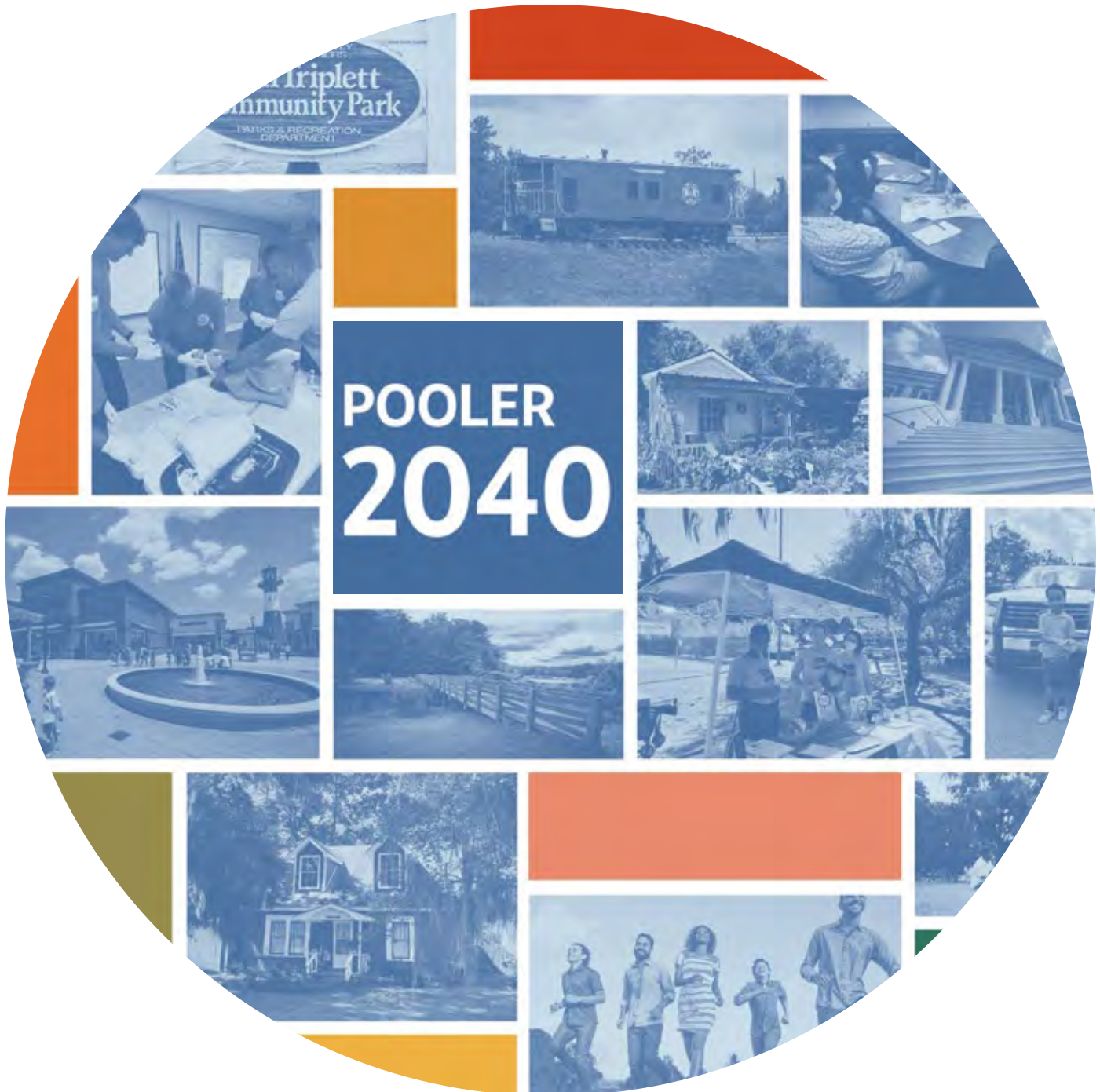


COMPREHENSIVE PLAN 2040 SUMMARY

CITY OF POOLER
2020 UPDATE



Adopted by Pooler City Council
October 18, 2021



**ADVANCING TOGETHER.
REDEFINING TOMORROW.**

EXECUTIVE SUMMARY

Pooler 2040

Pooler's Comprehensive Plan is the community's principal guiding or "vision" document—designed to formulate a coordinated, long-term planning program to maintain and enhance the health and viability of the jurisdiction. The Comprehensive Plan lays out the desired future for Pooler, and relates how that future is to be achieved. The plan serves as a resource to both the public and private sector by projecting how land will develop, how housing will be made available, how jobs will be attracted and retained, how open space and the environment will be protected, how public services and facilities will be provided, and how transportation facilities will be improved. In short, Pooler's Comprehensive Plan is intended to provide for consistent policy direction.

The City of Pooler's City Council and local community leaders will use the Pooler 2040 Comprehensive Plan in the following ways:

The Future Land Use Map shall be referenced in making rezoning and capital investment decisions:

It provides a representation of the community's vision helping to guide development based on community preferences and also indicates character areas where various types of land uses should be permitted.

The Comprehensive Plan provides policies that help guide day-to-day decisions:

These policies are reflections of community values identified through public outreach efforts. These policies will be used as guidelines in the analysis of rezoning decisions and other capital investment decisions.

The Comprehensive Plan includes an Implementation Program that will direct public investment and private initiative:

Plan implementation is carried out through the adoption and revision of regulations, including zoning and development codes, and through the completion of projects and programs outlined in the Community Goals and Community Strategic Plan and Work Program. The Comprehensive Plan is a living document and should be updated regularly as conditions change and shifts occur in public policy.

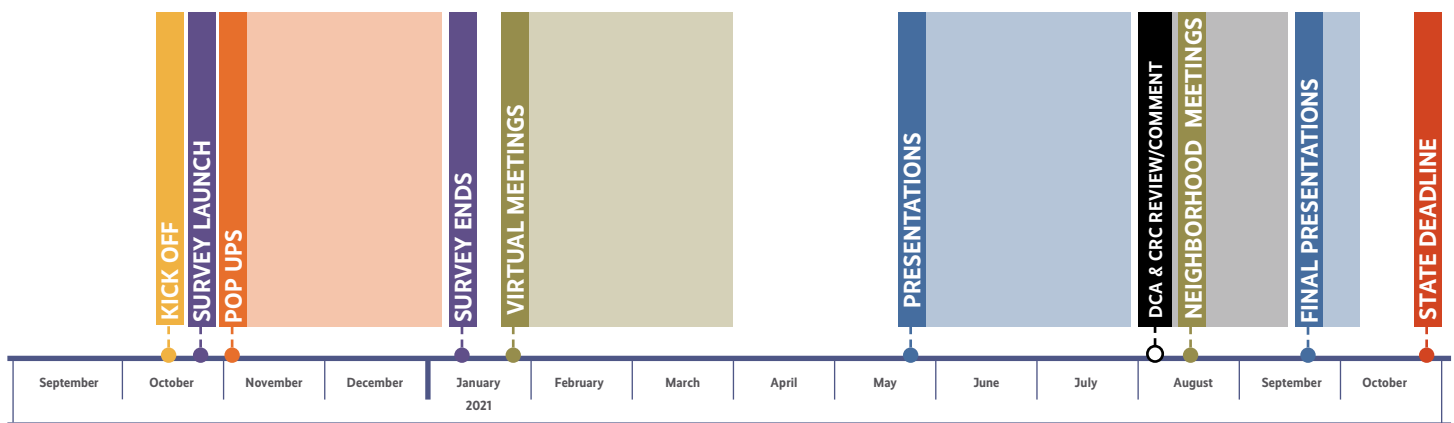
The following pages describe the results of public participation that informed and guided the development of this planning document.

PLAN SCHEDULE

The comprehensive planning process required approximately eighteen months to complete. From March 2020 to October 2021, the MPC worked closely with city planning staff, City Council, and citizens of Pooler to identify issues, share strengths and develop visions, goals, and strategies for this Plan.

City Council along with various stakeholders regularly reviewed planning concepts, and provided feedback on critical issues.

PUBLIC ENGAGEMENT PHASE



UNDERSTAND & EXPLORE

- Project Launch & Work Plan
- Background Review & Research
- Survey Launch
- Comment Mapper Launch
- Pop-ups Begin

ENGAGE & DEVELOP

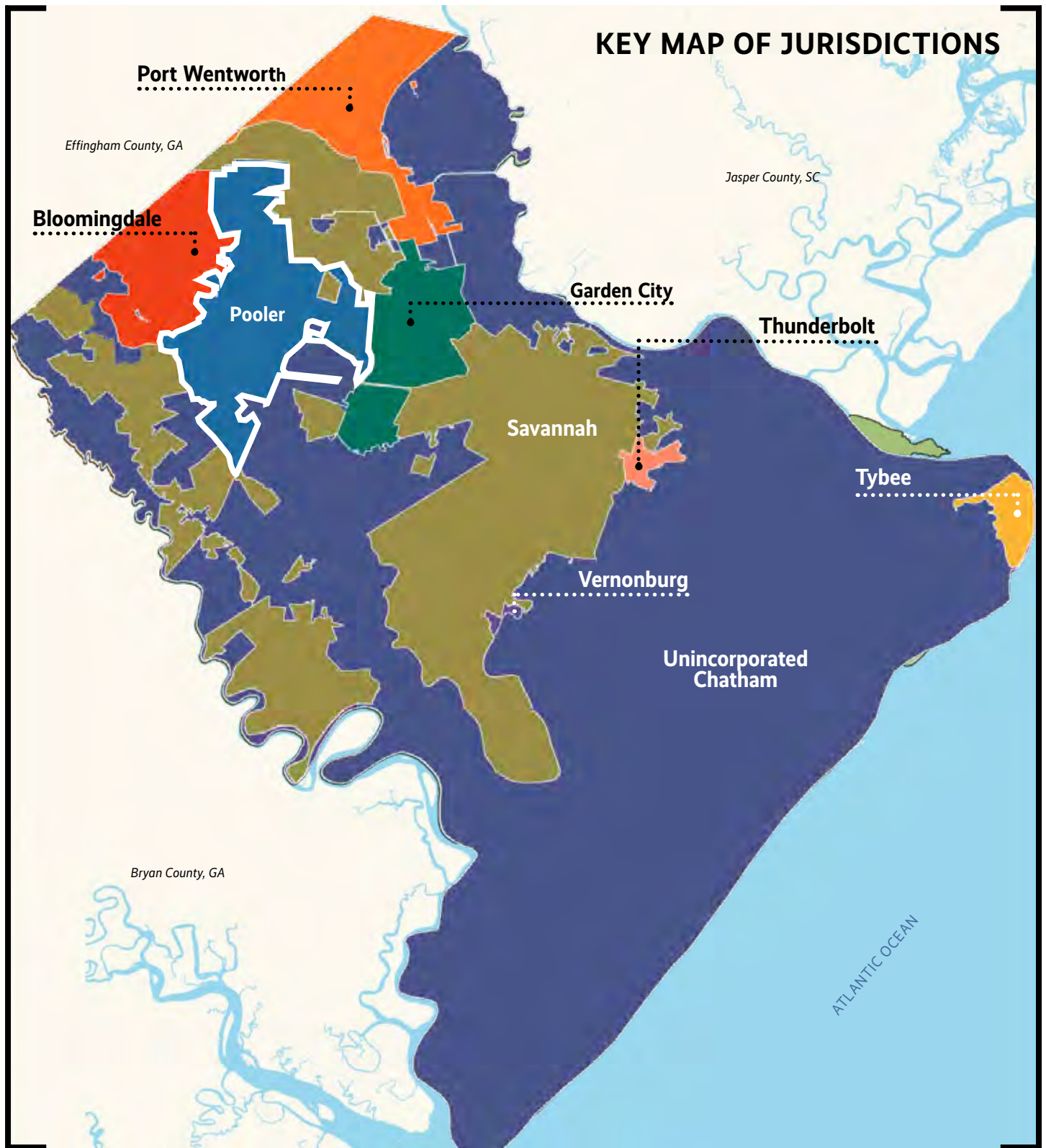
- Draft Element Visions & Goals
- Draft Short Term Work Programs
- Public Engagement Evaluation
- Virtual Meetings
- Subcommittee Meetings

REFINE & FINALIZE

- Draft Plan Development
- Plan Refinement
- Draft Presentations
- DCA & CRC Review
- Final Presentation & Adoption

FINAL PLAN

PLANNING PHASES



WHY DO WE PLAN?

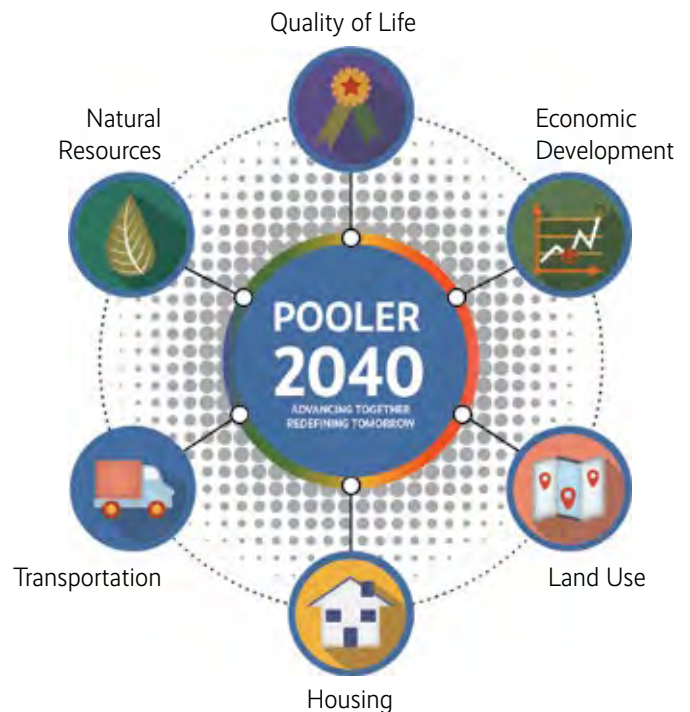
The Georgia Planning Act requires that cities and counties maintain comprehensive plans that help shape future growth. These plans generally recognize the physical, economic, social, political, and aesthetic factors of a community and are developed in a process that includes thoughtful analysis and robust public engagement.

Pooler 2040 serves as the comprehensive plan for the city of Pooler. The plan follows the minimum standards and procedures for local government planning set out in O.C.G.A. 50-8-7.1(b), reflecting the principles of partnership and the unique needs, conditions, and aspirations of the community.

To ensure that public participation in the planning process will result in meaningful implementation through zoning and other administrative mechanisms, a policy of "consistency" was discussed at public meetings. This proposed policy was strongly endorsed by the public. The policy of consistency requires that policies adopted in Pooler 2040 will be reviewed and amended prior to amending zoning or other implementing ordinances. In other words, official policy established in Pooler 2040 will become the basis for zoning amendments.

The six planning elements shown below are highlights of Pooler 2040.

- Quality of Life
- Economic Development
- Land Use
- Housing
- Transportation
- Natural Resources



COMPONENTS OF POOLER 2040

Pooler 2040 is to be a tool used in evaluating future proposals and policy changes to ensure consistent decisions are made. Each element is comprised of a vision statement, goals, objectives and strategies to accomplish the vision. These terms, often used to describe policy recommendations are described below:

ELEMENT:

These are the primary elements that must be included, at a minimum, in each community's Comprehensive Plan

VISION:

Each element contains a vision statement that is supported by multiple goals. A vision statement can become a compass, pointing the way to a common direction.

GOAL:

General overarching, broad statements describing the direction that a community wants to go.

OBJECTIVES:

Express the kinds of action that are necessary to achieve the stated goals without assigning responsibility to any specific action.

STRATEGIES:

Statements of specific actions that should be taken, identifying the responsible party/parties, the time frame within which the action should occur, and other details needed for implementation to occur.



HOUSING

In 2040...

Pooler is a Safe, Family-Oriented and Business Friendly Community.

GOAL:

1. Improve neighborhood stability where all residents, regardless of income, can occupy, maintain and improve their homes without undue financial hardship

Objectives:

- A. Assist households annually avoid eviction, foreclosure, property loss or homelessness

Strategy:

- i. Survey and designate historically significant industrial buildings, complexes, and other at-risk infrastructure.

GLOSSARY OF TERMS

The following words may be seen throughout the document and are defined by the State of Georgia (O.C.G.A. 50–8–1, et seq).

	Definitions
Character Areas	<p>A specific geographic area or district within the community that:</p> <ul style="list-style-type: none"> • Has unique or special characteristics to be preserved or enhanced, • Has Potential to evolve into a unique area with more intentional guidance of future development, • Requires special attention due to unique development issues. <p>Each character area is a planning sub-area within the community where more detailed, small-area planning and implementation of certain policies, investments, incentives, or regulations may be applied in order to preserve, improve, or otherwise influence its future development patterns in a manner consistent with the Community Goals</p>
Community	Local jurisdiction (county or municipality) or group of local jurisdictions (in the case of a joint plan) that are preparing a local plan
Comprehensive Plan	<p>A plan meeting the Minimum Standards and Procedures.</p> <p>The comprehensive plan must be prepared pursuant to the Minimum Standards and Procedures for preparation of comprehensive plans and for implementation of comprehensive plans, established by the Department in accordance with O.C.G.A. 50–8–71(b) and 50–8–72</p>
Comprehensive Planning Process	Planning by counties or municipalities in accordance with the Minimum Standards and Procedures in O.C.G.A. 50–8–71(b) and 50–8–72
Conflict	<p>Any conflict, dispute, or inconsistency arising:</p> <ul style="list-style-type: none"> • Between or among plans, or components thereof, for any counties or municipalities, as proposed, prepared, proposed to be implemented, or implemented • Between or among plans for any regions, as proposed, prepared, proposed to be implemented, or implemented • Between or among plans, or components thereof, for any counties or municipalities and plans for the region which include such counties or municipalities, as such plan are proposed, prepared, proposed to be implemented, or implemented

Each shall have the meaning shown unless the context does not permit such meaning.

	Definitions
Core Elements	Community, Goals, Needs and Opportunities, and Community Work Program. These are the primary elements that must be included, at a minimum, in each community's comprehensive plan
County	Any county of this state
Days	Meaning calendar days, unless otherwise specified
Density	An objective measurement of the number of people or residential units allowed per unit of land, such as dwelling units per acre
Department	Department of Community Affairs established under O.C.G.A.50–8–1
Governing Body	Board of Commissioners of a county, sole commissioner or a county, council, commissioners, or other governing authority of a county or municipality
Infrastructure	Man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; navigation channels; bridges; roadways
Qualified Local Government	Any county, municipality, or other political subdivision of the state
MPO	Metropolitan Planning Organization, a federally designated agency created in urban areas containing more than 50,000 people that are charged with conducting comprehensive, coordinated planning processes to determine the transportation needs of their respective constituencies, and prioritizing and programming projects (bicycle and pedestrian projects) for federal funding
Minimum Standards and Procedures	Minimum Standards and Procedures, including the minimum elements which shall be addressed and included, for preparation of comprehensive plans, for implementation of comprehensive plans, for updates of comprehensive plans including update schedules, and for participation in the coordinated and comprehensive planning process



Facts

	Definitions
Mediation	The process to be employed by the Department and Regional Commissions for resolving conflicts which may arise from time to time in the comprehensive planning process. Procedures and guidelines to govern mediation are as established by the Department pursuant to O.C.G.A. 50-8-7. I(d)
Municipality	Any municipal corporation of the state and any consolidated government of the state
Plan	The comprehensive plan for any county or municipality
Plan Amendment	A change to the adopted plan that occurs between plan updates. Amendments of the adopted plan are appropriate when the conditions, policies, etc., on which the plan is based, have significantly changed so as to materially detract from the usefulness of the plan as a guide to local decision making, or when required by the Department as a result of changes to the Minimum Standards and Procedures
Plan Update	A more or less complete re-write of the plan, which shall occur approximately every five years, in accordance with the recertification schedule maintained by the Department
Planning	The process of determining actions which state agencies, Regional Commissions, and local governments propose to take
Qualified Local Government	A county or municipality that adopts and maintains a comprehensive plan as defined in the Minimum Standards and Procedures.
Regional Commission	A Regional Commission established under O.C.G.A 50-8-32
Regional Plan	The comprehensive plan for a region prepared by the Regional Commission in accordance with the standards and procedures established by the Department

	Definitions
Rules for Environmental Planning Criteria	Those standards and procedures with respect to natural resources, the environment, and vital areas of the state established and administered by the Department of Natural Resources pursuant to O.C.G.A. 12-2-8, including, but not limited to, criteria for the protection of water supply watersheds, groundwater recharge areas, wetlands, protected mountains and protected river corridors.
Service Delivery Strategy	The intergovernmental arrangement among municipal governments, the county government, and other affected entities within the same county for delivery of community services, developed in accordance with the Service Delivery Strategy law. To ensure consistency between the plan and the agreed upon strategy: <ul style="list-style-type: none"> The services to be provided by the local government, as identified in the plan, cannot exceed those identified in the agreed upon strategy The service areas identified for individual services that will be provided by the local government must be consistent between the plan and Strategy As provided in Code Section 36-70-28 (b)(1), Service Delivery Strategies must be reviewed, and revised if necessary, in conjunction with county and municipal comprehensive plan updates
Supplemental Planning Recommendation	The supplemental recommendations provided by the Department to assist communities in preparing plans and addressing the Minimum Standards and Procedures. The plan preparers and the community are encouraged to review these recommended best practices where referenced in the Minimum Standards and Procedures and choose those that have applicability or helpfulness to the community and its planning process.
Update Schedule	The schedule or schedules for updating comprehensive plans on an annual or five-year basis as provided for in paragraph (2)(b) of Section 110-12-1-.04. The term "Update Schedule" also means an additional schedule for the review of Service Delivery Strategy agreements by counties and affected municipalities on a ten-year basis in conjunction with comprehensive plan updates



COMMUNITY PROFILE

Introduction

Pooler is located in Chatham County, just northwest of Savannah with direct access to Interstates 95 and 16. Pooler, like other southern Atlantic coastal communities, is growing for a number of economic and non-economic reasons including job opportunities, relative low cost of living, more affordable housing, weather, and lifestyle. As part of the Savannah Metropolitan Statistical Area, Pooler's commercial and residential growth will continue to have significant impacts on current residents, natural and cultural resources, community services and facilities, and infrastructure.

Pooler has come a long way since its shy beginnings as a rail connection to Savannah and the Lowcountry. The now thriving Pooler started out as a railroad stop before Savannah. Named for Robert W. Pooler, an area resident who had a plan for a Georgia railroad route, the railroad station soon evolved into an actual town.

Aside from the many things to do in Pooler, the community's good quality of life has also influenced population growth. Low crime and a small-town community atmosphere have all been factors in its explosive growth. Pooler is now one of Georgia's fastest-growing cities.

CITY OF POOLER

Population

As of 2018, the city of Pooler had an estimated population of 23,102 with a population density of 835 people per square mile. U.S. Census records show the population was slowly but steadily increasing between 1970 and 2000 but grew by over 200% between 2000 and 2010. In the past two decades, Pooler has been the fastest growing municipality in Chatham County.

By comparison, the city of Savannah grew by 15% and unincorporated Chatham grew by 46% over the same period. With the exception of the population snapshot found in Figure 1.3, the population data presented throughout is from the U.S. Census Bureau's American Community Survey (ACS) multiyear estimates covering the 2014–2018 period and was the most current publicly available ACS multiyear data at the time of reporting.

Population Growth, 1970–2018

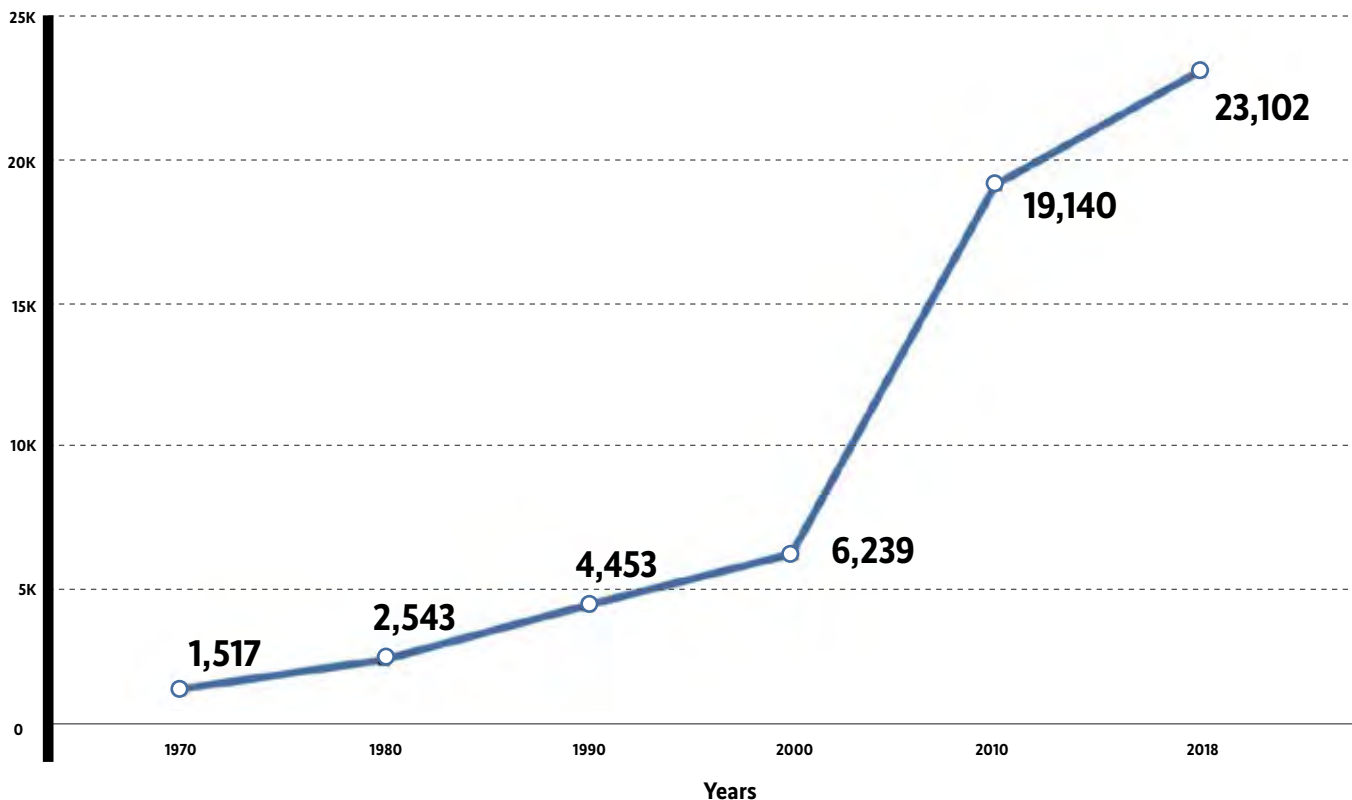


Figure 1.1–Population Growth, Pooler
U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates

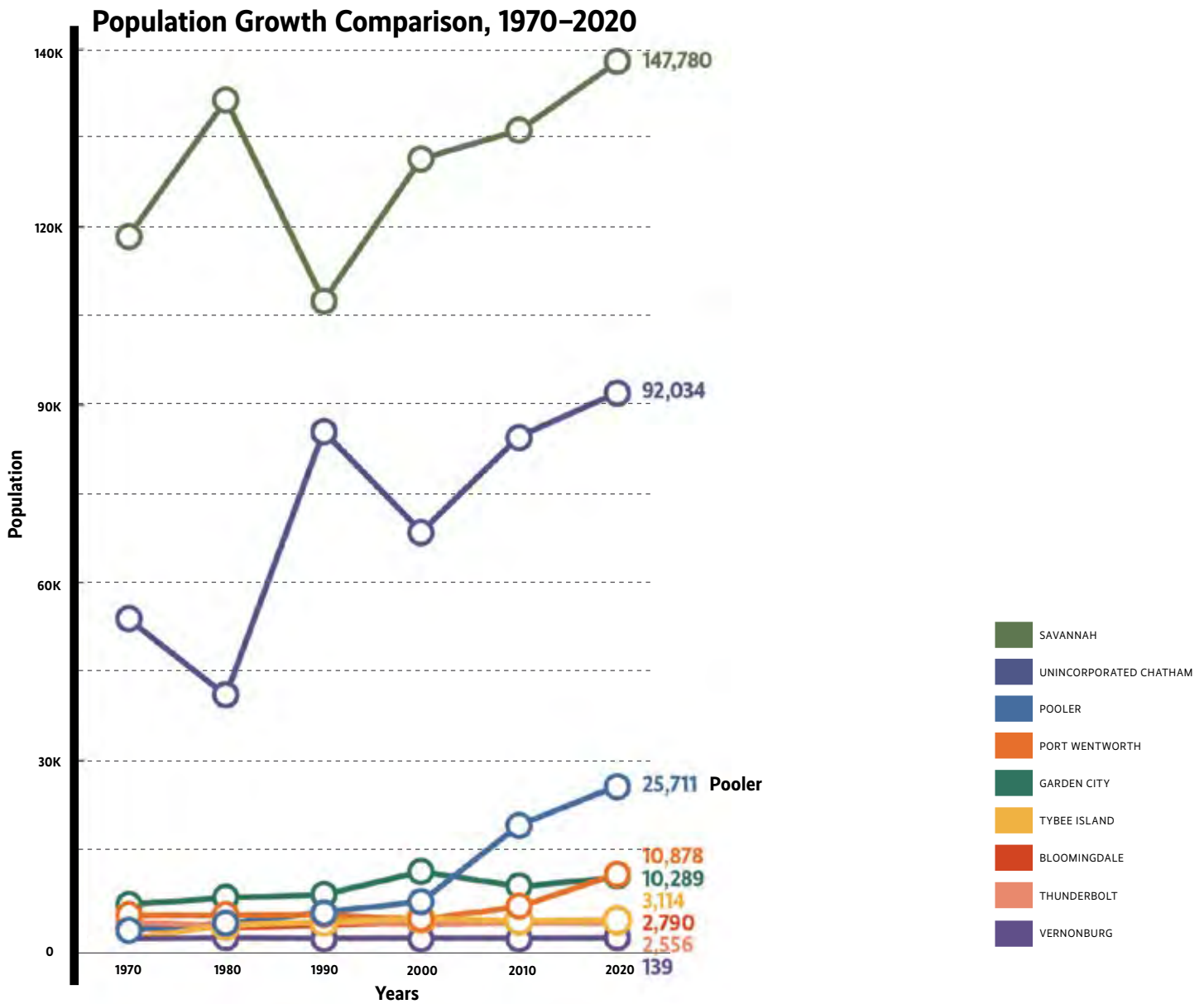


Figure 1.2–Population Comparison, 1970–2020, Pooler
 U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates

Sex & Age

Of the 23,102 people living in Pooler in 2014–2018, 52.1% were female, and 47.9% were male. Residents of Pooler had a median age of 37.3 years, which is in line with the median age nationally (37.9 years).

Pooler's population has gotten significantly older since the 2009–2013 period, when the median age was 33.3 years. Possible reasons for this could be that younger people are moving out of the city, older people are moving into the city, existing older residents are staying in Pooler longer, or residents are postponing having children and/or having fewer children overall. In particular, Pooler saw a sizable decrease in the proportion of children under age 10 as well as 25–34 year olds, while the number of people aged 45–59 increased substantially. By 2018, residents who were 45–59 years old made up nearly one quarter of Pooler's total population.

Sex Characteristics, 2014–2018



Median Age Characteristics, 2014–2018

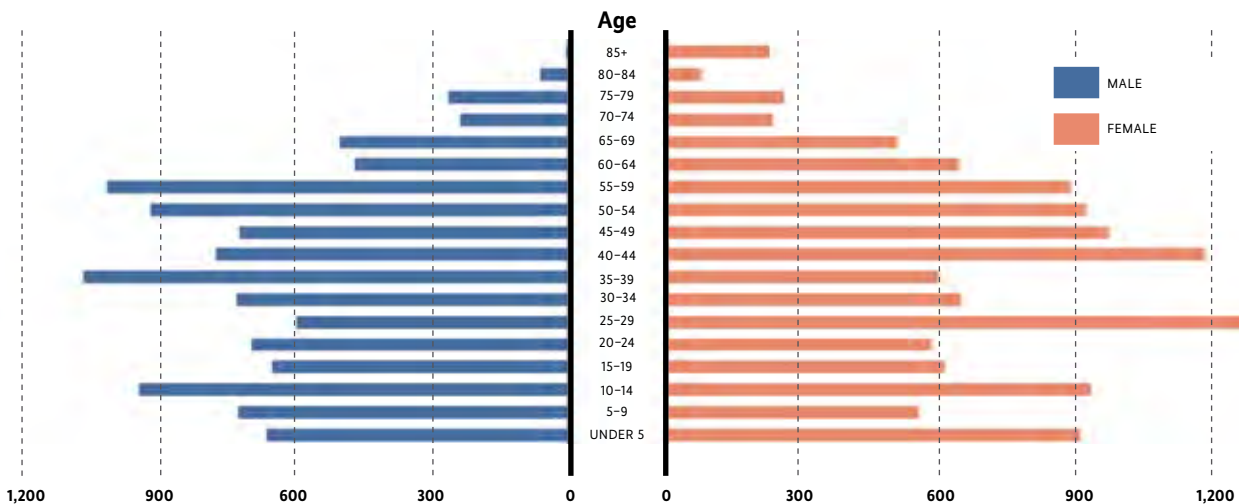
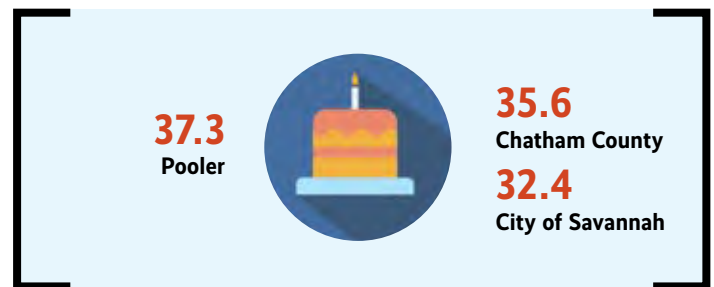


Figure 1.3–Population Pyramid, Pooler

U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates

Race & Ethnicity

In 2014–2018, the majority of Pooler’s population identified as white alone (68.0%), while an estimated 24.1% of residents were black or African American and 3.8% identified as being of two or more races. These racial breakdowns represent people who reported only one race (aside from the “two or more races” category). Roughly 1 in 20 residents in Pooler were Hispanic or Latino (5.8%). (Those who identified as Hispanic origin may be any race(s)).

Pooler’s population has grown increasingly more diverse in the past 30 years, particularly since the turn of the century. Since 2000, the non-white share of Pooler’s population has more than doubled, from 13.3% to an estimated 32.0% in 2018. In 2014–2018, the likelihood that two people randomly chosen from Pooler were from a different racial or ethnic group was 48.6% (compared with 57.8% for Chatham County as a whole).

Population by Race, 2014–2018

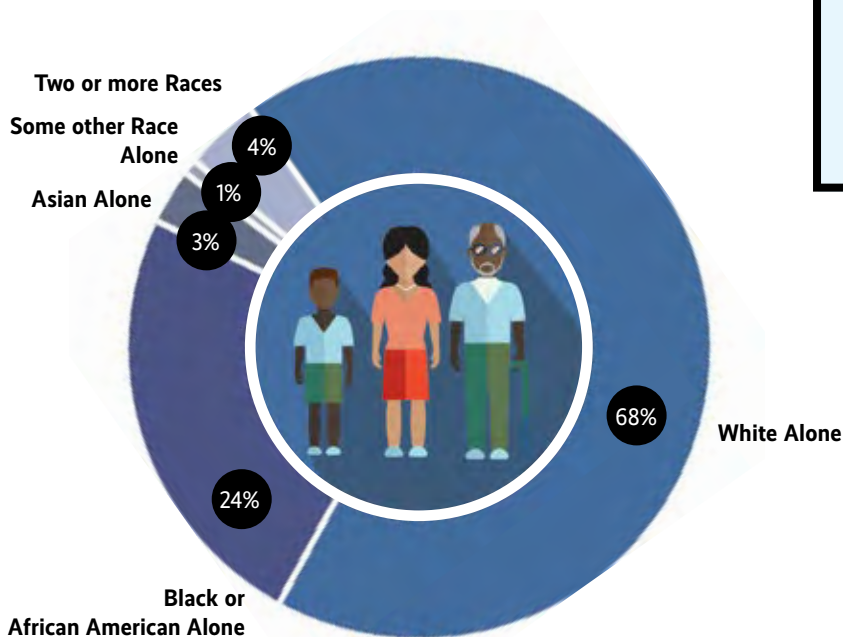
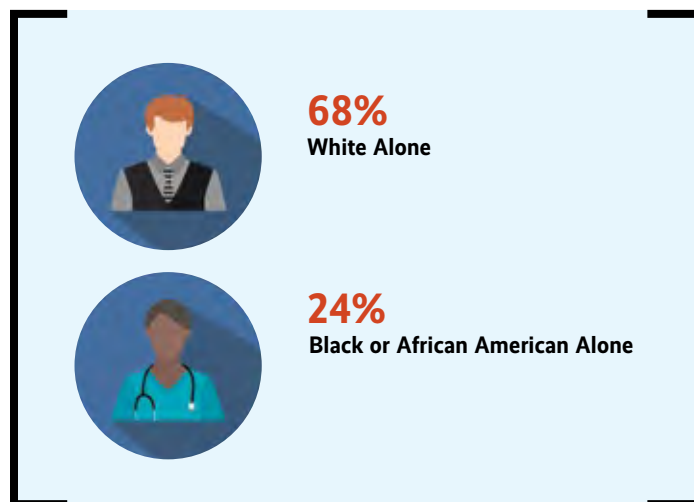
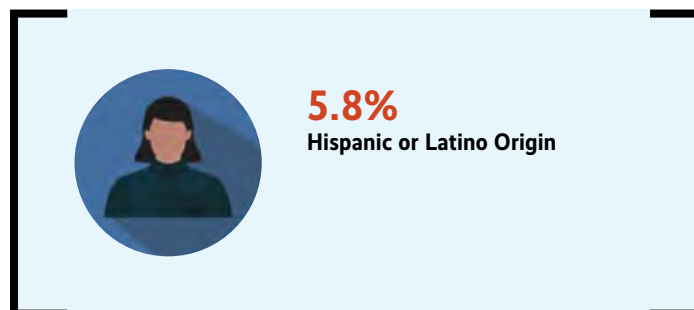


Figure 1.4–Population by Race, Pooler
U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates

Racial Majority Characteristics, 2014–2018



Ethnicity, 2014–2018



Diversity Index

The diversity index determines the likelihood that two people chosen at random from a given area will be from different racial or ethnic groups. Higher values indicate more diversity in an area and lower values indicate less diversity.

On Map 1.1, block groups with high racial and ethnic diversity index scores are shown in blue. These calculations are based on the methodology described in “Mapping the USA’s diversity from 1960 to 2060” in USA TODAY.

Philip Meyer, Shawn McIntosh, THE USA TODAY INDEX OF ETHNIC DIVERSITY, International Journal of Public Opinion Research, Volume 4, Issue 1, SPRING 1992, Pages 51–58

Race & Ethnicity Changes, 1970–2010

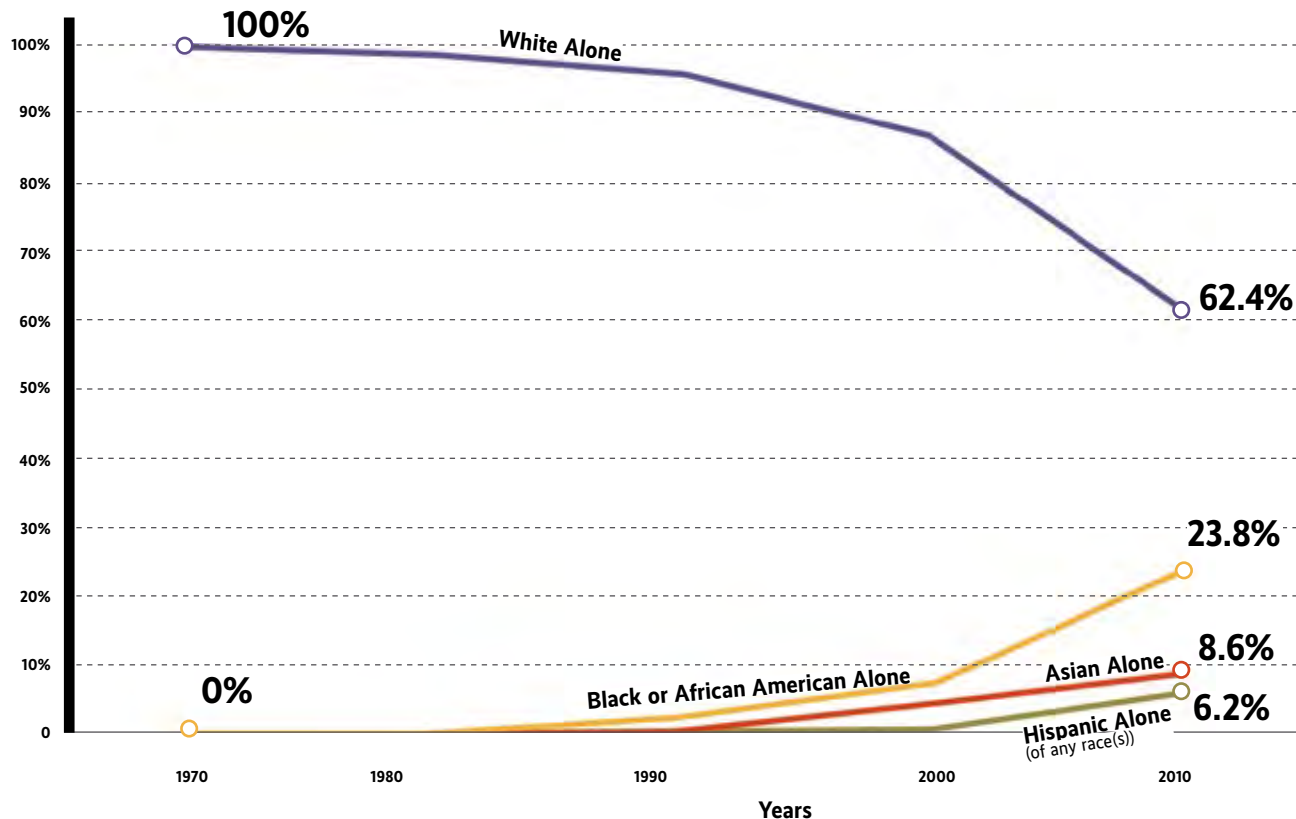
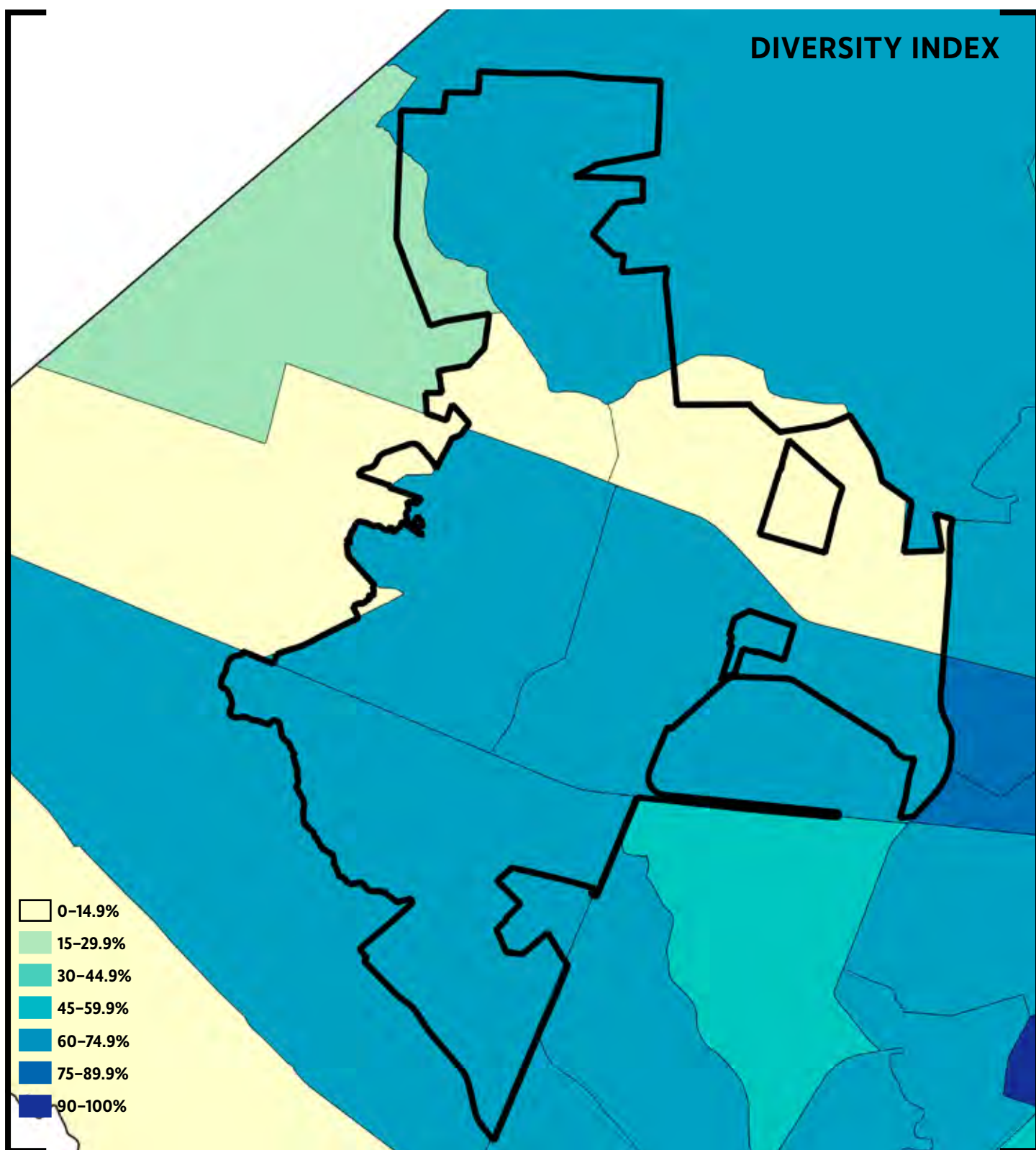


Figure 1.5–Race & Ethnicity Over Time, Pooler
U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates



Map 1.1-Diversity Index by Block Group, Pooler
U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates

Employment

In 2014–2018, 67.0% of people 16 years and older were employed in the civilian labor force and 4.8% were unemployed; 27.3% of residents over 16 were not in the labor force. There was a significant decline in residents employed in the armed forces, from 3.3% in the 2009–2013 period to 0.9% in 2014–2018. An estimated 77.4% of employed people in Pooler were private wage and salary workers in 2018; 17.6% worked in federal, state, or local government; 4.7% were self-employed in their own (not incorporated) business, and 0.3% were unpaid family workers.

The unemployment rate in Chatham County had been declining steadily from mid-2011 until March 2020, when the economic impacts of the COVID-19 pandemic were felt across the country as seen in Figure 1.6. In April 2020, the monthly unemployment rate skyrocketed to 16.5%, higher than the rates of both Georgia (12.2%) and the United States (14.8%).

Unemployment Rate Chatham County, 1992–2019

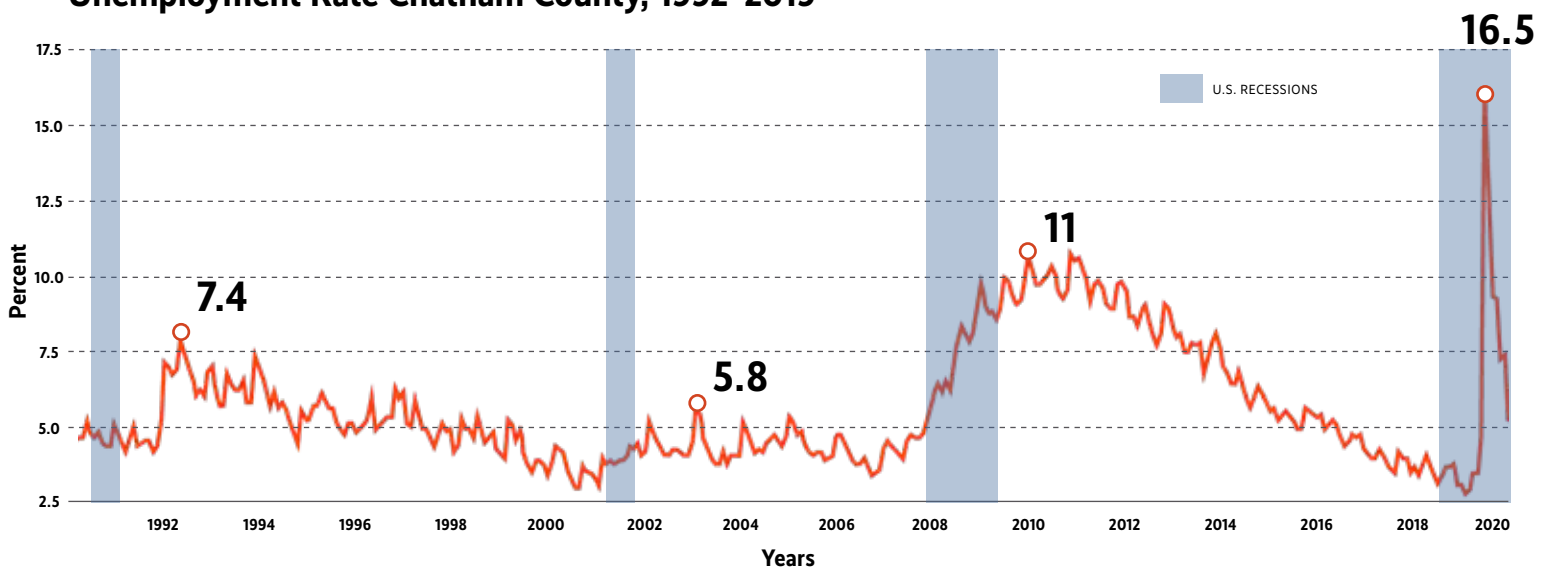


Figure 1.6–Unemployment Rate, Chatham County
Federal Reserve Economic Data (FRED)

Industry

In Pooler, the three largest industries by employment in 2018 were educational services, health care, and social assistance (2,289 employees); manufacturing (1,817); and retail trade (1,696). Collectively, these industries added nearly 1,300 jobs since 2009–2013 period, over half of which were in the retail trade industry. This industry also saw the greatest growth in employment during that time, increasing by 4.8% points.

Location quotient (LQ) is a measurement of how concentrated a particular industry is in an area relative to the nation as a whole. It compares the industry's share of local employment to the U.S. average. A LQ of 1 indicates an industry is providing the same share of jobs locally as it is nationally, a LQ above 1 indicates a higher-than-average concentration locally, and a LQ below 1 indicates jobs in that industry are less concentrated locally than the national average. The LQ for industries in the city of Pooler is shown below.

The transportation, warehousing, and utilities industry was nearly two times more concentrated in Pooler than the national average in 2018—approximately one in ten residents were employed in the sector that year. The public administration and manufacturing industries were also more concentrated locally than the country as a whole, despite both decreasing in their share of local employment between 2013 and 2018.

Largest Industries by Employment, 2014–2018



Industry Concentration, 2014–2018

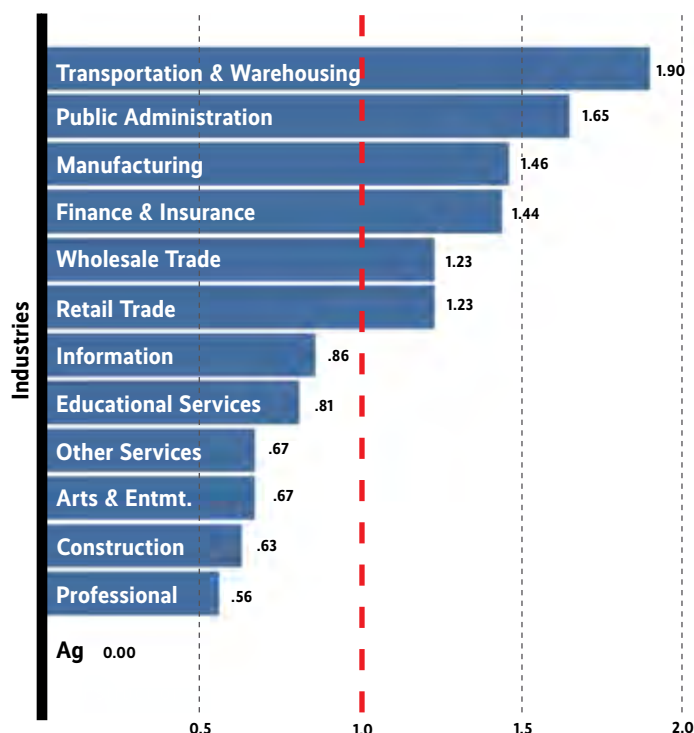


Figure 1.7—Industry Concentration, Pooler

U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates

Income & Poverty

In 2014–2018, the median income of households in Pooler was \$78,102. In general, household incomes in Pooler have increased in recent years: the average household income increased nearly \$10,000 from \$85,031 in 2009–2013 to \$94,698 in 2014–2018. The distribution of household incomes in 2009–2013 and 2014–2018 is shown in Figure 1.8. The recent rise in average household income was driven by both a significant decrease in the share of households making less than \$10,000 and an increase in the share of households making \$100,000 or more annually. By 2018, nearly four out of every ten households fell into the latter income category.

In 2014–2018, roughly 5.1% of people in Pooler lived below poverty level. An estimated 5.1% of children under 18 lived in poverty at that time, down significantly from 15.5% in 2009–2013. Of all ages, adults aged 18–64 were most likely to be living in poverty (5.4%), with seniors aged 65 and older being least likely (2.6%).

Median Household Income Change

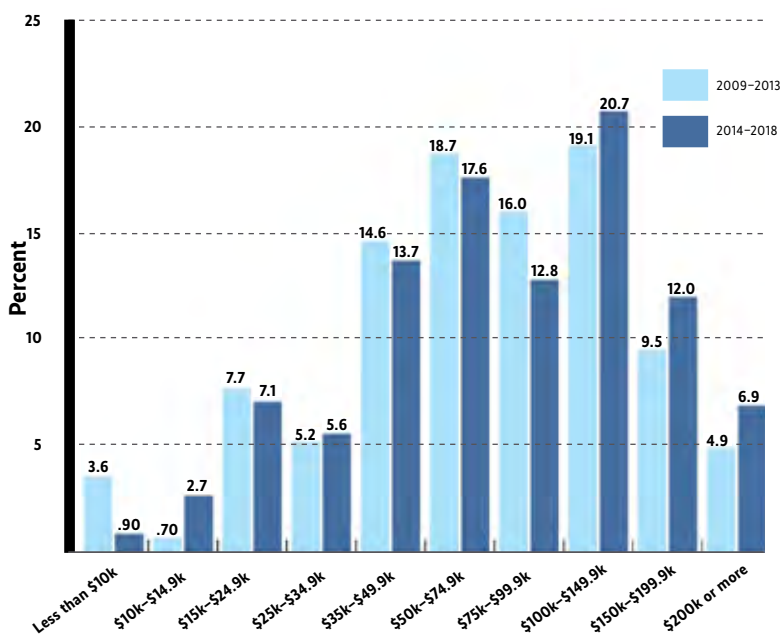
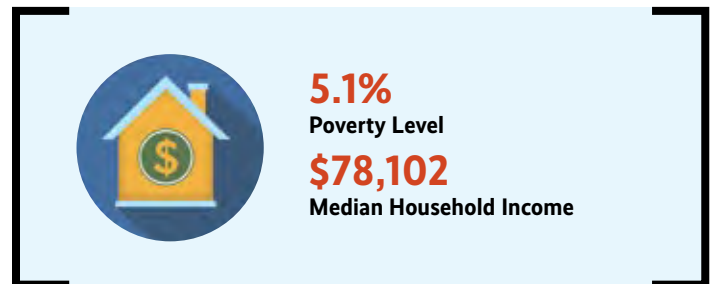


Figure 1.8–Household Income Change, Pooler
U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates

Poverty & Income Characteristics, 2014–2018



Likewise, females were overrepresented in the population living below poverty level in the city of Pooler: while females made up only 51.8% of the total population, they made up 63.4 % of the population living in poverty.

Status of Poverty by Age, 2014–2018

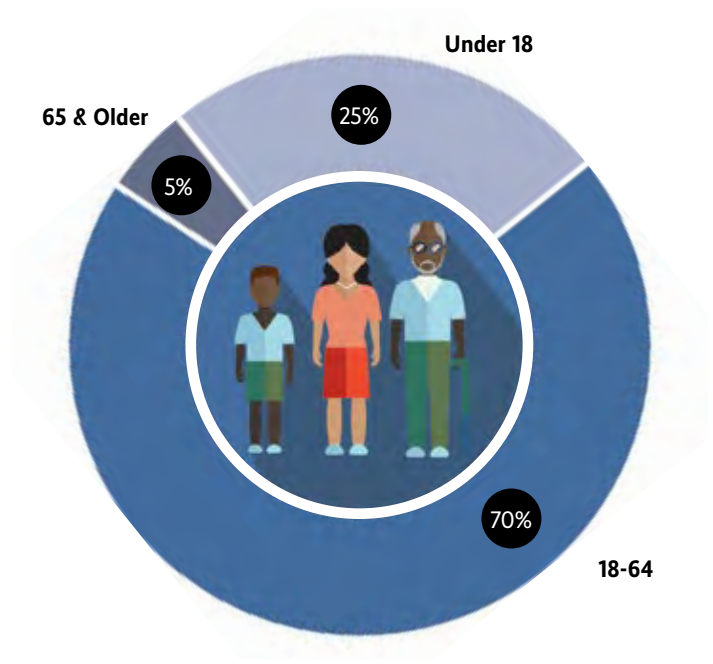
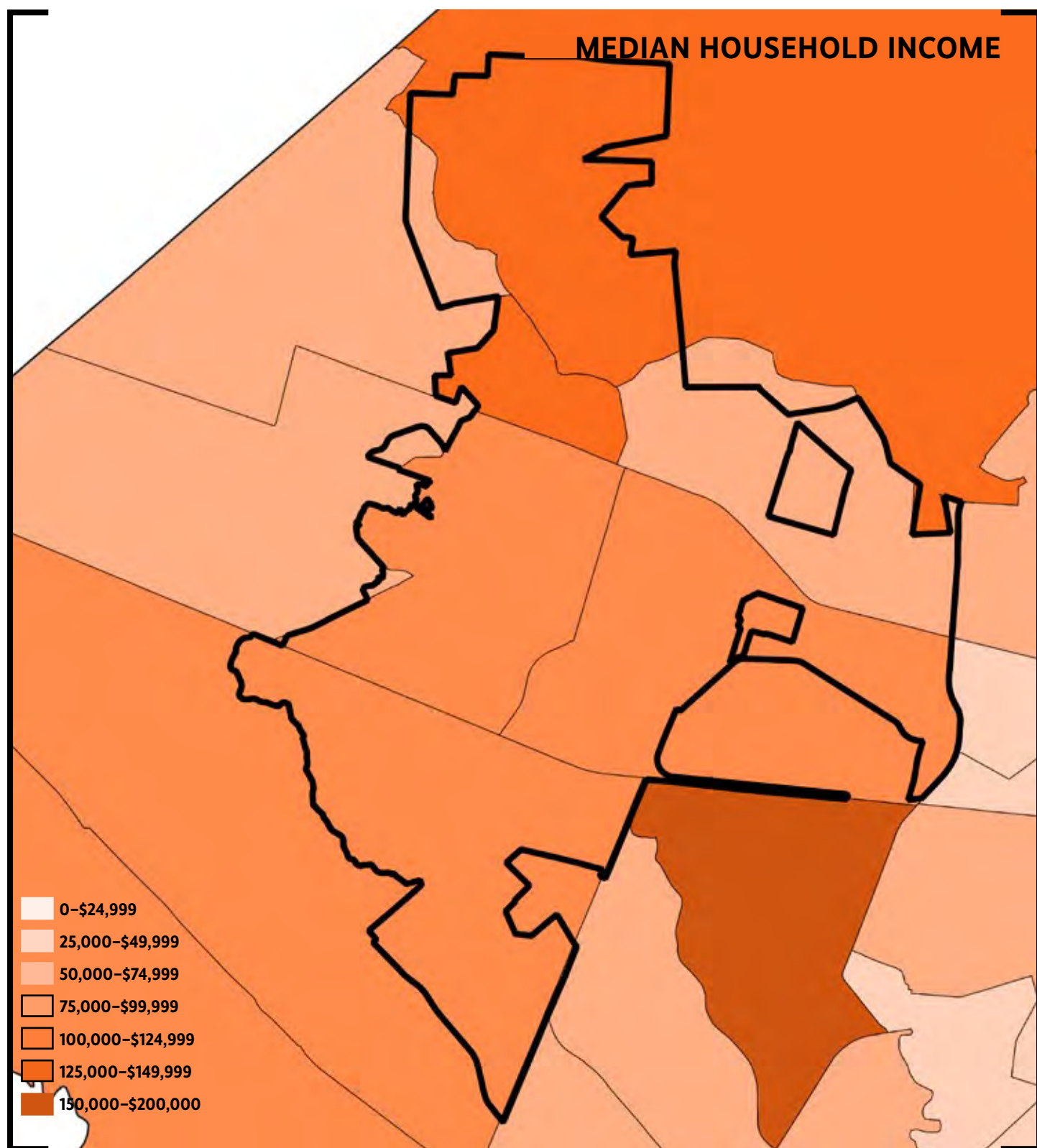


Figure 1.9–Poverty Age Status, Pooler
U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates



Map 1.2-Median Household Income by Block Group, Pooler
U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates

Households & Families

In 2014–2018, there were an estimated 8,655 households in Pooler. Families made up 67.0% of households, while 33.0% were people living alone or with other non-family members. National trends throughout the 20th Century, which saw a long-term decline in household size as families had fewer children over time, began to reverse in the 21st Century. This is mirrored in the change in average household size in Pooler: from 2000 to 2010, average household size decreased from 2.74 people to 2.61 people. By 2014–2018, the average household size had increased slightly to 2.70 people. This rise was likely driven by changes in household composition in recent years; although families are postponing childbearing and having fewer children overall—the share of married family households without children under 18 dropped significantly from 27.9% in 2009–2013 to 21.1% in 2014–2018—the share of young adults living with their parents increased as did the share of multigenerational households.

Household by Type, 2014–2018

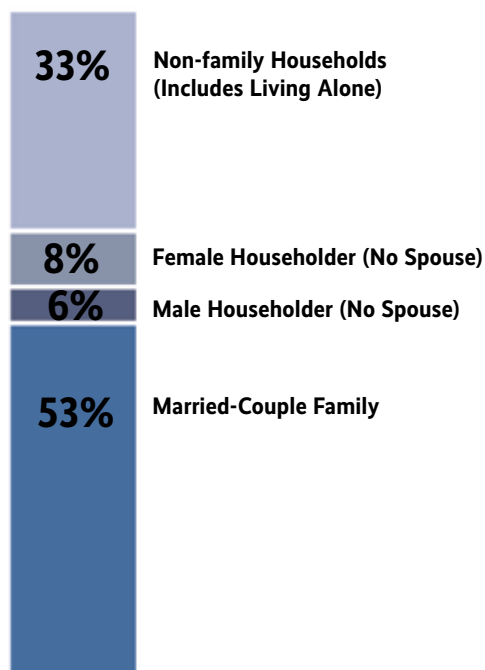
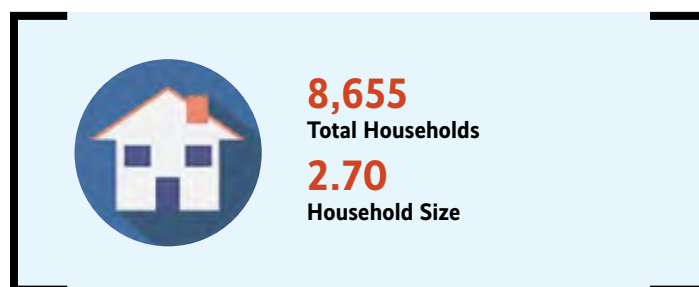


Figure 1.10—Household by Type, Pooler

U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates

Household & Size Characteristics, 2014–2018



Additionally, people living in households with non relatives nearly doubled in the same time period from 3.9% in 2009–2013 to 7.0% in 2014–2018.

Marital Status, 2014–2018

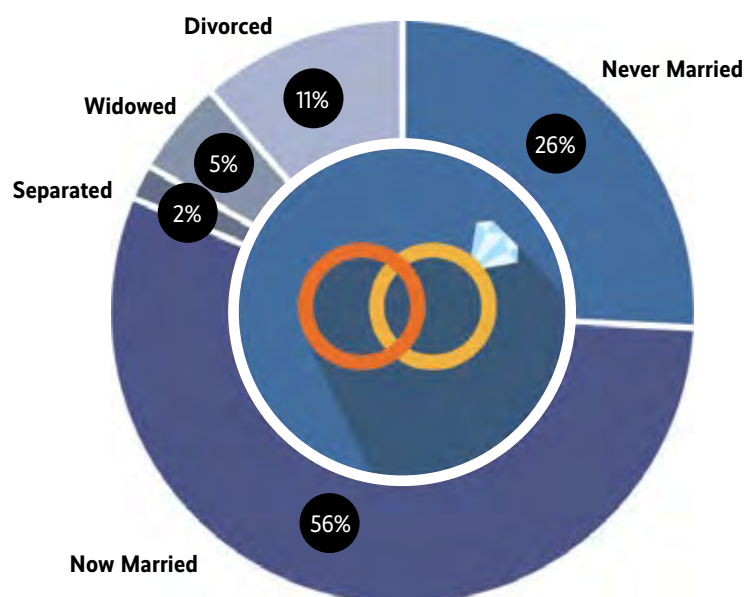


Figure 1.11—Marital Status Population 15 Years and Over, Pooler

U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates

Housing Units, Ownership & Tenure

There were an estimated 8,985 housing units in the city of Pooler in 2014–2018, the majority of which were single-unit structures (71.0%), which includes both detached and attached residences (i.e., townhomes). Notably, 96.3% of units were occupied (up from 87.9% in 2009–2013), primarily by homeowners (61.8%), with renters inhabiting roughly four out of every ten occupied housing units (38.2%).

According to American Community Survey estimates, the estimated rental vacancy rate, or amount of rental stock that is vacant for rent, was 4.0% while the homeowner vacancy rate was 0.0% (with a margin of error of ± 0.7). By comparison, the national rental and homeowner vacancy rates for the same time period were 6.0% and 1.7%, respectively.

Housing Characteristics, 2014–2018



Housing Types, 2014–2018

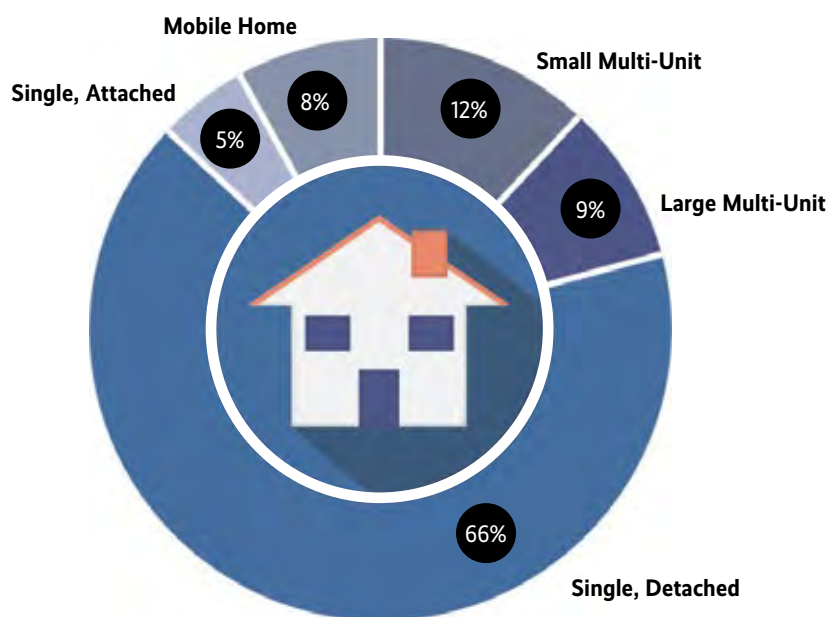
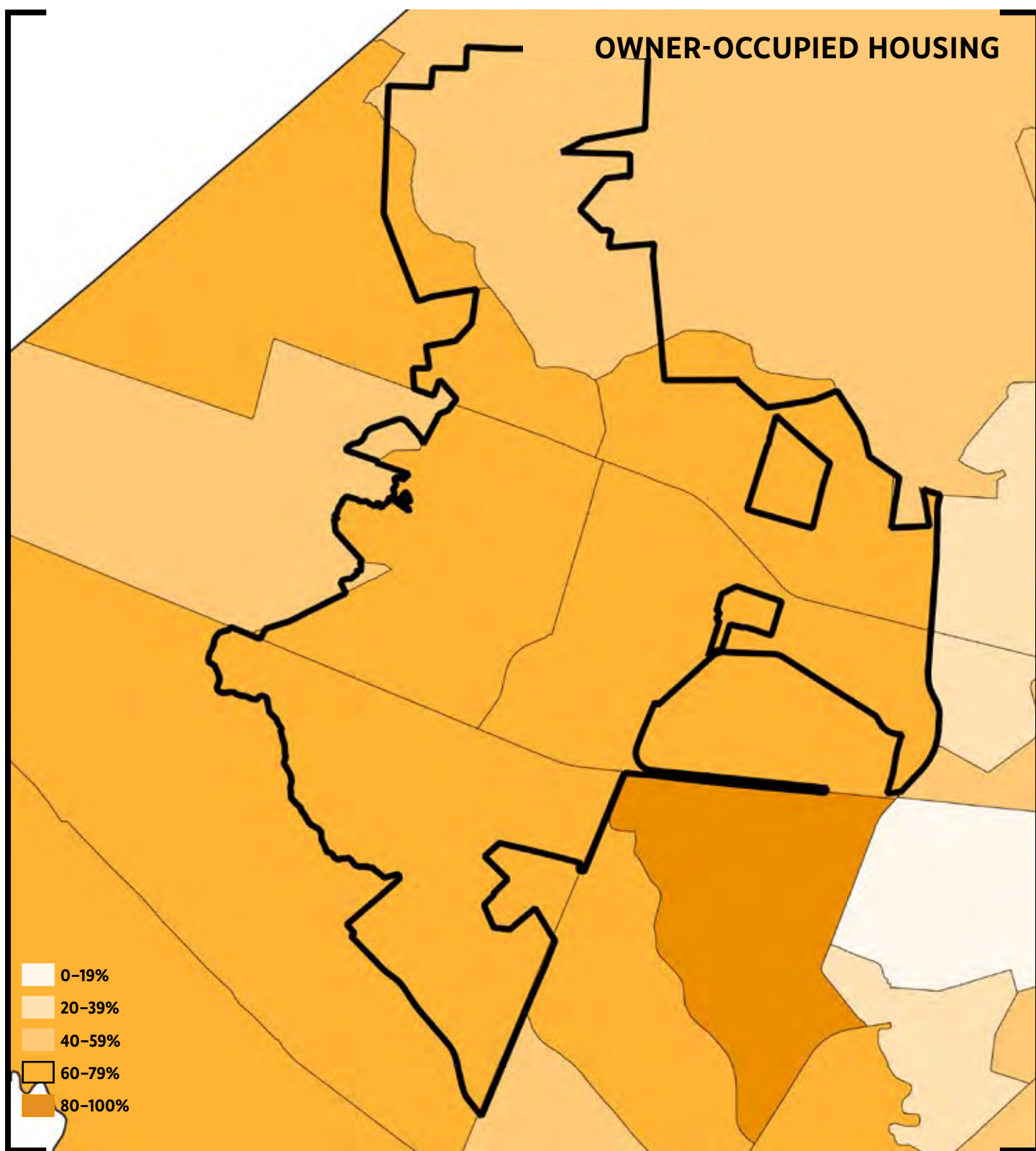
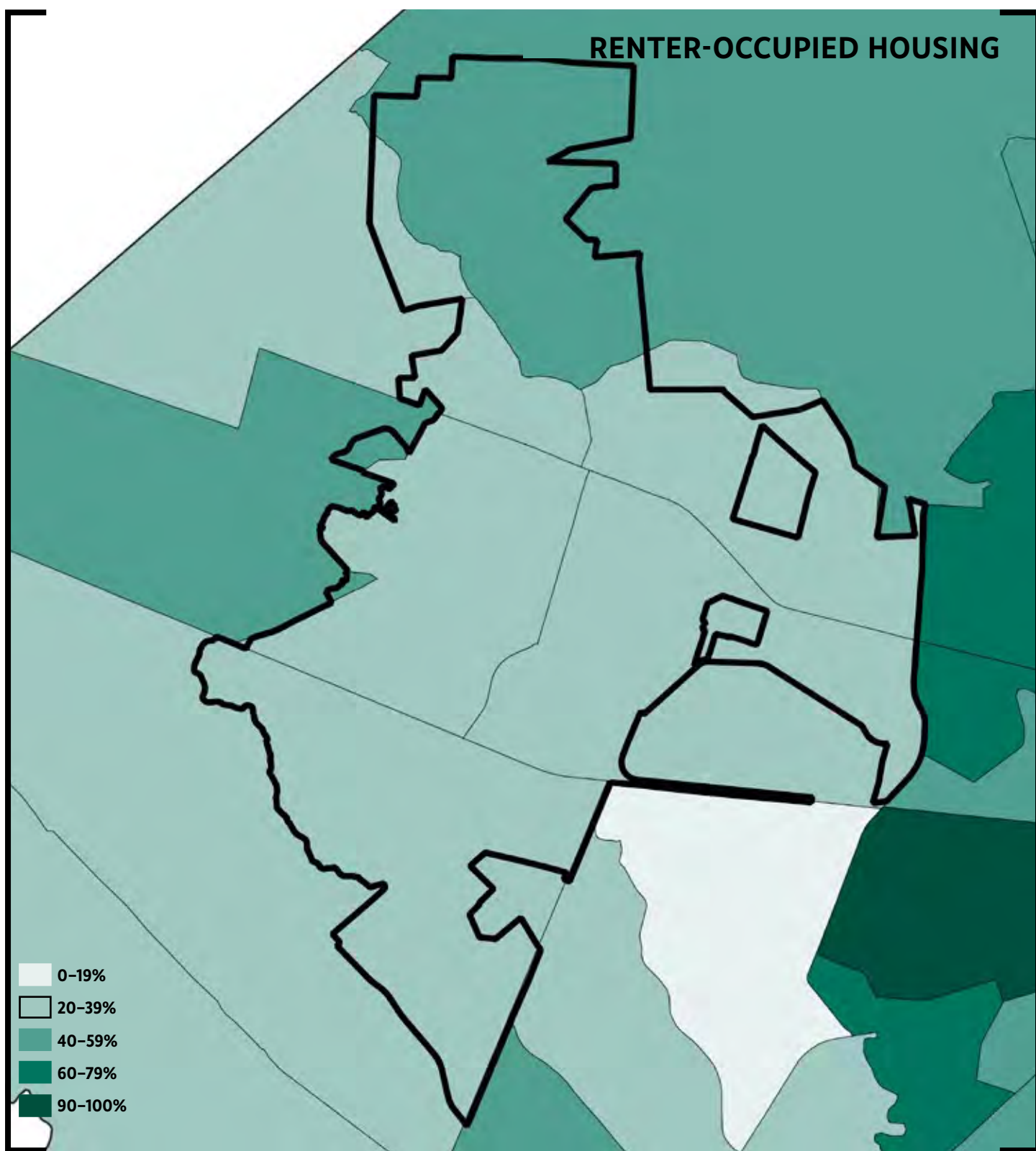


Figure 1.12–Housing Type, Pooler

U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates



Map 1.3—Percent Owner-Occupied Housing by Block Group, Pooler
U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates



Map 1.4—Percent Renter-Occupied Housing by Block Group, Pooler
U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates

Housing Value & Costs

In 2014–2018, the median property value of owner-occupied residences in Pooler was \$215,500. The 80.7% of owner-occupied units that had a mortgage typically spent an estimated \$1,597 per month on housing costs, while those without a mortgage (19.3%) spent an estimated \$424 per month. Of households with a mortgage, 26.4% were considered cost-burdened, paying at least 30% of their monthly income toward housing expenses.

According to the U.S. Department of Housing and Urban Development, cost-burdened households “may have difficulty affording [other] necessities such as food, clothing, transportation, and medical care.” This is a decrease from 2006–2010, when 32.1% of households with a mortgage were cost-burdened.

Housing Characteristics, 2014–2018



For renters in Pooler, the median gross rent was \$1,217 in 2018 and 44.4% of rental households were cost-burdened, up 4.4% points from the share of cost-burdened renters in 2006–2010.

Significantly, one in five rental households (20.5%) were severely cost-burdened in 2018, paying at least half of their monthly income towards housing.

Gross Rent as a Percentage of Household Income, 2014–2018

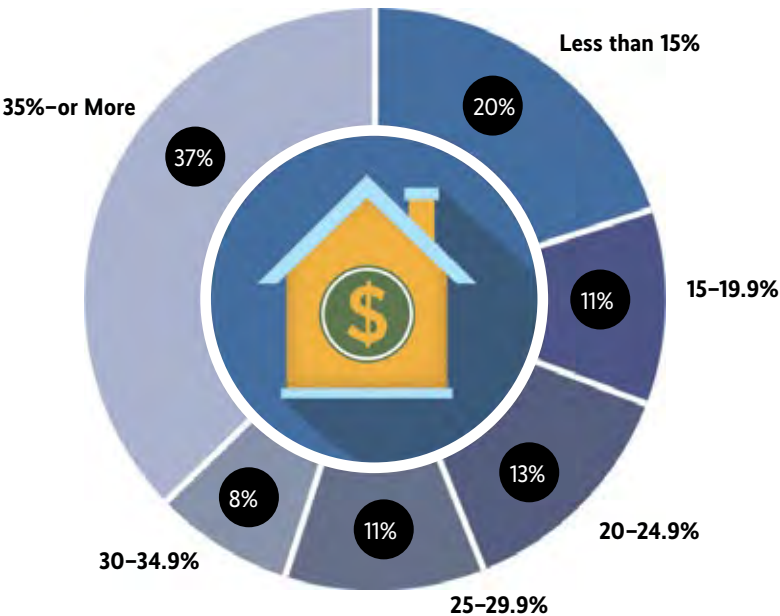
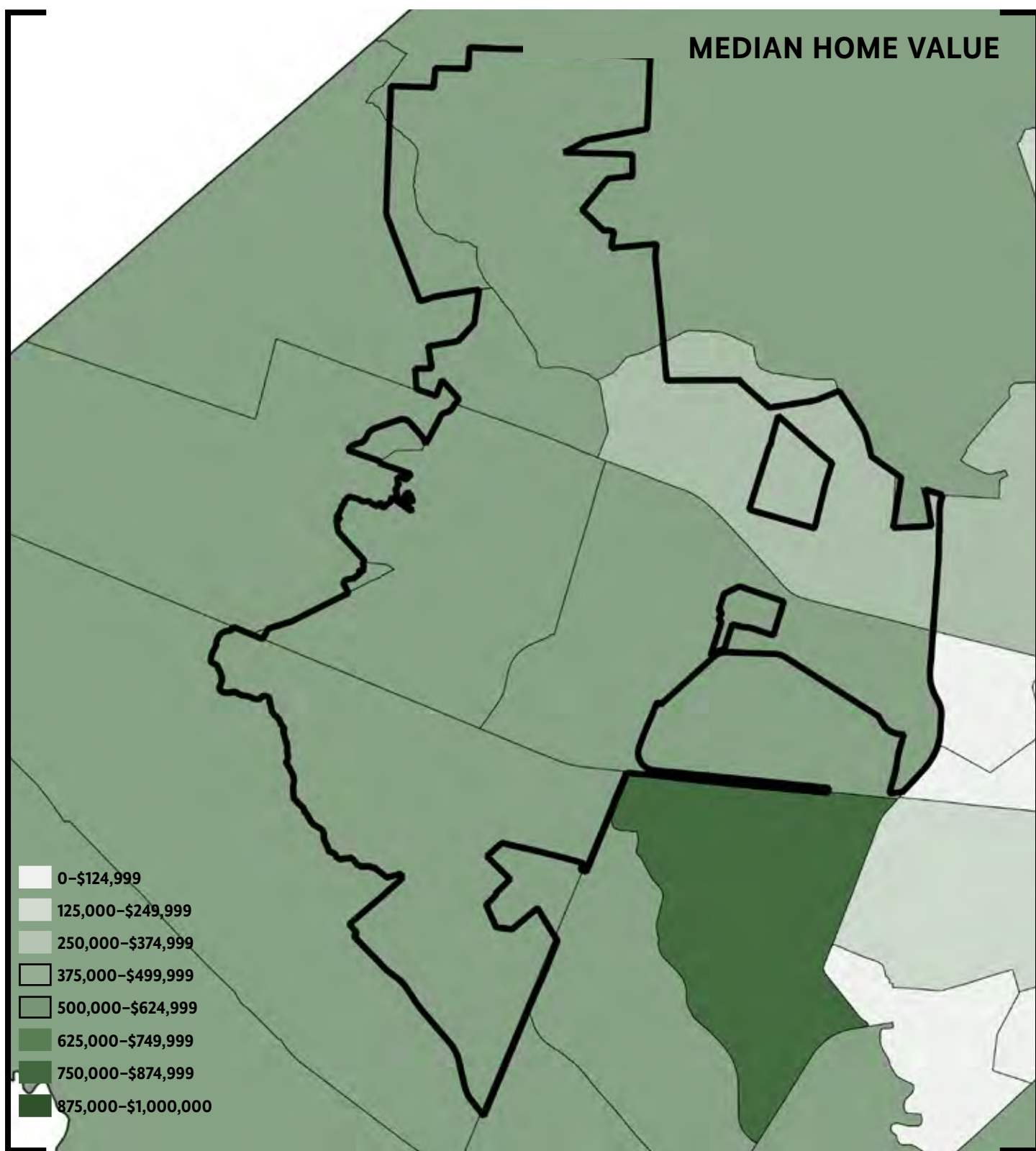


Figure 1.13–Cost–Burdened Renter, Pooler
U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates



Map 1.5-Median Home Value by Block Group, Pooler
U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates

Educational Attainment

In Pooler, most people over age 25 held a high school diploma (including high school equivalency degree) or higher in 2018 (91.4%), while 37.1% held a bachelor's, graduate, or professional degree.

These are down slightly from 2009–2013, when an estimated 94.2% of residents had at least a high school diploma and an estimated 39.4% had a bachelor's degree or higher. Figure 1.14 illustrates the breakdown of educational attainment in Pooler.

Educational Characteristics, 2014–2018



91.4%

At Least High School Diploma

37.1%

Bachelor's Degree or Higher

Educational Attainment, 2014–2018

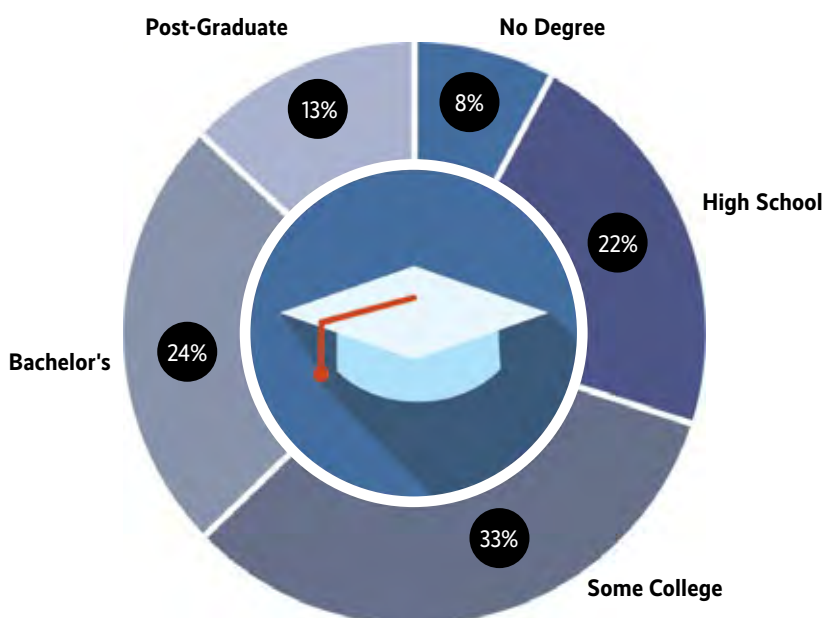
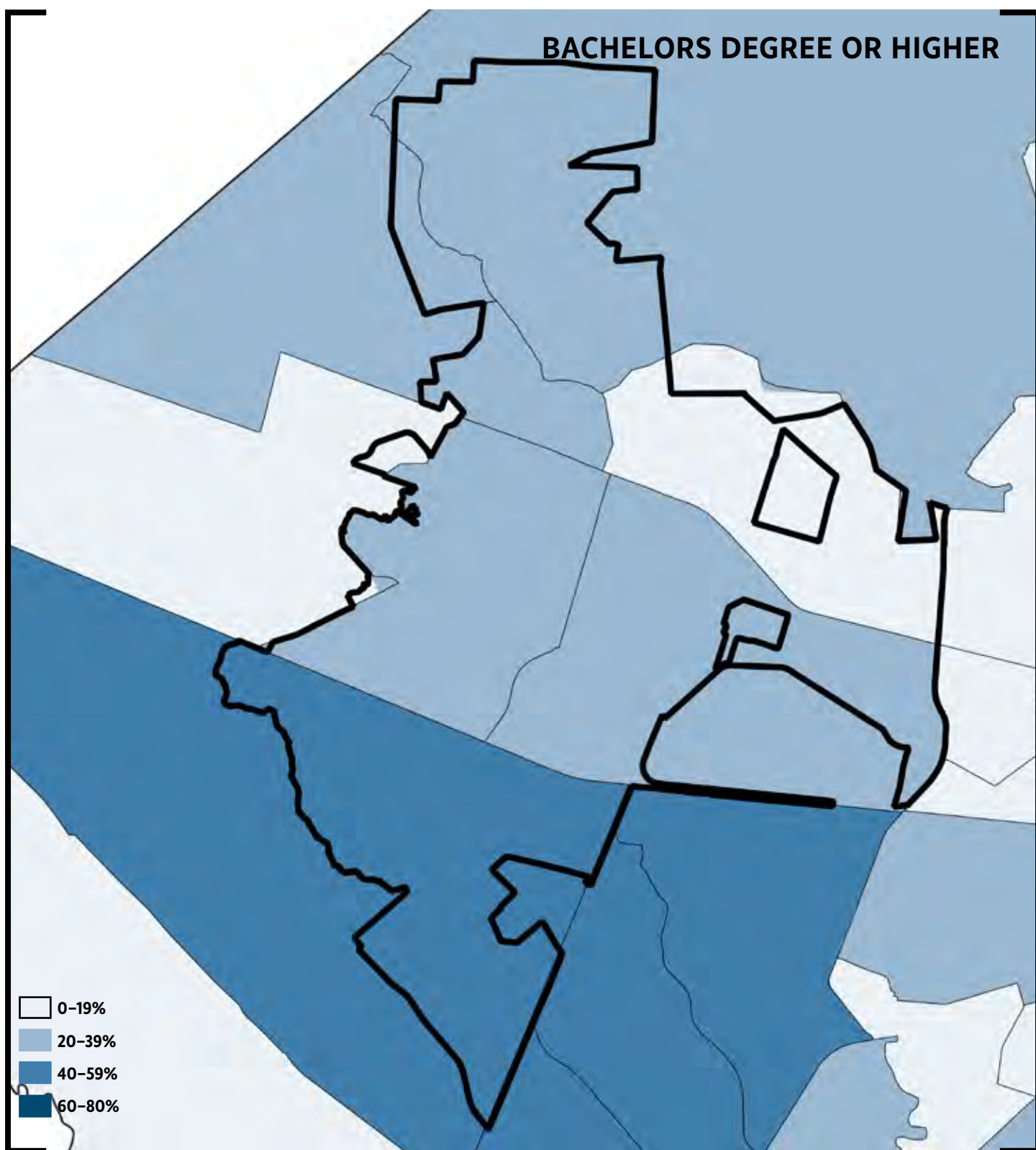


Figure 1.14–Educational Attainment, Pooler

U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates

BACHELORS DEGREE OR HIGHER



Map 1.6—Percent Bachelors Degree or Higher by Block Group, Pooler
U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates

Nativity

In 2014–2018, 93.3% of the population in Pooler were U.S. natives and 6.7% were foreign-born, the latter of which decreased 3.8% points from the 2009–2013 period. Of those residents born outside the United States, 83.1% came from Latin America (including the Caribbean, Central America, and South America) and Asia. In particular, the percentage of residents born in Latin America increased significantly from an estimated 17.8% in 2009–2013 to an estimated 48.4% in 2014–2018.

Veteran Status

In 2014–2018, approximately 16.6% of adults living in Pooler were veterans, which is over twice the proportion in the state of Georgia (8.2%) and the country as a whole (7.5%). Most veterans served during and after the Vietnam war, with only approximately 150 out of 2,869 veterans serving before then. The period of military service for veterans living in Pooler is shown below. Please note that some veterans may have served in more than one of the periods listed, so percentages in the graph may not sum to 100%.

Veteran Characteristics, 2014–2018



Military Service for Adult Veterans

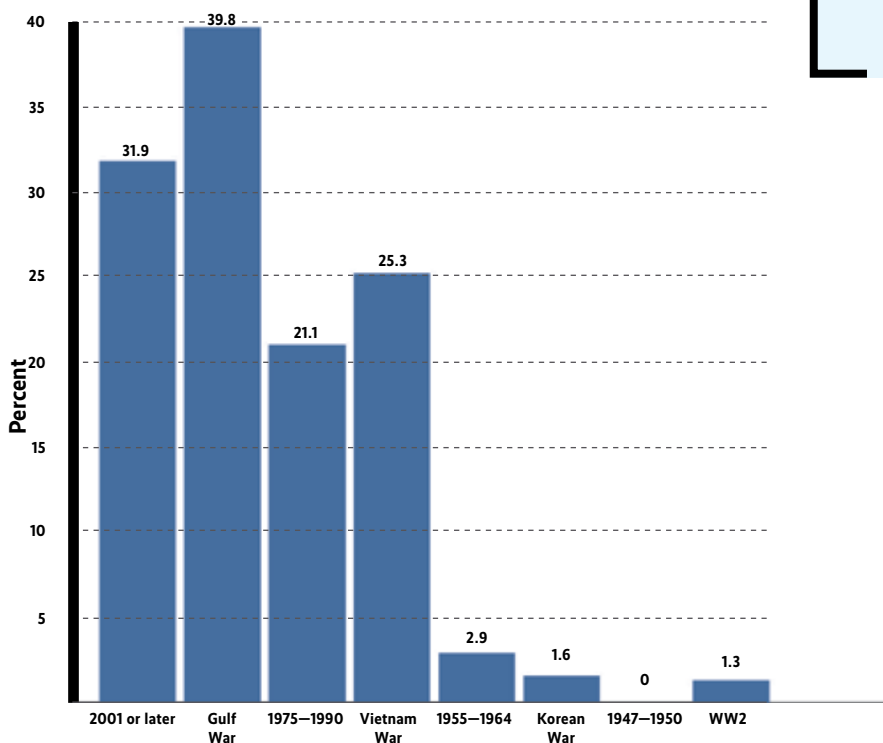


Figure 1.15–Period of Military Service for Adult Veterans, Pooler

U.S. Census Bureau: 2018 American Community Survey 5-Year Estimates

Construction

The construction of residential buildings is generally a good indicator of a community's growth. There has been a substantial increase in building activity in Pooler in recent years, with the majority of new construction being single-family detached homes.

Figure 1.16 shows the recent residential construction trends for the city of Pooler. Estimating the population based on the number of building permits is useful in planning for roads and utilities because a residential dwelling unit represents the potential for population regardless of the occupant's official residence.

Construction Permits, 2018–2020

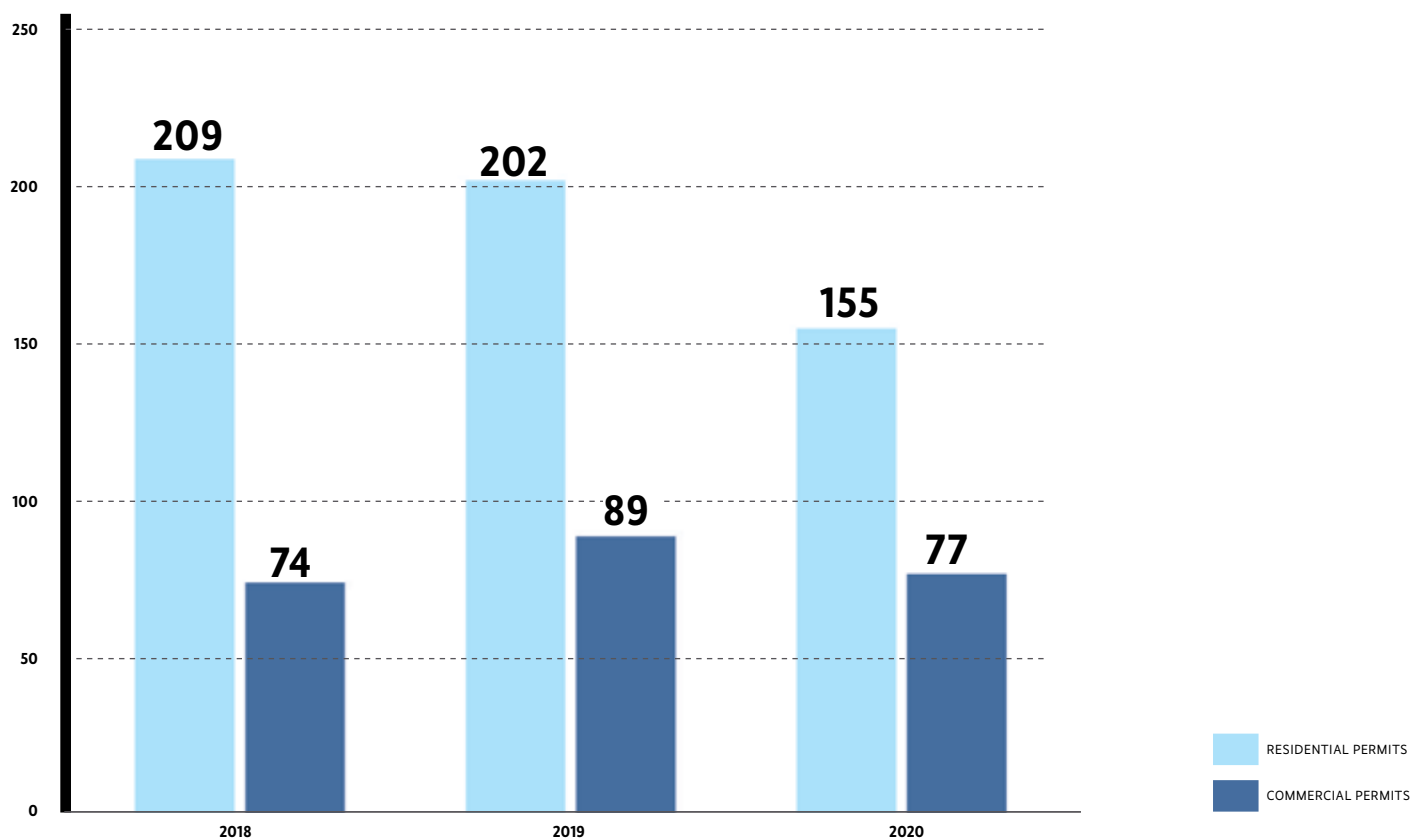


Figure 1.16–Construction Permits, Pooler
Chatham County Building Safety & Regulatory Services

COVID-19 Pandemic

COVID-19 has touched nearly every aspect of the community and the lives of citizens in the past year. Chatham County, like every county in the country, suffered the economic, social, educational, and health consequences of the pandemic that, at the time of this writing, has killed over 569,000 Americans. As of April 5, 2021, Chatham County had a total of 19,608 confirmed COVID-19 cases, 394 confirmed deaths, and 1,561 hospitalizations due to COVID-19. At the time these data were acquired, there were an additional 24 probable deaths due to COVID-19 in Chatham County as well.

At the time of writing, the world is still seeing the impacts of COVID-19. Although Pooler-specific data is unavailable, limited data is available at the county level and is represented here. As of February 2021, the employment rate in the county had decreased 5.8 percent compared to January 2020. These job losses have been concentrated primarily in low and middle wage jobs; in fact, the employment rate among workers in the top wage quartile has been above January 2020 levels since statewide stay at home orders were lifted on April 30, 2020. Workers in the bottom wage quartile, however, have remained hardest hit since last March, when the employment rate for low wage jobs dropped nearly 45 percent by mid-April 2020.

Unemployment claims in the county reached their peak the first full week of April 2020, when roughly 14,500 people filed an initial claim for unemployment benefits. This corresponds to a rate of 10.4 claims per 100 people in the labor force. The number of unemployment claims has generally been decreasing since then—as of the week ending October 31, 2020, there were 0.88 unemployment claims per 100 people in the County's labor force.

Small businesses have also been negatively impacted. As of February 2021, 33 percent fewer small businesses were open in Chatham County compared with January 2020, and total small business revenue had decreased by 38.5%. By mid-March 2021, however, total consumer spending in Chatham County had nearly rebounded back to January 2020 levels.

Overall, Chatham County residents spent 5% less time away from home in April 2021 compared with the start of 2020 when the pandemic began. When people did leave their residence during this time, the average amount of time spent elsewhere varied significantly depending on their destination.

- The total time spent at grocery stores in Chatham increased 2.9%
- Total time spent in parks increased 64.7%
- Total time spent at retail and restaurant locations increased 1.6%
- Total time spent at transit locations decreased 24%
- Total time spent in the workplace decreased 29.6%



Percent Change in Employment

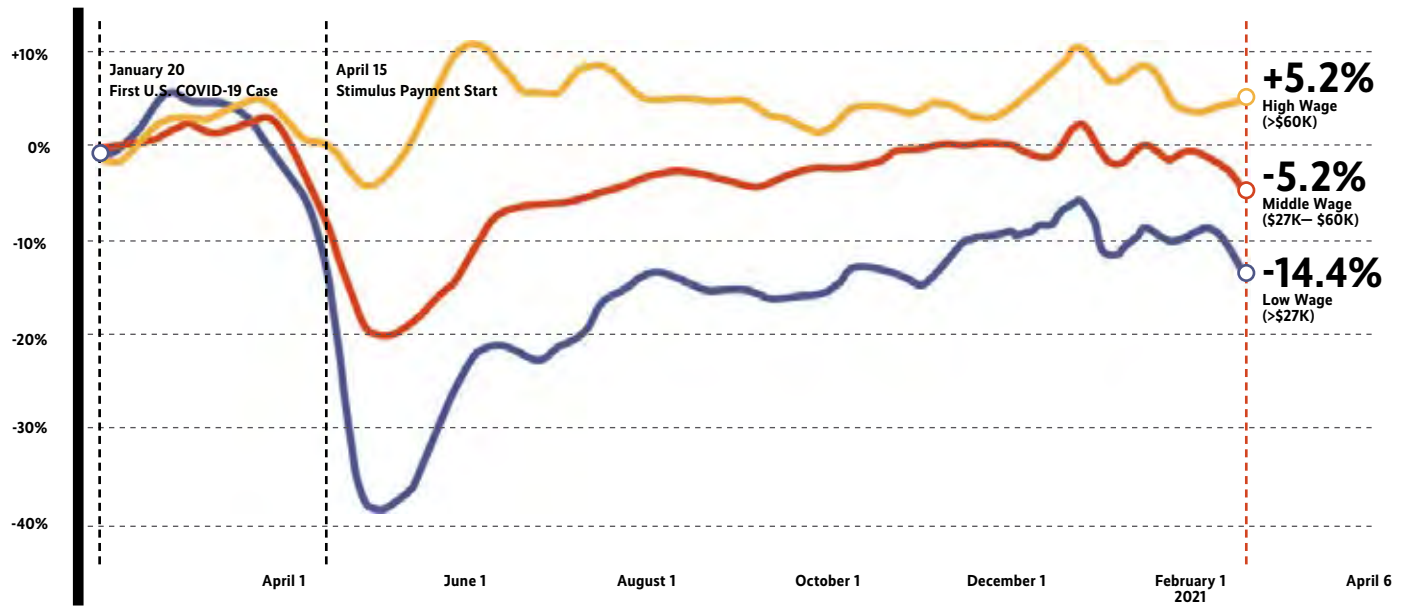


Figure 1.17–Percent Change in Employment, Chatham County

Time Spent Outside Home Chatham County

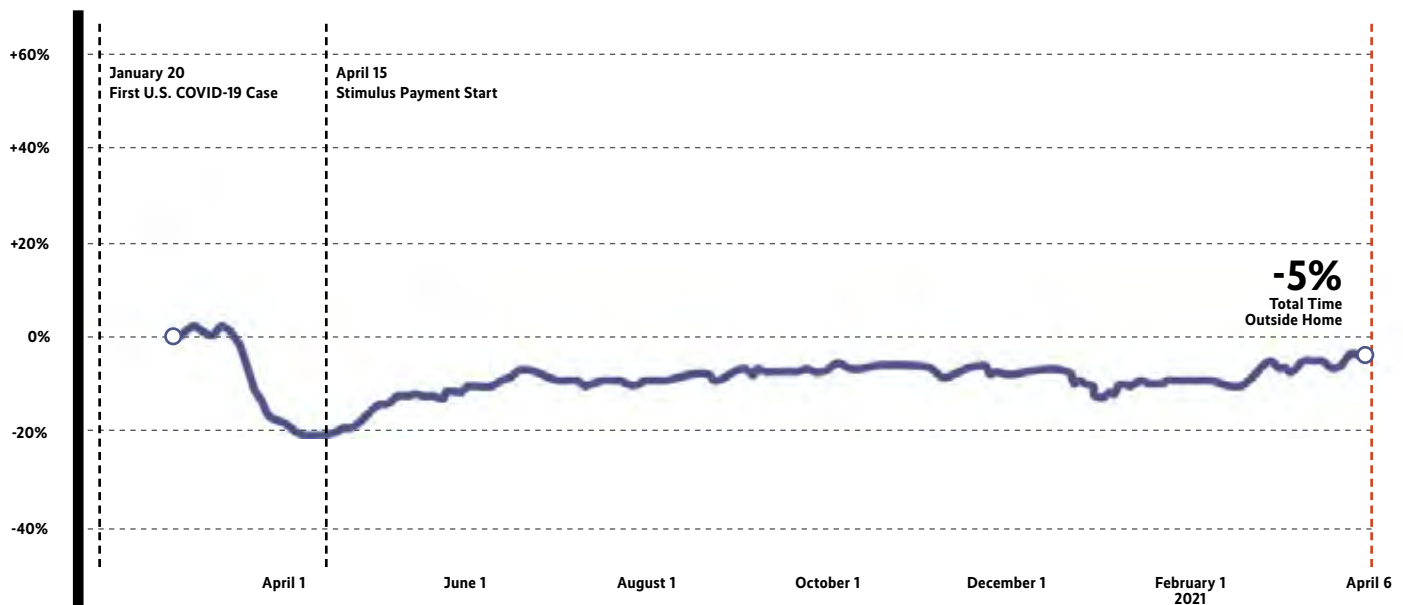


Figure 1.18–Percent Change in Time Spent Outside Home, Chatham County



COMMUNITY GOALS

Introduction

The visions and goals that emerged through the Pooler 2040 comprehensive planning process represent the voices of the community as expressed in virtual meetings, pop-up events and a survey conducted during 2020 and 2021.

The following results describe our community vision, goals and objectives for the next twenty years.

POOLER 2040 VISION & GOALS

Introduction

The Vision and Priority Goals identify 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:

- The Vision
- Goals
- Objectives

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.

The Vision

The Vision paints a picture of what Pooler desires to become. The Vision statement offered below was refined through discussion with City Council, Stakeholders, and Participants. The Vision is supported by the Goals created to help shape Pooler's Future Development.

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

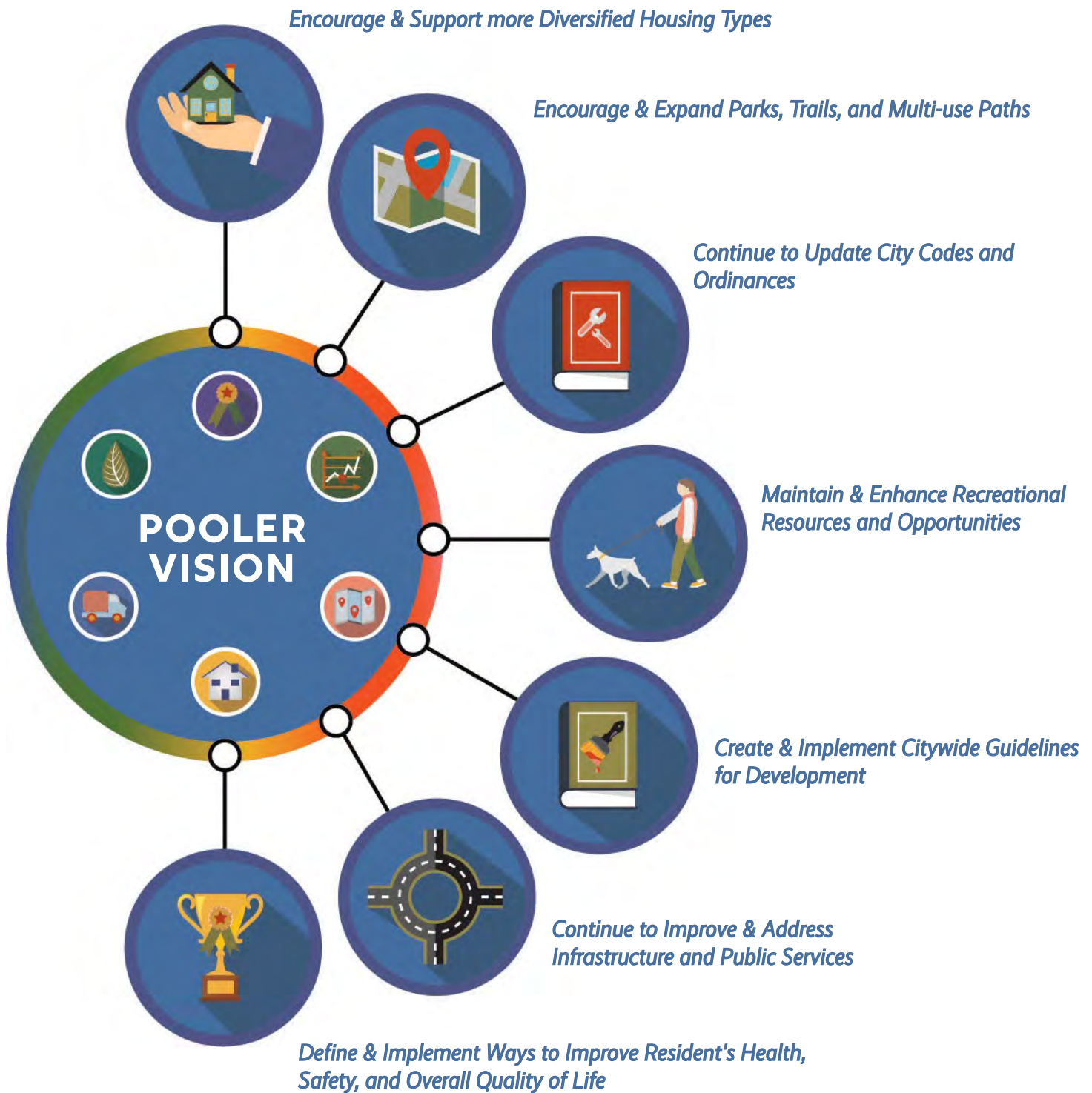


Goals

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, stakeholders, and members of the community.







Encourage & Support more Diversified Housing Types

Objectives:

- 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
- The city will approve development proposals, subject to other policies, if: they are appropriate to the scale and function of the area; are compatible with land use character within the zone; are consistent with adopted strategic framework including urban design themes, traffic management arrangements; and provides for convenient pedestrian and vehicle access and linkages to adjoining commercial centers



Encourage & Expand Parks, Trails, and Multi-Use Paths

Objectives:

- The City shall provide parks, trails, bike lanes, and multi-use paths 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, and multi-use paths in an environmentally sensitive manner
- The City shall create a trail network and where feasible, develop interconnected trails and multi-use paths with bike lanes



Continue to Update City Codes & Ordinances

Objectives:

- The City will continue to update their ordinances to be user-friendly and easy to understand and 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 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



Maintain & Enhance Recreational Resources and Opportunities

Objectives:

- The City shall provide quality recreation facilities and programs that improve community image and livability
- 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 fields, dog parks, and community gardens



Create & Implement Citywide Guidelines for Development

Objectives:

- 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 to include infrastructure projects and commercial structures
- Incorporate current and future needs for housing, infrastructure, and natural resource protection into economic development initiatives
- The city will create and adopt design guidelines for commercial corridors 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 for commercial corridors that address issues of building size and massing, definition of open spaces, site character and quality as well as access and circulations



Continue to Improve & Address Infrastructure and Public Services

Objectives:

- The City will ensure transportation road systems are designed for both current capacity and future changes in use and patterns
- The City will expand Public Safety services relative to expanding needs



Define & Implement Ways to Improve Resident's Health, Safety, and Overall Quality of Life

Objectives:

- The City will participate in local and regional collaborative efforts among similar organizations working to improve the delivery of social services and expansion of continuum wraparound social services
- The City will increase access to healthy food for populations most likely to experience food insecurity through community gardens and alternative distribution methods (i.e., farmer's markets, mobile farmers' markets)
- The City will effectively address mental health by educating the public and reducing stigma, increasing early intervention programs, removing gaps and barriers, and increasing access to treatment particularly as it impacts incarcerated individuals, children, and adolescents
- The City will organize, promote, and ensure access to community health services, recreational opportunities, and fitness programs to accommodate the special needs of families, the obese, the elderly, and disabled citizens to adopt healthy lifestyle behaviors
- The City will prevent crime, by building trust between law enforcement and residents, focusing enforcement, and expanding the visibility of police to ensure all residents feel safe



SHORT TERM WORK PROGRAM

Introduction

The 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 timeline, lead partner, funding source, and cost estimates.

Progress on the activities and goals established in this section will be tracked and reported on an annual basis.

LAND USE PROJECTS FOR YEARS 2022–2026

	STRATEGY	ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
LU.1	Update Comprehensive Plan	2024–2026	Administration	General Fund	\$20,000
LU.2	Continue to consider future airport and port expansions in all land use decisions	2024–2026	Administration	General Fund	Staff Time
LU.3	Review and revise parking standards to include: need for maximum versus minimum; commercial parking ratios; overflow parking; and parking lot access management (reduce curb cuts along corridors).	2024–2026	Planning & Zoning	General Fund	Staff Time
LU.4	Evaluate and amend the city's Landscape and Tree Protection Ordinance	2024–2026	Planning & Zoning	General Fund	Staff Time
LU.5	Evaluate and amend ordinances to allow for increased freeboard during development for flood protection (2-foot total)	2024–2026	Planning & Zoning	General Fund	\$10,000
LU.6	Review and amend future land use map to include areas surrounding impaired waterways	2024–2026	Planning & Zoning	General Fund	Staff Time
LU.7	Amend applicable ordinances to require the construction of parks and recreation opportunities for all demographics and age groups within all new residential developments	2022–2023	Planning & Zoning	General Fund	Staff Time
LU.8	Develop policy and guidelines for the implementation of community gardens on both public and private property	2024–2026	Planning & Zoning	General Fund	Staff Time
LU.9	Evaluate the need for city sub-area land use plans to better define growth and needed area/neighborhood improvements (e.g. Downtown Pooler, Quacco Road to I-95, the area surrounding the impaired Pipemakers Canal)	2024–2026	Planning & Zoning	General Fund	\$40,000
LU.10	Create and adopt design guidelines that address issues of commercial building size and massing, definition of open spaces, site character and quality as well as access and circulations	2024–2026	Planning & Zoning	General Fund	\$25,000
LU.11	Adopt design guidelines for major corridors to include parking lot locations (in rear or side) and access management (fewer curb cuts)	2024–2026	Planning & Zoning	General Fund	\$75,000

STRATEGY		ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
LU.12	Review and amend subdivision regulations	2024–2026	Planning & Zoning	General Fund	Staff Time
LU.13	Update the City’s Engineering Policy for new development to include updated civil plans/specification submittals	2022–2023	Planning & Zoning	General Fund	Staff Time
LU.14	Update policy clarifying acceptance of private roads (identifying maintenance, ownership, use, and connectivity link requirements) private roads	2022–2023	Planning & Zoning	General Fund	Staff Time
LU.15	Propose policy to support the development and maintenance of community gardens and reduce regulatory barriers to urban agriculture	2022–2023	Planning & Zoning	General Fund	Staff Time
LU.16	Hire a City Arborist	2022–2023	Planning & Zoning	General Fund	\$30,000
LU.17	Assess and update the Zoning Ordinance as needed to separate zoning classifications for warehousing/transportation related uses	2024–2026	Planning & Zoning	General Fund	Staff Time
LU.18	Adopt a historic preservation ordinance	2024–2026	Planning & Zoning	General Fund	Staff Time
LU.19	Develop an intergovernmental coordination plan/strategy with Savannah/Hilton Head International Airport (SHHIA) to ensure that the near term and long-term development plans of both Pooler and the SHHIA are compatible	2022–2023	Executive	SHHIA Staff/ General Fund	Staff Time
LU.20	Create a Sea Level Rise checklist for development projects	2022–2023	Planning & Zoning	General Fund	Staff Time
LU.21	Review land use and zoning regulations. (City contracted with the Coastal Regional Commission to update zoning code)	2022–2023	Planning & Zoning	General Fund	Staff Time

TRANSPORTATION PROJECTS FOR YEARS 2022–2026

	STRATEGY	ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
T.1	Complete Quacco Road improvements: Blue Moon Crossing & Mosaic Circle Road & intersection improvements.	2024–2026	Planning & Zoning; Public Works	General Fund; SPLOST	\$28,300,000
T.2	Complete Quacco Road Upgrades - 1st phase: Quacco Rd. widening from Blue Moon to Canal Bank. 2nd phase: Canal Bank to I-95	2024–2026	Planning & Zoning; Public Works	General Fund; SPLOST	\$28 Million
T.3	Complete N. Rogers Street resurfacing, traffic circle, widening, & sidewalk project	2024–2026	Planning & Zoning; Public Works	General Fund; SPLOST	\$725,000
T.4	Complete S.H. Morgan Parkway intersection improvements & resurfacing	2024–2026	Planning & Zoning; Public Works	General Fund; SPLOST	\$500,000
T.5	Complete Old Louisville Road widening & improvements	2024–2026	Planning & Zoning; Public Works	General Fund; T-SPLOST	\$9,500,000
T.6	Complete North Godley Station Boulevard traffic circle construction at Forest Lakes Drive	2024–2026	Planning & Zoning; Public Works	General Fund; T-SPLOST; SPLOST	\$2.8 Million
T.7	Complete Towne Center Boulevard at Maxwell Drive and Traders Way median and traffic circle/roundabout construction	2024–2026	Planning & Zoning; Public Works	General Fund; T-SPLOST	\$3.5 Million
T.8	Work with GDOT to make improvements to Highway 80 corridor, including rehabilitation efforts and signalization	2024–2026	Administration	General Fund	Staff Time
T.9	Track and implement local road resurfacing projects	2024–2026	Planning & Zoning	LMIG	\$503,600
T.10	Change out strain poles to mast arm (e.g. Pooler Parkway, Pine Barren, Park Avenue)	2024–2026	Planning & Zoning	General Fund; SPLOST	\$500,000
T.11	Complete U.S. Hwy 80, and Rogers Street traffic/corridor study	2024–2026	Planning & Zoning	General Fund; SPLOST; MPO Grants	\$200,000
T.12	Complete Pine Barren Road widening & traffic circle (based on 2021 Kimley Horn study)	2024–2026	Planning & Zoning	General Fund; SPLOST; T-SPLOST	\$24,250,000
T.13	Complete Pooler Parkway pavement overlay construction	2024–2026	Planning & Zoning	General Fund; SPLOST	\$5,000,000

	STRATEGY	ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
T.14	Implement Tanger Outlet traffic study: Durham Park Boulevard & Pooler Parkway improvements & road extension per T&H recommendations	2024–2026	Planning & Zoning; Public Works	General Fund; SPLOST	\$4,740,000
T.15	Explore ways to encourage the development and implementation of bike paths to connect commercial and residential areas	2024–2026	Planning & Zoning; Public Works	General Fund	Staff Time
T.16	Construct Pooler Parkway widening (I-95 at Exit 104 adding lanes on each side from Benton Boulevard to I-95 and Benton Boulevard improvements to include resurfacing)	2024–2026	Planning & Zoning; Public Works	General Fund; SPLOST; T-SPLOST	\$6 Million
T.17	Dig and improve the condition of both sides of Quacco Road from I-95 to the Gates Subdivision	2024–2026	Planning & Zoning; Public Works	General Fund; SPLOST	\$300K
T.18	Complete S. Rogers Street widening project	2024–2026	Planning & Zoning; Public Works	General Fund; SPLOST	\$13,400,000
T.19	Implement Pooler Pkwy/Benton Boulevard improvements based on T&H recommendations	2024–2026	Planning & Zoning; Public Works	General Fund; SPLOST	\$6,000,000
T.20	Construct Park Avenue dual turn lane improvements based on T&H recommendations	2024–2026	Planning & Zoning; Public Works	General Fund; SPLOST	\$800,000
T.21	Implement I-95 & U.S. Highway 80 interchange improvements & landscape plan	2022–2023	Planning & Zoning; Public Works	DOT Grant Funds	\$750,000
T.22	Complete Tanger Outlets roundabout construction based on T&H recommendations	2024–2026	Planning & Zoning; Public Works	General Fund; SPLOST	\$3,000,000
T.23	Construct U.S. Highway 80 connector	2024–2026	Planning & Zoning; Public Works	General Fund; SPLOST; T-SPLOST	\$6.5 Million
T.24	Construct a Pooler multi-use trail	2024–2026	Planning & Zoning; Public Works	General Fund; SPLOST; T-SPLOST	\$1.5 Million

HOUSING PROJECTS FOR YEARS 2022–2026

	STRATEGY	ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
H.1	Maintain the inventory of substandard and dilapidated housing in the city to allow for the elimination or upgrade of dilapidated buildings	2024–2026	Coded Enforcement; Administration	General Fund	Staff Time
H.2	Complete a citywide housing assessment and gap analysis (to include cost analysis) to determine current and future needs. This shall also include the identification of areas in the city where the addition of new housing is possible and desirable	2024–2026	Planning & Zoning	General Fund	\$35,000
H.3	Encourage the inclusion of handicap units in new multi-family and special type residential facilities	2024–2026	Planning & Zoning	General Fund	Staff Time
H.4	Work with developers to use Affordable Housing Policies and programs to build affordable units	2024–2026	Planning & Zoning	General Fund	Staff Time

ECONOMIC DEVELOPMENT PROJECTS FOR YEARS 2022–2026

	STRATEGY	ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
E.1	Support Chamber of Commerce to promote tourism	2024–2026	Administration	Hotel/Motel Tax Fund	Percentage of collected hotel/motel tax
E.2	Develop and utilize incentive packages to promote the city and attract business development	2024–2026	Administration	General Fund	Staff Time
E.3	Work with Chamber to explore additional ways to capitalize on commuters passing through Pooler such as commuter service-oriented businesses	2024–2026	Administration	General Fund	Percentage of collected hotel/motel tax
E.4	Collaborate with business, industry, and planning of educational entities that provide necessary workforce skills to enhance workforce development	2024 – 2026	Administration	General Fund	Staff Time

NATURAL RESOURCES PROJECTS FOR YEARS 2022–2026

STRATEGY		ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
NR.1	Encourage protection of plant and animal habitats by implementing public awareness programs through hosting on the official City website	2022–2023	Administration	General Fund	Staff Time
NR.2	Complete the Newton Cemetery regrading, add fill, and pave driveway	2024–2026	Parks & Recreation	General Fund	\$30,000
NR.3	Expand the interconnection of open space, trails, paths, and recreation areas (both public and private) throughout the city	2024–2026	Planning & Zoning	General Fund	Project Based— Case by Case Basis
NR.4	Analyze the need for and implement wetland buffer ordinance as applicable	2022–2023	Planning & Zoning	General Fund	Staff Time
NR.5	Analyze impacts and then implement impaired waters ordinance	2022–2023	Planning & Zoning; Stormwater	General Fund	\$25,000
NR.6	Update Stormwater ordinance to include floodway impacts and increased stormwater conveyance impacts (25-year storm)	2022–2023	Planning & Zoning	General Fund	Staff Time
NR.7	Improve participation in the current Recycling Program	2024–2026	Sanitation	General Fund	Staff Time
NR.8	Evaluate the need and feasibility of offering e-cycling events	2022–2023	Sanitation	General Fund	Staff Time

CAPITAL PROJECTS FOR YEARS 2022–2026

Public Works–Water & Sewer

	STRATEGY	ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
PWW.1	Install pneumatic butterfly valves within distribution system that are controlled with our existing SCADA system to isolate purchases surface water from groundwater system	2024–2026	Public Works	Water & Sewer Fund	\$75,000
PWW.2	Complete survey of old sewer system to determine condition of mains/manholes	2024–2026	Public Works	Water & Sewer Fund	\$25,000
PWW.3	Develop sewer replacement program	2024–2026	Public Works	Water & Sewer Fund	\$400,000
PWW.4	Upgrade Wastewater Treatment Plant to increase current flow capacity from 3.1 to 6.223 MGD	2024–2026	Public Works	Water & Sewer Fund; GEFA	\$30 Million
PWW.5	Identify future sites and customers for water reuse program	2024–2026	Public Works	Water & Sewer Fund	Based on Project Site
PWW.6	Complete water tower and pump maintenance program requirements	2024–2026	Public Works	Water & Sewer Fund	\$35,000
PWW.7	Evaluate the feasibility of implementing capital cost recovery/fees for new construction to include infrastructure beyond just water and sewer	2024–2026	Public Works; Planning & Zoning	General Fund; Water & Sewer Fund	\$50,000
PWW.8	Complete evaluation and implement water/sewer improvements and/or upgrades	2024–2026	Public Works; Planning & Zoning	General Fund; Water & Sewer Fund	Based on Project Site
PWW.9	Complete a water/sewer rate study	2022–2023	Public Works; Planning & Zoning	General Fund; Water & Sewer Fund	Ongoing 2.5% Increase Annually; Staff Time
PWW.10	Complete an inflow & Infiltration evaluation for sanitary sewer system	2024–2026	Public Works; Planning & Zoning	General Fund; Water & Sewer Fund	Ongoing \$200K/Year
PWW.11	Construct second elevated storage tank	2024–2026	Public Works	Water & Sewer Fund	\$1,200,000

Public Works–Water & Sewer

	STRATEGY	ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
PWW.12	Develop and implement a large meter testing program	2024–2026	Public Works	Water & Sewer Fund	\$8,000
PWW.13	Add a staff member to the Fire hydrant maintenance program	2024–2026	Public Works	Water & Sewer Fund	\$40,000
PWW.14	Complete water line construction & repair as needed	2024–2026	Public Works	Water & Sewer Fund	Ongoing
PWW.15	Construct Savannah Quarters lift station & force main replacement	2022–2023	Public Works	Water & Sewer Fund	\$6 Million
PWW.16	Construct Pooler Middle School lift station	2022–2023	Public Works	Water & Sewer Fund	\$1,800,000
PWW.17	Upgrade East Side #1 and #2 lift station: Adjacent to Savannah Quarters (pump and panel change out)	2024–2026	Public Works	Water & Sewer Fund	\$600,000
PWW.18	Install SCADA on all lift stations	2024–2026	Public Works	Water & Sewer Fund	\$500,000
PWW.19	Complete Highway 80 water line replacement (replacement of Permastrand water main)	2024–2026	Public Works	Water & Sewer Fund	\$2,500,000
PWW.20	Complete an alternative water source feasibility study	2024–2026	Public Works	Water & Sewer Fund	\$50,000
PWW.21	Rebuild Savannah supply point valve stations	2024–2026	Public Works	Water & Sewer Fund	\$25,000
PWW.22	Decommission Water Supply Well # 2	2024–2026	Public Works	Water & Sewer Fund	\$10,000
PWW.23	Complete a taste and odor study and implement needed rehabilitation measures	2024–2026	Public Works	Water & Sewer Fund	\$10,000
PWW.24	Complete a study on the feasibility of eliminating the use of ammonia	2024–2026	Public Works	Water & Sewer Fund	\$15,000
PWW.25	Implement a system pressure monitoring program	2024–2026	Public Works	Water & Sewer Fund	\$35,000
PWW.26	Loop water main from east side of I-95 on Pine Barren Road to west side of I-95	2026	Public Works	Water & Sewer Fund; SPLOST	TBD

Public Works–Street & Drainage

STRATEGY		ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
PWD.1	Upgrade drainage in downtown Pooler (southside of Hwy 80/Old Pooler)	2024–2026	Public Works	General Fund	\$600,000
PWD.2	Continue canal bank upgrade and maintenance program	2024–2026	Public Works	General Fund	\$200,000
PWD.3	Install and implement infrastructure mapping	2024–2026	Public Works	General Fund	Staff Time
PWD.4	Develop a long-range plan for sea level rise impacts on the city's infrastructure (roads, bridges, storm, wastewater, etc.,) which evaluates multiple adaptation methods	2024–2026	Public Works; Planning & Zoning	General Fund	\$75,000
PWD.5	Evaluate and implement needed modifications to Pipemakers Canal based on the multi-jurisdictional current/future capacity and conditions.—Underway with Savannah River Utilities	2024–2026	Public Works; Planning & Zoning	General Fund; SPLOST	\$2,200,000
PWD.6	Design and construct Old Town drainage C project	2024–2026	Public Works; Planning & Zoning	General Fund	\$2,000,000
PWD.7	Design and construct Old Town drainage D project	2024–2026	Public Works; Planning & Zoning	General Fund	\$2,000,000
PWD.8	Complete the evaluation and upgrade of the Forest Lakes drainage project	2024–2026	Public Works; Planning & Zoning	General Fund	\$125,000
PWD.9	Pipe and/or repair banks of canal from Hardee's south to the end of Pooler Villages	2024–2026	Public Works	General Fund	\$350,000
PWD.10	Replace and enlarge pipe at crossover to billboard on Governor Treutlen Canal	2024–2026	Public Works	General Fund	\$6,000
PWD.11	Replace and enlarge pipe under the railroad tracks on Governor Treutlen	2024–2026	Public Works	General Fund	\$350,000
PWD.12	Survey all of the rights-of-way along Pooler canals	2024–2026	Public Works	General Fund	\$100,000
PWD.13	Replace bridge on South Rogers at Hardin Canal (see T.18 Rogers Project)	2024–2026	Public Works	General Fund	\$1,000,000

Public Works–Street & Drainage

	STRATEGY	ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
PWD.14	Repair slope along Sangrena Canal at Durham Parkway	2024–2026	Public Works	General Fund	\$115,000
PWD.15	Pipe-in section of Garden Acres outfall along the railroad tracks	2024–2026	Public Works	General Fund	\$50,000
PWD.16	Implement drainage repairs & improvements: West Whatley Street	2024–2026	Public Works	General Fund	\$50,000
PWD.17	Implement drainage repairs & improvements: Holly Avenue	2024–2026	Public Works	General Fund	\$90,000
PWD.18	Implement drainage repairs & improvements: Georgia Avenue	2024–2026	Public Works	General Fund	\$16,000
PWD.19	Implement drainage repairs & improvements: Chatham Avenue	2024–2026	Public Works	General Fund	\$45,000
PWD.20	Implement drainage repairs & improvements: West Tietgen Street	2024–2026	Public Works	General Fund	\$40,000
PWD.21	Implement drainage repairs & improvements: Pipe in ditch between Tietgen & Whatley	2024–2026	Public Works	General Fund	\$8,000
PWD.22	Implement drainage repairs & improvements: Mell Street	2024–2026	Public Works	General Fund	\$16,000

Public Safety–Fire

	STRATEGY	ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
PSF.1	Hire 3 lieutenants, 3 fire apparatus operators to staff Station 4	2024–2026	Fire Department	General Fund; Grant	\$345,000
PSF.2	Hire 6 new firefighters to staff Station 4 ladder truck	2024–2026	Fire Department	General Fund; Grant	\$315,000
PSF.3	Hire 3 battalion shift commanders	2024–2026	Fire Department	General Fund	\$225,000
PSF.4	Purchase emergency protective gear for new employees	2024–2026	Fire Department	General Fund	\$126,000
PSF.5	Purchase new gear and radio equipment to meet Federal Regulations	2024–2026 (\$45,000/Year)	Fire Department	General Fund	\$225,000
PSF.6	Construct Station 2 renovations/upgrades	2022–2023	Fire Department	General Fund	\$250,000
PSF.7	Purchase vehicles for new staff positions	2024–2026	Fire Department	General Fund	\$195,000
PSF.8	Hire small equipment/assistant mechanic	2024–2026	Fire Department	General Fund	\$65,000
PSF.9	Hire fire prevention specialist	2024–2026	Fire Department	General Fund	\$65,000
PSF.10	Purchase self-contained breathing apparatus replacement	2024–2026	Fire Department	General Fund	\$250,000
PSF.11	Purchase mobile data terminals for all vehicles	2024–2026	Fire Department	General Fund	\$110,000
PSF.12	Hire a safety officer staff each year to accommodate growing needs	2024–2026	Fire Department	General Fund	\$35,000

STRATEGY		ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
PSF.13	Purchase safety equipment to accommodate growing needs	2022–2023	Fire Department	General Fund; SPLOST	\$25,000
PSF.14	Evaluate the expansion of public service training programs to include active shooter training and equipment	2024–2026	Fire Department	General Fund; SPLOST	\$78,000
PSF.15	Determine feasibility and cost of implementing a Community Paramedicine program through the Fire Department (feasibility study)	2024–2026	Fire Department	General Fund	\$15,000
PSF.16	Expand staff who are trained in crisis intervention within the Fire Departments	2024–2026	Fire Department	General Fund	\$12,000
PSF.17	Replace 2 fire engine pumper trucks	2024–2026	Fire Department	General Fund; SPLOST	\$500,000
PSF.18	Purchase fleet replacement: Fire Engine	2024–2026	Fire Department	General Fund; SPLOST	\$655,000
PSF.19	Purchase fleet Replacement: aerial ladder	2024–2026	Fire Department	General Fund; SPLOST	\$1,600,000
PSF.20	Hire new firefighters/3 lieutenants, 3 fire apparatus operators to staff Station 5. Deferred until Station 5 is built	2026	Fire Department	General Fund	TBD
PSF.21	Design and construct Station 5.. Requested for SPLOST 2020 for \$1.5 million (revised estimate)	2026	Fire Department	SPLOST	\$1.5 million

Public Safety–Police

STRATEGY		ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
PSP.1	Purchase and replace 5 Police vehicles	2024–2026	Police Department	General Fund	\$191,000
PSP.2	Purchase and train patrol on new rifles	2022–2023	Police Department	General Fund	\$12,000
PSP.3	Install automated target system at firing range	2022–2023	Police Department	General Fund; SPLOST	\$46,500
PSP.4	Hire safety officer staff each year to accommodate growing needs	2024–2026	Police Department	General Fund	\$500,000 (\$100,000/Year)
PSP.5	Upgrade the city owned police training range	2024–2026	Police Department	General Fund	\$50,000
PSP.6	Upgrade the police annex (old library)	2024–2026	Police Department; Administration	SPLOST	\$5 Million
PSP.7	Purchase tag readers (1 additional each year for five years)	2024–2026	Police Department	General Fund	\$7,800/Year (Ga Power Program)
PSP.8	Evaluate the expansion of public service training programs to include police de-escalation, active shooter training, and crisis intervention	2024–2026	Police Department	General Fund	\$10,000

Intergovernmental Coordination

	STRATEGY	ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
IC.1	Explore ways to improve coordination with other agencies such as BOE, GDOT, DCA, EPD	2024–2026	Administration	General Fund	Staff Time
IC.2	Institute a youth council program to promote mentorship programs between employers and students to prepare students for employment and promote upward mobility	2024–2026	Administration	General Fund	Staff Time
IC.3	Promote existing available social services resources and outside agencies within the County to assist residents with wraparound services (ex. mental illness, housing, homelessness, etc.). Includes PD and Fire staff crisis intervention training and sharing of information on resources within Chatham County (Red Cross, Safe Shelter, etc.)	2024–2026	PD; Fire; Administration	General Fund	Staff Time
IC.4	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	2022–2023	Planning & Zoning; Administration	General Fund	Staff Time
IC.5	Explore ways to coordinate and share land use and new development proposals with adjacent communities for land areas near mutual boundaries	2022–2023	Administration	General Fund	Staff Time

Parks & Recreation

	STRATEGY	ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
PR.1	Expand the interconnection of open space, trails, paths, and recreation areas (both public and private) throughout the city	2024–2026	Planning & Zoning; Parks & Recreation	General Fund	Staff Time; Project Based
PR.2	Expand the city's baseball/softball/tennis complex. Phase 1 with stadium already completed	2024–2026	Parks & Recreation	General Fund	\$10,000,000
PR.3	Construct a city-owned soccer/lacrosse complex	2024–2026	Parks & Recreation	General Fund	\$16,500,000
PR.4	Financially support community events such as the Patriot Weekend Festival	2024–2026	Chamber or Commerce	Hotel/Motel Tax	Hotel/Motel Tax
PR.5	Draft a strategic, long-range city of Pooler master plan establishing criteria, standards, and locations for the provision of providing parks and recreation services throughout the city for all demographics and ages. This shall also include the identification of areas for purchase and permanent preservation as open space	2024–2026	Parks & Recreation	General Fund	\$40,000
PR.6	Complete and implement an urban forest management plan	2024–2026	Parks & Recreation	General Fund	\$50,000
PR.7	Purchase a senior citizens center vehicle	2022–2023	Parks & Recreation	General Fund	\$35,000
PR.8	Redesign/remodel park on S. Rogers Street. Delayed until 2019 SPLOST renewal	2026	Parks & Recreation	SPLOST	TBD

Community Facilities

STRATEGY		ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
CF.1	Construct a library with Wi-Fi/broadband and meeting space within the city's boundaries to provide needed services	2024-2026	Planning & Zoning; Administration	General Fund; SPLOST	\$11,000,000
CF.2	Promote the development of a full-service emergency room and in-patient hospital by supporting any effort(s) to receive a state Certificate of Need	2024-2026	City Council	General Fund	Staff Time

ONGOING ACTIVITIES

LAND USE STRATEGY		ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
OG.1	Continue to eliminate incompatible land uses that negatively impact neighborhood quality of life	Ongoing	Planning & Zoning	General Fund	Staff Time
TRANSPORTATION STRATEGY		ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
OG.2	Reduce traffic congestion on commercial corridors	Ongoing	Planning & Administration	SPLOST	\$15 Million
HOUSING STRATEGY		ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
OG.3	Continue to encourage a sense of neighborhood pride in keeping property and streets clean	Ongoing	Planning & Public Works	General Fund	Staff Time
NATURAL RESOURCES STRATEGY		ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
OG.4	Continue with beautification of city by planting trees, shrubs and plants	Ongoing	Parks & Leisure Services	General Fund	\$5,000
OG.5	Implement water conservation programs through public awareness campaigns	Ongoing	Public Works	Water/Sewer Fund	\$2,000
QUALITY OF LIFE STRATEGY		ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
OG.6	Take proactive measures to protect valued historic and natural resources through inventories	Ongoing	Administration	General Fund	Staff Time

PUBLIC WORKS-WATER & SEWER STRATEGY		ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
OG.7	Continue replacement of water main program	Ongoing	Public Works	Water/Sewer Fund	\$125,000
OG.8	Crosstrain employees in sewer department	Ongoing	Public Works	Water/Sewer Fund	Staff Time
OG.9	Certify employees in sewer department	Ongoing	Public Works	Water/Sewer Fund	\$5,000-\$8,000
PUBLIC WORKS-STREETS, DRAINAGE STRATEGY		ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
OG.10	Asphalt overlay streets on as an needed basis	Ongoing	Public Works	LMIG	\$150,000
INTERGOVERNMENTAL COORDINATION STRATEGY		ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
OG.11	Continue to explore ways to improve communication and coordination with the County and surrounding municipalities	Ongoing	Administration	General Fund	Staff Time
PARKS & RECREATION STRATEGY		ANNUAL TIMELINE	LEAD PARTNER	FUNDING SOURCE	COST ESTIMATE
OG.12	Continue to upgrade and maintain City parks	Ongoing	Parks & Recreation	General Fund	\$50,000

