

# City of Pooler

## Comprehensive Plan 2016-2036



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## EXECUTIVE SUMMARY

Since the adoption of the 2008 Comprehensive Plan for the City of Pooler, the Georgia Department of Community Affairs (DCA) standards that Comprehensive Plans in Georgia are required to meet have been revised and updated. This update reassesses



where the City of Pooler is today, and how it intends to develop in the future, as well as reorganizes the document to meet the requirements of the new state standards. It presents a *community vision*, *corresponding goals* and how Pooler is to address working towards its vision; and includes a *work program* designed to make its vision a reality.

## Community Vision

The City of Pooler is:

*“A growing, prosperous community with a diverse population, offering a balanced range of residential settings, a thriving business community set on continually improving the community's quality of life.”*

Pooler is committed to achieving this vision through

- Balanced growth guided by planning and management
- A robust infrastructure that anticipates the needs of growth
- Exceptional public safety services
- Extensive cultural, recreational and green space resources
- Environmental stewardship to create a balance between built and natural systems

The vision addresses the community's desire to maintain a community-oriented feel with commercial, employment, and economic development opportunities. The vision is supported by the following overarching goals created to help shape the City of Pooler's future development.



Promote housing options.



Develop parks, trails and bike lanes.



Update the City codes and ordinances.



Create an economic development plan.



Create guidelines for commercial development.



“Brand” the City of Pooler's small-town and vibrant commercial district

The City of Pooler's vision is further defined by the **Character Area Map**. The Character Area Map plays a role in guiding future development and is further supported by the **Future Land Use** which also provides guidance on future land use that is in keeping with the community vision.

## **NEEDS AND OPPORTUNITIES**

The recommendations of the City of Pooler's Comprehensive Plan were crafted to address the **Needs and Opportunities** identified through the public outreach effort and existing conditions analysis.

Among the recommendations of the City of Pooler's plan, the following six items are key in achieving the community's vision for the future. These help the City to achieve multiple goals and its long-term vision.

## KEY RECOMMENDATIONS



# Contents

<b>1. PLAN OVERVIEW</b>	11
1.1 PURPOSE	11
1.2 SCOPE	12
1.3 METHODOLOGY	13
<b>2. NEEDS &amp; OPPORTUNITIES</b>	14
2.1 PUBLIC INPUT	15
2.2 NEEDS AND OPPORTUNITIES MATRIX	18
<b>3. COMMUNITY VISION AND GOALS</b>	23
3.1 VISION STATEMENT	23
3.2 GOALS	24
3.4 COMMUNITY POLICIES	27
3.5 QUALITY COMMUNITY OBJECTIVES	31
1. Economic Prosperity	31
2. Local Preparedness	31
3. Resource Management	31
4. Efficient Land Use	32
5. Sense of Place	32
6. Housing	32
7. Community Health	33
<b>4. LAND USE ELEMENT</b>	34
4.1 CHARACTER AREAS	34
HISTORIC DISTRICT	36
SHOPPING & DINING	37
COMMERICAL	38
INDUSTRIAL	39



PUD/MIXED USE .....	40
RESIDENTIAL.....	41
RESIDENTIAL AGRICULTURAL .....	42
RESIDENTIAL HOMESTEAD .....	43
TRADITIONAL NEIGHBORHOOD .....	43
<b>4.2 Future Land Use .....</b>	<b>Error! Bookmark not defined.</b>
COMMERCIAL .....	46
INDUSTRIAL .....	46
RESIDENTIAL.....	46
PUBLIC .....	47
PLANNED DEVELOPMENT .....	47
TRANSPORTATION CORRIDOR .....	47
GREEN INFRASTRUCTURE/PARK/RECREATION/CONSERVATION .....	48
UNDEVELOPED LANDS/OTHER .....	48
<b>5. TRANSPORTATION .....</b>	<b>49</b>
ROADS AND HIGHWAYS .....	49
ROADS NETWORK HIERARCHY.....	50
ALTERNATIVE MODES OF TRANSPORTATION .....	53
AIRPORTS .....	51
PUBLIC TRANSPORTATION .....	51
PARKING .....	53
<b>6. COMMUNITY WORK PROGRAM.....</b>	<b>52</b>
<b>IMPLEMENTATION PROGRAM.....</b>	<b>52</b>
MAINTAIN THE CHARACTER OF POOLER .....	52
STRENGTHEN POOLER'S ECONOMIC DEVELOPMENT EFFORTS .....	53
<b>SHORT TERM WORK PROGRAM .....</b>	<b>52</b>
REPORT OF ACCOMPLISHMENTS.....	63
APPENDIX.....	72



# 1. PLAN OVERVIEW

## 1.1 PURPOSE

The City of Pooler's Comprehensive Plan is a living document that is updated and shaped by its leadership, staff and citizens. It is a policy guide for making zoning and land use decisions and sets policies for City officials and staff concerning the future development of the City.

The Comprehensive Plan is a long-range land use plan to guide future growth and the physical development of the City. The goals and policies within the Comprehensive Plan are designed to help the City of Pooler become a prosperous, healthy, equitable, and resilient city.

Pooler's Comprehensive Plan is a five year update as required by the "The Minimum Standards and Procedures for Local Comprehensive Planning," (Minimum Standards) adopted by the Georgia Department of Community Affairs (DCA). The latest version of these standards can be found in O.C.G.A Chapter 110-12-1, effective March 2014.

In meeting these standards, this plan enables the City to maintain its Qualified Local Government Status, making it eligible to receive certain types of state funding. This update reassesses where the City of Pooler is today and how it intends to grow in the future. Following the requirements of the Minimum Standards, it presents a community vision, goals and a work program designed to make the vision a reality.

## 1.2 SCOPE

In keeping with the Minimum Standards, this plan is presented in three components:

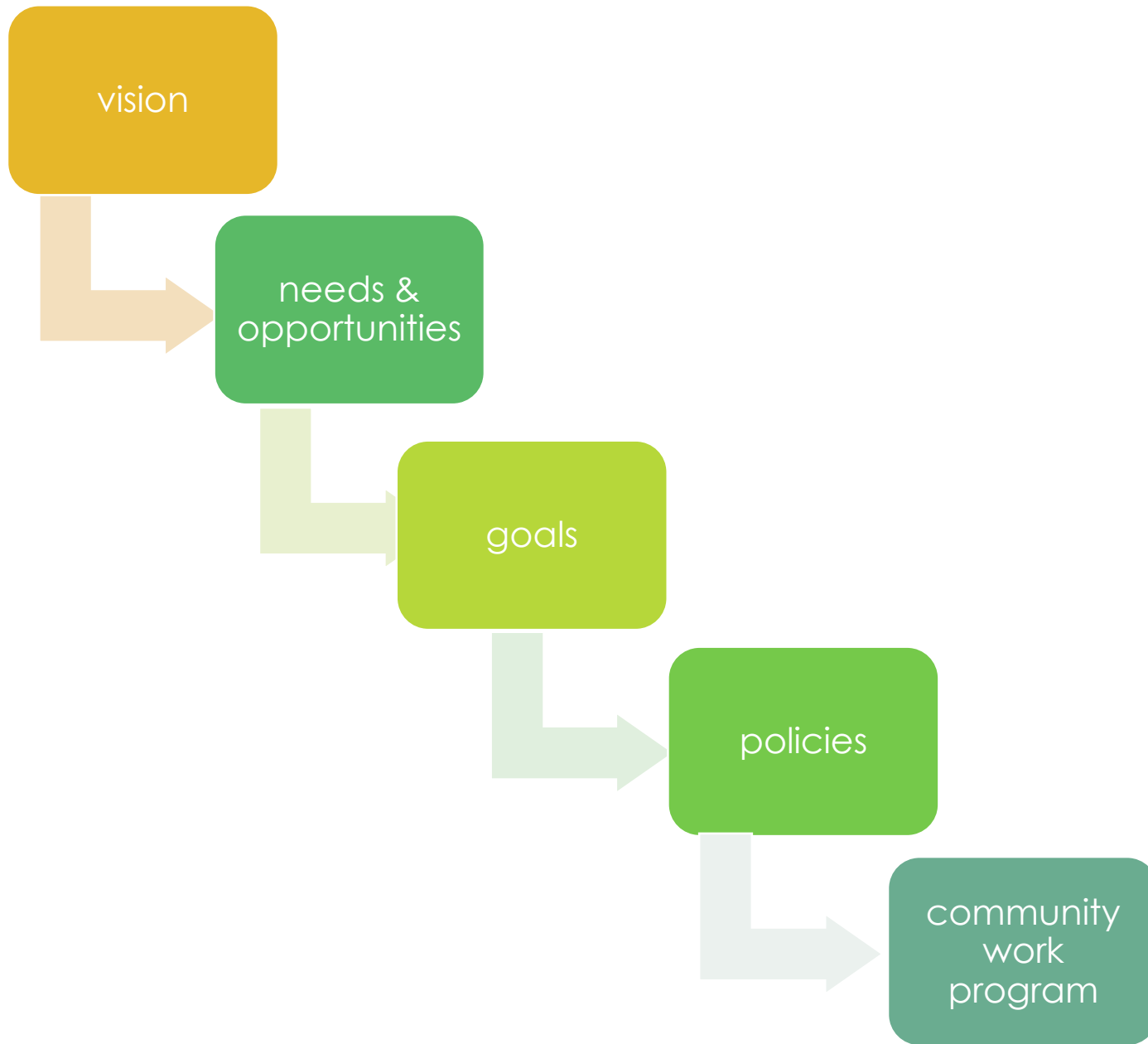
1. **COMMUNITY VISION** - which lays out the future vision and goals that the community wants to achieve in text and maps;
2. **NEEDS AND OPPORTUNITIES** – which provides a list of the various needs and opportunities that the community will address; and
3. **COMMUNITY WORK PROGRAM** – which provides a 5-year Short Term Work Program designed to address the needs and opportunities. This program include activities, initiatives, programs, ordinances and administrative systems to be put into place or maintained in order to implement the plan.

In addition, the plan incorporates planning elements as defined by the DCA Minimum Standards that are important to shaping the future of Pooler.

A **Record of Accomplishments** highlighting the success of the previous Short Term Work Program, a description of the public involvement process, and a report on how this plan is consistent with the Regional Water Plan and Environmental Planning Criteria is a part of this report.

The City of Pooler is located in northwestern Chatham County. It is bordered to the north by the City of Port Wentworth, Garden City to the east, and to the northwest by the City of Bloomingdale. The City of Pooler has a total area of 30.3 square miles of which 29.4 square miles is land and .97 square miles, or 3.18 percent, is water.

The City of Pooler is the center for commercial development in west Chatham County and the City of Pooler is now one of Georgia's fastest growing cities.



## 2. NEEDS & OPPORTUNITIES

The public outreach effort launched for this plan update included two public hearings, a kick-off meeting, and four Steering Committee meetings.

Announcements and notifications of these meetings were included on the City's website. The broad outreach included a citizen's survey campaign sponsored by the Chamber of Commerce which solicited comments from the public for the future of the City of Pooler. The results of the survey can be found in the Outreach Plan, Appendix A.



A Citizen Planning Committee was formed comprised of members from the Steering Committee and Stakeholders representing a cross-section of the community including an elected official, civic/religious organizations, representation from the Pooler Area Chamber of Commerce, local business interests, key staff, and residents (see page 2 and page 3 for a listing of members).

The goals of the committee were to:

1. Seek agreement on key issues.
2. Help to craft a common vision for the future.
3. Provide guidance on action needed to achieve that vision.
4. Affirm public input.

In order to achieve the City of Pooler's vision and goals for the future there are a number of needs and opportunities that the community must address. A need can be defined as a condition of something that is required or wanted, while an opportunity is a chance for progress or advancement.

The process identified needs and opportunities which are unique to the community based on the technical assessment as well as input collected as part of the engagement process.

## 2.1 PUBLIC INPUT

		Do You Have It?			
		No	Yes		
Do You Want It?	Yes	Achieve	Preserve	Do You Want It?	No
	No	Avoid	Eliminate		Yes
		Do You Have It?			
		No	Yes		

Community members participated in a Needs and Opportunities workshop on May 5, 2016. Members of the public had an opportunity to participate in identifying Needs and Opportunities as well as provide comments during a public meeting on August 15, 2016.

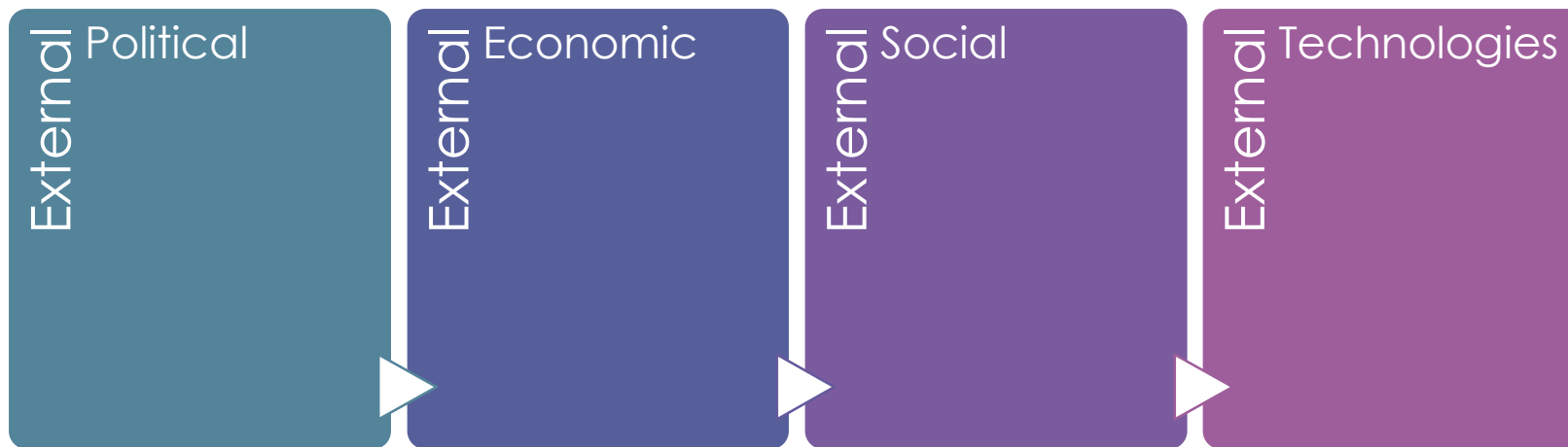
These needs and opportunities were identified through a facilitated discussion of the Strengths, Weaknesses, Opportunities and Threats in Pooler, or a SWOT Analysis.

The SWOT analysis was designed to identify priorities for the City and was conducted through a “Matrix” that included an exercise with the interplay of ‘yes’ and ‘no’ to the following questions?

Do we have it? Do we want it?

The interplay of Yes and No answer to these questions defines four basic categories, Achieve, Preserve, Avoid or Eliminate.

Once the four categories were identified, the analyses of the **external environment** such as social changes, new technologies, economic and political environments to determine how, if at all might affect Pooler. A chart for analyzing the external environment is the PEST chart, an acronym for Political, Economic, Social and Technologies analysis that encompass the process.



A critical component in the planning process is also documenting what Pooler knows about itself, analyzing the **internal environment**. What defines Pooler's culture? What is its image in the eyes of its stakeholders and others?





The information derived from the external analysis feeds into the Opportunities and Threats segments of the SWOT analysis.

The information derived from the internal analysis drives the Strengths and Weaknesses components of the SWOT.

Citizen input helped determine the City of Pooler's needs and opportunities as part of the comprehensive planning process. The results are incorporated into the body of the plan.

The results of the SWOT and the internal and external environment can also be found in the appendix.







## 2.2 NEEDS AND OPPORTUNITIES MATRIX







The matrix below shows the relationship between the City's goals and its identified needs and opportunities as they related to economic development, housing, community facilities, transportation and land use.







A need can be defined as a condition of something that is required or wanted, while an opportunity is a chance for progress or advancement. More specifically, a "need" refers to the gap or discrepancy between a present state (what is) and a desired state (what should be). The need is neither the present nor the future state; it is the gap between them. An "opportunity" refers to something that the City has that should be maintained, promoted or that the City can capitalize on to improve the community.







The matrix is intended to create an alignment between the goals of the City and its Needs and Opportunities as ultimately strategic planning, the community work program and performance are inextricably linked.

This approach is based on participation, building commitment, and choosing effective policy interventions. Citizen input helped determine the City of Pooler's needs and opportunities as part of the comprehensive planning process. The results are incorporated into the body of the plan.

GOALS	Promote Housing Options 	Develop Parks, Trails and Bike Lanes  <small>© Dan Stock Photo</small>	Update City Code & Ordinances 	Create an Economic Development Plan 	Create Guidelines for Commercial Development 	Brand the City small-town and vibrant commercial 
NEEDS AND OPPORTUNITIES						
1. The City is experiencing rapid growth and needs to protect its hometown/neighborhood feel	■	■	■	■	■	■
2. The City needs to integrate 'old' Pooler with 'new' Pooler	■	■	■	■	■	■
3. The City needs better defined Development Standards	■	■	■	■	■	■
4. The City needs to explore a civic center/multi-purpose center.		■		■	■	■
5. The City needs to establish connectivity between neighborhoods and districts.	■	■	■	■	■	■
6. The City needs to review and revise parking standards.			■	■	■	■
7. The City needs to identify incentives for infill and redevelopment.	■		■	■	■	■
8. The City needs to develop Guidelines for Pooler Parkway Overlay District.		■	■	■	■	■
9. The City should pursue Historic District Designation.	■	■	■	■	■	■

GOALS	Promote Housing Options 	Develop Parks, Trails and Bike Lanes  <small>© Can Stock Photo</small>	Update City Code & Ordinances 	Create an Economic Development Plan 	Create Guidelines for Commercial Development 	Brand the City small-town and vibrant commercial 
<b>NEEDS AND OPPORTUNITIES</b>						
<b>10. The City should pursue individual historic site designations.</b>			■	■	■	■
<b>11. The City has a robust economy to preserve.</b>	■	■	■	■	■	■
<b>12. The City should analyze housing costs versus wages to determine if affordable housing options are needed.</b>	■		■	■		■
<b>13. The City needs to develop parks, walking trails and bike lanes.</b>	■	■	■	■	■	■
<b>14. The City recognizes it's importance to maintain a sense of community.</b>	■	■	■	■	■	■
<b>15. The City needs to create bicycle/pedestrian connectors.</b>	■	■	■	■	■	■
<b>16. The city needs to develop Rural Residential Districts.</b>	■	■	■			■
<b>17. The City should explore building a hospital/medical facility.</b>	■	■	■	■	■	■
<b>18. There is a demand for improved pedestrian environment.</b>	■	■	■	■	■	■

GOALS	Promote Housing Options 	Develop Parks, Trails and Bike Lanes  <small>© Can Stock Photo</small>	Update City Code & Ordinances 	Create an Economic Development Plan 	Create Guidelines for Commercial Development 	Brand the City small-town and vibrant commercial 
NEEDS AND OPPORTUNITIES						
19. The City should provide incentives for desirable redevelopment and infill projects.	■	■	■	■	■	■
20. The City needs more senior housing and single-family housing.	■		■			■
21. There is a demand for improved pedestrian environment.	■	■	■	■	■	■
22. The City should develop a city wide drainage plan.			■			■
23. Sidewalk improvements need to be completed in the City.	■	■	■	■	■	■
24. The City needs a housing assessment.	■		■	■		■
25. The City should require preservation of open space in new development.	■	■	■	■	■	■
26. The City should link existing and potential greenspace through network of trails and green infrastructure.	■	■	■	■	■	■
27. The City needs to work on traffic congestion.		■	■	■	■	■

<p>GOALS</p>	<p>Promote Housing Options</p> 	<p>Develop Parks, Trails and Bike Lanes</p>  <p><small>© Dan Stock Photo</small></p>	<p>Update City Code &amp; Ordinances</p> 	<p>Create an Economic Development Plan</p> 	<p>Create Guidelines for Commercial Development</p> 	<p>Brand the City small-town and vibrant commercial</p> 
<p>NEEDS AND OPPORTUNITIES</p>						
<p><b>28. The City needs to promote and create recreational resources.</b></p>	<p>■</p>	<p>■</p>	<p>■</p>	<p>■</p>	<p>■</p>	<p>■</p>

### 3. COMMUNITY VISION AND GOALS

The Community Vision and Goals identify the City of Pooler's direction for the future and are intended to serve as a guide to Pooler officials in day-to-day decision making. They are the product of public involvement and the following components:

- Vision Statement
- Overarching Community Goals
  - General policies
- Character Areas Map and Narrative
- Future Land Use Map

Each of these components was previously established in the City's prior Comprehensive Plan. Through the Pooler Plan Update process community members were given opportunity to revisit and update each component.

#### 3.1 VISION STATEMENT

The Community Vision paints a picture of what Pooler desires to become. The vision statement offered below was refined through discussion with the Citizen Advisory Board and participants.

The City of Pooler is:

***“A growing, prosperous community with a diverse population, offering a balanced range of residential settings and a thriving business community set on continually improving the community's quality of life.”***

Pooler is committed to achieving this vision through:

- Balanced growth guided by planning and management
- A robust infrastructure that anticipates the needs of growth
- Exceptional public safety services
- Extensive cultural, recreational and green space resources
- Environmental stewardship to create a balance between built and natural systems

This vision is supported by the following overarching goals created to help shape Pooler's future development.

### 3.2 GOALS

Goals are long-term outcomes the City hopes to achieve by implementing the Comprehensive Plan. They are aspirational, expressing Pooler's collective desires and values.

The community identified a number of goals to achieve in order to make Pooler's vision a continuing reality. The following goals represent the recurring themes, and like the vision statement, were derived from a review process involving City staff, the community advisory committee, and members of the public.



Promote housing options

A well-functioning housing market is essential for the City of Pooler to meet its full potential as area which is a good place to live and for its future economic success. Good housing is essential for social, environmental and economic well-being. A broad range of housing of different types



and sizes, of different values and tenures are required to create and maintain a mixed and balanced community.



### Develop parks, trails and bike lanes

This goal centers on the City of Pooler's desire to develop a network of parks, trails and bike lanes with links to schools, shopping and amenities to provide viable, safe, attractive facilities that encourage a healthier lifestyle.



### Update the City's codes and ordinances

This goal centers on the City's desire to manage growth and build a livable city with successful neighborhoods and districts. The goal of auditing and updating ordinances is to ensure residents have the opportunity to live in a safe and healthy community with access to affordable homes, amenities and services, making good use of natural resources, and transportation options for all forms of travel.



### Expand recreational resources

Throughout the planning process, expanding recreational resources was a goal expressed by participants. The main purpose of this goal involves the creation or enhancement of facilities that includes places for exercise, recreation and play as well as opportunities for social interaction.



## Create city-wide guidelines for development

Thoughtful design components play an important role in defining a community and can distinguish it as a desirable destination. Participants in the planning process recognize that design guidelines can reinforce the positive identity of a community's commercial core and contribute to neighborhood character. Design guidelines are intended to address some of the most common, overarching challenges in planning commercial developments within Pooler.



## Brand the small-town and vibrant commercial

The City of Pooler is working toward building a positive image to support its vision both internally and externally and to provide a favorable experience. The goal of branding Pooler is to encourage visitors to stay longer through enhanced attractions, provide a stronger sense of arrival, strengthen its brand, and be attractive to all ages and cultures.

### 3.4 COMMUNITY POLICIES

Policies set preferred direction and describe what must be done to achieve these broad goals. They are specific enough to help determine whether a proposed project or program would advance the values expressed in the goals.

The following policies are intended to provide on-going guidance and direction to local government officials for making decisions consistent with achieving the Community Goals. For this reason these policies are organized by goals, although individual policies will likely achieve multiple goals.



#### Promote housing options

- The City will identify areas in the City where the addition of new housing is possible and desirable.
- The City shall ensure that zoning and other regulatory tools will encourage or require the diversity of housing types in areas where new housing is anticipated or planned for.
- The City will improve participation in the current Recycling Program.



## Develop parks, trails and bike lanes

- The City shall provide parks, trails and bike lanes to meet the community's growing needs.
- The City will ensure design allows access to each type of experience for people of all abilities to the maximum extent possible.
- The City will develop parks, trails and bike lanes in an environmentally sensitive manner.
- The City shall create a trail network and where feasible, develop interconnected trails with bike lanes.



## Update codes and ordinances

- The City will update their ordinances to be user-friendly and easy to understand.
- The City's ordinances will be illustrated with graphics, diagrams and concise tables.
- The City's ordinances will allow for a streamlined development review process.
- The City's code update will be created so as to foster the desired type of redevelopment and future development with design standards and specific building material to change the aesthetics of the corridor.
- The City will update its transportation policy to guide growth to safe locations.
- The City shall reduce requirements that result in additional impervious surface such as driveway width, roadway width, and parking standards.
- The City shall establish maximum parking requirements versus minimum requirements to encourage safe growth.
- The City will implement erosion and sedimentation control regulations based upon State criteria.
- The City will participate in a countywide effort to propose protective land use measures for adoption by governments outside Chatham County to protect the water supply watershed.

- The City will participate fully in the National Flood Insurance Program.
- The City will promote environmental protection, education and preservation of local natural resources in order to promote the area as an ecotourism center.
- The City will implement programs to comply with Environmental Protection Division requirements.



## Expand recreational resources

- The City shall provide quality recreation facilities and programs that improve community image and livability.
- The City shall create a strategic plan establishing criteria and standards for the provision of parks and recreation services.
- In the design of recreational resources, the City shall consider providing features, facilities and services that also promote tourism and make Pooler an attractive location for economic development as well as serve its residents.
- The City of Pooler will provide amenities such as community centers, sport field, dog parks and community gardens.
- The City will support community events such as the Patriot Weekend Festival.



## Create city-wide guidelines for development

- The City will create and adopt design guidelines that define key elements and determine patterns and standards that should be adhered to when developing site or building projects.
- The City will create and adopt design guidelines that address issues of building size and massing, definition of open spaces, site character and quality as well as access and circulations.



## Brand the small-town and vibrant commercial

- The City of Pooler will develop a brand that creates an image that represents Pooler's essential identity.
- The City Pooler will create a consistent message for the City's economic development efforts.
- The City Pooler will set forth approved usage of the City's brand for communications in print, Web and electronic form.
- The City will support Chamber of Commerce to actively recruit retail commercial and appropriate industries.

### 3.5 QUALITY COMMUNITY OBJECTIVES

*DCA's Vision: Every Georgia community offers a quality of life where people and businesses can grow and prosper. This section is used as a guide to determine which Quality Community Objectives Pooler will seek to accomplish with future planning efforts and developments.*

#### 1. Economic Prosperity

*Encourage development or expansion of businesses suitable for the community.*

Strong and competitive economies deliver broad-based prosperity to their residents by providing job and employment growth in the form of a variety of jobs and occupations paying competitive wages and incomes.

#### 2. Local Preparedness

*Identify and put in place prerequisites for the type of future the community seeks to achieve.*

The City of Pooler is working to promote efficient land development, incorporate redevelopment patterns that optimize prior infrastructure investments, and consume less land that is otherwise available for, open space, natural systems.

#### 3. Resource Management

*Promote efficient use of natural resources and identify and protect environmentally sensitive areas.*

The City of Pooler promotes efficient use of natural resources and seeks to further identify and protect significant cultural and natural areas of the City.

4. Efficient Land Use

*Maximize use of existing infrastructure by encouraging redevelopment; designing new development to minimize the amount of land consumed; and, carefully planning expansion of public infrastructure.*

The City promotes infill development and redevelopment, and the adaptive re-use of existing buildings that result in efficient utilization of land resourced and more efficient delivery of quality of public services.

5. Sense of Place

*Protect and enhance the community's unique qualities that are important to defining the community's character.*

The City of Pooler embraces and seeks to provide its residents with quality housing, varied by type and price, integrated with shopping, schools, community facilities, and jobs that contribute to the City's sense of place.

6. Housing

*Promote an adequate range of safe, affordable, inclusive, and efficient housing in the community.*

The City of Pooler seeks to promote an adequate range of safe, affordable and inclusive housing by encouraging development of a variety of housing types, sizes, costs, and densities.



## 7. Community Health

*Ensure community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities.*

The World Health Organization defines a healthy city or community as “one that is safe with affordable housing and accessible transportation systems, work for all who want to work, a healthy and safe environment with a sustainable ecosystem, and offers access to healthcare services which focus on prevention and staying healthy.” A healthy community is also defined as one in which a diverse group of stakeholders collaborate to use their expertise and local knowledge to create a community that is socially and physical conducive to health.

## 4. LAND USE ELEMENT

### 4.1 CHARACTER AREAS

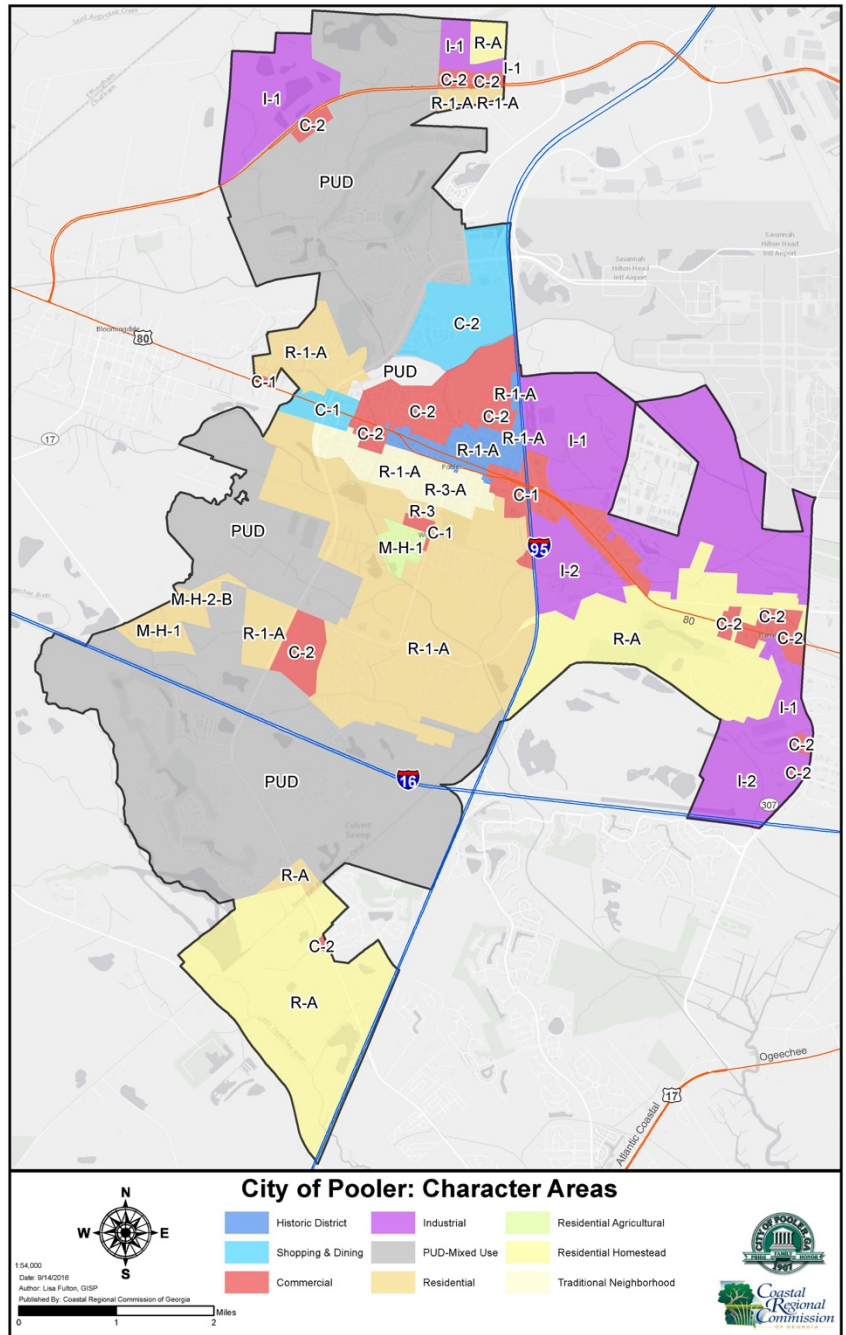
The Character Area Map is a visual representation of the City's future development policy. This plan also includes a Future Land Use Map.

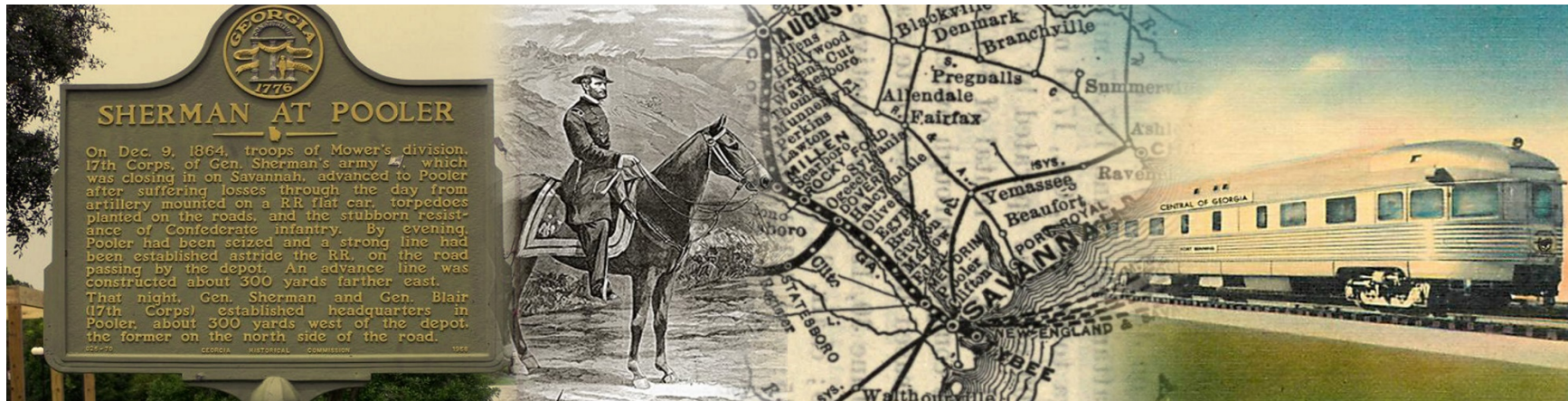
Interpretation of the Character Area Map is provided in the supporting text to be considered along with the City's zoning, the Future Land Use map, and other local policies when decision-makers consider land development questions or requests. The supporting text provides written description of the patterns of development that the City will encourage in each area.

The supporting narrative provides policy direction for regulating development with the goal of furthering consistent character within each area as defined by a 'vision.' Where appropriate, statements for policy and goals are also established.

The Character Areas for the City of Pooler include:

- Historic District
- Shopping & Dining
- Commercial
- Industrial
- PUD Mixed Use
- Residential
- Residential Agricultural
- Residential Homestead
- Traditional Neighborhood





## HISTORIC DISTRICT VISION/INTENT

The City of Pooler's historic district is designed to protect the City's historic area from incompatible development. The City finds that its historic district is important to its cultural and economic assets, tourism and education goals and ultimately to the public long-term interest.

## CURRENT ZONING

- R-1-A

## FUTURE ZONING CONSIDERATIONS

The City will need to evaluate current historic areas to determine the best approach for steering future development.

## IMPLEMENTATION MEASURES

- New construction, building additions, and material changes within this district shall be subject to procedures, standards, and guidelines.



## SHOPPING & DINING

### VISION/INTENT

The purpose of the shopping & dining district is to retain existing commercial uses and to provide for establishments catering to the lodging, dining, shopping and service needs of residents and tourists.

### CURRENT ZONING

- C-2

### FUTURE ZONING CONSIDERATIONS

Amendments to the existing zoning ordinance would be required.

### IMPLEMENTATION MEASURES

- Modify and allow flexibility for the parking ratio currently required for commercial development.
- Establish maximum parking requirements versus minimum requirements.
- Develop standards for overflow parking.



## COMMERICAL VISION/INTENT

Pooler has a superior strategic location and will attract commercial businesses because of its proximity to the interstate.

## CURRENT ZONING

- C-1
- C-2

## FUTURE ZONING CONSIDERATIONS

Amendments to the existing zoning ordinance would be required.

## IMPLEMENTATION MEASURES

- Increase existing commercial retention and expansion rates.
- Promote revitalization efforts to enhance job creation and location of business and offices within Pooler.
- Incorporate current and future needs for housing, infrastructure, and natural resource protection into economic development initiatives.



## INDUSTRIAL

### VISION/INTENT

Projects that protect industrial areas from an inappropriate level of unrelated uses and where activity could improve or accommodate a wider range of employment opportunities.

### CURRENT ZONING DEVELOPMENT

- C-2
- I-1

### FUTURE ZONING CONSIDERATIONS

Amendments to the existing zoning ordinance would be required.

### IMPLEMENTATION MEASURES

- Employ a strategy for industrial land use wherever economically and environmentally feasible, using industrial performance standards to integrate related industries while protecting neighboring uses.



## PUD/MIXED USE

Projects that integrate different land uses such as retail stores, restaurants, residences, civic buildings, offices and parks within a defined area. Mixed use developments by definition have a minimum of 3 separate types of uses included in the development.

## VISION/INTENT

Provide services equitably throughout the community.

## CURRENT ZONING DEVELOPMENT

- PUD

## FUTURE DEVELOPMENT

Amendments to the existing zoning ordinance would be required.

## IMPLEMENTATION MEASURES

- Residential development and commercial uses should be designed to complement each other and create a live/work environment.
- Varied residential densities and housing types should be allowed.
- Commercial uses should include a mix of retail, services, and offices to serve neighborhood residents' day-to-day needs, and should match the character of the neighborhood.
- Mixed use area design should be very pedestrian-oriented, with strong, walkable connections between different uses.
- Create overlay district along redevelopment corridors to facilitate consistent form of development.





## RESIDENTIAL

### VISION/INTENT

Residential districts are characterized by grid street patterns, pedestrian circulation, architectural character, and a sense of community.

### FUTURE DEVELOPMENT

Amendments to the existing zoning ordinance would be required.

### IMPLEMENTATION MEASURES

- Encourage the continuation of the street grid pattern.
- Ensure that infill development and redevelopment are consistent with the traditional architectural and design style.
- Identify and protect historic structures.
- Continue to enforce residential property maintenance standards.
- Require the continuation of existing sidewalk networks in new development.
- Identify and seek funding for streetscape improvements to improve the pedestrian environment.



## RESIDENTIAL AGRICULTURAL VISION/INTENT

This land use promotes a compatible mixture of agricultural, forestry, conservation, and very low-density residential uses. Protection of the environment, preservation of prime farm land, and the continuation of rural lifestyles.

## FUTURE DEVELOPMENT

- R-A

## IMPLEMENTATION MEASURES

- Promote appropriate locations for residential agricultural.
- Development should be sparse in order to preserve open space and the rural character of the area.



## RESIDENTIAL HOMESTEAD

### VISION/INTENT

Pooler's residential homestead is designed for large tracts of land upon which a large home or estate can be built. The residential homestead allows for various large housing types and residential densities. In new developments there is adequate educational and active and passive recreational facilities.

### FUTURE DEVELOPMENT

- R-A

### IMPLEMENTATION MEASURES

- Promote developments that have strong walkable connections within and between neighborhoods
- Encourage roadway activity
- Allow for smaller local roads and associated rights-of-ways.
- Allow for appropriate neighborhood mixed-uses within planned developments to provide a destination for pedestrians and to minimize the need for long trips.



## TRADITIONAL NEIGHBORHOOD VISION/INTENT

Traditional communities are characterized by mixed land uses, grid street patterns, pedestrian circulation, intensively-used open spaces, architectural character, and a sense of community.

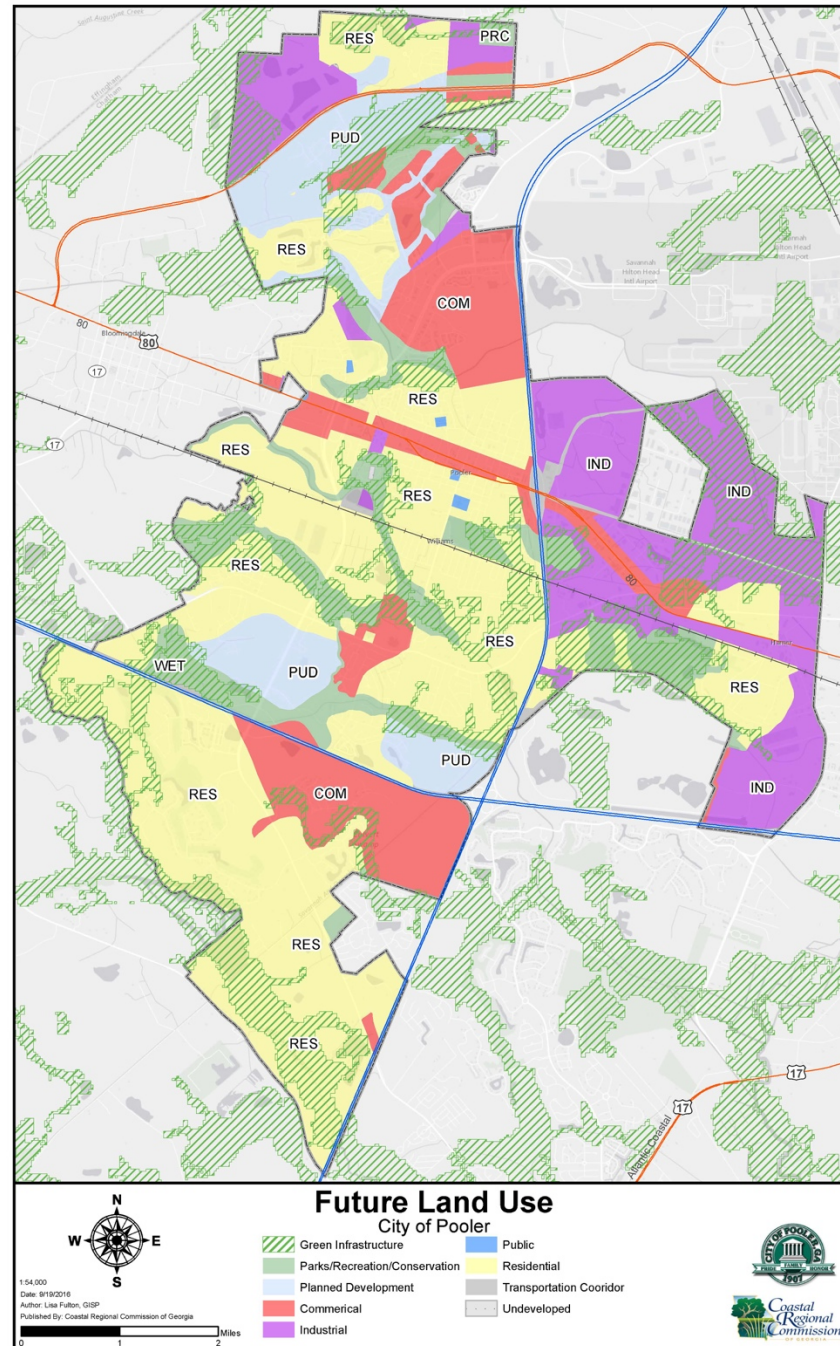
### FUTURE DEVELOPMENT

- R-A

### IMPLEMENTATION MEASURES

- Encourage the continuation of the street grid pattern.
- Ensure that infill development and redevelopment are consistent with the traditional architectural and design style.
- Identify and protect historic structures.
- Continue to enforce residential property maintenance standards.
- Require the continuation of existing sidewalk networks in new development.
- Identify and seek funding for streetscape improvements to improve the pedestrian environment.
- Evaluate the City's tree protection ordinance to ensure the canopy is preserved city-wide.

## 4.2 Future Land Use



DESCRIPTION	LAND USE
<b>COMMERCIAL</b>	
<p>This district is defined as an area designated for the development of commercial properties with land uses of less than two acres. This district is composed of lands and structures used primarily for the retailing of goods and the furnishing of services. Regulations within this district are intended to permit and encourage full development of the necessary uses while at the same time protecting nearby residential properties from the possible adverse effects of the commercial activity.</p>	<b>Light Commercial</b>
	<b>Heavy Commercial</b>
	<b>Commercial Professional</b>
<b>INDUSTRIAL</b>	
<p>This district is established to provide land for industrial uses which are not significantly objectionable with regard to noise, odor, fumes, etc., to surrounding properties. This district's regulations are designed to provide a compatible environment for uses generally classified as industrial in nature; to protect and reserve undeveloped areas within the city that are suitable for such industries; and to discourage encroachment by residential, commercial, or other uses that may adversely affect the industrial character of the district. Lands within this district should be located in relation to the major thoroughfare network of the city, as well as rail and airport if possible, and designed so that uses within the district do not disrupt normal traffic flow patterns within the city. Planned industrial parks are encouraged within this district.</p>	<b>Industrial-Heavy</b>
	<b>Industrial-Light</b>
<b>RESIDENTIAL</b>	

The predominant use of land within the residential category is for single-family, multi-family, townhome, condominiums, manufactured homes, and manufactured home park district dwelling units organized into general categories of net densities.

**One-family residential**

**Two-family residential**

**Multi-family residential**

**Townhouses and condominiums**

**Manufactured homes**

**Residential Agricultural**

**PUBLIC**

This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.

**Public/Institutional**

**PLANNED DEVELOPMENT**

The purpose of the PUD district is to encourage flexibility in land planning that will result in improved design, character and quality of new mixed use developments; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.

**Planned Developments**

**TRANSPORTATION CORRIDOR**

This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

**Transportation/Communications/Utilities**

**Rights-of-Ways**

**GREEN INFRASTRUCTURE/PARK/RECREATION/CONSERVATION**

This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

**Recreation Active**

**UNDEVELOPED LANDS/OTHER**

This category is for lots or tracts of land that are undeveloped.

**Undeveloped Lands**



## 5. TRANSPORTATION

Pooler is a member of the Coastal Region MPO (CORE); and CORE is the entity responsible for transportation planning in the region. As such, the Total Mobility Plan – 2040 Metropolitan Transportation Plan, inclusive of its amendments and addenda, is the most up to date and comprehensive plan governing transportation issues in Pooler. These documents can be found at [www.thempc.org/Dept/Plans](http://www.thempc.org/Dept/Plans). Some of the documents of particular interest to Pooler include the US 80 Bridges Study.

The City of Pooler is located in Chatham County, just northwest of Savannah with direct access to Interstates 95 and 16.

### **Roads And Highways**

The City of Pooler is located in Chatham County, just northwest of Savannah with direct access to Interstates 95 and 16. Pooler contains U.S. highway 80 which is the main east-west arterial in the City. This highway experiences high volumes of traffic and provides areas west of Pooler, such as Bloomingdale with connection to downtown Savannah. The remainder of the City consists of collectors, such as Pooler Pkwy and Jimmy Deloach Pkwy and local roads providing access to the major transportation routes in the City.

## **Roads Network Hierarchy**

### **Freeways**

Limited access roads, freeways or motorways, including most toll roads are at the top of the hierarchy. These roads provide largely uninterrupted travel, often using partial or full access control, and are designed for high speeds.

### **Arterials**

Major through roads that are expected to carry large volumes of traffic are designated as arterials. These are often divided into major and minor arterials, and rural and urban arterials. Examples of arterials in Pooler include US Highway 80.

### **Collectors**

Next in the hierarchy are collector roads, which collect traffic from local roads, and distribute it to arterials. Traffic using a collector is usually going to or coming from somewhere nearby. Examples of collectors in Pooler include Jimmy Deloach Pkwy, Pooler Pkwy, and Pine Barren Rd.

### **Local Roads**

These roads are at the bottom of the hierarchy, have the lowest speed limit, and carry low volumes of traffic. In some areas, these roads may be unpaved.

### **Bridges**

Pooler has identified 6 bridges within the City limits. The bridges consist of highway overpasses.

### **Connectivity**

In order to address traffic congestion and improve connectivity, the City of Pooler supports the various transportation projects outlined in the Metropolitan Transportation Plan.

## **Alternative Modes of Transportation**

The City of Pooler currently has an extensive network of sidewalks that take pedestrians to a variety of destinations and over an alternative to driving. The City also has an effective sidewalk ordinance that requires all new development to provide user-friendly sidewalks, and, when plausible, requires that newly built sidewalks connect to existing sidewalks. Pooler does not currently have public transportation or a plan for bicycle routes throughout the City. In addition, the City does not currently have a policy that addresses shared parking for commercial and retail developments.

## **Airports**

The City of Pooler is located adjacent to the Savannah-Hilton Head International Airport. This airport is the largest airport in Coastal Georgia and continues to expand.

## **Public Transportation**

The Chatham Area Transit (CAT) provides public transportation to areas around Chatham County. The CAT shuttle currently provides public transportation for the City of Pooler. The City intends to research the possibility of expanding service throughout the City.

## **Parking**

The City of Pooler does not contain a significant number of facilities related to public parking. On-street is currently the only public parking option.

## 6. COMMUNITY WORK PROGRAM

The Community Work Program outlines the overall strategy and action items for achieving the Community Vision and Goals and for addressing the Community Needs and Opportunities laid out in Chapter 3. These actions are supported by the policies provided as part of the Community Vision and Goals laid out in Chapter 2, and are presented here in two parts. The first part is the Implementation Program which outlines how the community addresses each of the needs and opportunities. The second part is the short-term work program which lists the specific actions the City government and other partner entities will undertake to implement this plan within the first five-years of the planning horizon.

### 6.1 IMPLEMENTATION PROGRAM

The implementation program outlines a variety of action items that need to be undertaken to address the needs and opportunities. These action items include policies, ongoing efforts, short term efforts, and long term efforts. Short term efforts are those that can be accomplished in the next five years and are included in the Short Term Work Program. Long term item efforts are those that may be accomplished beyond the 5 year immediate time frame or an opportunity may arise.

#### MAINTAIN THE CHARACTER OF POOLER

- Preserve and enhance the suburban character of the community as defined by the Character Areas Map and supporting action items and policies. (Ongoing. Policy)
- Adopt Design Guidelines and provide education on how guidelines function. (Short Term)
- Require new public and private investment/development consists of high-quality architecture and materials. (Policy)
- New developments should be master planned with mixed uses, blended residential development with schools, parks, recreation, retail, and services linked in a compact pattern that encourages walking and minimizes the need for auto trips. (Ongoing)

- Establish green infrastructure planning as the first step in the land-use planning and design process. (Ongoing. Policy)
- Improve parks and public facilities to maintain the high desirability of the areas. (Short Term)
- Pursue grant opportunities for infrastructure in traditional neighborhoods.(Ongoing)
- Encourage reinvestment in older neighborhoods.(Ongoing)
- Create a Branding Strategy to promote the Pooler. (Short Term)

#### STRENGTHEN POOLER'S ECONOMIC DEVELOPMENT EFFORTS

- Prepare targeted marketing strategy for the desired type of retail, commercial. (Short Term)
- Encourage mix of business. (Ongoing. Policy)
- Work with Development Authority, CRC, and Chamber to conduct a feasibility study for innovation/co-working space. (Short Term)
- Cultivate a healthy and productive working relationship with nearby partners including the Development Authority, Chamber of Commerce to explore and develop niche markets. (Ongoing)

#### ENCOURAGE USE OF A WIDER RANGE OF TRANSPORTATION MODES

- Promote walk- "ability" to homes, schools, shopping, civic uses, and open space. (Policy)
- Adopt and implement the Complete Streets Policy. (Policy)
- Provide pedestrian linkages to adjacent and nearby residential and commercial districts. (Ongoing)
- Develop pedestrian connectivity. (Short Term)
- Establish a goal of creating a community-wide pedestrian network. (Short Term)

## 6.2 SHORT TERM WORK PROGRAM

The following short-term work program is comprised of projects that are ongoing or should be launched over the next five years to further the goals of the plan. The STWP is organized by element and lists implementation years, responsible part, estimated cost and potential funding sources.

<i>Activities</i>	<i>Implementation Schedule</i>					<i>Responsible Party</i>	<i>Budget</i>	<i>Funding Source</i>
	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>			
<b>Natural, Cultural and Historic Resources</b>								
Take proactive measures to protect valued historic and natural resources through inventories.	X	X	X	X	X	Administration	Staff Time	General Fund
Continue with beautification of city by planting trees, shrubs and plants.	X	X	X	X	X	Administration	\$5000	General Fund
Adopt historic preservation ordinance.		X				Administration	Staff Time	General Fund
Develop design guidelines for historic districts and form an architectural review committee.		X				Administration	Staff Time	General Fund

<b>Activities</b>	<b>Implementation Schedule</b>					<b>Responsible Party</b>	<b>Budget</b>	<b>Funding Source</b>
	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>			
Encourage protection of plant and animal habitats by implementing public awareness programs through hosting on the official City website.	X	X	X	X	X	City	Staff Time	General Fund
Review existing development and land use regulations to ensure best practices.	X	X	X	X	X	City	\$5000	General Fund
Implement water conservation programs through public awareness campaigns.	X	X	X	X	X	City	\$2000	General Fund
<b>Economic Development</b>								
Audit policies and programs that support entrepreneurial activities.	X	X	X	X	X	Administration	\$2000	General Fund
Utilize inventive packages to promote the City and attract business development.	X	X	X	X	X	Administration	Unknown	General Fund
Explore ways to capitalize on commuters passing through Pooler such as commuter service-oriented businesses.	X	X	X	X	X	Administration	Unknown	General Fund
<b>Public Works – Water &amp; Sewer Department</b>								
Continue ongoing water tower and pump maintenance program.	X	X	X	X	X	Public Works Department	\$125,000	Water & Sewer Fund
Continue replacement of water main program.	X	X	X	X	X	Public Works Department	\$125,000	Water & Sewer Fund
Install pneumatic butterfly valves within distribution system that are controlled with our existing	X	X	X	X	X	Public Works Department	\$30,000	Water & Sewer Fund

Activities	Implementation Schedule					Responsible Party	Budget	Funding Source
	2016	2017	2018	2019	2020			
SCADA system to isolate purchases surface water from groundwater system.								
Loop water main from east side of I-95 on Pine Barren Rd. to west side of I-95.		X				Public Works Department	\$750,000	Water & Sewer Fund
Complete survey of old sewer system to determine condition of mains/manholes.	X	X	X	X	X	Public Works Department	\$15,000	Water & Sewer Fund
Prepare sewer replacement program.	X	X	X	X	X	Public Works Department	\$200,000	Water & Sewer Fund
Construct sewer upgrades according to replacement program.	X	X	X	X	X	Public Works Department	\$200,000	Water & Sewer Fund
Crosstrain employees in sewer department.	X	X	X	X	X	Public Works Department	Unknown	Water & Sewer Fund
Certify employees in sewer department.	X	X	X	X	X	Public Works Department	Unknown	Water & Sewer Fund
Increase current flow capacity of Wastewater Treatment Plant from 2.5 mgd to 3.4 mgd by expanding existing plant.	X	X				Public Works Department	\$5.2 million	Water & Sewer Fund/GEFA Loan
Identify future sites and customers for water reuse program.	X	X	X	X	X	Public Works Department	Unknown	Water & Sewer Fund
<b>Public Safety - Police Department</b>								
Replace 5 vehicles.	X					Police Department	\$180,000	General Fund
Train and outfit patrol with rifles.	X	X				Police Department	\$12,000	General Fund
New police building.	X					Police Department/Admin	Portion of \$18.2 million	SPLOST



Activities	Implementation Schedule					Responsible Party	Budget	Funding Source
	2016	2017	2018	2019	2020			
Purchase Glock secondary weapons for officers.	X					Police Department	\$20,000	General Fund
Purchase body cameras.	X	X				Police Department	\$5400	General Fund
Upgrade 1 <sup>st</sup> Gen L3 vehicle cameras.	X					Police Department	\$12,600	General Fund
Equip fitness center @ PD.	X	X				Police Department	\$45,000	General Fund/SPLOST
Automated target system at firing range.	X	X				Police Department	\$46,500	General Fund/SPLOST
Purchase remote aerial camera equipment.	X					Police Department	\$5100	General Fund/SPLOST
Purchase radar speed display signs.	X					Police Department	\$10,600	General Fund/SPLOST
Equip CID vehicle.	X					Police Department	\$5100	General Fund/SPLOST
<b>Public Safety - Fire Department</b>								
Design/construct new combined public safety facility to include training tower.			X	X	X	Fire Department	\$3.5 million	General Fund/SPLOST
Hire new firefighters/3 lieutenants, 3 fire apparatus operators to staff Station 5.					X	Fire Department	\$502,500	General Fund/Grant
Hire 3 lieutenants, 3 fire apparatus operators to staff Station 4.			X			Fire Department	\$345,000	General Fund/Grant
Hire 6 new firefighters to staff Station 4 Ladder Truck.				X		Fire Department	\$315,000	General Fund/Grant
Hire 3 battalion shift commanders.					X	Fire Department	\$225,000	General Fund
Emergency protective gear for new employees.	X	X	X	X	X	Fire Department	\$126,000	General Fund
Purchase one new medical first responder vehicle.		X				Fire Department	\$65,000	General Fund/SPLOST

<b>Activities</b>	<b>Implementation Schedule</b>					<b>Responsible Party</b>	<b>Budget</b>	<b>Funding Source</b>
	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>			
Purchase new radio equipment to meet Federal regulations.	X	X	X	X	X	Fire Department	\$100,000	General Fund
Purchase replacement brush truck/first responder unit.		X				Fire Department	\$155,000	General Fund
Station 2 renovations/upgrades.		X	X			Fire Department	\$250,000	General Fund
Vehicles for new staff positions.			X	X	X	Fire Department	\$195,000	General Fund
Hire small equipment/assistant mechanic.					X	Fire Department	\$65,000	General Fund
Hire fire prevention specialist.				X		Fire Department	\$65,000	General Fund
Hire fire inspector.			X			Fire Department	\$65,000	General Fund
Design/construct Station 5.	X	X				Fire Department	\$300,000	General Fund/SPLOST
Replace self-contained breathing apparatus.		X				Fire Department	\$250,000	General Fund
Replace breathing compressor/fill system.			X			Fire Department	\$55,000	General Fund
Station emergency generators – Stations 1, 3, 5.		X		X		Fire Department	\$125,000	General Fund
<b>Parks &amp; Recreation</b>								
Continue to upgrade and maintain City parks.	X	X	X	X	X	Parks & Leisure Services	\$50,000	General Fund

Activities	Implementation Schedule					Responsible Party	Budget	Funding Source
	2016	2017	2018	2019	2020			
Redesign/remodel park on S. Rogers Street.	X	X	X			Parks & Leisure Services	Unknown	General Fund
Construct restrooms/concession stand for fields 3 and 6.			X	X	X	Parks & Leisure Services	Unknown	General Fund
Rework park on S. Rogers St. to resemble Complex.			X	X	X	Parks & Leisure Services	Unknown	General Fund
Construction of Phase 2 at Rec Complex.	X	X				Parks & Leisure Services	\$4.5 million	General Fund/SPLOST
Create a recreation master plan.		X	X			Parks & Leisure Services	\$30,000	General Fund
Newton Cemetery regrading, land fill, pave driveway.		X				Parks & Leisure Services	\$30,000	General Fund
<b>Public Works – Street, Drainage Departments</b>								
Asphalt overlay streets on an as needed basis.	X	X	X	X	X	Public Works Department	\$170,000	General Fund/LMIG
Purchase knuckle boom truck for yard waste.		X				Public Works Department	\$95,000	General Fund
Upgrade drainage in downtown Pooler.	X	X	X	X	X	Public Works Department	\$200,000	General Fund
Upgrade/maintain canal banks.	X	X	X	X	X	Public Works Department	\$200,000	General Fund
Install and implement infrastructure mapping	X	X	X	X	X	Public Works Department	Unknown	General Fund

Activities	Implementation Schedule					Responsible Party	Budget	Funding Source
	2016	2017	2018	2019	2020			
<b>Transportation</b>								
Reduce traffic congestion on commercial corridors.	X					Administration	\$1.2 million	SPLOST
Explore ways to encourage the development of bike paths to connect commercial and residential areas.	X	X	X	X	X	Administration	Staff Time	General Fund
Work closely with GDOT to make improvements to Highway 80 corridor, including rehabilitation efforts and signalization.	X	X	X	X	X	Administration	Staff Time	General Fund
<b>Housing</b>								
Continue to eliminate or upgrade dilapidated buildings.	X	X	X	X	X	Administration	TBD	General Fund
Continue to encourage a sense of neighborhood pride in keeping property and streets clean.	X	X	X	X	X	Administration	Staff Time	General Fund
Continue to upgrade and enforce zoning ordinance.	X	X	X	X	X	Administration	Staff Time	General Fund
Continue to support the Neighborhood Crime Watch community program.	X	X	X	X	X	Police Department	Staff Time	General Fund
Continue to eliminate incompatible land uses which negatively impact neighborhood quality of life.	X	X	X	X	X	Administration	Staff Time	General Fund

<b>Activities</b>	<b>Implementation Schedule</b>					<b>Responsible Party</b>	<b>Budget</b>	<b>Funding Source</b>
	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>			
Maintain the inventory of substandard and dilapidated housing in the City.	X	X	X	X	X	Administration	Staff Time	General Fund
Continue to encourage the inclusion of handicap units in new multi-family and special type residential facilities.	X	X	X	X	X	Administration	Unknown	General Fund
Continue to work with developers to use Affordable Housing Policies and Programs to build affordable units.	X	X	X	X	X	Administration	\$2,000	General Fund
<b>Land Use</b>								
Review land use and zoning regulations.	X	X	X	X	X	Administration	Staff Time	General Fund
Develop overlay district for Highway 80 corridor.	X	X				Administration	Unknown	General Fund
Update Comprehensive Plan.	X					Administration	\$10,000	General Fund
Conduct comprehensive review of zoning ordinances/land use regulations.	X	X	X	X	X	Administration	Staff Time	General Fund
Consider adoption of transitional zoning for protection between incompatible uses and development patterns.	X	X	X	X	X	Administration	Staff Time	General Fund
Land use decisions must continue to consider future airport and port expansions.	X	X	X	X	X	Administration	Staff Time	General Fund
Continue linking existing developments to neighboring areas through a trail/sidewalk network.	X	X	X	X	X	Administration	Staff Time	General Fund

<b>Activities</b>	<b>Implementation Schedule</b>					<b>Responsible Party</b>	<b>Budget</b>	<b>Funding Source</b>
	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>			
Create and adopt master plan for Old Town Pooler.	X					Administration	Unknown	General Fund; Grants
<b>Intergovernmental Coordination</b>								
Continue to explore ways to improve communication and coordination with the County and surrounding municipalities.	X	X	X	X	X	Administration	Staff Time	General Fund
Explore ways to improve coordination with other agencies such as DNR on enforcement issues related to marine safety.	X	X	X	X	X	Administration	Staff Time	General Fund
<b>Community Facilities</b>								
Hire a new City Planner.	X	X	X	X	X	Administration	TBD	General Fund
Extend sidewalks from Sangrena to Godley.	X	X	X	X	X	Administration	TBD	General Fund
Implement Recreation Master Plan.	X	X	X	X	X	Administration	TBD	General Fund

## REPORT OF ACCOMPLISHMENTS

<i>Activities</i>	<i>Status</i>	<i>Explanation</i>
<b>Natural, Cultural and Historic Resources</b>		
Take proactive measures to protect valued historic and natural resources through inventories and adoption of appropriate performance standards from the Regional Plan.	Underway	
Adopt historic preservation ordinance.	Underway	
Develop design guidelines for historic districts and form an architectural review committee to monitor.	Underway	
Continue to strengthen and full implement erosion and sedimentation control regulations based upon state criteria.	Underway	
Participate in a county wide effort to propose protective land use measures for adoption by governments outside Chatham County to protect the water supply watershed.	Underway	
Continue to participate fully in the National Flood Insurance Program.	Underway	
Encourage and cooperate with the tourist industry to promote greater emphasis on environmental protection, education, and preservation of local natural resources in order to promote the area as an ecotourism center.	Underway	
Implement public awareness programs to encourage protection of plant and animal habitats.	Underway	

<b>Activities</b>	<b>Status</b>	<b>Explanation</b>
Review existing local development and land use regulations to ensure compliance with wetlands preservation criteria.	Underway	
Continue to implement water conservation programs through public awareness campaigns.	Underway	
<b>Economic Development</b>		
Create policies and programs that support entrepreneurial activities.	Underway	
Utilize incentive packages to promote the City and attract business development.	Underway	
Support Chamber activity to recruit businesses that best suit the needs of the community (day-care, after school programs, etc.).	Underway	
Adopt and implement design guidelines and commercial design standards for new businesses.	Underway	
Explore ways to capitalize on commuters passing through Pooler such as commuter service-oriented businesses.	Underway	
<b>Community Facilities</b>		
Create a Recreation Master Plan.	Underway	
Implement Recreation Master Plan.	Underway	
Extend sidewalks from Sangrena to Godley	Underway	
Design and construct a new City Hall.	Underway	
Hire new City Planner.	Postponed	



<b>Activities</b>	<b>Status</b>	<b>Explanation</b>
		Lack of funding
<b>Public Safety - Police Department</b>		
Vehicle cameras (to coincide with creation of new positions).	Completed	
Make computer upgrades and communication system upgrades.	Completed	
Replace 8 vehicles (2012)	Completed	
Create 1 clerical position (2012)	Completed	
Replace 5 vehicles (2013)	Completed	
Replace 4 patrol/2 Inv vehicles (2014)	Completed	
Replace 5 vehicles (2015)	Completed	
Replace 5 vehicles (2016)	Underway	
Create 2 new positions (2012)	Completed	
Create 2 new patrol positions (2014)	Completed	
Continue firearms range improvements.	Completed	
Purchase/outfit crime scene/accident response trailer.	Completed	
Train and outfit patrol with patrol rifles.	Underway	
Obtain/modify/convert existing building to Police Department	Completed	
<b>Public Safety - Fire Department</b>		
Hire 1 new firefighter to balance staffing on all 3 shifts.	Completed	
Hire 6 new firefighters to staff Station 3 – Savannah Quarters. 2012	Completed	

<b>Activities</b>	<b>Status</b>	<b>Explanation</b>
Hire 6 new firefighters to staff Station 3 – Savannah Quarters. 2014	Completed	
Hire 3 new firefighters to staff Station 4 – Mega-Site – daytime (07:30-18:30) Monday-Friday.	Not accomplished	No longer need
Hire 9 new firefighters to staff Station 4 – Mega-Site	Completed	
Hire 3 new firefighters to staff Station 5 – Jimmy DeLoach - daytime (07:30-18:30) Monday-Friday.	Not Accomplished	No longer needed
Hire 9 new firefighters to staff Station 5 – Jimmy DeLoach	Not accomplished	No longer needed
Emergency protective gear for new employees (\$2,500.00 per)	Completed	
Purchase pumper truck to replace 1989 unit	Completed	
Purchase 1 new Medical First Responder vehicle	Postponed	Lack of funding
Purchase new radio equipment to meet federal requirements.	Completed	
Purchase pumper truck to replace 1997 unit	Completed	
Station #1 renovations and upgrades	Not accomplished	Built New Station
Purchase replacement brush truck/first responder unit	Postponed	Lack of funding
Purchase new extraction tools	Completed	
Design and construct new combined Public Safety training facilities, to include new training tower	Partial Completed	New training rooms included in station 1 construction. The next phase will begin shortly.
Design sub-fire station 6 (Little Neck Road)	Not accomplished	Development not occurring in this area.

<i>Activities</i>	<i>Status</i>	<i>Explanation</i>
Refurbish rescue truck	Deferred	Received GSAR unit from state that will fill the need until new project listed above.
Hire new training chief	Completed	
Design and construct new fire station 3 Quacco Rd. & Easthaven Blvd. (Savannah Quarters)	Completed	
<b>Parks &amp; Leisure Services</b>		
Design and construct Phase II of new recreation park	Underway	
Landscape Pooler Park, add irrigation	Completed	
Over seed selected areas – winter season (rye grass)	Completed	
Newton Cemetery regrading, land fill, pave driveway	Underway	
<b>Public Works</b>		
Install and implement infrastructure mapping	Completed	
Replace generator at Public Works building	Completed	
<b>Water Department</b>		
Continue ongoing water tower maintenance program	Underway	
Continue replacement of water main program	Underway	
Implement programs and policies to comply with requirements set forth by the Environmental Protection Division as part of our water withdrawal permit	Underway	
Install fixed base radio read meter and reading equipment	Completed	

<b>Activities</b>	<b>Status</b>	<b>Explanation</b>
Replace old back up drive motors with new generators at two well sites	Underway	Well #1 completed, well #2 underway
Install pneumatic butterfly valves within distribution system that are controlled with our existing SCADA system to isolate purchases surface water from groundwater system	Postponed	Not started due to funding
Pursue the designation of Pooler as a water community through the Department of Community Affairs	Completed	Achieved Water First designation
Continue Phase II radio read program	Completed	
Loop water main from east side of Interstate 95 on Pine Barren Rd. to west side of Interstate 95	Postponed	Not started due to funding
<b>Sewer Department</b>		
Complete survey of old sewer system to determine condition of mains and manholes	Underway	
Prepare a sewer replacement program	Underway	
Make sewer upgrades according to sewer replacement program	Underway	
Upgrade Symons lift station	Completed	Benton lift station also upgraded
Cross train all employees in Sewer Department	Underway	
Certify all employees in Sewer Department	Underway	
New facility for the Sewer Department	Completed	

<i>Activities</i>	<i>Status</i>	<i>Explanation</i>
<b>Waste Water Department</b>		
Increase current flow capacity from 2.5 MGD to 3.4MGD	Underway	
Identify future sites and customers for water reuse program	Underway	
<b>Street Department</b>		
Asphalt overlay streets on an as needed basis with funding from LMIG	Underway	
Purchase tandem axle roller packer and trailer	Not accomplished	No longer a need
Purchase knuckle boom truck for yard waste	Not accomplished	No longer a need
Replace backhoe	Completed	
Purchase asphalt hotbox/reclaimer	Not accomplished	No longer needed
Asphalt overlay parking lot at Police Department/Inspections Department	Not accomplished	No longer needed
<b>Sanitation Department</b>		
Upgrade the drainage on an as needed basis in downtown Pooler	Underway	
Add 5 new employees (1 per year)	Not accomplished	Funds not available
Purchase truck and excavator with 24' reach	Not accomplished	No longer needed
Upgrade and maintain canal banks	Underway	
<b>Inspections Department</b>		

<b>Activities</b>	<b>Status</b>	<b>Explanation</b>
Train residential inspectors to be commercial inspectors	Not accomplished	No longer a need
Purchase new camera and video camera	Underway	
Scan old plans to disk	Underway	
<b>Transportation</b>		
Work closely with GDOT to make improvements to Highway 80 Corridor, including rehabilitation efforts and signalization.	Underway	
Explore ways to encourage development of bike paths to connect commercial and residential areas.	Underway	
<b>Land Use</b>		
Update Comprehensive Plan	Underway	
Conduct comprehensive review of zoning ordinance and land use regulations	Underway	
Create and adopt master plan for Old Town Pooler	Underway	
Adopt corridor overlay district for US Highway 80 and Pooler Parkway	Underway	
Consider the adoption of transitional zoning for protection between incompatible uses and development patterns	Underway	
Pooler's land use decisions must continue to consider future airport and port expansions	Underway	

<b>Activities</b>	<b>Status</b>	<b>Explanation</b>
Continue linking existing developments to neighboring areas through a trail/sidewalk network	Underway	
Update Pooler's Future Land Use map	Underway	
Adopt the Coastal Stormwater Supplement to the Georgia Stormwater Manual as a stormwater management tool	Completed	
<b>Housing</b>		
Maintain the inventory of substandard and dilapidated housing in the City	Underway	
Continue to work with developers to use Affordable Housing Policies and Programs to build affordable units	Underway	
Continue to eliminate incompatible land uses that negatively impact neighborhood quality of life	Underway	
Continue to provide a neighborhood sense of pride through the elimination of nuisances	Underway	
Continue to encourage the inclusion of handicap units in new multi-family and special type residential facilities	Underway	
<b>Intergovernmental Coordination</b>		
Explore ways to coordinate with adjacent communities for land areas near mutual boundaries	Underway	
Explore ways to improve communication with BOE, GDOT, DCA, EPD, etc	Underway	

<b><i>Activities</i></b>	<b><i>Status</i></b>	<b><i>Explanation</i></b>
Establish a process for sharing common population projections with the county and adjacent municipalities, local authorities, and decision making boards to ensure consistent infrastructure and services decisions	Underway	

## Appendix