

ORDINANCE NO. O2022-01.A

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES, APPENDIX A- ZONING, ARTICLE II. DEFINITIONS BY ADDING AND AMENDING CERTAIN DEFINITIONS AND ARTICLE IV. – ZONING DISTRICTS, TABLE 4.1 – ALLOWED USES BY ZONING DISTRICT BY ALLOWING COMMERCIAL AND INDUSTRIAL MACHINERY AND EQUIPMENT REPAIR AND MAINTENANCE AS A CONDITIONAL USE TO THE C-2, HEAVY COMMERCIAL ZONING DISTRICT; 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 as follows:

I

To amend Article II. Definitions to add the following definitions:

Transient Guest. A person who lodges at a place other than his usual place of residence for no more than 30 consecutive days in exchange for compensation. The lodging period may extend beyond 30 consecutive days if the guest maintains a usual place of residence elsewhere.

Lodging Establishment. An establishment where a room, camp site or dwelling unit is provided for overnight stay, in exchange for compensation, to one or more transient guests whose usual place of residence is elsewhere. Lodging establishments include the following: bed and breakfast homestays, bed and breakfast, inns, hotels, motels, short-term vacation rentals, recreational vehicle parks and campgrounds. If a lodging operation or a proposed lodging use does not meet the definition of any of the lodging uses listed above, it shall not be permitted.

II

To amend Article II. Definitions to delete the strikethrough text and add the underlined text as follows:

Hotel. A ~~building~~ lodging establishment for transient guests which is open to the public, for compensation, providing lodging or board, or both, and in which ingress and egress to and from all rooms are made through an inside lobby or office supervised by a person in charge at all times. Any on-premises use that is accessible by the general public, such as a restaurant, bar or event/assembly space, is a separate principal use and must be an allowed use in the base zoning district. Any on-premises use that is accessible only by hotel guests is an accessory use

Motel. A ~~building or group of buildings~~ lodging establishment for transient guests containing sleeping accommodations and customary accessory uses for rental primarily to automobile transients with exterior access to rooms. Any on-premises use that is accessible by the general public, such as a restaurant, bar or event/assembly space, is a separate principal use and must be an allowed use in the base zoning district. Any on-premises use that is accessible only by hotel guests is an accessory use.

III

To amend Table 4.1 *Allowed Uses by Zoning District* as follows allowing Equipment Repair and Maintenance as a Conditional Use in the C-2, Heavy Commercial Zoning District:

p	Permitted by Right
C	Permitted with Conditional Use Approval
	Prohibited

Table 4.1 Allowed Uses by Zoning District

Uses with NAICS Codes are found within the NAICS Manual : <https://www.census.gov/eos/www/naics/>

Uses in R-1A, R-1B, R-1C are listed in this table under R-1

*Uses in a PUD are determined case-by-case by the Board

Uses in R-2A, R-2B, R-2C are listed in this table under R-2

Uses in R-3A, R-3B, R-3C are listed in this table under R-3

NAICS Code	Use	R-1	R-2	R-3	R-4	MH-1	MH-2	MH-3	C-1	C-2	C-P	I-1	I-2	R-A	RA-1	RA-2	PUD*
81	Other Services																
8111	Automotive Repair and Maintenance								C	P	P	P	P				
81112	Automotive Body, Paint, Interior, and Glass Repair									C		P	P				
811192	Car Washes								C	P							
81131	Commercial and Industrial Machinery and Equipment Repair and Maintenance									C		P	P				
8114	Personal and Household Goods Repair and Maintenance including appliances and furniture								P	P							
8121	Personal Care Services including barber, beauty, nail salons and microblading								P	P							
812199	Massage Therapy								P	P			C				
812199	Tattoo Parlors and Body Art Studio								P	P							

IV

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

V

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.

VI

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

1st Reading: 2/7/22

2nd Reading: 2/22/22

This 22ND day of JANUARY, 2022.

CITY OF POOLER, GEORGIA

Rebecca C Benton

Rebecca C. Benton, Mayor

Attest:

Kiley Fusco

Kiley Fusco, City Clerk

Date: 1/22/22

