



# Zoning Ordinance Update

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*Presentation to*

*City Council, City of Pooler*

100 SW Highway 80, Pooler, GA USA

May 21, 2018

# Zoning Ordinance

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- Zoning Ordinance Adopted 1996



# What is the Zoning Ordinance?

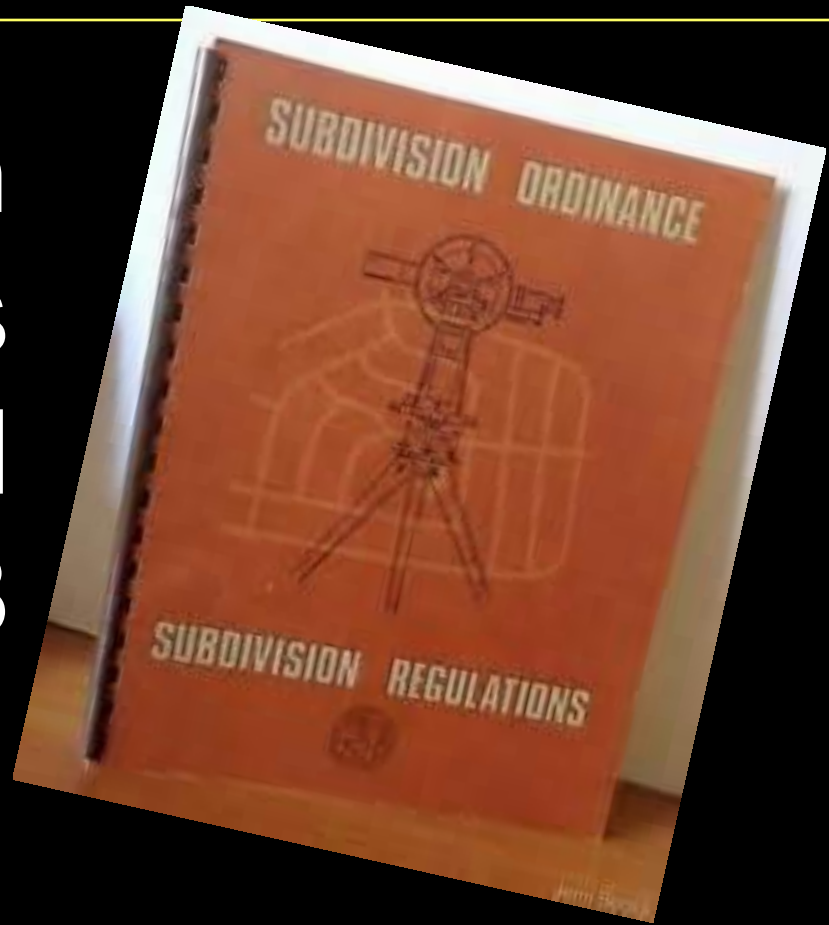
- The Zoning Ordinance is Appendix A of the City Code of Ordinances.
- The Zoning ordinance regulates the development of buildings, activities and land uses.



# Subdivision Regulations

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- Subdivision Regulations Adopted 1998



# What is a Subdivision Regulation?

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- Subdivision Regulations are found in Appendix B of the City's Code of Ordinances.
- Subdivision Regulations address the quality of development. The way in which lands are divided play a key role in quality of development.





# Why is It Important?

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- The Zoning Ordinance affects how the City looks and works, now and in the future.
- Subdivision regulations affect the quality of development.





## What is a Unified Development Code?

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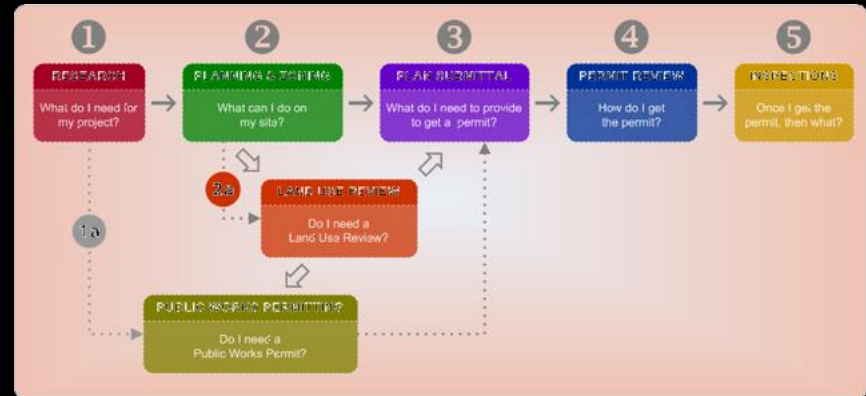


- A Unified Development Code is a single document that includes all development-related regulations, including zoning and subdivision regulation.



# Goals for the Zoning Code Update

- Be user friendly-easy to understand
- Illustrated with graphics, diagrams and concise tables
- Allow for streamlined development review process
- Provide clear direction to project applicants
- Effectively implement the City of Pooler's Comprehensive Plan





# Project Steps

- Create a Focus Group/Steering Committee
- Identify Preferred Approach
- CRC Review Existing Conditions
- Focus Group Review of Draft Zoning Code
- Public Review Zoning Code
- Adoption of Zoning Code



# Public Input

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- Residents, land owners, business operators and other interested members of the City of Pooler who would like to provide input on the Zoning Update are encouraged to do so.
- Stakeholder Interviews
- Workshops
  - Key Issues
  - Visual Preference Survey
- Focus Group Meetings
  - Additional Key Issues
- Community Workshops
- Public Hearing



# Update to Zoning Code

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- Develop a timeline schedule with milestones leading toward the adoption of the updated Zoning Code
- Develop an appropriate outreach program
- Update and develop in compliance with State law, include tables, illustrations, maps
- Update the City's Zoning Map and related data

# Project Funding

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- Partial funding for this project is provided to the City of Pooler by the Georgia Department of Community Affairs (DCA) in cooperation with the Coastal Regional Commission (CRC).

## ■ Project Key Staff

- Lupita McClenning, Director Planning & Government Services
- Russell Oliver, Senior Planner II
- Ted Davis, CRC Intern
- Teresa Townsend, Administrative Services



## Q & A

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- For more information about the CRC Planning & Government Services Department visit our website  
[www.crc.ga.gov](http://www.crc.ga.gov)
- For more information about the proposed Unified Development Code, contact Lupita McClenning, Director of Planning at  
[lmcclenning@crc.ga.gov](mailto:lmcclenning@crc.ga.gov)