

ORDINANCE NO. 2021-06.A

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES, APPENDIX A, ARTICLE IV- ZONING DISTRICTS, SECTION 26- PLANNED UNIT DEVELOPMENTS (PUD); TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

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

I

Section 26. - Planned Unit Developments (PUD).

1. *Purpose of district.* 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.
2. *General conditions.* Any area may be zoned as a PUD district if any one or more of the following general conditions are met:
 - a) More than one principal land use is proposed for development on a parcel under single ownership and management.
 - b) Separate land uses, which would not otherwise be permitted to locate within the same zoning district, are proposed for development on one or more adjacent parcels under single ownership or management.
3. *Specific requirements.* In order to qualify for a PUD district, a project must first meet each of the following specific requirements:
 - a) The site must contain not less than 500 acres and must adjoin, or have direct access to, at least one major street.
 - b) The site shall be in one ownership, or if in several ownerships, the application shall be filed jointly by all owners under single management.
4. ~~*Density requirements:*~~
 - a) ~~The proposed not density level of the entire PUD District shall not exceed four dwelling units per acre.~~
 - b) ~~The proposed not density for any individual zone within the PUD shall not exceed the following:~~
 - I. ~~For one-story housing—six dwelling units per acre~~
 - II. ~~For two-story housing—12 dwelling units per acre~~
 - III. ~~For three-story housing—18 dwelling units per acre~~
 - IV. ~~For four-story housing—24 dwelling units per acre~~
5. *4. Administrative procedures for PUD zoning.* Requests pertaining to the establishment of a PUD district shall be considered as an amendment to the zoning ordinance and shall be administered and processed accordingly. Requests must include a master plan submittal which may vary from other existing ordinances and regulations concerning use, setbacks, lot size, density, bulk and other requirements. Applicants seeking PUD zoning shall meet with appropriate staff/board/commission members for a preliminary review prior to making an application for rezoning. A general outline of the proposal along with supporting concept plans shall be submitted. The appropriate staff/board/commission members will furnish the applicant with comments prior to the final master plan

submittal. The final master plan will then be submitted to the planning commission for review, public hearing and comment, and then forwarded to aldermanic board for approval. All portions of the master plan shall comply with the requirements of this ordinance.

- 6- 5. *Preliminary PUD zoning.* Prior to obtaining a PUD zoning amendment, the applicant may file for preliminary PUD zoning which would establish the total allowable net density, total residential units and total acreage allowances for all proposed land use zones such as residential, commercial and industrial. Final PUD zoning, as outlined in this ordinance, is required prior to beginning any improvements or development within the property.
- 7- 6. *The preliminary development plan.* The preliminary outline along and supporting concepts shall include the following:
 - (1) *Existing features.*
 - a) The bearings and distances of the boundary lines pertaining to the property to be divided.
 - b) The location of any streams, natural drainage ways, and other waterways which exist on the property.
 - c) If in an urban district, the distance and direction to public waterlines and sanitary sewer lines.
 - d) The name, location, and right-of-way width of existing streets either on the property or on the land adjoining the property.
 - e) The location of railroads, public or private rights-of-way or easements, and parks or other public spaces, either on the property or adjoining the property.
 - (2) *Proposed design features.*
 - a) The location of, purpose, and width of any major proposed drainage or utility easement.
 - b) The location of proposed streets and lanes.
 - c) The proposed land use for the PUD.
- 8- 7. *Development standards.* Specific standards must be set forth in the PUD master plan which shall include, at a minimum:
 - a) Land use master plan showing the location, net acreage, and gross acreage of each type of residential, office and industrial zone, including open space in the PUD and the existing land uses of property adjacent to the PUD. The master plan shall also include the approximate location of major circulation systems and utility systems with each zone.
 - b) Residential density standards showing the maximum number and type(s) of dwelling units at build-out. Except as otherwise provided in this paragraph, density is based on the total net acreage of the PUD. Net acreage is defined as the total area of high ground, excluding wetlands, for the entire PUD and must be identified within the zoning text of the master plan submittal. In those PUD districts in which the developer constructs an 18-hole golf course (6,000 yards, par 70 from the rear tee) within the designated PUD, developer density shall be determined by gross acreage as opposed to net acreage and shall include for purposes of calculation of density wetlands for the entire PUD.
 - c) Standards for single-family, multifamily, commercial and industrial structures, including: height limitations, setbacks, lot coverage, lot size, parking, buffers and other appropriate standards.
 - d) Standards for commercial and industrial use, including: height limitations, setback, lot coverage, size parking, buffers, non-residential traffic, and other appropriate standards.
 - e) Standards for major roadway circulation systems including the right-of-way width, pavement width, and design and utility locations.
 - f) Location, dimensions, and purpose of any easements.
 - g) Permitted uses within each zone.

- h) A plan for the proposed phasing and a build-out schedule of development within the PUD.
 - i) The master plan shall also include the expected limits of the 100-year flood where appropriate.
9. 8. *Amendment of master plan.*
- a) Approved master plan may be revised subject to the approval of the zoning administrator/review board without additional review and approval by the Pooler Planning Commission and aldermanic board in the following limited situations:
 - I. minor changes in the location of roads or width of street or right-of-way within the PUD;
 - II. change in the allocation of housing density within the PUD so long as the overall approved density is not increased;
 - III. minor changes in land use zone boundaries and/or locations so long as the individual land use acreage allocations and densities are not exceeded;
 - IV. changes in the proposed build-out and phasing schedule.

Any site plan approvals, subdivision plats or permits needed for these changes may be secured using normal procedures.

Any changes to a master plan not listed above shall require that revised PUD master plan be submitted to the planning commission and aldermanic board for approvals prior to any approvals of site plans or subdivision plats involving such changes.

II

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

III

If any section, clause, sentence, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the said holding shall be in no way affect the validity of the remaining portions of this ordinance.

IV

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

1st Reading: 6/7/21

2nd Reading: 6/21/21

This 22ND day of JUNE, 2021

CITY OF POOLER, GEORGIA



Rebecca C. Benton, Mayor

Attest:



Kiley Fusco, City Clerk

Date: 6/22/21