any facility for the treatment of drug dependency, including a substance abuse center, halfway house, or drug rehabilitation center.

Zoning Procedures Law. Official Code of Georgia Annotated (O.C.G.A.) Sec. 36-66-1, et seq., as amended.

II

That APPENDIX A – ZONING, Article II. DEFINITIONS, be amended by deleting the strikethrough text and adding the underline text as follows:

Zoning Action. For the purpose of this ordinance, a zoning action includes ~~a zoning map amendment, text amendment, a variance, conditions use permission, site plan approval, or any other permitting process guided by the content of this ordinance.~~ those actions defined by the Zoning Procedures Law as a zoning decision whereby final legislative action by a local government results in a zoning text amendment, a zoning map amendment, variance, conditional use permit, or zoning conditions related to a map amendment or conditional use permit.

III

That Appendix A – ZONING, Article V. PROCEDURES FOR ADMINISTRATION AND ENFORCEMENT, be amended by deleting the strikethrough text and adding the underline text as follows:

Section 5. Public notice.

~~After a completed application has been filed, the next step in the approval process for a zoning action required by this ordinance is to set a date for a public hearing on the matter and render proper notice to the public.~~ Upon filing a completed application for a zoning action, a public hearing shall be scheduled and proper notice provided on such hearing. Proper public hearing notice procedures shall comply with the following requirements:

- (A) Legal Published notice. Notice of public hearings before ~~the planning commission and the city council~~ as required by this section shall be published ~~within a newspaper of general circulation within in the legal organ of the city in which are carried the legal advertisements of the city and~~

shall state the time, place and purpose of the hearing and shall also include the location of property that is the subject of the zoning action, the present zoning district of said property, and the ~~proposed zoning district or~~ proposed zoning action ~~of related to~~ said property. Such notice for the official public hearing before the city council shall be published at least 15 days; but, not more than 45 days prior to the date of the hearing.

(B) *Signs posted.* Where a zoning action of property is initiated, a designated official of the city shall post a sign at least 15 days prior to the city council public hearing, in a conspicuous place on the property for which an application for a proposed zoning action has been submitted. The sign or signs will contain information as to the current zoning district, the proposed zoning district or zoning action, and the date, time, and location of the public hearings before ~~the planning commission and~~ the city council.

(C) *Supplemental notification to adjacent property owners.* At least seven days prior, but not more than 45 days before the date of the public hearing a notice setting forth the date, time, and place for such public hearing shall be sent by mail to the applicant, ~~the planning and zoning commission,~~ and all owners of property located adjacent to or across a public right-of-way from the property being proposed for rezoning. The notice shall also include the location of the property, its present zoning classification, and the proposed zoning ~~classification action.~~ The names and addresses of owners of such properties to be notified shall be provided by the applicant as set forth herein; provided, however, where a map amendment is initiated by the ~~planning commission city,~~ such names and addresses of owners of property located adjacent to or across a public right-of-way from property being proposed for rezoning shall be provided by the zoning administrator. Failure to send notices or failure of the property owner to receive notification shall not affect the validity of any zoning action. This procedure exists as a supplement to the legally required notification procedures.

~~(C)(D)~~ Public notice related to specific requests. Notice of a public hearing related to certain, specific requests, including those related to a drug rehabilitation center, delegation of decision-making power to a quasi-judicial board, a revision of single-family use definitions or classifications to allow multi-family uses in such classifications or definitions, or granting blanket permission to allow deviations from the existing requirements for a single-family residential zoning, shall comply with the requirements of the Zoning Procedures Law for those items.

Section 6. Public hearing requirements.

The following requirements are hereby established in accordance with the Zoning Procedures Law, for zoning actions as defined by this ordinance. Whenever a zoning action takes place, a hearing must be held before the public as noticed per Section 5 above. When an applicant requires more than one zoning action or subdivision procedure for a development project, a separate public hearing must be held for each procedure or action. The official public hearing before the city council is the public hearing of record. A public meeting, allowing for comments, shall be held by the planning and zoning commission prior to the official public hearing and shall follow the rules of conduct in subsection (A) below. ~~In the City of Pooler there are two public hearings held for each zoning action or subdivision procedure. One before the planning commission and the other before the city council. The public hearing before the city council is by record the official public hearing.~~ The purpose of each ~~the~~ public hearing is to ~~discuss~~ consider

information pertinent to the ~~particular requested zoning action or procedure~~. During the hearing the following rules and actions shall be followed:

- (A) *General rules of conduct.* Whenever a public hearing is required by this ordinance or by state law prior to approving a zoning action, such public hearing, ~~whether when~~ conducted by the city council, or public meeting conducted by the planning and zoning commission, shall be conducted in accordance with the following procedures:
- (1) The public hearing shall be called to order by the presiding officer.
 - (2) The presiding officer shall explain the procedures to be followed in the conduct of the public hearing.
 - (3) The presiding officer or administrative staff shall be heard first, introducing the item and requested action and shall present any information or materials pertinent to the request.
 - (34) If the subject of the hearing is initiated by an applicant other than the city-council, the petitioner requesting such zoning decision, or the applicant's agent, if present, shall be recognized first and shall be permitted to present and explain reasoning and justification for the request for the zoning decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the zoning decision.
 - (45) If the request is initiated by the city-council, all members of the city council shall be allowed to speak as they are recognized by the mayor or presiding officer, regardless of whether such city council member speaks in favor of or in opposition to the proposed zoning decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the zoning decision.
 - (56) After all individuals have had an opportunity to speak in accordance with subsection 6(Aa)(34) above, those individuals present at the public hearing who wish to speak in opposition to the requested zoning decision shall have an opportunity to speak.
 - (67) When any person wishes to speak at a public hearing, he shall raise his hand and, after being recognized by the presiding officer, shall stand and give his name, address, and make any comment appropriate to the proposed zoning decision. If within two years immediately preceding the filing of the applicant's application for a zoning action, the speaker has made campaign contributions aggregating to more than \$250.00 to any member of the city council or any member of the city planning and zoning commission, it shall be the duty of the speaker to disclose the following information five days prior to the official public hearing:
 - a. The name of the local government official to whom the campaign contribution or gift was made;
 - b. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the map amendment and the date of each contribution; and
 - c. An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning action.
 - d. In the event that no such gift or contribution was made, the applicant shall affirmatively so state. Campaign disclosure forms are available at the Pooler City Hall

during normal hours of operation. Also, campaign disclosure forms shall be made available to the public at the planning and zoning commission public hearing meeting for use at the official public hearing before the city council.

(78) No time limit shall be imposed upon any person speaking at a public hearing, but all speakers are urged to make their comments brief and avoid repeating other comments.

(89) The applicant, if present, shall have an opportunity, after all comments in opposition have been made, to make summary remarks concerning the proposed zoning decision.

(910) Thereafter, the presiding officer shall announce that the public hearing, or public comment period, for the requested zoning decision is closed, and the city council or the planning and zoning commission, as the case may be, shall immediately and openly discuss the proposed zoning decision and vote on action which they are authorized to take.

(11) The public hearing shall provide the opportunity for hearing and addressing comments, questions, and concerns related to zoning actions from an applicant or members of the public. No further public comments shall be made relating to the zoning action once the public hearing has been closed, except when waived via motion approved by Council per its rules of procedure or recalling a speaker per subsection 6(C)(3) below.

(B) *Actions specific to the planning and zoning commission during a public hearing meeting.* ~~In all~~ For zoning actions in the City of Pooler, the planning and zoning commission is a recommending body and all final decisions must be made by the city council. However, the planning and zoning commission has an important role in the public hearing input process. This role is as follows:

(1) All proposed zoning actions shall be reviewed by the planning and zoning commission in a public hearing meeting in accordance with the procedures set forth in subsection 6(A) above.

(2) The planning and zoning commission shall review and consider a recommendation to the city council with respect to the application for a zoning action. The planning and zoning commission may decide to make no recommendation or it may make any of the following recommendations with respect to an application for a zoning action: approval, denial, deferral, withdrawal without prejudice, reduction of the land area for which the application is made, change of the zoning district requested, or imposition of zoning conditions, ~~and~~

(3) The planning and zoning commission shall submit its recommendation on a zoning action application to the city council prior to the scheduled public hearing in which the city council will consider the application for a zoning decision. If the planning and zoning commission fails to submit a recommendation prior to the public hearing, the planning and zoning commission's recommendation shall be deemed one of approval.

(C) *Actions specific to the city council during a public hearing.*

(1) Before taking action on a proposed amendment and after receipt of the planning and zoning commission's recommendations and reports thereon, the city council shall hold a public hearing on the proposed ~~amendment request at their next scheduled meeting in~~ accordance with the procedures set forth in subsection 6(A) above.

(2) So that the purpose of this zoning ordinance will be served and so that health, public safety and general welfare will be secured, the city council may in its legislative discretion:

- a. Approve or deny the proposed zoning action as submitted,
- b. Reduce the land area for which the application is made,
- c. Change the zoning district to one other than that requested; or,
- d. Add or delete zoning conditions as the city council deems appropriate. If conditions are imposed on a zoning map amendment or conditional use permit, the minutes should reflect explicitly the conditions and a written copy attached to the minutes as part of the record. Once conditional zoning is applied, the zoning conditions can be changed in accordance with the procedures set forth herein. ~~A change in a zoning condition would be subject to the Zoning Procedures Law, O.C.G.A. 36-66-1, requiring notice and a public hearing.~~

- (3) At the same meeting which the public hearing is held, nothing shall preclude city council from recalling an applicant or member of the public to obtain clarification of any information provided or discussed once a public hearing has been closed~~An action to defer a decision on the proposed amendment shall include a specific meeting date to which the proposed amendment is deferred. The city council may also approve a withdrawal of an application, and if so stipulated by the city council in its decision to approve withdrawal, the 12-month limitation on re-filing of the application for the same property shall not apply.~~

(D) *Public hearings records standards.* The city clerk or an agent of the city clerk shall mechanically record the proceedings of all zoning public hearings. If requested by any party, verbatim transcripts of the public hearing can be prepared, but only if requested and purchased in advance by the requesting party, who must arrange at his expense for a certified court reporter to record and transcribe the hearing and furnish the original of the transcript to the city council for its records. The record of the public hearing and all evidence (e.g., maps, drawings, traffic studies, etc.) submitted at the public hearing shall be noted as such and shall become a permanent part of the particular zoning action's file.

(E) Deferral of an application for zoning action.

- (1) Appellant. Any appellant wishing to defer an application for zoning action prior to final action on the application shall file a written request for deferral with the zoning administrator.
- (2) Written requests to the zoning administrator.
 - a. Any request submitted in writing shall be by the appellant, property owner, or property owner's authorized agent.
 - b. If the request for deferral is received prior to public notice being published (or irretrievably set for publication) for the public hearing, the application shall be deferred administratively by the zoning administrator.
 - c. If the request for deferral is received after public notice has been published (or irretrievably set for publication) for the public hearing, the application may only be deferred by city council at the meeting scheduled for the item. The appellant should also be present at the meeting to verbally state the request to defer. Council may take such action on the request as it deems appropriate to either approve or deny the request for deferral.

- (3) Deferral request made after public hearing has been advertised. Any request to defer action on an item shall not be taken up until after the public hearing has been held, unless the request includes deferment of the public hearing, when the public hearing has been advertised. Appellants may make a verbal request for deferral physically at the meeting their item is scheduled for action and, if so, shall be accompanied by a written request to the zoning administrator. A request for withdrawal would need to be submitted and a new application filed in the event an applicant seeks to make changes to the request once the public hearing is closed.
- (4) Period of inaction and need for re-noticing. In the event a public hearing has been held, a deferral is provided by council, and final action is not taken within 90 days of the held public hearing, a secondary public hearing shall be required. The public hearing shall follow all notice and procedure requirements as found within section 5 and 6(A) above.
- (5) Fee required for cost of advertising. A fee to defray re-noticing the zoning action shall be provided by the appellant, as applicable, and accompany the written request for deferral. The fee shall be the same as the original request. If an additional public hearing is not held, the fee shall be refunded to the appellant.
- (6) Limitations on deferrals. An appellant seeking a deferral shall be limited to two requests for any application requiring a public hearing. Applicants seeking to defer a third time may make a final request verbally before city council, in accordance with subsection 6(E)(4) above, or withdraw the application, per subsection 6(F) below.
- (F) Withdrawal of an application for zoning action.
- (1) Appellant. Any appellant wishing to withdraw an application for zoning action prior to final action on the application shall file a written request for withdrawal with the zoning administrator.
- (2) Written requests to the zoning administrator.
- a. Any request submitted in writing shall be by the appellant, property owner, or property owner's authorized agent.
- b. Any request for withdrawal shall immediately remove the application from consideration with no further action necessary regarding that application.
- (3) Forfeiture of application fees. Any application that is withdrawn shall forfeit any submitted fees associated with that request.

IV

That CHAPTER 62 – PLANNING, Section 62-34. *Organization; purpose; rules; staff; finances.* be amended by deleting the strikethrough language and adding the underlined language:

Sec. 62-34. *Organization; purpose; rules; staff; finances.*

- (a) *Organization.* The chairperson of the planning and zoning commission is the city planner. The chairperson may appoint a secretary, who may be an officer or employee of the city. Should the chairperson be unable to attend a meeting, or the position of city planner is not filled, the city zoning administrator may serve as chairperson pro tem.

- (1) All planning and zoning commission meetings shall comply with the requirements of O.C.G.A. § 50-14-1 et seq. (as amended), including without limitation all meetings being open to the public and minutes taken.
- (2) The planning and zoning commission should hold two meetings per month, with specific meetings dates and times to be set by the commission, provided the planning and zoning meeting is not held in the same calendar week (i.e. Sunday to Saturday) as a regular meeting of the city council.
- (3) Any four members, of the planning and zoning commission constitute a quorum for any meeting, including the chairperson. The resident alternate will not be counted unless they are sitting in place of a resident regular member.
- (4) Any item for consideration by the planning and zoning commission or proposed recommendation to the city council must be acted upon by voice vote and recorded in the minutes.
- (5) Any item for consideration or proposed recommendation requires a minimum of three votes in favor of or against the proposed recommendation. The chairperson shall not cast a vote except in the event of a tie.

The planning and zoning commission shall follow all notice, meeting, and public hearing-meeting guidelines set forth in Appendix A, Article V, Sections ~~5 and 6~~, of the Code of Ordinances for the City of Pooler.

- (b) *Purpose.* Except as otherwise expressly provided in the City of Pooler Charter or Code of Ordinances, the planning and zoning commission is as an advisory board only, and any recommendation made is not binding upon the city council. Persons appearing before the commission should not rely on statements made by commission members as being dispositive or approving any item for consideration.
- (c) *Rules of procedure.* The planning and zoning commission may conduct business according to this order, but may alter the manner of business from time to time as necessary and appropriate:
 - (1) Workshop (if applicable)
 - (2) Call to order
 - (3) Pledge of allegiance
 - (4) Review of previous meeting minutes
 - (5) Old business
 - (6) New business (if applicable), including necessary public hearingscomment periods
 - (7) Other business brought before the commission
 - (8) Meeting adjournment

All agenda items may be discussed prior to a motion unless that agenda item is withdrawn by the petitioner. Only seated commission members may comment on a motion after it has been made, unless it is a motion to table or postpone, at which time there is no discussion on the motion.

When any question arises, which is not provided for in the rules applicable to the planning and zoning commission, as far as practicable, it will be controlled by the current edition of Robert's Rules of Order.

(d) Staff access and finances.

- (1) Subject to approval from the city manager, all members of the planning and zoning commission may have access to staff-to help aid with research and study of items brought to the commission.
- (2) Commission members are not entitled to compensation for their time or efforts spent on commission business but may be reimbursed for actual expenses incurred in connection with their official duties, upon approval by the city manager.
- (3) All members of the planning and zoning commission may receive materials and tools, as deemed necessary by the city council, to complete their duties at no cost to the commission members

V

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

VI

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

VII

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

1st Reading: _____

2nd Reading: _____

This _____ day of _____, 2023.

CITY OF POOLER, GEORGIA

Rebecca C. Benton, Mayor

Attest:

Kiley Fusco, City Clerk

Date: _____

AGENDA ITEM

Date: April 17, 2023

Subject: Conditional Use for a proposed hardware store at 1256, 1270, 1272, and 1276 US Highway 80 East

Background & Discussion:

(This item was tabled at the March 27, 2023 Planning & Zoning meeting and tabled at the April 3, 2023 City Council meeting.)

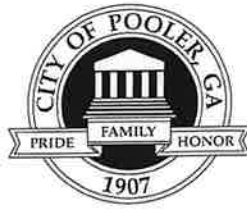
During the April 10, 2023 Planning & Zoning meeting, Ryan Strickland, with Thomas & Hutton Engineering, presented the conditional use request to the Board for their review and recommendation. According to Appendix A, Article IV, Table 4.1, Allowed Uses by Zoning District, a hardware store is considered a conditional use within a C-1 (Light Commercial) Zoning District. The intent is to construct a +/- 35,000 square foot hardware store with a garden shop and the infrastructure to support it.

Planning and Zoning Recommendation:

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

Staff Recommendation:

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



CITY OF POOLER

MAYOR
Rebecca C. Benton

DATE: March 15, 2023

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

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

RE: Conditional Use

CITY MANAGER
Robert H. Byrd, Jr.

PIN: 5-0012-01-016Y, 5-0012-01-003, 5-0012-01-004 and
5-1002-01-015

OWNER: P-51 Properties, LLC

CITY ATTORNEY
Steve Scheer

Pooler Ace Hardware, on behalf of P-51 Properties, LLC, has petitioned the City of Pooler for a conditional use to construct a hardware store at 1256, 1270, 1272 and 1276 W. US Highway 80. According to Appendix A, Zoning, Article IV, Table 4.1, Allowed Uses by Zoning Districts, *a hardware store is only considered as a conditional use in a C-1 (Light Commercial) Zoning District.* (see drawing)

A Public Hearing is scheduled before the Planning and Zoning Commission on Monday, March 27, 2023 at 3:00 p.m. The Official Public Hearing before the Mayor and Council is scheduled for Monday, April 3, 2023 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 # 230360)



RECEIVED

MAR 13 2023

ZONING DEPARTMENT

230360

Conditional Use Application

Applicant Information

Applicant Randy West (Pooler Ace Hardware)

Mailing address 246 Oatland Island Road

City Savannah State Georgia Zip 31410

Telephone () 912 659-2237 Fax () _____

Property Ownership

Property Owner(s) P-51 PROPERTIES LLC

Mailing address PO BOX 1628

City SPRINGFIELD State Georgia Zip 31329-1628

Telephone () 912 661-1086 Fax () _____

Contact Person

Contact Person(s) Ryan Thompson (Thomas & Hutton)

Telephone () 912 547-5714 Fax () _____ E-mail thompson.r@tandh.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 Portions of 1256, 1270, 1272 and 1276 W. US Highway 80

Current Zoning C-1 Present use Vacant Single Family Residences

Provide a brief description of proposed use on subject property. 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:
(see info on additional page)

Description of the activities, # of units and hours of operation of the proposed conditional use:
Construction of a +/- 35,000 s.f. hardware store with associated garden center, parking and other site features. Store hours will be 7 am to 7 pm.

A proposed starting date of land disturbance or construction, date of completion for all improvements and use opening or date of first occupancy:
Plan is for construction to start 2nd half of 2023 and to complete and open in 2024

A list of activities undertaken by the developer and subsequent occupant to mitigate all adverse impacts upon the surrounding properties before, during and after the completion of development activities:
The use is placed on the site in a manner to place the majority of the parking facing towards the new entry road that will be built as part of the project and not towards existing adjacent residential. Also, the storm water area is planned along the only common property line with adjacent properties instead of buildings or parking.



PARCEL B SUMMARY

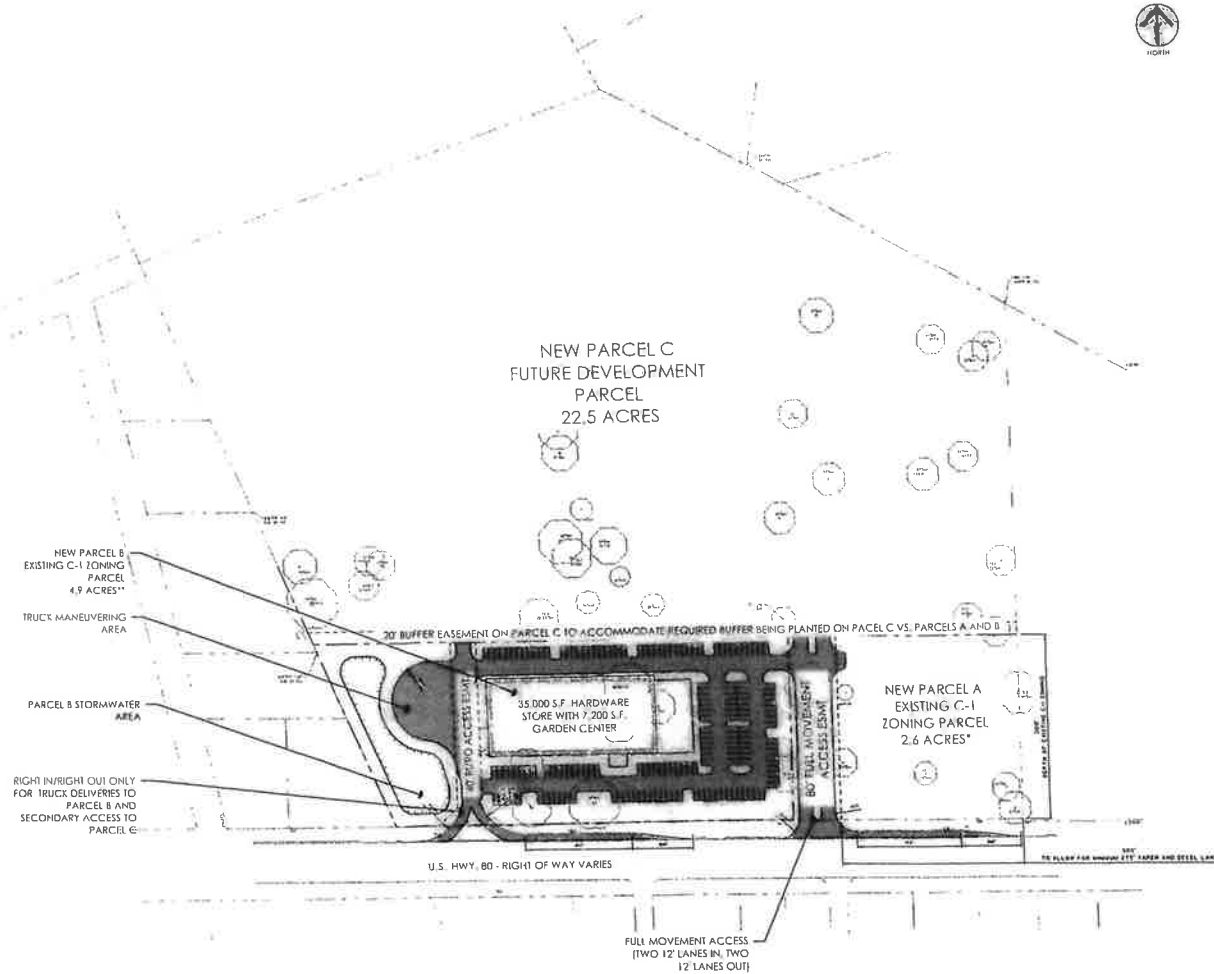
GROSS ACRES	± 4.9 AC.
BUILDING AREA	± 42,200 S.F.
STORE	± 35,000 S.F.
GARDEN CENTER	± 7,200 S.F.
PARKING REQUIRED	1 SPACE PER 250 S.F. 169 SPACES
PARKING PROVIDED	169 SPACES
LANDSCAPE AREA	± 1.5 AC. (± 32 % OF SITE)
MAXIMUM BUILDING HEIGHT	45'

CONDITIONAL USE PRELIMINARY SITE PLAN REQUIREMENTS (Items 1,2,3 and 6 of Appendix A, Article V, Section 4(c))

- (1) The location, size and other pertinent data of all land uses on the site including types, location and height of buildings, parking, open areas and landscaping. (See site plan and summary)
- (2) Dimension setback lines from property lines and street right-of-way lines. (See site plan)
- (3) Adjacent thoroughfares and all curb cuts within 500 feet, including Proposed new cut(s) onto public rights-of-way with turning radii and width, and dimensions of all rights-of-way (See site plan)
- (6) Tabulated data including at least:
 - a. Gross density of dwelling units, (n/a no residential proposed)
 - b. Parking ratio per dwelling unit, (parking required for commercial use is shown in summary)
 - c. Percent and amount of land coverage by use, and (See site plan and summary)
 - d. Percent and amount of floor area by use and by type. (See site plan and summary)

NOTES

- 1) * INCLUDES 80' FULL MOVEMENT ACCESS EASEMENT
- 2) ** INCLUDES 40' RURO ACCESS EASEMENT
- 3) TREES SHOWN MAY OR MAY NOT BE ABLE TO BE PRESERVED UPON FINAL DESIGN.
- 4) SETBACKS IN C-1 MAIN STREET OVERLAY ARE:
FRONT BUILDING: 5'
REAR BUILDING: 10'
SIDE BUILDING: 5'



& POOLER ACE HARDWARE

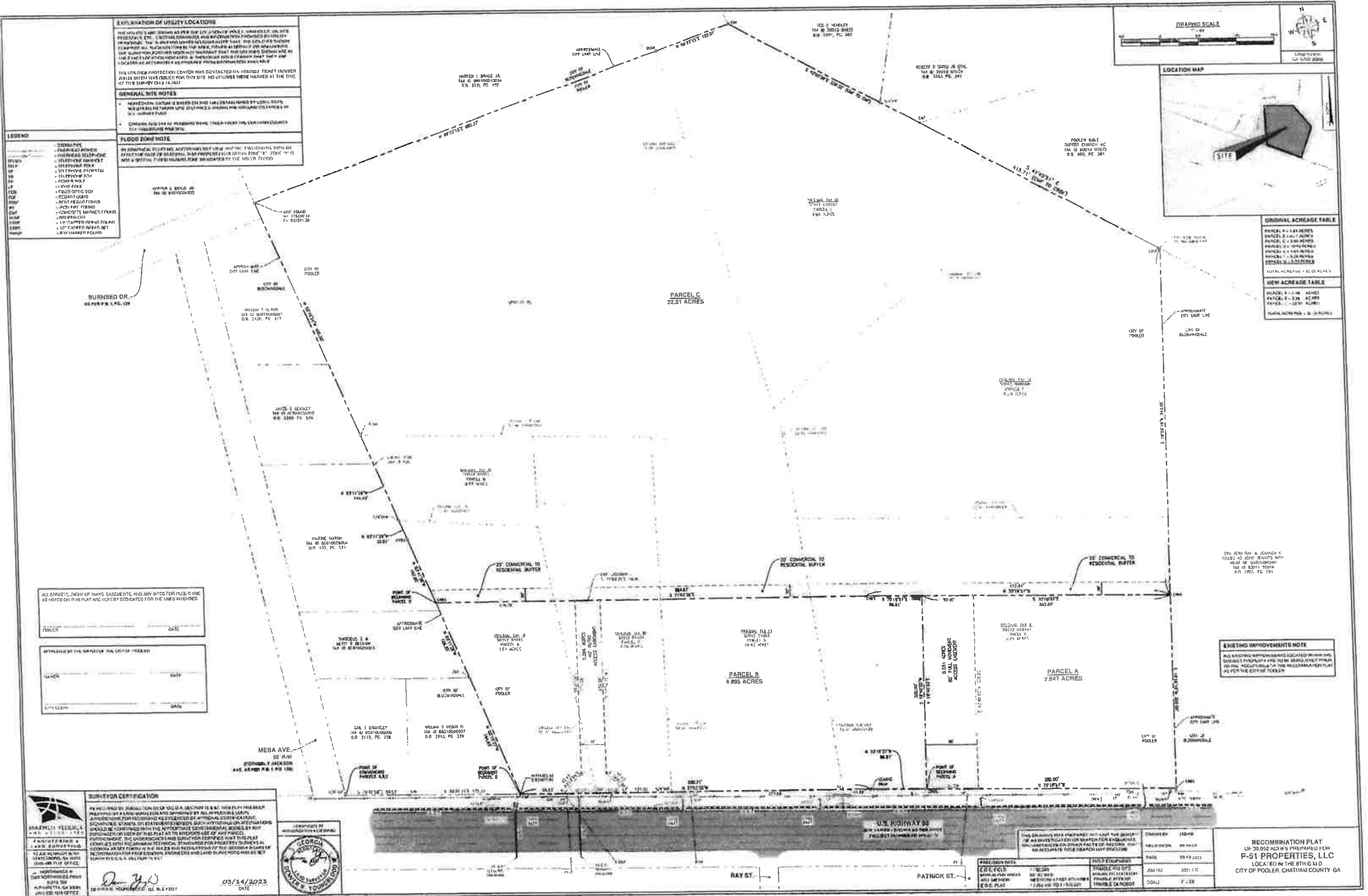
CONDITIONAL USE EXHIBIT FOR HARDWARE STORE PRELIMINARY SITE PLAN PARCEL B - STRICKLAND PROPERTY/HIGHWAY 80

POOLER, GEORGIA
MARCH 9, 2022



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

This exhibit is a general plan of the development which is for discussion purposes only. It does not constitute a contract and is subject to change and revision without notice. Dimensions, boundaries and location of all buildings and structures are subject to an accurate survey and existing conditions. Copyright © 2022 THOMAS & HUTTON

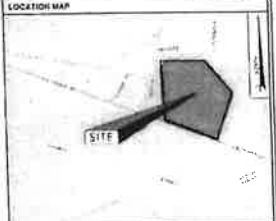


EXPLANATION OF UTILITY LOCATIONS
 THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE CITY OF POOLER, GEORGIA, AND THE RECORDS OF THE STATE OF GEORGIA. THE CITY OF POOLER HAS ADVISED THAT THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE CITY OF POOLER, GEORGIA, AND THE RECORDS OF THE STATE OF GEORGIA. THE CITY OF POOLER HAS ADVISED THAT THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE CITY OF POOLER, GEORGIA, AND THE RECORDS OF THE STATE OF GEORGIA.

GENERAL NOTE
 THE CITY OF POOLER HAS ADVISED THAT THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE CITY OF POOLER, GEORGIA, AND THE RECORDS OF THE STATE OF GEORGIA. THE CITY OF POOLER HAS ADVISED THAT THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE CITY OF POOLER, GEORGIA, AND THE RECORDS OF THE STATE OF GEORGIA.

FLOOD ZONE NOTE
 THIS PARCEL IS NOT IN A FLOOD ZONE. THE CITY OF POOLER HAS ADVISED THAT THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE CITY OF POOLER, GEORGIA, AND THE RECORDS OF THE STATE OF GEORGIA. THE CITY OF POOLER HAS ADVISED THAT THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE CITY OF POOLER, GEORGIA, AND THE RECORDS OF THE STATE OF GEORGIA.

LEGEND
 - PROPERTY LINE
 - EASEMENT
 - UTILITY LINE
 - CITY OF POOLER
 - CITY OF BLOUNT COUNTY



ORIGINAL ACRES TABLE

PARCEL A	2.647 ACRES
PARCEL B	4.855 ACRES
PARCEL C	22.51 ACRES
TOTAL	30.012 ACRES

NEW ACRES TABLE

PARCEL A	2.647 ACRES
PARCEL B	4.855 ACRES
PARCEL C	22.51 ACRES
TOTAL	30.012 ACRES

EXISTING IMPROVEMENTS NOTE
 ALL EXISTING IMPROVEMENTS SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE CITY OF POOLER, GEORGIA, AND THE RECORDS OF THE STATE OF GEORGIA. THE CITY OF POOLER HAS ADVISED THAT THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE CITY OF POOLER, GEORGIA, AND THE RECORDS OF THE STATE OF GEORGIA.

ALL CHECKS, NOTS OF WAIVER, EASEMENTS, AND ANY NOTES FOR THIS PLAN ARE BASED ON THE RECORDS OF THE CITY OF POOLER, GEORGIA, AND THE RECORDS OF THE STATE OF GEORGIA.

APPROVED BY	DATE
APPROVED BY	DATE
APPROVED BY	DATE

SURVEYOR CERTIFICATION
 I, the undersigned, being a duly licensed and sworn Surveyor of the State of Georgia, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and sworn Surveyor of the State of Georgia. My commission expires on 03/31/2023.

DATE: 03/14/2023



PROJECT DATA	PREPARED BY	DATE
PROJECT NO. 2023-001	JAMES W. WILSON	03/14/2023
CLIENT	SCALE	PROJECT
P-51 PROPERTIES, LLC	AS SHOWN	RECOMBINATION PLAT

RECOMBINATION PLAT
 OF 30.012 ACRES OF PROPERTY OWNED BY P-51 PROPERTIES, LLC, LOCATED IN THE 8TH G.M.D. CITY OF POOLER, CHATHAM COUNTY, GA.



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:

Pooler Ace Hardware, on behalf of P-51 Properties, LLC, has petitioned the City of Pooler for a conditional use to construct a hardware store at 1256, 1270, 1272 and 1276 W. US Highway 80.

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: April 17, 2023

Subject: Site Plan/Landscape Plan for 7 Brew Coffee Shop at 502 Pooler Parkway

Background & Discussion:

The intent is to construct a 500 square foot drive-thru coffee shop and the infrastructure to support it.

Planning and Zoning Recommendation:

P&Z recommends approval of the site plan/landscape plan for 7 Brew Coffee Shop.

Staff Recommendation:

Staff recommends approval, contingent upon a Stormwater Maintenance Agreement being recorded and submitted to the City prior to a pre-construction meeting being scheduled.



April 6th, 2023

Craig S. Winnall, P.E.
Site Design Inc.
225 Rocky Creek Rd
Greenville, SC 29615

Dear Mr. Winnall,

I am pleased to provide you with a recommendation for Approval of the site development plans for '7 Brew Coffee Shop', which is provided below.

Site Plan Review

<u>Submittal Documents:</u>	Site Development Plans.....	Mar. 2023
	Revised Landscape Plan.....	Apr. 2023
	Stormwater Management Report.....	Mar. 2023
	Technical Traffic Memorandum.....	Feb. 2023
	Lighting Plan.....	Feb. 2023

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.

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





EOM Operations
Your solution to a better tomorrow

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

Please contact me if you have any questions. I can be reached via email or phone at tshoemaker@eomworx.com or (912) 445-0050 ext. 4400.

Sincerely,

Trevor Shoemaker
Trevor Shoemaker
Project Manager
EOM

CC: Brian Crooks, AICP; City Planner - City of Pooler
Kimberly Dyer, CFM; Zoning Administrator - City of Pooler
Liberto Chacon, PE; Sr. Vice President - EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



Project # 230169

Site Plan Application (page 1 of 3)

Applicant 3JTB Real Estate LLC

Mailing address 677 King St., 3rd Floor

City Charleston State SC Zip 29403

Telephone (828) 713-8010 Fax ()

Property Owner(s) SJC Properties Inc.

Mailing address 5353 Reynolds St

City Savannah State GA Zip 31405

Telephone () Fax ()

Contact Person(s) Josh Walls

Mailing address 677 King St., 3rd Floor

City Charleston State SC Zip 29403

Telephone (828) 713-8010 Fax () E-mail jwall@geyermorris.com

Location address 502 Pooler Pkwy, Pooler GA 31322

Current Zoning PUD Parcel Identification Number 50017B03021

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

Construction of a 7 Brew Coffee Drive-Thru along with parking and associated utilities.

RECEIVED

FEB 01 2023

ZONING DEPARTMENT

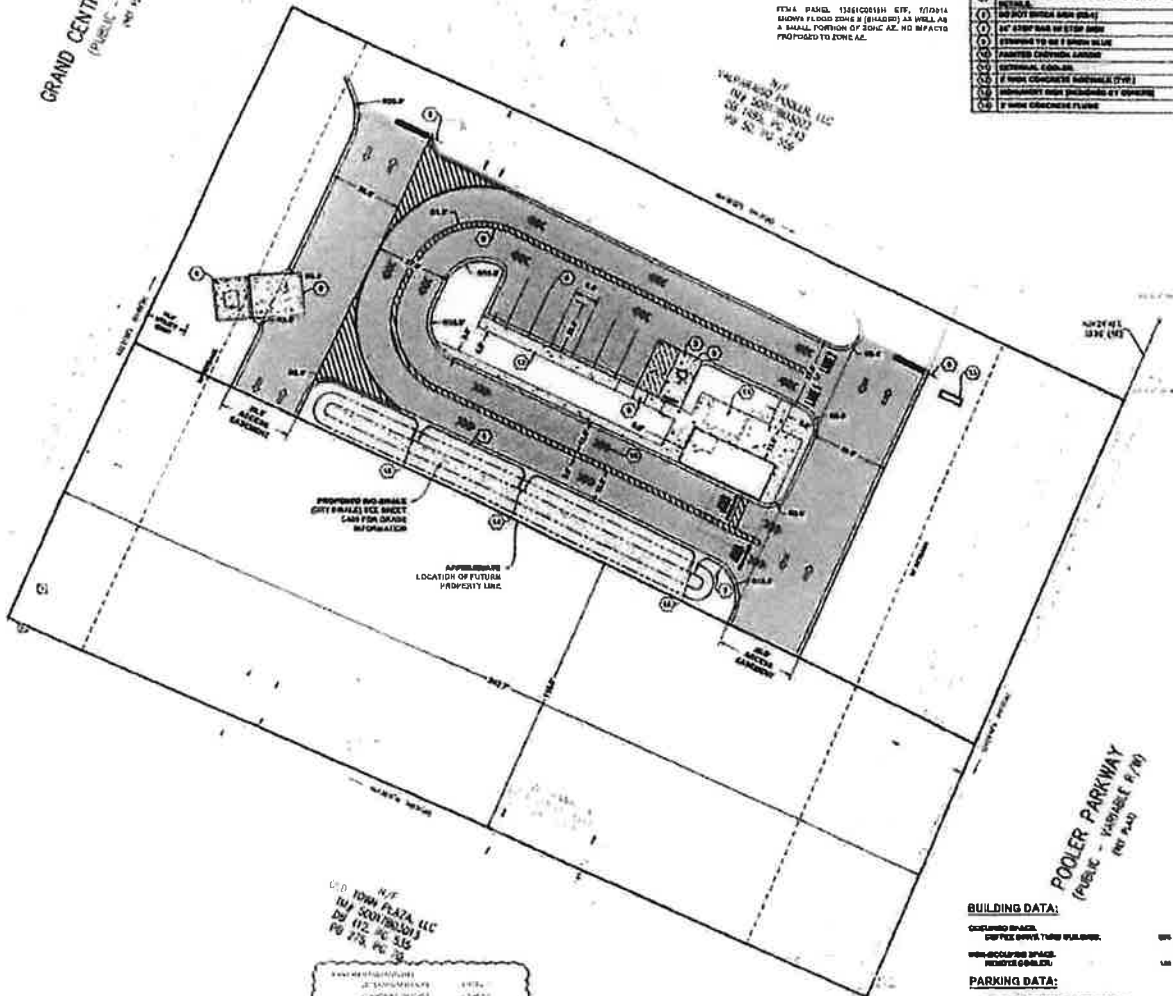
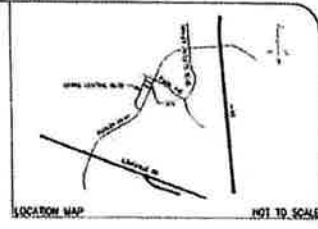
GRAND CENTRAL BOULEVARD
(PUBLIC - 60' R/W)
NO PLANT

SITE DATA:

PER: 08/17/2021
TYPICAL METERS: 1:1000 (AS SHOWN ON P. 2)
FORMS: 1/8"
SETBACKS:
GRAND CENTRAL BLVD: 30'
POOLER PKWY: 50'
DIMS: 0'
WETLANDS ON SITE:
RTMA PARCEL: 1321020111N 67E, M12014
SHOWS FLOOD ZONE II (SHADED) AS WELL AS
A SMALL PORTION OF 30HC AZ. NO IMPACTS
PROPOSED TO 30HC AZ.

SITE PLAN KEYED NOTES

1	1" CONCRETE CURB AND GUTTER (1/4")
2	CONCRETE FINISH, SEE DETAILS
3	UNPAVED ADA PARKING SPACES & PADDED WALKS (1/4")
4	BASE & CURB IN ALL UNPAVED AREAS, ACCORDING TO STANDARD & STRIPING, SEE DETAIL, SEE DETAILS
5	1" FINISHED STRIPS (1/4")
6	ADA-COMPLIANT CONCRETE RAMP (1/4")
7	"WALKWAY READY" SURFACING
8	REFER TO ARCHITECTURAL PLANS FOR RAMP/STEP ENVELOPING DETAILS
9	NO CURB UNDER SIGN (24")
10	12" STEP BASE BY STEP BASE
11	STRIPING TO BE 1" BROWN PAINT
12	PAVING COURSE/LANDSCAPE
13	CONCRETE FINISH
14	1" HIGH CONCRETE BARRIER (1/4")
15	UNPAVED ADA PARKING SPACES
16	1" HIGH CONCRETE FINISH



SITE NOTES:

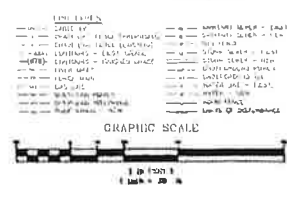
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE DAYS PRIOR TO CONSTRUCTION.
- DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING FOOTPRINTS AND EXTERIOR FINISHES.
- APPROVED PARKING SPACES SHALL BE CONSTRUCTED PER THE DETAILS.
- CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
- THE CONTRACTOR SHALL VERIFY ALL UTILITIES IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE CHATHAM COUNTY SAFETY AND HEALTH ADMINISTRATION.
- ALL WORK ON STATE, COUNTY, OR CITY HIGHWAY INCLUDING GROUNDWAY AROUND, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
- ALL CURBS TO BE 12" FINISHED CONCRETE CURBS PER DETAIL, WITH 1000 PSI CONCRETE.
- ANY MATERIALS INDICATED AS RELOCATED ON THIS PLAN IS TO BE PAVED OFF-SITE TO AN APPROVED LANDFILL.
- TEMPERATURE BARRIERS ARE TYPICAL AT ALL HANDLAP JOINTS. HANDLAP SPACES SHALL BE SEALED WITH A FRESHENING OR SMALL GRANULED ASPHALT SEALER PER DETAIL. SEE DETAIL SHEETS FOR PROPORTIONS.
- NO IMPROVEMENTS ARE PROPOSED TO ANY STREET RIGHT-OF-WAY.



IF YOU ARE AN OWNER OF ANY UTILITY OR A CONTRACTOR IN CHARGE OF ANY UTILITY, YOU ARE REQUESTED TO CALL THE CHATHAM COUNTY SAFETY AND HEALTH ADMINISTRATION AT 919-285-3333 TO REPORT ANY CHANGES TO THE LOCATION OF ANY UTILITIES.

LEGEND

SYMBOL	DESCRIPTION
1	1" CONCRETE CURB AND GUTTER (1/4")
2	CONCRETE FINISH, SEE DETAILS
3	UNPAVED ADA PARKING SPACES & PADDED WALKS (1/4")
4	BASE & CURB IN ALL UNPAVED AREAS, ACCORDING TO STANDARD & STRIPING, SEE DETAIL, SEE DETAILS
5	1" FINISHED STRIPS (1/4")
6	ADA-COMPLIANT CONCRETE RAMP (1/4")
7	"WALKWAY READY" SURFACING
8	REFER TO ARCHITECTURAL PLANS FOR RAMP/STEP ENVELOPING DETAILS
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13	CONCRETE FINISH
14	1" HIGH CONCRETE BARRIER (1/4")
15	UNPAVED ADA PARKING SPACES
16	1" HIGH CONCRETE FINISH



BUILDING DATA:

CONCRETE WALLS
CONCRETE FLOOR
CONCRETE ROOF
CONCRETE FOUNDATION

PARKING DATA:

SPACES FOR 100 VEHICLES
SPACES FOR 100 VEHICLES
TOTAL PARKING SPACES: 100

OLD TOWN PLAZA, LLC
112 SOUTH BROAD ST
PO BOX 515
PO 775, NC 275
www.oldtownplaza.com

POOLER PARKWAY
(PUBLIC - VARIABLE R/W)

SITE DESIGN, INC.
112 SOUTH BROAD ST, PO BOX 515, PO 775, NC 275

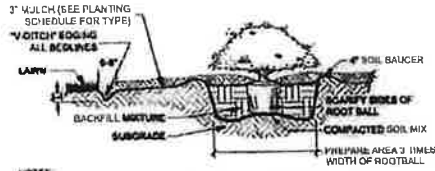
7 BREW POOLER

CITY OF POOLER
CHATHAM COUNTY
GEORGIA

SCALE: 1" = 200'
DATE: 08/17/2021
DRAWN BY: CSR
CHECKED BY: CSR
DATE: 08/17/2021

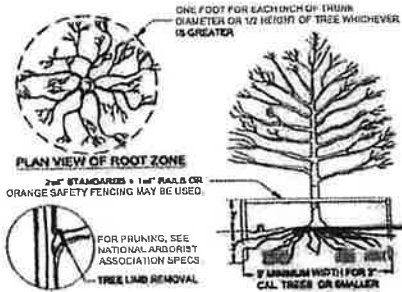
SITE PLAN

C200



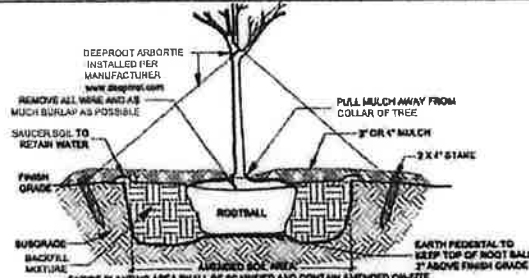
- NOTES:**
1. REMOVE WIRE, NYLON TWINE OR CONTAINER FROM ROOT BALL.
 2. CLEANUP SIDES AND BOTTOM OF HOLE AS WELL AS THE ROOT BALL.
 3. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE.
 4. ROOT BALLS GREATER THAN 2" IN DIAMETER SHALL SIT ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.
 5. ROOT BALLS SMALLER THAN 2" MAY SIT ON COMPACTED SOIL MIXTURE.
 6. BACKFILL PIT WITH SPECIFIED PLANTING SOIL MIXTURE IN 6" LAYERS, HAND TAMP TO REMOVE VOIDS.
 7. WHEN 1/2 BACKFILLED, FILL WITH WATER.
 8. AFTER BACKFILLING AND TAMPING FINAL LAYER, WATER AGAIN UNTIL NO MORE IS ABSORBED.
 9. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.

SHRUB PLANTING & V-DITCH BED EDGING



- NOTES:**
1. NO CONSTRUCTION ACTIVITY OR STORAGE SHALL BE LOCATED WITHIN THE PROTECTION AREA.
 2. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
 3. SEE PLANS FOR LOCATION AND REQUIRED RADIUS OF ALL TREE PROTECTION FENCES.
 4. DEAD TREES AND SCRUB OR UNDER GROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. NO GRUBBING ALLOWED UNDER CRIMP LINE.
 5. PLACE 4" LAYER OF MULCH AT AREAS NOT PROTECTED BY BARRIER.
 6. CONTRACTOR SHALL MAINTAIN TREE PROTECTION FENCE UNTIL FINAL CERTIFICATE OF OCCUPANCY. IF THE T.P. FENCE IS DAMAGED DURING CONSTRUCTION, IT WILL BE CONTRACTORS RESPONSIBILITY TO REPAIR AND NOTIFY L.A. OF ANY POSSIBLE DAMAGE TO TREES.

TREE PROTECTION FENCE



- NOTE:**
1. REMOVE WIRE OR NYLON TWINE FROM ROOT BALL.
 2. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE.
 3. SOAK ROOT BALL AND PLANT IMMEDIATELY AFTER INSTALLATION.
 4. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.

TREE OVER 2\"/>

PLANT SCHEDULE	SYMBOL	CODE	SPY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
	(Symbol)	ANAP	8	Acer rubrum Autumn Flame	Autumn Flame Red Maple	1\"/>	
	(Symbol)	QUID	8	Quercus lyrata 'Gulfen'	Highbeam Oriental Oak	2\"/>	
	(Symbol)	BAPE	8	Betula papyrifera 'Peabody'	Princeton Autumn Elm	2\"/>	
1\"/> 							
	(Symbol)	BUSU	18	Buxus microcarpa	Boxwood	3 gal	1\"/>
	(Symbol)	BAUJ	18	Begonia 'Wings of Gold'	Wings of Gold Begonia	3 gal	1\"/>
	(Symbol)	DALE	8	Daylily 'Blastoff'	Strong Lovers Daylily	3 gal	1\"/>
	(Symbol)	ANRO	18	Asplenium platyneuron 'Sea Green'	Sea Green Asplenium	3 gal	1\"/>
	(Symbol)	ALCU	18	Aspidistra striata 'Suzanne'	Autumn Fringe Flower	3 gal	1\"/>
	(Symbol)	LODP	18	Loxipetalum thymoides 'Purple Pine'	Purple Pine Loxosiphon	3 gal	1\"/>
DECIDUOUS SHRUBS							
	(Symbol)	HYPSO	8	Hydrangea paniculata 'Lacee'	White Hydrangea	3 gal	1\"/>
WAXY ORNAMENTALS							
	(Symbol)	WIPC	18	Wisteria pauciflora 'The Cloud'	Pink Wisteria	3 gal	1\"/>
	(Symbol)	WVAI	18	Vernonia bicolorata 'Vanderbilt'	Vanderbilt Fountain Grass	3 gal	1\"/>
Grasses							
	(Symbol)	ACDF	18	Andropogon distachyos	Switch Grass	1 gal	1\"/>
	(Symbol)	ANDRO	18	Andropogon glaucus	Switch Grass	3 gal	1\"/>
	(Symbol)	CLSD	18	Chamaecrista nuttalliana	Hardpan Sea Oats	1 gal	1\"/>
	(Symbol)	FLMUL	18	Muhlenbergia 'Pink Flamingo'	Pink Flamingo Muly	3 gal	1\"/>
	(Symbol)	HYSO	18	Hydrangea arborescens	Swamp Hydrangea	3 gal	1\"/>
	(Symbol)	SEMP	8	Semecarpus portulacastrum	Sea Pinks	3 gal	1\"/>



SITE DESIGN, INC.
 1000 ...
 404 ...
 7 BREW POOLER
 CITY OF POOLER
 CHATHAM COUNTY
 GEORGIA
 SHEET 101 OF 117
L101



Site Plan Approval Standards

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

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

- Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans;
- provides for adequate pedestrian and traffic access;
- provides adequate space for off-street parking and loading/unloading zones where applicable;
- provides for appropriate location, arrangement, size, and design of buildings, lighting, signs, giving due consideration to the applicable zoning district(s);
- is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties;
- the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure;
- the proposed development site is adequately served by other public services to account for current or projected needs;
- provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features;
- provides adequate landscaping, including the type and arrangement of trees, shrubs, and other landscaping, which may (or may not) provide a visual or noise-detering buffer between adjacent properties; and
- Provides for improvements in accordance with all applicable federal, state, and local laws including without limitation, the Code of Ordinances for the City of Pooler.

AGENDA ITEM

Date: April 17, 2023

Subject: Minor Subdivision plat for of Lot 4 at Clear Lake Reserve

Background & Discussion:

The intent of this plat is to create Lots 4A and 4B. Lot 4A will consist of approximately 2.19 acres and Lot 4B will consist of approximately 1.9 acres. This property is located off Pooler Parkway within the Clear Lake Reserve Development. Commissioner Mark Williams reminded the engineer that water and sewer laterals will need to be installed when the plat is approved. The engineer agreed.

Planning and Zoning Recommendation:

P&Z recommends approval.

Staff Recommendation:

The minor subdivision plat meets the requirements of the subdivision ordinance. Therefore, staff recommends approval.

Pooler Subdivision Application

File # 230382
Date Filed: 3/17/23

This application along with the application fee of \$ 350.00 (see schedule of fees) is to be submitted to the Planning & Zoning Department.

Check all that apply:

- Recombination
 Revised Subdivision Plat
- Minor Subdivision
 Major Subdivision
- Final Plat
 5-Acre Tract

General Information

- Owner or authorized agent: Pooler Parkway of GA, LLC/
Mr. Roger Patel Phone: (912) 348-3002
- Property address: ClearLake Way/Pooler Parkway ClearLake Reserve
- Mailing address: 123 Canal Street, Pooler GA 31322

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

- Have any previous applications been made for a subdivision affecting these same premises?
Yes If yes, please give date and action taken below:
Date 12/13/2008 Action taken: Council approved subdivision for rezoning
- Copy of current tax bill showing payments or documentation certified by the City of Pooler.

Action Requested

1. General location of property in question (the area, street number and location with respect to nearby public roads in common use).
Intersection of ClearLake Way & Kita Ave /Pooler Parkway ClearLake Reserve
2. Legal description of property (name of subdivision, block and lot number, etc.) Attach extra sheet if necessary.
Lot 4A & 4B ClearLake Reserve (fka Ryals Tract Lot 1)
3. PIN # 51011F01004A & 51011F01004B
4. Total area of property in question (acres or square feet) 4.101 Acres
5. Existing land use (specify such as, grocery store, single family residence, vacant land, etc.)
Commercial
6. Desired land use of each parcel of property (specify as above)
Commercial as specified in the approved rezoning

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

- 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 161800 FEET, AN ANGULAR ERROR OF 0" 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 "TGH" UNLESS OTHERWISE NOTED.
 - 4 THIS PLAT HAS A PRECISION OF ONE FOOT IN 1245,500 FEET OR BETTER.
 - 5 ELEVATIONS ARE BASED ON NAVD83, UNLESS OTHERWISE NOTED.
 - 6 COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
 - 7 ACCORDING TO FIRM MAP NO 13051C, PANEL 0107H, REVISED AUGUST 15, 2016, A PORTION OF THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE AE (BASE FLOOD ELEVATION 16') PLAT SHALL NOT BE USED FOR FLOOD ZONE DETERMINATION IT IS THE RESPONSIBILITY OF THE OWNER TO REFERENCE CURRENT FEMA FLOOD INSURANCE RATE MAPS (FIRM) THE FEMA FIRM MAPS CHANGE PERIODICALLY AND MAY VARY FROM WHAT IS SHOWN.
 - 8 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.
 - 9 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.
 - 10 PARENT TRACT TAX MAP NUMBER: S101F01004
PROPERTY OWNER: POOLER PARKWAY OF GA, LLC (PER TAX RECORDS)
TITLE REFERENCE: PLAT BOOK 53, PAGE 276
 - 11 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
 - 12 THE CITY OF POOLER SHALL NOT BE RESPONSIBLE FOR STORM DRAINAGE SYSTEMS OR DETENTION PONDS AND ARE PRIVATE.
 - 13 POOLER PARKWAY OF GA, LLC PROPERTY OWNERS ASSOCIATION (POA) WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL PARCELS NOT OWNED BY THE CITY OF POOLER.

- REFERENCES**
- 1 A MAJOR SUBDIVISION PLAT 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 "D", PREPARED FOR POOLER PARKWAY OF GA, LLC, BY THOMAS & HUTTON, DATED NOVEMBER 17, 2021, RECORDED IN PLAT BOOK 53, PAGE 276, CHATHAM COUNTY RECORDS.

ACREAGE TABLE

LOT 4A	2,194 AC.
LOT 4B	1,907 AC.
TOTAL	4,101 AC.

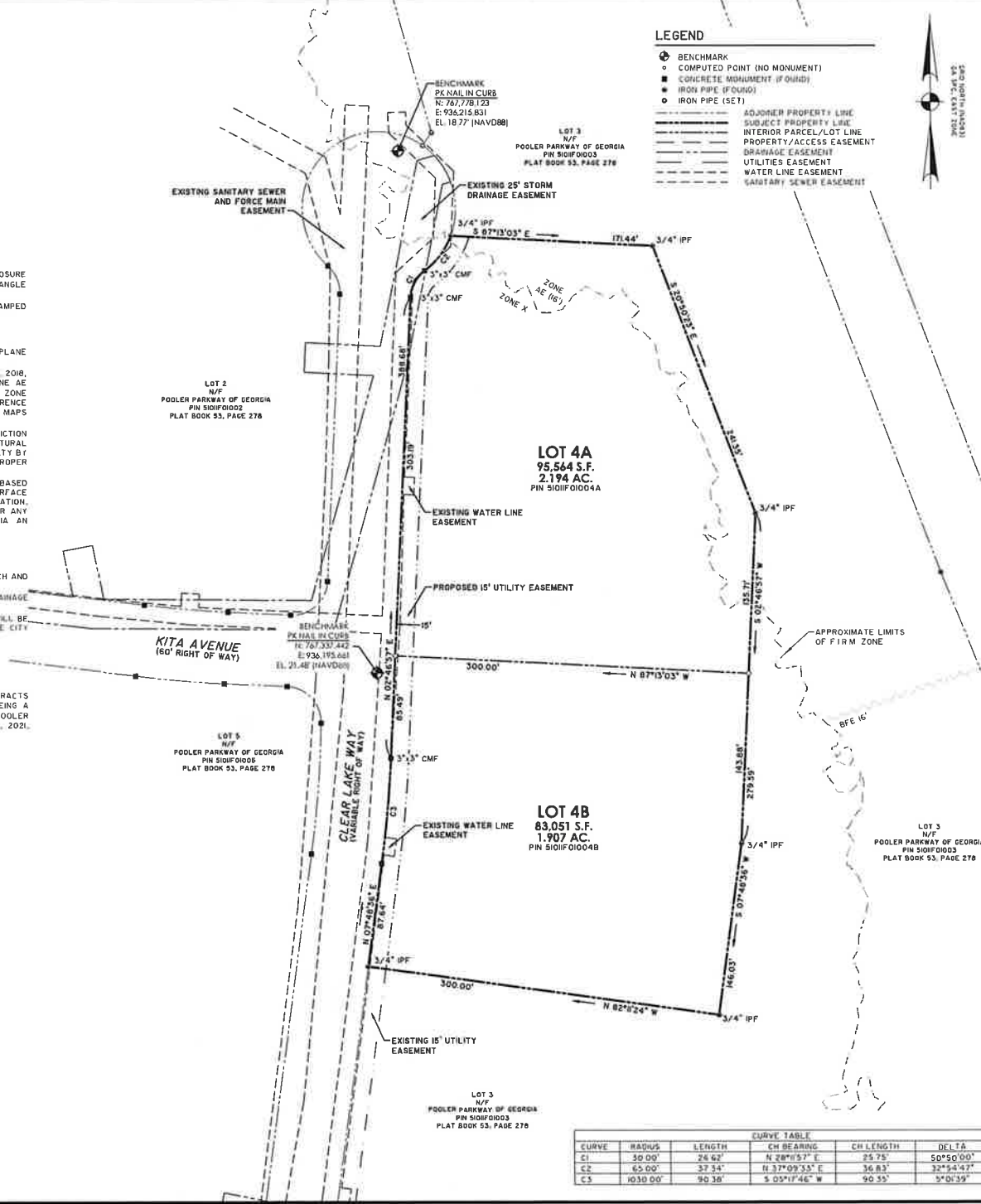
CITY OF POOLER APPROVAL
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE MAYOR, CITY OF POOLER:

REBECCA BENTON MAYOR DATE _____

APPROVED BY THE CLERK OF COUNCIL, CITY OF POOLER:

KILEY FUSCO CLERK OF COUNCIL DATE _____



- LEGEND**
- BENCHMARK
 - COMPUTED POINT (NO MONUMENT)
 - CONCRETE MONUMENT (FOUNDED)
 - IRON PIPE (FOUNDED)
 - IRON PIPE (SET)
 - ADJOINER PROPERTY LINE
 - SUBJECT PROPERTY LINE
 - INTERIOR PARCEL/LOT LINE
 - PROPERTY/ACCESS EASEMENT
 - DRAINAGE EASEMENT
 - UTILITIES EASEMENT
 - WATER LINE EASEMENT
 - SANITARY SEWER EASEMENT



VICINITY MAP not to scale

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CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.

AS OWNER/AGENT (SIGNATURE) _____ DATE _____
POOLER PARKWAY OF GA, LLC

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (b) 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.



A MINOR SUBDIVISION OF LOT 4 CLEAR LAKE RESERVE

8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA
prepared for POOLER PARKWAY OF GA, LLC

No Revision _____ By _____ Date _____



50 Park of Commerce Way Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com



pld 9/23/2022 drawn MDJ reviewed MDJ field 11/17/2021 crew BJ
job 26640.0004 SHEET 1 OF 1

CURVE TABLE

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	30.00'	74.62'	N 28°11'57" E	25.75'	50°50'00"
C2	65.00'	37.34'	N 37°09'55" E	36.83'	32°54'47"
C3	103.00'	90.36'	S 05°17'46" W	90.55'	5°01'39"

Type: PLAT
 Recorded: 1/26/2022 3:11:00 PM
 File No: 140-00 Page 1 of 4
 Chattahoochee, Ga. Deeds Superior Court
 Tommie Moley Clerk Superior Court
 Parcel ID: 459807459
 BK 53 PG 278-281

THIS SPACE RESERVED FOR THE
 CLERK OF SUPERIOR COURT

NOTES

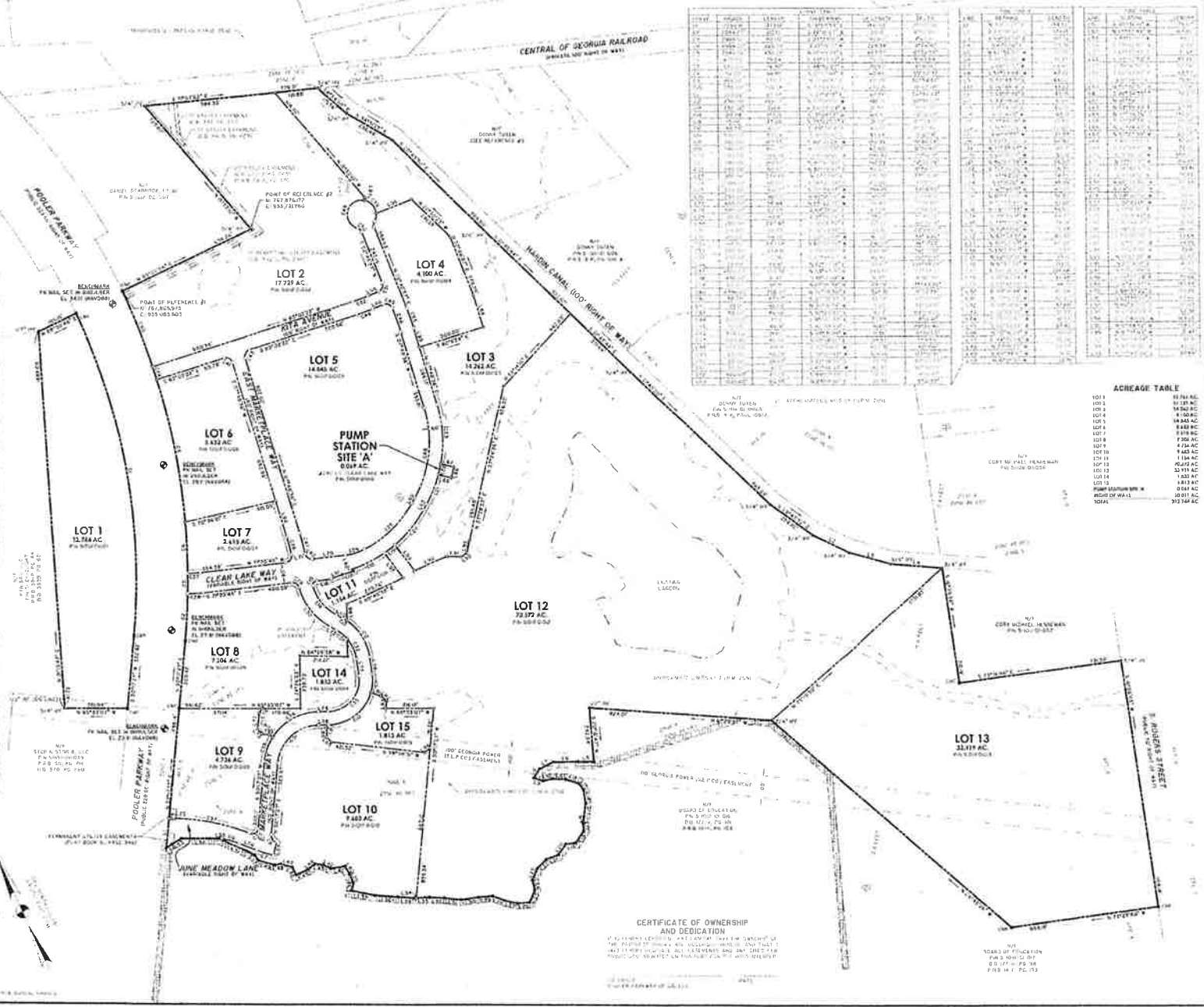
1. THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.
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20. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

REFERENCES

1. PLAT 140-00, CHATTAHOOCHEE COUNTY, GEORGIA, RECORDED 1/26/2022.
2. PLAT 140-00, CHATTAHOOCHEE COUNTY, GEORGIA, RECORDED 1/26/2022.
3. PLAT 140-00, CHATTAHOOCHEE COUNTY, GEORGIA, RECORDED 1/26/2022.
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10. PLAT 140-00, CHATTAHOOCHEE COUNTY, GEORGIA, RECORDED 1/26/2022.
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12. PLAT 140-00, CHATTAHOOCHEE COUNTY, GEORGIA, RECORDED 1/26/2022.
13. PLAT 140-00, CHATTAHOOCHEE COUNTY, GEORGIA, RECORDED 1/26/2022.
14. PLAT 140-00, CHATTAHOOCHEE COUNTY, GEORGIA, RECORDED 1/26/2022.
15. PLAT 140-00, CHATTAHOOCHEE COUNTY, GEORGIA, RECORDED 1/26/2022.
16. PLAT 140-00, CHATTAHOOCHEE COUNTY, GEORGIA, RECORDED 1/26/2022.
17. PLAT 140-00, CHATTAHOOCHEE COUNTY, GEORGIA, RECORDED 1/26/2022.
18. PLAT 140-00, CHATTAHOOCHEE COUNTY, GEORGIA, RECORDED 1/26/2022.
19. PLAT 140-00, CHATTAHOOCHEE COUNTY, GEORGIA, RECORDED 1/26/2022.
20. PLAT 140-00, CHATTAHOOCHEE COUNTY, GEORGIA, RECORDED 1/26/2022.

LEGEND

- 1. BOUNDARY LINE
- 2. CENTERLINE
- 3. RIGHT-OF-WAY LINE
- 4. EASEMENT LINE
- 5. ENCUMBRANCE LINE
- 6. ADJACENT PROPERTY
- 7. WATER BODY
- 8. ROAD
- 9. RAILROAD
- 10. POWER LINE
- 11. TELEPHONE LINE
- 12. FENCE
- 13. UTILITY POLE
- 14. UTILITY TOWER
- 15. UTILITY STRUCTURE
- 16. UTILITY EQUIPMENT
- 17. UTILITY CONDUIT
- 18. UTILITY CABLE
- 19. UTILITY PIPE
- 20. UTILITY DUCT



LOT	ACREAGE	PERCENTAGE
LOT 1	12.88	10.00%
LOT 2	17.22	13.50%
LOT 3	14.28	11.20%
LOT 4	4.00	3.10%
LOT 5	14.84	11.60%
LOT 6	1.83	1.40%
LOT 7	2.11	1.60%
LOT 8	2.04	1.60%
LOT 9	4.73	3.60%
LOT 10	7.60	5.90%
LOT 11	1.14	0.90%
LOT 12	7.97	6.20%
LOT 13	31.77	24.80%
LOT 14	1.83	1.40%
LOT 15	1.83	1.40%
TOTAL	128.80	100.00%

ACREAGE TABLE

LOT	ACREAGE
LOT 1	12.88 AC
LOT 2	17.22 AC
LOT 3	14.28 AC
LOT 4	4.00 AC
LOT 5	14.84 AC
LOT 6	1.83 AC
LOT 7	2.11 AC
LOT 8	2.04 AC
LOT 9	4.73 AC
LOT 10	7.60 AC
LOT 11	1.14 AC
LOT 12	7.97 AC
LOT 13	31.77 AC
LOT 14	1.83 AC
LOT 15	1.83 AC
TOTAL	128.80 AC



VICINITY MAP

CITY OF POOLER APPROVAL

APPROVED BY THE mayor AND council, CITY OF POOLER

[Signature]

APPROVED BY THE CITY OF POOLER

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly licensed Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property.

[Signature]



**A MAJOR SUBDIVISION OF
 CLEAR LAKE RESERVE
 PHASE 1**

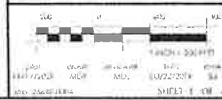
BEING
 TRACTS 1 & 2
 FORMERLY KNOWN AS THE RYALS TRACT

AND
 PARCEL E-3
 BEING A PORTION OF PARCEL 'E'
 OF THE MORGAN TRACT 'Q'

AS PER THE DEEDS OF RECORD IN CHATTAHOOCHEE COUNTY, GEORGIA
 prepared for
 POOLER PARKWAY OF GA, LLC

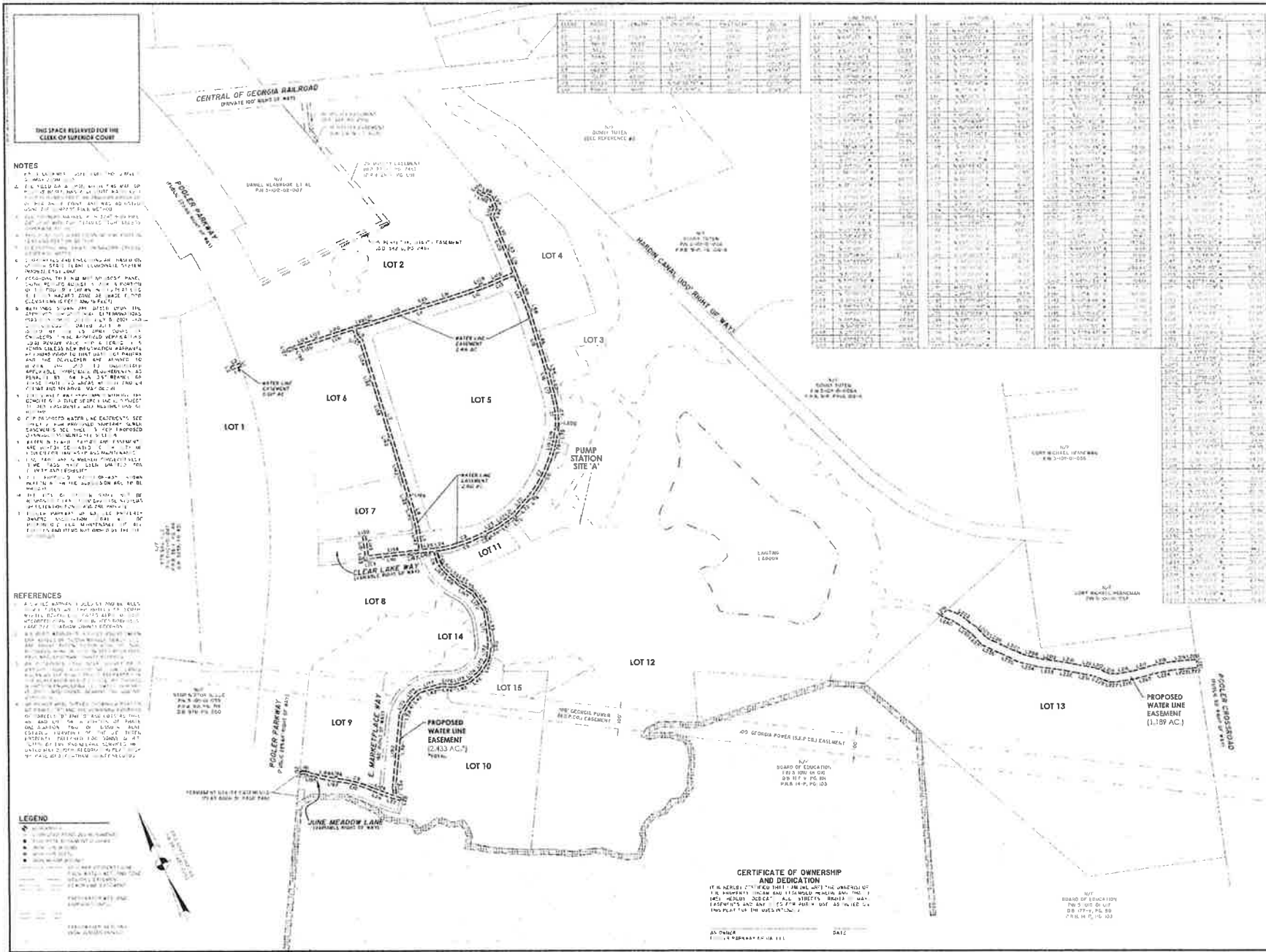


50 Park of Commerce Way
 Marietta, GA 30066 • 404.224.5500
 www.thomasandhutton.com



**CERTIFICATE OF OWNERSHIP
 AND DEDICATION**

I, the undersigned, being a duly licensed Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property.



THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

NOTES

1. THE LOTS ARE TO BE CONVEYED TO THE CITY OF POOLER...
2. THE CITY OF POOLER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF...
3. THE CITY OF POOLER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF...
4. THE CITY OF POOLER SHALL BE RESPONSIBLE FOR THE REPAIR OF...
5. THE CITY OF POOLER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF...
6. THE CITY OF POOLER SHALL BE RESPONSIBLE FOR THE REMOVAL OF...
7. THE CITY OF POOLER SHALL BE RESPONSIBLE FOR THE PROTECTION OF...
8. THE CITY OF POOLER SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF...
9. THE CITY OF POOLER SHALL BE RESPONSIBLE FOR THE MONITORING OF...
10. THE CITY OF POOLER SHALL BE RESPONSIBLE FOR THE RECORDING OF...
11. THE CITY OF POOLER SHALL BE RESPONSIBLE FOR THE PAYMENT OF...
12. THE CITY OF POOLER SHALL BE RESPONSIBLE FOR THE OBTAINING OF...
13. THE CITY OF POOLER SHALL BE RESPONSIBLE FOR THE COMPLETION OF...
14. THE CITY OF POOLER SHALL BE RESPONSIBLE FOR THE SIGNING OF...
15. THE CITY OF POOLER SHALL BE RESPONSIBLE FOR THE DELIVERY OF...

REFERENCES

- 1. THE CITY OF POOLER...
- 2. THE CITY OF POOLER...
- 3. THE CITY OF POOLER...
- 4. THE CITY OF POOLER...
- 5. THE CITY OF POOLER...
- 6. THE CITY OF POOLER...
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- 9. THE CITY OF POOLER...
- 10. THE CITY OF POOLER...
- 11. THE CITY OF POOLER...
- 12. THE CITY OF POOLER...
- 13. THE CITY OF POOLER...
- 14. THE CITY OF POOLER...
- 15. THE CITY OF POOLER...

LEGEND

- 1. PROPOSED WATER LINE EASEMENT
- 2. PROPOSED POWER LINE EASEMENT
- 3. EXISTING WATER LINE
- 4. EXISTING POWER LINE
- 5. LOT BOUNDARIES
- 6. PROPERTY LINES
- 7. EASEMENT BOUNDARIES
- 8. EASEMENT AREAS
- 9. EASEMENT WIDTHS
- 10. EASEMENT DEPTHS
- 11. EASEMENT OFFSETS
- 12. EASEMENT ENCROACHMENTS
- 13. EASEMENT INTERFERENCES
- 14. EASEMENT VIOLATIONS
- 15. EASEMENT BREACHES



VICINITY MAP

THIS MAP IS A GENERAL REFERENCE ONLY AND DOES NOT REPRESENT THE EXACT LOCATION OF THE PROJECT. THE EXACT LOCATION OF THE PROJECT SHALL BE DETERMINED BY THE SURVEYOR'S FIELD WORK AND THE RECORDING OF THIS MAP.

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly licensed and qualified Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner or his agent, and that the same has been compared with the original survey and found to be a true and correct copy of the original survey.

[Signature]
 SURVEYOR



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 "C" (PROPOSED WATERLINE EASEMENTS)

BINGHAM DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA

prepared for POOLER PARKWAY OF GA, LLC



50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com



NO.	DATE	REVISION	BY	CHKD.
1	11/17/2014	ADD	MSJ	02/23/2019
2				
3				
4				

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED, THE BOARD OF EDUCATION, HAS REVIEWED THE RECORDS OF THIS PROJECT AND HAS FOUND THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE GEORGIA POWER EASEMENT ACT AND THE GEORGIA WATER EASEMENT ACT AND THAT THE SAME ARE BEING RECORDED FOR THE PURPOSES OF THE SAID ACTS.

AT WINTER PLACE, GEORGIA, THIS 11th DAY OF FEBRUARY, 2019.

 BOARD OF EDUCATION

AGENDA ITEM

Date: April 17, 2023

Subject: Acceptance of Performance Bond/ Final Plat for 360 Communities at Clear Lake, Phase 1A

Background & Discussion:

Michael Lerque, with Thomas & Hutton Engineering, presented the final plat to the Board for their review and recommendation. This phase will consist of 67 townhomes on approximately 9.96 acres. The development is located off Pooler Parkway in the Clear Lake Reserve Development.

Planning and Zoning Recommendation:

Planning and Zoning recommends approval of the performance bond and the final plat for 360 Communities at Clear Lake, Phase 1A.

Staff Recommendation: Staff recommends approval of the performance bond in the amount of **\$2,495,294.73**, subject to the bond being approved by the City Attorney.

Pooler Subdivision Application

File # 230465
Date Filed: 1/6/23

This application along with the application fee of \$ 600 (see schedule of fees) is to be submitted to the Planning & Zoning Department.

Check all that apply:

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

General Information

- Owner or authorized agent: Clear Lake (GA) Owner 1, LLC Phone: 617-221-8400
- Property address: POOLER PKWY, POOLER, GA 31322
- Mailing address: 500 Boylston Street, Suite 2010 Boston, MA 02116

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

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

Action Requested

1. General location of property in question (the area, street number and location with respect to nearby public roads in common use).
The entrance is off of Pooler Parkway along Clear Lake Way. It is north of the I-16 exit for Pooler Parkway and west of Hardin Canal.
2. Legal description of property (name of subdivision, block and lot number, etc.) Attach extra sheet if necessary.
TRACT 2 OF RYALS & TUTEN TRACT 51/650 and Parcel "E-3", a portion of a portion of Parcel 3 of lands of the Morgan Family as per PB 51/346 31.29 acres
3. PIN # 51011 01071 and 51011 01065
4. Total area of property in question (acres or square feet) 59 AC
5. Existing land use (specify such as, grocery store, single family residence, vacant land, etc.)
Vacant, wooded land
6. Desired land use of each parcel of property (specify as above)
Townhomes

THOMAS & HUTTON

50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
WWW.THOMASANDHUTTON.COM

March 1, 2023

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

Re: 360 Communities at Clearlake
Phase 1A – Bond Estimate Approval
J-26640.0008
Pooler, Georgia

Dear Ms. Classen,

We are preparing to submit a subdivision plat and performance bond for Phase 1A of 360 Communities at Clearlake. The project was approved for construction at City Council on June 6, 2022 and since that time, the project has been under construction. The project is being constructed in 4 phases per the phasing exhibit attached. The subdivision plat and bond submittals will be made under a separate cover, upon approval of the bond amount.

Please accept this letter and the following in support of this bond amount approval:

- Phasing Exhibit
- Contractor Payment Schedule – details unit costs per phase
- Phase 1A breakdown of construction costs based on the contractor's Payment Schedule, dated February 25, 2023

The total construction cost remaining is \$1,663,529.82, and at the 150% performance bonding amount, the proposed performance bond would be \$2,495,294.73. Please provide our office with your approval of this bond estimate so that we may proceed with the bond and plat submittal related to phase 1A. Please contact our office with any questions.

Sincerely,

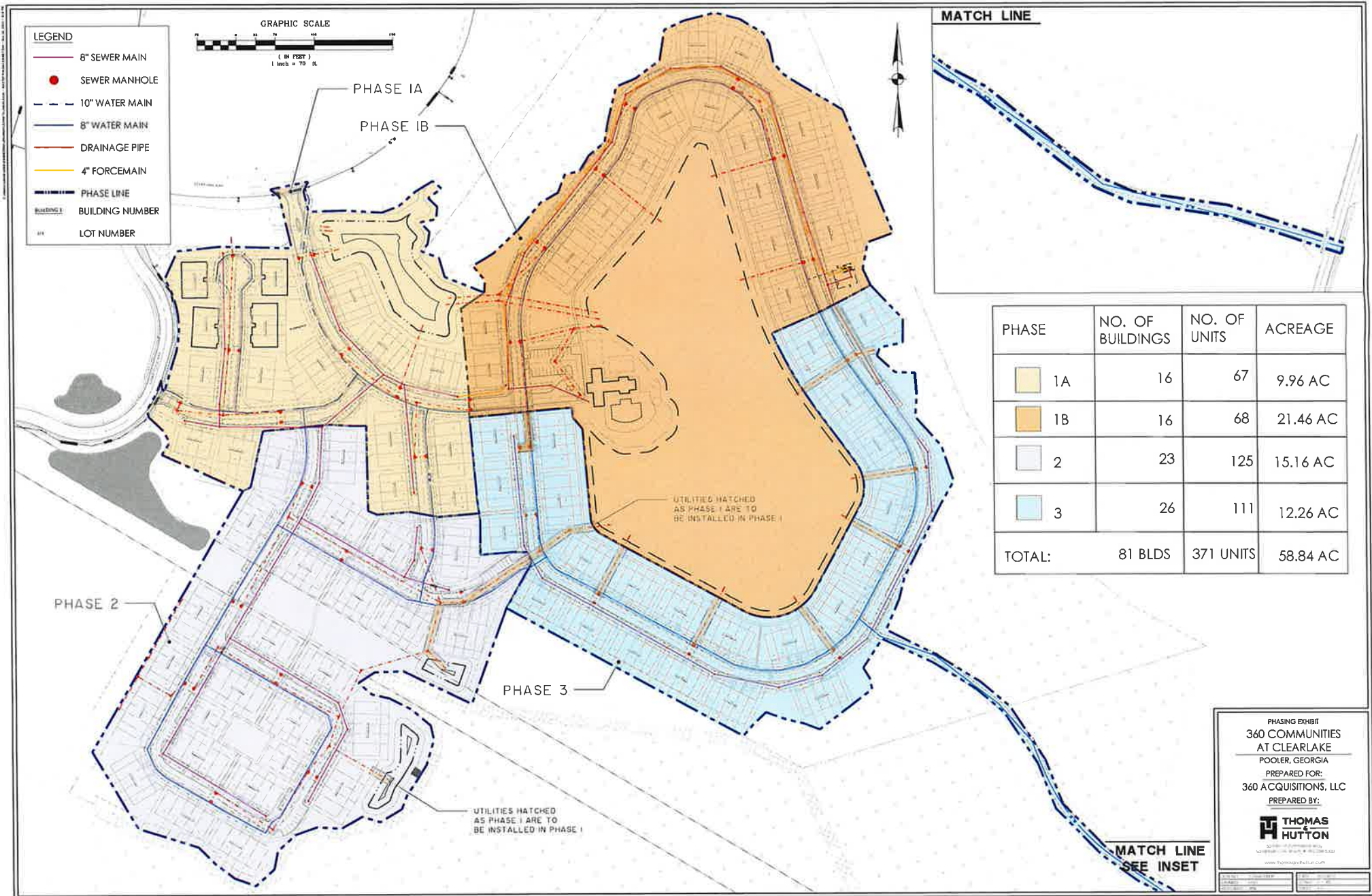
THOMAS & HUTTON



Nathan B. Long, P.E.

Cc: Richard Phillips, Project Manager – Freehold Capital Management, LLC
Michael Lerque, PE – Thomas & Hutton

Enclosures



PHASE	NO. OF BUILDINGS	NO. OF UNITS	ACREAGE
1A	16	67	9.96 AC
1B	16	68	21.46 AC
2	23	125	15.16 AC
3	26	111	12.26 AC
TOTAL:	81 BLDs	371 UNITS	58.84 AC

PHASING EXHIBIT
360 COMMUNITIES AT CLEARLAKE
 POOLER, GEORGIA
 PREPARED FOR:
360 ACQUISITIONS, LLC
 PREPARED BY:
THOMAS & HUTTON
3010 North American Blvd.
 Suite 1000, Atlanta, GA 30328
 www.thomashutton.com

Phase 1A

SQ Cost Code	Description	Barfield Estim. Qty.	Unit Price	Total Price	Qty. Completed	Qty. Remaining	% Complete	% Remaining
SITE PREP & GRADING								
12.01.015.000	Site Prep & Gen Mobilization							
12.01.015.002	Site Con - Mobilization	1	LS	3,300.00	3,300.00	3,300.00	100%	0%
12.01.015.010	Site Con - GPS, Staking	1	LS	13,400.00	13,400.00	6,700.00	50%	50%
12.01.015.015	Site Con - Materials & Compaction Testing for Roads	1	LS	7,035.00	7,035.00	7,035.00	0%	100%
12.01.015.020	Site Con - Soils Testing for Pads	67	EA	145.00	9,715.00	9,715.00	100%	0%
12.01.015.025	Site Con - Asbuilts	1	LS	4,500.00	4,500.00	4,500.00	0%	100%
12.01.020.000	Demolition & Removal							
12.01.020.015	Saw Cut Pavement For Tie In	195	LF	3.65	711.75	711.75	0%	100%
12.01.020.115	Demolition & Removal - General-RIP RAP, PIPE	1	LS	3,300.00	3,300.00	3,300.00	0%	100%
12.01.025.000	Grading Preparation							
12.01.025.005	Clearing & Grubbing w/Bar	18	AC	6,984.00	326,040.00	335,040.00	100%	0%
12.01.040.000	Earthwork							
12.01.040.005	General Cuts	38,166	CY	1.50	128,053.00	128,053.00	100%	0%
12.01.040.010	Import Fill - Place & Compact for Road	71,070	CY	10.20	667,231.70	667,231.70	100%	0%
12.01.040.015	Import Fill - Place & Compact Pad Fill	61,143	CY	1.50	92,164.50	92,164.50	100%	0%
12.01.040.020	Muck Road & Pads	33,853	CY	4.20	142,275.60	142,275.60	100%	0%
12.01.040.025	Pond Excavation - Place & Compact For General Site	26,269	CY	4.50	229,355.50	229,355.50	100%	0%
12.01.040.030	Import Only Outside curb cut pad fill	61,443	CY	1.70	104,453.10	104,453.10	100%	0%
12.01.040.040	Dir. Swap material required for pad fill	15,690	CY	4.50	70,200.00	70,200.00	100%	0%
12.01.040.045	Dress Pond Slope	8,650	SY	1.70	14,705.00	14,705.00	0%	100%
12.01.040.050	Strip & Stockpile Topsoil	68,971	CY	2.70	186,222.70	186,222.70	100%	0%
12.01.040.055	Re-spread Topsoil - used 1/4-step number	10,971	CY	3.70	161,222.70	161,222.70	100%	0%
12.01.050.000	Finish Grading							
12.01.050.005	Fine Grade Sub-Grade for Curb	4,177	LF	3.35	13,992.95	13,992.95	0%	100%
12.01.050.010	Dress Behind Curb	4,177	LF	1.80	7,518.60	7,518.60	0%	100%
12.01.050.015	Fine Grade Road Sub-Grade	6,235	SY	3.35	20,887.25	20,887.25	0%	100%
12.01.050.020	Fine Grade GABC & Paving Prep	6,235	SY	3.35	20,887.25	20,887.25	0%	100%
12.01.050.025	Fine Grade for temporary turn around	1,150	SY	1.50	1,725.00	1,725.00	0%	100%
12.01.050.025	Final grade stone for temp. turn around	1,150	SY	1.50	1,725.00	1,725.00	0%	100%
12.01.050.030	Fine Grade Areas Outside Pavement	36,942	SY	0.96	35,464.32	35,464.32	0%	100%
12.01.050.030	Final Grade for Grassing	36,942	SY	0.30	11,082.60	11,082.60	0%	100%
12.01.050.035	Finish Grading - General	1	LS	38,619.00	38,619.00	38,619.00	0%	100%
12.01.065.000	Erosion Control							
12.01.065.010	Construction Entrance - Install and Maintain	1	EA	1,900.00	1,900.00	1,900.00	100%	0%
12.01.065.020	Edg Fence - 6'x6' (P) w/ Buck Rod	4,033	LF	3.35	13,509.25	13,509.25	100%	0%
12.01.065.040	Edg Fence - 6'x4.5' (P) w/ Buck Rod	8,340	LF	6.92	57,497.00	57,497.00	100%	0%
12.01.065.045	EDGE PROTECTION - ORANGE FABRIC	2000	LF	3.00	2,700.00	2,700.00	100%	0%
12.01.065.055	Inlet Protection - Before Paving	17	EA	165.00	2,805.00	2,805.00	0%	100%
12.01.065.060	Inlet Protection - After Paving	17	EA	100.00	1,700.00	1,700.00	0%	100%
12.01.065.070	Diversion Ditch - 60" Dia	1,369	LF	2.89	4,059.00	4,059.00	100%	0%
12.01.065.075	Grassing - Stabilized	36,942	SY	0.68	25,120.56	25,120.56	0%	100%
12.01.065.080	Rip Rap	206	SY	120.00	24,720.00	16,800.00	68%	32%
12.01.065.085	NPDES Monitoring (per Month)	12	MO	1,870.00	22,440.00	13,090.00	58%	42%
12.01.065.090	Temporary Curtain	200	LF	25.00	5,000.00	5,000.00	100%	0%
12.01.070.000	Earthwork - Miscellaneous							
12.01.070.030	Pond Pump Down	280	DY	555.00	155,400.00	116,550.00	75%	25%
12.01.070.080	Earthwork Misc - General	1	LS	50,000.00	50,000.00	50,000.00	0%	100%

SITE PREP AND GRADING SUBTOTAL	\$2,639,191.68
QUANTITY REMAINING	\$324,599.28

SQ Cost Code	Description	Barfield Estim. Qty.	Unit Price	Total Price	Qty. Completed	Qty. Remaining	% Complete	% Remaining
SANITARY SEWER SYSTEM								
12.10.110.000	Sanitary Sewer Pipe							
12.10.110.005	Connect to Existing Sewer Manhole	1	EA	9,100.00	9,100.00	9,100.00	0%	100%
12.10.110.020	8" PVC Sewer 6'-6"	482	LF	48.00	23,136.00	5,784.00	25%	75%
12.10.110.025	8" PVC Sewer 6'-8" cut	428	LF	50.00	21,400.00	5,350.00	25%	75%
12.10.110.030	8" PVC Sewer 8'-10" cut	162	LF	53.00	8,586.00	2,146.50	25%	75%
12.10.110.035	8" PVC Sewer 10'-12" cut	142	LF	56.50	8,023.00	2,005.75	25%	75%
12.10.110.040	8" PVC Sewer 12'-14" cut	224	LF	60.00	13,440.00	3,360.00	25%	75%
12.10.110.045	8" PVC Sewer 12'-16" cut	328	LF	64.20	21,057.60	5,264.40	25%	75%
12.10.110.175	Sewer Service Connections	67	EA	670.00	44,890.00	5,374.07	12%	88%
12.10.110.185	4" PVC Service Lateral	2,100	LF	20.50	43,050.00	43,050.00	0%	100%
12.10.115.000	Sewer - Manholes							
12.10.115.005	Manholes 48" 12'-14" Deep (Drop MH)	1	EA	17,400.00	17,400.00	4,350.00	25%	75%
12.10.115.020	Manholes 48" 0'-6" (Lined MH)	1	EA	6,285.00	6,285.00	1,571.25	25%	75%
12.10.115.025	Manholes 48" 0'-6" Deep	3	EA	3,420.00	10,260.00	2,565.00	25%	75%
12.10.115.030	Manholes 48" 6'-8" Deep	2	EA	3,775.00	7,550.00	1,887.50	25%	75%
12.10.115.035	Manholes 48" 8'-10" Deep	2	EA	4,015.00	8,030.00	2,007.50	25%	75%
12.10.115.045	Manholes 48" 12'-14" Deep	1	EA	4,920.00	4,920.00	1,230.00	25%	75%
12.10.115.050	Manholes 48" 14'-16" Deep	2	EA	5,455.00	10,910.00	2,727.50	25%	75%
12.10.120.000	Sewer Lift Station							
12.10.120.015	4.0" Force Main	60	LF	31.75	1,905.00	1,905.00	0%	100%
12.10.130.000	Sewer - Miscellaneous							
12.10.130.025	ONSITE BACKFILL	587	CY	4.50	2,641.50	2,641.50	0%	100%
12.10.130.030	Install Well pts and Dewater	552	LF	18.50	10,212.00	10,212.00	0%	100%
12.10.130.035	Dewatering - Supply & Maintain	6	DY	2,850.00	17,100.00	17,100.00	0%	100%
12.10.130.045	TV Test - Laterals	1,749	LF	2.45	4,285.05	4,285.05	0%	100%
12.10.130.050	Mandrel & Air - Test - Main/MH	1,766	LF	1.95	3,443.70	3,443.70	0%	100%

SEWER SYSTEM SUBTOTAL	\$297,624.83
QUANTITY REMAINING	\$252,001.38

SQ Cost Code	Description	Barfield Estim. Qty.	Unit Price	Total Price	Qty. Completed	Qty. Remaining	% Complete	% Remaining
STORM DRAINAGE								
12.20.210.000	Drainage Pipe							
12.20.210.005	Connect to Existing ST	2 EA	1,530.00	\$ 3,060.00	\$ -	\$ 3,060.00	0%	100%
12.20.210.045	48" FES	1 EA	4,300.00	\$ 4,300.00	\$ -	\$ 4,300.00	0%	100%
12.20.210.085	PLUG 48" PIPES	2 EA	2,800.00	\$ 5,600.00	\$ -	\$ 5,600.00	0%	100%
12.20.210.090	6" Subgrade Drain w/ Sock and Exl. 5' SAND	2,000 LF	21.13	\$ 42,300.00	\$ -	\$ 42,300.00	0%	100%
12.20.210.100	18" RCP Storm Drain	1,040 LF	67.00	\$ 69,680.00	\$ -	\$ 69,680.00	0%	100%
12.20.210.105	24" RCP Storm Drain	472 LF	84.50	\$ 39,884.00	\$ -	\$ 39,884.00	0%	100%
12.20.210.125	48" RCP Storm Drain	40 LF	220.00	\$ 8,800.00	\$ -	\$ 8,800.00	0%	100%
12.20.210.410	Storm Test, Clean, Inspect	1 LS	5,100.00	\$ 5,100.00	\$ -	\$ 5,100.00	0%	100%
12.20.225.000	Storm Drain Concrete Structures							
12.20.225.005	Curb Inlet - Roll Over CB w/50lf 6" SGD WITH 2'X1.5' SAND each way	17 EA	6,850.00	\$ 116,450.00	\$ -	\$ 116,450.00	0%	100%
12.20.225.065	Storm Manhole	2 EA	4,700.00	\$ 9,400.00	\$ -	\$ 9,400.00	0%	100%
12.20.225.175	Rock Spillway/Outfall - Pond (2)	90 SY	125.00	\$ 11,250.00	\$ -	\$ 11,250.00	0%	100%
12.20.235.000	Storm Drain Miscellaneous							
12.20.235.080	Select Backfill in ROW only	644 CY	19.30	\$ 12,429.20	\$ -	\$ 12,429.20	0%	100%

STORM DRAINAGE SUBTOTAL \$328,253.20
QUANTITY REMAINING \$328,253.20

SQ Cost Code	Description	Barfield Estim. Qty.	Unit Price	Total Price	Qty. Completed	Qty. Remaining	% Complete	% Remaining
DOMESTIC WATER								
12.30.310.000	D/W - Waterline Pipe							
12.30.310.005	CONNECT TO EXISTING W/ 12X10 TS AND 10" TV IN MANHOLE	1 EA	21,520.00	\$ 21,520.00	\$ 5,986.65	\$ 15,533.35	28%	72%
12.30.310.005	D/W-Connect Extg 12" Water Main at Point Provided	1 EA	5,550.00	\$ 5,550.00	\$ -	\$ 5,550.00	0%	100%
12.30.310.095	D/W-4" PVC Water Main	107 LF	23.25	\$ 2,487.75	\$ 621.94	\$ 1,865.81	25%	75%
12.30.310.105	D/W-8" PVC Water Main	1,040 LF	49.50	\$ 51,480.00	\$ 15,678.75	\$ 35,801.25	30%	70%
12.30.310.110	D/W-10" PVC Water Main	1,006 LF	65.10	\$ 65,490.60	\$ 21,508.65	\$ 43,981.95	33%	67%
12.30.310.175	6" Fire Hydrant Lead	60 LF	53.00	\$ 3,180.00	\$ 795.00	\$ 2,385.00	25%	75%
12.30.310.295	D/W-1" HDPE Service Lateral	2,500 LF	10.55	\$ 26,375.00	\$ -	\$ 26,375.00	0%	100%
12.30.310.300	D/W-1" Service Lateral to 8"	49 EA	700.00	\$ 34,300.00	\$ 7,115.78	\$ 27,184.22	21%	79%
12.30.310.305	D/W-1" Service Lateral to 10"	18 EA	800.00	\$ 14,400.00	\$ 2,613.96	\$ 11,786.04	18%	82%
12.30.310.335	Test & Chlorinate	1 LS	4,500.00	\$ 4,500.00	\$ -	\$ 4,500.00	0%	100%
12.30.315.000	D/W - Valves & Fittings							
12.30.315.015	D/W- 8" Gate Valve & Valve Box	3 EA	2,550.00	\$ 7,650.00	\$ 5,236.50	\$ 2,413.50	68%	32%
12.30.315.020	D/W-10" Gate Valve & Valve Box	1 EA	3,900.00	\$ 3,900.00	\$ 2,777.95	\$ 1,122.05	71%	29%
12.30.315.070	D/W-MISC Fittings	1 LS	107,655.00	\$ 107,655.00	\$ 31,345.96	\$ 76,309.04	29%	71%
12.30.320.000	D/W - Waterline Appurtenances							
12.30.320.010	D/W-Fire Hydrants w/6" Valve & Valve Box	3 EA	6,100.00	\$ 18,300.00	\$ 13,830.63	\$ 4,469.37	76%	24%
12.30.345.000	Domestic Water Misc.							
12.30.345.030	ONSITE BACKFILL	432 CY	4.50	\$ 1,944.00	\$ -	\$ 1,944.00	0%	100%

DOMESTIC WATER SUBTOTAL \$368,732.35
QUANTITY REMAINING \$261,220.58

SQ Cost Code	Description	Barfield Estim. Qty.	Unit Price	Total Price	Qty. Completed	Qty. Remaining	% Complete	% Remaining
STREET IMPROVEMENTS								
12.40.410.000	Pavement							
12.40.410.035	GAB Temp Turnaround (4" Crushed Concrete)	1,150 SY	9.95	\$ 11,442.50	\$ -	\$ 11,442.50	0%	100%
12.40.410.040	Petromat Fabric Underlayment at Intersection - NOT SHOWN ON PLANS		6.00	\$ -	\$ -	\$ -	0%	100%
12.40.415.000	ASPHALT (AC)							
12.40.415.005	Prime Coat	6,235 SY	1.65	\$ 10,287.75	\$ -	\$ 10,287.75	0%	100%
12.40.415.015	1.5" Asphalt Surface Course	6,235 SY	12.35	\$ 77,002.25	\$ -	\$ 77,002.25	0%	100%
12.40.415.020	Tack Coat	3,731 SY	0.53	\$ 1,977.43	\$ -	\$ 1,977.43	0%	100%
12.40.415.025	2" Binder	3,731 SY	15.80	\$ 58,949.80	\$ -	\$ 58,949.80	0%	100%
12.40.425.000	Aggregate Base (AB)							
12.40.425.025	8" Graded Aggregate Base Course	6,235 SY	25.05	\$ 156,186.75	\$ -	\$ 156,186.75	0%	100%
12.40.435.000	Curb & Gutter							
12.40.435.005	18" Rollover Curb & Gutter	2,977 LF	17.70	\$ 52,692.90	\$ -	\$ 52,692.90	0%	100%
12.40.435.010	18" Standard (Vertical) Curb & Gutter	1,200 LF	23.00	\$ 27,600.00	\$ -	\$ 27,600.00	0%	100%
12.40.440.000	Sidewalk							
12.40.440.005	4' Sidewalk (non-lot areas only)	120 SY	63.00	\$ 7,560.00	\$ -	\$ 7,560.00	0%	100%
12.40.440.015	Fine Grade for Sidewalk	120 SY	7.50	\$ 900.00	\$ -	\$ 900.00	0%	100%
12.40.440.020	Handicap Ramp - Includes 16' of sidewalk on each side of ramp	14 EA	2,750.00	\$ 38,500.00	\$ -	\$ 38,500.00	0%	100%
12.40.440.025	Fine Grade for H/C Ramp only	14 EA	200.00	\$ 2,800.00	\$ -	\$ 2,800.00	0%	100%
12.40.460.000	ST Signage - Striping - Facilities							
12.40.460.015	Thermo Stop Bars	4 EA	585.00	\$ 2,340.00	\$ -	\$ 2,340.00	0%	100%
12.40.460.020	Thermo Crosswalks	3 EA	1,135.00	\$ 3,405.00	\$ -	\$ 3,405.00	0%	100%
12.40.460.025	Specialty Traffic Signs	3 EA	1,615.00	\$ 4,845.00	\$ -	\$ 4,845.00	0%	100%
12.40.460.060	Parking Pavement Markings	1 LS	226.00	\$ 226.00	\$ -	\$ 226.00	0%	100%
12.40.470.000	Street Improvements Misc.							

STREET IMPROVEMENTS SUBTOTAL \$456,715.38
QUANTITY REMAINING \$456,715.38

ALTERNATES (Rear lot drainage)

12.50.510.015	4" CONDUITS	2.910	LF	14.00	40,740.00	Qty. Remaining	40,740.00	0%	100%
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SITE PREP AND GRADING	31,029,177.08	\$324,599.28
SANITARY SEWER	5297,631.84	\$252,001.38
STORM DRAINAGE	5320,253.20	\$328,253.20
DOMESTIC WATER	5368,733.34	\$261,220.58
STREET IMPROVEMENTS	\$456,715.38	\$456,715.38

~~TOTAL WITHOUT ALTERNATES~~ ~~34,296,517.46~~

~~TOTAL UNIT PRICE WITHOUT ALTERNATES~~ ~~561,852.50~~

~~TOTAL WITH ALTERNATES~~ ~~51,131,357.16~~

~~TOTAL UNIT PRICE WITH ALTERNATES~~ ~~561,669.56~~

\$1,663,529.82

TOTAL QUANTITY REMAINING (BOND SUBTOTAL)	\$1,663,529.82
BOND AMOUNT (150% OF SUBTOTAL)	\$2,495,294.73



EOM Operations
Your solution to a better tomorrow

March 7th, 2023

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

Subject: Warranty Bond Request (3/1/2023)
360 Communities – Phase 1A

Dear Ms. Dyer:

We have reviewed the request for 360 Communities Phase 1A – Performance Bond, furnished by Thomas & Hutton, specifically the Schedule of Values and Unit Cost for the required bond.

For the Performance Bond Request, the remaining site work includes – Site Grading, Stormwater Management System, Roadway, Water Distribution System & Sanitary Sewer System

Based on the calculations provided by Nathan B. Long, with Thomas & Hutton, the cost of the remaining site work is \$1,663,529.82, which is correct. Therefore, the calculated value of the 150% Performance Bond of \$2,495,294.73 is correct.

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

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

Sincerely,

Trevor Shoemaker
Trevor Shoemaker
Project Manager
EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882

FILE COPY

Bond No.: ES00013307
Premium: \$18,715.00/1 yr.

Principal Amount: \$2,495,294.73

SUBDIVISION PERFORMANCE BOND

Project: 360 Communities at Clearlake - Phase 1A
City of Pooler Permit No.: (if applicable) _____
Project Location: Clear Lake Way & Marketplace Way, Pooler, GA

KNOW ALL MEN BY THESE PRESENTS:

That Clear Lake (GA) Owner I LLC, registered business address of 100 Blue Moon Crossing, Suite 114, Pooler, GA 31322; as Principal, hereinafter called "PRINCIPAL," and Everest Reinsurance Company as Surety, hereinafter called the "SURETY," registered business address of 1340 Treat Blvd., Suite 450, Walnut Creek, CA 94597, a Surety insurer, chartered and existing under the laws of the State of California, and authorized to do business in the State of Georgia, are held and firmly bound unto City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and Aldermanic Board, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the penal sum of Two Million Four Hundred Ninety-Five Thousand* and 00/100 Dollars (\$2,495,294.73), lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents. *Two Hundred Ninety-Four Thousand & 73/100

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Principal has agreed to construct in Pooler, Georgia, the following improvements: Clear Lake Reserve, Phase 1A. Said improvements shall be constructed in accordance with all applicable federal, state, and local rules, regulations, laws, etc. including without limitation the Code of Ordinances for the City of Pooler, Georgia.

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

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

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

IN WITNESS WHEREOF, Contractor and Surety do hereby duly execute this Bond No.: ES00013307, this 5th day of April, 2023.

(SEAL)
ATTEST:

[Signature]
WITNESS AS TO CONTRACTOR

Katharine Kariche
WITNESS AS TO CONTRACTOR

CONTRACTOR
Clear Lake (GA) Owner I LLC

[Signature]
CONTRACTOR - Signature

Jesse R. Baker
(Print Name)

By: Authorized Signatory
Title

(SEAL)
ATTEST:

WITNESS AS TO SURETY

WITNESS AS TO SURETY

COMPANY NAME

Everest Reinsurance Company
SURETY (Print Company Name)

1340 Treat Blvd., Suite 450, Walnut Creek, CA 90017
Business Address

By: _____
Authorized Signature

(Print Name)

OR

SURETY'S AGENT

(SEAL)
ATTEST:

WITNESS AS TO AGENT

Susan E. Morales
WITNESS AS TO AGENT

By: Cheryl L. Thomas
As Attorney in Fact (Attached Power)

Cheryl L. Thomas
(Print Name)

OK07568
Agent's License Number

Rohm Insurance Agency, LLC
Agent's Name

ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On April 5, 2023 before me, Beata A. Sensi, Notary Public,
(Here insert name and title of the officer)

personally appeared Cheryl L. Thomas
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Beata A. Sensi

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bond ES00013307

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 4/5/23

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Everest Reinsurance Company
461 5th Avenue – 4th Floor
New York, N.Y. 10017



EVEREST.

SURETY BOND SEAL ADDENDUM EVEREST REINSURANCE COMPANY

Due to logistical issues associated with the use of traditional seals during the COVID-19 pandemic, Everest Reinsurance Company (“Everest”) has authorized its Attorney-in-Fact to affix Everest’s corporate seal to any bond executed on behalf of Everest by any such Attorney-in-Fact by attaching this Addendum to said bond.

To the extent this addendum is attached to a bond that is executed on behalf of Everest by its Attorney-in-Fact, Everest hereby agrees that the seal below shall be deemed affixed to said bond to the same extent as if its raised corporate seal was physically affixed to the face of the bond.

Dated this 7th day of April 2020.

EVEREST REINSURANCE COMPANY

By: _____
Anthony Romano – Vice President & Global Head of Surety





POWER OF ATTORNEY
EVEREST REINSURANCE COMPANY
DELAWARE

KNOW ALL PERSONS BY THESE PRESENTS: That Everest Reinsurance Company, a corporation of the State of Delaware ("Company") having its principal office located at 477 Martinsville Road, Liberty Corner, New Jersey 07938, do hereby nominate, constitute, and appoint:

Shane Wolf, Cathy S. Kennedy, Beata A. Sensi, Cheryl L. Thomas, Todd M. Rohm

its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed UNLIMITED, reserving for itself the full power of substitution and revocation.

Such bonds and undertakings, when duly executed by the aforesaid Attorney(s)-in-fact shall be binding upon the Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of Company ("Board") on the 28th day of July 2016:

RESOLVED, that the President, any Executive Vice President, and any Senior Vice President and Anthony Romano are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest to the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the President, any Executive Vice President, and any Senior Vice President and Anthony Romano are hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, Everest Reinsurance Company has caused their corporate seals to be affixed hereto, and these presents to be signed by their duly authorized officers this 28th day of July 2016.



Nicole Chase
Attest: Nicole Chase, Assistant Secretary

Everest Reinsurance Company

Anthony Romano
By: Anthony Romano, Vice President

On this 28th day of July 2016, before me personally came Anthony Romano, known to me, who, being duly sworn, did execute the above instrument; that he knows the seal of said Company; that the seal affixed to the aforesaid instrument is such corporate seal and was affixed thereto; and that he executed said instrument by like order.


LINDA ROBINS
Notary Public, State of New York
No 01R06239736
Qualified in Queens County
Term Expires April 25, 2023

Linda Robins
Linda Robins, Notary Public

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company, at the Liberty Corner, this 5th day of APRIL 2023.

AM Best Rating Services

Everest Reinsurance Company (Ireland), Designated Activity Company

BestLink  AMB #: 013983 AIN #: AA1780122

Administrative Office

70 Sir John Rogerson's Quay
Dublin D02 E296,
[Ireland](#)

Web: www.everestre.com

Phone: 353 (0) 1 669 4757

[View Additional Address Information](#)

AM Best Rating Unit: [AMB #: 058455 - Everest Re Group, Ltd.](#)

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



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Based on AM Best's analysis, [058455 - Everest Re Group, Ltd.](#) is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of [operating insurance entities](#) in this structure.

Best's Credit Ratings

Financial Strength [View Definition](#)

Rating (Rating Category):	A+ (Superior)
Affiliation Code:	g (Group)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	June 15, 2022
Initial Rating Date:	May 15, 2009

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

Rating (Rating Category):	aa- (Superior)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	June 15, 2022
Initial Rating Date:	May 15, 2009

Financial Size Category [View Definition](#)

Financial Size Category:	XV (\$2 Billion or greater)
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u Denotes [Under Review Best's Rating](#)

Best's Credit Rating Analyst

Rating Office: A.M. Best Rating Services, Inc.

Senior Financial Analyst: Dan Hofmeister, CFA, FRM, CAIA, CPCU, ARS, AIS, AIAF

Director: Steven M. Chirico, CPA

Note: See the [Disclosure information Form](#) or [Press Release](#) below for the office and analyst at the time of the rating event.

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

Disclosure Information

Disclosure Information Form

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

Press Release

[AM Best Affirms Credit Ratings of Everest Re Group, Ltd. and Its Subsidiaries](#)

June 15, 2022

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

Rating History

AM Best has provided ratings & analysis on this company since 2009.

Financial Strength Rating

Effective Date	Rating
June 15, 2022	A+
May 07, 2021	A+
May 29, 2020	A+
May 02, 2019	A+
March 16, 2018	A+

Long-Term Issuer Credit Rating

Effective Date	Rating
June 15, 2022	aa-
May 07, 2021	aa-
May 29, 2020	aa-
May 02, 2019	aa-
March 16, 2018	aa-

Best's Credit & Financial Reports



[Best's Credit Report](#) - financial data included in Best's Credit Report reflects the data used in determining the current credit rating(s) for AM Best Rating Unit: AMB #: [058455 - Everest Re Group, Ltd.](#)



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



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



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Press Releases

Date	Title
Jun 15, 2022	AM Best Affirms Credit Ratings of Everest Re Group, Ltd. and Its Subsidiaries
May 07, 2021	AM Best Affirms Credit Ratings of Everest Re Group, Ltd. and Its Subsidiaries
May 29, 2020	AM Best Affirms Credit Ratings of Everest Re Group, Ltd. and Its Subsidiaries
May 02, 2019	AM Best Affirms Credit Ratings of Everest Re Group, Ltd. and Its Subsidiaries
Mar 16, 2018	A.M. Best Affirms Credit Ratings of Everest Re Group, Ltd. and Its Subsidiaries
Feb 10, 2017	A.M. Best Affirms Credit Ratings of Everest Re Group Ltd. and its Subsidiaries
Sep 09, 2015	A.M. Best Affirms Ratings of Everest Reinsurance (Bermuda) Ltd., Its Subsidiaries and Everest Re Group Ltd.
Jul 25, 2014	A.M. Best Affirms Ratings of Everest Reinsurance (Bermuda) Ltd., Its Subsidiaries and Everest Re Group Ltd.

European Union Disclosures

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After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

PROJECT 2022100212 LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER 10549137-GPC9596-VBS-GP530E01022
NAME OF LINE/PROJECT: 1091 SOUTH ROGERS STREET, POOLER, GA (CHATAM COUNTY)
DISTRIBUTION LINE

PARCEL NUMBER 001

STATE OF GEORGIA
CHATAM COUNTY

E A S E M E N T

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, CITY OF POOLER (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is , 100 SOUTH WEST HIGHWAY 80, POOLER, GA, 31322, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at WINSKIE ROAD, POOLER, GEORGIA 31322 (Tax Parcel ID No. 50004A 02025) in the 8 GMD (Georgia Militia District) of Chatham County, Georgia.

The "Easement Area" is defined as any portion of the Property located within fifteen (15) feet of the centerline of the overhead distribution line(s) as installed in the approximate location shown on "Exhibit A" attached hereto and made a part hereof.

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with poles, wires, transformers, service pedestals, anchors, guy wires and other necessary apparatus, fixtures, and appliances; the right to attach communication facilities and related apparatus, fixtures, and appliances to said poles; the right to stretch communication or other lines within the Easement Area; the right to permit the attachment of the cables, lines, wires, apparatus, fixtures, and appliances of any other company or person to said poles for electrical, communication or other purposes; the right to assign this Easement in whole or

PARCEL 001 NAME OF 1091 SOUTH ROGERS STREET, POOLER, GA (CHATHAM
 LINE/PROJECT: COUNTY) DISTRIBUTION LINE

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the CITY OF POOLER
presence of:

Witness

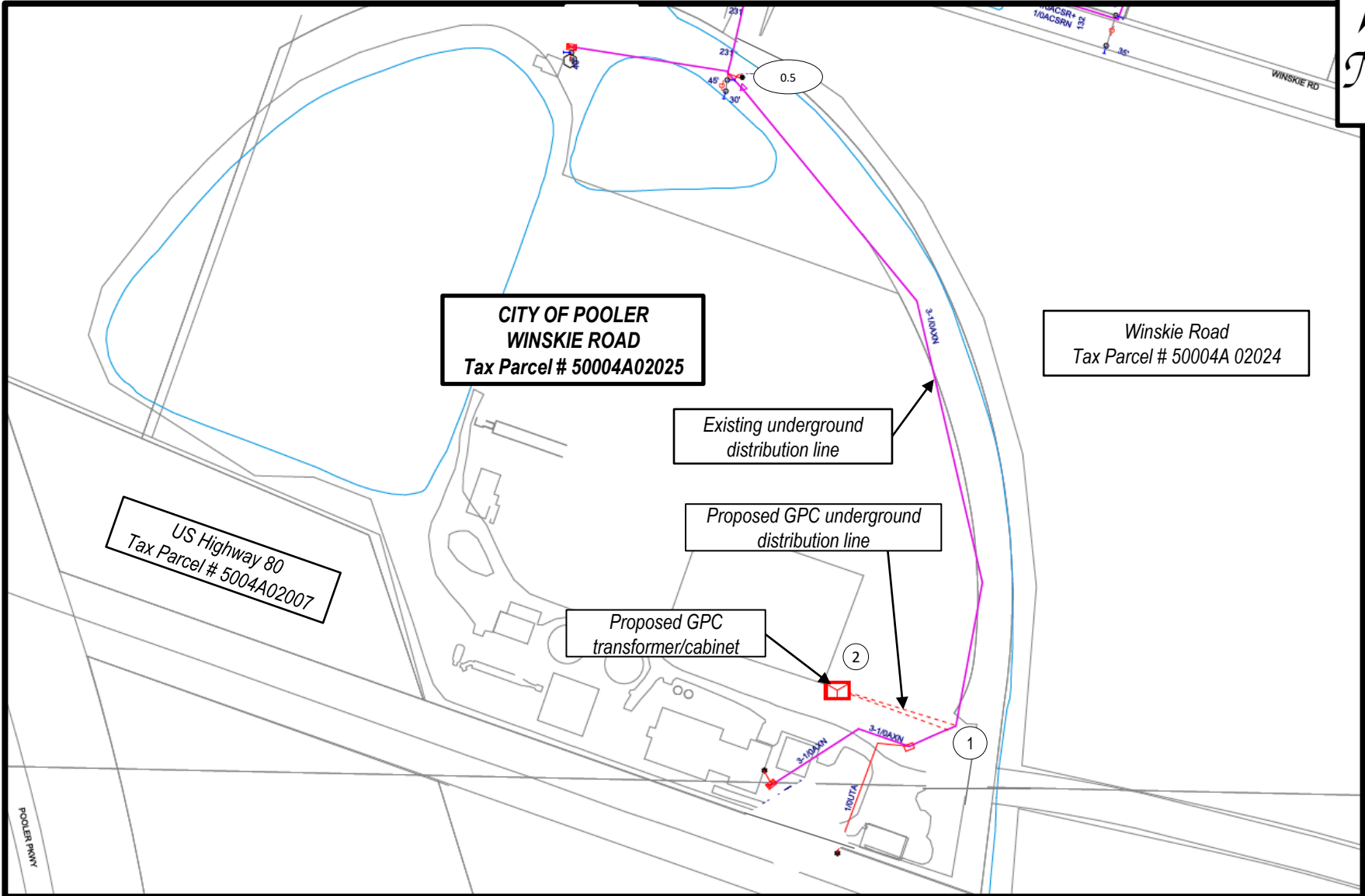
By: _____ (SEAL)
Name:
Title:

Notary Public

Attest: _____ (SEAL)
Name:
Title:

[CORPORATE SEAL]

Exhibit "A"



Parcel 001

**1091 SOUTH ROGERS STREET, POOLER, GA
(CHATHAM COUNTY) DISTRIBUTION LINE
LIMS # 2022100212
Work Location(s): 1-24**