



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING - Agenda

August 7, 2023 at 4:00 PM

Pooler City Hall, 100 US Hwy 80 SW, Pooler, GA 31322

- I. ROLL CALL/DECLARATION OF QUORUM
- II. CALL TO ORDER
- III. INVOCATION
- IV. PLEDGE OF ALLEGIANCE
- V. ANNOUNCEMENTS
- VI. CONSENT AGENDA
 - A. City Council Meeting Minutes of July 17, 2023
 - B. Special Event Permit Application for Rickie L. McGregory, Jr. on September 23, 2023
- VII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS
 - A. Ordinance O2023-06.A - To Amend Chapter 50, Article II to Ensure Compliance with the Minimum National Flood Insurance Program Standards (*Second Reading*)
 - B. Ordinance O2023-06.B - To Amend Chapter 66, Sections 4 and 10 - Requirements and Procedures Related to Signs (*Second Reading*)
- VIII. NEW BUSINESS
 - A. Special Event Permit Application for The Villages at Godley Station on November 11, 2023
 - B. Zoning Map Amendment for 1722, 1730, 1732, 1740, and 742 Quacco Road from R-A to R-4 (*Public Hearing, Action*)
 - C. Zoning Map Amendment for Collins Street Properties (*Public Hearing, Action*)
 - D. Conditional Use Request for a Proposed Fitness Center Adjacent to All American Glass on West Highway 80 (*Public Hearing, Action*)
- IX. EXECUTIVE SESSION
- X. 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

July 17, 2023 at 4:00 PM

I. ROLL CALL/DECLARATION OF QUORUM

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

Absent:

II. CALL TO ORDER

Mayor Rebecca Benton called the meeting to order at 4:00 p.m.

III. INVOCATION

Dr. Shirlenia Daniel gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Dr. Shirlenia Daniel led the pledge.

V. CONSENT AGENDA

A. **City Council Meeting Minutes of June 20, 2023**

B. **Alcoholic Beverage License Application for Bernie's Too, Inc. DBA Bernie's Oyster House**

C. **Special Event Permit Application for Gateway Community Service Board on October 21, 2023**

D. **Special Event Permit Application for Sarah George on October 29, 2023**

- E. **Release of Maintenance Bond (\$331,772.00) and Sidewalk Performance Bond (\$72,900.00) for Whitaker Park, Phase 3 Subject to City Attorney Approval**
- F. **Release of Maintenance Bond (\$118,161.35) and Sidewalk Performance Bond (\$61,087.50) for Clubhouse Residential, Phase 2 Subject to City Attorney Approval**
- G. **Amended and Restated Stormwater Facility Infrastructure Maintenance Agreement with Durham Partners, LLC**
- H. **Department Reports**
 - 1. Public Works
 - 2. Finance
 - 3. Fire-Rescue
 - 4. Police
 - 5. Recreation & Parks
 - 6. Planning & Zoning

Councilmember Aaron Higgins moved to approve the Consent Agenda.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Williams

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

VI. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

- A. **Ordinance O2023-06.A - To Amend Chapter 50, Article II to Ensure Compliance with the Minimum National Flood Insurance Program Standards (*First Reading; Public Hearing, Action*)**
 City Manager Robert Byrd presented the ordinance for consideration. Planning & Development Director Nicole Dixon was present to answer questions. Mayor Rebecca Benton opened and closed the public hearing without comment. Councilmember Karen Williams moved to approve the first reading of Ordinance O2023-06.A - To Amend Chapter 50, Article II

to Ensure Compliance with the Minimum National Flood Insurance Program Standards.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Hutcherson

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

B. **Ordinance O2023-06.B - To Amend Chapter 66, Sections 4 and 10 - Requirements and Procedures Related to Signs (*First Reading; Public Hearing, Action*)**

City Manager Robert Byrd presented the ordinance for consideration. Planning & Development Director Nicole Dixon was present to answer questions. Mayor Rebecca Benton opened and closed the public hearing without comment. Councilmember Aaron Higgins moved to approve the first reading of Ordinance O2023-06.B - To Amend Chapter 66, Sections 4 and 10 - Requirements and Procedures Related to Signs.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

VII. NEW BUSINESS

A. **Conditional Use Request for a Senior Living Facility at 130 Pipemakers Circle (*Public Hearing, Action*)**

City Manager Robert Byrd presented the request for consideration. Scott Monson of Thomas & Hutton was present to answer questions. Mayor Rebecca Benton opened and closed the public hearing without comment. Councilmember Karen Williams, upon review of the criteria, moved to approve the Conditional Use Request for a Senior Living Facility at 130 Pipemakers Circle subject to the following conditions.

1. An outdoor common open space, such as a recreational area or similar amenity, shall be provided for the site to encourage social contact between residents per Sec. 28(D)(5)(e) of App. A, Art. III
2. Recombination of the three lots prior to site plan approval

Scott Monson verbally agreed to the conditions.

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Hutcherson

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

B. Site Plan for Chick-Fil-A at 205 Grand Central Boulevard

City Manager Robert Byrd presented the site plan for consideration. Councilmember Aaron Higgins, upon review of the criteria, moved to approve the Site Plan for Chick-Fil-A at 205 Grand Central Boulevard.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

C. Site Plan for Lift Power Trailer Storage Facility at 1500 Jimmy DeLoach Parkway

City Manager Robert Byrd presented the site plan for consideration. Terry Coleman of Coleman Company was present to answer questions. Councilmember Stevie Wall, upon review of the criteria, moved to approve the Site Plan for Lift Power Trailer Storage Facility at 1500 Jimmy DeLoach Parkway with an allowance for 2" tree installation per the ordinance.

Motion to Approve with Stipulations; PASSED (5-1)

MOVER: Wall

SECONDER: Wilcher

AYES: Black, Hutcherson, Wall, Wilcher, Williams

NAYS: Higgins

D. Site Plan for McDonald's at 1585 Pooler Parkway

City Manager Robert Byrd presented the site plan for consideration. Waylon Hoge was present to answer questions. Councilmember John Wilcher, upon review of the criteria, moved to approve the Site Plan for McDonald's at 1585 Pooler Parkway.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Wall

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

E. Site Plan for McDonald's Access Drive at 1585 Pooler Parkway

City Manager Robert Byrd presented the site plan for consideration. Kennon Strowd was present to answer questions. Councilmember Aaron Higgins, upon review of the criteria, moved to approve the Site Plan for McDonald's Access Drive at 1585 Pooler Parkway.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams
NAYS:

F. **Site Plan for Cambria Suites on Tanger Outlets Boulevard**

City Manager Robert Byrd presented the site plan for consideration. Wesley Green was present to answer questions. Councilmember Karen Williams, upon review of the criteria, moved to approve the Site Plan for Cambria Suites on Tanger Outlets Boulevard subject to the recording of a stormwater agreement prior to the preconstruction meeting.

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wilcher

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

G. **Site Plan for Valvoline at 2121 Pooler Parkway**

City Manager Robert Byrd presented the site plan for consideration. Tracy Helms was present to answer questions. Councilmember Aaron Higgins, upon review of the criteria, moved to approve the Site Plan for Valvoline at 2121 Pooler Parkway.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Hutcherson

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

H. **Site Plan for Vystar at 2131 Pooler Parkway**

City Manager Robert Byrd presented the site plan for consideration. Bob Corley was present to answer questions. Councilmember John Wilcher, upon review of the criteria, moved to approve the Site Plan for Vystar at 2131 Pooler Parkway.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Wall

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

I. **Final Plat for Towne Park Pooler, Phase II**

City Manager Robert Byrd presented the plat for consideration. Alec Metzger and Wes Simmons were present to answer questions. Councilmember Aaron Higgins, upon review of the criteria, moved to approve the Final Plat for Towne Park Pooler, Phase II.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Higgins

SECONDER: Wilcher

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams
NAYS:

J. **Final Plat with Warranty Bond and Sidewalk Performance Bond for Westbrook Reserve, Phase 7B (Westbrook Phase 7B-2)**

City Manager Robert Byrd presented the plat for consideration. Councilmember John Wilcher moved to approve the Final Plat with a Warranty Bond in the amount of \$116,471.95 and a Sidewalk Performance Bond in the amount of \$133,815.00 for Westbrook Reserve, Phase 7B (Westbrook Phase 7B-2) subject to City Attorney approval.

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Higgins

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

K. **Final Plat with Warranty Bond and Sidewalk Performance Bond for Whitaker Park Townes (Easthaven Area A-2/Easthaven Phase 4)**

City Manager Robert Byrd presented the plat for consideration. Councilmember John Wilcher moved to approve the Final Plat with a Warranty Bond in the amount of \$762,754.38 and a Sidewalk Performance Bond in the amount of \$75,761.40 for Whitaker Park Townes (Easthaven Area A-2/Easthaven Phase 4) subject to City Attorney approval.

Motion to Approve; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Williams

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

L. **Proposal from Kimley-Horn and Associates, Inc. for Design of Intersection Improvements at Pooler Parkway and Pine Barren Road**

City Manager Robert Byrd presented the proposal for consideration. Councilmember Karen Williams moved to approve the Proposal from Kimley-Horn and Associates, Inc. for Design of Intersection Improvements at Pooler Parkway and Pine Barren Road not to exceed \$351,350.00 and subject to City Attorney approval.

Motion to Approve with Stipulations; PASSED (UNANIMOUS)

MOVER: Williams

SECONDER: Wall

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

M. **Pooler Recreation Complex Tennis Courts Change Order #3 for the Total (#1 for Contract B) from Parker Properties**

City Manager Robert Byrd presented the change order for consideration. Lamar Mercer was present to answer questions. Councilmember Stevie Wall moved to approve the Pooler Recreation Complex Tennis Courts Change Order #3 for the Total (#1 for Contract B) from Parker Properties in the amount of \$71,993.60.

Motion to Approve; PASSED (5-1)

MOVER: Wall

SECONDER: Wilcher

AYES: Black, Higgins, Wall, Wilcher, Williams

NAYS: Hutcherson

VIII. ADJOURNMENT

Councilmember John Wilcher moved to adjourn the meeting.

Motion to Adjourn; PASSED (UNANIMOUS)

MOVER: Wilcher

SECONDER: Higgins

AYES: Black, Higgins, Hutcherson, Wall, Wilcher, Williams

NAYS:

The meeting adjourned at 4:46 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



**SPECIAL EVENT
PERMIT
APPLICATION**

1. **APPLICANT'S INFORMATION:**

Rickie L. McGregory Jr
Applicant's Name rickmcgregory@yahoo.com
Email Address
165 McCumber Drive (Allenhurst GA. 31301)
Applicant's Home Address (912) 492-4286
Telephone Number
Rickie L. McGregory Jr
Contact Person/Agent Name rickmcgregory@yahoo.com
Email Address
(912) 492-4286
Contact Person/Agent Telephone Number

2. **EVENT INFORMATION:**

September 23RD 2023 Pooler Rec Complex
Date of Event Location of Event
12 PM 6 PM 100-150
Starting Time of Event Ending Time of Event Estimated # of Participants

Charity Car, Truck and Bike Show
Description of Event - if requesting the closing or use of city streets, please provide a map clearly marking the streets to be used.

Will food be sold or given away? Yes Will Alcohol be served? Yes No (If yes, 50% fee applies)
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.

Rickie L. McGregory Jr. July 13th 2023
Applicant's Signature Date

Date Submitted: 6/17 Permit #: 64463 Fee Paid: \$ 300 Council Meeting Date: 8/7/23

Approved Denied Special Stipulations: _____

Mayor's Signature: _____

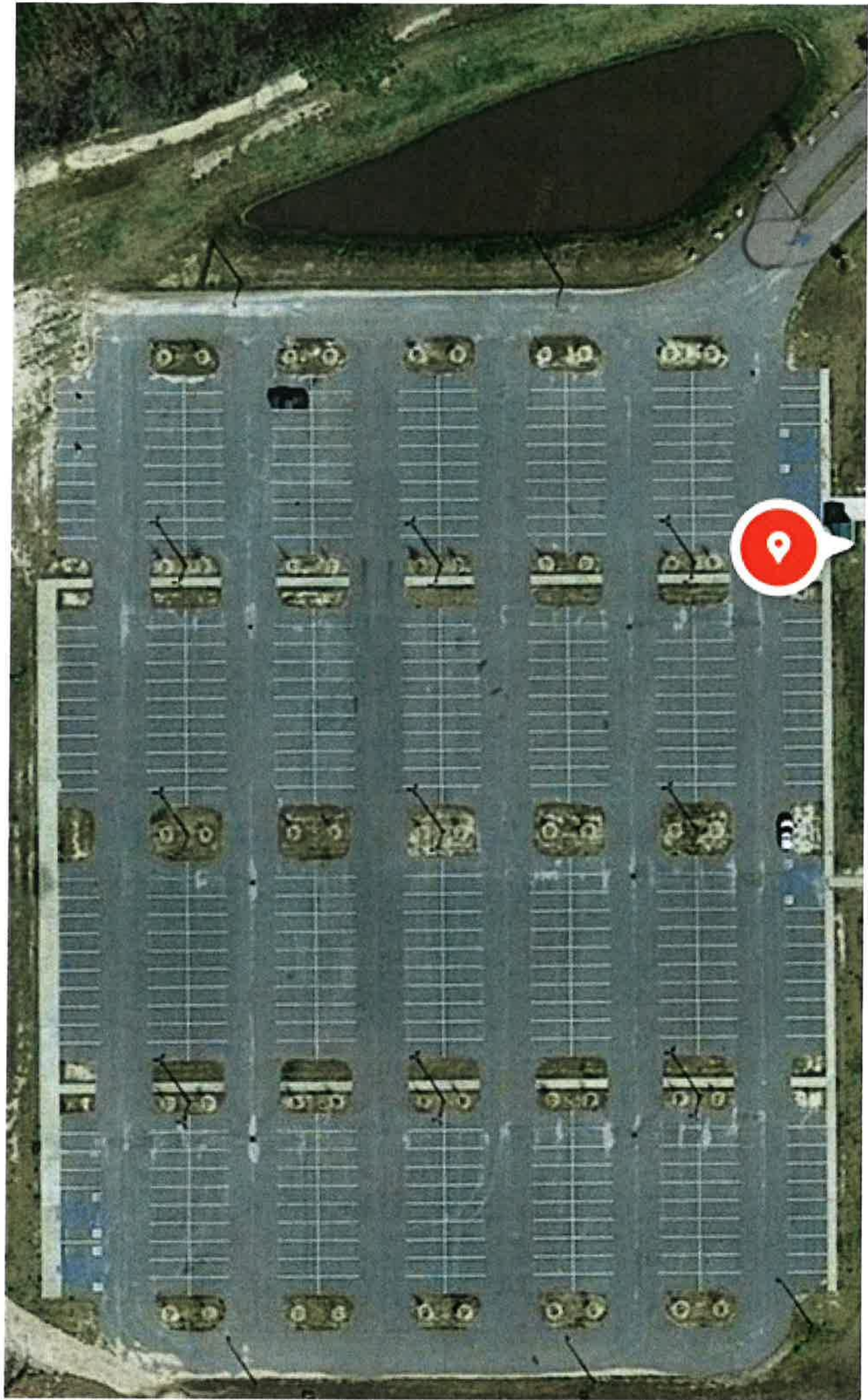
****EXTERNAL EMAIL**Re: Car Show event at Pooler recreational complex**

 Rickie Mcgregory <rickmgregory@yahoo.com>
To: Hadassa Villafana

Good morning. Our Flyers haven't been completed yet, but we would like to host our charity event at your facility. I am the vice president of the Untouchables Auto Club. We are a non-profit organization, committed to supporting our community through our love for fancy cars, fast food, fun and fellowship. We held an event last year and everyone loved the venue. We would appreciate your consideration for us again, this year. If you have any questions for me, please feel free to contact me at 912-492-4286



Mon 7/17/2023 10:20 AM





SPECIAL EVENT PERMIT APPLICATION (Staff review page)

STAFF RECOMMENDATIONS – CITY OF POOLER USE ONLY

POLICE DEPARTMENT

The Police Department has reviewed the application and the details of the event. Based on their findings and the requirements of the Code of Ordinances of the City of Pooler, the application is therefore recommended for:

Reviewed by:	Date:	Approval: <input checked="" type="checkbox"/>	Denial: <input type="checkbox"/>
<i>Coleen Brown</i>	<i>7/17/2023</i>		
Comments/Concerns: <i>Security plan required. Contact Captain Bogden CB</i>			

FIRE DEPARTMENT

The Fire Department has reviewed the application and the details of the event. Based on their findings and the requirements of the Code of Ordinances of the City of Pooler, the application is therefore recommended for:

Reviewed by:	Date:	Approval: <input type="checkbox"/>	Denial: <input type="checkbox"/>
Comments/Concerns: <i>see next pg.</i>			

PARKS & RECREATION DEPARTMENT (if applicable)

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

Reviewed by:	Date:	Approval: <input type="checkbox"/>	Denial: <input type="checkbox"/>
Comments/Concerns: _____			



SPECIAL EVENT PERMIT APPLICATION (Staff review page)

STAFF RECOMMENDATIONS – CITY OF POOLER USE ONLY

POLICE DEPARTMENT			
The Police Department has reviewed the application and the details of the event. Based on their findings and the requirements of the Code of Ordinances of the City of Pooler, the application is therefore recommended for:			
Reviewed by:	Date:	Approval: <input type="checkbox"/>	Denial: <input type="checkbox"/>
Comments/Concerns: <u>see previous pg.</u>			

FIRE DEPARTMENT			
The Fire Department has reviewed the application and the details of the event. Based on their findings and the requirements of the Code of Ordinances of the City of Pooler, the application is therefore recommended for:			
Reviewed by: <u>G. WADE Simmons</u>	Date: <u>7/17/23</u>	Approval: <input checked="" type="checkbox"/>	Denial: <input type="checkbox"/>
Comments/Concerns: <u>Event will require 2 personnel to work for safety. Please contact DFC Cribbs @ scribbs@pooler-ga.gov once approved to schedule.</u>			

PARKS & RECREATION DEPARTMENT (if applicable)			
The Parks & Recreation Department has reviewed the application and the details of the event. Based on their review, requirements, and availability if needed, the application is therefore recommended for:			
Reviewed by:	Date:	Approval: <input type="checkbox"/>	Denial: <input type="checkbox"/>
Comments/Concerns: <u>see next pg.</u>			



SPECIAL EVENT PERMIT APPLICATION (Staff review page)

STAFF RECOMMENDATIONS – CITY OF POOLER USE ONLY

POLICE DEPARTMENT			
The Police Department has reviewed the application and the details of the event. Based on their findings and the requirements of the Code of Ordinances of the City of Pooler, the application is therefore recommended for:			
Reviewed by:	Date:	Approval: <input type="checkbox"/>	Denial: <input type="checkbox"/>
Comments/Concerns: _____ _____ _____			

FIRE DEPARTMENT			
The Fire Department has reviewed the application and the details of the event. Based on their findings and the requirements of the Code of Ordinances of the City of Pooler, the application is therefore recommended for:			
Reviewed by:	Date:	Approval: <input type="checkbox"/>	Denial: <input type="checkbox"/>
Comments/Concerns: <u>See previous pg.</u> _____ _____			

PARKS & RECREATION DEPARTMENT (if applicable)			
The Parks & Recreation Department has reviewed the application and the details of the event. Based on their review, requirements, and availability if needed, the application is therefore recommended for:			
Reviewed by: <u>[Signature]</u>	Date: <u>7/21/23</u>	Approval: <input checked="" type="checkbox"/>	Denial: <input type="checkbox"/>
Comments/Concerns: <u>Due to game at stadium Friday, Sept 22, they can not have any deliveries or setup until Saturday morning</u> _____ _____			

ORDINANCE NO. O2023-06.A

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES CHAPTER 50 – FLOODS, ARTICLE II – FLOOD DAMAGE PREVENTION TO ENSURE COMPLIANCE WITH THE STATE MODEL FLOOD ORDINANCE AND MINIMUM NATIONAL FLOOD INSURANCE PROGRAM STANDARDS; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

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

I

That CHAPTER 50 – FLOODS, ARTICLE II. FLOOD DAMAGE PREVENTION, Section 50-34 - Definitions be amended by adding definitions, deleting the strikethrough language and adding the underlined text as follows:

Section 50-34. Definitions.

~~Building means any structure built for support, shelter, or enclosure for any occupancy or storage – see “Structure”~~

~~Elevated building means a non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns, piers, or shear walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.~~

~~Manufactured Home Park or Subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.~~

~~Substantially improved existing manufactured home parks or subdivisions is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced. "Variance" is a grant of relief from the requirements of this article, which permits construction in a manner otherwise prohibited by this article.~~

~~Variance is a grant of relief from the requirements of this article, which permits construction in a manner otherwise prohibited by this article.~~

II

That CHAPTER 50 – FLOODS, ARTICLE II. FLOOD DAMAGE PREVENTION, Section 50-92 – Specific Standards be amended by deleting the strikethrough language and adding the underlined text as follows:

Section 50-92. Specific Standards.

In all areas of special flood hazard the following provisions are required:

- (1) *New construction and/or substantial improvements.* Where base flood elevation data are available, new construction and/or substantial improvement of any structure or manufactured home shall have the lowest floor, including basement, elevated no lower than one foot above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with standards of section 50-92(3)(a), (c) "elevated buildings".
 - a. All heating and air conditioning equipment and components (including ductwork), all electrical, ventilation, plumbing, and other service facilities shall be elevated at or above one foot above the base flood elevation.
- (2) *Nonresidential construction.* New construction and/or the substantial improvement of any structure located in A1-30, AE, or AH zones, may be floodproofed in lieu of elevation. The structure, together with attendant utility and sanitary facilities, must be designed to be water tight to one foot above the base flood elevation, with walls substantially impermeable to the passage of water, and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the official as set forth above and in subsection 50-67(6).
- (3) *Standards for manufactured homes and recreational vehicles.* Where base flood elevation data are available:
 - a. All manufactured homes placed and/or substantially improved on:
 1. Individual lots or parcels,
 2. In new and/or substantially improved manufactured home parks or subdivisions,
 3. In expansions to existing manufactured home parks or subdivisions, or
 4. On a site in an existing manufactured home park or subdivision where a manufactured home has incurred "substantial damage" as the result of a flood, must have the lowest floor including basement, elevated no lower than one foot above the base flood elevation.
 - b. Manufactured homes placed and/or substantially improved in an existing manufactured home park or subdivision may be elevated so that **either both**:
 1. The lowest floor of the manufactured home is elevated no lower than one foot above the level of the base flood elevation; **or and**
 2. The manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least an equivalent strength) of no less than 36 inches in height above grade.
 - c. All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. (Ref. section 50-91(6)),

d. All recreational vehicles placed on sites must either:

1. Be on the site for fewer than 180 consecutive days;
2. Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions); or
3. The recreational vehicle must meet all the requirements for "new construction", including the anchoring and elevation requirements of section 50-92(3)(a), (c) above.

(4) *Floodway*. Located within areas of special flood hazard established in section 50-36, are areas designated as floodway. A floodway may be an extremely hazardous area due to velocity floodwaters, debris or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights. Therefore, the following provisions shall apply:

a. ~~All Encroachments~~ are prohibited, including earthen fill, new construction, substantial improvements or other development within the regulatory floodway, except for bridges, culverts, roadways and utilities and any uses related to open space or recreation, including parks or outdoor recreational activities, wetlands management, nature reserves, cultivation, or grazing. Any structure or improvement functionally related to a designated open space or recreational use may be allowable.

~~The above Development may only be permitted however, provided when it is demonstrated through a floodway no-rise analysis hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall will not result in any increase in flood levels or floodway widths during a base flood discharge. A registered professional engineer must provide supporting technical data and certification thereof.~~

A no-rise analysis shall be performed by a licensed engineer registered in the state of Georgia. The analysis shall be supported by technical data and be based on the hydraulic analyses utilized in the models for the effective Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM). The hydraulic analysis must also follow the applicable FEMA's Guidance for Flood Risk Analysis and Mapping documents.

A no-rise analysis must show no impact on the 100-year flood elevations at all existing cross-sections and added cross-sections, resulting from the proposed development in the floodway.

To support a no-rise certification for proposed developments encroaching into an established floodway, a complete submittal package shall be submitted to the City of Pooler, which shall include, but not be limited to, the following:

1. Copy of Duplicate Effective Model:

Upon receipt of the effective computer model, the engineer should run the original model to duplicate the output in the effective (FIS). If the effective hydraulic model is

unavailable, an alternative hydraulic model must be calibrated to reproduce the FIS profiles within 0.5 feet. Hydraulic models used in the analysis must be on FEMA's accepted models list.

2. Corrective Effective Model:

This model shall serve to correct any errors identified in Duplicate Effective Model. Errors to be corrected may include (supporting documentation is required): inappropriate expansion and contraction coefficients, datum adjustments, bridge modeling errors, culvert modeling errors, incorrect ineffective flow locations and elevations, incorrect or unreasonable Manning's roughness coefficients, gross errors in topography at existing sections, negative surcharges and surcharges over 1.00', or man-made changes prior to the Effective Model that are not captured in the model.

3. Existing Conditions Model:

This model shall reflect any modifications that have occurred within the floodplain since the date of the effective model, but prior to the construction of the proposed project. If no modifications have occurred since the date of the effective model, then the model would be identical to the Duplicate Effective or Corrective Effective Model. The results of this Existing Conditions analysis will indicate the 100-yr elevations at the project site.

4. Proposed Conditions Model:

Modify the Existing Condition Model to reflect proposed project conditions. The overbank roughness coefficients should remain the same unless a reasonable explanation of how the proposed development will impact Manning's "n" values is included with the supporting data. The results of this analysis will indicate the 100-year elevation for proposed conditions at the project site. The results must indicate no impact on the 100-year flood elevation when compared to the Existing Conditions Model.

5. Report:

The report shall clearly describe the analysis methodology and outline the procedures utilized for each step of the analysis. All modifications made to the Duplicate Effective Model to develop the subsequent models (Corrected Effective Model, Existing Conditions Model, and Proposed Conditions Model) shall be well documented in this report and submitted with all supporting data needed to justify the modifications. The report shall also detail the results of the analysis, clearly showing how the floodway's conditions remain or change in each of the models. Exhibits shall also be included in the report, including, but not limited to, the effective FIRM, site location, proposed site grading plans superimposed onto maps, the location of existing cross-sections and added cross-sections.

6. Cross Section Plots (for added cross-sections):

Cross-section plots, of the added cross-sections needed for analysis, shall be provided for the existing and proposed conditions. There shall also be a statement identifying the source of the topographic data and information used to develop the added cross section.

7. Copy of Effective Floodway Data Table from the FIS Report

8. Digital Copy of All Input and Output Files for Models

9. Printed Copy of the Output Files for Corrected Effective Model, Existing Conditions Model, and Proposed Conditions Model

b. Only if subsection (4)(a) above is satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of division 3.

III

That CHAPTER 50 – FLOODS, ARTICLE II. FLOOD DAMAGE PREVENTION, Section 50-95 – Standards for Subdivisions be amended by deleting the strikethrough language and adding the underlined text as follows:

Section 50-95. Standards for subdivisions or development proposals.

- (1) All subdivision and/or development proposals shall be consistent with the need to minimize flood damage and shall be reasonably safe from flooding;
- (2) All subdivision and/or development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;
- (3) All subdivision and/or development proposals shall have adequate drainage provided to reduce exposure to flood hazards; ~~and;~~
- (4) For subdivisions and/or developments ~~greater than 50 lots or five acres, whichever is less,~~ base flood elevation data shall be provided for subdivision and all other proposed development, including manufactured home parks and subdivisions; ~~and~~
- (4)(5) Any changes or revisions to the flood data adopted herein and shown on the FIRM shall be submitted to FEMA for review as a conditional letter of map revision (CLOMR) or conditional letter of map amendment (CLOMA), whichever is applicable. Upon completion of the project, the developer is responsible for submitting the "as-built" data to FEMA in order to obtain the final LOMR. The developer's engineer shall additionally provide the City of Pooler with all digital data needed to update local versions of the DFIRM.

IV

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

V

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.

VI

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: _____

DRAFT

ORDINANCE NO. O2023-06.B

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES CHAPTER 66 – SIGN REGULATIONS, SECTION 4 – REQUIREMENTS THAT APPLY TO ALL SIGNS IN GENERAL AND SECTION 10 – SIGN PERMITS; REQUIREMENTS AND PROCEDURES TO AMEND SIGN PERMITTING REQUIREMENTS; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

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

I

That CHAPTER 66 – SIGN REGULATIONS, Section 66-4 – Requirements That Apply to All Signs in General be amended by deleting the strikethrough language and adding the underlined text as follows:

Section 66-4. Requirements That Apply to All Signs in General.

(a) Compliance with other codes, laws and regulations.

(1) Any sign that will be erected, replaced, reconstructed, repaired, altered, relocated or maintained within the city shall conform to the requirements of the International Building Code, Appendix H, and to the requirements of the National Electrical Code, Chapter 600, "Electrical Signs and Outdoor Lighting", as adopted with amendments by the State of Georgia.

(2) In accordance with the National Electrical Code specifications, all signs shall be located in such a way that they maintain horizontal and vertical clearance from all overhead utilities. In no case shall any sign be installed within three feet horizontally or vertically from any overhead utility line or utility guy wire. In no case shall any sign be installed within ten feet from any underground utilities.

(3) Any sign that will be erected, replaced, reconstructed, repaired, altered or relocated within the city shall conform to all other provisions of this chapter and other ordinances of the City of Pooler. In the event of conflict between the provisions of this chapter and other city ordinances or adopted regulations, the most stringent requirements shall prevail and be controlling.

(4) Wind pressure.

a. Freestanding signs shall be capable of withstanding horizontal wind pressure amounting to 30 pounds per square foot. In assuming or determining the pressure on any sign, the wind shall be assumed to be blowing from the direction which will produce the maximum stress.

b. All signs that are newly erected, replaced, reconstructed, repaired, altered or relocated within the city having an area of greater than 35 square feet shall be designed to withstand a wind load created by a 120 miles per hour wind in accordance with the current Building Code, as adopted by the Georgia Department of Community Affairs. Any applicant for a sign permit shall include the current wind load in effect on the application.

(5) All signs shall conform with all state requirements including, but not limited to, signs used by retail distilled spirits dealers, signs advertising Georgia Lottery, O.C.G.A. § 3-4-3; control of signs and signals, O.C.G.A. § 32-6-50 et seq.; unlawful placement of signs within right-of-way of public road, O.C.G.A. § 32-6-51.

(6) If applicable, signs within the flight control zone of the Savannah/Hilton Head International Airport must submit a "determination of no hazard to air navigation" approved by the Federal Aviation Administration (FAA) prior to issuance of a sign permit by the city.

II

That CHAPTER 66 – SIGN REGULATIONS, Section 66-10 – Sign Permits; Requirements and Procedures be amended by deleting the strikethrough language and adding the underlined text as follows:

Section 66-10. Sign Permits; Requirements and Procedures.

(c) Application for a permanent or temporary sign permit.

(1) An application for a sign permit (and accompanying building or electrical permit, if required) shall be made using the forms provided by the building official, shall be filled in with all information required, and shall be submitted in the number of copies as required. Incomplete applications will be returned to the applicant within seven days without further review as though no application had been received.

(2) An application for a sign permit must include the following:

- a. The type and description of the sign.
- b. The value of the sign.
- c. The street address of the property upon which such sign is to be located and the proposed location of such sign on such property. In the absence of a street address, a method of location acceptable to the building official shall be used.
- d. The name and address of the owner of the real property upon which the sign is to be located.
- e. Written consent of the owner or his agent of the real property upon which the sign is to be located granting permission for the placement or maintenance of such sign.
- f. Name, address, phone number and business license number of the sign contractor.
- g. If applicable, a copy of a "determination of no hazard to air navigation" approved by the Federal Aviation Administration (FAA).

(3) Sign permit applications for a permanent sign shall be accompanied by a dimensioned scale drawing of each proposed sign; a site plan and elevation for freestanding signs, a utility plan showing the proposed sign location at least ten feet from underground utilities, or and if applicable, a drawing of the facade of the building showing proposed placement of each building sign. The drawing must include:

- a. The square foot area of each sign face and the height of the sign structure. Signs over 35 feet in height will be required to have a state registered engineer's stamp or seal;
- b. Materials proposed for the sign surfaces that are required to be "architecturally treated".
- c. Pertinent information such as wind pressure requirements and display materials in accordance with the standard building code; and
- d. Any other information that the building official may require to ensure compliance with this chapter or in the exercise of sound discretion in acting upon the application.

(4) Any person performing new electrical work relating to signs must apply for an electrical permit and hold a valid electrician's trade license issued by the State of Georgia to perform such work. If the electrical wiring exists from a previous sign and no new electrical wiring is necessary for illumination, the sign company may connect the electrical service.

(5) Use of foreign languages.

- a. For any sign for which a sign permit is required that uses words in a language other than English, the English translation of the sign shall be provided on the sign permit application. See also subsection 66-4(f) regarding business names, and street numbers.
- b. Nothing in this section shall be construed to prohibit the use of foreign words or characters as long as they do not contain obscene language or advertise an illegal activity.

(d) Process for sign permit approval. Upon acceptance of a complete and proper application in accordance with subsection 66-10(c)(1), the following procedure will be followed for issuance of a sign permit.

(1) Applicants for freestanding sign permits shall flag the foundation location of the proposed sign in the field so that Staff can review the location with respect to existing underground utilities.

~~(1)~~ (2) If the plans, specifications and intended use of the proposed sign or part thereof conform in all respects to the applicable provisions of this chapter and the Pooler Building Code and Electrical Code, as applicable, a sign permit shall be issued.

~~(2)~~ (3) Review time period. The application will be reviewed and a sign permit will be issued or denied within the following time periods:

- a. For a temporary sign: 14 days.
- b. For a permanent sign: 42 days.

If no decision is made by the building official within the applicable time period, then the permit shall be deemed to be approved.

~~(3)~~ (4) If after review and investigation by the building official, it is determined that the application fails to meet the applicable provisions of this chapter or the Pooler Building or Electrical Codes, the permit shall be denied, and the building official shall notify the applicant in writing of the denial and reasons for denial.

III

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

IV

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.

V

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

1st Reading: _____

2nd Reading: _____

This ____ day of _____, 2023.

CITY OF POOLER, GEORGIA

Rebecca C. Benton, Mayor

Attest:

Kiley Fusco, City Clerk

Date: _____



SPECIAL EVENT PERMIT APPLICATION

1. APPLICANT'S INFORMATION:

The Villages of Godley Station Julie. Hartenfels@GodleyHOA.org
Applicant's Name Email Address
306 N Godley Station Blvd, Pooler Ga 31322 201-376-8790
Applicant's Home Address Telephone Number
Julie Hartenfels Julie. Hartenfels@GodleyHOA.org
Contact Person/Agent Name Email Address
Brenda Nelson 912-713-7835
Contact Person/Agent Telephone Number

2. EVENT INFORMATION:

Nov 11, 2023 Clubhouse 306 N Godley Station Blvd, Pooler Ga
Date of Event Location of Event
10:00 am 12:00 pm 100
Starting Time of Event Ending Time of Event Estimated # of Participants
Parade from Clubhouse to Arbor Circle + back Flag Ceremony + Food Truck
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] 07/20/23
Applicant's Signature Date

Date Submitted: <u>7/20/23</u>	Permit #: <u>1004</u>	Fee Paid: \$ <u>seeking waiver</u>	Council Meeting Date: <u>8/7/23</u>
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Special Stipulations: _____	
Mayor's Signature: _____			



SPECIAL EVENT PERMIT APPLICATION (Staff review page)

STAFF RECOMMENDATIONS – CITY OF POOLER USE ONLY

POLICE DEPARTMENT

The Police Department has reviewed the application and the details of the event. Based on their findings and the requirements of the Code of Ordinances of the City of Pooler, the application is therefore recommended for:

Reviewed by: Colley Brown Date: 7/31/2023 Approval: Denial:

Comments/Concerns: Denial is based on traffic concerns and congestion in a residential area. CB

FIRE DEPARTMENT

The Fire Department has reviewed the application and the details of the event. Based on their findings and the requirements of the Code of Ordinances of the City of Pooler, the application is therefore recommended for:

Reviewed by: _____ Date: _____ Approval: Denial:

Comments/Concerns: see next page...

PARKS & RECREATION DEPARTMENT (if applicable)

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

Reviewed by: _____ Date: _____ Approval: Denial:

Comments/Concerns: _____



SPECIAL EVENT PERMIT APPLICATION (Staff review page)

STAFF RECOMMENDATIONS – CITY OF POOLER USE ONLY

POLICE DEPARTMENT			
The Police Department has reviewed the application and the details of the event. Based on their findings and the requirements of the Code of Ordinances of the City of Pooler, the application is therefore recommended for:			
Reviewed by:	Date:	Approval: <input type="checkbox"/>	Denial: <input type="checkbox"/>
Comments/Concerns: <u>see previous page...</u>			

FIRE DEPARTMENT			
The Fire Department has reviewed the application and the details of the event. Based on their findings and the requirements of the Code of Ordinances of the City of Pooler, the application is therefore recommended for:			
Reviewed by: <u>Gjh</u>	Date: <u>7/20/23</u>	Approval: <input checked="" type="checkbox"/>	Denial: <input type="checkbox"/>
Comments/Concerns: <u>NO REQUIREMENTS. * NOTE: WE MAY HAVE TO RESPOND THROUGH THE PARADE ROUTE SO THEY NEED TO BE AWARE & PREPARED FOR THIS. — GJS</u>			

PARKS & RECREATION DEPARTMENT (if applicable)			
The Parks & Recreation Department has reviewed the application and the details of the event. Based on their review, requirements, and availability if needed, the application is therefore recommended for:			
Reviewed by:	Date:	Approval: <input type="checkbox"/>	Denial: <input type="checkbox"/>
Comments/Concerns: _____			

Hadassa Villafana

From: Julie Hartenfels <Julie.Hartenfels@GodleyHOA.org>
Sent: Monday, July 31, 2023 2:33 PM
To: Hadassa Villafana
Cc: Craig Bogden; Scott Cribbs
Subject: **EXTERNAL EMAIL**Re: Special Event Permit Application Update - City of Pooler

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

Dear Hadassa,

Good afternoon. It is disappointing that the police chief recommends denial. Is there a safer way to move the parade through our community? We are prepared to issue letters to our community and post warnings along the parade route so our residents are aware of the hour or so this will take place.

We can begin the parade past the Carlyle Resident so as not to interfere with their traffic. We have a sidewalk up to there so there is no need to block their entrance in anyway. We anticipate about an hour or so for parade to honor the veterans.

The entire route is in our community, there are ways for residents of other communities to go a different route to get to their destination.

We would post 2 residents in the front and back of parade to watch for oncoming emergency vehicles.

Please let me know.

Thank you

Very Truly Yours,

Julie Hartenfels
Secretary Villages of Godley HOA
Cell:201-376-8790

From: Hadassa Villafana <HVillafana@pooler-ga.gov>
Sent: Monday, July 31, 2023 1:55 PM
To: Julie Hartenfels <Julie.Hartenfels@GodleyHOA.org>
Cc: Craig Bogden <CBogden@POOLER-GA.GOV>; Scott Cribbs <SCribbs@POOLER-GA.GOV>
Subject: Special Event Permit Application Update - City of Pooler

Good Afternoon Ms. Hartenfels:

We have begun processing your special event permit application. Our police chief and fire chief have provided their recommendations, please see below:

Police: Denial is being recommended based on traffic concerns and congestion in a residential area.

Contact: Captain Craig Bogden

Phone: (912) 748-7333

Email: cbogden@pooler-ga.gov

Fire: Approval is being recommended with no requirements. Please note, we may have to respond through the parade route so they need to be aware and prepared for this.

Contact: Deputy Chief Scott Cribbs

Phone: (912) 748-7012

Email: scribbs@pooler-ga.gov

The final decision on whether to deny or approve this application will be made by our Mayor and Council. Please advise on whether you would like to proceed with the application and appear before the council to answer any questions during a scheduled meeting or if you would like to withdraw your application. If withdrawing your application then the event will not be permitted and can not take place.

Please let me know if you have any questions and I look forward to your response.



HADASSA VILLAFANA
Occupational Tax Specialist
Purchasing Supervisor

100 US Highway 80 SW
Pooler, GA 31322

(912) 748-7261, ext. 109
hvillafana@pooler-ga.gov

Villages of Godley Station
306 N Godley Station Blvd
Pooler, Georgia 31322

To Whom It May Concern,

We would like to apply for a special event permit. We would also like to have the permit fee waived as we are a non-profit organization.

The event is for the homeowners of Villages of Godley. We plan on having a patriotic decorate your bike, golf cart, dogs etc and parade from the clubhouse at N Godley Station Blvd to Arbor Circle and back. It is about a mile from beginning to end. Before the parade begins we want to salute the flag and have a special ceremony to honor our Veterans.

Once back at clubhouse we would like to have a food truck for those who would like to purchase food. We will serve refreshments and a few snacks like popcorn.

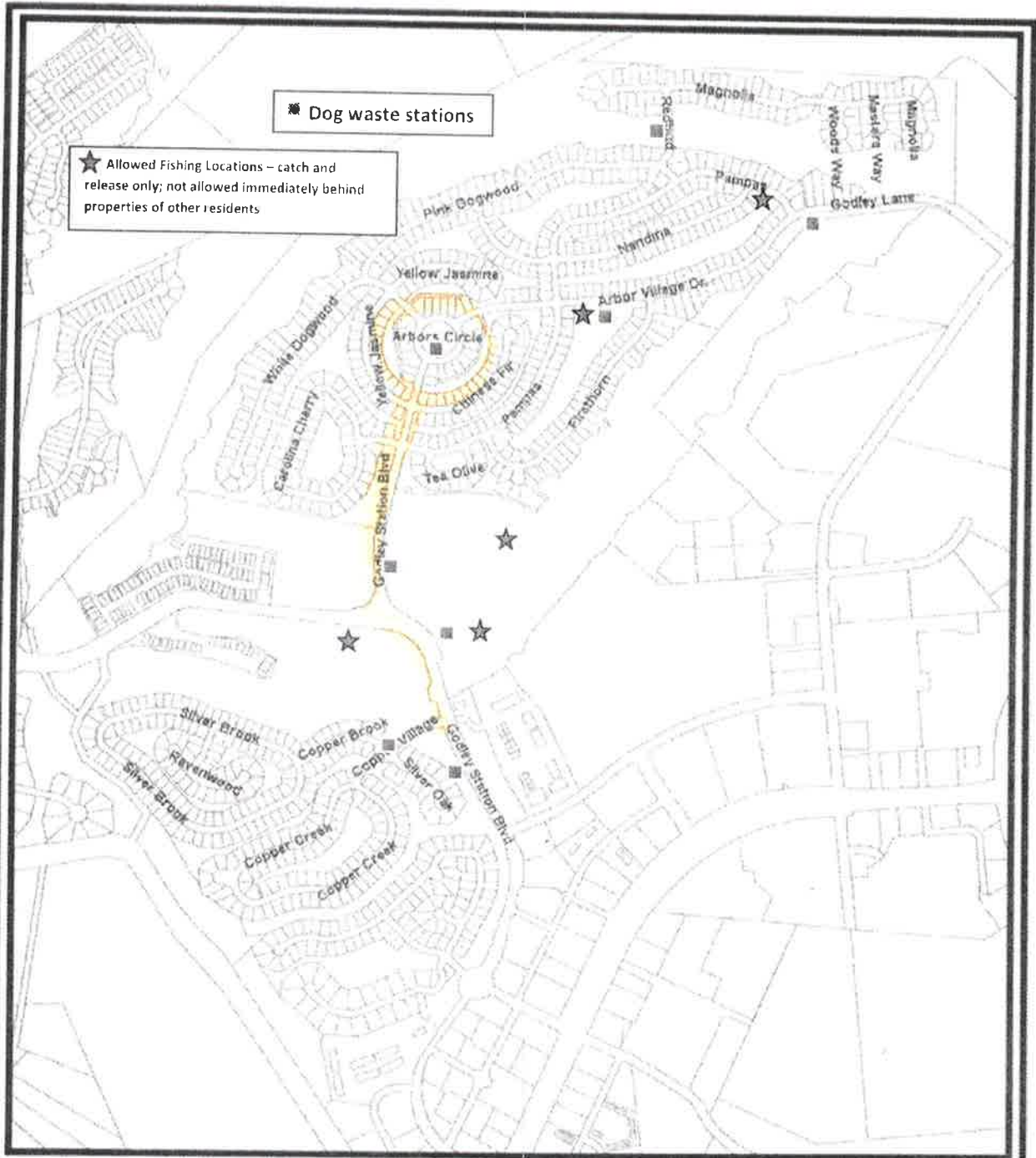
Please let us know if we permit is permissible and if we can get a waiver for the special event permit.

Thank you,

Julie Hartenfels

HOA Board

Secretary



A Bell Company



MUSSEY, GAY, BELL & DEYOUNG, INC.
 CONSULTING ENGINEERS
 320 COMMERCIAL DRIVE, P.O. BOX 14047
 SAVANNAH, GEORGIA, 31416
 TEL. (912) 354-4625 FAX (912) 354-0754
 WWW.HBD.COM

The Villages at Godley Station



SPECIAL EVENT PERMIT CHECKLIST

THE ATTACHED APPLICATION MUST BE SUBMITTED AT LEAST 30 DAYS PRIOR TO YOUR SCHEDULED EVENT. APPLICATIONS RECEIVED WITH LESS THAN 30 DAYS' NOTICE WILL NOT BE ACCEPTED OR PROCESSED. NO ADVERTISEMENTS OR FEE COLLECTION SHOULD BE DONE BY THE APPLICANT ONLINE OR ON SOCIAL MEDIA UNTIL THIS APPLICATION HAS BEEN REVIEWED AND APPROVED BY THE CITY OF POOLER'S MAYOR AND COUNCIL.

- ✓ Complete Application. The application must be completed in its entirety. To speed up the process, please include event flyers, routes, maps, and any other supporting documents regarding the event.
- ✓ Contact the Business Registration department at (912) 748-7261, ext. 109, to schedule an appointment to submit the application and pay the non-refundable fee (\$300) (amusement park, carnivals, or circus events are \$500/day), or email the form and supporting documents to hvillafana@pooler-ga.gov then call in to make a phone payment with a debit/credit card (Visa or MasterCard only). **This permit will only be issued for a maximum of 30 days.**
- ✓ If seeking a waiver of fees, please indicate this on the application and attach, if applicable, the 501(C)(3) IRS letter. Please note, that only Mayor and Council can waive fees.
- ✓ If your event will have food vendors (i.e., food trucks), please make sure to mention this in your application and indicate that food will be sold/provided. **If food vendors are not indicated on the application, they will NOT be allowed at the event.** (If alcohol will be served, this is not the correct form; please fill out the Temporary Special Event Permit – Dispensing Alcohol application or contact us for more information).
- ✓ After submitting your application and payment, the Police Chief, Fire Chief, and if needed, the Director of Parks and Recreation will review your application. At that time, each department head will make recommendations for approval or denial and indicate what special stipulations, if any, must be completed prior to the application being presented to Mayor and Council.
- ✓ A representative from the Business Registration department will contact you to inform you of the recommendations and/or stipulations required by each department and provide you with contact information, if needed, to coordinate the use of police officers, emergency management personnel, and/or park reservations.
- ✓ Contact all Department personnel, as mentioned previously, to schedule the use of off-duty officers and emergency staff, and/or to make park reservations as required.
- ✓ A representative from the Business Registration office will contact you to inform you when your Special Event Permit application will be reviewed by the Mayor and Council (during a regularly scheduled council meeting). Please make plans to attend this meeting.
- ✓ If approved, the Special Event Permit will be emailed and mailed to you within 2-3 business days after the council meeting. If it is not approved and you would like to appeal the City's decision, please contact us at (912) 748-7261 ext. 109 or hvillafana@pooler-ga.gov.

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

**PLANNING AND ZONING DEPARTMENT
STAFF REPORT**

Map Amendment for 1722, 1730, 1732, 1740, and 1742 Quacco Rd

Project Numbers:	#230904
P&Z Meeting Date:	July 24, 2023
Public Hearing Date:	August 7, 2023
Applicant and Authorized Agent:	Savan Patel
Location (Address):	1722, 1730, 1732, 1740, and 1742 Quacco Rd
Parcel (PIN):	51025 02001, 02002, 02005, and 02006
Existing Zoning:	R-A
Zoning Action:	Map Amendment
Request:	Request to rezone the subject parcels from the R-A (Residential-Agriculture) Zoning District to the R-4 (Townhouses and Condominiums) Zoning District.
Application Filed:	June 30, 2023
Legal Notice Published:	July 12, 2023
Sign Posted:	July 19, 2023
Letters Mailed:	July 13, 2023
Staff Recommendation:	Approval
<i>Recommended Motion:</i>	<i>"After review of the criteria, move to recommend approval of the zoning map amendment at the subject site along Quacco Rd."</i>

Background:

The subject parcels were part of a previous rezoning request under project #220535 to rezone 44.81 acres from R-A to R-4 to construct 205 +/- units. The requested map amendment was denied related to environmental concerns on the western tract and traffic concerns on July 18, 2022. The portion with respect to environmental concerns is not included as part of this new request.

The subject site consists of four parcels totaling approximately 20.5 acres. The site has a couple of existing ponds located throughout with several stands and grouping of trees. The site has existing residential structures with associated accessory buildings. The applicant is proposing to construct townhomes, totaling +/- 100 units (5 du/ac).

The site has frontage and access along Quacco Rd, which is presently two lanes at this location. Quacco Rd will be widened to four lanes as part of the Pooler Parkway/Quacco Rd Widening project.

The site is located along the boundary with Savannah Quarters to the north, which includes a church and Pooler Fire Station. The Hamilton Grove subdivision is located directly to the north of the subject site and is a single-family detached subdivision (which includes a 25' buffer strip). The other adjacent properties (including those across Quacco Rd) are zoned R-A and are either undeveloped, agricultural, or function as residential homestead properties.

The Pooler 2040 Comprehensive Plan includes this area under the "Residential" character area, which includes R-4 as an appropriate current zoning. Likewise, the FLUM designation for this area is "Residential", which includes townhomes and condominiums as intended uses.

Relevant Ordinances:

App. A, Art. IV, Sec. 13.1. R-4, Townhomes and Condominiums District

Zoning Map Amendment Standards:

1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
 - *Yes, the request is a logical extension of the zoning boundary and will improve the pattern of uses in the area. The request is adjacent to a PUD (Savannah Quarters) along a major roadway within the City. The requested zoning would help to improve the pattern of uses in the general area and would be consistent with*

those identified as part of the 2040 Comprehensive Plan's Character Area map and FLUM.

2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
 - *No, the request is not considered spot zoning. The requested acreage to be rezoned is significant enough to be considered a related pattern of development for the area. Likewise, the request is consistent with the 2040 Comprehensive Plan's Character Area map and FLUM.*
3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
 - *No, the proposed use is located with access solely to Quacco Rd and would have no other access points to minor streets or subdivisions. The improvements to Quacco Rd should help ensure any potential congestion, noise, and traffic hazards. Likewise, any potential traffic impacts will have to be considered prior to final approval of site/construction plans.*
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
 - *No, the request would not place irreversible limitations on the area or the future plans for it. The rezoning request is consistent with the FLUM and character area designations related to this area.*
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
 - *Yes, there is an imminent need for the rezoning. With the current and anticipated growth within the area and larger region, the City will need to continue to expand its housing stock. Likewise, the 2040 Comprehensive Plan calls for a greater mix of housing and diversity of housing types throughout the City.*
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
 - *No, the proposed use would not substantially conflict with the existing density patterns or neighborhood. The proposed townhome use would allow for a maximum of 10 du/ac, though per the concept a density of 5 du/ac is proposed. While the maximum allowed density is greater than the surrounding properties, the density proposed is consistent with the*

surrounding developments. Even if it were to be developed at the maximum allowable, it is an appropriate density for this area due its location along Quacco Rd and at the outer boundary of the Savannah Quarters PUD, including its proximity to Mosaic and Blakely Commons.

7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
 - *It is possible that additional requests of a similar nature could occur in the vicinity. This is one of the few remaining portions of the City with moderately sized, limited-development tracts. It is unlikely that without consolidating tracts (as with this request), future attempts to significantly upzone properties would occur. However, if future requests were to occur, such requests should not precipitate adverse land use impacts that would not otherwise be addressed via the site planning process.*

8. Will the action adversely impact adjacent or nearby properties in terms of:
 - Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?
 - *No, the request would not adversely impact the nearby properties as it relates to environmental quality or livability and is not incompatible with the established development pattern. Generally, the uses allowed within this zoning district are considered less impactful than those of surrounding uses, i.e., single-family detached.*

 - 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?
 - *No, the request would not adversely impact the nearby properties as it relates to property values or make them less marketable.*

 - Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which]

results in adverse impacts upon existing down-stream drainage problems or potential problems?

- *No, the request would not adversely impact the nearby properties as it relates to stormwater runoff. Any large site development proposed in the City will need to go through site plan review and approval to ensure items such as stormwater runoff are addressed on site so that down-stream drainage or off-site impacts do not occur.*

9. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?

- *No, the proposed rezoning would not result in public service requirements that would create a burden on the public. Any potential infrastructure improvements related to this development would be the responsibility of the developer and not place a burden on the City.*

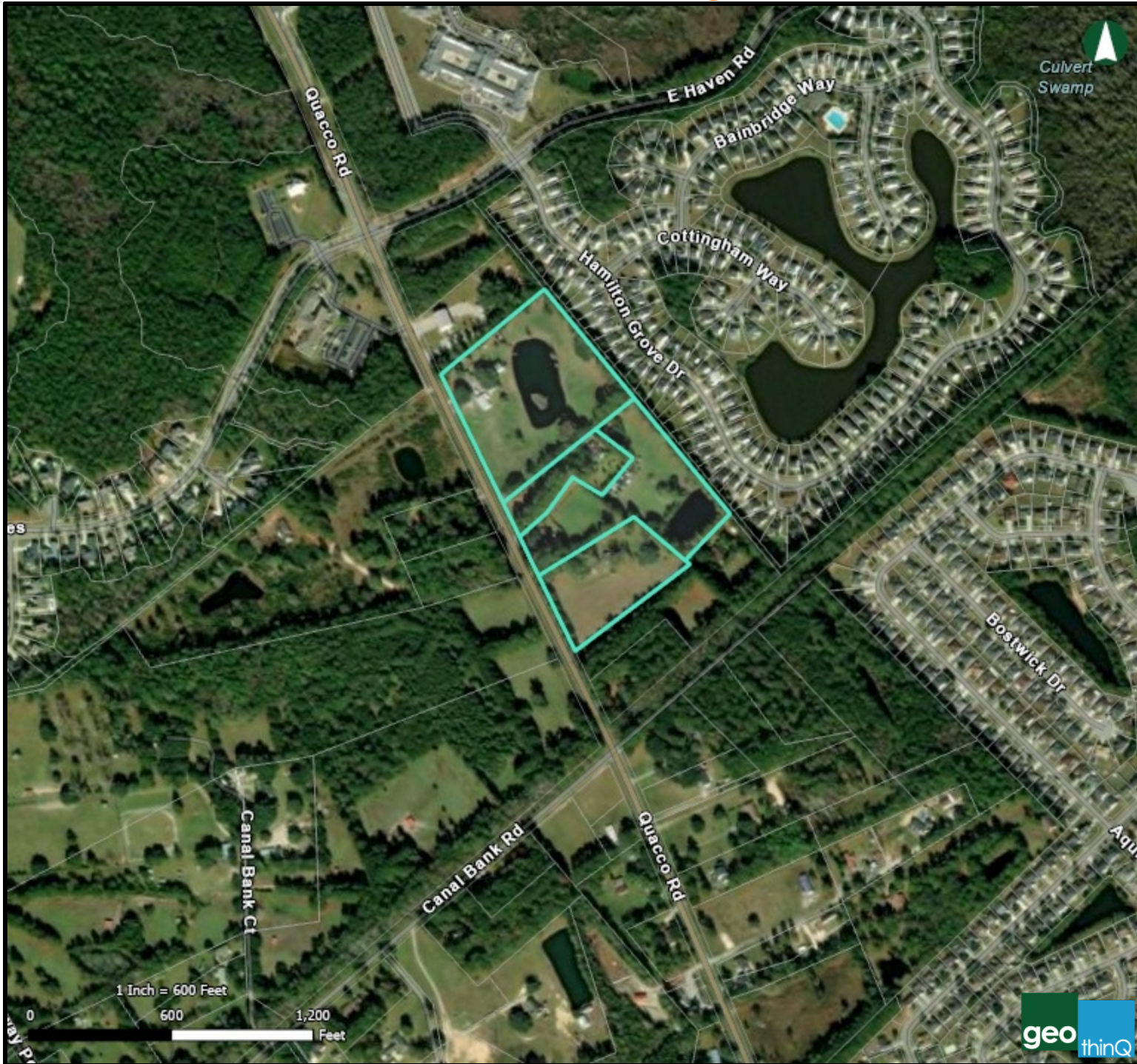
Conclusion:

Staff is of the opinion the request complies with the required criteria for a zoning map amendment. As such, staff recommends **Approval** of the map amendment.

Attachments:

- A. Vicinity Map
- B. Zoning Map
- C. Application and Submittal Documentation

ATTACHMENT A



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

Project #230904 - Quacco Rd Rezoning

07/19/2023

Parcels

ATTACHMENT B



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

Project #230904 - Quacco Rd Rezoning

07/19/2023



**City of Pooler
Zoning Map Amendment Application**

Date: 6/29/23 File #: _____

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: Savan Patel
2. Address of owner/authorized agent: 134 Puttenham Xing, Pooler, GA 31322
3. Telephone number of owner/agent: (912) 220-3308
4. Have any previous applications been made for a text or map amendment affecting these same premises? ___ Yes or x No
5. If yes, give file number, date and action taken: _____
(If exact file number, date or action is not known, please give approximate date of previous application.)

Action Requested

Information Required:

1. General location of property (the area) street number and location with respect to nearby public roads in common use: 1722, 1730, 1732, 1740, 1742 Quacco Road, Pooler, GA 31322
2. Legal description of property (name of subdivision, block and lot number): _____
See additional page
3. PIN #: See additional page
4. Zone Classification: Present R-A Requested: R-4
5. Owner of property: (If same as applicant, leave blank) _____
6. Address of owner: _____
7. Telephone number of owner: _____
8. Total area of property: (acres or approximate sq. feet) 20.21 Acres
9. Existing land use (specify such as grocery store, single-family residence, vacant land, etc.) _____
Residential Agricultural
10. Desire land use (specify such as residence, grocery store, mobile home park, etc.) Multi-Family Townhomes

Reasons and Certifications

(Required for all amendments)

- Reasons for requesting change of zoning map which would support the purposes of the zoning program: _____

City of Pooler

Zoning Map Amendment Application

RECEIVED
 JUN 30 2023
 ZONING DEPARTMENT

Adjacent Property Owners

Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way.

See Additional Page	

- (Please list additional names on separate sheet)


Campaign Contributions

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

- No**, I have not made campaign contributions to any Pooler City Official(s).
- Yes**, I have made campaign contributions to one or more Pooler City (Official(s)).

City Official	Title	Dollar Value	Description of Gift

I attest that all the information provided is true to fact


 (Applicant's signature)

Date: 6/30/23

City of Pooler

Zoning Map Amendment Application

Filing Requirements

Applicant must submit the following information 30 days prior to the regularly scheduled meeting on the second and fourth Monday of each month. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission.

- Filing fee (see schedule of fees). Make checks payable to the City of Pooler.
- For Power Point presentation, please e-mail PDF file on project to *kklassen@pooler-ga.gov*
- A scaled plat showing dimensions, acreage, location of the tract(s) and utility easements prepared by a licensed architect/surveyor. Submit one copy if 11" x 17" or smaller, 16 copies if larger.
- Legal description of property.
- Complete Campaign Contributions and Acknowledge receipt of Zoning Standards for Map Amendment.
- If Agent, Authorization of property owner, signed, dated and notarized.
- Copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

AP
initial

I acknowledge receipt of Zoning Standards for a Map Amendment. I understand the standards and any other factors relevant to promoting the public health, safety, and general welfare of the City of Pooler against unrestricted use of property will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision.

I have received and understand the "checklist" of actions needed to amend the City of Pooler Zoning Map.

I herby certify that the above stated facts are true to the best of my knowledge and I am the owner or authorized agent for the owner of subject property.

Sworn to and subscribed before me on this 30th day of June 2023

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

[Signature]
Notary Public



Application Status

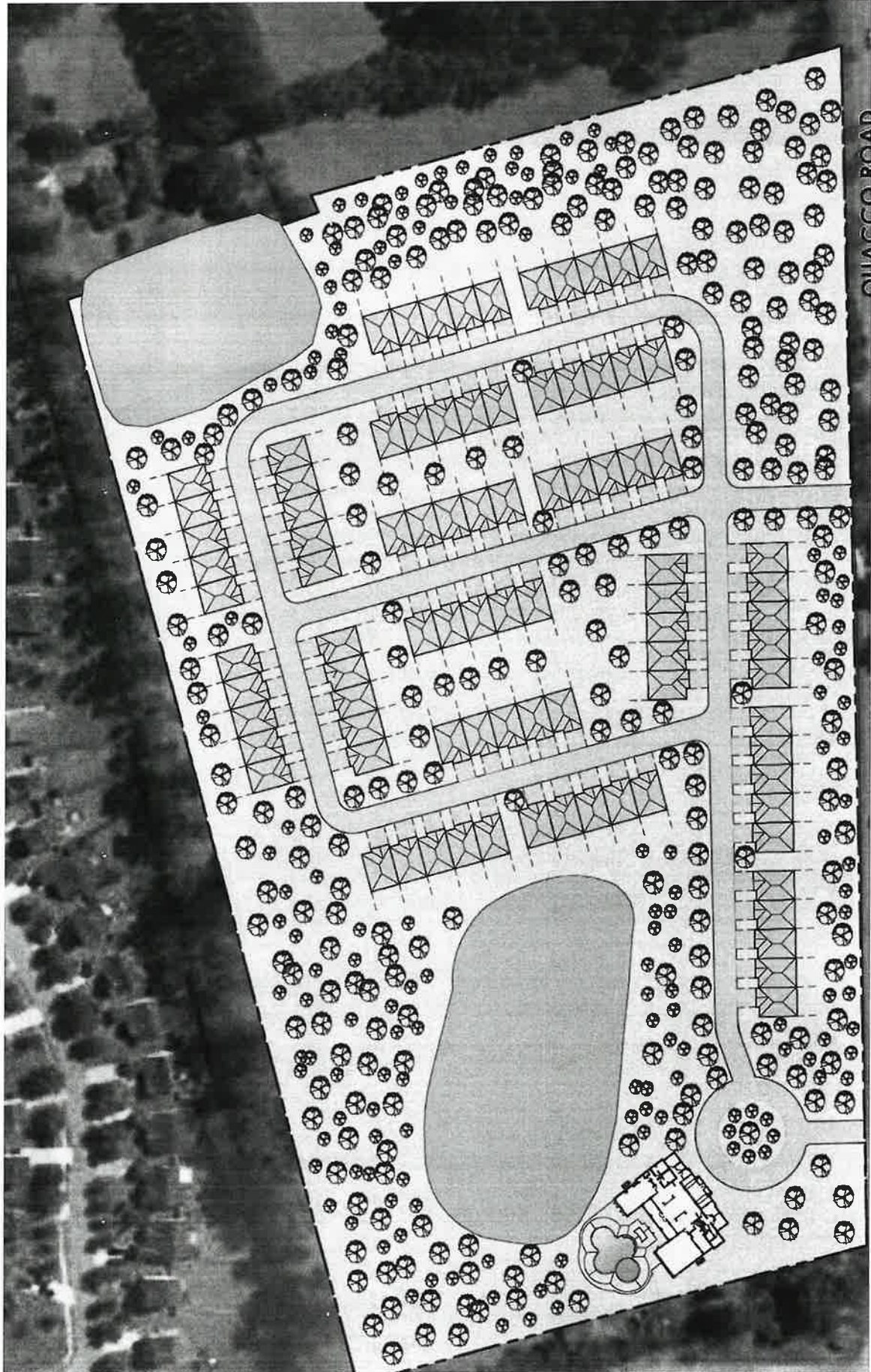
This portion to be completed by Zoning Administrator

- Hearing date has been set for: _____
- Notice published in newspaper on: _____ (15 days prior to hearing date)
- Letters of notification mailed to adjacent property owners on: _____
- This action was approved _____ or denied _____ (copy of minutes disposing of this action are attached).
- Notification of the results of this action mailed to the applicant on: _____
- Sign posted: _____

RECEIVED

JUN 30 2023

ZONING DEPARTMENT



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

**PLANNING AND ZONING DEPARTMENT
STAFF REPORT**

Map Amendment for Collins Street Properties

Project Numbers:	230824, 230829, 230830, 230831, 230832, 230833, 230835, 230836, 230837, 230838 and 230839
P&Z Meeting Date:	July 24, 2023
Public Hearing Date:	August 7, 2023
Applicant and Authorized Agent:	City of Pooler on behalf of property owners (Trisha Cook, Crystal Norris, Judy Pennington Davis, Diane White and Danny & Sandra McDonald)
Location (Address):	209 S Rogers St, 113 W Collins St, 309 W Collins St, 313 W Collins St, 213 E Collins St, 205 E Collins St, 321 E Collins St, 415 E Collins St, 405 E Collins St, 303 E Collins St and 315 E Collins St
Parcel (PIN):	50003 04002, 50003 04008, 50003 02009, 50003 02003, 50005 07006, 50005 07001, 50005 08003, 50005 15006, 50005 15001, 50005 08001 and 50005 08004
Existing Zoning:	R-1-A
Zoning Action:	Map Amendment
Request:	Request to rezone the subject parcels from the R-1-A (Single-Family Residential) Zoning District to the C-1 (Light Commercial) Zoning District.
Application Filed:	June 30, 2023
Legal Notice Published:	July 13, 2023
Sign Posted:	July 12, 2023
Letters Mailed:	July 6, 2023
Staff Recommendation:	Approval
<i>Recommended Motion:</i>	<i>"After review of the criteria, move to recommend approval of the zoning map amendment for the subject Collins Street properties."</i>

Planning & Zoning Commission:

P&Z agreed with staff's recommendation for approval.

Background:

The Main Street Overlay District was adopted to provide a means to unify and coordinate development in a practical and aesthetic manner that enhances and protects the future of the district without negatively impacting the owners. The district has design standards to promote a main street style and attractive gateway.

The entire corridor was to be commercially zoned excluding a small section, which is zoned industrial. The properties that front Collins Street were included in the overlay but were never rezoned from residential to a commercial district.

There have been several property owners on Collins Street that recently expressed interest in having their property rezoned to C-1. As it was the City's original intent to have these properties zoned C-1, Staff initiated the process to move forward with a Zoning Map Amendment application for properties that front Collins Street.

A letter was sent to all property owners located on Collins Street that were still zoned residential on May 16, 2023. The letter informed the property owner of the proposed rezoning, provided instructions for those that wished to be included in the rezoning and invited them to attend a Town Hall meeting on June 13, 2023, to discuss the proposal.

Staff received eight applications from interested property owners. The City is also proposing to include three City-owned parcels in the request, for a total of eleven properties proposed to be rezoned.

Relevant Ordinances:

App. A, Art. IV, Sec. 18. C-1, Light Commercial District

App. A, Art. IV, Sec. 27. Main Street Overlay District

Zoning Map Amendment Standards:

1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?

- *Yes, the request is a logical extension of the zoning boundary and will improve the pattern of uses in the area. The parcels are located within the Main Street Overlay District which is expressly intended for main street style commercial development. The lots that front Collins Street are included in the Main Street Overlay District but were never rezoned to a commercial zoning district. The extension of the C-1 zoning boundary will bring the properties into*

conformance with the intent of the overlay and planned uses in the area.

2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
 - *No, the request is not considered spot zoning or unrelated to the zoning pattern of the area. The parcels to be rezoned are directly adjacent to or across from C-1 zoned property.*
3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
 - *No, the proposed use will not create traffic hazards as the proposed light commercial zoning will apply to properties that have access to Highway 80 through Collins St and should not cause traffic congestion that would impede on the minor streets that serve the surrounding single-family neighborhood. Further, the types of used allowed within the C-1 district are intended to be those of a lower scale and impact commercial development.*
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
 - *No, the request will not place irreversible limitations on the area or the future plans for it. The rezoning request aligns with the future plans for Highway 80 in this vicinity, which is for low impact, small scale commercial development.*
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
 - *Yes, there is an imminent need for the rezoning. Staff have received several inquiries about commercial uses of the residentially zoned parcels. While several of the properties are currently being used as residential, with the intended purpose of the Main Street Overlay District being commercial, it is likely these properties will redevelop in the future with commercial uses.*
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
 - *No, the proposed use does not conflict with the existing density patterns or neighborhood. The proposed commercial zoning will allow for small-scale, light commercial uses, in an area that is intended to be and already substantially developed with small-scale*

commercial uses. While several of the parcels are currently being used as residential, they can remain being used that way unless the owner chooses to change the use to commercial.

7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
 - *No, the proposed use would not precipitate similar requests that would generate adverse land use changes in the area. The proposed rezoning is only for the properties located within the Main Street Overlay District, to align with the intended purpose and scope of the district. The residential parcels outside of the overlay should remain residential.*

8. Will the action adversely impact adjacent or nearby properties in terms of:
 - Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?
 - *No, the request will not adversely impact the nearby properties as it relates to environmental quality or livability and is not incompatible with the established development pattern. The development pattern in the overlay district is small-scale, light commercial uses, which is compatible with surrounding residential uses.*
 - 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?
 - *No, the request will not adversely impact the nearby properties as it relates to property values or make them less marketable.*
 - Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?
 - *No, the request will not adversely impact the nearby properties as it relates to stormwater runoff. Any site proposed to be developed with a commercial use in the City will need to go through site plan review and approval to ensure items such as stormwater runoff*

are addressed on site, so that down-stream drainage problems do not occur.

9. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?

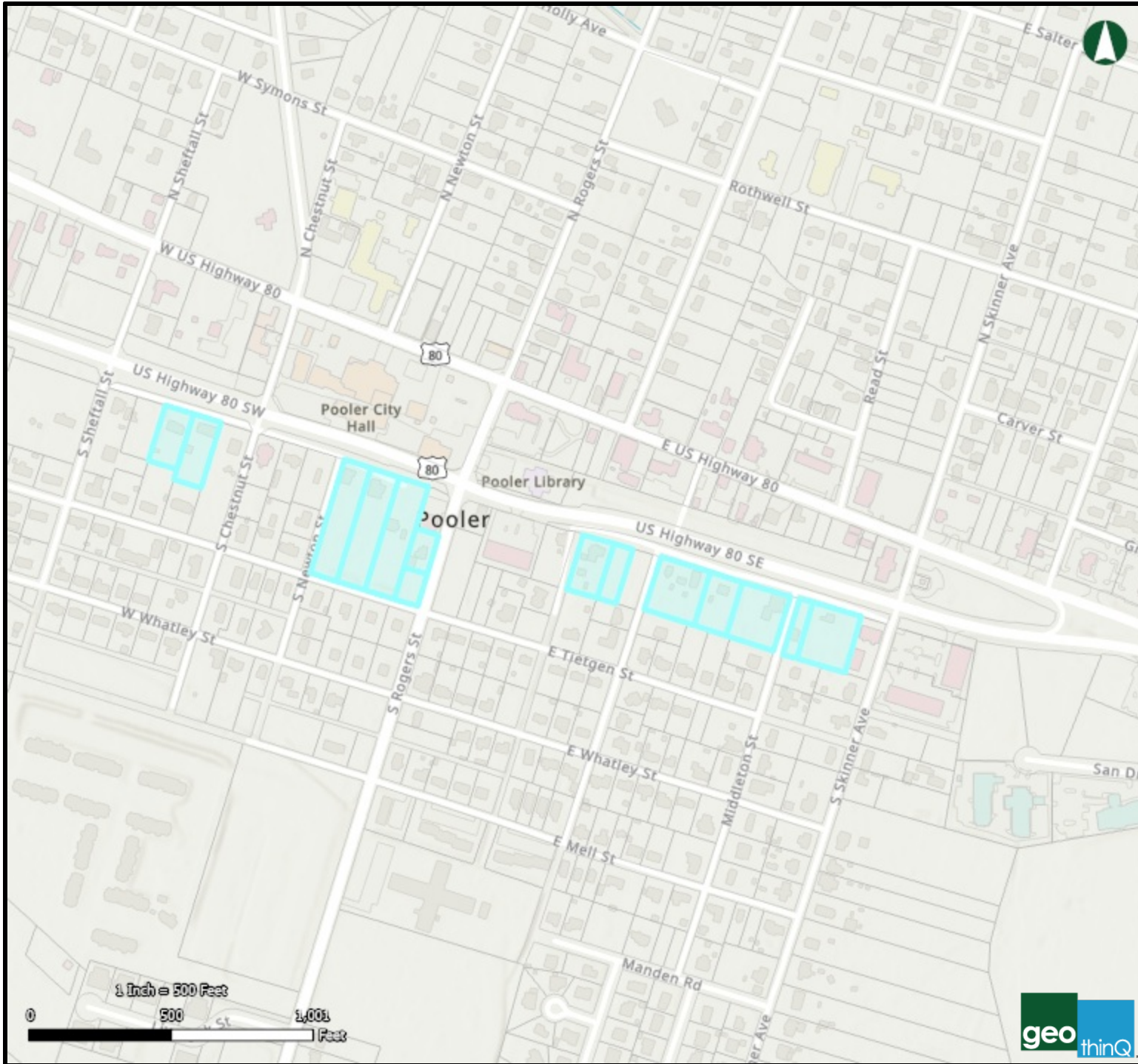
- *No, the proposed rezoning will not result in public service requirements that would create a burden on the public. The rezoning would allow for the properties to redevelop with small scale light commercial uses in an area that has existing infrastructure and services already in place.*

Conclusion:

The subject application complies with the required criteria for a zoning map amendment. As such, staff recommends **Approval** of the map amendment.

Attachments:

- A. Vicinity Map
- B. Zoning Map
- C. Application and Submittal Documentation



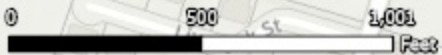
CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Collins Street Rezoning

Parcels subject to Rezoning
07/06/2023

 Parcels

1 Inch = 500 Feet





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

Zoning Map

Subject Properties Highlighted in
Blue

07/14/2023



City of Pooler Zoning Map Amendment Application

Date: 6/21/23

File #: 230824

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: City of Pooler
2. Address of owner/authorized agent: 100 SW Hwy 80
3. Telephone number of owner/agent: 912-748-7261
4. Have any previous applications been made for a text or map amendment affecting these same premises? ___ Yes or No
5. If yes, give file number, date and action taken: _____
(If exact file number, date or action is not known, please give approximate date of previous application.)

Action Requested

Information Required:

1. General location of property (the area) street number and location with respect to nearby public roads in common use: 209 S. Rogers St.
2. Legal description of property (name of subdivision, block and lot number): Part of Lot 7 Collins Sub
3. PIN #: 50003 04002
4. Zone Classification: Present R-1-A Requested: C-1
5. Owner of property: (If same as applicant, leave blank) _____
6. Address of owner: _____
7. Telephone number of owner: _____
8. Total area of property: (acres or approximate sq. feet) .28
9. Existing land use (specify such as grocery store, single-family residence, vacant land, etc.) Vacant
10. Desire land use (specify such as residence, grocery store, mobile home park, etc.) Same

Reasons and Certifications

(Required for all amendments)

- Reasons for requesting change of zoning map which would support the purposes of the zoning program: property is part of main st. overlay which is all supposed to be zoned commercial

City of Pooler

Zoning Map Amendment Application

Adjacent Property Owners

Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- (Please list additional names on separate sheet)

Campaign Contributions

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

- No**, I have not made campaign contributions to any Pooler City Official(s).
- Yes**, I have made campaign contributions to one or more Pooler City (Official(s)).

City Official	Title	Dollar Value	Description of Gift

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

Date: _____

ATTACHMENT C

City of Pooler
Zoning Map Amendment Application
Filing Requirements

Applicant must submit the following information 30 days prior to the regularly scheduled meeting on the second and fourth Monday of each month. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission.

- Filing fee (see schedule of fees). Make checks payable to the City of Pooler.
For Power Point presentation, please e-mail PDF file on project to kclassen@pooler-ga.gov
A scaled plat showing dimensions, acreage, location of the tract(s) and utility easements prepared by a licensed architect/surveyor. Submit one copy if 11" x 17" or smaller, 16 copies if larger.
Legal description of property.
Complete Campaign Contributions and Acknowledge receipt of Zoning Standards for Map Amendment.
If Agent, Authorization of property owner, signed, dated and notarized.
Copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

I acknowledge receipt of Zoning Standards for a Map Amendment. I understand the standards and any other factors relevant to promoting the public health, safety, and general welfare of the City of Pooler against unrestricted use of property will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision.

I have received and understand the "checklist" of actions needed to amend the City of Pooler Zoning Map.

I hereby certify that the above stated facts are true to the best of my knowledge and I am the owner or authorized agent for the owner of subject property.

Sworn to and subscribed before me on this ___ day of ___ 20__.

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

Notary Public

Application Status

This portion to be completed by Zoning Administrator

- Hearing date has been set for: 8/7/23 - council P/2 = 7/24/23
Notice published in newspaper on: (15 days prior to hearing date)
Letters of notification mailed to adjacent property owners on:
This action was approved or denied (copy of minutes disposing of this action are attached).
Notification of the results of this action mailed to the applicant on:
Sign posted:

ATTACHMENT C

City of Pooler
Zoning Map Amendment Application

Date: 6/21/23 File #: 230829

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

General Information

- Name of owner/authorized agent: City of Pooler
- Address of owner/authorized agent: 100 Sw Hwy 80
- Telephone number of owner/agent: 912-748-7261
- Have any previous applications been made for a text or map amendment affecting these same premises? ___ Yes or No
- If yes, give file number, date and action taken: _____
(If exact file number, date or action is not known, please give approximate date of previous application.)

Action Requested

Information Required:

- General location of property (the area) street number and location with respect to nearby public roads in common use: 113 W Collins St.
- Legal description of property (name of subdivision, block and lot number): _____
S Pt Lot 7, 8, 9, 10 Collins sub
- PIN #: 50003 04008
- Zone Classification: Present R-1-A Requested: C-1
- Owner of property: (If same as applicant, leave blank) _____
- Address of owner: _____
- Telephone number of owner: _____
- Total area of property: (acres or approximate sq. feet) 3.20
- Existing land use (specify such as grocery store, single-family residence, vacant land, etc.) _____
Vacant
- Desire land use (specify such as residence, grocery store, mobile home park, etc.) _____
same

Reasons and Certifications

(Required for all amendments)

- Reasons for requesting change of zoning map which would support the purposes of the zoning program: property is part of main st overlay which is all supposed to be zoned commercial

City of Pooler

Zoning Map Amendment Application

Adjacent Property Owners

Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- (Please list additional names on separate sheet)

Campaign Contributions

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

- No**, I have not made campaign contributions to any Pooler City Official(s).
- Yes**, I have made campaign contributions to one or more Pooler City (Official(s)).

City Official	Title	Dollar Value	Description of Gift

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

Date: _____

ATTACHMENT C

City of Pooler
Zoning Map Amendment Application
Filing Requirements

Applicant must submit the following information 30 days prior to the regularly scheduled meeting on the second and fourth Monday of each month. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission.

- Filing fee (see schedule of fees). Make checks payable to the City of Pooler.
For Power Point presentation, please e-mail PDF file on project to kclassen@pooler-ga.gov
A scaled plat showing dimensions, acreage, location of the tract(s) and utility easements prepared by a licensed architect/surveyor. Submit one copy if 11" x 17" or smaller, 16 copies if larger.
Legal description of property.
Complete Campaign Contributions and Acknowledge receipt of Zoning Standards for Map Amendment.
If Agent, Authorization of property owner, signed, dated and notarized.
Copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

I acknowledge receipt of Zoning Standards for a Map Amendment. I understand the standards and any other factors relevant to promoting the public health, safety, and general welfare of the City of Pooler against unrestricted use of property will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision.

I have received and understand the "checklist" of actions needed to amend the City of Pooler Zoning Map.

I hereby certify that the above stated facts are true to the best of my knowledge and I am the owner or authorized agent for the owner of subject property.

Sworn to and subscribed before me on this ___ day of ___ 20__.

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

Notary Public

Application Status

This portion to be completed by Zoning Administrator

- Hearing date has been set for: 8/7/23
Notice published in newspaper on: (15 days prior to hearing date)
Letters of notification mailed to adjacent property owners on:
This action was approved or denied (copy of minutes disposing of this action are attached).
Notification of the results of this action mailed to the applicant on:
Sign posted:

ATTACHMENT C

City of Pooler
Zoning Map Amendment Application

Date: 4/21/23 File #: 230830
Type or print and attach additional sheets if necessary to fully answer any of the following sections.

General Information

- Name of owner/authorized agent: City of Pooler
- Address of owner/authorized agent: 100 SW Hwy 80
- Telephone number of owner/agent: 912-748-7261
- Have any previous applications been made for a text or map amendment affecting these same premises? ___ Yes or P No
- If yes, give file number, date and action taken: _____
(If exact file number, date or action is not known, please give approximate date of previous application.)

Action Requested

Information Required:

- General location of property (the area) street number and location with respect to nearby public roads in common use: 309 W Collins St.
- Legal description of property (name of subdivision, block and lot number): lot 15 A Sub of lot 15 Collins sub.
- PIN #: 50003 02009
- Zone Classification: Present R-1-A Requested: C-1
- Owner of property: (If same as applicant, leave blank) _____
- Address of owner: _____
- Telephone number of owner: _____
- Total area of property: (acres or approximate sq. feet) .56
- Existing land use (specify such as grocery store, single-family residence, vacant land, etc.) vacant - park
- Desire land use (specify such as residence, grocery store, mobile home park, etc.) same

Reasons and Certifications

(Required for all amendments)

- Reasons for requesting change of zoning map which would support the purposes of the zoning program: Property is part of main st overlay which is all supposed to be zoned commercial

City of Pooler

Zoning Map Amendment Application

Adjacent Property Owners

Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- (Please list additional names on separate sheet)

Campaign Contributions

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

- No**, I have not made campaign contributions to any Pooler City Official(s).
- Yes**, I have made campaign contributions to one or more Pooler City (Official(s)).

City Official	Title	Dollar Value	Description of Gift

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

Date: _____

ATTACHMENT C

City of Pooler
Zoning Map Amendment Application
Filing Requirements

Applicant must submit the following information 30 days prior to the regularly scheduled meeting on the second and fourth Monday of each month. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission.

- Filing fee (see schedule of fees). Make checks payable to the City of Pooler.
□ For Power Point presentation, please e-mail PDF file on project to kclassen@pooler-ga.gov
□ A scaled plat showing dimensions, acreage, location of the tract(s) and utility easements prepared by a licensed architect/surveyor. Submit one copy if 11" x 17" or smaller, 16 copies if larger.
□ Legal description of property.
□ Complete Campaign Contributions and Acknowledge receipt of Zoning Standards for Map Amendment.
□ If Agent, Authorization of property owner, signed, dated and notarized.
□ Copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

I acknowledge receipt of Zoning Standards for a Map Amendment. I understand the standards and any other factors relevant to promoting the public health, safety, and general welfare of the City of Pooler against unrestricted use of property will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision.

I have received and understand the "checklist" of actions needed to amend the City of Pooler Zoning Map.

I hereby certify that the above stated facts are true to the best of my knowledge and I am the owner or authorized agent for the owner of subject property.

Sworn to and subscribed before me on this ___ day of ___ 20__.

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

Notary Public

Application Status

This portion to be completed by Zoning Administrator

- Hearing date has been set for: 8/7/23
■ Notice published in newspaper on: (15 days prior to hearing date)
■ Letters of notification mailed to adjacent property owners on:
■ This action was approved or denied (copy of minutes disposing of this action are attached).
■ Notification of the results of this action mailed to the applicant on:
■ Sign posted:

City of Pooler Zoning Map Amendment Application

Date: 6/21/23 File #: 230831

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: Trisha Cook
2. Address of owner/authorized agent: 435 Strathy Hall Drive, Richmond Hill, GA 31321
3. Telephone number of owner/agent: 912-844-8662
4. Have any previous applications been made for a text or map amendment affecting these same premises? ___ Yes or No
5. If yes, give file number, date and action taken: _____

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

Action Requested

Information Required:

1. General location of property (the area) street number and location with respect to nearby public roads in common use: 313 W. Collins Street, Pooler, GA 31322
2. Legal description of property (name of subdivision, block and lot number): N 1/2 of Lot 16 Collins Sub Pooler
3. PIN #: 50003 02 003
4. Zone Classification: Present R-1-A Requested: _____
5. Owner of property: (If same as applicant, leave blank) _____
6. Address of owner: _____
7. Telephone number of owner: _____
8. Total area of property: (acres or approximate sq. feet) .51 acres
9. Existing land use (specify such as grocery store, single-family residence, vacant land, etc.): Residential
10. Desire land use (specify such as residence, grocery store, mobile home park, etc.): Real Estate office

Reasons and Certifications

(Required for all amendments)

- Reasons for requesting change of zoning map which would support the purposes of the zoning program: changing to commercial use for future use.

City of Pooler Zoning Map Amendment Application

Adjacent Property Owners

Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way.

James Doubleday
3 Teabear Lane,

Savannah, GA 31419

City of Pooler
100 U.S. Highway 80

Pooler, GA 31322

Josie Snelling
312 W. Tietgen Street

Pooler, GA 31322

Allen Wendell
320 W. Tietgen Street

Pooler, GA 31322

- (Please list additional names on separate sheet)

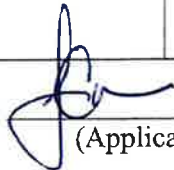
Campaign Contributions

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

- No**, I have not made campaign contributions to any Pooler City Official(s).
 Yes, I have made campaign contributions to one or more Pooler City (Official(s)).

City Official	Title	Dollar Value	Description of Gift

I attest that all the information provided is true to fact



(Applicant's signature)

Date: 6-20-23

ATTACHMENT C

City of Pooler
Zoning Map Amendment Application
Filing Requirements

Applicant must submit the following information 30 days prior to the regularly scheduled meeting on the second and fourth Monday of each month. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission.

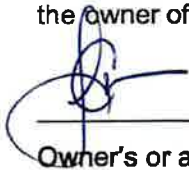
- Filing fee (see schedule of fees). Make checks payable to the City of Pooler.
- For Power Point presentation, please e-mail PDF file on project to *kclassen@pooler-ga.gov*
- A scaled plat showing dimensions, acreage, location of the tract(s) and utility easements prepared by a licensed architect/surveyor. Submit one copy if 11" x 17" or smaller, 16 copies if larger.
- Legal description of property.
- Complete Campaign Contributions and Acknowledge receipt of Zoning Standards for Map Amendment.
- If Agent, Authorization of property owner, signed, dated and notarized.
- Copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

TC I acknowledge receipt of Zoning Standards for a Map Amendment. I understand the standards and any other factors relevant to promoting the public health, safety, and general welfare of the City of Pooler against unrestricted use of property will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision.

I have received and understand the "checklist" of actions needed to amend the City of Pooler Zoning Map.

I herby certify that the above stated facts are true to the best of my knowledge and I am the owner or authorized agent for the owner of subject property.

Sworn to and subscribed before me on this 20th day of June 2023.


Owner's or authorized agent's signature


Notary Public

Application Status

This portion to be completed by Zoning Administrator

- Hearing date has been set for: _____
- Notice published in newspaper on: _____ (15 days prior to hearing date)
- Letters of notification mailed to adjacent property owners on: _____
- This action was approved _____ or denied _____ (copy of minutes disposing of this action are attached).
- Notification of the results of this action mailed to the applicant on: _____
- Sign posted: _____

City of Pooler Zoning Map Amendment Application

Date: 6/21/23 File #: 230832
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: Crystal Norris (Morrison)
2. Address of owner/authorized agent: 205 E. Collins
3. Telephone number of owner/agent: 912-667-0830
4. Have any previous applications been made for a text or map amendment affecting these same premises? ___ Yes or No
5. If yes, give file number, date and action taken: _____
(If exact file number, date or action is not known, please give approximate date of previous application.)

Action Requested

Information Required:

1. General location of property (the area) street number and location with respect to nearby public roads in common use: 213 E. Collins
2. Legal description of property (name of subdivision, block and lot number):
Lot B Resub of Collins Sub Pooler
3. PIN #: 50005 07006
4. Zone Classification: Present R3 lots Requested: _____
5. Owner of property: (If same as applicant, leave blank) _____
6. Address of owner: same
7. Telephone number of owner: same
8. Total area of property: (acres or approximate sq. feet) _____
9. Existing land use (specify such as grocery store, single-family residence, vacant land, etc.) _____
10. Desire land use (specify such as residence, grocery store, mobile home park, etc.) _____

Reasons and Certifications

(Required for all amendments)

- Reasons for requesting change of zoning map which would support the purposes of the zoning program: _____

City of Pooler

Zoning Map Amendment Application

Adjacent Property Owners

Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- (Please list additional names on separate sheet)

Campaign Contributions

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

- No**, I have not made campaign contributions to any Pooler City Official(s).
- Yes**, I have made campaign contributions to one or more Pooler City (Official(s)).

City Official	Title	Dollar Value	Description of Gift

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

Date: 6.14.23

City of Pooler Zoning Map Amendment Application

Filing Requirements

Applicant must submit the following information 30 days prior to the regularly scheduled meeting on the second and fourth Monday of each month. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission.

- Filing fee (see schedule of fees). Make checks payable to the City of Pooler.
- For Power Point presentation, please e-mail PDF file on project to *kclassen@pooler-ga.gov*
- A scaled plat showing dimensions, acreage, location of the tract(s) and utility easements prepared by a licensed architect/surveyor. Submit one copy if 11" x 17" or smaller, 16 copies if larger.
- Legal description of property.
- Complete Campaign Contributions and Acknowledge receipt of Zoning Standards for Map Amendment.
- If Agent, Authorization of property owner, signed, dated and notarized.
- Copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

_____ I acknowledge receipt of Zoning Standards for a Map Amendment. I understand the standards and any other factors relevant to promoting the public health, safety, and general welfare of the City of Pooler against unrestricted use of property will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision.

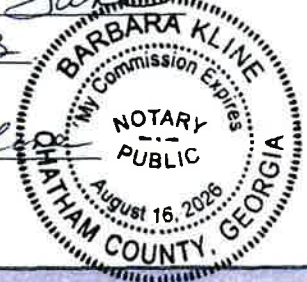
I have received and understand the "checklist" of actions needed to amend the City of Pooler Zoning Map.

I herby certify that the above stated facts are true to the best of my knowledge and I am the owner or authorized agent for the owner of subject property.

Sworn to and subscribed before me on this 14th day of June 20 23

Captain Morris
Owner's or authorized agent's signature

Barbara Kline
Notary Public



Application Status

This portion to be completed by Zoning Administrator

- Hearing date has been set for: _____
- Notice published in newspaper on: _____ (15 days prior to hearing date)
- Letters of notification mailed to adjacent property owners on: _____
- This action was approved _____ or denied _____ (copy of minutes disposing of this action are attached).
- Notification of the results of this action mailed to the applicant on: _____
- Sign posted: _____

City of Pooler Zoning Map Amendment Application

Date: 6/21/23 File #: 230833

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: Crystal Norris (Morrison)
2. Address of owner/authorized agent: 205 E. Collins
3. Telephone number of owner/agent: 912-667-0830
4. Have any previous applications been made for a text or map amendment affecting these same premises? ___ Yes or No
5. If yes, give file number, date and action taken: _____
(If exact file number, date or action is not known, please give approximate date of previous application.)

Action Requested

Information Required:

1. General location of property (the area) street number and location with respect to nearby public roads in common use: 205 E. Collins
2. Legal description of property (name of subdivision, block and lot number): _____
Lot A resub of Collins Sub
3. PIN #: 50005 07001
4. Zone Classification: Present RIA Requested: _____
5. Owner of property: (If same as applicant, leave blank) _____
6. Address of owner: same
7. Telephone number of owner: same
8. Total area of property: (acres or approximate sq. feet) 0.51
9. Existing land use (specify such as grocery store, single-family residence, vacant land, etc.) _____
residential
10. Desire land use (specify such as residence, grocery store, mobile home park, etc.) _____

Reasons and Certifications

(Required for all amendments)

- Reasons for requesting change of zoning map which would support the purposes of the zoning program: _____

City of Pooler

Zoning Map Amendment Application

Adjacent Property Owners

Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- (Please list additional names on separate sheet)

Campaign Contributions

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

- No**, I have not made campaign contributions to any Pooler City Official(s).
- Yes**, I have made campaign contributions to one or more Pooler City (Official(s)).

City Official	Title	Dollar Value	Description of Gift

I attest that all the information provided is true to fact

Capital Morris
(Applicant's signature)

Date: 6.14.23

City of Pooler

Zoning Map Amendment Application

Filing Requirements

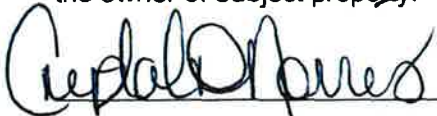
Applicant must submit the following information 30 days prior to the regularly scheduled meeting on the second and fourth Monday of each month. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission.

- Filing fee (see schedule of fees). Make checks payable to the City of Pooler.
- For Power Point presentation, please e-mail PDF file on project to *kclassen@pooler-ga.gov*
- A scaled plat showing dimensions, acreage, location of the tract(s) and utility easements prepared by a licensed architect/surveyor. Submit one copy if 11" x 17" or smaller, 16 copies if larger.
- Legal description of property.
- Complete Campaign Contributions and Acknowledge receipt of Zoning Standards for Map Amendment.
- If Agent, Authorization of property owner, signed, dated and notarized.
- Copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.


_____ I acknowledge receipt of Zoning Standards for a Map Amendment. I understand the standards and any other
initial factors relevant to promoting the public health, safety, and general welfare of the City of Pooler against unrestricted use of property will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision.

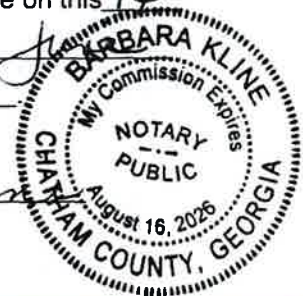
I have received and understand the "checklist" of actions needed to amend the City of Pooler Zoning Map.

I herby certify that the above stated facts are true to the best of my knowledge and I am the owner or authorized agent for the owner of subject property.


Owner's or authorized agent's signature

Sworn to and subscribed before me on this 14th day of July 20 23.


Notary Public



Application Status

This portion to be completed by Zoning Administrator

- Hearing date has been set for: _____
- Notice published in newspaper on: _____ (15 days prior to hearing date)
- Letters of notification mailed to adjacent property owners on: _____
- This action was approved _____ or denied _____ (copy of minutes disposing of this action are attached).
- Notification of the results of this action mailed to the applicant on: _____
- Sign posted: _____

ATTACHMENT C

City of Pooler
Zoning Map Amendment Application

Date: 6/21/23 File #: 230835

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

General Information

- Name of owner/authorized agent: Judy Pennington Davis
- Address of owner/authorized agent: 5047 Camden Ct Sw Lilburn, GA 30047
- Telephone number of owner/agent: _____
- Have any previous applications been made for a text or map amendment affecting these same premises? ___ Yes or No
- If yes, give file number, date and action taken: _____
(If exact file number, date or action is not known, please give approximate date of previous application.)

Action Requested

Information Required:

- General location of property (the area) street number and location with respect to nearby public roads in common use: 321 E Collins St
- Legal description of property (name of subdivision, block and lot number): _____
- PIN #: 50005 08003
- Zone Classification: Present R-1-A Requested: C-1
- Owner of property: (If same as applicant, leave blank) _____
- Address of owner: _____
- Telephone number of owner: _____
- Total area of property: (acres or approximate sq. feet) _____
- Existing land use (specify such as grocery store, single-family residence, vacant land, etc.) _____
- Desire land use (specify such as residence, grocery store, mobile home park, etc.) _____

Reasons and Certifications

(Required for all amendments)

- Reasons for requesting change of zoning map which would support the purposes of the zoning program: _____

ATTACHMENT C
City of Pooler
Zoning Map Amendment Application
Filing Requirements

Applicant must submit the following information 30 days prior to the regularly scheduled meeting on the second and fourth Monday of each month. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission.

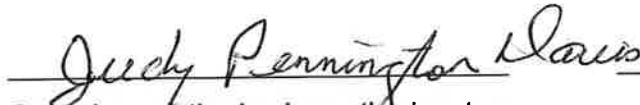
- Filing fee (see schedule of fees). Make checks payable to the City of Pooler.
- For Power Point presentation, please e-mail PDF file on project to *kclassen@pooler-ga.gov*
- A scaled plat showing dimensions, acreage, location of the tract(s) and utility easements prepared by a licensed architect/surveyor. Submit one copy if 11" x 17" or smaller, 16 copies if larger.
- Legal description of property.
- Complete Campaign Contributions and Acknowledge receipt of Zoning Standards for Map Amendment.
- If Agent, Authorization of property owner, signed, dated and notarized.
- Copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

_____ I acknowledge receipt of Zoning Standards for a Map Amendment. I understand the standards and any other
initial factors relevant to promoting the public health, safety, and general welfare of the City of Pooler against unrestricted use of property will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision.

I have received and understand the "checklist" of actions needed to amend the City of Pooler Zoning Map.

I hereby certify that the above stated facts are true to the best of my knowledge and I am the owner or authorized agent for the owner of subject property.

Sworn to and subscribed before me on this _____ day of _____ 20_____.


Owner's or authorized agent's signature

Notary Public

Application Status

This portion to be completed by Zoning Administrator

- Hearing date has been set for: _____
- Notice published in newspaper on: _____ (15 days prior to hearing date)
- Letters of notification mailed to adjacent property owners on: _____
- This action was approved _____ or denied _____ (copy of minutes disposing of this action are attached).
- Notification of the results of this action mailed to the applicant on: _____
- Sign posted: _____

ATTACHMENT C
City of Pooler
Zoning Map Amendment Application

Adjacent Property Owners

Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way.

- (Please list additional names on separate sheet)

Campaign Contributions

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

- No**, I have not made campaign contributions to any Pooler City Official(s).
- Yes**, I have made campaign contributions to one or more Pooler City (Official(s)).

City Official	Title	Dollar Value	Description of Gift

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

Date: _____

ATTACHMENT C
City of Pooler
Zoning Map Amendment Application

Date: 4/21/23 File #: 230836

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: Judy Pennington Davis
2. Address of owner/authorized agent: 5047 Camden Ct Sw Lilburn, GA 3004
3. Telephone number of owner/agent: _____
4. Have any previous applications been made for a text or map amendment affecting these same premises? ___ Yes or No
5. If yes, give file number, date and action taken: _____
(If exact file number, date or action is not known, please give approximate date of previous application.)

Action Requested

Information Required:

1. General location of property (the area) street number and location with respect to nearby public roads in common use: 415 ~~4115~~ E Collins St
2. Legal description of property (name of subdivision, block and lot number): _____
3. PIN #: 50005 15006
4. Zone Classification: Present R-1-A Requested: C-1
5. Owner of property: (If same as applicant, leave blank) _____
6. Address of owner: _____
7. Telephone number of owner: _____
8. Total area of property: (acres or approximate sq. feet) _____
9. Existing land use (specify such as grocery store, single-family residence, vacant land, etc.) _____
10. Desire land use (specify such as residence, grocery store, mobile home park, etc.) _____

Reasons and Certifications

(Required for all amendments)

- Reasons for requesting change of zoning map which would support the purposes of the zoning program: _____

ATTACHMENT C
City of Pooler
Zoning Map Amendment Application
Filing Requirements

Applicant must submit the following information 30 days prior to the regularly scheduled meeting on the second and fourth Monday of each month. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission.

- Filing fee (see schedule of fees). Make checks payable to the City of Pooler.
- For Power Point presentation, please e-mail PDF file on project to *kclassen@pooler-ga.gov*
- A scaled plat showing dimensions, acreage, location of the tract(s) and utility easements prepared by a licensed architect/surveyor. Submit one copy if 11" x 17" or smaller, 16 copies if larger.
- Legal description of property.
- Complete Campaign Contributions and Acknowledge receipt of Zoning Standards for Map Amendment.
- If Agent, Authorization of property owner, signed, dated and notarized.
- Copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

_____ I acknowledge receipt of Zoning Standards for a Map Amendment. I understand the standards and any other
initial factors relevant to promoting the public health, safety, and general welfare of the City of Pooler against unrestricted
 use of property will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision.

I have received and understand the "checklist" of actions needed to amend the City of Pooler Zoning Map.

I herby certify that the above stated facts are true to the best of my knowledge and I am the owner or authorized agent for the owner of subject property.

Sworn to and subscribed before me on this _____ day of _____ 20_____.

Judy Pennington Davis
 Owner's or authorized agent's signature

 Notary Public

Application Status

This portion to be completed by Zoning Administrator

- Hearing date has been set for: _____
- Notice published in newspaper on: _____ (15 days prior to hearing date)
- Letters of notification mailed to adjacent property owners on: _____
- This action was approved _____ or denied _____ (copy of minutes disposing of this action are attached).
- Notification of the results of this action mailed to the applicant on: _____
- Sign posted: _____

ATTACHMENT C
City of Pooler
Zoning Map Amendment Application

Adjacent Property Owners

Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way.

- (Please list additional names on separate sheet)

Campaign Contributions

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

- No**, I have not made campaign contributions to any Pooler City Official(s).
- Yes**, I have made campaign contributions to one or more Pooler City (Official(s)).

City Official	Title	Dollar Value	Description of Gift

I attest that all the information provided is true to fact

Judy Pennington Clark
 (Applicant's signature)

Date: _____

ATTACHMENT C
City of Pooler

Zoning Map Amendment Application

Date: 6/21/23 File #: 230837

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: Judy Pennington Davis
2. Address of owner/authorized agent: 5047 Camden Ct Sw Lilburn, GA 30047
3. Telephone number of owner/agent: _____
4. Have any previous applications been made for a text or map amendment affecting these same premises? ___ Yes or No
5. If yes, give file number, date and action taken: _____
(If exact file number, date or action is not known, please give approximate date of previous application.)

Action Requested

Information Required:

1. General location of property (the area) street number and location with respect to nearby public roads in common use: 405 E Collins St
2. Legal description of property (name of subdivision, block and lot number): _____
3. PIN #: 50005 15001
4. Zone Classification: Present R-1-A Requested: C-1
5. Owner of property: (If same as applicant, leave blank) _____
6. Address of owner: _____
7. Telephone number of owner: _____
8. Total area of property: (acres or approximate sq. feet) _____
9. Existing land use (specify such as grocery store, single-family residence, vacant land, etc.) _____
10. Desire land use (specify such as residence, grocery store, mobile home park, etc.) _____

Reasons and Certifications

(Required for all amendments)

- Reasons for requesting change of zoning map which would support the purposes of the zoning program: _____

ATTACHMENT C
City of Pooler
Zoning Map Amendment Application
Filing Requirements

Applicant must submit the following information 30 days prior to the regularly scheduled meeting on the second and fourth Monday of each month. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission.

- Filing fee (see schedule of fees). Make checks payable to the City of Pooler.
- For Power Point presentation, please e-mail PDF file on project to *kclassen@pooler-ga.gov*
- A scaled plat showing dimensions, acreage, location of the tract(s) and utility easements prepared by a licensed architect/surveyor. Submit one copy if 11" x 17" or smaller, 16 copies if larger.
- Legal description of property.
- Complete Campaign Contributions and Acknowledge receipt of Zoning Standards for Map Amendment.
- If Agent, Authorization of property owner, signed, dated and notarized.
- Copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

_____ I acknowledge receipt of Zoning Standards for a Map Amendment. I understand the standards and any other
initial factors relevant to promoting the public health, safety, and general welfare of the City of Pooler against unrestricted
 use of property will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision.

I have received and understand the "checklist" of actions needed to amend the City of Pooler Zoning Map.

I hereby certify that the above stated facts are true to the best of my knowledge and I am the owner or authorized agent for the owner of subject property.

Sworn to and subscribed before me on this _____ day of _____ 20_____.

Judy Pennington Davis
 Owner's or authorized agent's signature

 Notary Public

Application Status

This portion to be completed by Zoning Administrator

- Hearing date has been set for: _____
- Notice published in newspaper on: _____ (15 days prior to hearing date)
- Letters of notification mailed to adjacent property owners on: _____
- This action was approved _____ or denied _____ (copy of minutes disposing of this action are attached).
- Notification of the results of this action mailed to the applicant on: _____
- Sign posted: _____

ATTACHMENT C
City of Pooler
Zoning Map Amendment Application

Adjacent Property Owners

Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way.

- (Please list additional names on separate sheet)

Campaign Contributions

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

- No**, I have not made campaign contributions to any Pooler City Official(s).
- Yes**, I have made campaign contributions to one or more Pooler City (Official(s)).

City Official	Title	Dollar Value	Description of Gift

I attest that all the information provided is true to fact *Judy Pennington Davis*
 (Applicant's signature)

Date: _____

City of Pooler Zoning Map Amendment Application

Date: 6/21/23 File #: 230838

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

General Information

- Name of owner/authorized agent: Diane White
- Address of owner/authorized agent: 5047 Camden Ct SW Lilburn, GA 30047
- Telephone number of owner/agent: _____
- Have any previous applications been made for a text or map amendment affecting these same premises? ___ Yes or No
- If yes, give file number, date and action taken: _____
(If exact file number, date or action is not known, please give approximate date of previous application.)

Action Requested

Information Required:

- General location of property (the area) street number and location with respect to nearby public roads in common use: 303 E Collins St
- Legal description of property (name of subdivision, block and lot number): _____
- PIN #: 50005 08001
- Zone Classification: Present R-1-A Requested: C-1
- Owner of property: (If same as applicant, leave blank) _____
- Address of owner: _____
- Telephone number of owner: _____
- Total area of property: (acres or approximate sq. feet) _____
- Existing land use (specify such as grocery store, single-family residence, vacant land, etc.) _____
- Desire land use (specify such as residence, grocery store, mobile home park, etc.) _____

Reasons and Certifications

(Required for all amendments)

- Reasons for requesting change of zoning map which would support the purposes of the zoning program: _____

City of Pooler Zoning Map Amendment Application

Adjacent Property Owners

Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- (Please list additional names on separate sheet)

Campaign Contributions

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

- No**, I have not made campaign contributions to any Pooler City Official(s).
- Yes**, I have made campaign contributions to one or more Pooler City (Official(s)).

City Official	Title	Dollar Value	Description of Gift

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

Date: _____

ATTACHMENT C

City of Pooler
Zoning Map Amendment Application
Filing Requirements

Applicant must submit the following information 30 days prior to the regularly scheduled meeting on the second and fourth Monday of each month. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission.

- Filing fee (see schedule of fees). Make checks payable to the City of Pooler.
For Power Point presentation, please e-mail PDF file on project to kclassen@pooler-ga.gov
A scaled plat showing dimensions, acreage, location of the tract(s) and utility easements prepared by a licensed architect/surveyor. Submit one copy if 11" x 17" or smaller, 16 copies if larger.
Legal description of property.
Complete Campaign Contributions and Acknowledge receipt of Zoning Standards for Map Amendment.
If Agent, Authorization of property owner, signed, dated and notarized.
Copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

I acknowledge receipt of Zoning Standards for a Map Amendment. I understand the standards and any other factors relevant to promoting the public health, safety, and general welfare of the City of Pooler against unrestricted use of property will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision.

I have received and understand the "checklist" of actions needed to amend the City of Pooler Zoning Map.

I herby certify that the above stated facts are true to the best of my knowledge and I am the owner or authorized agent for the owner of subject property.

Sworn to and subscribed before me on this ___ day of ___ 20__.

Diane White
Owner's or authorized agent's signature

Notary Public

Application Status

This portion to be completed by Zoning Administrator

- Hearing date has been set for:
Notice published in newspaper on: (15 days prior to hearing date)
Letters of notification mailed to adjacent property owners on:
This action was approved or denied (copy of minutes disposing of this action are attached).
Notification of the results of this action mailed to the applicant on:
Sign posted:

ATTACHMENT C

City of Pooler
Zoning Map Amendment Application

Date: 6-13-23 File #: 230839

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

General Information

- Name of owner/authorized agent: Danny L. and Sandra K. McDonald
- Address of owner/authorized agent: 514 Everett Dr., Pooler 31322
- Telephone number of owner/agent: 912 661-0074
- Have any previous applications been made for a text or map amendment affecting these same premises? Yes or No
- If yes, give file number, date and action taken: _____
(If exact file number, date or action is not known, please give approximate date of previous application.)

Action Requested

Information Required:

- General location of property (the area) street number and location with respect to nearby public roads in common use: 315 E Collins St
- Legal description of property (name of subdivision, block and lot number): _____
- PIN #: 5-0005-08-004
- Zone Classification: Present R01 Requested: C1
- Owner of property: (If same as applicant, leave blank) _____
- Address of owner: _____
- Telephone number of owner: 912 661-0074
- Total area of property: (acres or approximate sq. feet) 0.551
- Existing land use (specify such as grocery store, single-family residence, vacant land, etc.) _____
Single-family residence, Rental
- Desire land use (specify such as residence, grocery store, mobile home park, etc.) _____

Reasons and Certifications

(Required for all amendments)

- Reasons for requesting change of zoning map which would support the purposes of the zoning program: _____

ATTACHMENT C
City of Pooler
Zoning Map Amendment Application

Adjacent Property Owners

Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way.

- (Please list additional names on separate sheet)

Campaign Contributions

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

- No**, I have not made campaign contributions to any Pooler City Official(s).
 Yes, I have made campaign contributions to one or more Pooler City (Official(s)).

City Official	Title	Dollar Value	Description of Gift

I attest that all the information provided is true to fact

Dan M. McDonald
 (Applicant's signature)

Date: 6-13-23

ATTACHMENT C

City of Pooler
Zoning Map Amendment Application
Filing Requirements

Applicant must submit the following information 30 days prior to the regularly scheduled meeting on the second and fourth Monday of each month. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission.

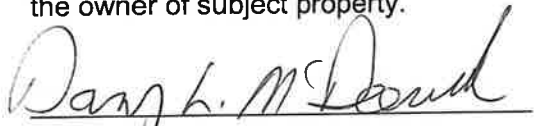
- Filing fee (see schedule of fees). Make checks payable to the City of Pooler.
- For Power Point presentation, please e-mail PDF file on project to *kclassen@pooler-ga.gov*
- A scaled plat showing dimensions, acreage, location of the tract(s) and utility easements prepared by a licensed architect/surveyor. Submit one copy if 11" x 17" or smaller, 16 copies if larger.
- Legal description of property.
- Complete Campaign Contributions and Acknowledge receipt of Zoning Standards for Map Amendment.
- If Agent, Authorization of property owner, signed, dated and notarized.
- Copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

_____ I acknowledge receipt of Zoning Standards for a Map Amendment. I understand the standards and any other
initial factors relevant to promoting the public health, safety, and general welfare of the City of Pooler against unrestricted use of property will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision.

I have received and understand the "checklist" of actions needed to amend the City of Pooler Zoning Map.

I hereby certify that the above stated facts are true to the best of my knowledge and I am the owner or authorized agent for the owner of subject property.

Sworn to and subscribed before me on this _____ day of _____ 20____.


Owner's or authorized agent's signature

Notary Public

Application Status

This portion to be completed by Zoning Administrator

- Hearing date has been set for: _____
- Notice published in newspaper on: _____ (15 days prior to hearing date)
- Letters of notification mailed to adjacent property owners on: _____
- This action was approved _____ or denied _____ (copy of minutes disposing of this action are attached).
- Notification of the results of this action mailed to the applicant on: _____
- Sign posted: _____

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

**PLANNING AND ZONING DEPARTMENT
STAFF REPORT**

Conditional Use for Highway 80 W 24/7 Fitness Gym

Project Numbers:	#230905
P&Z Meeting Date:	July 24, 2023
Public Hearing Date:	August 7, 2023
Applicant and Authorized Agent:	Stephen Ellis / Maupin Engineering
Location (Address):	Highway 80 W
Parcel (PIN):	50015 01018
Existing Zoning:	C-1 w/ Main Street Overlay
Zoning Action:	Conditional Use
Request:	Request to establish a 12,000 24/7 fitness gym facility.
Application Filed:	June 27, 2023
Legal Notice Published:	July 13, 2023
Sign Posted:	July 19, 2023
Letters Mailed:	July 11, 2023
Staff Recommendation:	Approval
<i>Recommended Motion:</i>	<i>"After review of the criteria, move to recommend approval of the conditional use for a fitness gym facility under project #230905."</i>
<i>Planning & Zoning Commission:</i>	<i>P&Z <u>agreed</u> with Staff's recommendation for <u>approval</u>.</i>

Background:

There have been no recent requests related to this property.

The proposed site is approximately 1.9 acres and is located along a bend on the E bound portion of US Highway 80 just after the highway diverges. The property includes a portion of the former railroad ROW along the rear. The site is presently undeveloped with a stand of trees in the center and powerlines and drainage ditch along the rear. The properties to the west and north are developed commercially and those to the south are residential.

The request is to develop a fitness gym. This would include a 12,000 sqft building and associated parking. While the intended facility would be open 24/7, the peak hours are anticipated to be 7-10 am and 5-10 pm.

Relevant Ordinances:

App. A, Art. IV, Sec. 27. Main Street Overlay District

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

Zoning Action Standards:

1. The proposed use will not be contrary to the purpose of this ordinance.
 - *The proposed use will not be contrary to the purpose of this ordinance and would be consistent with both the Main Street Overlay and the C-1 district.*
2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers.
 - *The proposed use will not be detrimental to the use or development of adjacent property 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.
 - *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.
 - *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.
 - *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.
 - *The parking and all development standards set forth for each particular use for which a permit may be granted will be met, including the provisions of the Main Street Overlay.*
7. The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.
 - *The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.*

Conclusion: The request complies with the required criteria for a conditional use. As such, staff recommends **Approval** of the conditional use.

- Attachments:
- A. Vicinity Map
 - B. Overview Map
 - C. Application and Submittal Documentation

ATTACHMENT A



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

Project #230905 - Conditional Use Request

07/19/2023

Parcels

ATTACHMENT B

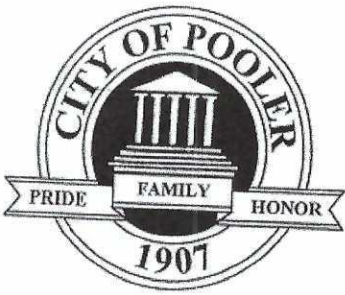




File # _____

Conditional Use Application

Applicant Information	Applicant <u>Stephen Ellis</u> Mailing address <u>5805 Hwy 21 South</u> City <u>Rincon</u> State <u>GA</u> Zip <u>31326</u> Telephone (<u>912</u>) <u>656-7832</u> Fax (<u> </u>) _____
Property Ownership	Property Owner(s) <u>Alexander Louie Winskie</u> Mailing address <u>PO BOX 561</u> City <u>Pooler</u> State <u>GA</u> Zip <u>31322</u> Telephone (<u> </u>) _____ Fax (<u> </u>) _____
Contact Person	Contact Person(s) <u>Stephen Ellis</u> Telephone (<u>912</u>) <u>656-7832</u> Fax (<u> </u>) _____ E-mail <u>steve@intercoastalrealtyga.com</u> <p style="text-align: center;">* 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.</p>
Request	Location address <u>US Hwy 80 (50015 01018)</u> Current Zoning <u>C-1</u> Present use <u>Vacant</u> 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: <u>A Fitness 24/7 gym is allowed by Table 4.1 - Use 71394 in C-1 with conditional approval. The proposed use is consistent with the adjoining uses along Hwy 80</u> Description of the activities, # of units and hours of operation of the proposed conditional use: <u>The proposed facility is a Fitness 24/7 gym. Peak hours are 7-10am and 5-10pm, but the facility is open 24/7.</u> A proposed starting date of land disturbance or construction, date of completion for all improvements and use opening or date of first occupancy: <u>The proposed facility is anticipated to breakground on 11/1/2023. We are hoping to be open to customers 9 mos after the start of construction.</u> 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: <u>The proposed facility is a service to the community and not anticipated to create any adverse impacts on the surrounding properties. The property is separated from the adjoining residential by a large drainage ditch and power easement.</u>



City of Pooler

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning, Conditional Use, Variance, Site Plans & Subdivision Submittals

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Chatham County, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance, conditional use, rezoning of property or a site plan submittal.

Name of applicant: Stephen Ellis

Address: 5805 Hwy 21 South

City & State: Rincon, GA Zip 31328

Telephone number: 912-656-7832

Signature of owner

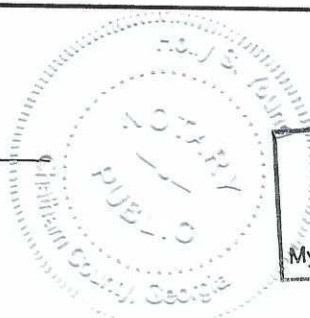
Personally appeared before me Alexander Wisniecki

Who swears that the information contained in this authorization is true and correct to the best his/her knowledge and belief.

Notary Public

6/23/23

Date



Holly S. Young
NOTARY PUBLIC
Chatham County, Georgia
State of Georgia
My Comm. Expires March 22, 2025

Conditional Use Application (CONT.)

* This application will not be processed until ***ALL*** of the following items are submitted *

Filing Requirements

- Filing fee (see scheduled fees). Make checks payable to the City of Pooler.
- A preliminary site plan which includes items (1),(2), (3) and (6) of Appendix A, Article V, Section 4 (c)
- 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.
- Submit one copy if 11" x 17" or smaller, 16 copies if larger.
- Signed and dated Campaign Contributions and acceptance of conditional standards.
- Authorization of property owner signed, dated and notarized. (page 3)

Adjacent Property Owners

Name, address & zip codes of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way. Use an additional sheet if necessary. ***(Required)***


*attached _____

Campaign Contributions

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

- * No. I have not made campaign contributions to any Pooler City Official(s). ***(Please sign below at the *)***
- * Yes. I have made campaign contributions to one or more Pooler City Official(s). ***(Please sign below at the *)***

City Official	Title	Dollar Value	Description of gift

* Signature:  Date: 6.22.23

If more space is needed for campaign contributions attach another copy of this form.

Signature & Date

I attest that all the information provided is true to fact: _____
 (Applicants Signature)

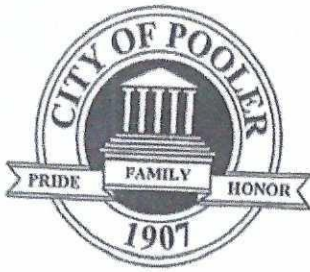
Date: 6 / 22 / 23

Attest: _____
 (Zoning Administrator or Agent thereof)

Application Status

This portion to be completed by Zoning Administrator

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City of Pooler

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Telephone number: 912-656-7832

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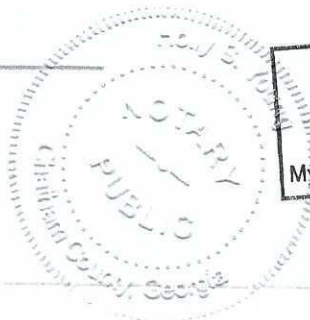
Personally appeared before me Alexander Whiskie

Who swears that the information contained in this authorization is true and correct to the best his/her knowledge and belief.

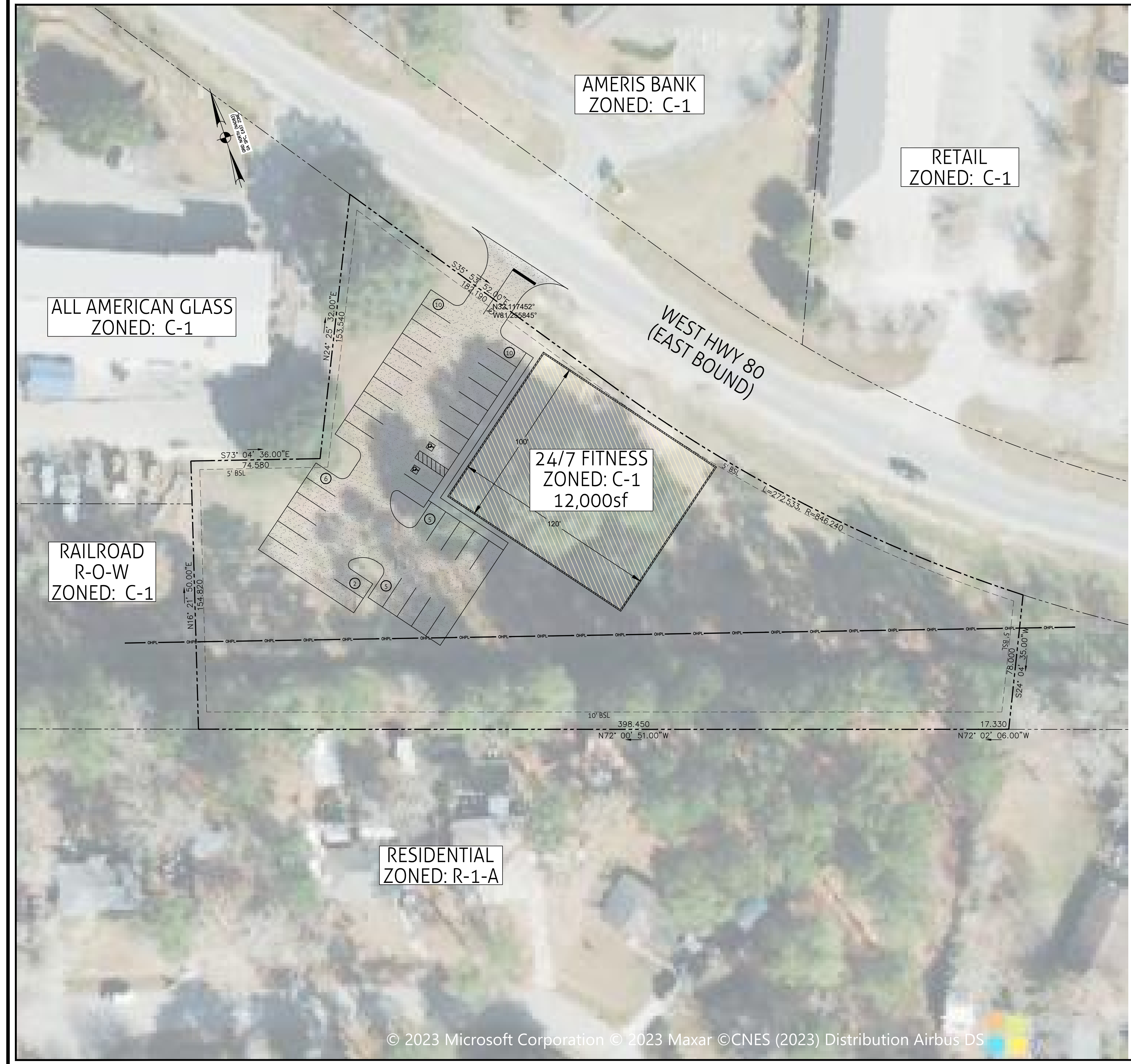
Notary Public

Date

6/23/23



Holly S. Young
NOTARY PUBLIC
Chatham County, Georgia
State of Georgia
My Comm. Expires March 22, 2025



GENERAL DEVELOPMENT NOTES:

1. PIN: 50015-01018
ADDRESS: 2TBD? West HWY 80
Pooler, GA 31322
2. TOTAL LAND ACREAGE = 1.9(±) AC
3. EXISTING USE OF PROPERTY : VACANT
PROPOSED USE OF PROPERTY : 24/7 FITNESS
PRESENT SITE ZONING : C-1
4. PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051-C0107H, DATED 8/16/2018
5. BUILDING AREA: 12,000sf (14% of Lot)
6. PARKING SPACE CALCULATIONS:
PROVIDED: 38 STALLS (3.2 STALLS / 1,000sf)

REVISIONS NO.	DATE	DESCRIPTION

MAUPIN tm
engineering

114 WEST 4TH STREET
SAVANNAH, GA 31401

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

GENERAL DEVELOPMENT PLAN
24/7 FITNESS - HWY 80

STATUS:

SKETCH

DRWN: JAM 6-2-2023
CHK'D: JAM DATE

15 0 30
SCALE: 1" = 30'

SHEET NO.

1 of 1
656-23-01

PROJECT NO.