



CITY of POOLER
— GEORGIA —

CITY COUNCIL WORKSHOP – AGENDA

May 20, 2024 at 5:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

- I. ROLL CALL
- II. CALL TO ORDER
- III. TOPICS OF DISCUSSION
 - A. Proposed Ordinance O2024-05.A – Moratorium for Certain Zone Types for a Period of Five Months
 - B. Proposed Resolution R2024-05.A – City of Civility
 - C. Council Meeting Agenda Review
 - D. Open Dialogue (Council)
- IV. ADJOURNMENT



CITY of POOLER

— GEORGIA —

PUBLIC NOTICE

CITY OF POOLER, GA
Council Workshop – Ordinance O2024-05.A

Notice is hereby given that the Mayor and Council of the City of Pooler, GA are holding a Council Workshop on Monday, May 20, 2024 at 5:00 p.m. to discuss Ordinance O2024-05.A – Moratorium for Certain Zone Types for a Period of Five Months, to Repeal Conflicting Ordinances, and Other Business, as well as any other items that may appear on the regular meeting agenda. The Workshop will be held prior to the 6:00 p.m. City Council Meeting at Pooler City Hall, 100 US Highway 80 SW, Pooler, GA 31322. While members of the public are invited to attend, there will be no public comment.

STATE OF GEORGIA }

COUNTY OF CHATHAM }

Ordinance O2024-05.A

Moratorium for Certain Zone Types for a Period of Five Months, to Repeal Conflicting Ordinances,
and Other Business

I.

WHEREAS, the City of Pooler, a municipality incorporated in the State of Georgia, is empowered with Home Rule by the State to define and determine appropriate development for its residents; and

WHEREAS, the City recognizes the paramount need for thorough consideration and evaluation of new construction and zoning proposals to ensure responsible and sustainable growth; and

WHEREAS, prioritizing the safety and well-being of residents is imperative, demanding rigorous safety assessments and traffic analyses for proposed projects; and

WHEREAS, citizen input and engagement are integral to the decision-making process, with the City committed to actively involving the community in discussions regarding development; and

WHEREAS, proper due diligence is deemed essential to consider all relevant factors and potential impacts before approving new construction and zoning projects in designated zones; and

WHEREAS, the City acknowledges the importance of implementing targeted measures to manage growth effectively while preserving the integrity of neighborhoods and infrastructure; and

WHEREAS, the City of Pooler recognizes the importance of maintaining a competent and adequately staffed workforce to effectively oversee planning and development activities, and acknowledges the necessity of onboarding new personnel during the moratorium period to enhance the city's capacity for thorough review and analysis of zoning laws, ordinances, and development processes;

NOW, THEREFORE, be it resolved in accordance with the aforementioned considerations and in the interest of fostering responsible development practices, the City of Pooler hereby enacts the following Ordinance as a moratorium on new construction and zoning considerations in all zoning districts, effective [start date], for a period of five (5) months.

This moratorium aims to facilitate thorough review of our city zoning laws and ordinances, conduct a best practices assessment of our processes, conduct traffic analysis, allow for citizen input, provide a due diligence processes to ensure that future growth aligns with the principles of safety, sustainability, and community welfare, and accommodate the onboarding of new personnel essential for effective planning and development oversight.

BE IT FURTHER RESOLVED, the City Council may extend the moratorium in increments of no more than three (3) months upon establishing a written finding that additional time is necessary to complete the review and analysis processes outlined in this resolution. Any extension will be accompanied by a public announcement outlining the rationale and a revised end date. The City Council may shorten the moratorium if the review and analysis processes are completed earlier, with due public notification provided.

BE IT FURTHER RESOLVED, the City of Pooler commits to hosting no fewer than four public listening sessions regarding this topic at times convenient for our residents during this period.

II.

ORDINANCE ENACTING A FIVE-MONTH MORATORIUM ON NEW CONSTRUCTION AND ZONING IN SPECIFIC ZONES

A. ESTABLISH A TIMEFRAME

The period for the effective date of this ordinance shall be no less nor greater than five (5) months from the date of enactment unless modified by the City Council.

The City Council may extend moratorium upon establishing a written finding that additional time is necessary to complete the review and analysis processes outlined in this ordinance. Any extension may not exceed three (3) months. Any extension will be accompanied by a public announcement outlining the rationale and a revised end date.

The City Council may shorten the moratorium at a duly scheduled regular meeting if the review and analysis processes are completed earlier, with due public notification provided through publication online and in the legal organ of record.

B. ZONES INCLUDED

All applications for new construction and zoning in the following zone types shall not be considered by the city for approval until the termination of the moratorium. Applications may be submitted, but they will be held in order of receipt.

LAND USE ZONE DISTRICTS:

Industrial - I-1 and I-2

Commercial - C-1, C-2, and C-P

Residential/Agricultural – R-1 – R-4, and R-A – RA-2

PUD – PUD

Planned – P

C. EXISTING DEVELOPMENTS

Projects that have already received approval, including but not limited to neighborhood phases, may continue to be built as approved. However, any substantial changes to the approved plans will not be allowed during the moratorium. The City reserves the right to evaluate proposed changes on a case-by-case basis, with due consideration given to the reasons for the proposed alterations and their potential impacts on safety, infrastructure, and community welfare.

D. PUBLIC MEETINGS

The City shall host no fewer than four (4) public meetings during the first three (3) months of the effective period of this Ordinance. The timing and location of these meetings shall be chosen to ensure convenient access and participation for members of the community. Each meeting shall consist of presentations by City staff, an opportunity for public comment, and/or adequate time for residents to ask questions. While no formal action will be taken at these meetings, City staff and the Council will carefully consider and utilize the input received to inform potential changes to applicable ordinances and zoning regulations.

III.

SEVERABILITY

- A. If any provision of this Ordinance, or its application to any person or circumstance, is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable.

IV.

All conflicting ordinances are hereby repealed.

This Ordinance shall take effect immediately upon adoption after the second reading.

ADOPTED this XX day of XXXX, 2024 by the Mayor and Council.

FIRST READING

Date

SECOND READING

Date

CITY OF POOLER, GEORGIA

Karen L. Williams, Mayor

ATTEST:

Kiley Fusco, Clerk of Council

STATE OF GEORGIA }

COUNTY OF CHATHAM }

Ordinance O2024-05.A

Moratorium for Certain Zone Types for a Period of Five Months, to Repeal Conflicting Ordinances, and Other Business

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WHEREAS, the City of Pooler, a municipality incorporated in the State of Georgia, is empowered with Home Rule by the State to define and determine appropriate development for its residents; and

WHEREAS, the City recognizes the paramount need for thorough consideration and evaluation of new construction and zoning proposals to ensure responsible and sustainable growth; and

WHEREAS, prioritizing the safety and well-being of residents is imperative, demanding rigorous safety assessments and traffic analyses for proposed projects; and

WHEREAS, citizen input and engagement are integral to the decision-making process, with the City committed to actively involving the community in discussions regarding development; and

WHEREAS, proper due diligence is deemed essential to consider all relevant factors and potential impacts before approving new construction and zoning projects in designated zones; and

WHEREAS, the City acknowledges the importance of implementing targeted measures to manage growth effectively while preserving the integrity of neighborhoods and infrastructure; and

WHEREAS, the City of Pooler recognizes the importance of maintaining a competent and adequately staffed workforce to effectively oversee planning and development activities, and acknowledges the necessity of onboarding new personnel during the moratorium period to enhance the city's capacity for thorough review and analysis of zoning laws, ordinances, and development processes;

NOW, THEREFORE, be it resolved in accordance with the aforementioned considerations and in the interest of fostering responsible development practices, the City of Pooler hereby enacts the following Ordinance as a moratorium on new construction and zoning considerations in Industrial consisting of I-1 and I-2, Commercial consisting of C-1, C-2, and C-P, and Residential consisting of R-3A-C, and R4 zones, effective [start date], for a period of five (5) months.

This moratorium aims to facilitate thorough review of our city zoning laws and ordinances, conduct a best practices assessment of our processes, conduct traffic analysis, allow for citizen input, provide a due diligence processes to ensure that future growth aligns with the principles of safety, sustainability, and community welfare, and accommodate the onboarding of new personnel essential for effective planning and development oversight.

BE IT FURTHER RESOLVED, the City Council may extend the moratorium in increments of no more than three (3) months upon establishing a written finding that additional time is necessary to complete the review and analysis processes outlined in this resolution. Any extension will be accompanied by a public announcement outlining the rationale and revised end date. The City Council may shorten the moratorium if the review and analysis processes are completed earlier, with due public notification provided.

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B. ZONES INCLUDED

All applications for new construction and zoning in the following zone types shall not be considered by the city for approval until the termination of the moratorium. Applications may be submitted, but they will be held in order of receipt.

LAND USE ZONE TYPES:

Industrial - I-1 and I-2

Commercial - C-1, C-2, and C-P

Residential - R-3A, R-3B, R-3C, and R4

C. REQUESTS FOR EXEMPTION FROM MORATORIUM

Requests for Exemption may be submitted to the city planning office no earlier than fifteen (15) days after the commencement of the moratorium. Applicants must provide documentation proving financial hardship or urgent community need for the exemption application to be

approved. Exemption applications will be reviewed by the Planning & Zoning Commission and given a recommendation for approval with final approval granted by City Council.

i. Financial Hardship:

For the purpose of this ordinance, "financial hardship" shall be defined as a situation where an applicant demonstrates a significant and unexpected financial burden that could be alleviated by starting the proposed project within the moratorium period.

a) Criteria:

Documentation: Applicants must provide verifiable documentation such as tax returns, bank statements, or invoices to demonstrate the financial hardship.

Severity: The hardship must be severe enough to create a substantial risk to the applicant's financial well-being or ability to meet basic needs (e.g., housing, food, healthcare). The Council will use its discretion in evaluating the severity of the financial hardship based on the specific circumstances presented.

Direct benefit: The proposed project must directly address the financial hardship and offer a clear and substantial path to alleviation (e.g., construction of a new medical facility, renovation of a property rendered uninhabitable by natural disaster).

Examples:

A local non-profit organization could request an exemption to build an affordable housing complex, demonstrating the financial hardship of operating with limited resources and the urgent need for affordable housing in the community.

A business destroyed by fire needs to rebuild their business to recoup their financial losses could request an exemption to rebuild their business by demonstrating the financial hardship they would suffer by delaying the project.

ii. Urgent Community Need:

"Urgent community need" shall be defined as a situation where the proposed project addresses a critical and immediate need that cannot be adequately met by existing resources or infrastructure within the moratorium period.

a) **Criteria:**

Documentation: Applicants must provide detailed documentation demonstrating the specific community need and the urgency of addressing it.

Public benefit: The project must demonstrate a clear and substantial benefit to the community as a whole, addressing a critical need that cannot be met by readily available alternatives.

Time-sensitive: The need must be time-sensitive, where delaying the project would cause significant harm or disruption to the community within the moratorium timeframe.

Examples:

The school district could request an exemption to build a new school, by demonstrating the urgent need for additional educational facilities due to overcrowding and the potential negative impact on student learning if the project is delayed.

A local healthcare organization could request an exemption to build a new emergency room, by demonstrating the urgent need for additional emergency services to ensure timely treatment for residents and potentially save lives. This would showcase a clear public benefit, time-sensitivity, and the inability to meet the need with existing resources within the moratorium timeframe.

These are examples and not exhaustive lists. The City Council will have final discretion in reviewing applications and determining whether the criteria for either exemption are met.

D. PUBLIC MEETINGS

The City shall host no fewer than four (4) public meetings during the first two (2) months of the effective period of this Ordinance. The timing and location of these meetings shall be chosen to ensure convenient access and participation for members of the community. Each meeting shall consist of presentations by City staff, an opportunity for public comment, and adequate time for residents to ask questions. While no formal action will be taken at these meetings, City staff and the Council will carefully consider and utilize the input received to inform potential changes to applicable ordinances and zoning regulations.

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ADOPTED this XX day of XXXX, 2024 by the Mayor and Council.

FIRST READING

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SECOND READING

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CITY OF POOLER, GEORGIA

Karen L. Williams, Mayor

ATTEST:

Kiley Fusco, Clerk of Council



CITY of POOLER
— GEORGIA —

RESOLUTION R2024-05.A

Pledging to Practice and Promote Civility in the City of Pooler, Georgia

WHEREAS, the Mayor and Council of the City of Pooler, Georgia (hereafter “City Council”), the governing body of the City of Pooler, Georgia (the “Municipality”), recognize that robust debate and the right to self-expression, as protected by the First Amendment to the United States Constitution, are fundamental rights and essential components of democratic self-governance; and

WHEREAS, City Council further recognizes that the public exchange of diverse ideas and viewpoints is necessary to the health of the community and the quality of governance in the Municipality; and

WHEREAS, the members of City Council, as elected representatives of the community and stewards of the public trust, recognize their special role in modeling open, free and vigorous debate while maintaining the highest standards of civility, honesty and mutual respect; and

WHEREAS, City Council meetings are open to the public and thus how City officials execute their legal duties is on public display; and

WHEREAS, civility by City officials in the execution of their legislative duties and responsibilities fosters respect, kindness and thoughtfulness between City officials, avoiding personal ill will which results in actions being directed to issues made in the best interests of residents; and

WHEREAS, civility between City officials presents an opportunity to set a positive example of conduct and promotes thoughtful debate and discussion of legislative issues, resulting in better public policy and a more informed electorate while also encouraging civil behavior between residents; and

WHEREAS, civility between City officials is possible if each member of the elected body remembers that they represent not only themselves, but the constituents of their district and city; and

WHEREAS, in order to publicly declare its commitment to civil discourse and to express its concern for the common good and well-being of all of its residents, City Council has determined to adopt this resolution.

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION ONE

Pooler City Council pledges to practice and promote civility within the governing body as a means of conducting legislative duties and responsibilities.

SECTION TWO

The elected officials of Pooler enact this civility pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of Pooler.

SECTION THREE

This pledge strives to ensure that all communication be open, honest, and transparent as this is vital for cultivating trust and relationships.

SECTION FOUR

This pledge strives to show courtesy by treating all colleagues, staff, and members of the public in a professional and respectful manner whether in-person, online or in written communication, especially when we disagree.

SECTION FIVE

This pledge strives to ensure mutual respect to achieve municipal goals, recognizing that patience, tolerance, and civility are imperative to success and demonstrates City Council's commitment to respect different opinions, by inviting and considering different perspectives, allowing space for ideas to be expressed, debated, opposed, and clarified in a constructive manner.

SECTION SIX

This pledge demonstrates our commitment against violence and incivility in all their forms whenever and wherever they occur in all our meetings and interactions.

SECTION SEVEN

The City of Pooler expects members of the public to be civil in its discussion of matters under consideration by and before City Council, with elected officials, staff, and each other.

ADOPTED this 20th day of May 2024.

CITY OF POOLER, GEORGIA

Karen L. Williams, Mayor

ATTEST:

Kiley Fusco, Clerk of Council

CITY SEAL:

EMBRACE



CIVILITY

WHAT IS CIVILITY?

Civility is more than just politeness. It is about disagreeing without disrespect, seeking common ground as a starting point for dialogue about differences, listening past one's preconceptions and teaching others to do the same. Civility is the hard work of staying present even with those with whom we have deep-rooted and fierce disagreement.*

WHY CIVILITY MATTERS FOR CITIES?

- 1 Civil behavior and speech are critically important to a healthy, functional and respectful society.
- 2 A 2019 survey revealed that 93 percent of Americans believe that incivility is a problem, with 68 percent identifying incivility as a major problem.**
- 3 Cities need a plan to counteract the growing polarization and challenges caused by incivility.

*The Institute for Civility in Government

** Weber Shandwick's annual poll, Civility in America 2019

“

Civility fosters respect, trust, and belonging. By modeling and practicing civility, city leaders set an expectation that vigorous debate and vetting of ideas can be respectful and productive, leading to better engagement and outcomes for all.

”

LARRY HANSON, GMA CEO
& EXECUTIVE DIRECTOR

EMBRACE



CIVILITY

9 PILLARS OF CIVILITY



Be considerate of others' opinions. It's ok to agree to disagree.



Think about the impact of your actions and not the intent.



Manage your emotions. Get curious instead of furious.



Ask questions to learn. Answer questions with respect.



A silent voice is not always a weak voice. Sometimes it's ok not to respond.



Remember the acronym QTIP (Quit Taking It Personal).



Be Kind! Make your point about the issue, not the person.



Have empathy! Just because you have not experienced it, does not mean it does not exist.



Actively listen, to learn how to Engage respectfully!

CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.



**ADOPT THE CIVILITY
RESOLUTION AND
PLEDGE TO BECOME A
CITY OF CIVILITY TODAY!**



WWW.GACITIES.COM/CIVILITY

EMBRACE CIVILITY

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Actively listen, to learn how to Engage



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – AGENDA

May 20, 2024 at 6:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

- I. ROLL CALL
- II. CALL TO ORDER
- III. INVOCATION
- IV. PLEDGE OF ALLEGIANCE
- V. ANNOUNCEMENTS
- VI. CONSENT AGENDA
 - A. City Council Meeting Minutes of May 6, 2024
 - B. City Council Executive Session Minutes of May 6, 2024
 - C. Special Event Permit Application for Movie Night on June 27, 2024
 - D. Special Event Permit Application for the American Hot Tub Expo from June 27-30, 2024
 - E. Release of Performance Bond and Acceptance of Maintenance Bond for Blakeley Commons Phase I, Subject to City Attorney Approval
 - F. Department Reports
 - 1. Public Works
 - 2. Finance
 - 3. Fire
 - 4. Police
 - 5. Recreation
 - 6. Planning & Development
- VII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS
 - A. Ordinance O2024-04.B - Minor Site Plan Approvals
(*Second Reading*)
 - B. Resolution R2024-05.A – City of Civility
 - C. Resolution R2024-05.B – Budget Amendment

VIII. OUTSTANDING BUSINESS

- A. Westside Commerce Center Native Development Group Request for Consideration
- B. Conditional Use Request for 352 Casey Drive for a Home Occupation for a Day Spa

IX. NEW BUSINESS

- A. Zoning Map Amendment for Property on Morgan Lakes Industrial Boulevard from PUD to I-1 (*Public Hearing, Action*)
- B. Conditional Use Request for Property on Merlot Street for a Multi-Use Development, Assisted Living Facility, and Self-Storage Facility (*Public Hearing, Action*)
- C. Conditional Use Request for Property on Pine Meadow Drive for Warehouse and Truck Storage (*Public Hearing, Action*)
- D. Variance Request for Property on Commons Way to Reduce Front Setback to Develop a Childcare Facility (*Withdrawn by Petitioner; Public Hearing Advertised*)
- E. Variance Request for Two Properties on Holloway Hill to Reduce Rear Setback for New Homes (*Public Hearing, Action*)
- F. Site Plan for Morgan Lakes Industrial Blvd, Phase 1
- G. Final Plat and Performance Bond for Forest Lakes Subdivision, Phase 12
- H. Final Plat and Performance Bond for Harmony Subdivision, Phase 8B

X. PUBLIC COMMENT

XI. EXECUTIVE SESSION

XII. ADJOURNMENT