



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Conditional Use Request for a Manufacturing Production Facility at 5158 Old Louisville Rd.

| | |
|--|---|
| Project: | #A25-0047 |
| P&Z Meeting Date: | March 24, 2025 |
| Public Hearing Date: | April 7, 2025 |
| Applicant and Authorized Agent: | Mana Nutritive Aid Products, Incorporated |
| Location (Address): | 5158 Old Louisville Rd. |
| Parcel (PIN): | 50987 01031 |
| Existing Zoning: | I-1 (Light Industrial) |
| Zoning Action: | Conditional Use |
| Request: | Request is for a conditional use to establish a manufacturing facility at 5158 Old Louisville Rd. |
| Application Filed: | March 3, 2025 |
| Legal Notice Published: | March 23, 2025 |
| Sign Posted: | March 19, 2025 |
| Letters Mailed: | March 18, 2025 |
| Staff Recommendation: | Approval with the condition that the 20-foot buffer be heavily planted with understory trees and/or shrubs. |
| <i>Planning & Zoning Commission:</i> | <i>After review of the criteria, P & Z recommends approval of the request.</i> |
| <i>Recommended Motion:</i> | <i>"After review of the criteria, move for approval of the request."</i> |

Background:

The request is to allow for the establishment of a manufacturing facility at 5158 Old Louisville Rd. The applicant is proposing to construct a manufacturing production facility for vitamin blending and tableting on the site. The site is currently being used as a trailer yard and associated office.

The property is zoned for light industrial use, which allows for the conditional use of manufacturing facilities. The site is adjacent to existing warehousing and distribution facilities.

On September 18, 2023, a variance request for an 80-foot buffer reduction was approved for the subject parcel with the condition that the remaining 20-foot buffer must be heavily planted with understory trees and/or shrubs.

Relevant Ordinances:

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

App. A, Art. IV, Sec. 4 – Conditional Uses

App. A, Art. V, Sec. 7 – Standards for Conditional Use Permission

Zoning Action Standards:

1. The proposed use will not be contrary to the purpose of this ordinance.
 - *The proposed use would be consistent with the purpose of the ordinance as the vitamin manufacturing is not seen as being heavy industrial, compared to larger scale manufacturing or production uses.*
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 would not be detrimental to adjacent properties or surrounding areas as it would take place inside of an enclosed facility, will remain within the industrial makeup of the area, and the information provided within the submittal materials indicates the facility will be outfitted with reverse osmosis to treat effluent (liquid waste/sewage runoff) as well as high standard air filtration systems; ensuring no water or air pollution is created.*
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 is consistent and compatible with existing uses nearby and those otherwise allowed in the district and would not constitute a nuisance or hazard as the use will take place within an enclosed facility which will be visually cohesive with the adjacent uses. Information provided within the submittal materials indicates the blending and tableting machinery creates noise levels consistent with other light industrial uses. Additionally, the applicant has stated that their low volume of shipments will not create a significant increase in vehicular/truck traffic, and the facility will be outfitted with reverse osmosis to treat effluent (liquid waste/sewage runoff) as well as high standard air filtration systems; ensuring no water or air pollution is created.*
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 as the proposed use is similar and compatible with existing uses.*
 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 vitamin manufacturing facility is proposed on a site which is of a substantial and appropriate size for such use. The site plan, as shown within the current submittal, does not meet the conditions placed upon the site at the September 18, 2023, variance approval; the site plan, when submitted, will need to be revised to show the 20-foot, heavily planted buffer prior to approval.*
 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 standards will be required to be satisfied by providing the required number of spaces during the site plan process.*
 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 criteria for a conditional use. As such, staff recommends **Approval** of the request with the condition that the 20-foot buffer be heavily planted with understory trees and/or shrubs.

Attachments: A. Vicinity Map
B. Application and Submittal Documentation



CITY OF POOLER
GEORGIA

A great place to Live, Work and Play

Vicinity Map - 5158 Old Louisville Rd. - Conditional Use

03/10/2025

Parcels



Conditional Use Application

Page 1 of 2

Updated **MAY 2024**

NOTICE TO APPLICANT

This application will not be processed until the following items are submitted:

- Filing fee (checks payable to: City of Pooler)
- Preliminary site plan including (1),(2), (3) and (6) of Appendix A, Article V, Section 4 (c)
- One copy if 11" x 17" or smaller; 16 copies if larger
- Signed and dated Campaign Contribution and Conditional Standards forms
- Authorization of property owner signed, dated, and notarized

Under Contact Information, addresses and telephone numbers do not have to be repeated if already provided. Staff correspondence will be sent to one designated contact person, not all listed.

OFFICE USE ONLY

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

Action (minutes attached): Approved Denied Results Mailed to Applicant: _____

Contact Information

| | |
|--|----------------------|
| Mana Nutritive Aid Products, Incorporated | 855-438-6262 ext 709 |
| Applicant Name | Applicant Phone |
| 130 Library Lane, Suite 300 Matthews, NC 28105 | |
| Applicant Mailing Address | Applicant Email |
| HIG PROPERTY MANAGEMENT, LLC | 912-572-5658 |
| Property Owner Name | Property Owner Phone |
| P.O. Box 1199, Pooler, GA 31322 | higp.mgmt@gmail.com |
| Property Owner Mailing Address | Property Owner Email |
| Jon McDowell | 479-616-0266 |
| Contact Person Name | Contact Person Phone |
| 130 Library Lane, Suite 300 Matthews, NC 28105 | jon@mananutrition.or |
| Contact Person Mailing Address | Contact Person Email |

Property Information

| | |
|--|-------------------------|
| 5158 Old Louisville Rd, Pooler, GA 31322 | 5-0987-01-031 |
| Location Address | Parcel Identification # |
| I-1 | trailer yard and assoc |
| Current Zoning | Current Use |



Conditional Use Application

Page 2 of 2

Updated **MAY 2024**

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

See Statement 1

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

See Statement 2

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

See Statement 3

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

See Statement 4

Adjacent Property Owners

Name and address 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.

See Statement 5

| | | |
|------|---------|-----|
| Name | Address | Zip |
| Name | Address | Zip |
| Name | Address | Zip |
| Name | Address | Zip |

Affidavit

I, the undersigned, certify that I have read, examined, and completed this application and certify that all the information pertained in this application is true and correct.

| | | |
|-------------------------------------|---|---------------|
| Mana Nutritive Aid Products, Incorp |  | 03 March 2025 |
| Applicant Name | Applicant Signature | Date |
| Jon McDowell | Assistant | 03 March 2025 |
| Attestant Name | Attestant Title | Date |



Conditional Use Standards

Page 1 of 1

Updated **SEPT 2023**

Review Criteria

The Planning & Zoning Commission shall hear and make recommendations upon such uses in a district that are permitted as conditional uses. The application to establish such use shall be approved by the city council on a finding that:

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

Additional Mitigation Requirements

The Planning & Zoning Commission may suggest and the Mayor and Council may impose or require such additional restrictions and standards (e.g., increased setbacks, buffer strips, screening, etc.):

1. As may be necessary to protect the health and safety of workers and residents in the community; and
2. To protect the value and use of property in the general neighborhood.

Affidavit of Receipt

I understand the importance of this document and acknowledge that this affidavit serves as a formal record of my receipt of the document.

Mana Nutritive Aid Products, Incorpor

03 March 2025

Applicant Name

Applicant Signature

Date



Campaign Contribution Disclosure Form (Zoning Action Applicant)

Page 1 of 1

Updated **MAY 2024**

Per GA § 36-67A-3, rezoning action applicants and opponents are required to disclose campaign contributions or gifts with an aggregate value of \$250 or more made to any City Official within two years immediately preceding the filing of the application. City Officials include the Mayor, Councilmembers, and Planning & Zoning Commissioners. Rezoning action applicant disclosures shall be filed within ten days after the application for the rezoning action is first filed. If additional space is needed, please attach a second form.

Hearing Information

Zoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

Have you made campaign contributions to one or more Pooler City Official(s), including the Mayor, Councilmembers, and/or Planning & Zoning Commissioners, during the past two years that, when combined, total an amount greater than \$250.00?

- NO**, I have not made any campaign contributions to one or more Pooler City Official(s) over the past two years that, when combined, total an amount greater than \$250.00.
- YES**, I have made campaign contributions to one or more Pooler City Official(s) over the past two years that, when combined, total an amount greater than \$250.00
My contribution information is listed below:

| City Official Name | Title | Dollar Value | Description of Gift >\$250 |
|--------------------|-------|--------------|----------------------------|
| | | | |
| | | | |
| | | | |

I attest that all information provided above is true to fact.

Mana Nutritive Aid Products, Incorpc

Mana Moore

Applicant Signature

03 March 2025

Applicant Name

Date

Statement 1

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

Mana Nutrition manufactures a ready-to-eat food product used in the treatment of severe acute malnutrition. Our product is distributed globally through UNICEF (an agency of the U.N.) and USAID (an agency of the U.S. government). Substantially all of the product that we create contains a vitamin premix as a primary ingredient. Mana plans to add a production facility for vitamin blending and tableting at this location to fulfill our need for vitamin premix. We request that our business operation be granted conditional use under NAICS code 339 provided for under zoning designation I-1.

Statement 2

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

After construction and full commissioning, vitamix premix blending and tableting will be undertaken at this facility. Premix blending is a dry process that combines nutrients from ingredient sources in precise ratios to meet specifications. This process is gravity fed and employs various blending mechanisms (ex: ribbon blending). Tableting is a process that takes a vitamin blend and compresses it into a tablet form. These processes will initially operate 5 days a week, 8 hours a day.

Statement 3

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

Our installation of vitamin blending equipment will require additional utilities for electrical requirements. Production of vitamin blends is a dry process that will run with cleaning protocols for normal operation and incidental spillage of dry powders. We will employ reverse osmosis to treat effluent. Based on these measures, vitamin blending and tableting will not give rise to additional sewage disposal or contaminants in effluent. Additionally, our production processes will require a high standard of air filtration, meeting ISO-8 compliance. As a result, there will be no negative impact on air quality. Noise from the blending and tableting processes are similar to the noise levels produced in typical light industrial applications. Ingredients will be received and products will be shipped to and from this location. Based on the high concentration of our product and ingredients, the total volume of such shipments will represent a negligible increase to the current traffic of the surrounding properties.

Statement 4

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

We plan to begin construction in August, 2025 with completion in July, 2026 and subsequently assume occupancy September, 2026.

Statement 5

| Owner Name | Owner Address | Parcel ID (PIN) |
|--|---|-----------------|
| MANA NUTRITIVE AID PRODUCTS INCORPORATED | 130 LIBRARY LANE MATTHEWS, NC, 28105 | 50987 01043 |
| MANA NUTRITIVE AID PRODUCTS INCORPORATED | 130 LIBRARY LANE MATTHEWS, NC, 28105 | 50987 01041 |
| TREELESS PLAIN I LLC 2 SEAPORT LANE | C/O L&B REALTY ACQUISITIONS 5910 CENTRAL EXPY STE, DALLAS, TX, 75206 | 50987 01042 |
| PRO LAND INVESTMENTS LLC | PO BOX 821700, PEMBROKE PINES, FL, 33082 | 50924 04018 |
| SNL 145 DISTRIBUTION DR OWNER, LLC | C/O CORE AND VALUE ADVISORS, LLC 3550 LENOX ROAD, ATLANTA, GA, 30326 | 50924 04023 |
| LEE WEST & WALSH L P | 3010 BRIERFIELD LAKE, ALPHARETTA, GA, 30004 | 50924B01001 |
| HARPER FAMILY PROPERTIES, LLC | 207 KENSINGTON CROSSING, GUYTON, GA, 31312 | 50987 02018 |
| POOLER PLAZA CONDOMINIUM ASSOCIATION INC | 3715 NORTHSIDE PARKWAY, B-400 SUITE 425, ATLANTA, GA, 30327 | 50987 02017 |
| SDP ACQUISITIONS, LLC | 3715 NORTHSIDE PARKWAY, B-400 SUITE 425, ATLANTA, GA, 30327 | 50987 02020 |
| PROTSMAN BRYAN A | P.O.BOX 15684 SAVANNAH, GA, 31416 | 50987 02003 |



Property Owner Authorization

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Updated SEPT 2023

Authorization

Completion of this form is required for all Rezoning, Conditional Use, Variance, Site Plan, and Subdivision applications.

Rezoning Conditional Use Variance Site Plan Subdivision

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

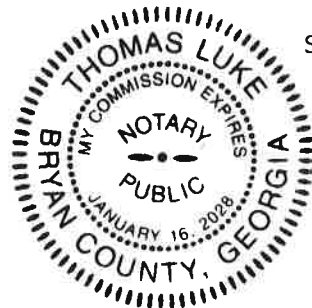
| | | |
|--|-----------------------|----------------------|
| Mana Nutritive Aid Products, Incorporated | jon@mananutrition.org | 855-438-6262 ext 709 |
| Applicant/Agent Name | Email | Phone |
| 130 Library Lane, Suite 300 Matthews, NC 28105 | | |
| Applicant/Agent Address | | |

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, and that the information contained in this authorization is true and correct to the best of my knowledge and belief.

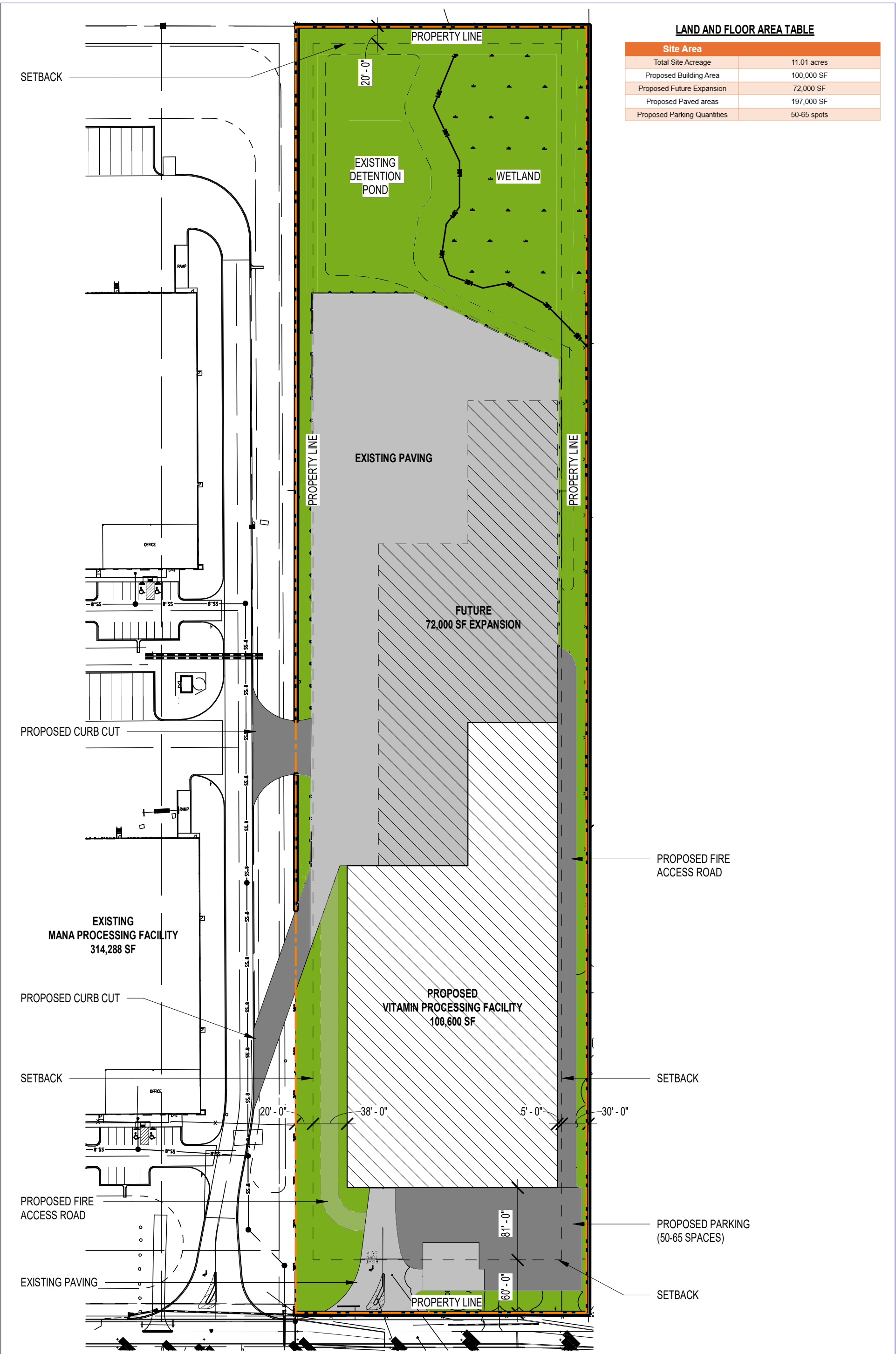
| | | |
|--|-----------------|---------|
| 5158 Old Louisville Rd, Pooler, GA 31322 | | |
| Property Address | | |
| HIG Property Management, LLC | | 2-19-25 |
| Owner Name | Owner Signature | Date |

Notary Public

| | | |
|----------------------------------|------------------|-----------------------|
| February 19, 2025 | | |
| Subscribed and Sworn This Day Of | | |
| Thomas Luke | | 01/14/2028 |
| Notary Name | Notary Signature | Commission Expiration |



Seal



LAND AND FLOOR AREA TABLE

| Site Area | |
|-----------------------------|-------------|
| Total Site Acreage | 11.01 acres |
| Proposed Building Area | 100,000 SF |
| Proposed Future Expansion | 72,000 SF |
| Proposed Paved areas | 197,000 SF |
| Proposed Parking Quantities | 50-65 spots |



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Variance for Fence at 402 Durden Dr.

| | |
|---------------------------------|--|
| Project: | #A25-0045 |
| P&Z Meeting Date: | March 24, 2025 |
| Public Hearing Date: | April 7, 2025 |
| Applicant and Authorized Agent: | William Bannon |
| Location (Address): | 402 Durden Drive |
| Parcel (PIN): | 50001 01010 |
| Existing Zoning: | R-1-A |
| | |
| Zoning Action: | Variance |
| Request: | Request is for a variance to allow for a newly constructed fence to encroach 29 feet and 6 inches within the 30-foot front yard setback (6 inches from property line) |
| | |
| Application Filed: | February 26, 2025 |
| Legal Notice Published: | March 23, 2025 |
| Sign Posted: | March 19, 2025 |
| Letters Mailed: | March 14, 2025 |
| | |
| Staff Recommendation: | Denial |
| Planning & Zoning Commission: | <i>P & Z determined that due to the previous existence of a fence at this location and the prevalence of fences with this condition in the neighborhood, they would be agreeable to the request. Therefore, after review of the criteria, P & Z recommends approval of the request.</i> |