

1 **ST. MARYS CITY COUNCIL**
2 **ST. MARYS, GEORGIA**
3

4 At the regular meeting of the St. Marys City Council, held in the St. Marys City Hall, St.
5 Marys, Georgia:

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9 Present:

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11 John F. Morrissey, Mayor
12 Robert L. Nutter, Councilman, Post 1
13 Elaine Powierski, Councilwoman, Post 2
14 Jim Gant, Councilman, Post 3
15 David Reilly, Councilman, Post 4
16 Sam L. Colville, Councilman, Post 5
17 Linda P. Williams, Councilwoman, Post 6
18

19
20 On motion of _____, which carried
21 _____, the following Ordinance amendment was adopted:
22

23 **AN AMENDMENT TO THE CODE OF ORDINANCES, CITY OF ST. MARYS,**
24 **GEORGIA, CHAPTER 110 – ZONING, SECTION 78, MARITIME HERITAGE**
25 **DISTRICT. PROVIDING FOR DOCKS, BUOYS, BULKHEADS, BOAT RAMPS,**
26 **MARINAS, MARSH WALKS AND ANY MANMADE FIXED CONSTRUCTS AND**
27 **MECHANICAL TRACTORS OR OTHER WHEELED/TRACKED VEHICLES IN THE**
28 **BUFFER ZONE WHEN PERMITTED THROUGH STATE OR FEDERAL AGENCY.**
29

30 Be it, and it is, hereby ordained by the Mayor and Council of the City of St. Marys, this ___ day of
31 _____, 2016 that Section _____ of the Code of Ordinances, City of St. Marys,
32 Georgia is hereby amended to read as follows:
33

34 **CHAPTER 110 – ZONING**

35 Sec. 110-78. - Maritime Heritage District (MHD).

36 (a) *General:* The St. Marys waterfront, waterside and landside, is unique as it embodies
37 the essence of St. Marys and is a major economic engine for the city. For the waterfront
38 area to thrive, it needs flexibility to change, with a mixture of commercial, recreational,
39 and educational facilities as well as accommodations to meet changing demands. At the
40 same time, the waterside area is surrounded by a largely residential neighborhood and
41 that the cars, buses and pedestrians it attracts can disrupt normal residential life for
42 residents. To allow the waterfront area to thrive as an important institution in the city

43 and also to assure residents that its existence and future plans will enhance and not
44 disrupt the surrounding residential neighborhood, the city has created a Maritime
45 Heritage District (MHD) overlay.

46 (b) *Statement of purpose:* The MHD is intended to permit commercial, museum,
47 tourism, historical, cultural and educational uses that preserve and enhance the city's
48 historic character, both landside and waterside, while providing opportunities for
49 exploring the maritime heritage of the city. This zone is intended to allow for the
50 establishment, continuation and expansion of such uses and activities in ways that will
51 maintain and enhance compatibility with surrounding neighborhoods and the Historic
52 District.

53 (c) *Limits of Maritime Heritage District (MHD):* The MHD shall include both landside and
54 waterside areas as approved by the commissioner of DNR as per O.C.G.A. § 52-7-21.

55 (1) Area of the landside portion of the MHD shall encompass the entire land on both
56 sides of St. Marys Street and Stable Alley between Bartlett and Cole Street and on both
57 sides of Osborne Street between St. Marys Street and the St. Marys Railroad crossing to
58 the north. The MHD shall follow the limits of the C-1 zone as to the depth of the MHD.
59 Any additions to this MHD must comply with the criteria included herein, and any such
60 change shall be made in such a way as to not disrupt the surrounding residential
61 neighborhood.

62 (2) For the purpose of this article a 25-foot buffer shall be maintained between a new
63 City of St. Marys determined marsh protection line (MPL) located 25 feet preceding the
64 DNR determined:

- 65 a. Upland/marsh boundary (UMB); or
- 66 b. The upland water boundary (UWB); or
- 67 c. The wrested vegetation jurisdictional line (WVJL), as applicable.

68 Within this buffer area all proposed docks, buoys, bulkheads, boat ramps, marinas,
69 marsh walks and any manmade fixed constructs shall be strictly prohibited, unless
70 permitted through state or federal agency. There shall be no removal of live and healthy
71 trees and shrubs. Any dead vegetation shall be removed by hand level with the ground
72 area. Stumps shall remain in the ground and not be removed. No mechanical tractors or
73 other wheeled/tracked vehicles shall enter this buffer zone, unless permitted through
74 state or federal agency.

75 The City of St. Marys shall determine the MPL. The location of the UMB or UWB or WVJL
76 shall be as determined by DNR staff and shall remain valid for a maximum period of one
77 year from the date of determination. After one year, a new determination shall be

78 obtained. Access to properly permitted floating constructs shall be by approved DNR
79 and City of St. Marys permit.

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82 This Amendment shall become effective upon passage.
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**ST. MARYS CITY COUNCIL
ST. MARYS, GEORGIA**

JOHN F. MORRISSEY, MAYOR

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91 ATTEST:

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95 _____
96 DEBORAH WALKER-REED, CITY CLERK
97 CITY OF ST. MARYS, GEORGIA
98

99 **EXPLANATION OF CHANGES**

100 **NOTE:** Deletions are ~~stricken through~~, additions are underlined.

101

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