ST. MARYS CITY COUNCIL
ST. MARYS, GEORGIA

At the Special Called meeting of the St. Marys City Council, held in the St. Marys Elementary School, St. Marys, Georgia:

Present:

John F. Morrissey, Mayor
Robert L. Nutter, Councilman, Post 1
Elaine Powierski, Councilwoman, Post 2
Jim Gant, Councilman, Post 3
David Reilly, Councilman, Post 4
Sam L. Colville, Councilman, Post 5
Linda P. Williams, Councilwoman, Post 6

On the amended motion of Councilmember Linda P. Williams, which carried five to one , the following Ordinance amendment was adopted:

AN AMENDMENT TO THE CODE OF ORDINANCES, CITY OF ST. MARYS, GEORGIA, CHAPTER 110 ZONING CREATING THE PORT OF ST. MARYS PLANNED DEVELOPMENT DISTRICT, SET FORTH IN THE PORT OF ST. MARYS INDUSTRIAL & LOGISTICS CENTER PLANNED DEVELOPMENT DISTRICT TEXT J-25467.0001 AS EXHIBIT 'A,' CONDITIONED UPON EXHIBIT 'H,' AND REVISED EXHIBIT 'C,' THROUGH THE REZONING OF TAX PARCEL 149-004, KNOWN AS THE DURANGO PAPER MILL SITE, FROM PLANNED DEVELOPMENT (PD) MIXED USE TO PD –INDUSTRIAL, WITH PD-MIXED USE AND PD-CONSERVATION AND AREA, WHILE PROVIDING FOR PERMITTED AND SPECIAL USES FOR EACH DISTRICT AND SPECIAL USE PROVISIONS SET FORTH THEREIN.

Be it, and it is, hereby ordained by the Mayor and Council of the City of St. Marys, this 9th day of May, 2016 that Chapter 110 Zoning of the Code of Ordinances, City of St. Marys, Georgia is hereby amended to read as follows:

Exhibit A:

PORT OF ST. MARYS
INDUSTRIAL & LOGISTICS CENTER
PLANNED DEVELOPMENT DISTRICT
CITY OF ST. MARYS, GEORGIA

REZONING APPLICATION

SUBMITTED:
NOVEMBER 3, 2015

PREPARED FOR:
PORT OF ST. MARYS, LLC
C/O WORLDWIDE GROUP, LLC
31 HYLAN BOULEVARD, 14TH FLOOR
STATEN ISLAND, NY 10305

SUBMITTED TO:
THE CITY OF ST. MARYS PLANNING COMMISSION
THE CITY OF ST. MARYS CITY COUNCIL

August, 2015
J – 25467.0001

Prepared by:

THOMAS & HUTTON

www.thomasandhutton.com

CITY OF ST. MARYS, GEORGIA

APPLICATION FOR REZONING

R

Planning & Building Department
418 Osborne Street - (912) 510-4032

APPLICANT: *After completely reading this form, the applicant should answer each item as completely as possible. Please print or type. The Planning Director will assist you if necessary.*

This is a request for an Amendment to the Official Zoning Map of the City of St. Marys. Please read Section VI of Zoning Ordinance 110, which applies to your proposal. Section VI will answer most of the questions you may have.

1. Applicant (Your Name): Port of St. Marys, LLC c/o Chris Ragucci Daytime Phone: 718-818-0066 Email: chris@worldwidegrp.net
   Mailing Address: 31 Hylan Blvd., 14th floor, Staten Island, NY Zip: 10305
2. Location of Property to be Rezoned: See attached PD text Exhibit B "Boundary Survey"
   Street: Osborne & Meeting Streets Tax Map and Parcel Number: 149-004
3. Is this rezoning due to annexation? ____ YES __X__ NO
4. Total Parcel area to be rezoned (size of parcel in square feet): 722 acres Square Feet
5. Present Zoning: PD-Mixed Use Abutting zones (list all zones that touch the parcel): _____
6. Proposed Zoning: PD-Industrial
7. Are any Special Use(s) or Variance(s) or Covenant(s) or prior Rezoning(s) present on the parcel? __X__ YES ___ NO
   If 'YES', list type and date: Durango Paper Mill PD approved September 11, 2006
8. The following data shall be attached as applicable:
   __X__ Detailed site development plan, including survey data, wetlands, marsh, and other existing condition data.
   __X__ Written report for PD rezoning, including all data required by Ordinance.
9. Proposed use (reasons for the rezoning request): Planned Development District to include Industrial, Logistics, Marine Facilities, and Commercial Uses.
10. Do you have legal possession of the parcel (s) proposed for this rezoning? ___ YES __X__ NO
    (If 'NO' then this application cannot be processed until an application is received for all parcels intended to be rezoned.)
11. Owner's Name (If different from Applicant*): Old Weed & Ready Plantation, LLC c/o Michael Nowsom - National CRS, LLC
    Address: 2519 N. McMullen Booth Rd. 510-350, Clearwater, FL Zip: 33761 Daytime Phone: 813-286-2718
    (* If applicant is different from Owner, a legal authorization to represent the Owner must be attached to this application.)

I understand that the City of St. Marys will not process this application until I have submitted all required materials on or before the date of the approved schedule, which shall be not less than 32 days prior to the regularly scheduled and advertised monthly Planning Commission Public Hearing. Planning Commission Public Hearings are held on the fourth Tuesday of each month at 5:30 PM in Council Chambers. The recommendation of the Planning Commission is forwarded to City Council for their review at the next regularly scheduled meeting following the Planning Commission meeting.

Signed: _____ Date: 10/20/15

(Printed Name: Adam Mostkoff)

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EXHIBITS

Exhibit A	Zoning Master Plan for Port of St. Marys Industrial & Logistics Center PD District
Exhibit B	Boundary Survey of Lands of Old Weed & Ready Plantation, LLC, Legal Description & Adjacent Property Owners List
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APPENDICES

Appendix A	City of St. Marys Zoning Ordinance
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FORMAL APPLICATION FOR A PD DISTRICT – PLOT PLAN & WRITTEN REPORT REQUIREMENTS

Sec. 110-68(c) ***Plot plan for planned development.*** The plot plan drawn to scale (1" equals 100' or 1" equals 50') by a registered civil engineer, registered land surveyor, or registered architect shall show the exact dimensions of the parcel or parcels of land under consideration. The plan shall include the following elements:

Zoning Master Plan shall represent graphically the intent of the Port of St. Marys Industrial & Logistics Center Planned Development District.

1. General information items:
   a. Name of the development and developers;
      Refer to Section 1 – A, B and Exhibits A, B
   b. A north arrow;
      Refer to Exhibit A & B
   c. Date of field survey;
      Refer to Exhibit B
   d. Tract boundary lines, dimensions, bearings and angles;
      Refer to Exhibit A & B
   e. Reference points to at least two permanent monuments;
      Refer to Exhibit B
2. Proposed building sites and sizes;
   Refer to Exhibit A for Land Use Tracts
3. Types of uses proposed for buildings and structures;
   Refer to Section II – A through E
4. All property dimensions;
   Refer to Exhibit B
5. Platting and street systems:
   a. Proposed reservations or dedications for streets;
   b. Means of ingress and egress;
   c. Access and circulation arrangements;
   d. Off-street parking and loading facilities;
      Refer to Section I – J, K, L, M
6. Means of protecting or screening abutting properties including proposed landscaping;
   Refer to Section II – E "Setbacks and Buffers"
7. Location of proposed reservations, easements, or dedications;
   Refer to Section I – K
8. If requested, two foot vertical contour intervals.
   N/A

Sec. 110-68(d) ***Written report for planned development.*** A written report shall explain the type nature, intent and characteristics of the proposed development, and shall include:

1. A general description of the proposal;
   Refer to Section I – A and C

2. A legal description of the property;
   Refer to Exhibit B and Section I – B

3. Proposed standards for development including:

   a. Restrictions on the use of property;
      Refer to Section II – A through E

   b. Density, yard, and height requirement;
      Refer to Section I – E and Section II – C, D

   c. Restrictive covenants;
      Refer to Section I – L

4. Proposed dedication or reservation of land for public use, including streets, easements, parks and school sites;
   Refer to Section I – K

5. Exceptions or variations from the requirements of this chapter if any are being requested;
   Refer to Section III

6. Plans for the provision of utilities, including water, sewer and storm drainage facilities;
   Refer to Section I – F, H, I

7. Description of percentage of land within the development to be provided for various uses:

   a. Residential
   b. Commercial
   c. Industrial
   d. Open Space
   e. Utilities
   f. Parking and Storage
   g. Others

   Refer to Section II – D, Exhibit A

SECTION 1

INTRODUCTION AND DESCRIPTION OF PROPOSAL

A. The Property

The Port of St. Marys Industrial & Logistics Center Planned Development District is located within the City of St. Marys, Camden County, Georgia on the site of the former Durango-Georgia Paper Company mill. Manufacturing operations ceased in 2002 upon the bankruptcy of Durango-Georgia Paper Company and the closing of the plant.

The property was acquired by North River, LLC (LandMar Group) in 2005 from the estate of the bankruptcy trustee for the purposes of redeveloping the site into a mixed use residential and commercial development. The property was zoned I-G (General Industrial) up till 2006, during the years of operation and after shut down. A rezoning application titled "Durango Paper Mill Planned Development District" was approved by City of St. Marys City Council on September 11, 2006. The North River, LLC did not proceed with the proposed development, and gave the property back to the estate in 2010, upon declaring bankruptcy during an economic recession. The bankruptcy trustee currently has the property under contract with the Port of St. Marys, LLC and is working with the buyer to implement the proposed rezoning of the existing Planned Development District ordinance, and change the name from Durango Paper Mill Planned Development District to Port of St. Marys Industrial & Logistics Center Planned Development District. The proposal is based on changing the allowed land uses from residential and commercial to industrial and commercial.

The site is adjacent to the State Route 40 (Osborne Road) right of way and approximately eight (8) miles east of I-95 and Exit 3. The site is bounded to the north by the North River Marshes Subdivision and marsh, to the east by the North River and marsh, and to the south by Meeting Street, and west by S.R. 40 and Point Peter Road. Access to the property is from existing roads connecting to S.R. 40, Meeting Street and Point Peter Road. A boundary survey of the property prepared by Privett and Associates, Inc. is included as Exhibit B. The boundary survey contains two (2) separate tracts, Parcel "A" and Parcel "B", which comprise the total project area.

The total property is approximately 722 acres consisting of approximately 557 acres of combined uplands and freshwater wetlands, and approximately 165 acres of salt marsh. The vegetative marsh/upland boundary is shown on the Boundary Survey dated October 26, 2015 prepared by Privett & Associates, Inc. (Exhibit B). There are U.S. Army Corps of Engineers Jurisdictional Freshwater Wetlands on the site. The jurisdictional wetland delineation and survey is complete (June 2015). Application for a United States Army Corps of Engineers (USACE) Jurisdictional Determination was submitted on July 7, 2015. The DNR Marsh Jurisdiction line will be delineated, reviewed, and approved by the Georgia Coastal Resources Division prior to development. Exhibit B also includes the flood zones for the property which includes Zone X shaded, Zone AE 12, Zone AE 11, Zone AE 10, and VE11, VE 12 based on FIRM No. 13039C0485 F dated December 16, 2008.

B. Property Ownership and Legal Description

The Port of St. Marys Industrial & Logistics Center (*formerly Durango Paper Mill*) Planned Development District property boundary is comprised of two (2) Tracts Parcel "A" and Parcel "B" owned by Old Weed & Ready Plantation, LLC. The boundary survey and legal description is part of Exhibit B. The current and former property use is industrial and in a state of decline

following the demolition of the Durango Paper Mill. Exhibit D is a 2013 aerial photo of the property and depicts the mill site, sludge ponds, North River, and forested portions of the site.

Exhibit E is a topographic map of the property. Elevations on the property range from elevation 5' to 65' (Vertical Datum NGVD 88).

C. Intent of the Port of St. Marys Industrial & Logistics Center

The intent of the Port of St. Marys Industrial & Logistics Center Planned Development District (Port of St. Marys) is to create a rail served industrial and maritime logistics facility on the former Gillman/Durango Paper Mill site. The proposed development will promote economic development along with manufacturing and logistics jobs for St. Marys and Camden County.

Marine facilities are planned for the site and are an allowed use as listed in Section II – B. The planned marine facilities include barge dock and ship berths, cargo handling and rail intermodal facilities, and shore based infrastructure. Initial planning indicates approximately 3,000 linear feet of barge & vessel berthing is attainable on the North River. Proposed facilities are subject to Georgia Department of Natural Resources and USACE permitting. The marine facilities will enable industrial operations to access the North River, St. Marys River, Intracoastal Waterway, and the Atlantic Ocean and serve as a key component to the vision and success of the project.

A special Conservation Area (CA) will be designated within the project. The intent of the Conservation Area is to offer wildlife habitat protection and limit encroachment of development into this environmentally sensitive area. Nesting in the North River Wood Stork Colony was first documented in 1998. It is the intent of the PD zoning to preserve this natural resource as long as wood storks are present on the property.

The PD text includes an allowance for a Neighborhood Commercial (C-1) zone along Meeting Street and Osborne St. This zone may offer office space, shopping, eating establishments, and other commercial activities to supplement the Port of St. Marys and the City of St. Marys Historic Downtown District. The commercial zone may serve as a buffer between the downtown area and the proposed industrial uses.

D. Planned Development Process

The Planned Development Process is based on the City of St. Marys Zoning Ordinance. The following process will be established for submittal and approval of the Port of St. Marys Industrial & Logistics Center PD District (Port of St. Marys).

1. The Applicant/Agent compiles the Development Regional Impact (DRI) forms and supporting information and submits to the City of St. Marys. The City Planning Director submits the DRI to the Coastal Regional Commission (CRC) in Darien, GA for review and recommendation. The DRI submittal includes maximum limits for Industrial and Commercial square footage and proposed land uses for the Port of St. Marys. Receipt of the CRC findings is required prior to The City of St. Marys Planning Commission and City Council holding a public hearing and vote on the PD Text, Zoning Master Plan and Application.

2. The next step is the review and approval of the Planned Development Zoning Master Plan and Text (rezoning) by the City of St. Marys Planning Commission, and subsequently City of St. Marys City Council. The Zoning Master Plan establishes the

framework for redevelopment of the Port of St. Marys site over an extended time frame. Land uses, density, environmental quality, utility service are described in this document.

3. Development Plans consist of: Site Development Plans for a Barge Port, Industrial and Commercial uses. The plans will detail the proposed industrial development pods as industry prospects commit to the Port of St. Marys and proceed with development.

4. The Development Plans will be submitted for approval to the City for each portion/phase of the tract to be developed. The Development Plans will describe specific development in detail as studies and designs are prepared. Specific development standards for individual projects, buffers, minimum lot area, lot coverage, road design standards, building heights and other development standards shall be in accordance with those established in this document or as amended by the Owner and accepted by City of St. Marys. Industrial and commercial site plans will be submitted to the City for development approval. Supporting documentation of the appropriate detail is required at each level of approval. Following Development Plan approval, City will issue building permits.

E. Zoning Master Plan

Port of St. Marys Industrial & Logistics Center Planned Development District (Port of St. Marys) is anticipated to be constructed in multiple phases over a period of approximately 15 years. Development will occur in accordance with the PD Text and Zoning Master Plan (Exhibit A) as set forth in this document or amended in the future. The PD Text and Zoning Master Plan outline the general scope of the development for Industrial and Commercial: development standards, open space, land use allocation percentages, and maximum densities.

The PD Text and Zoning Master plan are non-specific in regard to the final location of land uses to allow flexibility in the future. Actual development may yield less density. The goal of the development is to produce a successful industrial and logistics center in an environmentally sensitive manner. The large tract of land provides an opportunity for a mix of industrial projects that may be developed over a long period of time. The PD designation is necessary to accommodate the responsible planning and development of the property over a long time frame.

The Zoning Master Plan (refer to Exhibit A) for the Port of St. Marys project shows a maximum industrial square footage of 5,100,000 SF over approximately fifteen (15) years. Proposed land uses in the development are detailed under Section II – Land Use Designation, Development Standards and Definitions.

The Planned Development seeks to maintain significant areas of open space. The open space and will be owned and maintained by the developer or other legally designated entity. Property deeded to a governmental entity becomes the maintenance responsibility of that entity.

The Port of St. Marys PD text constitutes an amendment to the current City of St. Marys Ordinances. The Port of St. Marys PD text introduces land uses and development standards that do not exist or differ from those found in the current zoning documents and development standards. Land uses and definitions such as: Port Industrial, Neighborhood Commercial, and Marine Facilities are part of the Port of St. Marys Industrial & Logistics Center PD District.

The provisions of the PD Text, Zoning Master Plan, Exhibits, and Appendices shall apply to development of the Port of St. Marys Industrial & Logistics Center Planned Development District. In the event of a conflict, the hierarchy of documents is the Port of St. Marys Industrial & Logistics Center PD and Zoning Master Plan, then the City of St. Marys Zoning Ordinance (Appendix A) and City of St. Marys Subdivision Regulations (Appendix B).

F. Storm Water Management

The Owner/Developer will prepare a storm water management master plan for the Port of St. Marys project following rezoning and prior to development. The plan will address site hydrological characteristics, predevelopment conditions, post-development runoff, and storm water management facilities for flood control and water quality. A storm water master plan of each development tract/pod is a requirement of Development Plan approval. The master plan serves as the framework for future construction, and it details the ability of the storm water management system to treat runoff and control release rates during storm events.

As part of the development process, the Owners or its assignees will implement Best Management Practices (BMPs) for Storm Water Management. The BMPs dictate storm water management standards, and are used to treat storm water prior to release to the receiving stream in order to meet water quality standards defined by local and state regulations.

In the event portions of the storm drainage system are privately owned, the property owner of the land shall be obligated, through the PD rezoning, to maintain the storm water systems. Maintenance of drainage systems is essential for proper operation of the treatment capabilities. City of St. Marys has the authority to require maintenance by the owner of the system in the event there is a need.

G. Wetlands

Freshwater wetlands are present on the property. The land area above mean high water consists of uplands and freshwater wetlands. The salt marsh and Jurisdictional Freshwater Wetlands are shown on Exhibit A. In addition, Exhibit G is a survey of the delineated wetlands for the developable areas of the site. The Jurisdictional Determination application was submitted to the USACE on 7/8/15.

H. Water and Sewer Services

Water and Sewer Service for the Port of St. Marys Industrial & Logistics Center PD District (Port of St. Marys) will be provided by the City of St. Marys.

The Port of St. Marys water system will consist of water lines looped within the site and connected to the City water system at multiple points. The former mill site contains several large diameter deep wells, of which one or more wells may be utilized by the Owner/Developer for industrial process water and/or domestic water supply.

The wastewater collection system for the Port of St. Marys will consist of gravity sewer, pump stations and force mains. The developer agrees to coordinate with City of St. Marys for the location of an onsite regional pump station that will serve Port of St. Marys and transfer the wastewater via forcemain to the Point Peter WWTF. The Point Peter WWTF is currently operating at 1.95 MGD, with facility maximum permitted capacity of 6.0 MGD.

The estimated build-out demands for Port of St. Marys Industrial & Logistics Center are 0.334 MGD of water and 0.284 MGD of sewer. See Exhibit F.

I. Utility Service

1. The Port of St. Marys Industrial & Logistics Center Planned Development District is in the service territory of Georgia Power for electrical power. The Owner will coordinate with Georgia Power regarding planning for the Port of St. Marys.

2. TDS Telecom or other licensed provider will provide telephone service to the Port of St. Marys Industrial & Logistics Center. The Owner will coordinate with the provider regarding planning for the district.

3. Other Utility services shall be provided by legally established entities at the discretion of the Owner, provided such are in accordance with the franchising ordinances/licensing with the City.

J. Site Access and Traffic

Primary access to the Port of St. Marys Industrial & Logistics Center will be from S.R. 40 (Osborne Rd.) at the intersection with St. Patrick Street, with possible secondary access from Point Peter Road and Meeting Street. S.R. 40 is a 4-lane state highway linking St. Marys and Kingsland. The Owner/Developer will coordinate with the Georgia Department of Transportation (GDOT) for permitting the proposed S.R. 40 project entrance(s). GDOT maintains state owned right of way on S.R. 40 ending at Church Street.

Georgia Department of Transportation (GDOT) permitting will require a detailed traffic study based on the Development Plans. The Developer will coordinate with the City of St. Marys and GDOT to regarding traffic and site access.

A unique and critical element of the proposed industrial development is the availability of rail service allowing materials and goods to be transported via rail as an alternative to highway transport. Rail service to the project will be provided by the St. Marys Railroad which connects to First Coast Railroad in Kingsland, Georgia then CSX in Yulee, Florida. An existing at grade railroad crossing on S.R. 40 will be utilized to serve the proposed industrial & logistics center.

K. Dedications to City of St. Marys

a. Dedication of Roads

The Owner will construct all roads in accordance with City of St. Marys Standards. All roads that are accessible by the public will be dedicated to City of St. Marys.

It is anticipated portions of the development will be gated. The Industrial Facility Owner(s) will maintain the roads and drainage system within any areas not designated public right-of-way.

b. Coordination of Water and Waste Water Systems

The proposed water and wastewater system will be designed and constructed to City of St. Marys Specifications. The Developer will dedicate the completed and accepted systems to City of St. Marys for ownership, maintenance, and operation.

L. Restrictive Covenants

Restrictive Covenants will be applied to Port of St. Marys Industrial & Logistics Center. The developer will create and record the Restrictive Covenants prior to the sale of subdivided property.

M. Parking

Parking requirements for the Port of St. Marys Industrial & Logistics Center PDD are outlined in Section 110–121 through Section 110–127 (Article IV. Off–Street Automobile and Vehicle Parking and Loading) of the St. Marys Zoning Ordinance. The Developer will provide a parking analysis to address parking needs of the proposed land use at the time of Development Plan approval for each specific industrial development tract/pod.

N. Port of St. Marys Industrial & Logistics Center PDD Height Overlay District

The City of St. Marys PD – Planned Development District encourages a variety in building types and heights (Section 110–68–f(2)). Port of St. Marys Industrial & Logistics Center PDD Height Overlay District (Exhibit C) governs the maximum allowed building heights within the PDD.

The building height limit is 45 feet for 23% of the gross developable area (+/–557 acres). This zone includes all of the Mixed Use (MU) Tract and a portion of the Port Industrial (I-P) Land Use Tract.

The building height limit is 65 feet for 65% of the gross developable area (±557 acres). This zone includes a majority of the Port – Industrial (I–P) Land Use Tract. The 65 foot maximum building height zone is set back a minimum of 200 feet from all adjacent property to the Planned Development District. This is similar to the existing PD setbacks established for the property.

The building height limit is 100 feet for 12% of the gross developable area (±557 acres). This zone includes a portion of the Port – Industrial (I–P) Land Use Tract. The 100 foot maximum building height zone is set back a minimum of 400 feet from all adjacent property to the Planned Development District. The 100' height overlay zone area is based on the existing height overlay zone established for the property.

Building height measurement will be measured from the finished grade (ground) elevation at the building for areas outside the 100 year floodplain. For areas within the flood plain building height measurements will be measured from the elevation of the 100 year flood as indicated on the current FEMA Firm Map.

Maximum building heights for all uses shall meet the requirements of the Height Overlay District for the Port of St. Marys Industrial & Logistics Center PDD, unless approval to exceed is granted by City resolution in future amendments or request for variances under specific development plans.

O. Development Standards

Site development within the Port of St. Marys Industrial & Logistics Center PD District will be controlled by the development standards that are established in Section II of this document. In the event of a conflict, the hierarchy of documents shall be the Port of St. Marys Industrial & Logistics Center PD District text, and then the City of St. Marys Zoning Ordinance and Subdivision Regulations included as Appendices A and B.

SECTION II

Port of St. Marys Industrial & Logistics Center PDD
LAND USE DESIGNATION, DEVELOPMENT STANDARDS, AND DEFINITIONS

A. Introduction

The Port of St. Marys Industrial & Logistics Center Planned Development District (PDD) has a total acreage of 722 acres including approximately 557 of acres of upland and freshwater wetlands (gross developable area), and approximately 165 acres of salt marsh as indicated on the Zoning Master Plan for the Port of St. Marys Industrial & Logistics Center Planned Development District (Exhibit A) prepared by Thomas & Hutton Engineering Co.

The Zoning Master Plan consists of the following land use tracts:

1. (I-P) Port Industrial
2. (MU) Mixed Use
3. (CA) Conservation Area

The land use tracts indicated on the Zoning Master Plan are not intended to be rigid exact boundary lines for future land use and improvements. The Zoning Master Plan for the Port of St. Marys Industrial & Logistics Center PDD shall maintain flexibility as may be requested by the Owner to accommodate specific soil conditions, environmental concerns, physical constraints, industrial project specification requirements, and design parameters and as such, the exact location of boundary lines between land use tracts and their subsequent location and size indicated within the planning area shall be subject to change at the time of Development Plan(s) submittal; provided, however, that maximum densities and other conditions of this PDD will be adhered to, unless adjustment is requested by the Owner and approved by the City of St Marys. The boundaries of the PDD may be modified to include adjacent parcels subject to the approval of the City of St. Marys by appropriate petition/application to the City to amend the PDD.

B. Allowed Land Uses

The following land uses as designated for each individual land use tract shall be permitted in the Port of St. Marys Industrial & Logistics Center PD District. The purpose of this portion of the PD document is to state which land uses shall be allowed within individual land use tracts of the PD district; however, allowing these land uses does not obligate the developer to provide the uses or facilities stated herein. The development standards for each use are outlined in Section II – Part C

Port Industrial Tract (I-P)

The purpose of this planning area is to provide areas for manufacturing, processing, assembling, fabricating, marine facilities, intermodal transfer and related activities.

Permitted Uses:

a. Permitted Uses allowed in Sections 110–72 Light Industrial (I-L), and 110–73 General Industrial (I-G), under the City of St. Marys Zoning Regulations as included herein as Appendix A both by right and conditional uses.
b. Marine Facilities
c. Maintenance Areas
d. Open Space
e. Roads
f. Utilities
g. Wetlands
h. Storage Facilities
i. Steam and Energy production and storage facilities

Mixed Use Tract (MU)

The purpose of this planning area is to provide an area that permits commercial uses in addition to manufacturing, assembling, fabricating, marine facilities, and related activities.

Permitted Uses:

a. Neighborhood Commercial
b. Port Industrial (I–P)

Conservation Area Tract (MU)

The purpose of this planning area is to provide a conservation tract to preserve wildlife habitat as identified by the wood stork colony known to exist on the property.

Permitted Uses:

a. Wildlife Habitat
b. Open Space
c. Wetlands
d. Utilities

Section II – C

Port of St. Marys Industrial & Logistics Center Planned Development District

DEVELOPMENT STANDARDS TABLE

Land Use Tracts	Maximum Allowed Square Footage	Minimum Lot Width at Setback	Minimum Setbacks (from property line)	Maximum Percentage of Lot Coverage	Minimum Lot Area	Maximum Building Height
PI – Port Industrial	5,100,000 SF	200'	Front 50' Side 40' Rear 30' (Setbacks reflect I-G)	75%	As required to meet district's area regulations and intent	65' * & 100'* *Where permitted by Height Overlay District
MU –Mixed Use Commercial	100,000 SF	None	Front – None Side – None Rear – None Alley (Commercial) 0'	100%	None	45'** ** As defined by Height Overlay District

D. Allowed Density Table and Land Use Allocation Percentages

Overall Density for the Port of St. Marys Industrial & Logistics Center PD shall not exceed the following:

Port of St. Marys Industrial & Logistics Center Land Use	Total Approx. Acres	Square Feet	% of Total Area
(I-P) Port Industrial	521	5,100,000	72
(MU) Mixed Use	18	100,000	2.5
(CA) Conservation Area	18	–	2.5
Salt Marsh	165	–	23
TOTAL	722		100

For planning purposes, projected densities for each area have been estimated. A decrease in the total industrial or commercial acreage below the maximum projected density may occur.

E. Definitions of Land Use Terms and Density Terms

In the absence of a term definition in this Port of St. Marys Industrial & Logistics Center Planned Development District (PDD), the definitions of the City of St. Marys Zoning Ordinance shall apply. The locations of specific land uses are not described on the Zoning Master Plan because this is proposed as a mixed use development. However, the definitions below shall generally describe the allowed uses within the Port of St. Marys Industrial & Logistics Center PDD.

1. Maintenance Areas

The maintenance areas will contain the facilities, tools and equipment necessary to maintain the common properties within the Port of St. Marys Industrial & Logistics Center PDD. These facilities may be congregated on a central site or located in separate convenient sites for different services such as general industrial park maintenance, or commercial property maintenance.

Permitted uses include:

a. Vehicle maintenance
b. Storage of vehicles and parts, boats, and landscape equipment
c. Fuel storage
d. Shops for woodwork, metalwork and painting
e. Greenhouses, plant propagation areas and holding yards
f. Mulching facility and mulch storage
g. Storage of chemicals and bulk materials as permitted by law
h. Offices associated with maintenance operations

2. Marine Facilities

This designation allows for industrial and logistics facilities based on inter-modal access to the North River, St. Marys Railroad, First Coast Railroad, & CSX, and S.R. 40. Indicating Marine Facilities sites on the Zoning Master Plan or within the Port of St. Marys Industrial & Logistics Center PD text does not obligate the developer to provide marine facilities. The locations for all marine facilities shall remain flexible to accommodate surveyed river and creek locations, specific soil conditions, environmental concerns and other physical constraints with the exact location of the facilities being determined at the time of Development Plans submittal. Maximum building heights for all uses shall meet the requirements of the Height Overlay District for the Port of St. Marys Industrial & Logistics Center PDD.

The following are allowed uses:

- Shipping facilities for barges and ships
- Import / Export operations
- Container cargo
- Bulk cargo
- Break–bulk cargo
- Shipyard operations – vessel construction & repair
- Dry dock
- Vessel berthing
- Vessel bunkering operations (Fueling and Replenishment)
- Bunker (Fuel) storage facilities
- Inter–modal operations (Rail, Truck, Maritime vessel)
- Bulkheads, seawalls, piers and pier heads
- Solar and Clean Energy Generating Facilities

All Marine facilities shall comply with state and federal standards, which are in effect at the time of such permitting, and regulations shall be determined, by the direct application to appropriate agencies.

3. Neighborhood Commercial

This designation allows for the development of a neighborhood oriented limited use office, commercial, and neighborhood shopping center to provide essential services to the public in the vicinity of the proposed industrial development. This land use designation shall be commercial. No residential uses will be allowed within this designation.

a. Permitted Uses:

(1) Retail businesses, personal service businesses, shopping centers, restaurants, convenience stores, commercial establishments, offices and civic/institutional uses.

(2) Uses permitted in City of St. Marys Zoning Ordinance Sec. 110-69. C-1 Central Business District

Maximum building heights for all uses shall meet the requirements of the Height Overlay District for the Port of St. Marys Industrial & Logistics Center PDD.

4. Open Space

Total open space for the Port of St. Marys Industrial & Logistics Center PDD shall be calculated for the total boundary of the PDD and not on a site specific basis for each phase of the PDD, individual development or project. The Port of St. Marys Industrial & Logistics Center PDD provides at least 25% Open Space. Open space shall consist of:

a. Landscape areas.
b. Stormwater ponds, drainage improvements.
c. Saltwater and freshwater wetlands including buffers.
d. Conservation Areas and greenbelts.
e. Multi-use trails.
f. Perimeter buffers.

5. Roads

Access for the Port of St. Marys Industrial & Logistics Center PDD shall be as indicated on the Zoning Master Plan. Full access shall be defined as access which allows any and all possible legal traffic movements into and out of the development. Limited access shall be defined an access which limits the movement of traffic in and out of a development (i.e. right-in/right-out only). Traffic signals located on the property will be installed at no cost to the City by the Owner or his successors as deemed necessary by a traffic study at such time as proposed development warrants its installation. Developer will prepare a traffic study as a requirement of GDOT State Route 40 project entrance permitting during the Development Plan phase.

The Port of St. Marys Industrial & Logistics Center PDD shall have roads designed to meet City of St. Marys and GDOT requirements. Access and Roads indicated on the Zoning Master Plan are subject to modification at the time of Development Plan approval based on specific soil conditions, environmental concerns, physical constraints and design parameters.

Road width and right-of-way widths will be determined during the design of specific site plans based on specific industrial projects and submitted as development plans for City and GDOT review and approval.

6. Setbacks and Buffers

Setbacks and buffers shall meet the minimum requirement established herein and shall apply to the perimeter boundary of the PDD only; provided, however, that any required wetlands and salt marsh jurisdictional setbacks shall apply according to law throughout the PDD. Setbacks and buffers internal to the PDD shall be established at the time of Development Plan approval.

Perimeter setbacks and buffer standards shall include:

(a) At adjacent property to the Planned Development District, setbacks and buffers shall be a minimum of 50 feet. Where the boundary between the Port of St. Marys Industrial & Logistics Center PDD and the adjacent property is an existing road that will be upgraded and used as part of the project road network, the setback of 50 feet and buffer shall be included on the internal side of the PDD adjacent to the existing road. In addition to the required distance the buffers at adjacent property shall contain appropriate plant material sufficient to ensure the protection against real or potential incompatibility between adjoining land uses. Existing trees and understory vegetation shall be retained wherever possible.

(b) Earthen berms are an allowed use in the buffer zones.

(c) At adjacent rivers, creeks and marshes; setbacks and buffers shall comply with all state laws which are in effect at the time of such permitting. Management of the buffers shall be addressed as Development Plans are developed and submitted for approval to the City for each portion of the tract to be developed.

(d) Special Permit Uses approved by the Mayor and City Council may require up to a maximum 200' buffer from adjacent property. This will be determined at the time of Development Plan submittal, review and approval.

7. Signage Control

Proposed Signage Regulations for the Port of St. Marys Industrial & Logistics Center PDD shall be submitted by the Developer prior to Development Plan approval.

8. Utilities

This designation allows for utility service to serve the planning tracts of the Port of St. Marys Industrial & Logistics Center PDD. The following land uses shall be allowed:

a. Potable water supply and distribution.
b. Wastewater collection, treatment and disposal.
c. Storm water collection, treatment and detention.
d. Individual wells.
e. Irrigation.
f. Satellite antennas.
g. Cable television facilities.
h. Telephone facilities.
i. Power transmission and distribution.
j. Broadband multi-use transmission lines.
k. Fiber optic lines.
l. Solar power arrays up to 100 acres per installation.

1. Other future identified utility uses.

Certain community-wide infrastructure may be required for the development of a large, master-planned community. This infrastructure may include, but is not limited to the following:

a. Arterial streets and primary access roads.
b. Water supply.
c. Wastewater treatment and effluent disposal.
d. Power substations.
e. Central telephone facilities.
f. Storm water management lagoons.
g. Natural gas supply

In the case of this Zoning Master Plan, the community-wide infrastructure may serve more than one Planning Tract. Infrastructure serving the community (on-site and off-site) is exempt from the Preliminary and Final Plat approval process. Infrastructure projects must receive a City of St. Marys Development Permit prior to construction, in accordance with City of St. Marys requirements.

9. Wetlands

This designation allows the following uses within wetlands: freshwater wetlands and salt marsh on the property shall be those areas over which the US Army Corps of Engineers assert Section 404 jurisdiction for freshwater wetlands and Georgia DNR claims jurisdiction for saltwater marsh. The use of these lands is regulated by the U.S. Army Corps of Engineers (USACE), the Georgia Environmental Protection Division (EPD) and the Georgia Department of Natural Resources Coastal Resource Division, and unless restricted via a future memorandum of agreement (MOA) to the contrary, the following are Permitted Uses:

a. Open space and buffers.
b. Conservation areas.
c. Activities in all areas as permitted by the U.S. Army Corps of Engineers
d. (USACOE), the Georgia Environmental Protection Division (EPD) and the Georgia Department of Natural Resources Coastal Resource Division.
e. Disposal of reclaimed water as permitted by EPD.
f. Storm water control and management.
g. Marine Facilities, boardwalks, trails, bridges and other permitted structures and facilities.
h. Forest management.

SECTION III

EXCEPTIONS TO THE CITY OF ST. MARYS ZONING ORDINANCE AND SUBDIVISION REGULATIONS

In accordance with Section 110-68(d)(5) of the City of St. Marys Zoning Ordinance, the following clarifications or modifications to otherwise applicable standards of the City of St. Marys Zoning Ordinance and Subdivision Regulations are hereby made applicable to the Port of St. Marys Industrial & Logistics Center PDD by reference to City of St. Marys Zoning Ordinance and Subdivision Regulations sections below. To the extent that a specific provision of the City of St. Marys Zoning Ordinance and/or Subdivision Regulations is not listed below but conflicts with the wording and intent of the PDD, that provision shall be deemed to have been included in the listing below.

Port of St. Marys Industrial & Logistics Center Planned Development District is a unique, planned community with proposed development including residential and mixed use components. The project design is based on the Traditional Neighborhood Development Standards included as Exhibit H. The nature of the development and the creation of a PD – Planned Development District, provide the opportunity to modify certain portions of the development ordinance.

The format of this section is as follows: The section number and topic are shown with the proposed change shown *in italics.*

City of St. Marys Zoning Ordinance

Sec. 110-73. – I-G, General Industrial District.

For Section 110-73 (c) current zoning text follows:

(c) *Area regulations.* Unless otherwise specified in this chapter, uses permitted in the I-G, General Industrial District shall conform to the following regulations:

(1) Minimum lot area: As required to meet district's area regulations and intent.
(2) Minimum lot width at building line: 200 feet.
(3) Minimum front yard setback from street: 50 feet.
(4) Minimum side yard setback from property line: 40 feet; setback from street: 50 feet.
(5) Minimum rear yard setback from property line: 30 feet; setback from street: 50 feet.
(6) Maximum building height: 60 feet.

For the Port of St. Marys Industrial & Logistics Center Planned Development District (PDD) replace Section 110-73 (c)(6) Maximum Building Height – with the following:

Proposed Port of St. Marys Industrial & Logistics Center PDD Height Overlay District shall set maximum building heights in lieu of existing building height limitations found in the City of St. Marys Zoning Regulations.

Sec. 110–145. – Special permit uses.

For Section 110–145 (4) current zoning text follows:

(4) *Where the city council authorizes the issuance of a special permit use for the use of land or building, as listed in article II, "Land Use Districts", that special permit shall be issued only to the applicant/entity requesting the special permit use and only for the specific use presented at the public hearing. No special permit use shall be transferable or assignable, even if the use is unchanged.*

For the Port of St. Marys Industrial & Logistics Center Planned Development District (PDD) replace Section 110–145 (4) with the following:

(4) *Where the city council authorizes the issuance of a special permit use for the use of land or building, as listed in article II, "Land Use Districts", that special permit shall be issued only to the applicant/entity requesting the special permit use for the specific use requested at the public hearing. The special permit use shall be transferable or assignable to any future owner.*

For Section 110–145 (5) current zoning text follows:

(5) All special use permits shall be licensed by the city. All initial applications for a special use permit shall be accompanied with an application fee of $500.00. If approved, the special use permits will be effective from July 1 through June 30 of each calendar year. If the special use permit application is denied, $250.00 of the initial application shall be refunded to the applicant. All existing special use permits shall expire on September 1, 2003, unless renewed pursuant to the provisions of this amended section. Thereafter, all special use permits are required to be renewed each July 1, at a cost of $75.00.

For the Port of St. Marys Industrial & Logistics Center Planned Development District (PDD) replace Section 110–145 (4) with the following:

(5) *All special use permits shall be licensed by the city. All initial applications for a special use permit shall be accompanied with an application fee of $500.00. If a Special Permit Use is approved, no annual renewals shall be required.*

Sec. 110–185 (b)(7).f "Public Hearings, Public Hearing Procedures, and Rezoning Standards"

For Section 110–185 (b)(7).f Current zoning text follows:

f. Action by city to rezone property to original zoning. When a map amendment (rezoning) has been granted for a parcel of land on request by the owner or his agent, and no building permit has been applied for within 12 months of the date of the rezoning, the planning and zoning director will initiate action to rezone the parcel to its original zoning. The procedures in this article shall be followed, except that no fees shall be paid.

For the Port of St. Marys Industrial & Logistics Center Planned Development District (PDD): Propose an exemption from the requirement to initiate a reverse zoning action based on the 12 month timeframe.

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

For the Port of St. Marys Industrial & Logistics Center Planned Development District (PDD):

Propose an exemption to the requirements of the Marine Heritage District Ordinance. This exemption shall apply to property owned by Old Weed & Ready Plantation, LLC as shown on Exhibit B - Boundary Survey dated October 26, 2015 (Parcel A, Parcel B, Parcel C, and Parcel D).

Subdivision Regulations of City of St. Marys, Georgia

Sec. 86–1 through Sec. 86–42 "Article I General Provisions, Article II Definition of Terms, Article III Design Standards

Proposed Port of St. Marys Industrial & Logistics Center PDD Section II shall meet minimum design standards for Streets, Lanes, Alleys, Right of Ways, Lots, Blocks, utility easements, easement locations, and open space.

PORT OF ST. MARYS
INDUSTRIAL & LOGISTICS CENTER
PLANNED DEVELOPMENT DISTRICT
CITY OF ST. MARYS, GEORGIA

REZONING APPLICATION

Exhibit A

ZONING MASTER PLAN
FOR PORT OF ST. MARYS INDUSTRIAL & LOGISTICS CENTER
PD DISTRICT

J – 25467.0001

Prepared by:

THOMAS & HUTTON

www.thomasandhutton.com

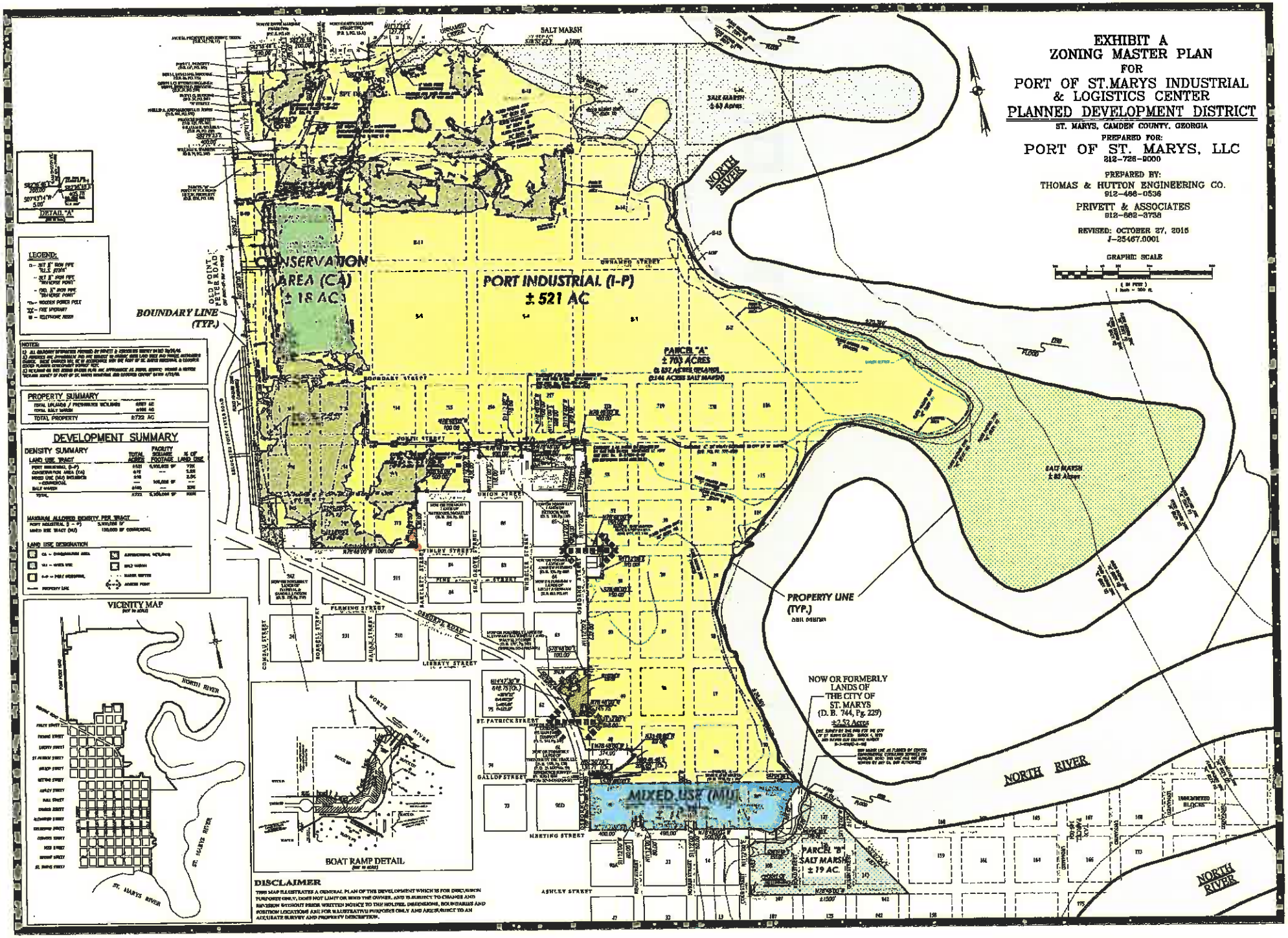


EXHIBIT A
ZONING MASTER PLAN
FOR
PORT OF ST.MARYS INDUSTRIAL
& LOGISTICS CENTER
PLANNED DEVELOPMENT DISTRICT
ST. MARYS, CAMDEN COUNTY, GEORGIA
PREPARED FOR:
PORT OF ST. MARYS, LLC
212-726-9000
PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.
912-466-0536
PRIVETT & ASSOCIATES
912-882-3738
REVISED: OCTOBER 27, 2015
J-25467.0001
GRAPHIC SCALE
CONSERVATION AREA (CA) ± 18 AC
PORT INDUSTRIAL (I-P) ± 521 AC
BOUNDARY LINE (TYP.)
PARCEL "A" ± 703 ACRES
PROPERTY LINE (TYP.)
NOW OR FORMERLY LANDS OF THE CITY OF ST. MARYS (D. B. 744, Pg. 229) ±2.52 Acres
MIXED USE (MU)
PARCEL "B" SALT MARSH ± 19 AC.
NORTH RIVER
SALT MARSH
SALT MARSH ± 63 Acres
SALT MARSH ± 83 Acres
OLD POINT PETER ROAD
UNNAMED STREET
BOUNDARY STREET
NORTH STREET
UNION STREET
FINLEY STREET
FLEMING STREET
LIBERTY STREET
ST. PATRICK STREET
GALLOP STREET
HERTING STREET
ASHLEY STREET
OSBORNE ROAD
DETAIL "A"
LEGEND:
NOTES:
PROPERTY SUMMARY
TOTAL PROPERTY ±722 AC
DEVELOPMENT SUMMARY
DENSITY SUMMARY
LAND USE TRACT
MAXIMUM ALLOWED DENSITY PER TRACT
LAND USE DESIGNATION
VICINITY MAP
BOAT RAMP DETAIL
DISCLAIMER
THIS MAP ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT WHICH IS FOR DISCUSSION PURPOSES ONLY, DOES NOT LIMIT OR BIND THE OWNER, AND IS SUBJECT TO CHANGE AND REVISION WITHOUT PRIOR WRITTEN NOTICE TO THE HOLDER. DIMENSIONS, BOUNDARIES AND POSITION LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND PROPERTY DESCRIPTION.

PORT OF ST. MARYS

INDUSTRIAL & LOGISTICS CENTER

PLANNED DEVELOPMENT DISTRICT

CITY OF ST. MARYS, GEORGIA

REZONING APPLICATION

Exhibit B

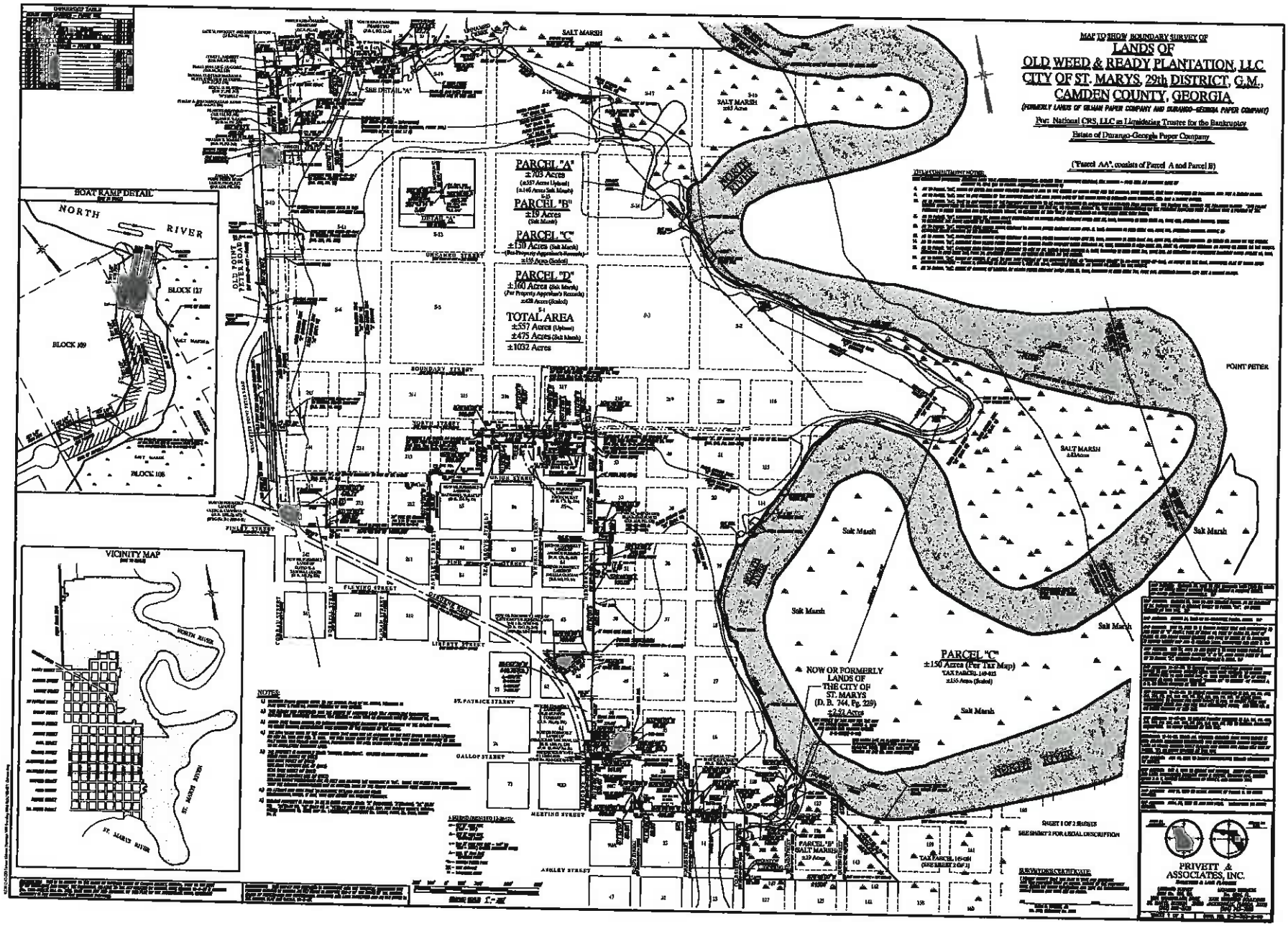
Boundary Survey of Lands of Old Weed & Ready Plantation, LLC, Legal Description and Adjacent Property Owners List

J – 25467.0001

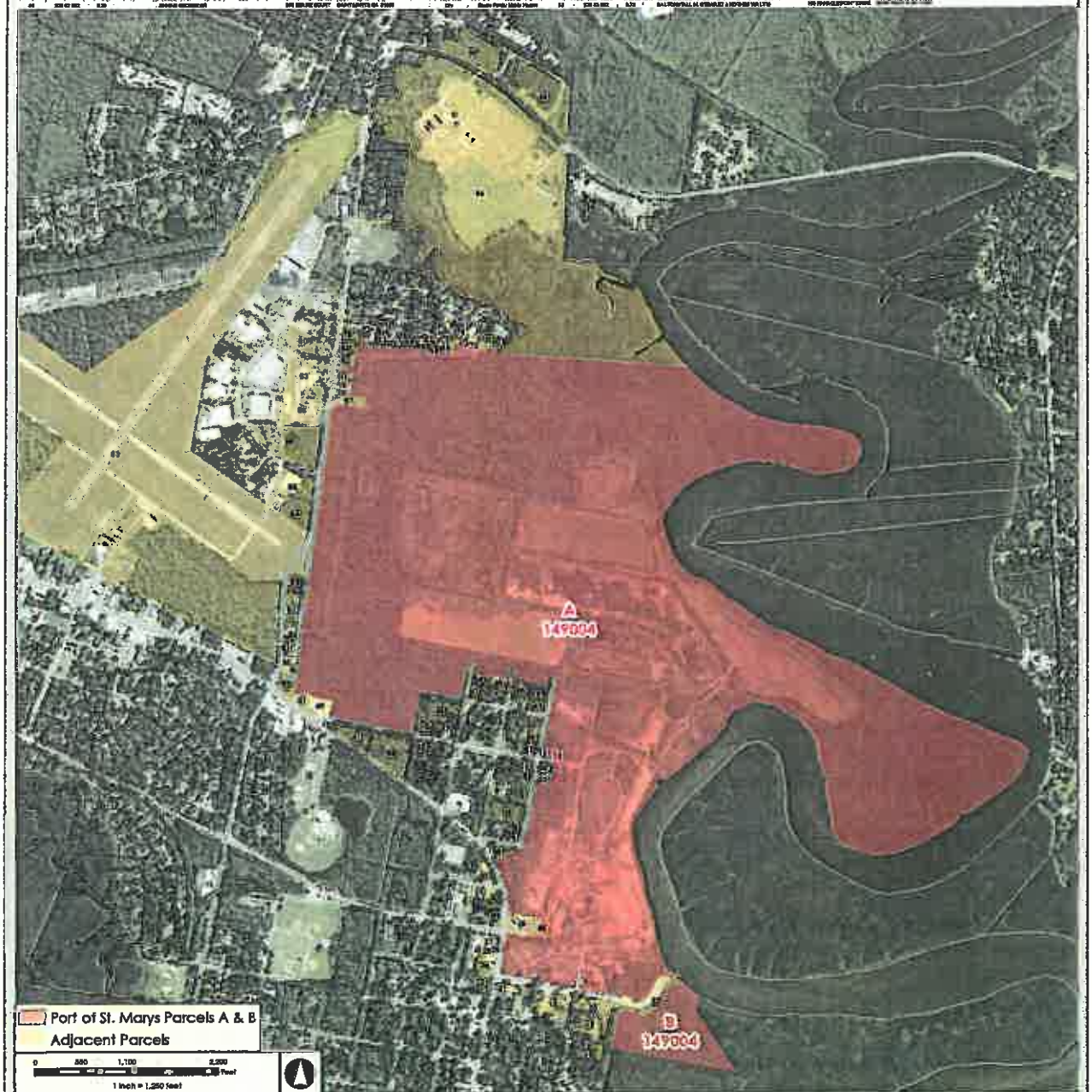
Prepared by:

THOMAS & HUTTON

www.thomasandhutton.com


MAP TO SHOW BOUNDARY SURVEY OF
LANDS OF
OLD WEED & READY PLANTATION, LLC
CITY OF ST. MARYS, 29th DISTRICT, G.M.,
CAMDEN COUNTY, GEORGIA
(FORMERLY LANDS OF GILMAN PAPER COMPANY AND DURANGO-GEORGIA PAPER COMPANY)
For: National CRS, LLC as Liquidating Trustee for the Bankruptcy
Estate of Durango-Georgia Paper Company
("Parcel AA", consists of Parcel A and Parcel B)
PARCEL "A"
±703 Acres
PARCEL "B"
±19 Acres
PARCEL "C"
±150 Acres (Salt Marsh)
PARCEL "D"
±160 Acres (Salt Marsh)
TOTAL AREA
±557 Acres (Upland)
±475 Acres (Salt Marsh)
±1032 Acres
PARCEL "C"
±150 Acres (Per Tax Map)
NOW OR FORMERLY LANDS OF THE CITY OF ST. MARYS (D. B. 744, Pg. 229)
±2.52 Acres
SALT MARSH
POINT PETER
NORTH RIVER
BOAT RAMP DETAIL
BLOCK 127
BLOCK 109
BLOCK 108
VICINITY MAP
NOTES:
SHEET 1 OF 2 SHEETS
SEE SHEET 2 FOR LEGAL DESCRIPTION
PRIVETT & ASSOCIATES, INC.

MAP TO SHOW BOUNDARY SURVEY OF
LANDS OF
OLD WEED & READY PLANTATION, LLC
CITY OF ST. MARYS, 29th DISTRICT, G.M.,
CAMDEN COUNTY, GEORGIA
(FORMERLY LANDS OF GILMAN PAPER COMPANY AND DURANGO-GEORGIA PAPER COMPANY)
For: National CRS, LLC as Liquidating Trustee for the Bankruptcy
Estate of Durango-Georgia Paper Company
("Parcel AA", consists of Parcel A and Parcel B)
SHEET 2 OF 2 SHEETS
PARCEL "C"
±150 Acres (Per Tax Map)
TAX PARCEL 149-012
NOW OR FORMERLY
LANDS OF
THE CITY OF
ST. MARYS
(D. B. 744, Pg. 229)
±2.52 Acres
PARCEL "B"
SALT MARSH
±19 Acres
PARCEL "D"
TAX PARCEL 148-009
Salt Marsh
NORTH RIVER
ST. MARYS RIVER
ST. MARYS RIVER
UNMARKED BLOCKS
WATER STREET
MOEYING STREET
ASHLEY STREET
WALL STREET
CHURCH STREET
ALEXANDER STREET
DILLINGHAM STREET
CONYERS STREET
READY STREET
WEST STREET
ST. MARYS STREET
LEGEND:
CLOSURE NOTE:
EQUIPMENT USED:
SURVEYORS NOTE:
PRIVETT &
ASSOCIATES, INC.



Port of St. Marys Parcels A & B

Adjacent Parcels

0 550 1,100 2,200 Feet

1 inch = 1,250 feet

Thomas & Hutton compiled the map information from the following sources:

Date

Source

Camden Parcels and Zoning

Camden County GIS

2015 2016

Disclaimer:

Where Thomas & Hutton is cited as the data source, the data has compiled or verified by GIS. All of other sources cited, Thomas & Hutton and has done so in an independent investigation of the data, does/ makes no representation as to the completion or completeness of the data. Users are cautioned to independently verify the information of its respective owner(s).

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Port of St. Marys Industrial and Logistics Center

(Former Durango Paper Mill Site)

St. Marys, Camden County, Georgia

Adjacent Parcels

THOMAS & HUTTON

1503 NEWCASTLE STREET, SUITE A

BRUNSWICK, GA 31520 • 912.466.0536

www.thomasandhutton.com

GEOGRAPHIC INFORMATION SYSTEMS

PORT OF ST. MARYS
INDUSTRIAL & LOGISTICS CENTER
PLANNED DEVELOPMENT DISTRICT
CITY OF ST. MARYS, GEORGIA

REZONING APPLICATION

Exhibit C

HEIGHT OVERLAY DISTRICT FOR PORT OF ST. MARYS INDUSTRIAL & LOGISTICS CENTER PD DISTRICT

J – 25467.0001

Prepared by:

THOMAS & HUTTON

www.thomasandhutton.com

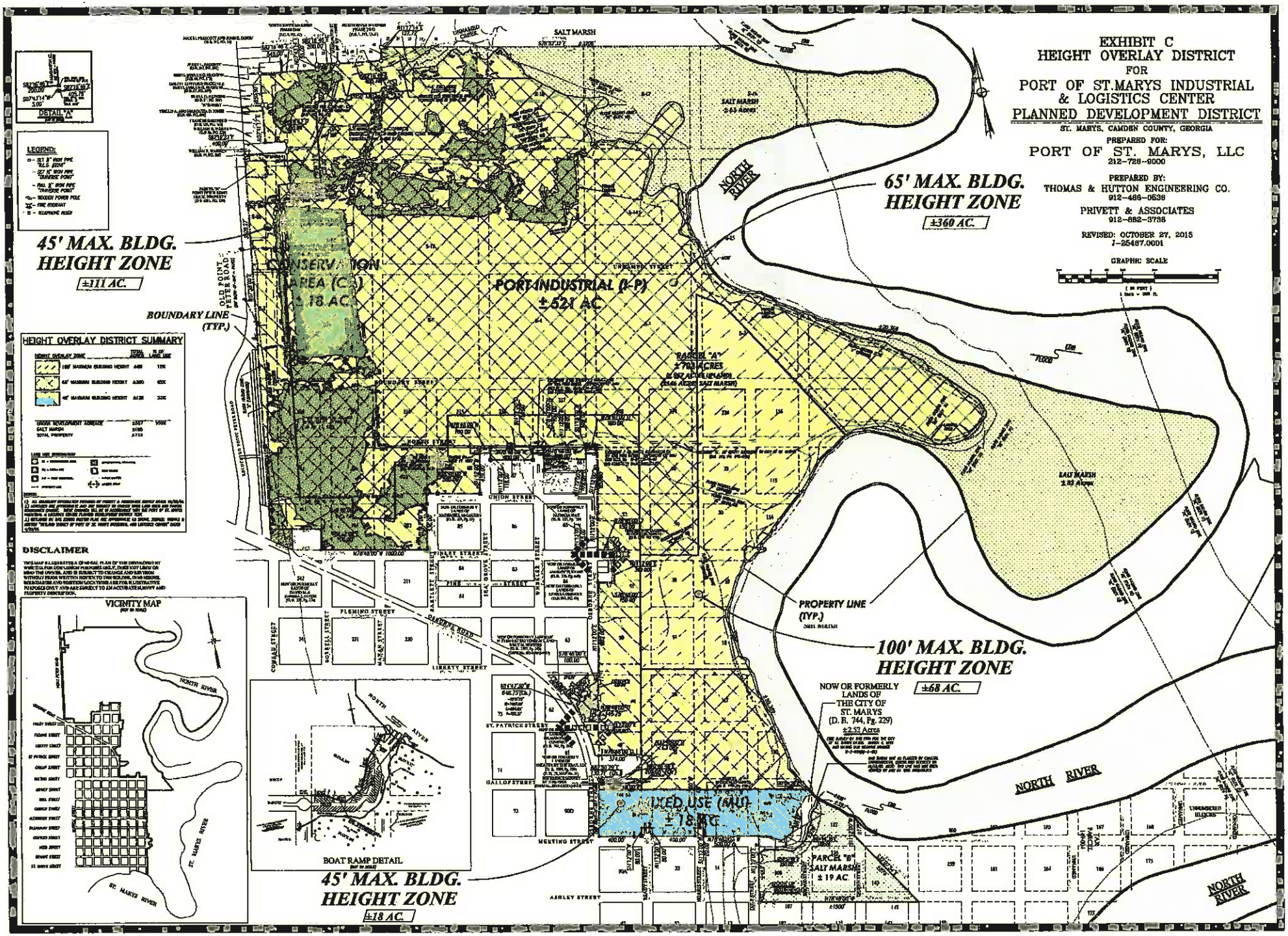
EXHIBIT C
HEIGHT OVERLAY DISTRICT
FOR
PORT OF ST.MARYS INDUSTRIAL
& LOGISTICS CENTER
PLANNED DEVELOPMENT DISTRICT
ST. MARYS, CAMDEN COUNTY, GEORGIA
PREPARED FOR:
PORT OF ST. MARYS, LLC
212-726-9000
PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.
912-466-0536
PRIVETT & ASSOCIATES
912-882-3738
REVISED: OCTOBER 27, 2015
J-25467.0001
GRAPHIC SCALE
65' MAX. BLDG.
HEIGHT ZONE
±360 AC.
45' MAX. BLDG.
HEIGHT ZONE
±111 AC.
CONSERVATION
AREA (C-1)
±18 AC.
PORT INDUSTRIAL (I-P)
±521 AC.
BOUNDARY LINE
(TYP.)
PROPERTY LINE
(TYP.)
100' MAX. BLDG.
HEIGHT ZONE
±68 AC.
NOW OR FORMERLY
LANDS OF
THE CITY OF
ST. MARYS
(D.B. 744, Pg. 229)
±2.52 Acres
MIXED USE (MU)
±18 AC.
PARCEL "B"
SALT MARSH
±19 AC.
45' MAX. BLDG.
HEIGHT ZONE
±18 AC.
BOAT RAMP DETAIL
NORTH RIVER
SALT MARSH
DETAIL "A"
LEGEND:
HEIGHT OVERLAY DISTRICT SUMMARY
DISCLAIMER
VICINITY MAP
ST. MARYS RIVER
OLD POINT PETER ROAD
UNION STREET
FLEMING STREET
LIBERTY STREET
ST. PATRICK STREET
GALLOP STREET
MEETING STREET
ASHLEY STREET
UNNAMED STREET
BOUNDARY STREET
NORTH STREET
PINE STREET
OSBORNE ROAD
COMMAN STREET
BORRELL STREET
MAZAN STREET
BARTLETT STREET
ISA GROVE STREET
WHEELER STREET
OSBORNE STREET
MILLER STREET
UNNAMED CREEK
UNNAMED BLOCKS
TAX PARCEL

PORT OF ST. MARYS
INDUSTRIAL & LOGISTICS CENTER
PLANNED DEVELOPMENT DISTRICT
CITY OF ST. MARYS, GEORGIA

REZONING APPLICATION

Exhibit D

2013 AERIAL PHOTOGRAPH FOR
PORT OF ST. MARYS
INDUSTRIAL & LOGISTICS CENTER
PD DISTRICT

J – 25467.0001

Prepared by:

THOMAS & HUTTON

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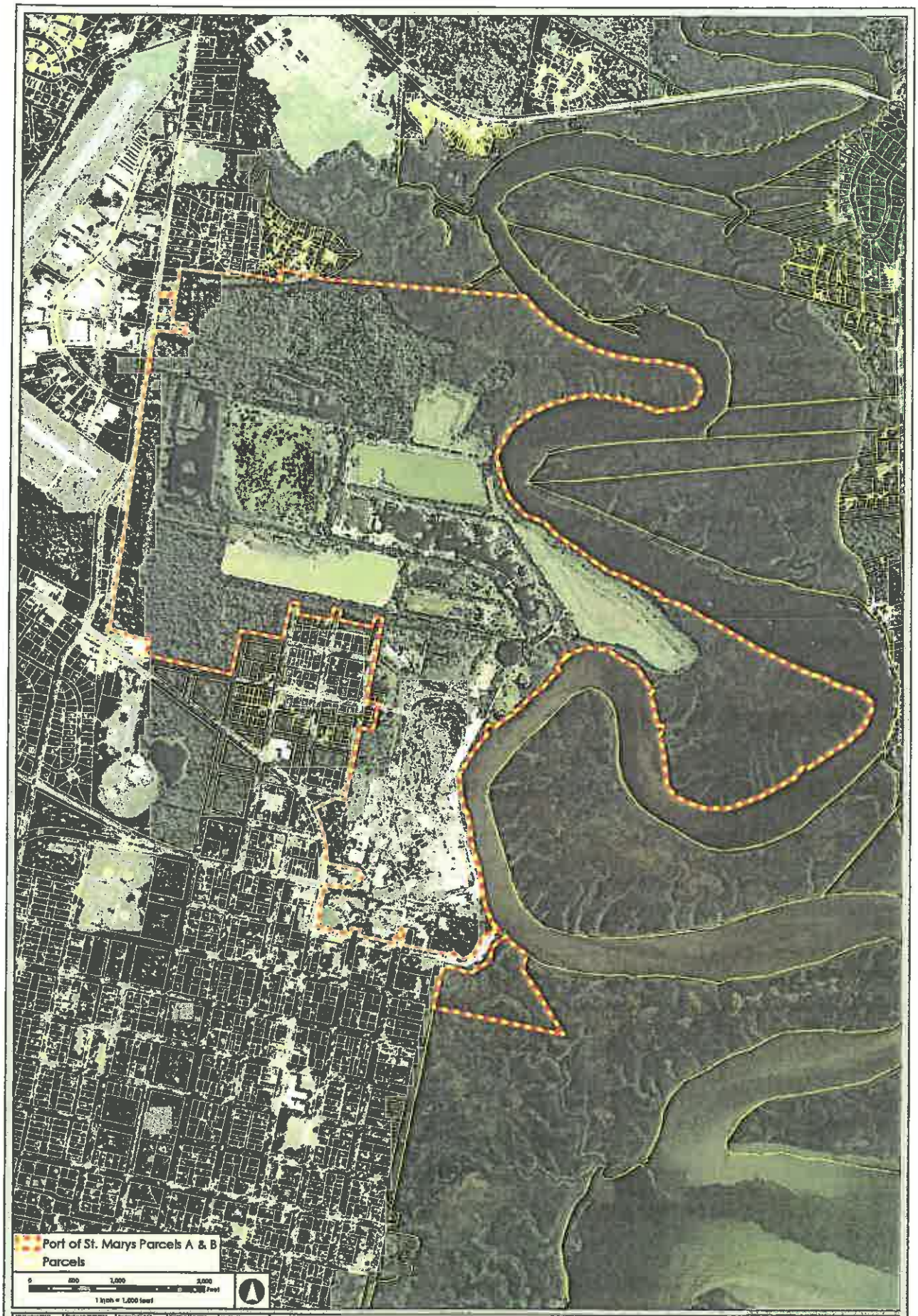

Thomas & Hutton compiled the map information from the following sources:

Data	Source	Date
Parcels	Camden County	2015
Aerial	2009	2010

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Port of St. Marys Industrial and Logistics Center

(Former Durango Paper Mill Site)

St Marys, Camden County, Georgia

Color Photography & Parcels

THOMAS & HUTTON

50 PARK OF COMMERCE WAY

SAVANNAH, GA 31405 • 912.234.5300

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GEOGRAPHIC INFORMATION SYSTEMS

PORT OF ST. MARYS
INDUSTRIAL & LOGISTICS CENTER
PLANNED DEVELOPMENT DISTRICT
CITY OF ST. MARYS, GEORGIA

REZONING APPLICATION

Exhibit E

TOPOGRAPHIC MAP FOR PORT OF ST. MARYS INDUSTRIAL & LOGISTICS CENTER PD DISTRICT

J – 25467.0001

Prepared by:

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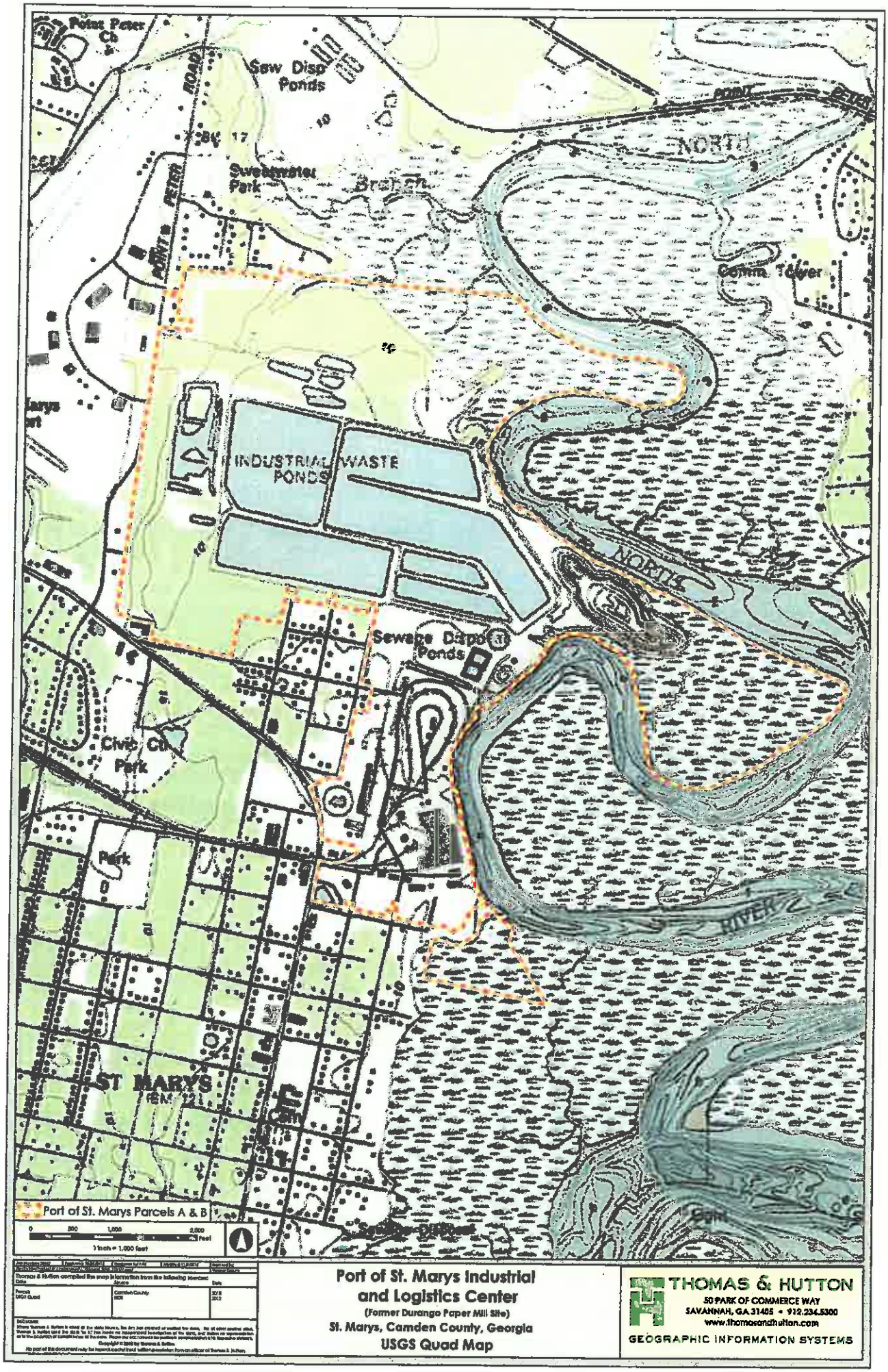

Thomas & Hutton compiled this map information from the following sources:

Date	Source	Date
Parcels	Camden County	2018
USGS Quad	NGS	2012

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Port of St. Marys Industrial and Logistics Center
(Former Durango Paper Mill Site)
St. Marys, Camden County, Georgia
USGS Quad Map

THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 • 912.234.5300
www.thomasandhutton.com
GEOGRAPHIC INFORMATION SYSTEMS

PORT OF ST. MARYS
INDUSTRIAL & LOGISTICS CENTER
PLANNED DEVELOPMENT DISTRICT
CITY OF ST. MARYS, GEORGIA

REZONING APPLICATION

Exhibit F

WATER AND SEWER DEMANDS FOR
PORT OF ST. MARYS INDUSTRIAL &
LOGISTICS CENTER
PD DISTRICT

J – 25467.0001

Prepared by:

THOMAS & HUTTON

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Estimated Water Demand / Sewer Loading at Build-out

Job 25467.0001 - Port of St. Marys Industrial & Logistics Center

Revised 10/28/2008

Commercial (Conceptual Uses)

Development Type	Unit Contributory Loading	Total Units	Total Water Demand
Bank	150 gpd / 1,000 sf	0	0
Commercial	160 gpd / 1,000 sf	50,000	8,000
Department Store / Retail	50 gpd / 1,000 sf	0	0
Gas / Service Station	200 gpd / pump	0	0
Restaurant - 24 hr operation	50 gpd / seat	0	0
Office	150 gpd / 1,000 sf	50,000	7,500
		Subtotal	**15,500**

Residential (guess at units, no plan exists)

Residential Dwelling Unit Type	Unit Contributory Loading	Total Units	Total Water Demand
One Bedroom Townhouse	150 gallons per day	0	0
Two Bedroom Townhouse, Single Family Detached or Multi-Family	200 gallons per day	0	0
Three Bedroom Townhouse, Single Family Detached or Multi-Family	300 gallons per day	0	0
	Subtotals	**0**	**0**

Warehouse / Light Industrial

Total Building Square Footage	Square Footage Warehouse (95%)	Square Footage Office (5%)	Warehouse Water (use 10 gal/1,000 sf)	Office Water (use 200 gal/1,000 sf)	Total Water Demand
0	0	0	0	0	0
				Subtotal	**0**

Heavy Industrial

Total Building Square Footage	Employee per Square Foot	Number of Employees	Gallons per Day per Employee		Total Water Demand
5,100,000	800	6,375	50		318,750
				Subtotal	**318,750**

Total Estimated Water Demand at 100% Build-out, MGD	**0.334**
Total Estimated Sewer Loading at 100% Build-out, MGD	**0.284**

PORT OF ST. MARYS
INDUSTRIAL & LOGISTICS CENTER
PLANNED DEVELOPMENT DISTRICT
CITY OF ST. MARYS, GEORGIA

REZONING APPLICATION

Exhibit G

JURISDICTIONAL WETLANDS SURVEY FOR
PORT OF ST. MARYS INDUSTRIAL &
LOGISTICS CENTER
PD DISTRICT

J – 25467.0001

Prepared by:

THOMAS & HUTTON

www.thomasandhutton.com

LEGEND

- DITCH
- STREAM
- GA. DNR JURISDICTIONAL SALT MARSH LINE
- WETLANDS
- APPROXIMATE FLOOD LINES
- USACE FRESHWATER WETLAND AREAS
- GA. DNR JURISDICTIONAL SALT MARSH
- WATER BODY/RIVER
- POND - ROOKERY
- USACE — U.S. ARMY CORPS OF ENGINEERS
- GA DNR — GEORGIA DEPARTMENT OF NATURAL RESOURCES
- 2 — SHEET NUMBERS

SEE SHEET 12 FOR WETLAND AREA TABLES
SEE SHEETS 13-17 FOR LINE & CURVE TABLES
SEE SHEET 17 FOR SURVEY NOTES

GEORGIA REGISTERED No. 2612 WRIGHT C. POWERS, JR. LAND SURVEYOR

USACE FRESHWATER WETLAND LINES AND PROPERTY CORNERS SHOWN ON THIS SURVEY WERE LOCATED USING A SOKKIA SET 530R TOTAL STATION & TRIMBLE GEO 7 GPS RECEIVER. GA DNR JURISDICTIONAL SALT MARSH LINES SHOWN ON THIS SURVEY WERE LOCATED USING A SOKKIA SET 530R TOTAL STATION. THE PURPOSE OF THIS SURVEY IS FOR THE DEPICTION OF JURISDICTIONAL WETLAND AREAS ONLY AND IT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTY AND IS NOT SUITABLE FOR CONVEYANCE OF PROPERTY.

WRIGHT C. POWERS, JR.
GEORGIA REGISTERED LAND SURVEYOR
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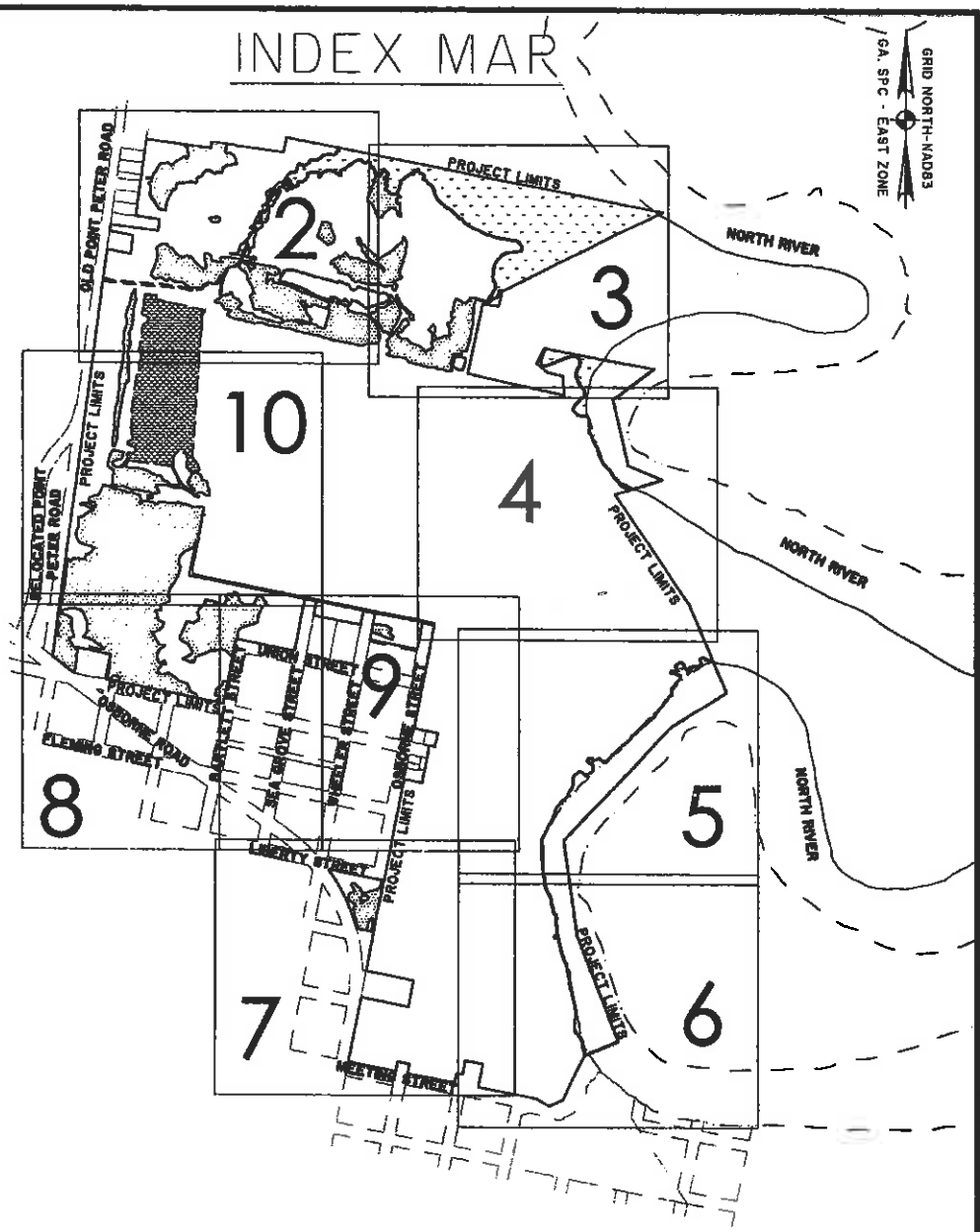
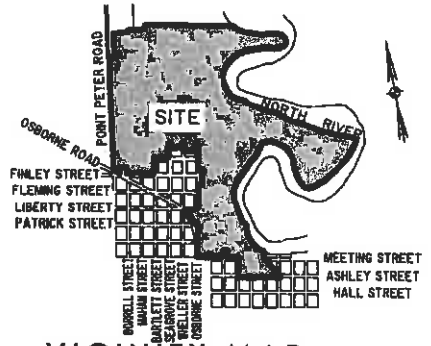
INDEX MAP





VICINITY MAP not to scale

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CAMDEN COUNTY, GEORGIA

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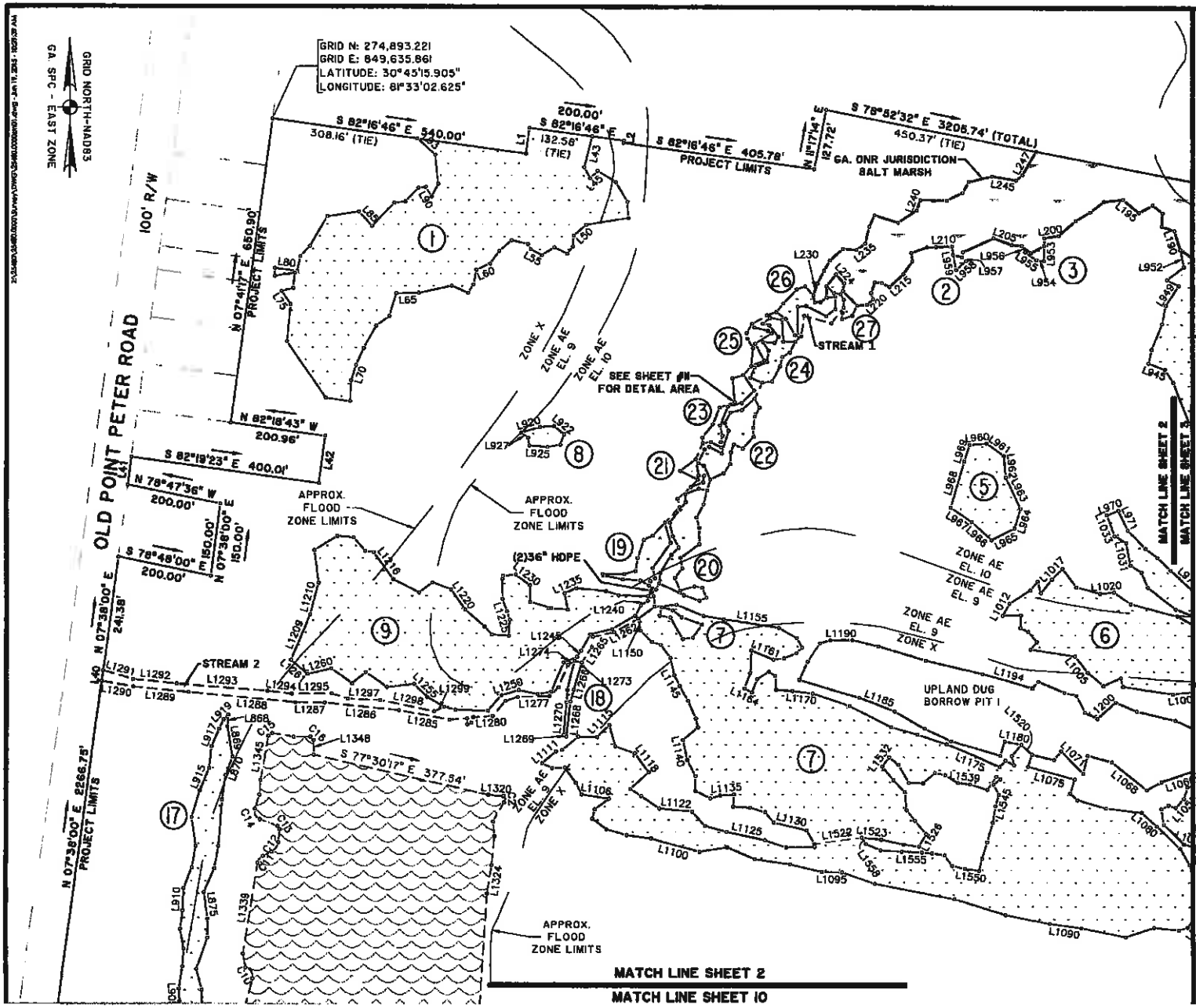
Job 25480 SHEET 1 OF 17



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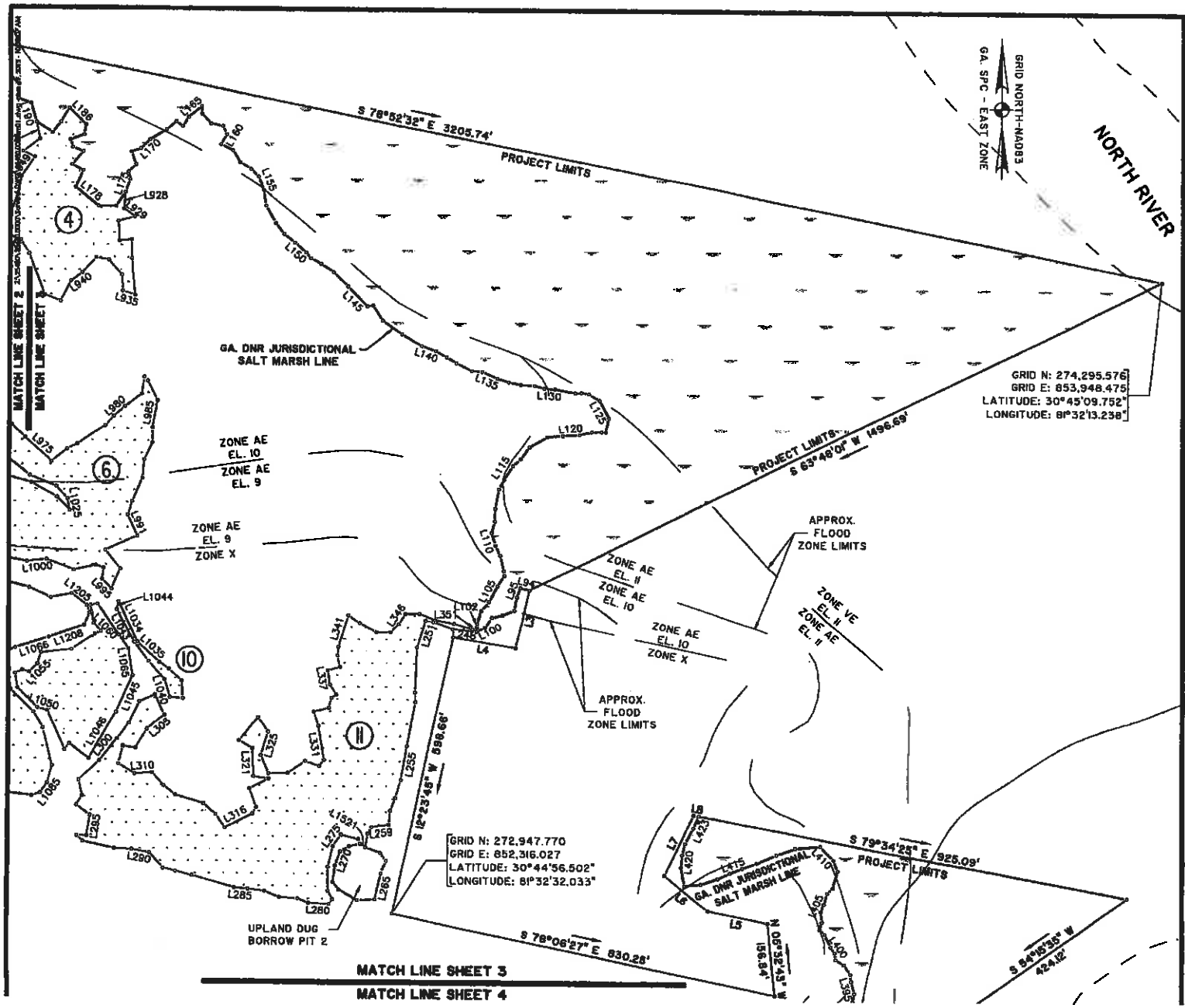

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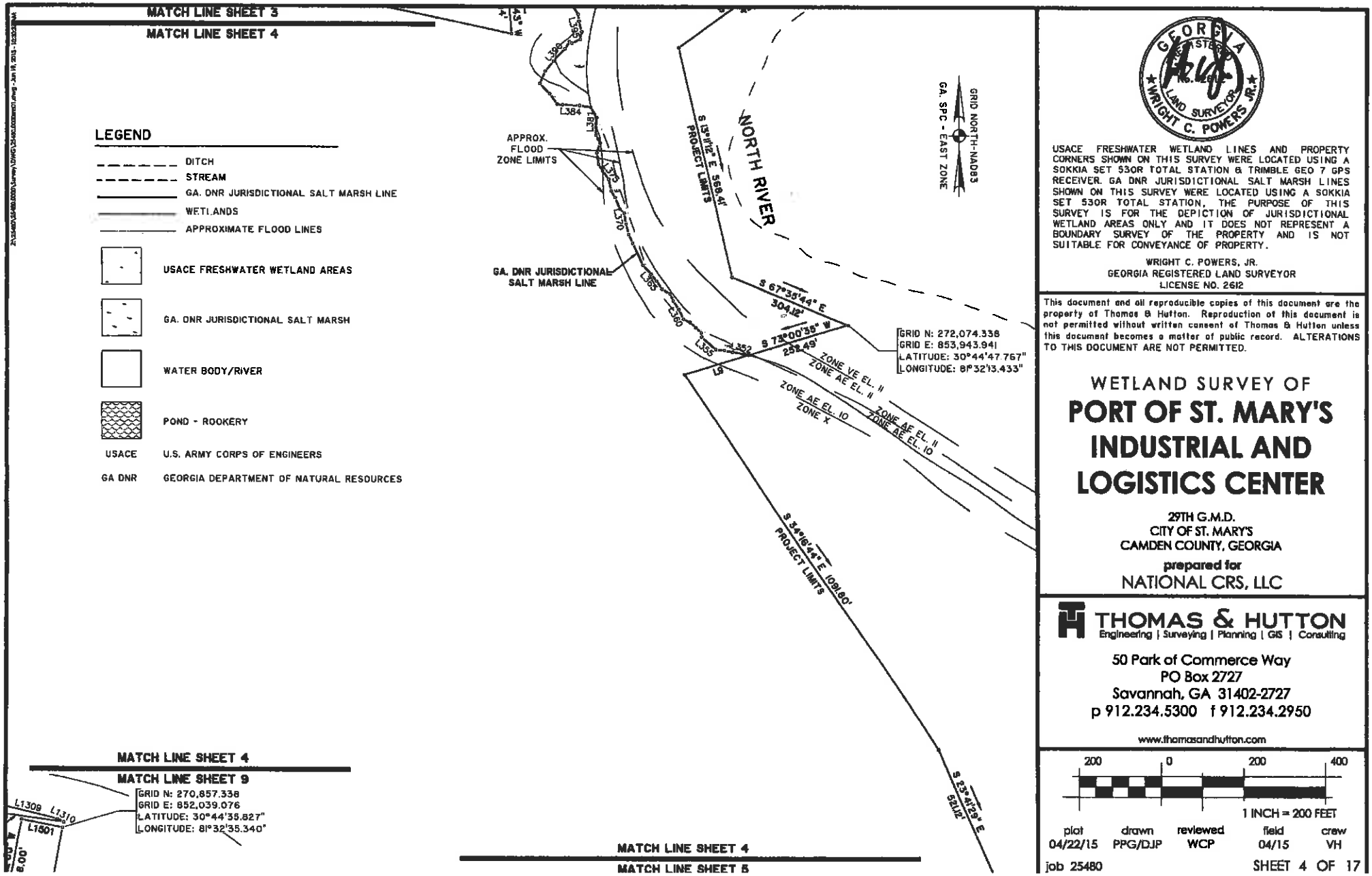

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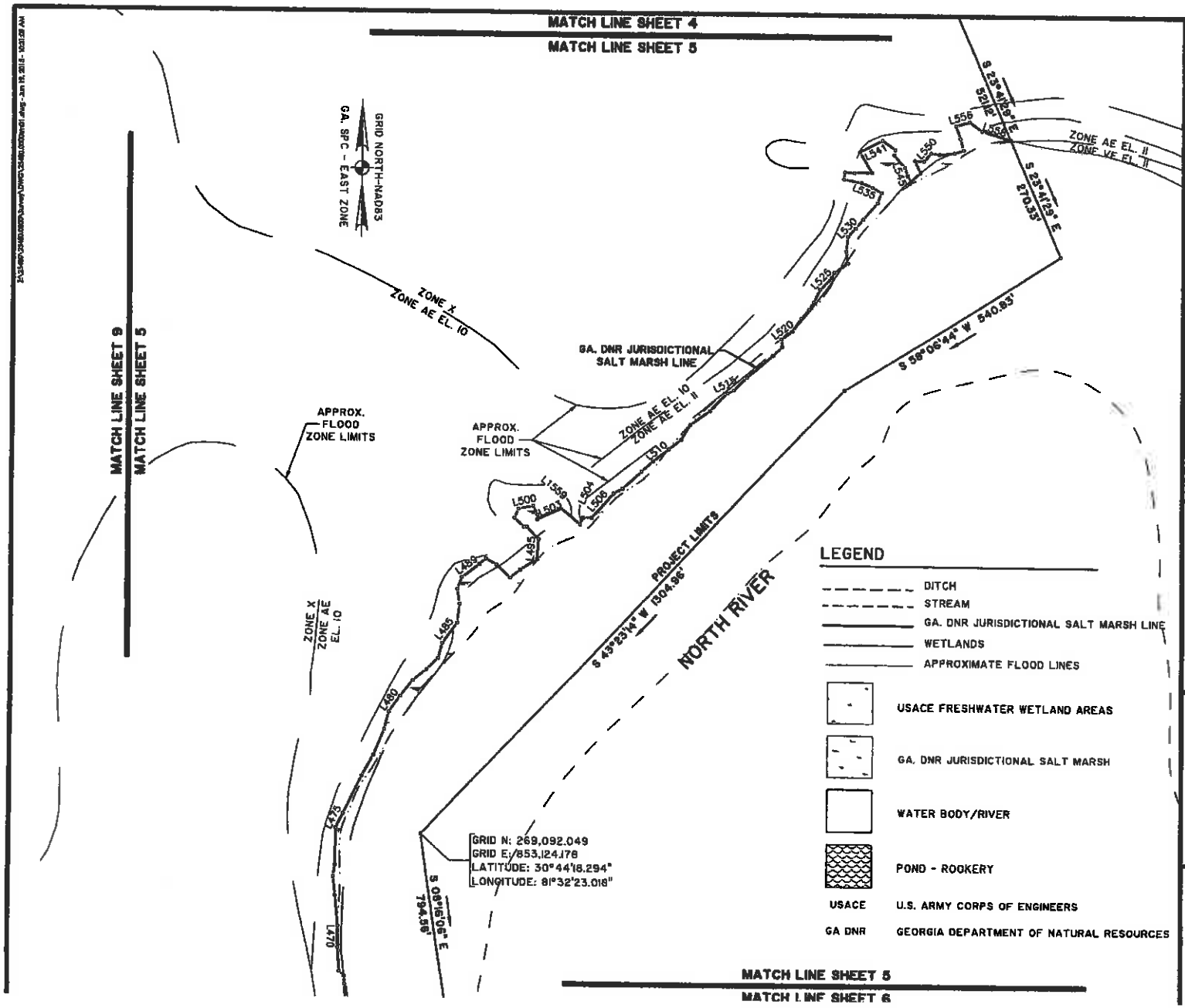

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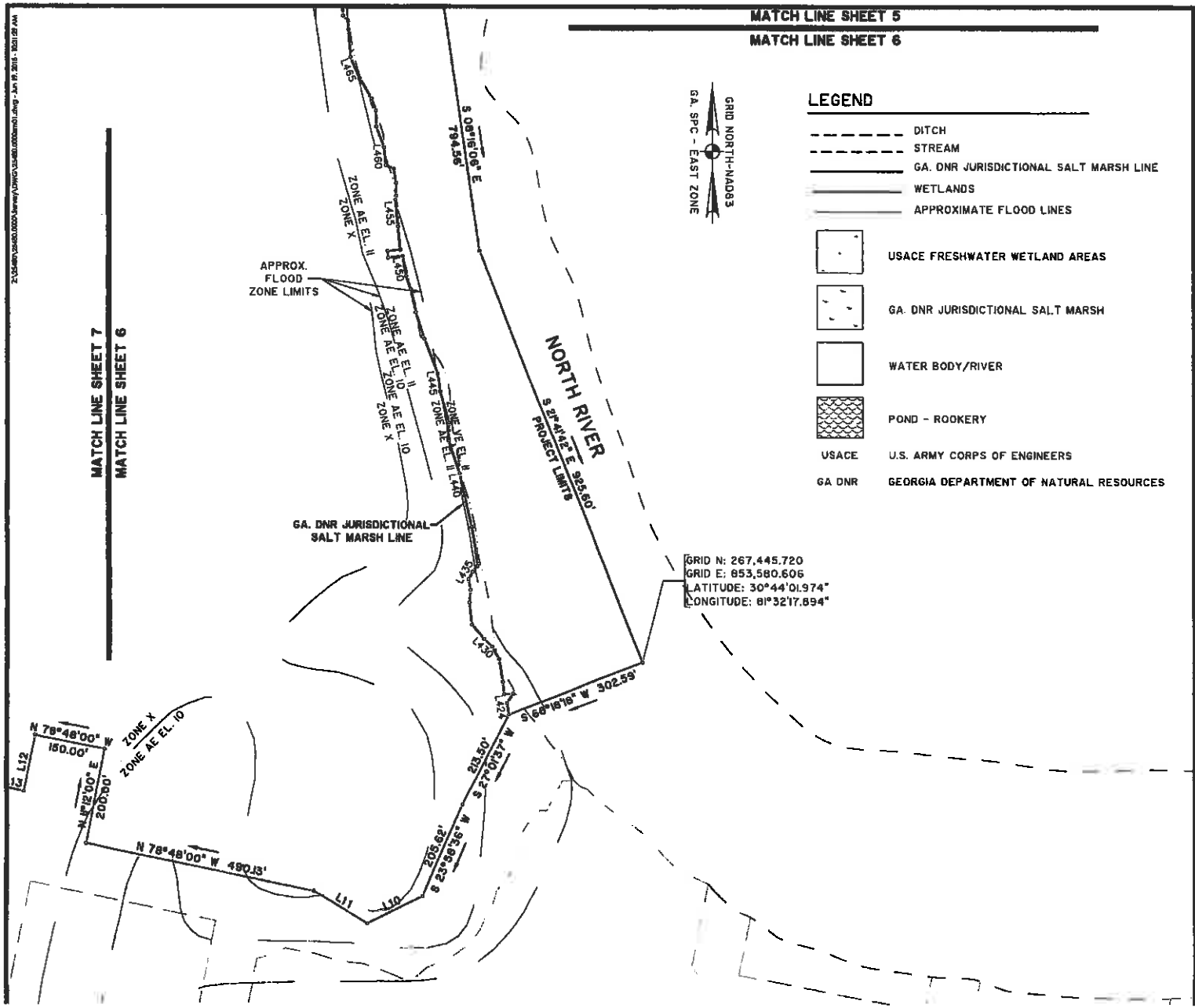

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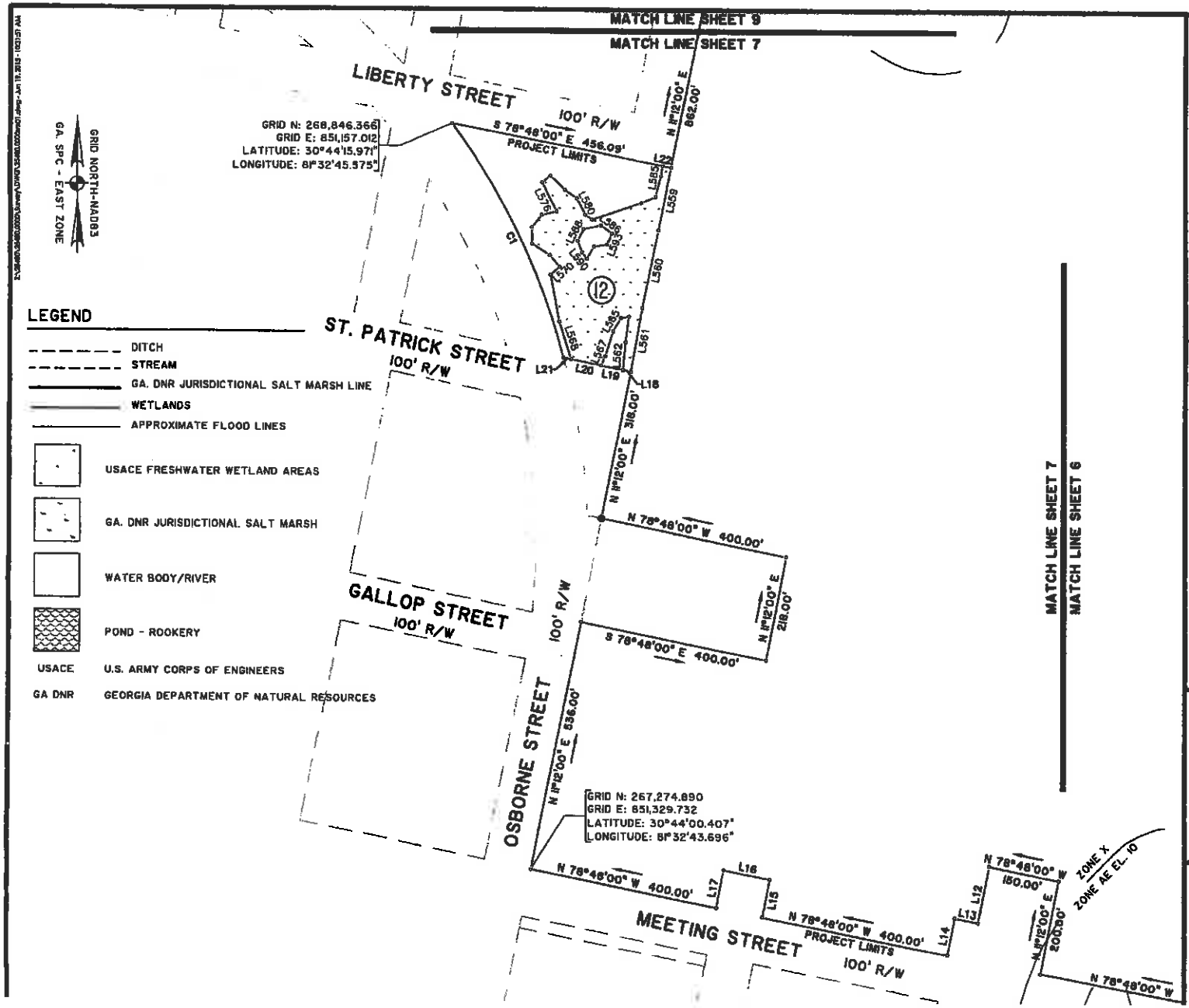

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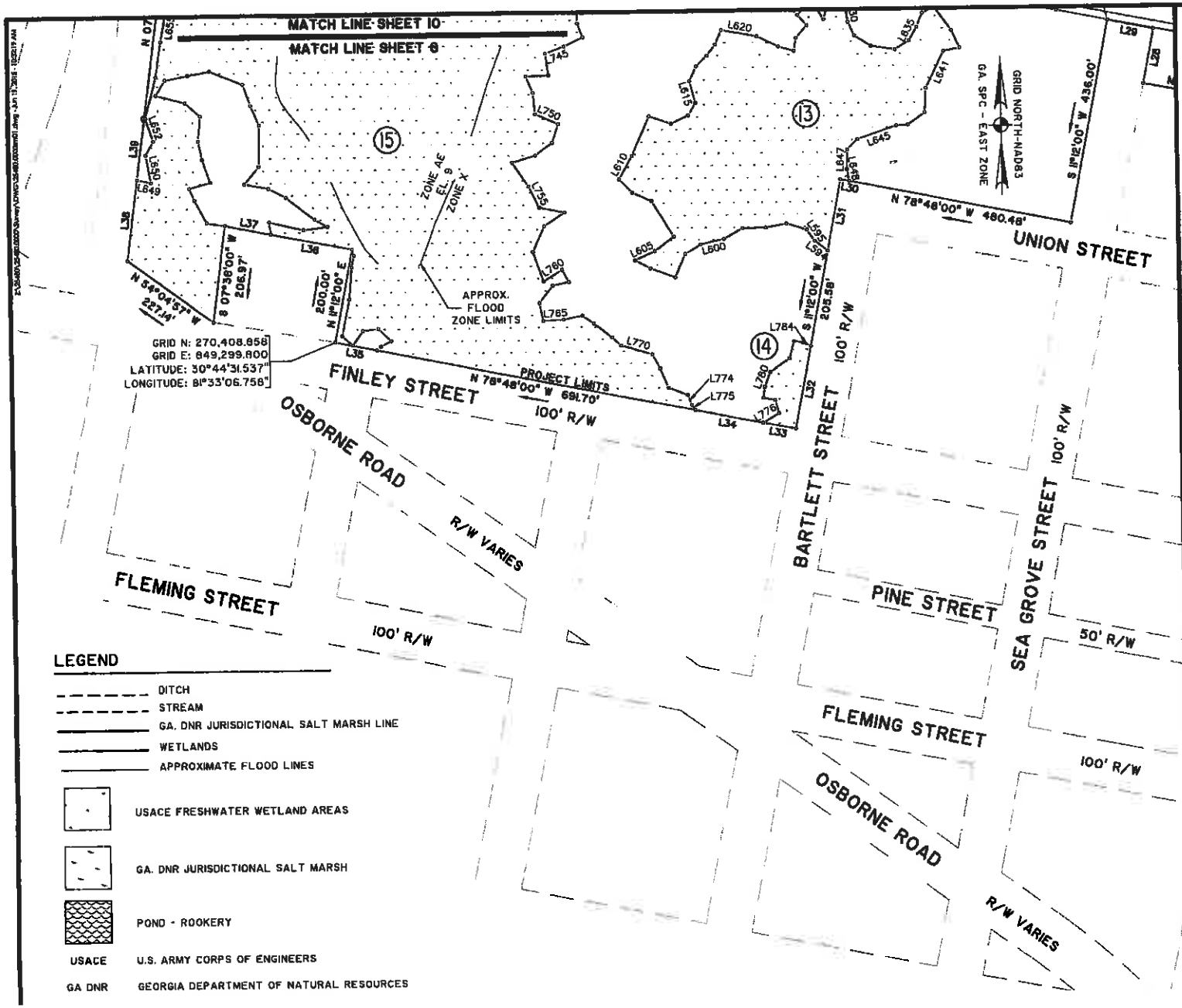

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- POND - ROOKERY

USACE — U.S. ARMY CORPS OF ENGINEERS

GA DNR — GEORGIA DEPARTMENT OF NATURAL RESOURCES

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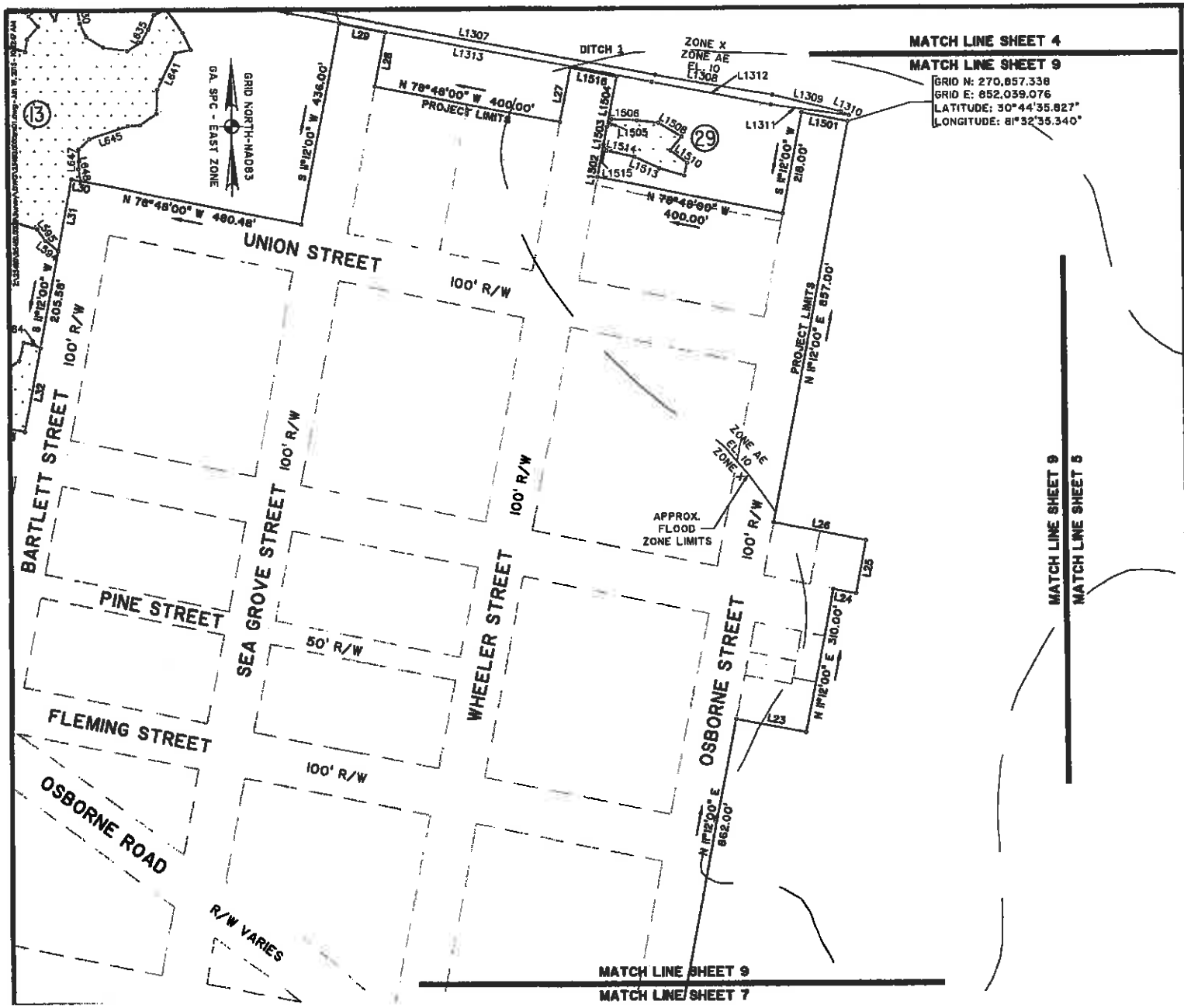

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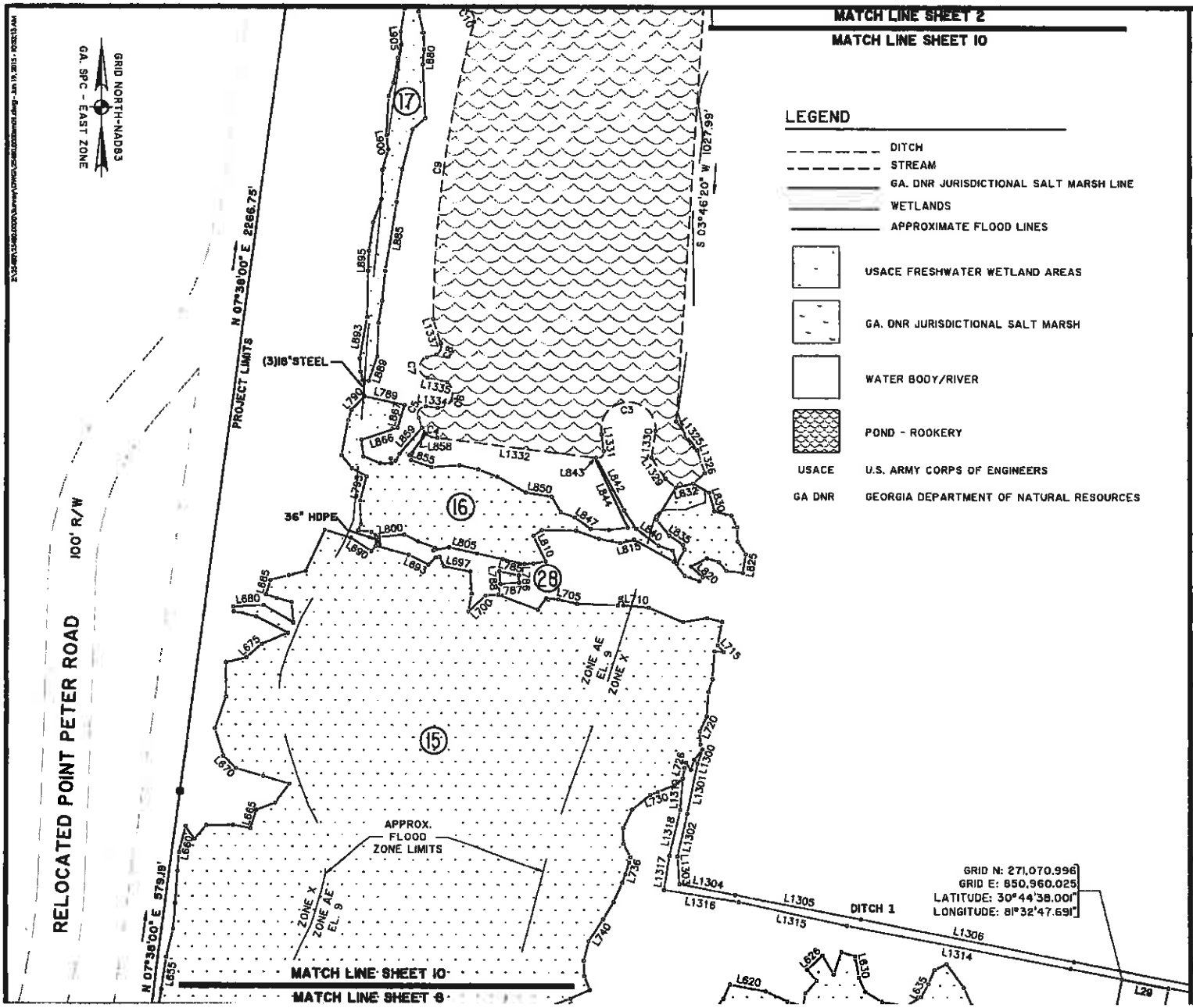

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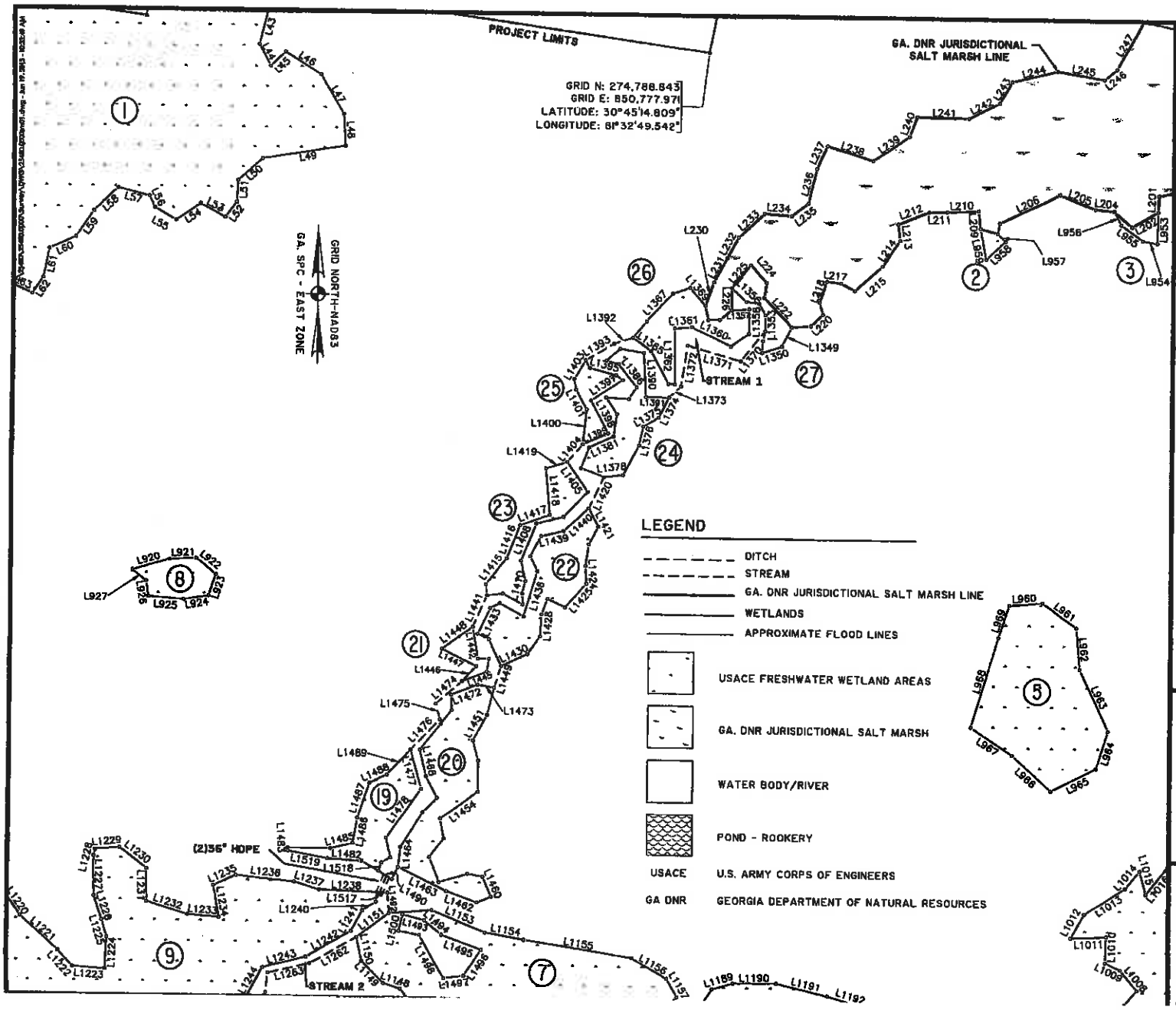

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GA. DNR JURISDICTIONAL SALT MARSH	ACRES	SQ. FT.	ACRES	SQ. FT.
	26.90	1,171,999		
WATER BODY/RIVER	23.94	1,042,728		
TOTALS			50.84	2,214,727
USACE FRESHWATER WETLAND	ACRES	SQ. FT.		
1	3.89	169,534		
2	0.01	439		
3	0.02	675		
4	1.28	55,973		
5	0.42	18,454		
6	2.92	127,324		
7	8.11	353,299		
8	0.07	2,856		
9	3.13	136,452		
10	0.09	3,795		
11	4.28	186,312		
12	1.46	63,367		
13	4.78	208,375		
14	0.24	10,603		
15	28.97	1,262,159		
16	2.40	104,557		
17	1.33	57,829		
18	0.04	1,672		
19	0.12	5,420		
20	0.23	9,635		
21	0.02	1,054		
22	0.18	7,654		
23	0.09	3,839		
24	0.11	4,924		
25	0.04	1,898		
26	0.11	4,737		
27	0.05	1,987		
28	0.02	839		
29	0.30	13,007		
TOTALS			64.71	2,818,669
POND AREA	ACRES	SQ. FT.	ACRES	SQ. FT.
POND - 1	15.69	683,312		
TOTALS			15.69	683,312
DITCH AREA	ACRES	SQ. FT.		
DITCH - 1	0.88	38,369		
TOTALS			0.88	38,369
STREAM AREA	ACRES	SQ. FT.		
STREAM - 1	0.31	13,348		
STREAM - 2	0.43	18,893		
TOTALS			0.74	32,241
UPLAND DUG BORROW PIT AREA	ACRES	SQ. FT.		
UPLAND DUG BORROW PIT - 1	2.60	113,251		
UPLAND DUG BORROW PIT - 2	0.22	9,848		
TOTAL			2.82	123,099

	ACRES	SQ. FT.
TOTAL STREAM AREA	0.74	32,241
TOTAL WETLAND AREA	132.12	5,755,077
TOTAL UPLAND AREA	422.93	18,422,906
TOTAL UPLAND DUG BORROW PIT AREA	2.82	123,099
TOTAL PROJECT LIMITS AREA	558.61	24,333,323

GEORGIA REGISTERED LAND SURVEYOR WRIGHT C. POWERS, JR.

USACE FRESHWATER WETLAND LINES AND PROPERTY CORNERS SHOWN ON THIS SURVEY WERE LOCATED USING A SOKKIA SET 530R TOTAL STATION & TRIMBLE GEO 7 GPS RECEIVER. GA DNR JURISDICTIONAL SALT MARSH LINES SHOWN ON THIS SURVEY WERE LOCATED USING A SOKKIA SET 530R TOTAL STATION, THE PURPOSE OF THIS SURVEY IS FOR THE DEPICTION OF JURISDICTIONAL WETLAND AREAS ONLY AND IT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTY AND IS NOT SUITABLE FOR CONVEYANCE OF PROPERTY.

WRIGHT C. POWERS, JR.
GEORGIA REGISTERED LAND SURVEYOR
LICENSE NO. 2612

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WETLAND SURVEY OF

PORT OF ST. MARY'S INDUSTRIAL AND LOGISTICS CENTER

29TH G.M.D.
CITY OF ST. MARY'S
CAMDEN COUNTY, GEORGIA

prepared for
NATIONAL CRS, LLC

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Engineering | Surveying | Planning | GIS | Consulting
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plat	drawn	reviewed	field	crew
04/22/15	PPG/DJP	WCP	04/15	VH

job 25480 SHEET 12 OF 17

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 07°43'14" E	55.00'
L2	S 07°43'14" W	5.00'
L3	S 13°10'56" W	127.72'
L4	N 80°30'35" W	133.71'
L5	N 78°22'47" W	129.18'
L6	N 50°37'27" W	118.50'
L7	N 25°55'10" E	141.01'
L8	S 79°34'25" E	10.91'
L9	S 73°00'35" W	162.72'
L10	S 64°46'36" W	129.20'
L11	N 59°51'01" W	130.00'
L12	S 11°12'00" W	120.00'
L13	N 78°48'00" W	80.00'
L14	S 11°12'00" W	60.00'
L15	N 11°12'00" E	60.00'
L16	N 78°48'00" W	100.00'
L17	S 11°12'00" W	80.00'
L18	N 78°48'00" W	16.96'
L19	N 78°48'00" W	47.36'
L20	N 78°48'00" W	64.61'
L21	N 78°48'00" W	16.90'
L22	S 78°48'00" E	18.57'
L23	S 78°48'00" E	150.00'
L24	S 78°48'00" E	60.00'
L25	N 11°12'00" E	115.00'
L26	N 78°48'00" W	200.00'
L27	S 11°12'00" W	118.00'
L28	N 11°12'00" E	118.00'
L29	N 78°48'00" W	100.00'
L30	N 78°48'00" W	19.52'
L31	S 11°12'00" W	152.99'
L32	S 11°12'00" W	177.46'
L33	N 78°48'00" W	70.98'
L34	N 78°48'00" W	146.35'
L35	N 78°48'00" W	90.96'
L36	N 78°48'00" W	175.69'
L37	N 78°48'00" W	99.62'
L38	N 07°38'00" E	171.92'
L39	N 07°38'00" E	130.64'
L40	N 07°38'00" E	22.95'
L41	N 07°38'00" E	58.22'
L42	N 07°41'17" E	100.00'
L43	S 14°10'28" W	67.76'
L44	S 28°06'07" E	26.07'
L45	N 46°29'52" E	22.20'
L46	S 57°56'43" E	44.88'
L47	S 30°42'06" E	48.70'
L48	S 03°44'26" E	34.34'
L49	S 80°31'40" W	90.39'
L50	S 48°56'13" W	34.86'
L51	S 03°47'21" W	22.53'
L52	S 36°37'42" W	19.50'
L53	N 63°17'16" W	29.78'
L54	S 57°22'46" W	31.30'
L55	N 68°52'36" W	26.25'
L56	N 27°50'16" W	12.59'
L57	N 76°40'34" W	35.17'
L58	S 48°42'06" W	34.80'
L59	S 36°05'13" W	33.44'
L60	S 65°49'17" W	31.37'
L61	S 11°22'24" W	31.58'
L62	S 33°47'59" W	20.58'
L63	N 67°15'14" W	37.26'
L64	S 78°12'13" W	71.20'
L65	S 88°39'07" W	47.56'
L66	S 17°03'20" W	50.09'
L67	S 53°06'50" W	34.32'
L68	S 28°58'01" W	54.51'
L69	S 24°29'35" W	39.54'
L70	S 17°29'02" W	34.74'
L71	S 02°50'03" W	43.76'
L72	N 82°10'54" W	51.90'
L73	N 34°29'05" W	144.31'
L74	N 05°27'20" E	78.86'
L75	N 33°48'57" W	34.14'

LINE TABLE		
LINE	BEARING	LENGTH
L76	N 74°43'33" E	24.98'
L77	N 06°15'38" E	31.98'
L78	S 60°50'14" W	42.59'
L79	N 00°25'01" E	16.70'
L80	S 82°32'41" E	47.23'
L81	N 12°32'46" E	31.97'
L82	N 42°47'15" E	29.64'
L83	N 30°34'13" E	72.64'
L84	N 80°32'32" E	67.29'
L85	S 41°49'39" E	41.67'
L86	N 43°15'25" E	68.76'
L87	N 83°51'28" E	23.51'
L88	N 43°14'28" E	40.06'
L89	N 84°12'54" E	15.26'
L90	S 31°23'49" E	24.45'
L91	N 26°19'00" E	30.64'
L92	N 09°47'05" W	62.33'
L93	N 46°20'15" W	51.16'
L94	N 75°29'45" W	19.92'
L95	S 20°39'35" W	21.75'
L96	S 10°05'16" W	29.28'
L97	S 67°57'52" W	27.80'
L98	S 78°24'42" W	22.12'
L99	S 34°25'32" W	25.26'
L100	S 62°04'03" W	20.64'
L101	N 04°16'11" E	9.35'
L102	N 04°16'11" E	8.45'
L103	N 18°14'46" E	27.84'
L104	N 39°46'01" E	25.52'
L105	N 28°15'43" E	38.35'
L106	N 32°26'33" E	26.77'
L107	N 07°40'05" W	10.26'
L108	N 12°32'32" W	32.73'
L109	N 26°25'58" W	23.35'
L110	N 16°51'28" W	27.93'
L111	N 15°31'20" E	24.63'
L112	N 01°57'36" E	25.74'
L113	N 10°41'41" E	42.55'
L114	N 28°15'33" E	22.21'
L115	N 33°08'49" E	34.26'
L116	N 48°49'42" E	21.72'
L117	N 35°19'00" E	31.40'
L118	N 39°37'34" E	43.87'
L119	N 85°30'23" E	32.62'
L120	N 85°35'29" E	35.79'
L121	N 76°53'39" E	26.95'
L122	N 89°14'03" E	20.55'
L123	S 87°24'06" E	9.00'
L124	N 12°33'28" E	31.65'
L125	N 28°33'37" W	42.51'
L126	N 59°01'14" W	26.40'
L127	N 80°10'28" W	16.52'
L128	S 66°35'01" W	12.82'
L129	N 79°12'30" W	44.15'
L130	N 88°42'24" W	22.67'
L131	N 74°00'15" W	21.54'
L132	N 86°26'54" W	28.94'
L133	N 78°16'15" W	26.16'
L134	N 72°49'31" W	25.22'
L135	N 66°15'36" W	34.67'
L136	N 84°20'33" W	22.06'
L137	N 64°50'26" W	36.46'
L138	N 56°38'28" W	24.24'
L139	N 50°46'27" W	26.92'
L140	N 70°28'35" W	31.83'
L141	N 59°36'10" W	48.81'
L142	N 55°43'50" W	50.19'
L143	N 33°48'44" W	38.09'
L144	S 80°04'53" W	12.06'
L145	N 45°23'36" W	56.28'
L146	N 48°40'39" W	43.71'
L147	N 56°48'14" W	31.80'
L148	N 62°37'25" W	23.87'
L149	N 43°24'06" W	16.50'
L150	N 49°22'31" W	30.68'

LINE TABLE		
LINE	BEARING	LENGTH
L151	N 5°48'05" W	29.01'
L152	N 38°59'06" W	29.22'
L153	N 28°47'24" W	42.84'
L154	N 08°48'47" W	32.25'
L155	N 20°58'06" W	31.64'
L156	N 46°34'34" W	22.83'
L157	N 57°09'31" W	27.11'
L158	N 31°00'55" W	30.13'
L159	N 63°15'58" W	28.48'
L160	N 30°09'37" E	24.47'
L161	N 26°05'34" W	20.21'
L162	N 78°47'21" W	25.39'
L163	N 44°26'22" W	28.58'
L164	N 01°36'56" W	15.76'
L165	S 80°53'58" W	36.28'
L166	S 34°03'17" W	22.70'
L167	N 54°42'00" W	17.04'
L168	S 60°02'00" W	26.81'
L169	S 58°48'33" W	41.82'
L170	S 46°17'14" W	27.81'
L171	S 68°06'05" W	21.51'
L172	S 20°20'42" E	28.70'
L173	S 46°22'16" W	21.99'
L174	S 12°14'46" E	17.53'
L175	S 20°20'39" W	28.83'
L176	S 35°02'07" W	36.07'
L177	N 89°53'58" W	36.98'
L178	N 5°33'38" W	62.65'
L179	N 23°26'48" E	39.54'
L180	N 82°31'13" W	27.01'
L181	N 39°55'36" E	37.78'
L182	N 68°22'20" W	24.30'
L183	N 18°09'44" W	17.19'
L184	N 70°32'42" E	30.99'
L185	N 09°30'39" E	22.26'
L186	N 45°45'29" W	49.43'
L187	S 3°42'43" W	33.99'
L188	S 36°43'48" W	29.09'
L189	N 56°33'51" W	44.16'
L190	N 17°00'26" W	41.42'
L191	N 70°18'40" W	28.54'
L192	N 03°17'43" E	29.17'
L193	N 51°42'49" W	26.59'
L194	S 61°29'40" W	33.51'
L195	N 51°05'25" W	43.44'
L196	S 84°13'54" W	40.58'
L197	S 52°07'33" W	35.90'
L198	S 37°46'25" W	36.71'
L199	S 48°35'05" W	47.53'
L200	S 60°21'29" W	30.31'
L201	S 02°54'01" W	15.91'
L202	S 61°11'49" W	31.67'
L203	N 31°16'20" W	24.71'
L204	N 85°03'03" W	20.42'
L205	N 70°21'01" W	40.96'
L206	S 65°36'37" W	70.54'
L207	S 11°43'17" W	10.94'
L208	N 75°03'16" W	18.96'
L209	N 07°01'00" W	17.77'
L210	S 67°34'36" W	33.45'
L211	S 88°50'30" W	19.60'
L212	S 69°17'01" W	38.32'
L213	S 07°10'44" E	17.08'
L214	S 34°32'8" W	33.40'
L215	S 48°05'31" W	38.86'
L216	N 62°43'13" W	16.95'
L217	N 83°48'41" W	15.12'
L218	S 19°32'13" W	23.71'
L219	S 16°30'01" E	13.59'
L220	S 46°13'38" W	17.76'
L221	S 86°17'42" W	20.63'
L222	N 44°01'18" W	43.06'
L223	N 09°36'26" E	15.95'
L224	N 41°56'51" W	23.79'
L225	S 38°57'48" W	32.15'

LINE TABLE		
LINE	BEARING	LENGTH
L226	S 00°19'31" E	23.70'
L227	S 51°13'44" W	16.42'
L228	S 88°04'12" W	12.24'
L229	N 12°09'00" W	15.38'
L230	N 19°30'53" E	26.62'
L231	N 28°15'47" E	29.97'
L232	N 28°56'59" E	24.66'
L233	N 48°29'30" E	37.02'
L234	S 86°12'08" E	29.22'
L235	N 53°27'42" E	22.52'
L236	N 13°41'33" E	35.99'
L237	N 24°31'44" E	27.38'
L238	S 72°03'37" E	51.73'
L239	N 55°30'39" E	47.47'
L240	N 20°11'12" E	23.14'
L241	S 88°39'30" E	55.68'
L242	N 62°47'45" E	36.51'
L243	N 30°13'31" E	26.32'
L244	N 75°55'42" E	50.25'
L245	S 80°31'00" E	51.32'
L246	N 50°25'07" E	17.56'
L247	N 29°36'32" E	57.84'
L248	N 63°43'33" W	54.09'
L249	N 70°04'30" W	43.99'
L250	N 81°22'49" W	16.46'
L251	S 17°00'18" W	61.27'
L252	S 02°22'25" W	98.31'
L253	S 02°42'34" E	19.75'
L254	S 10°39'43" W	95.33'
L255	S 10°25'17" W	70.90'
L256	S 16°52'51" W	39.28'
L257	S 22°35'46" W	27.34'
L258	S 06°06'39" W	29.76'
L259	S 82°13'19" W	36.97'
L260	S 31°17'42" W	15.75'
L261	S 10°36'30" W	28.19'
L262	S 69°36'59" E	33.96'
L263	S 36°43'48" E	21.06'
L264	S 22°00'26" W	29.37'
L265	S 13°45'33" W	56.08'
L266	S 67°18'54" W	37.66'
L267	N 61°06'22" W	44.61'
L268	N 38°45'56" W	20.30'
L269	N 07°49'00" E	36.04'
L270	N 19°55'41" E	32.05'
L271	N 60°52'26" E	21.52'
L272	N 77°31'02" E	23.50'
L273	N 19°45'22" W	10.42'
L274	N 76°36'34" W	37.73'
L275	S 36°21'39" W	29.31'
L276	S 13°24'02" W	45.76'
L277	S 00°08'53" W	50.65'
L278	S 31°19'39" E	20.36'
L279	S 37°43'31" W	13.42'
L280	N 66°31'46" W	43.60'
L281	N 67°08'17" W	24.84'
L282	N 86°42'32" W	38.78'
L283	N 68°01'56" W	34.43'
L284	N 82°42'01" W	35.11'
L285	N 85°17'41" W	29.02'
L286	N 74°32'53" W	93.95'
L287	N 76°00'33" W	36.69'
L288	N 76°56'33" W	26.94'
L289	N 42°37'26" W	44.86'
L290	N 80°00'16" W	38.46'
L291	N 87°07'07" W	38.14'
L292	N 78°43'19" W	68.96'
L293	N 46°29'52" W	17.38'
L294	S 88°34'33" E	20.98'
L295	N 09°25'06" E	43.17'
L296	N 34°18'50" W	35.76'
L297	N 32°55'13" E	22.36'
L298	N 13°46'28" W	33.38'
L299	N 47°33'04" E	59.26'
L300	N 40°16'59" E	59.71'

LINE TABLE		
LINE	BEARING	LENGTH
L301	N 37°36'43" E	41.25'
L302	N 25°14'44" E	51.15'
L303	N 66°28'25" E	36.66'
L304	S 26°23'19" E	47.52'
L305	S 51°15'24" W	48.33'
L306	S 31°36'01" W	46.53'
L307	N 82°11'28" W	27.27'
L308	S 15°53'13" W	37.65'
L309	S 59°53'34" E	40.63'
L310	N 86°00'24" E	37.54'
L311	S 44°32'32" E	37.21'
L312	S 53°12'28" E	31.74'
L313	S 74°02'02" E	63.08'
L314	S 50°32'49" E	34.03'
L315	S 35°12'14" E	33.96'
L316	N 63°09'20" E	65.48'
L317	N 30°04'08" E	15.36'
L318	N 20°36'24" W	40.63'
L319	N 63°05'39" E	44.90'
L320	N 80°48'53" W	32.20'
L321	N 02°20'27" W	57.18'
L322	N 59°46'26" W	32.77'
L323	N 39°20'10" E	63.12'
L324	S 34°54'42" E	36.57'
L325	S 16°38'34" W	50.74'
L326	S 22°56'16" E	41.13'
L327	N 88°25'55" E	41.34'
L328	N 58°32'55" E	44.62'
L329	S 70°41'45" E	31.25'
L330	N 38°32'42" E	16.43'
L331	N 09°48'46" W	71.44'
L332	N 18°44'30" W	31.96'
L333	N 74°37'38" E	33.37'
L334	N 13°37'17" E	21.12'
L335	N 54°28'18" E	12.69'
L336	N 31°47'35" W	25.06'
L337	N 08°58'32" W	31.09'
L338	N 72°36'15" E	27.06'
L339	N 11°59'14" W	24.99'
L340	N 04°57'20" E	18.60'
L341	N 17°08'17" E	71.64'
L342	S 56°39'40" E	28.93'
L343	S 61°28'37" E	41.11'
L344	N 89°03'21" E	30.41'
L345	N 44°31'18" E	24.48'
L346	N 34°31'58" E	26.17'
L347	N 88°27'19" E	29.97'
L348	S 69°36'29" E	35.85'
L349	S 79°27'14" E	40.55'
L350	S 73°39'33" E	41.15'
L351	N 67°36'39" E	9.87'
L352	N 78°43'30" W	39.40'
L353	N 78°16'03" W	20.50'
L354	N 84°14'46" W	20.93'
L355	N 49°07'40" W	45.62'
L356	N 03°30'48" W	9.77'
L357	N 45°58'20" W	19.71'
L358	N 48°49'55" W	19.36'
L359	N 63°09'27" W	17.26'
L360	N 26°57'57" W	25.34'
L361	N 34°08'16" W	24.86'
L362	N 23°13'27" W	18.75'
L363	N 59°45'42" W	22.20'
L364	N 34°10'29" W	24.09'
L365	N 38°48'21" W	20.66'
L366	N 42°46'34" W	28.66'
L367	N 24°49'31" W	58.42'
L368	N 26°10'23" W	23.40'
L369	N 13°17'06" W	26.02'
L370	N 10°23'34" W	25.77'
L371	N 45°59'21" W	14.04'
L372	N 22°30'29" W	30.71'
L373	N 29°20'03" W	18.89'
L374	N 12°45'03" W	28.09'
L375	N 35°08'13" W	24.95'

GEORGIA REGISTERED LAND SURVEYOR
WRIGHT C. POWERS, JR.

USACE FRESHWATER WETLAND LINES AND PROPERTY CORNERS SHOWN ON THIS SURVEY WERE LOCATED USING A SOKKIA SET 530R TOTAL STATION & TRIMBLE GEO 7 GPS RECEIVER. GA DNR JURISDICTIONAL SALT MARSH LINES SHOWN ON THIS SURVEY WERE LOCATED USING A SOKKIA SET 530R TOTAL STATION, THE PURPOSE OF THIS SURVEY IS FOR THE DEPICTION OF JURISDICTIONAL WETLAND AREAS ONLY AND IT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTY AND IS NOT SUITABLE FOR CONVEYANCE OF PROPERTY.

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job 25480 SHEET 13 OF 17

LINE TABLE		
LINE	BEARING	LENGTH
L376	N 30°49'56" W	19.96'
L377	N 08°13'54" W	27.07'
L378	N 17°41'02" E	24.80'
L379	N 25°21'25" W	21.97'
L380	N 00°04'14" W	17.73'
L381	N 03°06'08" E	25.87'
L382	N 30°21'56" W	27.74'
L383	N 80°30'20" W	27.14'
L384	N 67°10'34" W	41.75'
L385	N 82°43'36" W	12.98'
L386	N 36°44'00" W	30.46'
L387	N 43°41'13" W	34.93'
L388	N 23°55'00" E	33.12'
L389	N 40°24'22" E	30.46'
L390	N 43°15'04" E	41.40'
L391	N 31°52'59" E	20.35'
L392	S 55°30'36" E	6.46'
L393	N 64°02'19" E	22.37'
L394	N 11°49'53" E	18.31'
L395	N 14°22'53" W	26.66'
L396	N 05°44'57" W	16.01'
L397	N 34°18'20" W	24.34'
L398	N 58°08'48" W	21.24'
L399	N 06°45'50" W	14.64'
L400	N 34°34'32" W	15.24'
L401	N 25°09'36" W	30.54'
L402	N 44°21'51" W	15.32'
L403	N 17°25'36" E	15.97'
L404	N 06°24'21" W	23.05'
L405	N 22°34'35" E	16.01'
L406	N 16°55'01" E	24.61'
L407	N 46°38'19" E	15.78'
L408	N 16°02'16" E	37.03'
L409	N 19°16'46" W	25.27'
L410	N 44°47'49" W	40.83'
L411	S 85°09'15" W	53.93'
L412	S 70°25'06" W	41.93'
L413	S 67°02'47" W	45.58'
L414	S 69°02'27" W	32.53'
L415	S 68°16'56" W	28.58'
L416	S 64°51'13" W	28.09'
L417	S 71°40'36" W	38.03'
L418	S 84°01'15" W	34.53'
L419	N 10°05'53" W	40.07'
L420	N 04°51'45" E	26.76'
L421	N 16°16'39" E	24.56'
L422	N 27°42'13" E	36.30'
L423	N 24°19'05" E	27.25'
L424	N 09°18'12" W	24.92'
L425	N 31°36'11" E	23.84'
L426	S 87°19'46" W	18.14'
L427	N 06°58'53" W	25.36'
L428	N 09°23'49" W	48.93'
L429	N 29°07'33" W	30.43'
L430	N 45°07'38" W	22.92'
L431	N 40°38'17" W	39.65'
L432	N 06°21'07" W	46.82'
L433	N 05°13'03" E	26.45'
L434	N 10°24'42" W	22.43'
L435	N 29°38'41" E	17.52'
L436	N 39°44'57" E	15.11'
L437	N 04°56'18" W	29.01'
L438	N 10°15'45" W	52.19'
L439	N 12°36'56" W	68.18'
L440	N 12°00'58" W	49.14'
L441	N 18°13'50" W	73.61'
L442	N 01°31'48" W	21.87'
L443	N 06°17'30" E	17.20'
L444	N 15°33'30" W	69.58'
L445	N 07°30'34" W	38.07'
L446	N 21°31'43" W	77.28'
L447	N 18°34'59" W	55.76'
L448	N 13°03'53" W	49.18'
L449	N 19°33'32" W	28.80'
L450	N 10°10'21" W	42.31'

LINE TABLE		
LINE	BEARING	LENGTH
L451	S 82°05'05" W	30.60'
L452	N 05°02'07" W	14.1'
L453	N 83°15'41" E	26.96'
L454	N 05°31'47" W	48.79'
L455	N 05°25'52" W	56.31'
L456	N 09°32'41" E	8.22'
L457	N 00°09'38" W	27.12'
L458	N 08°48'03" W	29.42'
L459	N 66°54'04" W	18.86'
L460	N 05°01'46" W	36.66'
L461	N 21°00'00" W	47.07'
L462	N 01°33'48" W	33.03'
L463	N 19°13'09" W	27.33'
L464	N 31°13'17" W	49.75'
L465	N 23°01'55" W	48.68'
L466	N 04°29'51" W	58.76'
L467	N 02°34'59" W	17.77'
L468	N 43°44'18" W	15.45'
L469	N 02°46'05" W	50.17'
L470	N 00°07'46" W	48.64'
L471	N 05°46'10" W	65.73'
L472	N 05°25'03" W	39.75'
L473	N 08°30'42" E	24.15'
L474	N 00°23'42" E	76.75'
L475	N 26°37'52" E	33.74'
L476	N 26°23'15" E	89.03'
L477	N 29°31'46" E	50.55'
L478	N 22°20'13" E	59.61'
L479	N 14°29'59" E	38.83'
L480	N 35°30'16" E	42.01'
L481	N 38°00'25" E	42.76'
L482	N 49°40'39" E	37.09'
L483	N 46°06'16" E	35.61'
L484	N 14°51'08" E	32.12'
L485	N 35°59'27" E	54.13'
L486	N 06°44'28" E	39.21'
L487	N 08°15'38" W	32.34'
L488	N 21°30'39" E	25.74'
L489	N 53°26'19" E	46.06'
L490	N 47°58'50" E	18.11'
L491	S 60°08'49" E	25.47'
L492	S 47°33'49" E	39.33'
L493	N 52°28'17" E	27.33'
L494	N 57°50'52" E	42.00'
L495	N 04°05'48" E	41.63'
L496	N 44°21'56" W	35.76'
L497	S 89°35'23" W	6.42'
L498	N 46°36'29" W	27.21'
L499	N 24°46'15" E	21.10'
L500	N 77°56'57" E	31.56'
L501	S 25°36'09" E	21.40'
L502	S 03°35'08" W	9.82'
L503	N 65°26'05" E	56.99'
L504	N 24°54'04" E	15.54'
L505	N 89°48'53" E	18.26'
L506	N 42°36'03" E	69.44'
L507	N 61°11'41" E	21.83'
L508	N 47°53'18" E	54.84'
L509	N 47°30'33" E	32.64'
L510	N 50°58'07" E	43.34'
L511	N 52°00'07" E	33.00'
L512	N 30°09'05" E	37.28'
L513	N 52°58'13" E	51.63'
L514	N 44°03'57" E	53.79'
L515	N 62°39'24" E	14.75'
L516	N 45°28'27" E	39.40'
L517	N 48°58'42" E	73.01'
L518	N 46°07'36" E	27.15'
L519	N 06°07'28" W	16.57'
L520	N 53°17'59" E	28.23'
L521	N 35°58'59" E	33.03'
L522	N 4°00'38" E	25.33'
L523	N 3°45'49" E	17.97'
L524	N 26°47'52" E	30.04'
L525	N 45°05'59" E	34.55'

LINE TABLE		
LINE	BEARING	LENGTH
L526	N 26°36'55" E	12.26'
L527	N 56°21'16" E	35.32'
L528	N 09°32'25" W	25.12'
L529	N 06°14'01" E	31.14'
L530	N 44°18'50" E	24.68'
L531	N 39°20'54" E	24.79'
L532	N 40°07'40" E	47.03'
L533	N 21°27'42" E	23.31'
L534	N 58°21'26" W	23.07'
L535	N 66°58'03" W	25.42'
L536	N 79°42'01" W	38.39'
L537	N 07°35'48" E	14.65'
L538	S 87°27'41" E	20.09'
L539	N 89°12'10" E	37.87'
L540	N 30°38'04" W	50.79'
L541	N 62°49'16" E	54.47'
L542	S 64°12'03" E	33.40'
L543	S 10°46'04" W	8.21'
L544	S 41°01'12" E	34.69'
L545	S 19°01'44" E	18.61'
L546	S 34°40'22" E	13.22'
L547	N 48°16'44" E	26.38'
L548	N 24°43'34" W	28.41'
L549	S 86°43'42" E	19.43'
L550	N 41°45'51" E	22.34'
L551	S 81°14'52" E	17.64'
L552	N 84°03'44" E	34.77'
L553	N 71°32'42" E	20.65'
L554	N 15°39'29" W	24.96'
L555	N 19°14'48" W	29.08'
L556	N 73°21'00" E	29.42'
L557	S 64°50'51" E	33.21'
L558	S 72°47'58" E	53.31'
L559	S 11°32'36" W	134.70'
L560	S 11°44'21" W	167.30'
L561	S 10°10'55" W	134.04'
L562	N 05°14'10" E	57.89'
L563	N 07°07'56" E	55.74'
L564	S 78°51'57" W	17.23'
L565	S 30°10'18" W	31.94'
L566	S 17°53'28" W	53.77'
L567	S 24°30'07" W	21.61'
L568	N 18°04'54" W	81.56'
L569	N 11°04'33" W	98.94'
L570	N 48°29'45" E	25.54'
L571	N 40°37'49" W	32.48'
L572	N 57°21'48" W	44.39'
L573	N 00°22'18" W	35.29'
L574	N 37°11'58" E	33.69'
L575	N 77°08'18" E	32.61'
L576	N 27°01'00" W	66.92'
L577	N 49°23'03" E	23.23'
L578	S 45°18'57" E	42.97'
L579	S 56°12'35" E	30.12'
L580	S 27°16'28" E	38.18'
L581	S 53°24'41" E	17.67'
L582	N 7°15'21" E	110.50'
L583	N 66°32'37" E	33.11'
L584	N 15°28'13" E	44.69'
L585	N 08°14'22" E	22.03'
L586	N 54°19'05" W	28.80'
L587	S 77°34'05" W	37.38'
L588	S 27°05'17" W	27.73'
L589	S 20°32'03" E	26.15'
L590	S 38°31'19" E	16.99'
L591	N 29°41'23" E	29.13'
L592	N 81°20'32" E	27.96'
L593	N 23°51'11" E	26.47'
L594	N 52°14'02" W	34.88'
L595	N 34°37'26" W	29.20'
L596	N 72°57'10" W	45.13'
L597	S 79°36'43" W	44.93'
L598	S 89°49'02" W	48.89'
L599	S 6°02'24" W	46.31'
L600	S 76°43'51" W	50.40'

LINE TABLE		
LINE	BEARING	LENGTH
L601	S 58°57'14" W	39.19'
L602	S 24°01'52" W	53.61'
L603	N 69°35'09" W	56.54'
L604	N 6°58'18" W	36.66'
L605	N 66°00'18" E	46.30'
L606	N 53°20'20" E	51.78'
L607	N 31°55'43" W	89.01'
L608	N 67°12'55" W	44.32'
L609	N 43°53'56" W	40.16'
L610	N 29°41'59" E	56.44'
L611	N 24°06'05" E	92.32'
L612	S 70°58'47" E	50.33'
L613	N 65°13'31" E	40.82'
L614	N 30°37'15" E	30.64'
L615	N 15°02'10" W	47.57'
L616	N 24°56'12" E	34.80'
L617	N 46°28'05" E	32.17'
L618	N 38°02'02" E	28.87'
L619	N 24°19'39" E	33.16'
L620	S 79°23'56" E	76.13'
L621	S 64°12'43" E	50.41'
L622	S 74°53'40" E	34.64'
L623	N 09°35'33" E	27.11'
L624	N 42°01'29" E	35.53'
L625	N 41°22'39" W	29.75'
L626	N 47°30'10" E	43.39'
L627	S 31°19'19" E	45.88'
L628	N 19°07'18" E	49.30'
L629	S 71°56'36" E	30.58'
L630	S 09°52'54" E	43.84'
L631	S 24°33'01" E	32.11'
L632	S 57°54'58" E	41.77'
L633	S 81°31'36" E	51.91'
L634	N 58°56'29" E	35.45'
L635	N 29°36'19" E	32.51'
L636	N 22°35'49" E	32.02'
L637	N 64°04'40" E	28.28'
L638	S 36°01'46" E	61.39'
L639	S 24°27'23" E	40.54'
L640	S 79°30'29" W	34.68'
L641	S 26°19'54" W	87.34'
L642	S 02°46'19" W	51.54'
L643	S 54°42'12" W	44.00'
L644	S 86°54'43" W	25.98'
L645	S 71°18'32" W	87.32'
L646	S 45°23'59" W	31.57'
L647	S 01°47'56" W	41.31'
L648	S 09°48'57" E	25.55'
L649	S 77°16'00" E	30.70'
L650	N 10°14'25" W	56.93'
L651	N 28°53'11" E	34.17'
L652	N 18°06'37" W	51.64'
L653	N 15°06'56" E	89.10'
L654	N 08°59'13" E	75.40'
L655	N 09°30'42" E	67.82'
L656	N 13°46'21" E	60.30'
L657	N 04°19'18" E	62.94'
L658	N 04°26'52" E	66.60'
L659	N 04°42'48" E	58.98'
L660	N 13°23'29" E	57.54'
L661	S 34°17'19" E	33.91'
L662	N 39°53'17" E	39.06'
L663	N 89°09'11" E	55.67'
L664	S 79°35'35" E	37.46'
L665	N 18°08'20" E	39.57'
L666	N 68°07'10" E	43.29'
L667	N 36°13'59" E	50.55'
L668	N 73°14'47" W	57.57'
L669	N 74°00'27" W	59.72'
L670	N 45°02'45" W	37.92'
L671	N 17°09'07" W	59.94'
L672	N 19°22'44" E	70.91'
L673	N 00°30'17" W	70.65'
L674	N 75°47'14" E	44.85'
L675	N 48°46'17" E	42.17'

LINE TABLE		
LINE	BEARING	LENGTH
L676	N 66°35'29" E	60.50'
L677	N 63°42'36" W	75.21'
L678	N 77°30'07" W	47.92'
L679	N 08°31'32" W	10.16'
L680	N 86°56'34" E	63.91'
L681	S 59°54'10" E	72.61'
L682	N 04°28'27" W	43.07'
L683	N 75°41'04" W	32.32'
L684	N 70°49'42" W	23.71'
L685	N 16°45'27" E	31.53'
L686	N 74°42'51" E	40.14'
L687	N 75°56'41" E	36.75'
L688	N 24°38'23" E	95.73'
L689	S 73°48'12" E	57.68'
L690	S 57°11'44" E	51.47'
L691	N 40°33'34" E	14.66'
L692	S 74°25'32" E	72.08'
L693	S 64°12'13" E	46.19'
L694	N 47°11'02" E	21.58'
L695	N 78°47'38" E	7.74'
L696	S 26°54'49" E	22.35'
L697	S 79°00'59" E	55.98'
L698	S 03°29'07" E	46.69'
L699	S 10°41'16" W	37.72'
L700	N 47°45'51" E	49.42'
L701	N 85°55'37" E	26.95'
L702	S 69°42'25" E	88.54'
L703	N 36°54'40" E	29.36'
L704	S 89°04'08" E	25.22'
L705	S 77°31'05" E	40.71'
L706	S 88°02'09" E	86.35'
L707	N 20°19'41" E	16.01'
L708	N 63°01'03" E	2.98'
L709	S 13°12'41" E	16.86'
L710	S 85°12'57" E	53.55'
L711	S 67°14'20" E	78.87'
L712	N 79°43'53" E	50.66'
L713	S 76°06'02" E	32.66'
L714	S 11°12'34" W	49.70'
L715	S 42°26'50" E	19.14'
L716	N 86°14'46" W	19.54'
L717	S 04°00'03" W	57.03'
L718	S 17°18'51" W	28.30'
L719	S 04°06'37" W	51.16'
L720	S 24°17'24" W	39.68'
L721	S 02°44'16" E	26.60'
L722	S 22°47'53" E	11.86'
L723	S 37°52'13" W	28.69'
L724	S 17°54'53" W	22.29'
L725	N 33°56'33" W	18.38'
L726	S 15°25'55" W	11.73'
L727	S 06°35'48" W	23.20'
L728	S 50°40'00" W	21.83'
L729	S 66°30'49" W	39.14'
L730	S 70°24'06" W	17.18'
L731	S 49°23'49" W	50.40'
L732	S 26°24'19" W	42.40'
L733	S 01°07'18" E	35.07'
L734	S 28°22'26" E	30.27'
L735	S 12°35'06" W	11.58'
L736	S 17°28'02" W	26.40'
L737	S 20°44'12" W	18.54'
L738	S 24°47'53" W	43.16'
L739	S 32°18'33" W	42.15'
L740	S 33°34'23" W	55.36'
L741	S 13°55'45" W	41.67'
L742	S 02°02'48" E	31.92'
L743	S 21°17'14" E	31.20'
L744	S 64°49'17" W	44.57'
L745	S 70°14'16" W	42.42'
L746	S 07°33'02" E	46.45'
L747	S 88°01'13" W	48.33'
L748	S 22°35'34" E	37.92'
L749	S 05°26'52" E	45.26'
L750	S 66°15'40" E	53.32'

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200 0 200 400
1 INCH = 200 FEET

plat	drawn	reviewed	field	crew
04/22/15	PPG/DJP	WCP	04/15	VH

job 25480 SHEET 14 OF 17

LINE TABLE		
LINE	BEARING	LENGTH
L751	S 18°46'52" W	42.56'
L752	S 54°05'06" W	44.94'
L753	S 73°29'01" W	51.40'
L754	S 33°47'43" E	60.80'
L755	S 27°07'22" E	49.73'
L756	S 76°39'15" E	54.56'
L757	S 56°46'23" W	52.18'
L758	S 24°28'37" W	50.10'
L759	S 18°59'32" E	66.51'
L760	N 88°12'08" E	46.72'
L761	S 27°57'02" E	30.06'
L762	S 78°28'54" W	35.06'
L763	S 38°28'46" W	46.84'
L764	S 11°19'42" E	36.98'
L765	N 86°51'14" E	43.36'
L766	N 78°26'32" E	40.88'
L767	S 54°41'15" E	30.29'
L768	S 53°01'12" E	48.05'
L769	S 47°27'27" E	26.00'
L770	S 73°36'47" E	69.11'
L771	S 28°41'24" E	34.10'
L772	S 23°24'12" E	44.14'
L773	S 69°01'08" E	43.79'
L774	S 20°47'07" E	23.25'
L775	S 32°57'27" E	12.85'
L776	N 60°34'20" E	39.50'
L777	N 16°07'55" W	29.86'
L778	N 76°48'03" W	24.99'
L779	N 07°22'10" E	23.17'
L780	N 21°55'41" E	33.35'
L781	N 56°00'14" E	49.66'
L782	N 15°28'11" E	38.34'
L783	S 79°29'45" E	19.35'
L784	S 65°03'05" E	18.36'
L785	S 78°07'21" E	42.11'
L786	S 01°06'42" E	15.33'
L787	S 86°01'21" W	39.10'
L788	N 05°20'09" W	26.82'
L789	N 78°06'36" W	87.21'
L790	S 42°36'16" W	39.67'
L791	S 17°33'09" W	22.75'
L792	S 10°54'05" W	74.45'
L793	S 38°30'26" E	35.21'
L794	S 61°10'39" E	35.46'
L795	S 14°36'22" W	53.28'
L796	S 01°37'43" E	49.57'
L797	S 21°22'02" W	13.57'
L798	S 83°23'06" E	27.34'
L799	S 56°20'57" E	19.42'
L800	N 84°14'08" E	33.70'
L801	S 64°11'57" E	31.83'
L802	S 70°19'22" E	38.49'
L803	S 24°42'02" W	6.57'
L804	N 78°35'39" E	33.80'
L805	S 77°20'53" E	58.77'
L806	S 77°22'04" E	55.47'
L807	S 77°39'22" E	47.20'
L808	N 85°58'40" E	18.99'
L809	N 80°56'47" E	26.26'
L810	N 25°25'51" W	60.06'
L811	N 55°25'12" E	21.41'
L812	S 88°46'48" E	71.98'
L813	S 71°17'47" E	51.37'
L814	S 79°09'27" E	45.55'
L815	N 76°10'19" E	30.26'
L816	S 60°59'57" E	95.83'
L817	S 37°54'08" E	38.09'
L818	S 70°34'32" E	32.34'
L819	N 40°41'14" E	10.97'
L820	N 47°01'41" W	33.05'
L821	N 62°24'43" E	36.98'
L822	S 73°15'12" E	25.97'
L823	S 41°18'50" E	24.66'
L824	S 83°04'08" E	34.42'
L825	N 09°38'26" E	39.83'

LINE TABLE		
LINE	BEARING	LENGTH
L826	N 32°24'32" W	31.98'
L827	N 02°26'38" W	29.74'
L828	N 26°01'49" W	27.20'
L829	N 76°13'41" W	36.93'
L830	N 15°52'21" W	40.93'
L831	N 59°55'04" W	37.98'
L832	S 76°57'41" W	38.10'
L833	S 30°54'50" W	79.07'
L834	S 39°19'29" E	42.34'
L835	S 55°52'15" E	34.99'
L836	S 19°28'21" E	9.94'
L837	S 26°15'59" W	34.46'
L838	N 17°23'05" W	28.96'
L839	N 70°38'32" W	31.82'
L840	N 53°27'46" W	59.00'
L841	N 33°41'40" W	46.10'
L842	N 28°07'26" W	125.79'
L843	N 87°41'03" W	3.38'
L844	S 25°31'44" E	163.57'
L845	S 83°24'49" W	39.86'
L846	N 87°21'05" W	39.14'
L847	N 54°01'55" W	40.89'
L848	N 70°00'52" W	31.60'
L849	N 30°34'29" W	37.42'
L850	N 80°26'44" W	55.06'
L851	N 61°03'43" W	69.13'
L852	N 69°39'39" W	42.90'
L853	N 77°16'44" W	40.90'
L854	S 85°56'59" W	58.84'
L855	N 77°28'36" W	46.05'
L856	N 16°10'45" W	11.09'
L857	N 38°14'45" E	56.15'
L858	N 33°46'33" W	15.47'
L859	S 41°11'34" W	71.75'
L860	S 28°45'38" W	16.97'
L861	N 64°00'53" W	11.16'
L862	S 04°26'17" E	10.13'
L863	N 89°56'49" W	23.80'
L864	N 68°21'46" W	37.64'
L865	N 07°03'13" W	34.94'
L866	N 71°40'28" E	80.97'
L867	N 16°09'43" E	50.60'
L868	S 05°22'07" W	23.98'
L869	S 09°56'09" E	65.11'
L870	S 20°46'17" W	40.39'
L871	S 08°25'47" W	50.52'
L872	S 04°37'23" W	95.76'
L873	S 09°57'46" W	47.37'
L874	S 23°41'37" W	55.27'
L875	S 07°46'42" E	56.19'
L876	S 00°07'40" W	42.14'
L877	S 19°11'26" W	71.57'
L878	S 13°28'50" E	44.81'
L879	S 01°39'24" E	34.85'
L880	S 04°47'06" W	32.63'
L881	S 02°49'07" E	114.12'
L882	S 49°21'26" W	35.20'
L883	S 14°42'57" W	88.65'
L884	S 09°35'29" W	68.43'
L885	S 09°27'20" W	148.18'
L886	S 05°59'05" W	63.04'
L887	S 09°14'42" W	47.73'
L888	S 01°56'34" W	69.92'
L889	S 19°49'26" W	53.63'
L890	N 85°18'08" W	12.22'
L891	N 18°06'36" W	19.11'
L892	N 02°47'27" W	26.57'
L893	N 10°05'28" E	88.06'
L894	N 01°04'21" E	97.84'
L895	N 02°48'23" E	43.21'
L896	N 08°13'53" E	61.75'
L897	N 20°58'09" E	50.25'
L898	N 00°57'13" E	61.56'
L899	N 16°35'06" E	44.69'
L900	N 05°58'42" W	31.03'

LINE TABLE		
LINE	BEARING	LENGTH
L901	N 05°35'36" E	82.56'
L902	N 20°30'21" E	30.04'
L903	N 09°58'13" E	53.42'
L904	N 14°21'34" E	29.45'
L905	N 02°30'20" W	27.28'
L906	N 09°56'55" E	48.33'
L907	N 03°35'55" E	37.90'
L908	N 09°30'07" W	43.04'
L909	N 06°47'41" E	41.07'
L910	N 03°02'33" E	46.66'
L911	N 21°26'39" E	47.32'
L912	N 10°00'38" E	45.92'
L913	N 06°44'25" W	59.87'
L914	N 18°02'16" E	56.41'
L915	N 22°49'06" E	30.70'
L916	N 08°16'32" E	43.42'
L917	N 23°09'10" E	39.98'
L918	N 26°10'29" E	22.39'
L919	N 46°45'23" E	13.54'
L920	N 73°51'23" E	41.73'
L921	N 86°27'56" E	28.92'
L922	S 5°44'17" E	27.10'
L923	S 18°20'33" W	24.33'
L924	S 80°13'06" W	27.42'
L925	N 85°38'05" W	37.95'
L926	N 09°06'35" W	17.12'
L927	N 52°51'56" W	16.82'
L928	S 05°28'32" W	33.57'
L929	S 54°29'42" E	28.74'
L930	S 74°33'48" W	36.36'
L931	S 03°41'35" E	41.15'
L932	N 84°12'29" E	26.19'
L933	S 00°50'03" E	39.01'
L934	S 05°08'29" E	77.08'
L935	N 72°13'26" W	28.03'
L936	N 02°37'41" W	33.46'
L937	N 42°07'16" W	42.34'
L938	N 80°20'44" W	27.56'
L939	S 43°18'07" W	43.16'
L940	S 52°55'39" W	30.15'
L941	S 27°47'53" W	47.47'
L942	N 69°32'59" W	36.04'
L943	N 21°02'29" W	92.72'
L944	N 32°33'02" W	32.90'
L945	N 69°32'56" W	37.36'
L946	N 12°44'52" E	30.50'
L947	N 22°14'41" E	58.46'
L948	N 11°16'02" E	38.90'
L949	N 33°25'17" E	49.94'
L950	N 63°15'14" W	27.57'
L951	N 52°34'41" E	44.72'
L952	N 11°40'13" W	36.83'
L953	S 09°07'11" W	32.01'
L954	N 89°00'03" W	15.49'
L955	N 54°58'45" W	28.57'
L956	N 29°55'40" W	15.44'
L957	S 46°05'38" E	11.61'
L958	S 47°42'10" W	27.99'
L959	N 10°41'51" W	32.35'
L960	N 85°14'29" E	35.46'
L961	S 54°17'20" E	44.69'
L962	S 05°15'41" E	44.02'
L963	S 25°24'39" E	72.17'
L964	S 17°27'21" W	41.69'
L965	S 63°29'14" W	54.37'
L966	N 47°57'10" W	55.58'
L967	N 56°39'21" W	52.86'
L968	N 16°37'54" E	99.51'
L969	N 18°02'19" E	36.49'
L970	N 70°18'30" E	25.92'
L971	S 25°45'20" E	44.62'
L972	S 45°24'58" E	53.17'
L973	S 53°34'23" E	30.52'
L974	S 46°16'44" E	39.35'
L975	S 47°48'09" E	75.54'

LINE TABLE		
LINE	BEARING	LENGTH
L976	N 30°59'03" E	42.59'
L977	N 63°02'12" E	24.44'
L978	N 56°27'16" E	71.82'
L979	N 40°57'49" E	27.69'
L980	N 48°12'07" E	31.63'
L981	N 53°29'29" E	44.66'
L982	N 08°29'12" E	36.76'
L983	S 42°35'41" E	10.92'
L984	S 27°04'12" E	46.73'
L985	S 09°45'58" W	59.93'
L986	S 00°00'06" E	32.26'
L987	S 25°51'05" W	40.92'
L988	S 05°39'26" W	38.41'
L989	S 23°38'30" W	53.29'
L990	S 18°50'42" W	30.19'
L991	S 25°13'47" E	47.85'
L992	S 65°53'21" W	75.23'
L993	S 40°00'12" E	50.07'
L994	S 23°06'25" W	47.31'
L995	N 44°53'56" W	28.27'
L996	N 06°16'26" E	24.82'
L997	N 70°39'05" W	17.39'
L998	S 77°07'28" W	48.32'
L999	N 68°59'37" W	62.36'
L1000	S 83°11'33" W	41.78'
L1001	N 64°36'30" W	106.97'
L1002	N 15°54'36" W	17.91'
L1003	S 66°16'39" W	38.47'
L1004	N 50°07'04" W	43.15'
L1005	N 37°24'57" W	43.77'
L1006	N 61°16'26" W	94.73'
L1007	N 39°13'54" E	20.99'
L1008	N 38°54'29" W	28.73'
L1009	N 64°22'56" W	17.98'
L1010	N 01°32'37" E	27.10'
L1011	S 87°22'04" W	38.42'
L1012	N 29°51'43" E	29.26'
L1013	N 57°41'26" E	52.15'
L1014	N 39°43'56" E	24.00'
L1015	S 15°54'16" E	25.31'
L1016	N 38°39'16" E	36.96'
L1017	N 45°11'17" E	30.92'
L1018	S 37°54'22" E	48.13'
L1019	S 75°08'05" E	51.33'
L1020	N 88°35'22" E	29.45'
L1021	S 55°34'24" E	42.65'
L1022	S 75°34'18" E	101.48'
L1023	S 61°12'21" E	62.24'
L1024	S 44°49'36" E	38.21'
L1025	N 10°20'14" W	23.91'
L1026	N 42°33'38" W	35.52'
L1027	N 68°35'40" W	60.72'
L1028	N 52°33'11" W	73.92'
L1029	N 23°37'30" W	34.05'
L1030	N 57°04'04" W	27.21'
L1031	N 11°09'25" W	47.19'
L1032	N 59°54'32" W	28.23'
L1033	N 20°38'07" W	46.08'
L1034	S 25°37'01" E	94.46'
L1035	S 47°44'00" E	64.89'
L1036	S 54°30'07" E	24.46'
L1037	S 48°08'11" E	37.72'
L1038	S 04°06'21" E	38.55'
L1039	N 85°27'16" W	27.83'
L1040	N 17°51'16" W	40.64'
L1041	N 41°25'53" W	52.06'
L1042	N 37°30'04" W	51.16'
L1043	N 28°53'36" W	78.63'
L1044	N 13°23'01" E	17.65'
L1045	S 24°09'31" W	86.14'
L1046	S 30°48'42" W	112.98'
L1047	N 54°16'49" W	50.75'
L1048	S 40°00'25" W	15.62'
L1049	N 24°57'19" W	90.13'
L1050	N 72°58'55" W	21.69'

LINE TABLE		
LINE	BEARING	LENGTH
L1051	N 46°09'16" W	59.06'
L1052	N 08°56'05" W	31.93'
L1053	N 63°19'53" E	16.84'
L1054	S 73°32'16" E	15.72'
L1055	N 44°16'07" E	24.85'
L1056	N 17°36'16" E	25.35'
L1057	N 83°07'24" E	65.00'
L1058	N 55°51'15" E	59.54'
L1059	N 64°50'46" E	14.73'
L1060	N 42°15'50" W	23.43'
L1061	N 09°52'42" W	38.41'
L1062	N 79°46'08" E	15.16'
L1063	S 35°10'12" E	80.32'
L1064	S 34°42'50" E	36.09'
L1065	S 08°55'19" E	58.31'
L1066	S 7°35'18" W	74.86'
L1067	S 62°23'21" W	35.48'
L1068	N 51°52'30" W	93.69'
L1069	N 75°26'06" W	52.45'
L1070	S 13°53'44" W	37.97'
L1071	N 45°17'31" W	65.39'
L1072	S 39°16'33" W	23.44'
L1073	N 76°46'29" W	47.42'
L1074	S 19°27'28" W	25.67'
L1075	S 74°54'58" E	101.67'
L1076	S 17°50'17" W	30.81'
L1077	S 48°26'43" E	20.78'
L1078	S 74°44'52" E	61.63'
L1079	S 83°17'09" E	75.32'
L1080	S 49°08'52" E	43.14'
L1081	S 46°30'19" E	67.37'
L1082	S 30°07'44" E	40.02'
L1083	S 14°29'50" E	79.73'
L1084	S 15°23'13" W	37.29'
L1085	S 36°08'48" W	25.59'
L1086	S 70°44'07" W	18.89'
L1087	N 83°40'09" W	52.82'
L1088	S 7°15'42" W	63.98'
L1089	N 78°07'56" W	98.08'
L1090	N 8°30'13" W	66.64'
L1091	N 76°04'53" W	95.06'
L1092	N 72°47'53" W	82.41'
L1093	N 78°56'24" W	169.80'
L1094	N 70°48'12" W	73.25'
L1095	N 89°00'43" W	42.76'
L1096	N 76°36'11" W	58.95'
L1097	N 8°27'24" W	75.00'
L1098	N 67°32'07" W	82.46'
L1099	S 81°06'30" W	58.22'
L1100	N 75°07'04" W	106.21'
L1101	N 82°23'00" W	51.98'
L1102	N 74°44'16" W	44.06'
L1103	N 53°05'16" W	37.55'
L1104	N 15°46'00" E	19.44'
L1105	N 54°15'55" E	36.43'
L1106	N 81°08'13" W	37.59'
L1107	N 27°48'35" W	26.74'
L1108	N 35°51'48" W	39.02'
L1109	S 86°23'52" W	26.74'
L1110	N 65°09'53" W	23.37'
L1111	N 50°40'34" E	37.91'
L1112	N 77°36'57" E	12.37'
L1113	N 49°50'46" E	44.63'
L1114	S 89°17'36" E	39.44'
L1115	N 45°09'56" E	36.46'
L1116	S 15°54'54" E	47.43'
L1117	S 70°26'37" E	43.75'
L1118	S 37°23'04" E	48.00'
L1119	S 47°18'16" W	52.32'
L1120	S 58°17'48" E	26.80'
L1121	S 56°36'00" E	45.81'
L1122	S 84°44'52" E	69.39'
L1123	S 43°30'22" E	40.33'
L1124	S 74°16'34" E	46.10'
L1125	S 78°17'38" E	82.15'

GEORGIA REGISTERED LAND SURVEYOR No. 2612 WRIGHT C. POWERS, JR.

USACE FRESHWATER WETLAND LINES AND PROPERTY CORNERS SHOWN ON THIS SURVEY WERE LOCATED USING A SOKKIA SET 530R TOTAL STATION & TRIMBLE GEO 7 GPS RECEIVER. GA DNR JURISDICTIONAL SALT MARSH LINES SHOWN ON THIS SURVEY WERE LOCATED USING A SOKKIA SET 530R TOTAL STATION. THE PURPOSE OF THIS SURVEY IS FOR THE DEPICTION OF JURISDICTIONAL WETLAND AREAS ONLY AND IT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTY AND IS NOT SUITABLE FOR CONVEYANCE OF PROPERTY.

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WETLAND SURVEY OF

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200 0 200 400
1 INCH = 200 FEET

plat	drawn	reviewed	field	crew
04/22/15	PPG/DJP	WCP	04/15	VH

Job 25480

LINE TABLE		
LINE	BEARING	LENGTH
L1126	S 71°43'40" E	47.20'
L1127	N 89°21'44" E	59.88'
L1128	N 03°06'20" W	6.83'
L1129	N 30°32'33" W	32.31'
L1130	N 76°45'40" W	71.00'
L1131	N 41°10'26" W	27.72'
L1132	N 73°27'31" W	33.09'
L1133	N 87°01'30" W	35.55'
L1134	N 04°03'04" E	24.63'
L1135	S 85°26'36" W	28.58'
L1136	S 74°15'59" W	21.40'
L1137	N 63°55'17" W	34.90'
L1138	N 00°05'03" E	30.61'
L1139	N 27°41'43" W	37.67'
L1140	N 12°16'56" W	42.77'
L1141	N 49°36'55" E	41.93'
L1142	N 14°28'00" W	18.86'
L1143	N 23°44'26" W	40.63'
L1144	N 29°23'47" W	36.40'
L1145	N 27°47'58" W	25.09'
L1146	N 12°37'26" W	37.88'
L1147	N 36°17'00" W	34.99'
L1148	N 72°16'16" W	19.96'
L1149	N 44°32'43" W	33.99'
L1150	N 12°27'10" W	25.37'
L1151	N 53°47'11" E	43.29'
L1152	N 85°10'41" E	46.40'
L1153	S 66°07'51" E	61.80'
L1154	S 80°36'59" E	41.98'
L1155	S 81°29'23" E	117.52'
L1156	S 59°51'24" E	43.44'
L1157	S 29°09'47" E	23.61'
L1158	S 46°03'16" W	17.23'
L1159	S 67°35'40" W	28.22'
L1160	S 82°16'17" W	21.99'
L1161	N 67°53'59" W	50.30'
L1162	S 02°49'09" W	47.52'
L1163	S 20°07'30" W	34.53'
L1164	S 63°21'41" E	17.27'
L1165	N 22°20'21" E	29.16'
L1166	N 58°48'26" E	29.04'
L1167	S 56°16'56" E	16.32'
L1168	S 04°02'24" E	28.70'
L1169	S 86°45'47" E	33.77'
L1170	S 82°40'31" E	43.45'
L1171	S 70°40'47" E	82.73'
L1172	S 63°36'46" E	97.70'
L1173	S 73°42'45" E	58.10'
L1174	S 71°56'01" E	64.48'
L1175	S 67°05'57" E	120.73'
L1176	N 43°40'48" E	17.79'
L1177	S 62°42'24" E	20.21'
L1178	N 14°13'13" W	19.25'
L1179	N 40°03'28" E	31.05'
L1180	N 78°46'55" W	35.57'
L1181	S 17°13'36" W	31.87'
L1182	N 73°22'39" W	107.96'
L1183	N 64°34'14" W	60.94'
L1184	N 60°23'41" W	73.00'
L1185	N 68°28'19" W	79.43'
L1186	N 73°43'42" W	132.48'
L1187	N 24°26'10" E	42.49'
L1188	N 33°15'22" E	47.31'
L1189	N 73°15'25" E	22.99'
L1190	N 89°36'23" E	46.15'
L1191	S 76°26'45" E	36.54'
L1192	S 73°23'17" E	104.27'
L1193	S 76°29'51" E	122.40'
L1194	S 74°16'05" E	109.09'
L1195	N 42°57'56" E	18.22'
L1196	S 68°05'59" E	59.01'
L1197	S 75°14'19" E	26.25'
L1198	S 25°54'07" E	40.71'
L1199	S 63°54'40" E	29.16'
L1200	N 47°54'39" E	51.92'

LINE TABLE		
LINE	BEARING	LENGTH
L1201	S 66°14'45" E	48.20'
L1202	S 77°08'01" E	84.21'
L1203	S 65°08'09" E	50.21'
L1204	N 76°49'04" E	45.44'
L1205	S 52°02'03" E	40.71'
L1206	S 21°05'53" E	16.45'
L1207	S 23°53'36" W	28.69'
L1208	S 70°25'54" W	79.56'
L1209	N 22°34'47" E	104.28'
L1210	N 15°18'26" E	68.80'
L1211	N 07°16'38" W	68.56'
L1212	N 59°06'41" E	56.18'
L1213	S 85°16'11" E	34.52'
L1214	S 42°09'42" E	36.29'
L1215	S 81°22'55" E	17.88'
L1216	S 36°28'29" E	70.09'
L1217	S 63°12'03" E	60.76'
L1218	N 53°14'04" E	35.61'
L1219	S 69°32'67" E	42.28'
L1220	S 35°08'49" E	30.67'
L1221	S 48°39'05" E	54.27'
L1222	S 42°54'32" E	23.11'
L1223	S 86°08'15" E	35.19'
L1224	N 03°41'12" E	33.63'
L1225	N 17°43'10" W	18.78'
L1226	N 19°27'21" W	27.20'
L1227	N 00°23'44" W	41.94'
L1228	N 13°24'00" E	6.78'
L1229	N 84°39'07" E	26.69'
L1230	S 53°28'50" E	37.11'
L1231	S 00°37'05" E	34.54'
L1232	S 73°18'53" E	46.32'
L1233	S 85°20'37" E	34.38'
L1234	N 10°29'32" W	34.45'
L1235	N 65°53'15" E	26.43'
L1236	S 84°27'42" E	62.70'
L1237	S 73°31'16" E	27.70'
L1238	S 88°13'18" E	62.73'
L1239	S 08°24'23" W	10.07'
L1240	S 56°55'34" W	17.18'
L1241	S 29°08'54" W	25.24'
L1242	S 60°36'03" W	55.77'
L1243	S 75°45'12" W	47.74'
L1244	S 28°02'38" W	40.00'
L1245	S 35°03'02" W	15.82'
L1246	S 65°58'18" W	30.25'
L1247	S 22°51'19" W	66.20'
L1248	S 79°02'05" W	29.01'
L1249	N 77°57'38" W	40.50'
L1250	S 73°11'43" W	38.60'
L1251	S 40°06'31" W	43.57'
L1252	N 88°34'04" W	68.26'
L1253	N 76°46'58" W	25.02'
L1254	N 59°42'27" W	41.40'
L1255	N 45°06'12" W	38.80'
L1256	S 63°30'24" W	57.88'
L1257	N 55°46'43" W	54.32'
L1258	S 49°55'14" W	36.60'
L1259	N 54°23'05" W	54.63'
L1260	S 75°56'18" W	51.51'
L1261	N 48°48'49" W	46.25'
L1262	S 60°54'36" W	58.05'
L1263	S 76°43'45" W	45.86'
L1264	S 08°40'26" W	21.95'
L1265	S 32°04'10" W	38.78'
L1266	S 16°17'45" W	59.43'
L1267	S 15°19'06" W	26.85'
L1268	S 06°27'16" W	74.03'
L1269	N 83°30'27" W	6.54'
L1270	N 04°56'19" E	69.71'
L1271	N 03°22'56" E	26.46'
L1272	N 13°47'11" E	62.99'
L1273	S 77°14'58" E	15.76'
L1274	S 87°43'43" W	15.79'
L1275	S 22°50'35" W	50.91'

LINE TABLE		
LINE	BEARING	LENGTH
L1276	S 44°56'59" W	26.61'
L1277	S 87°52'47" W	66.65'
L1278	S 7°54'12" W	27.34'
L1279	S 39°50'56" W	41.93'
L1280	S 86°11'47" W	40.59'
L1281	S 2°14'21" W	12.11'
L1282	S 68°59'41" W	8.94'
L1283	N 0°58'17" W	12.25'
L1284	S 85°47'41" W	37.30'
L1285	N 79°57'12" W	109.08'
L1286	N 64°19'49" W	156.90'
L1287	N 89°32'43" W	61.98'
L1288	N 84°39'54" W	226.38'
L1289	N 84°25'58" W	117.78'
L1290	N 80°44'49" W	67.76'
L1291	S 73°30'00" E	65.84'
L1292	S 84°30'58" E	93.33'
L1293	S 85°47'34" E	191.72'
L1294	S 83°24'06" E	51.76'
L1295	N 89°18'34" E	84.45'
L1296	S 7°21'57" E	35.91'
L1297	S 87°49'50" E	68.06'
L1298	S 78°26'17" E	116.67'
L1299	N 65°06'30" E	22.96'
L1300	S 18°49'47" W	32.76'
L1301	S 11°17'24" W	110.39'
L1302	S 12°53'61" W	91.91'
L1303	S 04°03'35" E	57.93'
L1304	S 79°13'08" E	98.42'
L1305	S 79°23'20" E	269.80'
L1306	S 78°49'25" E	456.25'
L1307	S 79°03'04" E	787.34'
L1308	S 80°03'59" E	251.48'
L1309	S 78°13'24" E	151.22'
L1310	S 63°25'05" E	18.10'
L1311	N 8°56'24" W	168.37'
L1312	N 78°50'32" W	256.05'
L1313	N 79°03'10" W	787.64'
L1314	N 79°13'57" W	478.15'
L1315	N 77°50'05" W	233.09'
L1316	N 8°12'03" W	159.03'
L1317	N 08°50'23" E	72.25'
L1318	N 13°23'18" E	98.93'
L1319	N 04°31'41" E	68.46'
L1320	S 86°03'59" E	31.87'
L1321	S 30°50'40" W	45.39'
L1322	S 05°51'38" E	30.53'
L1323	S 05°25'41" W	60.46'
L1324	S 09°17'10" W	60.70'
L1325	S 36°25'33" E	74.56'
L1326	S 18°04'49" E	50.93'
L1327	S 47°08'30" W	32.68'
L1328	N 49°45'07" W	28.57'
L1329	N 33°35'33" W	53.85'
L1330	N 09°06'36" E	56.36'
L1331	S 07°58'20" E	34.56'
L1332	N 83°01'28" W	333.33'
L1333	N 16°40'04" W	21.81'
L1334	S 82°42'42" E	26.04'
L1335	N 77°32'40" W	42.46'
L1336	N 73°36'18" E	21.45'
L1337	N 18°09'01" W	52.61'
L1338	N 10°52'43" W	29.65'
L1339	N 08°58'44" E	197.30'
L1340	N 64°09'15" E	20.27'
L1341	N 06°06'38" E	26.03'
L1342	N 69°34'21" W	39.87'
L1343	N 17°59'14" E	29.96'
L1344	N 05°16'52" E	30.53'
L1345	N 09°54'27" E	93.04'
L1346	S 80°36'14" E	45.79'
L1347	N 89°23'06" E	35.09'
L1348	S 00°16'08" E	30.85'
L1349	S 26°32'12" W	23.41'
L1350	S 72°08'35" W	22.28'

LINE TABLE		
LINE	BEARING	LENGTH
L1351	N 03°40'20" E	12.51'
L1352	N 12°45'47" E	11.16'
L1353	N 00°39'13" E	16.48'
L1354	N 29°02'17" W	14.19'
L1355	N 82°24'31" W	13.97'
L1356	N 47°18'33" W	21.47'
L1357	N 86°11'55" E	18.86'
L1358	S 00°41'32" W	26.09'
L1359	S 54°22'48" W	23.84'
L1360	N 64°14'54" W	46.67'
L1361	S 85°19'43" W	18.27'
L1362	S 00°29'25" E	59.64'
L1363	N 87°01'10" W	6.56'
L1364	N 29°07'09" W	39.41'
L1365	N 55°23'38" W	24.08'
L1366	N 39°16'59" E	23.22'
L1367	N 43°04'55" E	41.20'
L1368	N 7°05'48" E	19.20'
L1369	S 4°25'56" E	25.21'
L1370	S 39°02'40" W	41.59'
L1371	N 74°49'53" W	59.06'
L1372	S 08°47'54" W	43.83'
L1373	S 46°11'58" W	17.35'
L1374	S 26°44'28" W	24.73'
L1375	S 58°56'54" W	19.12'
L1376	S 12°29'36" W	20.47'
L1377	S 27°24'59" W	36.67'
L1378	S 83°06'09" W	20.68'
L1379	N 68°53'57" W	26.84'
L1380	N 20°51'02" E	24.26'
L1381	N 65°14'45" E	28.96'
L1382	N 08°00'19" E	23.95'
L1383	N 33°13'08" W	21.42'
L1384	S 86°52'34" E	24.46'
L1385	N 33°14'17" E	14.99'
L1386	N 38°20'03" W	31.53'
L1387	N 75°51'46" W	13.68'
L1388	N 49°57'11" E	19.37'
L1389	S 81°42'59" E	25.67'
L1390	S 03°26'06" E	47.02'
L1391	S 89°26'18" E	25.00'
L1392	S 71°42'27" W	21.44'
L1393	S 59°48'03" W	35.22'
L1394	S 29°49'43" E	9.19'
L1395	S 75°44'57" E	29.25'
L1396	S 54°57'48" E	9.14'
L1397	S 56°59'33" W	40.77'
L1398	S 26°01'51" E	39.79'
L1399	S 66°07'01" W	29.67'
L1400	N 05°39'08" E	37.81'
L1401	N 29°20'26" W	23.55'
L1402	N 09°24'01" W	11.91'
L1403	N 3°04'07" E	23.20'
L1404	S 40°28'14" W	25.48'
L1405	S 34°50'10" E	39.23'
L1406	S 43°42'13" W	37.43'
L1407	S 75°16'56" W	30.01'
L1408	S 21°42'11" W	43.57'
L1409	S 13°20'09" E	21.92'
L1410	S 14°27'38" W	14.18'
L1411	S 02°50'56" E	11.77'
L1412	N 6°39'17" W	24.31'
L1413	S 82°30'13" W	16.84'
L1414	N 06°13'00" W	12.21'
L1415	N 38°31'02" E	35.38'
L1416	N 21°24'25" E	38.66'
L1417	N 69°36'14" E	33.59'
L1418	N 05°10'01" W	50.06'
L1419	N 72°13'58" E	23.85'
L1420	S 25°37'45" W	37.15'
L1421	S 27°51'42" E	22.18'
L1422	S 27°58'11" W	21.53'
L1423	S 08°16'46" W	23.86'
L1424	S 03°40'03" E	18.80'
L1425	S 4°36'18" W	34.72'

LINE TABLE		
LINE	BEARING	LENGTH
L1426	N 64°41'14" W	20.70'
L1427	S 20°45'13" W	17.74'
L1428	S 03°25'33" W	23.81'
L1429	S 35°40'52" W	23.14'
L1430	S 64°53'50" W	30.64'
L1431	N 25°21'21" W	31.11'
L1432	N 64°55'52" W	13.32'
L1433	N 25°34'15" E	30.60'
L1434	N 61°55'19" E	4.36'
L1435	S 62°01'21" E	28.90'
L1436	N 16°48'06" E	50.60'
L1437	N 25°51'04" W	17.97'
L1438	N 27°34'34" E	25.11'
L1439	N 77°28'28" E	24.36'
L1440	N 47°25'10" E	36.84'
L1441	S 24°01'19" W	36.84'
L1442	S 09°57'49" E	34.07'
L1443	S 88°00'01" E	11.71'
L1444	S 08°24'57" W	13.65'
L1445	S 68°38'39" W	28.33'
L1446	N 43°07'50" E	21.82'
L1447	N 64°11'12" W	40.93'
L1448	N 53°41'52" E	40.60'
L1449	S 17°03'49" W	23.94'
L1450	S 14°08'27" W	30.32'
L1451	S 29°05'00" W	30.78'
L1452	S 15°56'32" E	21.94'
L1453	S 00°06'48" W	33.14'
L1454	S 54°28'32" W	49.16'
L1455	S 10°10'49" E	21.87'
L1456	S 37°20'47" W	25.36'
L1457	S 22°07'45" E	28.45'
L1458	N 73°30'33" E	31.99'
L1459	S 80°04'53" E	16.06'
L1460	S 24°01'05" E	22.71'
L1461	S 67°54'30" W	16.34'
L1462	N 70°58'18" W	34.43'
L1463	N 64°55'46" W	57.86'
L1464	N 06°07'50" E	21.68'
L1465	N 32°15'36" E	44.91'
L1466	N 45°27'43" E	21.31'
L1467	N 28°13'27" W	25.89'
L1468	N 13°40'08" W	28.73'
L1469	N 39°10'02" E	35.58'
L1470	N 38°44'03" E	18.49'
L1471	N 02°56'52" W	16.60'
L1472	N 68°31'43" E	30.46'
L1473	S 80°29'46" E	17.87'
L1474	S 48°42'13" W	37.02'
L1475	S 14°34'18" E	17.45'
L1476	S 44°23'36" W	44.82'
L1477	S 15°57'30" E	43.16'
L1478	S 35°48'08" W	64.40'
L1479	S 12°53'01" E	21.58'
L1480	S 58°56'18" W	11.15'
L1481	N 60°19'45" W	21.19'
L1482	N 86°47'53" W	37.06'
L1483	N 02°02'32" W	3.09'
L1484	N 89°59'24" E	45.64'
L1485	N 76°13'09" E	24.66'
L1486	N 10°05'52" E	27.65'
L1487	N 19°06'55" E	39.44'
L1488	N 64°54'15" E	20.79'
L1489	N 43°30'45" E	36.95'
L1490	N 60°19'45" W	16.96'
L1491	S 27°19'49" W	14.39'
L1492	S 04°45'42" E	21.74'
L1493	S 75°36'28" E	24.10'
L1494	S 81°31'33" E	24.00'
L1495	S 70°36'49" E	45.07'
L1496	S 33°41'08" W	33.66'
L1497	S 82°15'16" W	21.49'
L1498	N 30°15'29" W	52.48'
L1499	N 79°46'34" W	22.73'
L1500	N 13°16'35" E	17.91'

GEORGIA REGISTERED LAND SURVEYOR
WRIGHT C. POWERS JR.

USACE FRESHWATER WETLAND LINES AND PROPERTY CORNERS SHOWN ON THIS SURVEY WERE LOCATED USING A SOKKIA SET 530R TOTAL STATION & TRIMBLE GEO 7 GPS RECEIVER. GA DNR JURISDICTIONAL SALT MARSH LINES SHOWN ON THIS SURVEY WERE LOCATED USING A SOKKIA SET 530R TOTAL STATION. THE PURPOSE OF THIS SURVEY IS FOR THE DEPICTION OF JURISDICTIONAL WETLAND AREAS ONLY AND IT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTY AND IS NOT SUITABLE FOR CONVEYANCE OF PROPERTY.

WRIGHT C. POWERS, JR.
GEORGIA REGISTERED LAND SURVEYOR
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WETLAND SURVEY OF

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29TH G.M.D.
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CAMDEN COUNTY, GEORGIA

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200 0 200 400
1 INCH = 200 FEET

plat	drawn	reviewed	field	crew
04/22/15	PPG/DJP	WCP	04/15	VH

job 25480

LINE TABLE		
LINE	BEARING	LENGTH
L1501	N 78°48'00" W	100.00'
L1502	N 11°12'00" E	69.30'
L1503	N 11°12'00" E	39.44'
L1504	N 11°12'00" E	109.26'
L1505	N 30°31'03" E	19.39'
L1506	S 87°04'58" E	53.86'
L1507	S 83°20'18" E	46.07'
L1508	S 58°11'44" E	58.63'
L1509	S 39°53'09" W	37.44'
L1510	S 52°36'00" E	44.40'
L1511	S 14°44'40" W	26.96'
L1512	N 73°36'35" W	54.67'
L1513	N 65°26'14" W	58.36'
L1514	N 77°44'20" W	61.02'
L1515	N 25°50'52" W	14.13'
L1516	N 78°48'00" W	100.00'
L1517	S 86°13'18" W	11.49'
L1518	S 19°21'53" W	9.54'
L1519	N 79°29'05" W	43.11'
L1520	S 46°51'17" E	30.89'
L1521	N 60°41'47" W	13.42'
L1522	N 82°38'47" E	100.84'
L1523	S 84°33'26" E	40.76'
L1524	S 78°25'50" E	48.32'
L1525	S 61°26'44" E	32.67'
L1526	N 30°44'00" E	29.57'
L1527	N 39°20'33" W	36.98'
L1528	N 39°33'18" W	27.36'
L1529	N 06°09'42" W	36.71'
L1530	N 43°35'57" W	35.41'
L1531	N 39°27'00" W	36.20'
L1532	N 37°16'38" E	23.69'
L1533	S 52°01'57" E	25.09'
L1534	S 30°21'44" E	43.21'
L1535	S 88°18'49" E	30.02'
L1536	N 49°01'22" E	33.21'
L1537	S 77°08'58" E	21.74'
L1538	S 58°44'08" E	31.26'
L1539	S 83°09'50" E	25.37'
L1540	S 72°52'52" E	38.32'
L1541	N 34°01'36" E	33.30'
L1542	S 56°06'06" E	10.17'
L1543	S 52°46'24" W	17.92'
L1544	S 27°42'23" E	24.03'
L1545	S 17°00'54" W	24.27'
L1546	S 09°28'32" W	33.66'
L1547	S 16°12'07" W	42.64'
L1548	S 17°22'08" W	35.78'
L1549	S 13°22'28" W	26.31'
L1550	N 82°12'48" W	30.25'
L1551	N 77°13'07" W	27.19'
L1552	N 35°08'09" W	27.18'
L1553	N 8°31'54" W	27.02'
L1554	N 84°55'15" W	21.13'
L1555	N 87°57'31" W	42.43'
L1556	N 86°23'52" W	44.75'
L1557	N 66°04'11" W	33.55'
L1558	N 35°10'33" W	15.66'
L1559	S 50°21'25" E	51.59'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	1487.59'	549.27'	N 25°49'50" W	546.15'	21°09'20"
C2	7.70'	15.06'	S 04°24'38" E	12.77'	112°07'27"
C3	57.88'	195.86'	S 86°18'07" W	114.90'	193°53'29"
C4	38.93'	26.39'	N 72°22'00" W	25.89'	38°50'30"
C5	16.23'	34.51'	N 30°17'20" E	28.37'	121°47'59"
C6	30.35'	76.02'	N 19°51'44" E	57.55'	143°30'08"
C7	22.00'	58.04'	N 01°58'11" W	42.61'	151°08'59"
C8	19.52'	26.86'	N 20°54'01" E	24.79'	78°51'41"
C9	2440.45'	636.52'	N 07°52'03" E	634.72'	14°56'38"
C10	19.21'	30.60'	N 30°16'53" W	27.47'	91°14'29"
C11	20.00'	19.26'	N 36°33'59" E	18.52'	55°10'31"
C12	25.00'	25.33'	N 39°07'56" E	24.26'	58°02'57"
C13	7.00'	9.25'	N 31°43'52" W	8.59'	75°40'59"
C14	17.00'	25.98'	N 25°47'34" W	23.52'	87°33'56"
C15	7.00'	10.93'	N 54°39'06" E	9.86'	89°29'19"
C16	7.00'	11.04'	S 45°26'31" E	9.93'	90°20'46"

NOTES

1. THIS PLAT HAS A PRECISION OF ONE FOOT IN 5,523,537
2. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
4. ACCORDING TO F.I.R.M. MAP NO. 13039C, PANELS 0418F & 0485F, REVISED DECEMBER 16, 2008, THE PROPERTY SHOWN LIES IN FLOOD HAZARD ZONE X, AE 9, 10, 11 & VE 11 AS SHOWN.
5. WETLANDS WERE DELINEATED BY ENVIRONMENTAL SERVICES, INC. IN MARCH 2015 AND ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
6. TAX MAP NUMBER: 149 004
   PROPERTY OWNER: OLD WEED & READY PLANTATION, LLC
   C/O MICHAEL L. NEWSOM, NATIONAL CRS, LLC
7. LINE LABELS SHOWN ON THIS SURVEY ARE IN SEQUENTIAL ORDER. SOME LABELS HAVE BEEN OMITTED FOR CLARITY

REFERENCE

1. MAP TO SHOW BOUNDARY SURVEY OF LANDS OF GILMAN PAPER COMPANY, BY PRIVETT AND ASSOCIATES, INC., ERNEST R. BENNETT, JR., GA. REG. SURVEYOR NO. 2893, DATED FEBRUARY 4, 1999, AMENDED JANUARY 18, 2001.

GEORGIA REGISTERED LAND SURVEYOR
WRIGHT C. POWERS, JR.

USACE FRESHWATER WETLAND LINES AND PROPERTY CORNERS SHOWN ON THIS SURVEY WERE LOCATED USING A SOKKIA SET 530R TOTAL STATION & TRIMBLE GEO 7 GPS RECEIVER. GA DNR JURISDICTIONAL SALT MARSH LINES SHOWN ON THIS SURVEY WERE LOCATED USING A SOKKIA SET 530R TOTAL STATION, THE PURPOSE OF THIS SURVEY IS FOR THE DEPICTION OF JURISDICTIONAL WETLAND AREAS ONLY AND IT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTY AND IS NOT SUITABLE FOR CONVEYANCE OF PROPERTY.

WRIGHT C. POWERS, JR.
GEORGIA REGISTERED LAND SURVEYOR
LICENSE NO. 2612

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WETLAND SURVEY OF

PORT OF ST. MARY'S INDUSTRIAL AND LOGISTICS CENTER

29TH G.M.D.
CITY OF ST. MARY'S
CAMDEN COUNTY, GEORGIA

prepared for
NATIONAL CRS, LLC

THOMAS & HUTTON
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job 25480 SHEET 17 OF 17

PORT OF ST. MARYS
INDUSTRIAL & LOGISTICS CENTER
PLANNED DEVELOPMENT DISTRICT
CITY OF ST. MARYS, GEORGIA

REZONING APPLICATION

Appendix A

CITY OF ST. MARYS
ZONING ORDINANCE

J – 25467.0001

Prepared by:

THOMAS & HUTTON

www.thomasandhutton.com

Chapter 110 - ZONING

FOOTNOTE(S):

--- (1) ---

Editor's note— The city zoning ordinance adopted Sept. 12, 1994, and all amendments thereto, have been included within the Code at the direction of an ordinance adopted March 10, 1997.

Cross reference— Development authority, § 2-146 et seq.; planning commission, § 2-211 et seq.; advertising, ch. 6; alcoholic beverages, ch. 10; buildings and building regulations, ch. 18; businesses, ch. 22; historic preservation commission, § 62-61 et seq.; solid waste, ch. 78; streets, sidewalks and other public places, ch. 82; subdivisions, ch. 86; utilities, ch. 98. (Back)

State Law reference— Authority to adopt plans and exercise the power of zoning, Ga. Const. art. 9, sec. 2, par. 4; The Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq.; local government zoning powers, O.C.G.A. § 36-66-2; conflicts of interest in zoning actions, O.C.G.A. § 36-67A-1 et seq.; coordinated and comprehensive planning by counties and municipalities, O.C.G.A. § 36-70-1 et seq.; effect of zoning laws on covenants running with the land, O.C.G.A. § 44-5-60. (Back)

ARTICLE I. - IN GENERAL

Sec. 110-1. - Title.

This chapter shall be known and may be cited as the "City of St. Marys, Georgia Zoning Ordinance".

(Ord. of 9-12-94, art. 1)

Sec. 110-2. - Enactment, purpose, objectives, and scope of chapter.

(a) *Enactment.* In accordance with the authority granted by the Constitution of the State of Georgia, as enacted by the Georgia General Assembly and ratified by general election, the City Council of St. Marys, Georgia, does hereby ordain and enact into law the City of St. Marys Zoning Ordinance. As part of this ordinance so enacted into law is the "Official Zoning Map of St. Marys, Georgia".

(b) *Purpose.* [The purpose of this chapter is] to provide for the best use of property promoting the health, safety, morale, convenience, order, prosperity, and general welfare of the people of St. Marys.

(c) *Objectives.* These regulations are designed to:

(1) Lessen congestion in the streets;

(2) Secure safety from fire, panic, and other dangers;

(3) Promote health and general welfare;

(4) Provide adequate light and air;

(5) Prevent overcrowding of the land;

(6) Avoid undue concentration of the land;

(7) Facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements;

(8) Sustain the character of the city and its suitability for particular uses;

(9) Promote desirable living conditions and stability of neighborhoods;

(10) Protect property from blight and depreciation;

(11) Secure economy in governmental expenditures;

(12) Conserve the value of buildings; and

(13) Channel the most appropriate use of land and buildings throughout the city.

(d) *Scope.* [The scope of this chapter is as follows:]

An ordinance of the City of St. Marys, Georgia regulating the location, height, bulk, number of stories and size of buildings and other structures; the percentage of lot which may be occupied; the sizes of yards and other open spaces; the density and distribution of population; and the uses of buildings; structures and lands for trade, industry, residence, recreation, conservation, water supply, sanitation, public safety, public activities, preservation of scenic areas, protection against floods, rising waters and erosion, and other purposes; creating districts for said purposes and establishing the boundaries thereof, defining certain terms used herein; providing for the method of administration, appeal and amendment and duties; providing penalties for violation; and for other purposes.

(e) *Planning commission's power to adopt design guidelines.* The planning commission shall have the flexibility to adopt design guidelines for any zone without amendment to the ordinance from which this section derives.

(Ord. of 9-12-94, §§ 201—204; Ord. of 5-24-10, § 1)

Sec. 110-3. - All structures must conform to chapter.

No building or structure shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used for any purpose other than is permitted in the district in which the building or land is located.

(Ord. of 9-12-94, § 301)

Sec. 110-4. - Access to public street required.

No building shall be constructed or erected upon a lot, or parcel of land, which does not abut upon a public street or permanent easement of access to a public street, which easement shall have a minimum width of 25 feet, unless an easement of lesser width was of record prior to the adoption of this chapter.

(Ord. of 9-12-94, § 302)

Sec. 110-5. - Projects under construction not affected.

Nothing in this chapter shall be deemed to require any change in the plans, construction of designated use of any building upon which actual construction was lawfully begun prior to the adoption of this chapter and upon which building actual construction has been diligently carried on, and provided further, that such building shall be completed within two years from the date of passage and publication of this chapter.

(Ord. of 9-12-94, § 303)

Sec. 110-6. - Zoning designation of annexed areas.

Any area annexed to the city shall, upon such annexation be automatically zoned R-1, Single-family Residential District, and shall be subject to all restrictions applicable in such districts, unless the ordinance annexing such area specifically designates a different land use district and further provided that the procedures established for zoning ordinance amendments by article VII have been followed.

(Ord. of 9-12-94, § 304)

Sec. 110-7. - Public utilities allowed in all districts.

Unless otherwise stated by this chapter, the following public utility uses shall be permitted within easements or dedicated public rights-of-way in any district: Poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves, and any other similar transmission and distribution equipment (but not including

distribution centers and substations), provided that the installation thereof shall conform with the rules and regulations of the applicable administrative authorities.

(Ord. of 9-12-94, § 305)

Sec. 110-8. - Interpretation of terms; definitions.

(a) *Interpretation of terms.* For the purpose of this chapter, the following definitions shall apply:

(1) Words used in the singular shall include the plural, and the plural shall include the singular.

(2) Words used in the present tense shall include the future tense and the past tense.

(3) The word "shall" is mandatory and not discretionary.

(4) The word "may" is discretionary.

(5) The phrase "used for" shall include the phrases "arranged for", "designed for", "intended for", "maintained for" and "occupied for".

(6) Words not defined herein shall be construed to have the meaning given by common and ordinary use.

(b) *Definitions.*

Accessory building. A building customarily incidental and subordinate to the main buildings.

Accessory use. A use customarily incidental, appropriate and subordinate to the principal use of land or buildings located upon the same premises.

Advertising sign or structure. Any cloth, card, paper, metal, painted, glass, wooden, plastic, plaster, stone sign or other sign, device, or structure of any character whatsoever, including statuary, placed for outdoor advertising purposes on the ground or on any tree, wall, bush, rock, post, fence, building or structure. The term "placed" shall include erecting, constructing, posting, painting, printing, tacking, nailing, gluing, sticking, carving, or otherwise fastening, affixing, or making visible in any manner whatsoever. The area of an advertising structure other than a sign shall be determined as the area of the largest cross-section of the structure. Neither directional, warning, nor other signs posted by public officials in the course of their public duties nor merchandise or material being offered for sale, shall be construed as advertising signs for the purpose of this definition.

Advertising sign, outdoor (billboard). A sign which directs attention to a profession, business, commodity, service, or entertainment other than one conducted, sold, or offered upon the premises where such sign is located, or on the building to which such sign is affixed.

Airport. Publicly owned airports.

Airport hazard. Any structure or tree or use of land which obstructs the air space required for the flight of aircraft in landing or taking off at an airport, or which otherwise is hazardous to such landing or taking off of aircraft.

Alley. A minor right-of-way dedicated to public use which affords only a secondary means of vehicular access to the back or side of properties otherwise abutting on a street and which may be used for public utility purposes.

Apartment. A building designed for or occupied by four or more families with separate housekeeping facilities for each family, including apartment houses, apartments and flats, efficiency apartments, and studio apartments, but not including, boarding homes, hotels or motels.

Boardinghouse. A dwelling other than a hotel where, for compensation and by prearrangement for definite periods, meals or lodging and meals are provided for two or more persons.

Buildable area of lot. The buildable area of a lot is the space remaining after the minimum open space requirements of this chapter have been met.

Building. Any structure having a roof supported by columns or by walls and intended for shelter, housing, or enclosure of persons, animals or personal property.

Building line. The line, established by law, beyond which the building shall not extend, except as specifically provided by law.

Building height. The vertical distance measured from the mean finished ground level adjoining the building to the highest point of the roof. For structures to be constructed within the floodplain, the mean finished ground level shall be measured from the elevation of the designated 100-year flood, as identified on the current flood insurance rate map, to the top of the highest point of the roof. For structures to be constructed outside or above the 100-year floodplain, as identified on the current flood insurance rate map, the mean finished ground level shall be measured from the elevation of the existing ground area proposed for the structure (taken at the geometric center of the proposed structure) to the highest point of the roof.

Building official. The employee or employees of the City of St. Marys, or their duly authorized representative, given the responsibility for building inspection and construction permitting.

Building, principal. A building in which there is conducted the principal use of the lot on which said building is situated. (See also *accessory building*.)

Building setback line. A line establishing the minimum allowable distance between the front of the structure and the front property right-of-way line when measured perpendicularly thereto. The term "building line", where used in this chapter, shall be synonymous with the term "building setback line".

Building site. A single parcel of land under one ownership, occupied or intended to be occupied by a building or structure.

Centerline of street. The line surveyed and monumented by the City of St. Marys or the Georgia Department of Transportation or if a centerline has not been surveyed and monumented, it shall be that line running midway between the outside curbs or ditches of the street.

Club. Building and facilities owned or operated by a corporation, association, person, or persons for a social, educational, or recreational purpose, but not primarily for profit or to render a service which is customarily carried on as a business.

Condominium (building). A building containing three or more individually owned dwelling units and related, jointly-owned, common areas as defined by the laws of the State of Georgia.

Construction. For the purpose of section 110-5, construction begins when a building permit is issued.

Curb cut. Any interruption or break in the line of a street for the purpose of connecting a driveway to a street, or otherwise to provide vehicular access to abutting property.

Day care center or *kindergarten.* Any place used for the daytime care or education of five or more children under 17 years of age where the children's parents or guardians are not residents of the premises.

Dwelling. A building or portion thereof that provides living facilities for one or more families; including one-family, two-family and other multiple-family dwellings, but not including hotels and boardinghouses.

Dwelling, multifamily. A structure designed for the occupancy of two or more families with separate housekeeping facilities for each family.

Dwelling, single-family. A detached building designed exclusively for occupancy by one family.

Dwelling unit. One or more rooms in a dwelling, apartment, boardinghouse, hotel or motel, designed primarily for occupancy by one family for living or sleeping purposes.

Fair market value. The value of property or structures, shall mean, as determined by the tax assessor, either: (a) before the improvement was started; or (b) if the structure has been damaged and is being restored, before the damage occurred.

Family. One or more persons occupying a dwelling unit, living as a single, nonprofit housekeeping unit; provided that a group of four or more persons who are not within the second degree of kinship shall not be deemed to constitute a family.

Notwithstanding the definition in the preceding paragraph, a family shall be deemed to include four or more persons not within the second degree of kinship occupying a dwelling unit and living as a single, nonprofit housekeeping unit, if said occupants are handicapped persons as defined in Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988. Such unrelated individuals shall have the right to occupy a dwelling unit in the same manner and to the same extent as any family unit as defined in the first paragraph of this definition.

Home business office. An office within a dwelling which is secondary to the use of the structure for dwelling purposes. The office may be for the purposes of service or trade workers who customarily work at various locations, such as electricians, plumbers, appraisers, or individuals who work at home, such as writers or computer programmers. Home business offices are not offices for on-site customer servicing. Customers are prohibited from visiting the office and there may be no signs indicating the presence of such office on the premises.

Home occupation. Any occupation or profession carried on by the inhabitants which is clearly incidental and secondary to the use of the dwelling for dwelling purposes, which does not change the character thereof, and which is conducted entirely within the main or accessory buildings; provided that no trading in merchandise is carried on and in connection with which there is no display of merchandise or sign other than one nonilluminated nameplate not more than two square feet in area attached to the main or accessory building and no mechanical equipment is used or activity is conducted which creates any dust, noise, odor, or electrical disturbance beyond the confines of the lot on which said occupation is conducted.

Hotel or *motel.* A building or group of buildings under one ownership containing sleeping rooms occupied, intended or designed to be occupied, as the more or less temporary abiding place of persons who are lodged with or without meals for compensation, but not including an auto or trailer court or camp, sanitarium, hospital, asylum, orphanage, or building where persons are housed under restraint. Hotel and motel include tourist homes and bed and breakfasts.

Institution. A building occupied by a nonprofit organization or corporation or a nonprofit establishment for public or semi-public use.

Junk yard. An open area where waste, used or secondhand materials are bought and sold, exchanged, stored, baled, packed, disassembled or handled, including, but not limited to, scrap iron and other metals, paper, rags, rubber tires, and bottles. A "junk yard" includes automobile wrecking yards and includes any area for storage, keeping, or abandonment of junk but does not include uses established entirely within enclosed buildings.

Loading space, off-street. Space logically and conveniently located for pickups and deliveries scaled to delivery vehicles expected to be used and accessible to such vehicles.

Lot. A parcel or plot of land of varying size which is designated as a single unit of property and which is intended to be occupied by one building, or group of buildings, and its accessory buildings and uses as required by this chapter.

(1) *Lot area.* The total area included within lot lines.

(2) *Lot, corner.* A lot situated at the intersection of two or more streets.

(3) *Lot coverage.* The percentage of lot area covered by principal and accessory buildings and structures.

(4) *Lot, double frontage.* A lot, other than a corner lot, which has frontage on more than one street other than an alley.

(5) *Lot depth.* The mean distance between front and rear lot lines.

(6) *Lot frontage.* The linear distance a lot or parcel abuts a public street or permanent easement from beginning to end at any one point. For lots that front a street at more than one point, this distance shall not be construed as a cumulative amount.

(7) *Lot lines.* Lines forming the boundaries of a lot as defined above.

(8) *Lot width.* Distance between the side boundaries of the lot measured at the front yard set back line.

Lot of record. A lot which is part of a subdivision, a plat of which has been legally recorded in the records of the Clerk of Camden County Superior Court; or a parcel of land, the deed of which has been legally recorded in the same office as of the effective date of this chapter.

Manufactured housing. A factory-built, single-family structure that is manufactured under the authority of 42 U.S.C. Sec. 5401, the National Manufactured Home Construction and Safety Standards Act, is transportable in one or more sections, is built on a permanent chassis, and is designed to be used as a place of human habitation with or without a permanent foundation when connected to the required utilities. It is not constructed with a permanent hitch or other device allowing transportation of the unit other than for the purpose of delivery to permanent site, and does not have wheels or axles permanently attached to its body or frame.

Manufactured housing park. A parcel of land which is used or intended to be used for the rental or lease of spaces, stands, or manufactured houses and the provision of services for two or more manufactured houses.

Manufactured housing space, stand. A plot of ground within a manufactured housing park designed for the accommodation of one manufactured house for rent or lease and not to be bought or sold individually.

Mobile home. A transportable factory built home, designed to be used as a year-round residential dwelling and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976. Mobile homes are not permitted uses in any district.

Modular home. A factory fabricated, transportable building consisting of units designed to be incorporated at a building site on a permanent foundation into a permanent structure to be used for residential purposes and which bears a seal of compliance with regulations of the Southern Building Code Congress International. For the purposes of this chapter, modular home shall be construed to be a single-family dwelling.

Nonconforming use. Any building structure or uses of land or building lawfully existing at the effective date of this chapter, which does not conform with the provisions of this chapter or amendments thereto.

Nursing home. A home for aged or ill persons in which three or more persons not of the immediate family are provided with food, shelter and care for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to diagnosis and treatment.

Personal property. Any property which is not real property.

Physical construction. Permanent emplacement of structural components.

Public utility. Any person, firm or corporation, municipal department, board or commission duly authorized to furnish and furnishing under federal, state, or municipal regulations to the public: Natural gas, steam, electricity or other energy sources, water, sewage disposal, communication, including cable TV.

Right-of-way line. The outside boundaries of a highway right-of-way, whether such right-of-way be established by usage, dedication or by the official right-of-way.

Special use. A special use is that activity or use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location, or relation to the neighborhood would promote the public health, safety, morals, order, comfort, convenience,

appearance, prosperity, or general welfare. Such uses may be permitted in zoning districts as special uses, if specific provisions for such special uses are made in this chapter. This is not to be confused with a variance.

Story. That portion of a building included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, then the space between the floor and the ceiling.

Street. Any public or private thoroughfare which affords the principal means of access to abutting property.

Street, intersecting. Any street which joins another street at an angle, whether or not it crosses the other.

Structure. Anything constructed or erected, the use of which requires location on the ground or attached to something having a location on the ground.

Subdivision. The division of a parcel or tract of land into two or more lots for immediate or future use.

Townhouse. A building containing two or more attached, individually owned dwelling units with no related common areas.

Travel trailer. Any single-family structure ordinarily towed by a motor vehicle or self-propelled and being no longer than 36 feet, having a water closet toilet.

Variance. A variance is a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of this chapter would result in unnecessary undue hardship. As used in this chapter, a variance is authorized only for height, area and size of structure, for size of yards and open spaces and for any rule or regulation herein involving distance, area, height, or any other dimension, to include by way of example, but not limited to, setback distances for buildings, distances of curb cuts from corners, etc.; establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. This is not to be confused with special uses.

Yard. An open space on the same lot with a principal building, unoccupied, and unobstructed by buildings or structures from ground upward, except as otherwise provided in this chapter.

(1) *Yard, front.* An open, unoccupied space on the same lot with a principal building, extending the full width of the lot, and situated between the street right-of-way and the front line of the building projected to the side lines of the lot.

(2) *Yard, side.* An open, unoccupied space on the same lot with the principal building, situated between the building and the side line of the lot and extending from the rear line of the front yard to the front line of the rear yard.

(3) *Yard, rear.* An open, unoccupied space on the same lot with a principal building, extending the full width of the lot and situated between the rear line of the lot and the rear line of the building projected to the site lines of the lot.

(Ord. of 9-12-94, §§ 401, 402; Ord. of 6-26-03; Ord. of 11-13-06(2), § 1)

Sec. 110-9. - Provisions of chapter declared to be minimum requirements.

(a) In their interpretation and application, the provisions of this chapter shall be held to be minimum requirements, adopted for the promotion of public health, safety, morals, or general welfare. Wherever the requirements of this chapter are at variance with the requirements of the lawfully adopted rules, regulations, or ordinances of the City of St. Marys, Camden County, State of Georgia, and the United States of America, the most restrictive or that imposing the higher standards shall govern.

(b) The city shall not approve any request for any subdivision, special use, variance, or other request that is in opposition to any currently effective, legally adopted deed restriction and/or covenants which apply to the property for which the request is made.

(1) An applicant for any variance, special use, rezoning, or subdivision of any parcel that has covenants or deed restrictions shall submit with the application a valid copy, certified by the Clerk of Superior Court of Camden County, Georgia, of the deed restrictions and/or covenants currently in effect.

(2) This deed restrictions and/or covenants data will be used by the city to determine the validity of any application for variance, special use, rezoning, subdivision or other matter.

(3) The city is not required to enforce and will not enforce any deed restrictions, covenants or similar private legal agreements concerning the use of land in the city.

(c) In the event any portion of this article shall be declared or adjudged invalid or unconstitutional, it is the intention of the city council of the city that such adjudication shall in no manner affect the other sections, sentences, clauses, or phrases of this article which shall remain in full force and effect, as if the invalid or unconstitutional section, sentence, clause, or phrase were not originally a part of the article.

(Ord. of 9-12-94, § 1201; Ord. of 7-9-07, §§ 1, 2)

Secs. 110-10—110-50. - Reserved.

ARTICLE II. - LAND USE DISTRICTS

DIVISION 1. - GENERALLY

Sec. 110-51. - Establishment of land use districts.

For the purposes of these regulations, St. Marys, Georgia, is hereby divided into the following land use districts:

R-1 Single-family Residential

R-2 Low Density Multifamily Residential

R-3 Medium and High Density Multifamily Residential

R-4 Single-family Residential

M-H Manufactured Housing

R-5 Townhouse

PD Planned Development

C-1 Central Business

C-2 Highway Commercial

C-3 Office-Apartment

I-L Light Industrial

I-G General Industrial

I-A Airport Industrial

CP Conservation-Preservation

WD Waste Disposal

(Ord. of 9-12-94, § 501)

Sec. 110-52. - Interpretation of land use district boundaries.

Where uncertainty exists with respect to boundaries of any land use districts as shown on the official zoning map, the following shall apply.

(1) Where district boundaries are indicated as approximately following street or highway centerlines, or street or highway right-of-way lines, said boundaries shall be construed as following such lines.

(2) Where district boundaries are indicated as approximately following lot lines, said boundaries shall be construed as following such lines.

(3) Where district boundaries are indicated as being approximately parallel to the centerlines or right-of-way lines of streets, or the centerlines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto at the scaled distance indicated on the zoning map.

(4) All streets, alleys, and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such alleys, streets, or railroad right-of-way. Where the centerline of a street, alley or railroad right-of-way serves as a district boundary the zoning of such street, alley, or railroad right-of-way, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such centerline.

(5) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

(6) Boundaries indicated as following salt water shorelines shall be construed to follow the mean low water mark of said shorelines, and in the event of change, the boundary line shall be construed as moving with the actual low water line; boundaries indicated as approximately following the centerline of fresh water rivers, creeks, canals, lakes, inlets or other bodies of water shall be construed to follow such centerlines.

(7) Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, the planning commission shall interpret the district boundaries.

(8) Where a district boundary line divides a lot which was in single ownership at the time of passage of this chapter, the planning commission may permit the extension of the regulations for either portion of the lot not to exceed 75 feet beyond the district line into the remaining portion of the lot.

(9) It is the policy of the planning commission that all fresh and salt water marsh areas fall within the Conservation-Preservation Land Use District (CP). Where a boundary is indicated as following such fresh or salt marsh area the boundary line shall be construed as following the actual limits of said fresh or salt marsh.

(Ord. of 9-12-94, § 502)

Secs. 110-53—110-60. - Reserved.

DIVISION 2. - SPECIFIC LAND USE DISTRICT REGULATIONS

Sec. 110-61. - Intent.

The regulations set by this division within each district shall be minimum regulations and shall apply uniformly, and to each class or kind of structure or land, except when modifications are provided.

(Ord. of 9-12-94, art. 6)

Sec. 110-62. - R-1, Single-Family Residential District.

District intent. This is the most restrictive residential district. The principal use of land is for single-family dwellings and related recreational, religious and educational facilities needed to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function appropriate to the single-family residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of each element.

(a) *Uses permitted.* Property and buildings in an R-1, Single-Family Residential District shall be used for the following purposes:

(1) Single-family residences (must meet the requirements in subsection (d) below);

(2) Parks or playgrounds;

(3) Country clubs, golf courses;

(4) General purpose of gardening, but not the keeping of livestock, or nondomestic animals. Only laying hen chickens, but no roosters or other fowl, are permitted provided the following minimum requirements are met: A maximum of five laying hen chickens, and their enclosures, shall be 15 feet from property lines and not visible from the street. Laying hen chickens and their enclosures, must be kept in a neat, clean and sanitary condition and be well-maintained and free from offensive odors, excessive noise or any other condition that would constitute a nuisance. Enclosures must be attractive and well-maintained.

Any citizen proposing to have laying hen chickens under this section shall submit the following documents to the building department to indicate compliance with the minimum requirements as noted above:

a. Sketch site plan showing location of the coop and enclosure. All distances between the proposed coop and/or enclosure and the adjacent property lines shall be clearly shown. These dimensions shall be field verified by the building department.

b. Signature of the citizen indicating understanding and compliance with the minimum requirements noted above, or a form provided by the building department.

c. A $10.00 administrative fee will be collected to offset the cost to process and verify that the applicant is in compliance with the minimum requirements as noted herein.

d. Change of ownership of the property shall require a new application for approval.

(5) Accessory buildings and structures;

(6) Home business offices.

(b) *Special permit uses.* The following uses may be permitted in accordance with provisions contained in section 110-145, and if additional conditions which may be required are met.

(1) Public and private schools;

(2) Public buildings and utilities;

(3) Churches;

(4) Day care centers or kindergartens;

(5) General purpose farm or garden that includes the keeping of livestock or nondomestic animals;

(6) Home occupations provided that the conditions set forth in section 110-97 are met.

(7) Fruit and vegetable sales with outdoor sales and caretakers residence.

a. The establishment of fruit and vegetable sales with outdoor sales and caretakers residence shall be a special use, to include all of the application and documentation requirements noted under section 110-145. Special permit uses, as well as requirements noted under this subsection (7).

b. The location of any proposed use under this section shall be limited to: the existing R-1 zoned parcels along Georgia 40 (Osborne Road) between Herb Bauer Drive (the library) and the Dark Entry Creek, and the existing R-1 zoned parcels along Georgia Spur 40 (Charlie Smith Sr. Highway) between Georgia 40 and Colerain Road.

c. All outdoor sales as part of this special use shall not be located in present or future parking areas, and shall be set back a minimum of 40 feet as measured from the property line to provide for future parking requirements.

d. Permanent signage shall be as per the sign ordinance, with the following new condition that no push in type signs, or sandwich type signs, or other "temporary" signage be located within the above setback or on any pole or on any fence.

e. State and/or county health department and/or department of agriculture approval shall be obtained and prominently displayed on the premises and viewable by the general public.

f. Valid and approved City of St. Marys occupational tax license.

g. Fruit and vegetable sales facility shall be of coastal design and coloration.

h. A caretaker residence shall be permitted behind or "above the shop" for only the business owner and his/her immediate family.

1. If the caretaker residence is located "above the shop", the residence shall have:

i. Code-approved fire separation between the residence and the shop below;

ii. Be a minimum of 900 square feet;

iii. Have a fully functioning sprinkler system to applicable code;

iv. Have at least two exits as remote as possible from each other;

v. Be in compliance with all applicable codes.

2. If the residence is located behind and not physically connected to the shop (business use), the shop portion of the structure shall conform to the approved C-2 commercial portions of the St. Marys Building Code and Zoning Ordinance, as applicable; and the residential portion of the structure shall conform to the approved R-1 residential portions of the applicable St. Marys Building Code and Zoning Ordinance, as applicable.

(c) *Area regulations.* Unless otherwise specified in this chapter, uses permitted in R-1, Single-Family Residential Districts shall conform to the following requirements:

(1) Minimum lot area: 10,000 square feet;

(2) Minimum lot width at building line: 75 feet

(3) Minimum front yard setback from street: 25 feet

(4) Minimum side yard, setback from street: 25 feet; setback from other property line: 15 feet;

(5) Minimum rear yard, setback from street: 25 feet; setback from other property line: 15 feet;

(6) Maximum percentage of lot coverage: 30 percent;

(7) Maximum building height: 35 feet.

(d) *Single-family residential standards.* All single-family residences, whether site built or modular houses, must meet the following standards in the R-1 District:

(1) The roof shall be covered with asphalt composition shingles, 5-V metal roofing, tile materials or other suitable materials. Corrugated metal or plastic panels are prohibited.

(2) The exterior wall materials may include clapboards, simulated clapboards such as conventional vinyl or metal siding, wood shingles, shakes, stucco, brick, brick veneer, concrete block, or similar materials, but shall not include smooth ribbed or corrugated metal or plastic panels.

(3) The minimum horizontal dimension of the structure as installed on the site shall be 24 feet.

(4) The minimum heated and cooled floor area shall be 900 square feet.

(5) All principal structures shall be placed on a permanent foundation. For the purposes of this section, a permanent foundation shall mean a concrete slab, concrete footers, foundation wall, pilings or post construction which complies with the city building code.

(6) No "manufactured housing" or "mobile homes", as those terms are defined in subsection 110-8(b), shall be permitted in this district.

(7) All units must meet wind loading requirements of the Federal Emergency Management Administrator and the State of Georgia adopted building codes.

(Ord. of 9-12-94, § 601; Ord. of 1-31-05, § 2; Amend. of 5-16-11; Ord. No. 2014-040 , 9-15-14)

Sec. 110-63. - R-2, Single-Family Residential District.

District intent. This residential district is created to provide low density multifamily residential dwellings, primarily in the form of two and three dwelling unit structures. Single-family and other uses allowed in the R-1 District are also permitted. Persons residing in this district are entitled to protection from other types of uses which are detrimental to the residential characteristics of the district. The regulations which apply to this district are designed to encourage the formation and continuance of a stable, healthy living environment for its residents.

(a) *Uses permitted.* Property and buildings in an R-2, Low Density Multifamily Residential District shall be used for the following purposes:

(1) Any use permitted in the R-1, Single-Family Residential District (see subsection 110-62(a)) except that single-family residences are not required to meet the standard listed in subsection 110-62(d)(5);

(2) Two-family dwellings (duplex);

(3) Three-family dwellings (triplex);

(4) Boardinghouses (not to exceed four units);

(5) Accessory uses and structures.

(b) *Special permit uses.* The following uses may be permitted in accordance with provisions contained in section 110-145, and if additional conditions which may be required are met:

(1) Any special use permitted in the R-1, Single-Family Residential District (see subsection 110-62(b));

(2) Nursing homes.

(c) *Area regulations.* Unless otherwise specified in this chapter, uses permitted in R-2, Low Density Multifamily Residential Districts shall conform to the following requirements:

(1) Minimum lot areas:

a. Single-family dwellings: 10,000 square feet;

b. Two- and three-family dwellings: 10,000 square feet for the first two units, 4,000 square feet for each additional unit;

c. Boardinghouses: 10,000 square feet for the first three units plus 4,000 square feet for each additional unit.

(2) Minimum lot width at building line: 70 feet;

(3) Minimum front yard setback from street: 25 feet;

(4) Minimum side yard, setback from street: 25 feet; setback from other property line: Ten feet;

(5) Minimum rear yard, set back from street: 25 feet; setback from other property line: 15 feet;

(6) Maximum percentage of lot coverage: 35 percent;

(7) Maximum building height: 35 feet;

(8) Minimum dwelling unit size (heated and cooled area):

a. Single-family dwellings: 600 square feet;

b. Two- and three-family dwellings: 600 square feet per unit;

c. Boardinghouses: none.

(Ord. of 9-12-94, § 602)

Sec. 110-64. - R-3, Medium and High Density Multifamily Residential District.

District intent. To provide for development of condominium dwelling units and medium to high density residential development. This district's regulations are designed to encourage the formation and continuance of a stable and healthy residential environment while discouraging the encroachment of uses capable of adversely affecting the district's character.

(a) *Uses permitted.* Property and buildings in R-3, Medium and High Density Multifamily Residential Districts shall be used for the following purposes:

(1) All uses permitted in the R-1, Single-Family Residential and R-2, Low Density Multifamily Residential except that single-family residences are not required to meet the standard listed in subsection 110-62(d)(5);

(2) Multiple-family dwellings and apartments;

(3) Single-family condominium dwellings;

(4) Accessory uses and structures.

(b) *Special permit uses.* The following uses may be permitted in accordance with the provisions contained in section 110-145, and if additional conditions which may be required are met:

(1) Any special use permitted in the R-1, Single-family Residential District or R-2, Low Density Multifamily Residential District.

(c) *Area regulations.* Unless otherwise specified in this chapter, uses permitted in R-3, Medium and High Density Multifamily Residential Districts shall conform to the following requirements:

(1) Minimum lot area:

a. Single-family detached dwellings: 10,000 square feet;

b. Two- and three-family dwellings: 10,000 square feet for the first two units and 4,000 square feet for each additional unit;

c. Condominiums and multifamily dwellings of more than three units: 8,000 square feet for the first two units; plus 2,000 square feet for each additional unit;

(2) Minimum lot width at building line: 16 feet for condominium dwellings; 70 feet for all other uses;

(3) Minimum front yard setback from street: 25 feet;

(4) Minimum side yard, setback from street: 25 feet; setback from other property line: Ten feet; provided, that condominium dwellings which are not end units may have 0 feet side yards on each side adjoining another unit.

(5) Minimum rear yard, setback from street: 25 feet; setback from other property line: 15 feet;

(6) Maximum percentage of lot coverage: 55 percent for condominiums; 35 percent for all other permitted uses;

(7) Maximum building height: 45 feet;

(8) Minimum dwelling unit size:

a. Single-family dwellings, and condominium dwellings: (heated and cooled area) 800 square feet;

b. Two- and three-family dwellings: 600 square feet per unit;

c. Multifamily dwelling of more than three units: 600 square feet for the first six units; 500 square feet for the next six units; and 400 square feet per unit in addition to the first 12 units.

(Ord. of 9-12-94, § 603)

Sec. 110-65. - R-4, Single-Family Residential District.

District intent. The intent of this district is to provide distinct areas within the city where single-family dwellings are allowed by right and single-family manufactured housing is allowed on a special use permit basis. It is intended that R-4 land use districts be limited to those areas of the city where manufactured homes and single-family dwellings have historically existed together but where single-family dwellings are the dominant housing type.

(a) *Uses permitted.* Property and buildings in the R-4, Single-Family Residential District shall be used for the following purposes:

(1) Single-family dwellings; except that single-family residences are not required to meet the standard listed in subsection 110-62(d)(5);

(2) Parks and playgrounds;

(3) Country clubs and golf courses;

(4) General purpose farm or garden, but not the keeping of livestock or non-domestic animals;

(5) Accessory uses and structures;

(6) Home business offices.

(b) *Special permit uses.* The following uses may be permitted in accordance with the provisions contained in section 110-145, and if any additional conditions which may be required are met:

(1) Manufactured houses on individual lots;

(2) Public and private schools;

(3) Public buildings and utilities;

(4) Churches;

(5) Day care centers and kindergartens;

(6) Clubs, lodges, or fraternal organizations;

(7) General purpose farm or garden that includes the keeping of livestock or non-domestic animals;

(8) Home occupations.

(c) *Area regulations.* Unless otherwise specified in this chapter, uses permitted in R-4, Single-family Residential Districts, shall conform to the following requirements:

(1) Minimum lot area: 10,000 square feet;

(2) Minimum lot width at the building line: 75 feet;

(3) Minimum front yard setback from street: 25 feet;

(4) Minimum side yard, setback from street: 25 feet, setback from other property line: Ten feet;

(5) Minimum rear yard, setback from street: 25 feet; setback from other property line: 15 feet;

(6) Maximum percentage of lot coverage: 30 percent;

(7) Maximum building height: 35 feet.

(8) Minimum dwelling unit size (heated and cooled) shall be 900 square feet.

(Ord. of 9-12-94, § 604)

Sec. 110-66. - R-5, Townhouse Dwelling District.

District intent. To provide for the development of townhouse dwelling units at a medium density so as to provide for the amenities of open space and recreational potentials essential to family living. This district provides a choice of housing types in the community where such dwellings would be compatible with existing development.

(a) *Uses permitted.* Property and buildings in the R-5, Townhouse Dwelling District shall be used for the following purposes:

(1) All uses permitted in the R-1 Single-family Residential District;

(2) Townhouse dwelling;

(3) Accessory uses and structures.

(b) *Special permit uses.* The following uses may be permitted in accordance with the provisions contained in section 110-145, and if additional conditions which may be required are met:

(1) Any special use permitted in the R-1, Single-family Residential District.

(c) *Area regulations.* Unless otherwise specified in this chapter, uses permitted in R-5 Townhouse Dwelling Districts shall conform with the following requirements:

(1) Minimum lot area:

a. Single-family detached dwellings: 10,000 square feet;

b. Single-family townhouses: Not more than 16 townhouses per acre of land, each townhouse development containing at least one acre of land;

(2) Minimum lot width at building line: 16 feet for single-family townhouses; 70 feet for all other uses;

(3) Minimum front yard setback from street: 25 feet;

(4) Minimum side yard, setback from street: 25 feet; setback from other property line: Ten feet, provided, that townhouse dwellings which are not end units may have zero feet said yards on each side adjoining another unit;

(5) Minimum rear yard, setback from street: 25 feet; setback from other property line: 15 feet;

(6) Maximum percentage of lot coverage: 55 percent for single-family townhouses; 35 percent for all other permitted uses;

(7) Maximum building height: 35 feet;

(8) Minimum dwelling unit size: 800 square feet.

(Ord. of 9-12-94, § 605)

Sec. 110-67. - MH, Manufactured Housing District.

District intent. The intent of this district is to provide sound and healthy residential areas to meet the unique needs of manufactured housing residents; to encourage the consolidation of manufactured housing into parks; to protect manufactured housing residential areas from encroachment by incompatible uses; and to enhance property values in the community by providing distinctive areas for manufactured housing.

(a) *Uses permitted.* Property and buildings in Manufactured Housing Districts shall be used for the following purposes:

(1) Manufactured housing parks;

(2) Single-family manufactured housing on individual lots;

(3) Single-family residences;

(4) Parks and playgrounds;

(5) Laundromats;

(6) Accessory uses and structures;

(7) Home occupations.

(b) *Special permit uses.* The following uses may be permitted in accordance with the provisions contained in section 110-145, and if additional conditions which may be required are met:

(1) Any special use permitted in the R-1, Single-family Residential District.

(c) *Area regulations.* Unless otherwise specified in this chapter, uses permitted in the Manufactured Housing District shall conform to the following requirements:

(1) All manufactured housing shall be built in compliance with the National Manufactured Housing Construction and Safety Standards Act of 1974.

(2) a.
Single-family residences and manufactured homes on individual lots must meet the lot area regulation requirements of R-1, Single-family Residential District;

b. All manufactured houses shall comply with the provisions of (3)j. below, Additional Requirements.

(3) Manufactured Housing Parks shall conform to the following requirements:

a. Minimum lot area: Four acres;

b. Maximum density is seven mobile homes per acre;

c. Each manufactured house shall be located on a lot or space having an area of at least 4,000 square feet.

d. Each manufactured home lot shall be graded and drained so that rain water will not stand in pools or puddles.

e. The minimum distance required for the separation of a manufactured house from any other mobile home shall be: 20 feet from side to side, 20 feet from side to rear, setback from interior driveways shall be at least 15 feet.

f. No manufactured house shall be located closer than 30 feet from street right-of-way lines and not closer than 20 feet from property lines.

g. Manufactured housing parks shall have a minimum of 400 square feet of common open space per manufactured house space; however, no manufactured house park shall have less than 6,000 square feet of total common open space.

h. Manufactured housing parks shall have visual buffers such as shrubbery and/or fencing at least six feet in height between the park and adjacent non-manufactured home residential users. Buffer strips shall meet the requirements of section 110-92

i. All manufactured house spaces shall abut on interior drive of gravel or similar all-weather surface; interior drives shall be a minimum of 20 feet in width and shall have unobstructed access to a public street; and parking space of gravel or similar all- weather surface sufficient for automobiles shall be located on each manufactured house space.

j. Additional requirements:

1. *Manufactured house placement.* Manufactured house supports or pillars shall be provided not more than ten feet on center or less beginning from the front of the mobile home. Supports or pillars shall be placed upon concrete pads having minimum dimensions of 16" x 16" x 4".

2. *Anchoring.* All manufactured houses shall be anchored prior to the unit being occupied or used in any other way. The anchoring system shall be designed to resist a minimum 28 wind velocity of 90 miles per hour.

3. *Stability.* All manufactured houses shall, prior to occupancy or other use, be stabilized in such a way so as to prevent tilting of the unit. No manufactured house shall permanently rest on wheels used to transport it.

4. *Skirts.* All manufactured houses shall, prior to occupancy or other use, have skirts installed that are designed to compliment the appearance of the manufactured house and are coordinated throughout the park.

(Ord. of 9-12-94, § 606)

Sec. 110-68. - PD, Planned Development District.

District intent. This district is reserved for establishment of shopping centers, planned residential areas, planned industrial developments, and similar types of large-scale compatible use developments, as well as cemeteries. The regulations are designed to permit the greatest latitude possible with respect to internal site planning considerations, and location of these developments within the city in the interest of long-range development. This district encourages innovations in residential and nonresidential development so that growing demands for housing and commercial areas may be met by a greater variety in type, design and layout of buildings and by the conservation and more efficient use of open space, as well as other natural amenities.

(a) *Specific requirements.* Specific requirements may be requested by the planning commission upon review of the planned development prior to acceptance of the plot plan and written report.

(b) *Amendments to existing PD Districts.*

(1) Any request pertaining to amending a PD District shall be considered an amendment to the Zoning Ordinance and shall be processed in accordance with the regulations set forth in article VII, amendments.

(2) All information required in subsections (c) and (d) of this section shall be submitted to the planning commission and subsequently forwarded to the city council with the recommendations of the planning commission.

(3) If the amendment is approved by the city council, all information pertaining to the proposal, presented or agreed to by the applicant shall be deemed conditions of approval. All permits granted in the PD District shall be in conformance with those conditions.

(4) Before approval of an amended Planned Development District, the city council may require a contract with safeguards satisfactory to the city attorney guaranteeing completion of the development according to the criteria listed herein. Such guarantee may include the submission of a performance bond in an amount set by the city council.

(c) *Plot plan for planned development.* The plot plan drawn to scale (1" equals 100' or 1" equals 50') by a registered civil engineer, registered land surveyor, or registered architect shall show the exact

dimensions of the parcel or parcels of land under consideration. The plan shall include the following elements:

(1) General information items:

a. Name of the development and developers;

b. A north arrow;

c. Date of field survey;

d. Tract boundary lines, dimensions, bearings and angles;

e. Reference points to at least two permanent monuments;

(2) Proposed building sites and sizes;

(3) Types of uses proposed for buildings and structures;

(4) All property dimensions;

(5) Platting and street systems:

a. Proposed reservations or dedications for streets;

b. Means of ingress and egress;

c. Access and circulation arrangements;

d. Off-street parking and loading facilities;

(6) Means of protecting or screening abutting properties including proposed landscaping;

(7) Location of proposed reservations, easements, or dedications;

(8) If requested, two foot vertical contour intervals.

(d) *Written report for planned development.* A written report shall explain the type, nature, intent and characteristics of the proposed development, and shall include:

(1) A general description of the proposal;

(2) A legal description of the site;

(3) Proposed standards for development including:

a. Restrictions on the use of property;

b. Density, yard, and height requirement;

c. Restrictive covenants;

(4) Proposed dedication or reservation of land for public use, including streets, easements, parks and school sites.

(5) Exceptions or variations from the requirements of this chapter if any are being requested.

(6) Plans for the provision of utilities, including water, sewer and storm drainage facilities.

(7) Description of percentage of land within the development to be provided for various uses:

a. Residential

b. Commercial

c. Industrial

d. Open space

e. Utilities

f. Parking and storage

g. Others

(e) *Permitted uses.* Any use proposed by the developer and considered by the planning commission and city council as being compatible with surrounding districts and the intent of the proposed PD District may be permitted. Thereafter, the uses permitted in the district shall be restricted to those proposed, approved, and adopted according to procedures set forth herein.

(f) *General design criteria and development standards.*

(1) Overall site design should be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes and street patterns, and use relationships.

(2) Variety in building types, heights, placement on lots and size of open spaces are encouraged if they are conducive to a safe, healthy and aesthetically pleasing living environment.

(3) The average density for residential dwelling units in a PD District should not exceed those set forth in the R-2 District, although it may be clustered within the PD District.

(4) A buffer strip with plant cover trees and/or an attractive fence should be provided by the PD District, unless the adjoining use is compatible. For instance, when one family and multifamily dwellings within a PD District are on property adjoining an R-3 District, then no buffer shall be required.

(5) Within a PD District, the design should include buffers suitable for screening residential areas from commercial or industrial uses when dangers of incompatibility exist.

(6) The parking regulations of this chapter should be accepted as minimum standards, and therefore creative improvements are encouraged.

(7) Shopping centers and other types of planned developments shall not have more than two access points to any one public street, unless unusual circumstances dictate the need for additional access points.

(8) All access points from a PD District should be located at least 100 feet from the intersection of any street.

(9) Proposed cemeteries must be a minimum of ten acres and must otherwise comply in all respects with O.C.G.A. § 10-14-01 et seq. together with all rules and regulations promulgated by the Secretary of State of Georgia.

(Ord. of 9-12-94, § 607; Ord. of 11-10-03, § 3)

Sec. 110-69. - C-1, Central Business District.

District intent. The C-1, Central Business District is intended to protect and promote suitable areas for business and commercial uses which benefit from proximity to each other; to allow certain appropriate residential uses; to encourage the eventful elimination of uses inappropriate to the central business area, and to encourage the cohesive development of a town center for the City of St. Marys.

(a) *Uses permitted.*

(1) Generally recognized retail business which supply commodities on the premises and without outdoor storage of goods, such as but not limited to groceries, drugs, clothing, notions or hardware.

(2) Personal service establishments which perform services on the premises such as but not limited to repair shops (radios, television, shoes, upholstery, etc.), beauty parlors or barber shops, and dry cleaners.

(3) Business establishments which perform services on the premises, such as but not limited to banks, loan companies, insurance offices and real estate offices.

(4) Professional services including the following: medical offices, dentists, legal and similar or allied professions.

(5) Public offices such as post offices, city administration, museums and similar governmental offices.

(6) Private clubs, fraternal organizations and lodge halls.

(7) Public and private schools and religious institutions.

(8) Waterfront facilities pertaining to normal fishing, shrimping, and boating activities.

(9) Restaurants, grills, delicatessens, and similar eating establishments, but not including "drive-in" types.

(10) Hotels and boardinghouses.

(11) Accessory uses and structures.

(12) Single-family dwellings (must meet area regulations and dwelling standards for single-family dwelling in C-1 District).

(13) Multifamily dwellings (must be in conjunction with a permitted commercial use(s) utilizing the first occupied floor for commercial use and meet commercial dwelling standards for the C-1 District).

(b) *Special permit uses.* The following uses may be permitted in accordance with the provisions contained in section 110-145, and if additional conditions which may be required are met.

(1) Laundromats.

(2) Theaters.

(3) Parking lots (private and public) not including those areas required by article IV, off-street parking and loading.

(4) Public utility installations and buildings including water towers, electric transformer stations, and water and sewage pumping stations, provided that: no open storage is permitted at the site; the area is fenced in by a wall or fence at least six feet in height; and landscaped strip not less than five feet in width is planted and maintained.

(c) *Area regulations:*

(1) *Commercial uses.* Unless otherwise specified in this chapter, commercial uses permitted in the C-1, Central Business District shall conform to the following requirements:

a. Minimum lot area: 3,000 square feet.

b. Minimum lot width: 30 feet.

c. Minimum front yard setback: None, however, pedestrian walkways shall be accessible.

d. Minimum side yard: None, unless the parcel is adjacent to a residential district in which case the minimum side yard shall be five feet.

e. Minimum rear yard: None, unless the parcel is adjacent to a residential district in which case the minimum rear yard shall be 15 feet.

f. Maximum percentage of lot coverage: 100 percent.

g. Maximum building height: 45 feet.

h. Off-street parking and loading requirements as provided in article IV, except where the planning commission waives such requirements or portion thereof, where it finds that they are unnecessary, excessive, or impractical, given the size of the lot.

(2) Single-family detached dwelling uses. Unless otherwise specified in this chapter, single-family detached dwellings permitted in the C-1, Central Business District shall conform to the following requirements:

a. Minimum lot area: 6000 square feet.

b. Minimum lot width: 60 feet.

c. Minimum front and rear yard set back: 10 feet.

d. Minimum side yard set back: 5 feet for single story: 7.5 feet for multi-story or 5 feet if multi-story and sprinkled for fire suppression.

e. Maximum percentage of lot coverage, remaining lot area after meeting required set backs and parking requirements.

f. Maximum building height: 45 feet.

g. Minimum of two off-street parking spaces required per residence. No parking spaces permitted in front yard set back area.

h. Only one driveway per residence. If an alley exists behind the lot, ingress and egress to the residential structure must be accessed from the alley and no curb cut will be permitted along the main roadway.

i. A minimum roof pitch of 5 x 12 is required.

j. Structures built within the Historic District must comply with the historic preservation ordinance.

k. Single-family detached dwelling standards. All single-family dwellings, whether site built or modular houses, must meet the following standards in the C-1 District:

1. The roof shall be covered with asphalt composition shingles, 5-V metal roofing, tile materials or other suitable materials. Corrugated metal or plastic panels are prohibited.

2. The exterior wall materials may include clapboards, simulated clapboards such as concrete composite siding, wood shingles, shakes, stucco, tabby, brick, brick veneer, concrete block or similar materials, but shall not include smooth ribbed or corrugated metal or plastic panels.

3. The minimum horizontal dimension of the structure as installed on the site shall be 24 feet.

4. The minimum heated and cooled floor area shall be 900 square feet.

5. All principal structures shall be placed on a permanent foundation.

6. No "manufactured housing" or "mobile homes" as those terms are defined in subsection 110-8(b), shall be permitted in this district.

7. All units must meet wind loading requirements of the Federal Emergency Management Administrator and the State of Georgia adopted building codes.

8. Any structures built within the Historic District must meet the requirements of the historic preservation ordinance.

(3) Commercial dwelling standards. Dwelling units are permitted on the second floor or above in buildings utilizing the first occupied floor for permitted C-1 commercial uses. Such buildings may house one or more dwelling units, for rent or sale, provided that no such unit shall be less that 450 square feet of heated and cooled area exclusive of any hallways and stairs designed for access to the unit(s).

(Ord. of 9-12-94, § 608; Ord. of 11-10-03, §§ 1, 4; Ord. of 8-14-06, § 1; Ord of 11-13-06(2), §§ 2—6)

Sec. 110-70. - C-2, Highway Commercial District.

District intent. The intent of this district is to provide areas for commercial uses which primarily render a service or cater to the traveling public including tourists, vacationers, truckers, commuters, and local residents. The regulations applying to this district are designed to:

(1) Encourage the location of high traffic volume uses in an attractive and well designed manner;

(2) Ensure adequate and properly designed means of ingress and egress while considering and providing for overall safe and adequate traffic flow on the highways.

(3) Discourage encroachment by industrial, residential or other uses which may be incompatible with the specialized character of this district.

(a) *Uses permitted.* Property and buildings in the C-2, Highway Commercial District shall be used for the following purposes:

(1) All uses permitted in the C-1, Central Business District, except residential.

(2) Retail and wholesale business and service establishments, including shopping centers that conduct business entirely within an enclosed building.

(3) Commercial recreation facilities including bowling alleys, roller or ice skating rinks, theaters (not including drive-ins), and the like.

(4) Hotels, tourist homes, and motels.

(5) Transportation terminals.

(6) Public utility, installation or sub-installation, including water towers, but specifically excluding waste treatment processing or storage.

(7) Churches.

(8) Accessory uses and structures.

(9) Travel trailer parks.

(b) *Special permit uses.* The following uses may be permitted in accordance with the provisions contained in section 110-145, and if additional conditions which may be required are met:

(1) Outdoor sales of new or second hand automobiles, manufactured or modular homes, boats, and other such items provided the lot is graded, surfaced and drained for disposal of all surface water; and provided that ingress and egress is provided to the outdoor sales area.

(2) Drive-in restaurants provided that outside lighting and advertisement arrangements are directed away from adjoining residential districts (if any); and parking surface areas are separated from adjoining residential districts (if any) by a suitable planting screen, fence, or wall at least six feet in height.

(3) Mini-warehouse developments provided that no business activities other than the rental of storage units is conducted on the premises; and further provided that all storage on the property shall be kept within an enclosed building.

(4) Cable television towers/satellite dishes; and that all adjoining property which is zoned R-1, R-2, or R-3 under the City of St. Marys, Georgia, Zoning Ordinance, be separated from such towers/satellite dishes by a visual barrier, with a height of not less than five feet, nor more than seven feet. Such barrier shall be opaque, and shall prevent the free passageway and obstruct the view between such towers/satellite dishes and all adjoining properties which are zoned R-1, R-2, or R-3.

(5) Day care centers, kindergartens or schools provided that a minimum of 100 square feet of outdoor play area be provided for each child. Such outdoor play area shall be enclosed by a fence not less than four feet in height. Such use shall comply with the Georgia Department of Human Resources Regulatory Services. Such use shall provide the number of off-street parking spaces required for schools as set forth in section 110-124, number of parking spaces required, and section 110-126, off-street loading and unloading requirements.

(6) Electronic game promotions. Indoor facilities operated by a licensed permit holder for game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in chapter 22, article VII, "Electronic Game Promotions", and drawings by chance conducted in connection with the sale of a consumer product or service

utilizing electronic equipment, meeting the performance standards and development criteria set forth under Code of Ordinances chapter 110, subsection 110-145(6), special permit uses.

(c) *Area regulations.* Unless otherwise specified in this chapter, uses permitted in the C-2, Highway Commercial District shall conform to the following regulations:

(1) Minimum lot area: 7,500 square feet.

(2) Minimum lot width at building line: 75 feet.

(3) Minimum front yard setbacks from State Route 40: 40 feet; minimum setback from other public rights-of-way: 25 feet.

(4) Minimum side yard: Setback from property line: Seven feet; unless property is adjacent to a residential district where 15 feet is required, 25 feet from street rights-of-way.

(5) Minimum rear yard setback: Seven feet, unless property is adjacent to a residential district where 15 feet is required.

(6) Maximum building height: 45 feet.

(d) *Other requirements.*

(1) Uses permitted in C-2 Districts shall meet the standards set forth in article IV pertaining to off-street parking, loading requirements.

(2) Any type of business in a C-2 Zoning District must conduct all its business inside an enclosed building and/or inside an aesthetically pleasing barrier which will shield the business activity from the view of passing motorists and surrounding property owners. No such barrier shall be constructed without the written approval of the planning commission following the procedures set forth in this chapter for the granting of variances. All finished products of such businesses shall be kept inside an enclosed building or behind such barrier.

(Ord. of 9-12-94, § 609; Ord. of 5-13-96; Ord. of 11-10-03, § 2; Ord. of 11-13-06(2), § 7; Ord. of 7-18-11(2))

Sec. 110-71. - C-3, Office-Apartment District.

District intent. The purpose of this district is to provide and protect an environment suitable for a mixture of high-density residential uses in a variety of dwelling types, other than single-family and two-family dwellings; selected office, institutional and commercial uses; and such other uses as may be necessary to and compatible with apartment and office surroundings.

(a) *Uses permitted.* Property and buildings in the C-3, Office-Apartment District shall be used for the following purposes:

(1) Animal care facilities and veterinary offices.

(2) Communications: Radio and TV broadcasting stations.

(3) Commercial recreation and entertainment: Tennis centers, club facilities.

(4) Community facilities: Assembly halls, recreation centers, civic centers, local government public uses including schools, libraries, parks, playgrounds, and fire stations.

(5) Dwellings: Condominiums, townhouses, apartments.

(6) Restaurants, excluding drive-in or drive-through fast-food facilities.

(7) Lodging: Hotels, motels, boardinghouses.

(8) Religious facilities: Churches and other places of public worship.

(9) Retail trade facilities incidental and conducted totally within office buildings, institutional uses, motels, hotels, and apartments provided such incidental uses amount to less than ten percent of the buildings' net floor area and further provided that every public entrance to such incidental use

shall be from a lobby, hallway or other interior portion of the primary structure excepting restaurants.

(10) Personal services: Barber and beauty shops, funeral homes, laundry and dry cleaning, and photo studios.

(11) Medical health services: Clinics and pharmacies, hospitals, medical or dental labs, offices of health service practitioners and other health services not elsewhere classified.

(12) Law offices and legal services.

(13) Other professional services: Engineering, finance, real estate, surveying, planning, accounting, office parks, other professional offices.

(14) Accessory uses and structures.

(b) *Special permit uses.* None.

(c) *Area regulations.* Unless otherwise specified in this chapter, uses and buildings permitted in the C-3 district shall conform to the following regulations:

(1) Minimum lot area: 7,500 square feet except that dwellings shall be subject to R-3 regulations for minimum lot area.

(2) Minimum lot width at building line: 75 feet, except that dwellings shall be subject to the R-3 regulations for minimum lot width.

(3) Minimum front yard setback: 40 feet form State Route 40; 25 feet from other streets.

(4) Minimum side yard: Setback from property line: Seven feet; 25 feet from street; unless the property is adjacent to a residential district where 15 feet is required.

(5) Minimum rear yard setback: Ten feet.

(6) Maximum building height: 35 feet.

(7) Maximum percentage of lot coverage by buildings: 35 percent except that dwelling shall be subject to the provisions of the R-3 district.

(Ord. of 9-12-94, § 610)

Sec. 110-72. - I-L, Light Industrial District.

District intent. This district is established to provide land for light industrial uses which are not significantly objectionable with regard to noise, odor, fumes, etc., to surrounding properties. This district's regulations are designed to provide a compatible environment for uses generally classified as light industrial in nature; to protect and reserve undeveloped areas within the city that are suitable for such light industries; and to discourage encroachment by residential, commercial, or other uses that may adversely affect the industrial character of the district. Lands within this district should be located in relation to the thoroughfare network of the city, as well as rail and air if required, and designed so that uses within the district do not disrupt normal traffic flow patterns within the city. Planned industrial parks are encouraged within this district.

(a) *Uses permitted.* Property and buildings in an I-L, Light Industrial District shall be used for the following purposes, provided that such uses are conducted in such a manner that noxious odors, fumes, dust and similar particles, or noise are not emitted or detectable beyond the property lines of the lots on which the uses are located.

(1) Building material sales yards and lumber yards, including the sales of rock, sand, gravel and the like.

(2) Warehouse and wholesale establishments.

(3) Public utilities, including buildings, necessary structures, storage yards, and other related uses, but specifically excluding waste processing, handling or storage facilities.

(4) Research or experimental stations and laboratories.

(5) Radio and/or television station transmission or reception towers.

(6) Horticultural nurseries.

(7) Office buildings for business, governmental, professional, or other general purposes.

(8) Repair garages provided that all business is conducted inside an enclosed building and/or inside an aesthetically pleasing barrier which will shield the business activity from view of passing motorists and surrounding property owners.

(9) Animal hospital and/or boarding facility.

(10) Transportation terminals.

(11) The assembly, disassembly, fabricating, finishing, manufacturing, packaging, and repairing or processing of materials and boats. Examples of such uses include, but are not limited to, printing, commercial laundry, photographic films processing, repair garages, building maintenance shops, metal work, millwork, and cabinetry work.

(12) Accessory buildings, structures, and uses customarily incident to permitted uses.

(b) *Special permit uses.* The following uses may be permitted in accordance with the provisions contained in section 110-145 and if additional conditions which may be required are met:

(1) Retail businesses or services provided such businesses or services are; (1) incidental to a permitted light-industrial use; and (2) located on the same premises.

(2) Watchman or caretaker's one- or two-family dwelling provided that; (1) such dwelling is located on the premises of the permitted light-industrial use; and (2) a member of the household is employed by the industry as a watchman or caretaker.

(3) Open yard use for the sale, rental, dismantling and/or storage of new or used salvage and/or junk materials or equipment, provided that: (1) such uses are separated from adjoining properties by a suitable planting screen, fence, or wall at least eight feet in height; and (2) no burning of materials or products will be conducted on the premises.

(c) *Area regulations.* Unless otherwise specified in this chapter, uses permitted in the I-L, Light Industrial District shall conform to the following regulations:

(1) Minimum lot area: As required to meet district's area regulations and intent.

(2) Minimum lot width at building line: 100 feet.

(3) Minimum front yard setback from street: 30 feet.

(4) Minimum side yard setback, from property line or street: 30 feet.

(5) Minimum rear yard setback from property line: 20 feet; from street, 30 feet.

(6) Maximum building height: 45 feet.

(Ord. of 9-12-94, § 611; Ord. of 5-12-08)

Sec. 110-73. - I-G, General Industrial District.

District intent. It is the intent of this district to provide land for those heavy industrial uses that may create nuisances and therefore may not be compatible with uses of other zoning districts. Land within this district is intended for industrial operations which require buildings and open areas for the fabrication, processing, extraction or repair of raw materials or manufactured products. Uses in this district should be located so as to discourage the disruption and/or congestion of traffic in the city. Further, it is the intent of this district to discourage any encroachment by residential developments or other uses capable of adversely affecting the industrial character of this district.

(a) *Uses permitted.* Property and buildings within the I-G, General Industrial District shall be used for the following purposes:

(1) All uses permitted in the I-L, Light-Industrial District.

(2) Industrial uses which involve manufacturing, fabrication, processing, assembly, packaging, treatment or storage of heavy materials, products or equipment; but not including junk or salvage operations or uses which may cause the conditions outlined below in subsection (b)(2), special permit uses, and specifically excluding waste handling, treatment or storage facilities. Waste handling, treatment or storage as part of an overall industrial process is permitted.

(3) Accessory buildings, structures, and other uses customarily incidental to a permitted use.

(b) *Special permit uses.* The following uses may be permitted in accordance with the provisions contained within article V, and if additional conditions which may be required are met:

(1) Any special use allowed in the I-L, Light Industrial District.

(2) Any industrial use that may produce injurious or noxious noise, vibration, smoke, gas, fumes, odor, dust, fire hazard or other objectionable conditions as a result of its operation. Such uses shall be located a minimum of 200 feet from adjoining property lines and must be in conformance with all applicable rules and regulations administered by the Environmental Protection Division of the Georgia Department of Natural Resources.

(c) *Area regulations.* Unless otherwise specified in this chapter, uses permitted in the I-G, General Industrial District shall conform to the following regulations:

(1) Minimum lot area: As required to meet district's area regulations and intent.

(2) Minimum lot width at building line: 200 feet.

(3) Minimum front yard setback from street: 50 feet.

(4) Minimum side yard setback from property line: 40 feet; setback from street: 50 feet.

(5) Minimum rear yard setback from property line: 30 feet; setback from street: 50 feet.

(6) Maximum building height: 60 feet.

(Ord. of 9-12-94, § 612)

Sec. 110-74. - I-A, Airport-Industrial District.

District intent. The regulations set forth in this section shall be known as the Airport Industrial District of the City of St. Marys for the purpose of restricting height of objects around the airport and promoting the health, safety, and general welfare of the inhabitants of St. Marys by preventing the creation of hazards to airports located wholly or partially herein, thereby protecting the lives and property of the users of such airports and of occupants of land in their vicinity and preventing destruction of impairment of the utility of such airports and public investment therein; and to promote and direct the light industrial growth within the Airport-Industrial District.

(a) *Standard and Airport Zoning Maps.*

(1) The St. Marys Airport Zoning Map, prepared by Mayes, Sudderth & Etheredge, Inc., and dated August 9, 1993, is hereby adopted by reference as integral parts thereof, said airport together with the approach, horizontal, conical and transitional surfaces thereof shall be governed by the regulations set forth in this section.

(2) It is hereby found that an obstruction has the potential for endangering the lives and property of users of St. Marys Airport, and property or occupants of land in its vicinity; that an obstruction may affect existing and future instrument approach minimums of St. Marys Airport; and that an obstruction may reduce the size of areas available for the landing, takeoff, and maneuvering of aircraft, thus tending to destroy or impair the utility of St. Marys Airport and the public investment therein. Accordingly, it is declared;

a. That the creation or establishment of an obstruction has the potential of being a public nuisance and may injure the region served by St. Marys Airport.

b. That it is necessary in the interest of the public health, public safety, and general welfare and that the creation or establishment of obstructions that are a hazard to air navigation be prevented; and

c. That the prevention of these obstructions should be accomplished, to the extent legally possible, by the exercise of the police power without compensation. It is further declared that the prevention of the creation or establishment of hazards to air navigation, the elimination, removal, alteration or mitigation of hazards to air navigation, the elimination, removal, alteration or mitigation of hazards to air navigation, or the marking and lighting of obstructions are public purposes for which a political subdivision may raise and expend public funds and acquire and or interests in land.

(b) *Definitions.* As used in this section, unless the context otherwise requires:

Airport: St. Marys Airport.

Airport elevation: The highest point of an airport's usable landing area measured in feet from sea level.

Approach surface: A surface longitudinally centered on the extended runway centerline, extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in paragraph (e) of this section. In plan the perimeter of the approach surface coincides with the perimeter of the approach zone.

Approach, transitional, horizontal and conical zones: These zones are set forth in paragraph (d) of this section.

Board of adjustment: A board consisting of members appointed by the City of St. Marys as provided in this chapter.

Conical surface: A surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to 1 for a horizontal distance of 4,000 feet.

Hazard to air navigation: An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

Height: For the purpose of determining the height limits in all zones set forth in this chapter and shown on the zoning map, the datum shall be mean sea level elevation unless otherwise specified.

Heliport primary surface: The area of the primary surface coincides in size and shape with the designated takeoff and landing area of a heliport. This surface is a horizontal plane at the elevation of the established heliport elevation.

Horizontal surface: A horizontal plane 150 feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.

Larger than utility runway: A runway that is constructed for and intended to be used by propeller driven aircraft of greater than 12,500 pounds maximum gross weight and jet powered aircraft.

Nonconforming use: Any pre-existing structure, object of natural growth, or use of land which is inconsistent with the provisions of this chapter or an amendment thereto.

Nonprecision instrument runway: A runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight-in nonprecision instrument approach procedure has been approved or planned.

Obstruction: Any structure, growth, or other object, including a mobile object, which exceeds a limiting height set forth in paragraph (e) of this section.

Person: An individual, firm, partnership, corporation, company, association, joint stock association, or governmental entity; includes a trustee, a receiver, an assignee, or a similar representative of any of them.

Precision instrument runway: A runway having an existing instrument approach procedure utilizing an Instrument Landing System (ILS) or a Precision Approach Radar (PAR). It also means a runway for which a precision approach system is planned and is so indicated on an approved airport layout plan or any other planning document.

Primary surface: A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends 200 feet beyond each end of that runway; for military runways or when the runway has no specially prepared hard surface, or planned hard surface, the primary surface ends at each end of that runway. The width of the primary surface is set forth in paragraph (d) of this section. The elevation of any point on the primary surface is the same as the elevation of the nearest point to the runway centerline.

Runway: A defined area on an airport prepared for landing and takeoff of aircraft along its length.

Structure: An object, including a mobile object, constructed or installed by man, including but without limitation, buildings, towers, cranes, smokestacks, earth formation, and overhead transmission lines.

Transitional surfaces: These surfaces extend outward at 90 degree angles to the runway centerline and the runway centerline extended at a slope of seven feet horizontally for each foot vertically from the sides of the primary and approach surface to where they intersect the horizontal and conical surfaces. Transitional surfaces for those portions of the precision approach surfaces, which project through and beyond the limits of the conical surface, extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at 90 degree angles to the extended runway centerline.

Tree: Any object of natural growth.

Utility runway: A runway that is constructed for and intended to be used by propeller driven aircraft or 12,500 pounds maximum gross weight and less.

Visual runway: A runway intended solely for the operation of aircraft using visual approach procedures.

(c) *Airport zones.* In order to carry out the provisions of this chapter, there are hereby created and established certain zones which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they apply to St. Marys Airport. Such zones are shown on St. Marys Airport Zoning map consisting of two sheets, prepared by Mayes, Sudderth & Etheredge, Inc. and dated August 4, 1993, which is attached to this chapter and made a part hereof. An area located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:

(1) *Utility runway visual approach zone.* The inner edge of this approach zone coincides with the width of the primary surface and is 250 feet wide. The approach zone expands outward uniformly to a width of 1,250 feet at a horizontal distance of 5,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

(2) *Utility runway nonprecision instrument approach zone.* The inner edge of this approach zone coincides with the width of the primary surface and is 500 feet wide. The approach zone expands outward uniformly to a width of 2,000 feet at a horizontal distance 5,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

(3) *Runway larger than utility visual approach zone.* The inner edge of this approach zone coincides with the width of the primary surface and is 500 feet wide. The approach zone expands outward uniformly to a width of 1,500 feet at a horizontal distance of 5,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

(4) *Runway larger than utility with a visibility minimum greater than ¾ mile nonprecision instrument approach zone.* The inner edge of this approach zone coincides with the width of the primary surface and is 500 feet wide. The approach zone expands outward uniformly to a width of 3,500 feet at a horizontal distance of 10,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

(5) *Runway larger than utility with a visibility minimum as low as ¾ mile nonprecision instrument approach zone.* The inner edge of this approach zone coincides with the width of the primary

surface and is 1,000 feet wide. The approach zone expands outward uniformly to a width of 4,000 feet at a horizontal distance of 10,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

(6) *Precision instrument runway approach zone.* The inner edge of this approach zone coincides with the width of the primary surface and is 1,000 feet wide. The approach zone expands outward uniformly to a width of 16,000 feet at a horizontal distance of 50,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

(7) *Heliport approach zone.* The inner edge of this approach zone coincides with the width of the primary surface and is 250 feet wide. The approach zone expands outward uniformly to a width of 500 feet at a horizontal distance of 4,000 feet from the primary surface.

(8) *Transitional zones.* The transitional zones are the areas beneath the transitional surfaces.

(9) *Heliport transitional zones.* These zones extend outward from the sides of the primary surface and the heliport approach zones a horizontal distance of 250 feet from the primary surface centerline and the heliport approach zone centerline.

(10) *Horizontal zone.* The horizontal zone is established by swinging arcs of 10,000 feet radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.

(11) *Conical zone.* The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward therefrom a horizontal distance of 4,000 feet.

(d) *Airport zone height limitations.* Except as otherwise provided in this chapter, no structure shall be erected, altered, or maintained, and no tree shall be allowed to grow in any zone created by this chapter to a height in excess of the applicable height limit herein established for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows:

(1) *Utility runway visual approach zone.* Slopes 20 feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 5,000 feet along the extended runway centerline.

(2) *Utility runway nonprecision instrument approach zone.* Slopes 20 feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 5,000 feet along the extended runway centerline.

(3) *Runway larger than utility visual approach zone.* Slopes 20 feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 5,000 feet along the extended runway centerline.

(4) *Runway larger than utility with a visibility minimum greater than ¾ mile nonprecision instrument approach zone.* Slopes 34 feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline.

(5) *Runway larger than utility with a visibility minimum as low as ¾ mile nonprecision instrument approach zone.* Slopes 34 feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline.

(6) *Precision instrument runway approach zone.* Slopes 50 feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline; thence slopes upward 40 feet horizontally for each foot vertically to an additional horizontal distance of 40,000 feet along the extended runway centerline.

(7) *Heliport approach zone.* Slopes eight feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a distance of 4,000 feet along the heliport approach zone centerline.

(8) *Transitional zones.* Slopes seven feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the approach surface, and extending to where they intersect the conical surface. Where the precision instrument runway approach zone projects beyond the conical zone, there are established height limits sloping seven feet outward for each foot upward beginning at the sides of and at the same elevation as the approach surface, and extending a horizontal distance of 5,000 feet measured at 90 degree angles to the extended runway centerline.

(9) *Heliport transitional zones.* Slope two feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the heliport approach zones and extending a distance of 250 feet measured horizontally from and at 90 degree angles to the primary surface centerline and heliport approach zones centerline.

(10) *Horizontal zone.* Established at 150 feet above the airport elevation or at a height of 174 feet above mean sea level.

(11) *Conical zone.* Slopes 20 feet outward for each foot upward beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height of 350 feet above the airport elevation.

(12) *Excepted height limitations.* Nothing in this section shall be construed as prohibiting the construction or maintenance of any structure, or growth of any tree to a height of 45 feet above the surface of the land.

(e) *Use restrictions.* Notwithstanding any other provisions of this section, no use may be made of land or water within any zone established by this section in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, or lighting that makes it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

(f) *Nonconforming uses.*

(1) *Regulations not retroactive.* The regulations prescribed by this section shall not be construed to require the removal, lowering, or other change or alternation of any structure or tree not conforming to the regulations as of the effective date of this section, or otherwise interfere with the continuance of nonconforming use. Nothing contained herein shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this section, and is diligently prosecuted.

(2) *Marking and lighting.* Notwithstanding the preceding provision of this section, the owner of any existing nonconforming structure or tree is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the City of St. Marys to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of the City of St. Marys.

(Ord. of 9-12-94, § 613)

Sec. 110-75. - CP, Conservation-Preservation District.

District intent. This district is established to preserve and control development within certain land, marsh and water areas of this city. These areas serve as wildlife refuges, possess great natural beauty, are of ecological significance, are utilized for outdoor recreational purposes, or provide needed open space for the health and general welfare of the city's inhabitants. The regulations are designed to discourage encroachment of uses capable of destroying the undeveloped character of the district.

(a) *Permitted uses.* The following uses shall be permitted in CP, Conservation-Preservation District.

(1) Private dock or boathouse.

(2) Bait house.

(3) Public utility lines, fire or water tower, utility substations.

(4) Publicly owned park, open space, or recreational facilities.

(5) Farms for the growing of agricultural products, or timber with dwelling unit for owner or operator.

(6) Wildlife refuges, including dwelling units of caretakers.

(7) Museum or exhibit area on or near land of historic, aesthetic, or educational significance.

(b) *Special permit uses.* The following uses may be permitted in accordance with the provisions contained in section 110-145 and if additional conditions which may be required are met.

(1) Dredging, or land fill must comply with state and federal regulations. Furthermore, plans for the alteration of lands in a CP District must be submitted to the city planning commission and approved by the city council.

(c) *Area regulations.* Unless otherwise specified in this chapter uses permitted in the CP, Conservation-Preservation District shall conform to the following regulations.

(1) Minimum lot area: One-half acre.

(2) Minimum lot width at building line: 100 feet.

(3) Minimum front yard setback from street: 50 feet.

(4) Minimum side yard setback from street: 30 feet; setback from property line: 20 feet.

(5) Minimum rear yard setback from property line: 20 feet.

(6) Maximum percentage of lot coverage: 30 percent.

(7) Maximum building height: 35 feet.

(Ord. of 9-12-94, § 614)

Sec. 110-76. - WP, Waste Management District.

This district is established to provide land for waste treatment and disposal in locations which meet strict criteria for protection of other city land uses and the environment. The district's regulations are designed to provide a compatible environment for waste processing and treatment facilities so that they will not be encroached upon by other uses or be adversely effected by nearby conflicting land uses. Land designated for waste management should be located in relation to the transportation systems it will utilize so that it will not disrupt normal traffic flow patterns within the city. Due to the special nature of waste and the potential health and environmental risks involved, this district will be only designated on the zoning map in response to a specific rezoning request by an applicant.

(a) *Uses permitted.* Medical waste treatment and incineration, hazardous waste processing and storage, sewerage treatment, solid waste processing and recycling services.

(b) *Area regulations.*

(1) Minimum lot area: 5 acres.

(2) There shall be a minimum of a 100-foot wide thick, mature, natural or cultivate landscape buffer established and maintained along all property lines, excluding approved driveways, building sites and drainage facilities as shown on the approved development plan.

(3) As conditions for approval, access to the site shall be controlled and monitored by a responsible agent of the operator.

(4) The operator shall be responsible for the control and proper disposal of incidental litter by providing fencing or other physical barriers.

(5) As a condition of approval, the applicant shall develop an emergency plan which will be used should there be an accident or other problem which threatens the health or environment. The applicant shall put in place the necessary equipment, hire the necessary personnel and other requirements of the emergency plan before operation can begin. This plan must be approved by the city council.

(6) As a condition of approval, the applicant shall develop and have approved by the city council, a closure plan for the facility which will establish how the facility can be closed without remaining a danger to health, safety or the environment. The applicant shall post a bond or other acceptable (to the city) security with the city to finance implementation of the closure plan.

(7) No waste disposal district shall be located within 1,000 feet of a residence.

(8) No waste disposal districts shall be located within 1,000 feet of any body of water.

(9) All waste disposal districts shall be located so that they directly access a state highway.

(10) No waste disposal district shall contain wetland areas as determined by the Section 404 Army Corps Program.

(Ord. of 9-12-94, § 615)

Sec. 110-77. - Recreational Vehicle and Travel Trailer Parks District (RVD).

(a) *District intent.* The intent of this RVD district is to provide an area, outside the normal use of the commercial district, on which to establish a planned, desirable living area with adequate open space and health considerations for the placement of recreational vehicles on a temporary basis.

(b) *Uses permitted.* The following uses shall be permitted within the recreational vehicle park district:

(1) Recreational vehicles and travel trailers.

(2) Playground, parks and swimming pools.

(3) Community buildings, intended for the use of park patrons, which may include: bathrooms, showers, kitchen, food and notion sales, meeting rooms, recreation rooms, park office, and a single-family residence for the park manager.

(c) *Travel trailer defined.* Any single-family structure ordinarily non-motorized and towed by a motor vehicle and normally being less than 40 feet in length and intended for living for short periods.

(d) *Recreational vehicle defined.* A self-contained, self-powered vehicle normally outfitted with a kitchen, bathroom (with holding tank) and sleeping space. This type of vehicle was built for the sole purpose of providing temporary living accommodations for short periods of time.

(e) *Special permit uses.* There shall be no special permit uses permitted within the RVD district.

(f) *Temporary permits.* There shall be no temporary permits issued within the RVD district.

(g) *Variance.* There shall be no variances issued within the RVD district.

(h) *Home occupations.* There shall be no home occupations permitted within the RVD district.

(i) *Area regulations.* Unless otherwise specified in this section, uses permitted in the RVD district shall conform to the following requirements:

(1) Only travel trailers or recreational vehicles shall be permitted to be placed within the RVD district.

(2) Minimum lot area for a recreational vehicle park shall be four acres.

(3) Maximum density shall not exceed 15 parking lots per acre with no more than one travel trailer per parking lot.

(4) Each unit location shall be served by a community or public water system, sewer hookup to either a community engineered sewer (approved by the Camden County Health Department sized for the number of units it is intended to serve) or public sewer system (approved by the water

department), and individual electrical hook-up connections. If water and sewer services are available as defined by the city the park shall be connected to the public services.

(5) The park shall be graded and drained so that rainwater will not stand in pools or puddles. A master drainage plan shall be required as part of the development review of the park.

(6) No unit parking space or community building shall be located closer than 30 feet to a right-of-way line or closer than 20 feet to a property line.

(7) All parks shall have a minimum of 150 square feet of common open space for each unit, with a minimum of 10,000 square feet of common space regardless of the number of units.

(8) Parks shall establish and maintain an aesthetically pleasing visual buffer such as a continuous planted buffer strip, consisting of shrubbery or a hedgerow, or a solid brick, concrete block or stone wall or a board fence that is at least six feet in height between the park and adjacent residential uses and property. Such buffer strip, if planted, shall be composed of healthy plants which possess growth characteristics of such a nature as to produce a dense, compact planting screen not less than six feet in height, or if wood, stone, block or brick shall not be less than six feet high.

(9) All unit parking lot spaces shall be paved and abut on an interior paved drive; interior drives shall be a minimum of 20 feet in width and shall have unobstructed access to a public street. A parking space for additional vehicles shall be constructed of pavement or confined gravel area sufficient enough that automobiles may be located on each unit parking lot space. One space for additional vehicles shall be provided for each five-unit parking spaces.

(10) All park accesses to the city's roadway shall meet the requirements for a commercial driveway.

(11) All units staying in the park must be attached to a pull vehicle or be self-powered so they may be removed in the event of pending inclement weather.

(12) All units staying in the park must be currently licensed in the state and county in which the unit is registered.

(13) Stability. All units shall, prior to occupancy or other use, be stabilized in such a way as to prevent tilting of the unit.

(14) Each park must make private arrangements for garbage collection.

(15) All park plans shall be submitted for approval using the same guidelines as a final plat approval for a subdivision.

(16) All parks must obtain an occupational license from the city to operate a business. In addition to the occupational tax, there shall be paid to the city an annual charge of $50.00 per parking lot per year paid by the park owner or operator at the time the annual occupational license is obtained or renewed.

(17) No building permits are needed to place a travel trailer or recreational vehicle in the park. However, the park manager must keep a log of spaces rented, to whom, license plate number and for how long, recording arrival and departure date.

(18) *Ownership.* The park owner shall be allowed to own and/or maintain no more than one unit in their park.

(19) *Registration.* The travel trailer park shall maintain a registration as required by Georgia state law and shall not allow a unit to remain longer than 180 days without re-registering said unit.

(Ord of 9-9-02, § 2; Ord. of 3-10-03, § 1)

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

(a) *General:* The St. Marys waterfront, waterside and landside, is unique as it embodies the essence of St. Marys and is a major economic engine for the city. For the waterfront area to thrive, it needs flexibility to change, with a mixture of commercial, recreational, and educational facilities as well as

accommodations to meet changing demands. At the same time, the waterside area is surrounded by a largely residential neighborhood and that the cars, buses and pedestrians it attracts can disrupt normal residential life for residents. To allow the waterfront area to thrive as an important institution in the city and also to assure residents that its existence and future plans will enhance and not disrupt the surrounding residential neighborhood, the city has created a Maritime Heritage District (MHD) overlay.

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

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

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

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

a. Upland/marsh boundary (UMB); or

b. The upland water boundary (UWB); or

c. The wrested vegetation jurisdictional line (WVJL), as applicable.

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

The City of St. Marys shall determine the MPL. The location of the UMB or UWB or WVJL shall be as determined by DNR staff and shall remain valid for a maximum period of one year from the date of determination. After one year, a new determination shall be obtained. Access to properly permitted floating constructs shall be by approved DNR and City of St. Marys permit.

(d) *Landside portion of MHD:* A feasibility report, dated December 16, 2013, outlining the conceptual goals of the MHD has been created that establishes the conceptual guideline of the MHD.

(1) Applicant for any use in the MHD must submit to the planning commission a site plan for approval, following the provisions contained in this section and/or Zoning Ordinance No. 110. In the event of discrepancy between this overlay ordinance and any section of the Zoning Ordinance No. 110, this overlay ordinance has priority.

(2) Site plan shall include information required in this section as well as the Zoning Ordinance No. 110. The planning commission may provide a variance to the required information if in the best interests of the city and in accordance with the goals of the MHD. Factors to be considered by the planning commission and city council in approving any project within the MHD, including both landside and waterside. In the event of discrepancy between this overlay ordinance and any section of the Zoning Ordinance No. 110, this overlay ordinance has priority.

(3) *General requirements for the Landside District of the MHD:*

a. The proposed uses and layout that are in conformity with the goals of the City of St. Marys Comprehensive Plan and the Zoning Ordinance No. 110.

b. Activities and facilities as permitted herein shall be located on both sides of St. Marys Street and Stable Alley between Bartlett and Cole Street and on both sides of Osborne Street between St. Marys Street and the St. Marys Railroad crossing to the north. The depth of this overlay from these streets is the edge of the current C-1 zone.

c. Building and building elements, possessing historic significance, shall be preserved, to the extent feasible. Modifications shall not compromise the historic aspect of the building. Any proposed buildings or modifications to existing buildings shall be harmoniously related to their surroundings, to the terrain, and to the use, scale and architecture of existing buildings in the vicinity. The design guidelines as approved by council shall provide guidance for any new or renovated structures. For structures within the limits of the HPC, any changes or revisions or new structures shall be reviewed and approved by the HPC following their criteria and procedures.

d. All activities within the MHD shall be designed such that harmony and compatibility with surrounding residential neighborhoods and land uses, including adequate buffers, protection of pedestrian safety, provision for adequate parking, minimized impact of motor vehicles, and prevention of glare to adjacent properties from lighting on-site. Commercial and tourist traffic shall be directed to major arterials and away from residential streets.

e. That the use of the water and water related elements (buoys, docks, piers, etc.) are in compliance with all state and federal rules, laws, and guidelines, including but not limited to the U.S. Coast Guard, DNR, U.S. Environmental Protection Administration (EPA), Federal Emergency Management Agency (FEMA), Georgia Environmental Protection Division (EPD), Department of Defense (DOD), U.S. Corp of Engineers (USCOE), the State of Florida, and City of St. Marys regulation.

f. For the purposes of subdivision, the minimum lot size, and frontage bulk requirements of the underlying C-1 zoning district shall remain in effect.

(4) *Specific minimum design standards for the Landside District.* The following minimum design standards shall apply to the MHD. Except as noted, these standards are the C-1 standards listed in Ordinance No. 110:

a. Area and bulk requirements: Existing structures located within the MHD are deemed to be conforming in terms of any existing encroachments on front, side and rear yard setbacks, maximum height and floor area ratio. Existing buildings may be enlarged, provided such expansion is consistent with the structure's exterior historic architecture and approved as part of the MHD and/or the HPC process.

b. Minimum front yard: Zero feet where adjacent structures are at zero feet. For other parcels, front yard setback shall be a minimum of ten feet.

c. Minimum side yard: Five feet for maintenance of the structure(s) or access to exit doorways, or access to rear yard trash collection equipment.

d. Minimum rear yard: Ten feet to provide for utility services, HVAC units, trash collection equipment, and other required building services in compliance with this section and Ordinance No. 110.

e. Maximum building height: 45 feet from the base flood elevation to the top of the highest ridge.

f. Maximum percentage floor area to site area at grade: 45 percent.

g. Parking for ground floor commercial shall be on street, with minimum two per apartment for each upper floor apartment on-site.

h. Delivery services shall be from the front (street) location.

i. Trash collection equipment shall be located at the rear of the structure.

(5) *Permitted landside overlay uses:*

a. All permitted uses in the C-1 Zone, except marine related facilities, which will be defined herein; and single-family residences at grade (upper floor apartments are permitted).

b. Boat docks in compliance with DNR and COE regulations.

c. Nautical training school - on land and on sea or on river.

d. Commercial aquariums.

e. Museums with nautical themes.

f. Shops with items for sale to residents and visitors alike that relate to the history of the city and maritime activities.

g. Festivals of a maritime nature separate from existing festivals.

h. Shops creating traditional or modern maritime articles on the premises and for sale, such as rope, knots, fishing gear, buoys, maps, etc.

i. Shops catering to the boating public such as purser supplies, and general grocery items.

j. Vendors for fresh seafood right off the ship.

k. Restaurants with outdoor seating overlooking the marsh/water.

l. Bait and fishing tackle sales and service shop.

m. Fresh seafood processing and shipping.

n. Parks and other recreational facilities - public and private.

o. Convenience store for boating and general grocery supplies for boaters. No vehicle gas/diesel sales or vehicle service (boats or wheeled vehicles).

p. Expanded restrooms to include pay showers, and pay laundry facilities.

(6) *Uses not permitted in the Landside Overlay Zone:*

a. Boat and boat trailer storage and RV storage with any portion of lot frontage facing Osborne Street or St. Marys Street.

b. Habitation in any RV vehicle for any period of time.

c. Amplified sound of any type except as approved by the city via its event approval process.

d. Disposal of fishing waste in any private or public trash container or dumpster without the permission of the owner.

e. Animals not on a leash. Animal wastes.

f. Single-family residences at grade.

(7) *Special uses for the overlay zone* shall follow procedures as outlined in other sections of Ordinance No. 110.

a. Fenced, ground level boat storage with a landscaped buffer between the fence and the property line. Boat storage "stacks" limited to a maximum of two levels of boats, with roof and buffer.

b. Horse drawn carriages for touring within the MHD-L District, which will include areas for overnight accommodation of horses, mules, and donkeys that pull the carriages.

(8) *Landside buffers:* Both performance buffers and standard buffers may be required.

a. *Performance buffers:* The planning commission will carefully analyze any buffers between the MHD and surrounding residential neighborhoods with particular regard to the objectives

and requirements of this section. The commission may tailor buffers to include greater setbacks, landscaping, fences, walls, and berms, considering the relative heights of the uses on each side of the buffer. The commission may allow for buffering to be located on adjacent property with consent of the affected property owner (landscaping, fence, or wall, etc.).

b. *Standard buffers.* Unless otherwise approved, buffers for nonresidential uses within the MHD shall be established and maintained as per Zoning Ordinance No. 110.

c. Buffers may only be varied from those established in the event such variance is compatible with the objectives of this section and does not disrupt surrounding properties. Any variance shall follow the process outlined in Zoning Ordinance No. 110.

(e) *Waterside portion of MHD:*

(1) *Waterside plan:* Applicant for any use in the MHD must submit a plan to the planning commission for approval, following the provisions contained in these regulations and/or the Zoning Ordinance No. 110. In the event of discrepancy between this overlay ordinance and any section of the Zoning Ordinance No. 110, this overlay ordinance has priority.

(2) The use of the waterside of the MHD is strictly controlled by various agencies of the local, state, and federal government and submission of any plan to the planning commission will be required to first have the appropriate governmental agency approval attached to the application.

(3) For the purpose of this article, this section covers all docks, buoys, bulkheads, boat ramps, marinas, marsh walks and any manmade fixed constructs from the jurisdictional marsh line as determined in the field by DNR staff within one year of the date of determination, and extending through the water to the city limits. For the purpose of this section, these constructs shall be referred to by the term "fixed constructs".

(4) The area of the waterside portion of the MHD is as defined above, and shall include all public and private property within the city limits of the City of St. Marys.

(5) For the purpose of this article, this section covers all ships, boats, trawlers, dinghies, barges, and any manmade floating construct that floats on, is anchored through, or floats below, the water of the St. Marys River and its numerous tributaries, named or unnamed. For the purpose of this section, these constructs shall be referred to by the term "floating constructs".

(6) This section has no jurisdiction over the waters of the St. Marys River that are outside of the city limits or state line except for the two present and two future floating buoys which are owned by the city and permitted through the Florida DEP. As owner of the buoys, the city retains the right to enforce their use as a property owner, rather than a government agency.

(7) There are two major types of maritime constructs regulated by this section: floating constructs and fixed constructs.

a. *Floating constructs:* All floating constructs shall be regulated by the City of St. Marys with staff as designated by the city manager. Floating constructs will either be docked at a fixed or floating dock to the limits of the approved DNR permit for the dock attached to; or at anchor anywhere within the jurisdictional limits of the City of St. Marys; or attached to the city-owned buoys located within, and permitted by, the State of Florida.

1. All existing or new constructs shall submit to the Planning Department of the City of St. Marys the following data in order to use the waterside portion of the MHD. This data will be placed on a form provided by the city that will be used to issue a permit for use of the MHD.

i. Name of vessel.

ii. Length, beam, draft, and length and width of main deck, gross weight, amount of force that the ship will draw at anchor, whether at a dock or on the hook, and other data as appropriate.

iii. Home port of vessel.

iv. Name of owner of record for vessel with current land address and cell phone number.

v. Radio call frequency and call name and number.

vi. Insurance certificate valid in the state of floating construct registration or the State of Georgia or the State of Florida.

vii. Copy of current Coast Guard certificate as appropriate for the size of ship. Valid registration of the floating construct from the home state/country will also be required.

viii. Information as to most recent pump out of solid wastes, with a notation as to capacity of the on-board holding tank. This data shall be in the form of a pump out log showing where and when any wastes are discharged, either at a legally approved pump out facility, or at sea in a legal manner. This log shall be available to authorized city and state personnel at all times upon request. All pump out facilities shall have a locking Y valve and related certification that the floating construct will not discharge and treated or untreated wastes within the boundary of the MHD.

ix. Information as to the water holding tank and need for city water.

2. Based on the channel width, and the anticipated size of the vessels to be encouraged to visit the city, it is expected that only five to seven large floating constructs will be able to be permitted on the hook and in the channel.

   These large floating vessels are identified as any ship with two or more masts of 64 feet in deck length from the bow to the stern with operable sails and identified as barque, galley, barquentine, brig, topsail schooner, fore and aft schooner, ketch, junk, frigate, as well as any ship that is square rigged, or combination of both types rigging. If there is confusion or doubt as to the type of rig that this section covers, the city manager or his designated staff member shall have the authority to designate the type of sailing rig.

   Smaller floating constructs will be permitted with no minimum number as long as sufficient distance is maintained between vessels to allow for the changing of the tide.

   All vessels desiring to anchor within the harbor shall respect the presence of any buoy identifying the presence of a crab trap, and moor at least 100 feet from the visible surface location of the buoy.

3. Each floating construct shall register with the city upon docking at a city-owned or controlled dock or buoy or other docks. The city reserves the right to assess a fee for docking privileges.

4. The following floating constructs are exempt from this section: the ferries used to transmit tourists to Cumberland Island; any city authorized water taxi service to/from Fernandina; any trawler owned by Lang's (and/or their successors and assigns), or other company owning a trawler as approved by the city; any vessel owned and operated by the national park service; any floating construct using the Wheeler Street or Meeting Street boat ramps to enter and leave the landside area; and any floating construct under contract with either marinas (presently known as Lang's (east and west), their successors and assigns) and the Gateway docks.

5. Registration of all floating constructs shall be available at the office of the planning and building department (or other location as determined by the city council), located at 418 Osborne Street, St. Marys, GA. 31558 from 8:00 a.m. to 5:00 p.m., Monday through Friday, not including approved holidays. Ships that arrive after these hours shall immediately contact the city the next day the offices are open.

6. The city will assist and support a ship that meets the criteria of this section that desires to seek an extension from the Coastal Marshlands Protection Act regarding live-aboard vessels. All documentation and related data shall be by the applicant for the extension.

7. All crabbing and fishing activities are regulated by various departments of the State of Georgia. This section shall not permit any infringement of the permit rights of any crabber or fisherman.

b. *Fixed constructs:* Each existing fixed construct shall have a valid DNR water bottom lease. Any future proposed fixed construct shall be in compliance with all lease documents, permits and approvals from the local, State of Georgia, or federal government.

1. Existing fixed constructs currently in operation and/or permitted shall be exempt from this section.

2. Each NEW and proposed fixed construct shall apply for and obtain a building permit with the fee calculated as per the currently approved city fee schedule. No city building permit will be issued without a valid and approved DNR permit attached to the application. The resident shall be solely responsible for obtaining any DNR and/or Corp of Engineers permits for any dock or bulkhead fixed construct, including floating docks. The city will provide any necessary plan approval for applicants use in obtaining these DNR and USCOE permits.

3. For the purpose of this section, any floating dock attached to a fixed dock shall be treated as a fixed construct.

4. In the event of a natural disaster or emergency, the city reserves the right to permit large vessels of any type to anchor in the MHD at no cost.

5. All fees shall be waived for any officially sanctioned "Tall Ship" festival as approved by the city as an event.

(8) *Permitted uses Waterside MHD:*

a. Fixed and floating constructs as defined herein.

b. Fishing/crabbing from designated docks, piers, boats in harbor, and shoreline.

c. Diving activities with proper safety equipment.

d. Ships/boats safely moored in the harbor either on the buoys or on the hook.

e. Docking of dingys and john boats to designated locations on the docks.

f. Sailing activities.

g. City sponsored and owned marina/docks/wharfs/buoys for use by docking agreement.

h. Mooring fields managed by the city and as permitted by the State of Georgia and the State of Florida.

i. Live-a-boards as permitted by the State of Georgia and "tied" to an adjacent marina.

j. Mooring locations including buoys with permit sought and issued by DNR on a case-by-case basis.

k. Crabbing activities by DNR permit in all water areas outside of the defined navigable channel and in accordance with minimum separation distance of 100 feet from docks, anchored boats, and the navigable channel.

l. City-owned pump out facilities.

(9) *Uses not permitted in the waterside overlay zone:*

a. The following uses within the CP zone of Ordinance No. 110 shall not be permitted within the MHD overlay zone. (NOTE: the CP zone is present in wetlands and other marsh areas

outside the limits of the overlay district, and these exceptions will not apply to these portions of the CP zone.)

1. Farms for the growing of agricultural products, or timber including dwelling unit for owner or operator of the farm on the parcel.
2. While wildlife refuges will be permitted, however, the zone will not include dwelling units of caretakers.
3. Any use that is not related to the adjacent landside zoning of any parcel. (Note: The zones that abut the MHD-W overlay are R-1, R-2, R-3, C-1, C-2. There are no I-G, I-A, or I-L zones adjacent to the MHD-W overlay.)
4. Anchoring for any reason within the defined ship channel.
5. Dumping of trash, human wastes, fish wastes and other debris.
6. Abandoning of any boat/ship/barge in the waterside zoning overlay zone.

(10) *No wake zone:* All areas of the waterside overlay zone shall be designated as a "NO WAKE ZONE" for the safety of all boaters in the area.

(11) *Enforcement:*

a. The waterside portion of the MHD ordinance shall be enforced by the Camden County Sheriff's Department or other agency having jurisdiction for any violation for floating constructs not attached to a fixed construct.

b. For enforcement of any violation of fixed constructs or for floating constructs connected to fixed constructs, the City of St. Marys shall have enforcement powers that coordinate and compliment any enforcement activities of other authorities having jurisdiction.

(f) *Incentives:* City council shall reserve the right to offer any legally permitted economic and/or physical enhancements to promote or further the purposes of this section. Enhancements shall be similar to, but not limited to:

(1) Tax credits for landscaping;

(2) Tax credits for participating in the creation of a street scape along St. Marys Street;

(3) Tax credits on local taxes in addition to those provided by the military zone and enterprise zone programs;

(4) Adjustments to lot coverage requirements not to exceed 80 percent of buildable area;

(5) Adjustments to building height not to exceed one additional story not to exceed ten feet;

(6) Other potential enhancements as presented by the applicant and approved by city council.

(Ord. No. 2014-003 , 2-3-14; Ord. No. 2014-22 , 6-2-14)

Sec. 110-79. - A-F General Agriculture-Forestry District.

(a) *District intent.* To provide land for the production of agricultural products such as field crops, livestock, poultry and other conventional agricultural and forestry pursuits. This A-F District is also created to assist in the conservation of natural resources by encouraging practices which will conserve soil and water resources. Utilities shall be provided by the land user or owner. The city shall not be obligated to extend public water supply and sewage disposal facilities to serve properties.

(b) *Uses permitted.* Property and buildings in an A-F General Agriculture-Forestry District shall be used for the following purposes, all as part of a PC approved site development plan:

(1) Dwelling, single-family. Stick built structure for owner and family or employee.

a. Minimum of one additional residence on first five acres. Residences must meet the minimum setback requirements of the A-F zoning district. Further residences limited to one per five acres. Site plan required.

(2) All agricultural-forestry land uses, buildings and activities.

(3) Tree farms.

(4) Stables, institutional, including riding ring and trails for training.

(5) Minor, major and rural home occupations.

(6) Parks, playgrounds.

(7) Country clubs, golf courses (public and/or private).

(8) Hunting, fishing clubs or lodges.

(9) Accessory buildings and structures (must conform to area requirements of section 110-91).

(10) Nurseries.

(11) Schools (including colleges and technical schools/colleges).

(12) Fishing camps.

(13) Religious worship facilities.

(14) Privately owned cemeteries/mausoleums.

(15) Installation of all infrastructure, utilities, roads, culverts, sidewalks etc., to access any multiple parcels of any permitted use or special permit uses created within and by this zone shall be the sole fiscal and physical responsibility of the subdivider and/or property owner(s). All infrastructure, utilities, roads, culverts, sidewalks etc., shall conform to City of St. Marys standards as defined by chapter 86 of the Code of Ordinances.

(16) Logging of agricultural forestry products and their byproducts is a permitted use.

(c) *Special permit uses.* The following uses may be permitted in the A-F District in accordance with provisions contained in section 110-145 as part of a PC approved site development plan:

(1) Utilities.

(2) Cellular, radio, TV, telephone or other electronic/microwave towers.

(3) Fill dirt operations as part of an approved plan.

(d) *Specific uses not permitted.* Without decreasing the binding effect of the prohibitions of section 110-3, the following uses are specifically prohibited in the A-F zone:

(1) Billboards or other signage along any existing or newly established roadways within or adjacent to the A-F zone.

(2) Race tracks, both animal related or vehicle related.

(3) Junk yards, whether by intended purpose or unintended result.

(4) Any industrial and commercial use, to include mulching and land fill (municipal waste) activities.

(5) Recycling activities.

(6) Parking lots for five or more vehicles, paved or unpaved, except as required for the permitted use.

(7) Public amphitheater.

(8) Solar farms or wind farms.

(9) Any proposed use not specifically permitted by this zoning classification is prohibited.

(e) *Area regulations.* Unless otherwise specified in this Code, uses permitted in the A-F General Agriculture-Forestry Districts shall conform to the following requirements:

(1) Minimum lot area: Five acres total (upland minimum of 2.5 acres).

(2) Minimum lot width, at building line: 150 feet.

(3) Minimum front yard, setback from street: 75 feet.

(4) Minimum side yard, setback from property line: 50 feet.

(5) Minimum rear yard, setback from property line: 50 feet.

(6) Maximum percentage of lot coverage: Ten percent.

(7) Maximum building height: 35 feet above the 100-year flood zone.

(Ord. of 11-5-12, § 1; Ord. No. 2014-025 , 6-2-14)

Secs. 110-80—110-90. - Reserved.

ARTICLE III. - ADDITIONAL REGULATIONS

Sec. 110-91. - Accessory uses and structures.

In addition to the principal uses which are designated herein as being permitted within the several zoning districts established by the chapter, it is intended that certain uses customarily incidental or accessory to such principal uses shall also be permitted. For the purposes of this chapter, therefore, each of the following uses is considered to be a customary accessory use, and, as such, may be situated on the same lot with the principal use or uses to which it serves as an accessory.

(a) *Accessory structures and uses for residences.*

(1) Private garage for the occupant's automobiles or vehicles. Must be noncommercial usage of garage.

(2) Parking area or open storage space for motor vehicles belonging to the occupant, and provided that this regulation shall not be misconstrued to mean commercial uses are allowed.

(3) Shed for the storage of equipment.

(4) Children's playhouse or play equipment.

(5) Private kennel, pens, or cages for occupant's pets provided it does not create a nuisance to neighbors.

(6) Private swimming pool with bath house or cabana provided they are not used for residential purposes.

(7) Structures designed and used for the purposes of shelter in the event of catastrophes.

(8) Noncommercial flower, ornamental shrub or vegetable garden, or greenhouse.

(9) Private boat dock, boat houses.

(b) *Accessory structures and uses for church buildings.*

(1) Religious education buildings.

(2) Parsonage, pastorium, or parish house, together with any use accessory to a dwelling as listed above.

(3) Off-street parking area for the use without charge to members and visitors to the church.

(c) *Accessory structures and uses for commercial and industrial uses.*

(1) Off-street parking or storage area for customer, client or employee-owned vehicles.

(2) Completely enclosed building for the storage of supplies, stock or merchandise.

(3) Light manufacturing and/or repair facility incidental to the principal use provided that odor, dust, smoke, noise, vibration, heat or glare produced as a result of such manufacturing or repair operation is not perceptible from any boundary line of the lot on which said principal and accessory uses are located and provided such operation is not otherwise specifically prohibited in the district in which the principal use is located.

(4) Sheltered roofs, awnings or canopies incidental to retail and commercial use, where such use is permitted, provided that no part shall, in any case, be located any closer than the setback required for principle structures.

(d) *Setback and other requirements for accessory uses and structures.* In any district, all accessory uses and structures, shall observe all setbacks, yards, and other requirements set forth for the district in which they are located.

(Ord. of 9-12-94, § 701)

Sec. 110-92. - Buffer strips.

Any institutional, commercial, manufactured home park, or industrial uses, off-street loading areas, or off-street parking areas for five or more automobiles shall be separated from adjoining residential property by a continuous planted buffer strip or a solid brick, concrete block or stone wall or a uniformly painted board fence. Such buffer strip, if planted, shall be composed of healthy plants which possess growth characteristics of such a nature as to produce a dense, compact planting screen not less than six feet in height, or if wood, stone, block, or brick shall not be less than six feet high.

(Ord. of 9-12-94, § 702)

Sec. 110-93. - Curb cuts and access points.

Ingress-egress openings in concrete, asphalt, rock, or other street curbing provisions, commonly referred to as "curb cuts," as well as other means of vehicular access to and from private property shall be regulated in the several zoning districts established by this chapter in accordance with the following requirements:

(1) *Size and spacing of curb cuts and other access points.* In no case shall a curb cut or other access point be less than nine feet nor more than 40 feet in length. No two curb cuts or other access points shall be closer than 25 feet from each other except in residential zoning districts.

(2) *Location of curb cuts and other access points.* At street intersections no curb cuts or other access points shall be located closer than 25 feet from the intersecting point of the two street rights-of-way or property lines involved (or such lines extended in case of a rounded corner), whichever is the least restrictive.

(3) *Permits for access onto state-owned highway rights-of-way.* A permit must be obtained from the Georgia Department of Transportation before curb cuts or any other point of access shall be authorized onto state-owned highway rights-of-way from abutting property.

(Ord. of 9-12-94, § 703)

Sec. 110-94. - Double frontage lots.

On lots having frontage on more than one street, but not located on a corner, the minimum front yard setback shall be provided for each street in accordance with the regulations for the land use district in which the lot is located.

(Ord. of 9-12-94, § 704)

Sec. 110-95. - Exceptions to front yard setback requirements.

The front yard requirements of this chapter shall not apply to any lot where the average front yard on already built-upon lots located within 100 feet on each side of such lot and within the zoning district and fronting on the same street as such lot, is less than the minimum required setback. In such cases, the setback on such a lot may be less than the required setback but not less than the average of the existing setbacks on the developed lots. However, in no case shall setback be less than ten feet.

(Ord. of 9-12-94, § 705)

Sec. 110-96. - Exceptions to height regulations.

The height limitations of this chapter shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy, monuments, water towers, observation towers, transmission towers, silos, chimneys, smokestacks, conveyors, flag poles, masts and aerials.

(Ord. of 9-12-94, § 706)

Sec. 110-97. - Home occupations and home business offices.

Profit-making activities conducted in homes fall into two classes: home occupations and home business offices.

(a) *Home occupation.* If a home occupation is permitted in a land use district, it must comply with the following requirements. It shall be allowed, with a special use permit, provided that it:

(1) Is carried on by a member(s) of the family residing in the dwelling unit only. One employee who is not part of the family is permitted.

(2) Is conducted entirely within the principal building or accessory structure.

(3) Utilizes not more than 25 percent of the total floor area of the principal building or 100 percent of the accessory structure.

(4) Produces no alteration or change in the character or the exterior of the principal building from that of a dwelling.

(5) Involves no sale or offering for sale of any article not produced or assembled by members of the family or single employee, or any service not entirely performed by members of the family residing on the premises, or single employee.

(6) Creates no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazard, unhealthy or unsightly condition.

(7) Is not visibly evident from the outside of the dwelling except by one non-illuminated sign two square feet or smaller in size.

(b) *Home business office.* If a home business office is permitted in a land use district, it must comply with the following requirements:

(1) There shall be no sign or external indication of the business office.

(2) No more than one vehicle used in the conduction of the business may be parked at the home location. Signage on this vehicle is limited to the area of the driver and passenger front doors of said vehicle.

(3) No material, other than office supplies may be stored on-site.

(4) The office may occupy no more than 25 percent of the floor area of the principal structure or accessory structure.

(5) The office must be located in the principle structure.

(6) Only residents of the dwelling may engage in work at the office.

(7) Customers shall not visit the office.

(Ord. of 9-12-94, § 707)

Sec. 110-98. - Junk yards.

(a) All junk yards shall be completely screened from roads or developed areas with a solid fence or wall a minimum of eight feet, maintained in good condition as determined by the governing authority, and painted except for masonry construction, or with suitable plantings.

(b) No operations shall be conducted which shall cause a general nuisance or endanger the public health.

(Ord. of 9-12-94, § 708)

Sec. 110-99. - Nonconformance.

(a) *Continuation of nonconformance.* Any lawful use of buildings, structure, land, or parts thereof existing at the time of the adoption or amendment of this chapter, and made nonconforming by the provisions of this chapter or any amendments thereto, may be continued, subject to the provisions of this section.

(b) *Nonconforming lots of record.* In any district, a single lot of record at the effective date of the adoption or amendment of this chapter may be built upon even though such lot fails to meet the minimum requirement for lot area or lot width which is applicable in the district, provided such lot is in a separate ownership from and not of continuous frontage with any other lot or lots in the same ownership. For the purposes of this chapter, a single lot of record is an individual parcel of land described on a deed or subdivision plan legally recorded with the Camden County Clerk of Courts. Such lot shall conform to all other requirements, not involving lot area or lot width, for the district in which it is located, unless a variance from such other requirement is obtained from the planning commission.

(Ord. of 9-12-94, § 709)

Sec. 110-100. - Nonconforming buildings or structures.

(a) No building or structure or site improvements such as parking or driveways which is nonconforming with respect to the space and bulk requirements of this chapter may be expanded, enlarged or increased in height unless such expanded or enlarged or higher portion complies with the space and bulk requirement of this chapter.

(b) Should any nonconforming building or structure be destroyed or damaged by any means beyond the control of the owner, it shall be rebuilt or restored within a period of one year or thereafter conform with the space and bulk requirements of this chapter unless a variance from such requirements is granted by the planning commission pursuant to section 110-145. If a nonconforming building is demolished or removed by or for its owner, it shall not be rebuilt or replaced except in conformity with the space and bulk requirements of this chapter unless a variance from such requirements is granted by the planning commission pursuant to section 110-145

(c) Should any manufactured home existing in an R-1 district be destroyed or damaged by any means beyond the control of the owner, it shall be replaced or restored within a period of one year or thereafter conform with the use, building and space requirements of section 110-62

(Ord. of 9-12-94, § 710; Ord. of 1-31-05, § 1)

Sec. 110-101. - Nonconforming uses of land.

(a) No nonconforming use of land shall be enlarged or increased nor extended to occupy a greater area of land than that occupied at the effective date of the adoption or amendment of this chapter.

(b) No nonconforming use of land shall be moved in whole or in part to any portion of the lot which was not occupied by such use at the effective date of the adoption or amendment of this chapter.

(c) If any nonconforming use of land ceases for any reason for a period of more than one year, any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located.

(Ord. of 9-12-94, § 711)

Sec. 110-102. - Nonconforming use of structures.

(a) No existing structure devoted to a nonconforming use shall be enlarged, extended or expanded except in changing the use of the structure to a conforming use.

(b) Any nonconforming use may be extended throughout any parts of a building which were manifestly in existence and arranged or designed for such use at the time of the adoption or amendment of this chapter, but no such use shall be extended to occupy any land outside such building.

(c) If a nonconforming use of a structure is superseded by a permitted use, the nonconforming use shall not thereafter be resumed.

(d) If any nonconforming use of a structure ceases for any reason for a period of more than one year, any subsequent use of such structure shall conform to the regulations specified by this chapter for the district in which such structure is located.

(Ord. of 9-12-94, § 712)

Sec. 110-103. - Obstruction to vision at road intersections.

In order to minimize accidents at road intersections, the following regulations shall apply in all districts:

(1) Within the area formed by the rights-of-way lines of intersecting roads and a straight line connecting points on such rights-of-way lines, at a distance of 20 feet from their points of intersection there shall be a clear space with no obstruction to vision between the height of 30 inches and a height of ten feet above the average grade of road as measured at the centerline thereof.

(2) Requirements of this section shall not be deemed to prohibit any necessary retaining wall.

(3) Trees shall be permitted in the clear space provided that foliage is cut away within the prescribed height.

(Ord. of 9-12-94, § 713)

Sec. 110-104. - Vision clearance at private drive and entrances intersecting with public streets.

At the intersection of any private drive, or entrance, or exit with a public street: no fence, wall, hedge or other planting, or sign forming a material impediment to visibility over a height of 2½ feet shall be erected, planted, placed, or maintained.

(Ord. of 9-12-94, § 714)

Sec. 110-105. - Reserved.

Editor's note—

Section 1 of an ordinance adopted Sept. 9, 2002, repealed § 110-105 which pertained to travel trailer parks and derived from an ordinance adopted Sept. 12, 1994, § 715.

Sec. 110-106. - Travel trailers, campers and recreational vehicles in residential districts.

No more than one travel trailer, camper or recreational vehicle may be stored on a residential lot. Such trailer, camper or vehicle may not be occupied, used or connected to water, sewer or electrical utilities in any residential district.

(Ord. of 9-12-94, § 716)

Sec. 110-107. - Shopping centers.

Shopping centers are defined as a group of three or more retail stores or shops under single ownership or management or owned individually as condominium unit. Shopping centers are special permit uses in C-2 Districts and shall comply with the requirements of special uses and the following additional standards. The applicant shall submit site plan containing all the relevant information in order for the planning commission and city council to determine that the proposed development meets the requirements of this chapter.

(1) There shall be no more than two access points to any one public street. All entrance and exit points shall be located to afford maximum safety to traffic, provide for safe and convenient ingress and egress to and from the site and to minimize conflict with the flow of traffic.

(2) Any exit driveway shall be so designed so as to provide the following minimum sight distance measured in each direction. The measurements shall be from the driver's seat of a vehicle standing on that portion of the exit driveway with the front of the vehicle a minimum of ten feet behind the curbline or edge of shoulder with the height of the eye 3.75 feet to the top of an object 4.5 feet above the pavement.

Allowable Speed	Required Sight Distance
25	160
40	275
45	325
50	350
55	425

(3) Where a site occupies a corner of two intersecting roads, no driveway entrance or exit shall be located within 50 feet of the point of tangency of the existing or proposed curb radius of that site.

(4) No part of any driveway shall be located within a minimum of ten feet of a side property line. However, the planning commission/city council may permit a driveway serving two or more adjacent sites to be located on or within ten feet of a side property line between adjacent sites.

(5) If the proposed shopping center is adjacent to another shopping or commercial property, the commission/council may require connection of parking areas so as to alleviate use of the public street for traffic movement between properties.

(6) Driveways shall intersect the road at an angle of as near 90 degrees as site conditions will permit and in no case less than 60 degrees.

(7) The dimensions of the driveways shall be designed to accommodate adequate the volume and character of vehicles anticipated to be attracted daily to the development. The following are the minimum widths:

One-way driveways: 15 feet.

Two-way driveways: 25 feet.

(8) Any driveway shall be constructed with the surface approved by the commission/council. Such surface shall extend to the paved portion of the road and shall extend throughout the area defined by the required driveway dimensions.

(9) Where a driveway serves right-turning traffic from a parking area providing 200 or more parking spaces and the road has an average daily traffic volume exceeding 7,500 vehicles, an acceleration lane and a deceleration lane for each connection is required. Each shall be 200 feet in length and ten feet wide. A minimum 35 foot curb return radius shall be used for each.

(10) Parking shall be provided as required in article IV. Parking aisles which provide direct access to individual parking stalls shall be 25 feet wide. All parking shall be 90 degrees (perpendicular) from the aisles.

a. Parking areas should be designed to focus on major walkways, which should be fenced or marked.

b. Where pedestrians must cross service roads or access roads to reach parking areas, crosswalks should be clearly designed by pavement markings or signs and lighted. Crosswalk surfaces should be raised slightly to be distinguished from driveways, unless drainage problems would result.

(11) Exterior lighting shall meet the following requirements:

a. The style of the light and the light standard shall be consistent with the architectural style of the principal building.

b. The maximum height of freestanding lights shall be no more than 25 feet.

c. All lights shall be shielded to restrict the maximum apex angle of the cone of illumination to 150 degrees.

d. Where lights along property lines will be visible to adjacent residents, the lights should be appropriately shielded.

e. Spotlight-type fixtures attached to buildings are not permitted.

f. The following intensity in foot-candles should be provided:

1. Parking lots: an average of 1.5 foot-candles throughout;

2. Intersections: Three foot-candles;

3. Maximum at property lines: One foot-candle.

(12) Buffer and landscaping shall be required as follows:

a. Buffers are fences, landscaping, berm and mounds used to minimize any adverse impacts or nuisance on the site or from adjacent areas. Buffers are required where a shopping center abuts a residential use or district.

b. Natural plants can be used as buffers, if the existing natural plants are sufficient to block the view of the new shopping center. New plantings can be used if they are of sufficient size and character to substantially block the view of the shopping center from the residential area.

c. Landscaping is required for all shopping centers. For each 24 parking spaces there shall be required adjacent to the parking spaces, three canopy trees, two understory trees and six shrubs.

d. Unless otherwise specifically indicated by the planning commission, all plant materials required shall meet the following minimum size standards:

Canopy tree: 2½ caliper.

Understory tree: Four feet in height.

Shrub: Two feet in height.

(Ord. of 9-12-94, § 717)

Secs. 110-108—110-120. - Reserved.

ARTICLE IV. - OFF-STREET AUTOMOBILE AND VEHICLE PARKING AND LOADING

Sec. 110-121. - General intent and application.

It is the intent of these requirements that adequate parking and loading facilities be provided off the street for each use of land within the jurisdiction of this chapter. Requirements are intended to be based on the demand created by each use. These requirements shall apply to all uses in all districts.

(Ord. of 9-12-94, § 801)

Sec. 110-122. - Control (via ownership or lease).

The control of land upon which the off-street parking is provided shall be the same as the ownership of land on which the principal use is located.

(Ord. of 9-12-94, § 802)

Sec. 110-123. - Size and access.

Each off-street parking space shall have an area of not less than 18 x 10 feet exclusive of access drives or aisles and be in usual shape and condition. There shall be adequate ingress and egress to all parking spaces. Where a lot does not abut on a public or private alley or easement of access, there shall be provided an access drive leading to the parking or loading spaces. Such access drive shall not be less than ten feet in width.

(Ord. of 9-12-94, § 803)

Sec. 110-124. - Number of parking spaces required.

The number of off-street parking spaces required are set forth in the following table. Where the use of the premises is not specifically mentioned, requirements for similar uses shall apply.

Uses	Required Parking Spaces
Automatic laundry	1 for each 3 laundry machines
Automobile sales and service garage	1 for each 400 square feet of floor area
Banks/professional offices	1 for each 300 square feet of floor area
Bowling alleys	1 for each alley

Churches, temples, or places of worship, funeral homes, schools, public buildings, theaters, auditoriums, areas and places of assembly, private clubs, community buildings, social halls, and lodges	1 for each 5 seats based on maximum seating capacity in principal assembly area, or 1 for each 17 classroom seats, whichever is greater
Country clubs, golf clubs, gun clubs, tennis clubs and organizations designed to provide outdoor sporting or recreational activities.	1 for each 5 members
Dwellings—single-family	2 for each unit
Dwellings—multiple-family	1½ for each 200 sq. ft. of floor area
Food store, supermarket	1 for each 200 sq. ft. of floor area
Funeral homes, mortuaries	20 for each parlor
Furniture, appliance stores	1 for each 200 sq. ft. of floor area
Hospitals, sanitariums, and nursing homes	1 for each 6 patient beds, plus one for each two employees
Hotels and motels	1 for each guest room plus 1 for each 3 employees
Manufacturing, industrial plant, research laboratory, bottling plants	1 for each 2 employees on largest shift plus 1 for each 150 sq. ft. devoted to sales or service
Medical offices	4 for each doctor, plus 1 for each 2 employees
Restaurants, beer parlors, night clubs	1 for each 300 sq. ft. of floor space
Rooming houses, boardinghouses, dormitories, fraternities, and sororities	1 for each 2 beds
Service station	2 for each pump

Wholesale and warehouse concerns	1 for each 2 employees, plus 1 for each company vehicle, plus 1 for each 50 sq. ft. of retail sales or service

(Ord. of 9-12-94, § 804)

Sec. 110-125. - Location of off-street parking areas.

(a) The parking spaces for all dwellings shall be located on the same lot as the residence.

(b) Parking spaces shall be provided on the same lot with the main building of the principal use.

(c) Two or more principal uses may utilize a common area in order to comply with off-street parking requirements, provided that the number of spaces required for each use is met.

(d) Portions of the public right-of-way on minor streets may be allowed for maneuvering incidental to parking when determining parking area requirements for individual uses.

(e) On collector streets, major streets, and controlled access highways, parking facilities shall provide space outside the public right-of-way for maneuvering incidental to parking.

(f) *Storage and parking of trailers and commercial vehicles and location of off-street parking areas.* Commercial vehicles and trailers of all types, including travel, boat, camping and hauling, shall not be parked or stored on any lot occupied by a dwelling or any lot in any district zoned residential (R-1, R-2, R-3, R-4, R-5, M-H or and PD containing these zones) except in accordance with the following requirements:

(1) No more than one commercial vehicle per dwelling shall be permitted, the size of which shall be no larger in size than a pick-up truck, panel truck or van and is limited in size to a one-ton carrying capacity; and in no case shall a commercial vehicle used for hauling explosives, gasoline or liquefied petroleum products be permitted for parking in the zones noted.

(2) Travel trailers, hauling trailers, or boat trailers (with or without a boat), and boats without a trailer, shall be permitted if parked or stored behind the front yard setback or behind the building line of the residence or garage if the set back is a greater dimension than the front yard setback as established by ordinance, whichever is greater.

(3) A travel trailer shall not be occupied either temporarily or permanently while it is parked or stored in any area except in a travel park authorized under this section.

(4) No combination tractor trailer and cab (over seven wheels) shall be located on pavement or on grass in any residential front or side yard and shall not be parked in an area not so designated for the parking of these vehicles. Narrow residential zoned streets shall not be used for parking of these vehicles. Any damage to curbs or sidewalks or underground utilities or grass or landscaping caused by the illegal use of these areas for the parking of tractor trailers and/or cab will be the responsibility of the tractor trailer and/or cab owner to either repair or compensate the city or property owner for the damage, whichever is applicable.

Moving vans/trucks, construction vans/trucks, and local delivery vans/trucks consistent with the ability of the roadway to accommodate the load are permitted only for the minimum length of time necessary to accomplish their moving, construction or delivery tasks in the zones so noted. Extended parking of these type vehicles is not permitted as per subsection (f)(4) above.

(Ord. of 9-12-94, § 805; Ord. No. 2013-036 , 12-16-13)

Sec. 110-126. - Off-street loading and unloading requirements.

Areas suitable for loading and unloading motor vehicles in off-street locations shall hereafter be required at the time of the initial construction of any building or structure used or arranged to be used for commercial, industrial, governmental or multifamily residential purposes. Such off-street loading areas shall have access to a public alley or street and shall be provided and maintained in accordance with the following requirements, the computation of which shall not be included in the off-street parking requirements.

(1) *Amount of area required for each loading space.* Each off-street loading and unloading space required by the provisions of this chapter shall be at least ten feet wide; 50 feet long and 14 feet high. Such space shall be clear and free of obstructions at all times.

(2) *Location of off-street loading areas.* Required off-street loading and unloading areas shall in all cases be located on the same lot or parcel of land as the structure they are intended to serve. In no case shall the required off-street loading space be considered as part of the area provided to satisfy off-street parking requirements as listed herein.

(3) *Adequacy of loading area.* All uses, whether specified in this chapter or not, shall provide off-street loading areas sufficient for their requirements. Such space shall be adequate so that no vehicle being loaded or unloaded in connection with normal operations shall stand in or project into a public street, walk, alley, or way.

(Ord. of 9-12-94, § 806)

Sec. 110-127. - Number of off-street loading spaces.

(a) Retail business uses with from 4,000 to 25,000 square feet in total floor area: One space.

(b) Wholesale, industrial, governmental and institutional uses, including public assembly places, hospitals and educational institutions shall provide one space for the first 25,000 square feet of total floor area. For anything in excess of 25,000 square feet, such uses shall provide loading spaces according to the following schedule.

Square Feet	Number of Spaces
25,000 - 50,000	2
50,000 - 100,000	3
100,000 - 200,000	4
200,000 - 350,000	5
For each additional 50,000 or fraction thereof	1 additional

(c) Multifamily residences with less than ten dwelling units: None.

(d) Multifamily residence with ten to 30 dwelling units: One space.

(e) Multifamily residences with more than 30 dwelling units: One space per each 30 dwelling units or fraction thereof.

(Ord. of 9-12-94, § 807)

Secs. 110-128—110-140. - Reserved.

ARTICLE V. - ENFORCEMENT AND ADMINISTRATION

Sec. 110-141. - Planning and zoning director.

(a) All provisions of this chapter shall be enforced and administered by the planning and zoning director(s). He may be provided with assistance of other people if directed by the city council.

(b) The duties and powers of the planning and zoning director shall be:

(1) To receive and check all applications for building and sign permits, certificates of occupancy, and certificates of appropriateness.

a. Prior to issuance of any building permit, the planning and zoning director shall ensure that the proposed building structures or use conforms in all respects to the provisions of this zoning chapter and other applicable regulations (see section 110-142).

b. Prior to issuance of certificate of occupancy, the planning and zoning director shall determine that the work completed is in accordance with all provisions of this chapter and other applicable regulations (see section 110-143).

c. For new developments proposed within the city which meet or exceed the minimum thresholds identified in the Department of Community Affairs' Procedures and Guidelines for the Review of Developments of Regional Impact (DRI), the city will comply with these intergovernmental review procedures. The city shall be allowed up to a maximum of 30 days to complete the review process for large development projects that are likely to create impacts in other local jurisdictions. The city will not take any official action to further any such developments until the DRI Review Process is completed or a maximum of 30 days has transpired from the date the completed DRI Request for Review Form was forwarded to the Coastal Georgia Regional Development Center.

(2) To require any information necessary to determine the conformity of the application with the regulations of this chapter. This information may include:

a. Proposed uses of building, structure, or land;

b. Placement of the building or structure on the lot;

c. Size, dimensions or other characteristics of the building, structure, and the lot itself,

d. Placement, size, and number of signs;

e. Number, size, and location of parking and unloading spaces;

f. Any other relevant information under this chapter (such as access points).

(3) To inspect premises of applicant's property, building or structure.

(4) To review for compliance with this zoning chapter and other applicable regulations are established.

(5) To notify any person responsible for violating the provisions of this chapter and to order the action necessary to correct the violation. He shall order:

a. Discontinuance of illegal use of land, buildings, or structures.

b. Removal of illegal buildings or structures;

c. Discontinuance of any illegal work being done.

(6) To issue temporary permits, provided that the permit includes necessary safeguards for the public safety, health, and welfare. (See section 110-144).

(7) To inform the applicant of a building permit if his proposed use, building or structure is designated as a special permit use or requires a variance and to advise said applicant of the procedure necessary to acquire this permit.

(Ord. of 9-12-94, § 901)

Sec. 110-142. - Building permit.

(a) *Building permit required.*

(1) It shall be unlawful to begin the excavation or filling of any lot for the construction of any building, including accessory buildings, until the building official has issued a building permit for such work.

(2) No building permit for construction, alteration, or demolition of any structure shall be issued unless the applicant has complied with the requirements of the St. Marys Historic Preservation Commission Ordinance and the Flood Damage Ordinance.

(b) *Issuance of a building permit.*

(1) The applicant shall submit to the building official a dimensioned plot plan, either in sketch or to scale, indicating the size, shape and location of all buildings on the lot, either proposed or existing. Such plot plan shall be accompanied by a complete set of building plans and a completed application for a building permit.

(2) Applicant shall also state the existing and intended use of all such buildings and structures.

(3) If the proposed work conforms to the provisions of this chapter, the building official shall issue the building permit.

(4) If the building permit is refused, the building official shall give the applicant a written explanation of reasons for the refusal.

(5) Building permits expire if physical construction has not begun within six months of the initial date of issue or work has stopped for a period of six months.

(Ord. of 9-12-94, § 902)

Sec. 110-143. - Certificate of occupancy.

(a) *Certificate of occupancy required.* No land or building hereafter erected or altered in its use shall be used until a certificate of occupancy has been granted.

(b) *Issuance of certificate of occupancy.*

(1) Upon completion of any work for which a building permit has been granted, application shall be made to the building official for a certificate of occupancy.

(2) Within three business days of application, the building official shall make a final inspection of the property and shall issue the certificate of occupancy if the work conforms to the necessary regulations.

(3) If the certificate is refused, the building official must state such refusal in writing, with the cause.

(Ord. of 9-12-94, § 903)

Sec. 110-144. - Temporary permit.

The planning and zoning director is authorized to issue temporary permits for the following uses, subject to the applicable conditions for each individual temporary use and provided it is determined such use will cause no traffic congestion, will not adversely affect surrounding areas, and will not create a nuisance nor otherwise constitute a threat to the health, safety, and welfare of the public. Any temporary

use not allowed for in this chapter shall be requested from the city council. Each application for temporary permit shall be filed with the planning and zoning director a minimum of 14 days prior to the commencement of such temporary use.

(1) Carnival or circus, in approved open areas, for a period not to exceed three weeks. Such application shall be accompanied by documentation in a form acceptable to the planning and zoning director establishing adequate public liability insurance coverage and current safety inspection reports.

(2) Religious meeting in a tent or other temporary structure, in an approved open area, for a period not to exceed 40 days and 40 nights.

(3) Open lot sale of Christmas trees, in the approved area, for a period not to exceed 45 days.

(4) Contractor's office and equipment sheds, for a period of 12 months, provided that such office is placed on the property to which it is appurtenant.

(Ord. of 9-12-94, § 904; Ord. of 3-10-03, § 1)

Sec. 110-145. - Special permit uses.

The uses listed under the various land use districts (article II, division 2) as "special permit uses" are so classified because they more intensely dominate the area in which they are located than do other uses which are called permitted uses. Special permit uses are uses which would not normally be appropriate in a district unless strictly controlled as to size, lot coverage, impact on public services, visibility, traffic and other such characteristics. The following procedure is established to integrate the special permit uses with other land uses located in the district. These uses shall be reviewed and authorized or rejected under the following procedure:

(1) When applying for a building permit, the applicant shall be informed by the planning and zoning director that the proposed use is a special permit use. The matter will then be referred to the planning commission.

(2) An application for special permit use shall be filed with the planning and zoning director at least 30 days prior to the next regularly scheduled meeting of the city planning commission. Such application shall contain all information requested thereon and any other material or information pertinent to the request which the planning commission may require.

(3) Public hearings, public hearing procedures, and standards for special use permits.

a. *Required public hearings.* No official action shall be taken on any proposed special permit unless one public hearing has been held. The public hearing shall be conducted by the planning commission.

b. *Procedure for calling a public hearing.*

1. Prior to scheduling required public hearings, applicants shall complete all submission requirements provided by the planning and zoning director (e.g., forms, fees, deeds, maps, etc.)

2. The planning and zoning director shall then notify the applicant of the date, time, and place of the required public hearing.

3. At least 16, but not more than 44 days prior to scheduled public hearings, the planning and zoning director shall publish in the newspaper of general circulation, notice of the date, time, place, and purpose of the public hearing.

4. Not less than 15 days prior to the date of a public hearing, the planning and zoning director shall post in a conspicuous location on the property in question a sign which shall contain information regarding the proposed special permit; specifically the date, time, place, and purpose of the public hearing.

5. The primary goal of conducting public hearings on proposed special permits shall be to solicit pertinent factual information which will be beneficial in helping the planning commission judge the merits of each specific proposed special permit.

   (i) *Notice to property owners.* The planning and zoning director shall give notice of the date, time, place, and purpose of public hearings to be held by the planning commission on proposed special permits or supplements by mail to the owners of all properties abutting any part of the property proposed to be changed. The failure to notify as provided in this section, shall not invalidate any recommendations or action adopted hereunder.

   (ii) *Action of planning commission.* The planning commission may recommend approval of the application, as submitted, to city council; or it may require conditions for approval before recommendation of approval is made to city council; or it may recommend denial of the application. These recommendations shall then be certified to the city council.

   (iii) *Action of the city council.* The city council shall consider the recommendations of the planning commission, and vote on the special permit. If the proposed special permit is not recommended by the planning commission, the favorable vote of a majority of the city council shall be required to approve the special permit. The applicant and others so requesting shall receive notice of the decision of the city council through the planning and zoning director.

   (iv) *Denial of special permits.* If the decision of the city council is to deny the special permit, then the same property may not again be considered for a special permit until the expiration of at least six months immediately following the defeat of the special permit by the city council.

   (v) *Appeals of decision.* Decisions of the city council may be appealed to the Superior Court as described in section 110-165 of this chapter. A written appeal must be submitted to the court within 30 days after the city council decision otherwise, its decision is final.

c. *Procedure for conducting a public hearing.* Public hearings on special permits shall be conducted in the same manner as described in section 110-165 for zoning amendments.

d. *Standards for special use permits.* A special use permit recommendation for approval may be granted by the planning commission only if the applicant establishes to the satisfaction of the planning commission that:

   1. Neither the proposed use, nor the proposed site upon which the use will be located is of such a character that the use will have significant adverse impact upon the value or quiet possession of surrounding properties greater than would normally occur from generally permitted uses in the zoning district. In reaching a determination on this standard, the planning commission or city council shall consider:

      (i) The size of the proposed use compared with the surrounding uses;

      (ii) The intensity of the proposed use, including amount of noise to be generated, hours of operation, expanse of pavement, and similar measures of intensity of use, compared with surrounding uses;

      (iii) The potential generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances;

      (iv) Unusual physical characteristics of the site, including size of the lot, shape of the lot, topography, and soils, which may tend to aggravate adverse impacts upon surrounding properties;

      (v) The degree to which landscaping, fencing and other design elements have been incorporated to mitigate adverse impacts on surrounding properties.

2. City or other facilities serving the proposed use will not be overburdened or hazards created because of inadequate facilities. In reaching a determination on this standard, the commission shall consider:

   (i) The ability of the traffic to safely move into and out of the site at the proposed location;

   (ii) The presence of facilities to assure the safety of pedestrians passing by or through the site;

   (iii) The capacity of the street network to accommodate the proposed use;

   (iv) The capacity of the sewerage and water supply systems to accommodate the proposed use;

   (v) The capacity of the storm drainage system to accommodate the proposed use;

   (vi) The ability of the fire department to provide necessary protection services to the site and development.

3. The natural characteristics of the site, including topography, drainage, and relationship to ground and surface waters and floodplain, shall not be such that the proposed use when placed on the site will cause undue harm to the environment or to neighboring properties.

e. *Conditions of special exceptions.* Upon consideration of the standards listed in subsection (3)d. above, the planning commission and/or the city council may require, such conditions, in addition to those required by other provisions of this chapter, as it finds necessary to insure compliance with those standards and all other applicable requirements of this chapter. Violation of any of those conditions shall be a violation of this chapter. Such conditions may include, but are not limited to, specifications for: Type of landscaping/vegetation, increased setbacks and yards, specified sewage disposal and water supply facilities, hours of operation, operational controls, professional inspection and maintenance, sureties, location of piers, docks, parking and signs, and types of construction.

(4) Where the city council authorizes the issuance of a special permit use for the use of land or building, as listed in article II, "Land Use Districts", that special permit shall be issued only to the applicant/entity requesting the special permit use and only for the specific use presented at the public hearing. No special permit use shall be transferable or assignable, even if the use is unchanged.

(5) All special use permits shall be licensed by the city. All initial applications for a special use permit shall be accompanied with an application fee of $500.00. If approved, the special use permits will be effective from July 1 through June 30 of each calendar year. If the special use permit application is denied, $250.00 of the initial application shall be refunded to the applicant. All existing special use permits shall expire on September 1, 2003, unless renewed pursuant to the provisions of this amended section. Thereafter, all special use permits are required to be renewed each July 1, at a cost of $75.00.

(6) Electronic game promotions. Performance standards and development criteria. It is the intent of the City of St. Marys that these supplementary regulation standards and criteria be in addition to, rather than in lieu of, any other requirement in this chapter. The following uses, whether permitted or permissible by exception, must meet the criteria listed under each use as a prerequisite for further consideration under this Zoning Code:

   (a) Any game promotions or sweepstakes utilizing electronic equipment and drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment.

   (b) Distance limitations. Such establishments shall not operate within 750 feet of the perimeter property line of a church or school, and 3,000 feet of the perimeter property line of a military installation. With respect to the distance between such an establishment and an established

church, school, or military installation the distance shall be measured by following a straight line from the nearest point of the building or portion of the building used as part of the proposed location to the nearest point of the grounds (property line) used as part of the church, school facilities, or military installation. The applicant for such an establishment which involves a change in location or a new location shall provide the planning department with a map of the proposed location and vicinity. The map shall show existing zoning and all locations of schools, churches and military installations within a radius of 750 feet for schools and churches and 3,000 feet for military installations of the proposed location and the actual distances thereto from the proposed location measured as required herein. The map shall include a certificate that all distance requirements as required herein as it relates to the proposed location have been met and both the map and certificate shall be prepared and executed by a land surveyor registered in the State of Georgia.

(c) Where an establishment for game promotions or sweepstakes utilizing electronic equipment and nonconforming drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment exists lawfully in any zoning district prior to the passage of this provision, such use may be continued on such property as a nonconforming use subject to all restrictions, limitations and requirements set forth in chapter 22, article VII, "Electronic Game Promotions", and all other applicable provisions of the Code of Ordinances for continuance of a nonconforming use.

(Ord. of 9-12-94, § 905; Ord. of 6-26-03; Ord. of 7-18-11(2))

Sec. 110-146. - Variances.

The planning commission may authorize a variance from the requirements of this chapter where it can be shown that owing to special and unusual circumstances related to a specific lot, strict application of the chapter would cause an undue or unnecessary hardship. No variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located. In granting a variance the planning commission may attach conditions which it finds necessary to protect the best interests of the surrounding property or vicinity and otherwise achieve the purpose of this chapter.

(a) *Conditions governing the granting of a variance.* A variance may be granted by the planning commission only in the event that all of the following circumstances exist:

(1) Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same vicinity, and result from lot size or shape, topography or other circumstances over which the owners of the property since enactment of this chapter have had no control.

(2) The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of their property in the same zone or vicinity possess.

(3) The variance would not materially be detrimental to the purposes of this chapter, or to property in the same zone or vicinity in which the property is located, or otherwise conflict with the objective of any city plan or policy.

(4) The variance requested is the minimum variance which would alleviate the hardship.

(5) The lot in question cannot yield a reasonable return unless the variance is granted.

(6) The need for a variance is not the result of the action of the owner or previous owner.

(b) *Public hearings, public hearing procedures, and procedures for taking action for variances.*

(1) *Required public hearings.* No official action shall be taken on any proposed variance unless a public hearing has been held by the planning commission. Public hearings on variances shall be conducted in the same manner as described in section 110-165 for zoning amendments.

(2) *Procedure for calling a public hearing.*

a. Prior to scheduling the required public hearings, applicants shall first complete all submission requirements provided by the planning and zoning director (e.g., forms, fees, deeds, maps, etc.) A complete application must be filed 30 days prior to the planning commission meeting where the application will be heard. The application shall be accompanied by a list of names and addresses of all abutting property owners of the property for which the variance is requested, shown by the current City of St. Marys tax maps and indexes thereof. The failure to notify as provided in this section shall not invalidate any recommendations or actions adopted hereunder.

b. The planning and zoning director shall then notify the applicant of the date, time, and place of the required public hearing.

c. At least 16 but not more than 44 days prior to scheduled public hearings, the planning and zoning direc-tor shall publish in the newspaper of general circulation, notice of the date, time, place, and purpose of the public hearing.

d. Not less than 15 days prior to the date of a public hearing, the planning and zoning director shall post in a conspicuous location on the property in question a sign which shall contain information regarding the proposed variance; specifically the date, time, place, and purpose of the public hearing.

e. No official action shall be taken on a proposed variance by the planning commission until after the required public hearing has been conducted. The commission may conduct more than one hearing if the commission deems necessary.

f. The primary goal of conducting public hearing on proposed variance shall be to solicit pertinent factual information which will be beneficial in helping the planning commission judge the need of the proposed variance.

    1. *Notice to property owners.* The planning and zoning director shall give notice of the date, time, place, and purpose of public hearing to be held by the planning commission on proposed variance by mail to the owners of all properties abutting any part of the property proposed to be changed. The failure to notify as provided in this section, shall not invalidate any recommendations adopted hereunder.

    2. *Action by planning commission.* The planning commission shall render its decision based on the variance criteria in (a) above. The planning and zoning director shall notify the applicant within five days of the decision by the planning commission.

    3. *Time limit on permit for variance.* Authorization of a variance shall be void after one year unless substantial construction has taken place. However, the planning commission may extend authorization for an additional period not to exceed one year, on request.

    4. *Denial of variances.* If the decision of the planning commission is to deny the variance, then the same property may not again be considered for a variance until the expiration of at least six months immediately following the defeat of the variance by the planning commission.

    5. *Appeals of decision.* Decisions of the planning commission may be appealed to the city council as described in section 110-162 of this chapter.

(Ord. of 9-12-94, § 906)

Sec. 110-147. - Official zoning map interpretation.

The planning commission shall provide interpretations of the official zoning map. In case of any question as to the location of any boundary line between zoning districts, a request for interpretation of the official zoning map may be made of the planning commission, and a determination shall be made by the planning commission. All decisions rendered in this regard by the planning commission shall be based on criteria set forth in section 110-52 of this chapter.

(Ord. of 9-12-94, § 907)

Sec. 110-148. - Penalties.

Any person violating any provisions of this chapter shall be guilty of a misdemeanor, and upon conviction shall be fined not less than $2.00 and no more than $50.00 for each offense. Each day the violation continues constitutes a separate offense and will be treated as such. In the case of any building, structure, or land used, erected, repaired, converted, or maintained in violation of this chapter, the building official or any other appropriate authority, or any city resident who would be damaged by such violation, may institute injunction, mandamus, or other appropriate action to prevent the use of the building, structure, or land.

(Ord. of 9-12-94, § 908)

Secs. 110-149—110-160. - Reserved.

ARTICLE VI. - APPEALS

Sec. 110-161. - Administrative appeals.

Appeals of planning and zoning director decisions shall be made to the planning commission.

(Ord. of 9-12-94, § 1001)

Sec. 110-162. - Appeals of planning commission decisions.

Appeals of planning commission decisions shall be made to the city council. Written notice of appeal shall be filed with the planning and zoning director within 15 days of the decision of the planning commission. The city council decision is final.

(Ord. of 9-12-94, § 1002)

Sec. 110-163. - Powers of the planning commission.

The powers of the planning commission shall be to hear and decide appeals where an error is alleged in any order, requirement, decision, or determination made by the planning and zoning director in the enforcement of any section or article adopted in this chapter.

(Ord. of 9-12-94, § 1003)

Sec. 110-164. - Powers of the city council.

The powers of the city council shall be to hear and decide appeals on any action or ruling of the planning commission pursuant to this chapter except actions of the planning commission involving rezoning of land or amending the zoning ordinance so long as any such appeal is filed within 15 days after the planning commission has rendered its decision. Written notice of appeal shall be filed with the planning and zoning director and the appellate body. If the appeal is not filed within the 15-day period, the decision of the planning commission shall be final. If the appeal is filed, the city council shall receive a report and recommendation thereon from the planning commission and shall hold a public hearing on the appeal.

In exercising the above powers, the city council may reverse, affirm, or modify the orders or requirements, and to that end shall have the powers of the officer from whom the appeal is taken and may issue the necessary permit.

(Ord. of 9-12-94, § 1004)

Sec. 110-165. - Reserved.

Editor's note—

Ord. No. 2013-009, adopted Apr. 15, 2013, repealed § 110-165, entitled "Court review of city council action", which derived from § 1005 of an ordinance adopted Sept. 12, 1994.

Secs. 110-166—110-180. - Reserved.

ARTICLE VII. - AMENDMENTS

Sec. 110-181. - Authority to amend this chapter.

(a) The city council may amend the regulations, restrictions, boundaries, or any provision of this chapter.

(b) No amendment shall become effective until it is first submitted to and approved or disapproved by the planning commission.

(Ord. of 9-12-94, § 1101)

Sec. 110-182. - Initiation of amendments.

(a) An amendment may be initiated by the city council or planning commission by introduction of a resolution, or by any official, board or other person by presentation of a petition to the planning commission.

(b) A map amendment (rezoning) may be initiated by the owner of the property proposed for rezoning by filing an application with the planning and zoning director. The planning commission or city council may also initiate such map amendments.

(Ord. of 9-12-94, § 1102)

Sec. 110-183. - Application for amendments.

(a) The proper form on which to file an application for any amendment (map or text) shall be obtained from the planning and zoning director. The completed application shall be filed with the planning and zoning director at least 32 days prior to the planning commission meeting at which the request will be heard. Any recommendation purporting to be an application for amendment shall be regarded as mere notice of intention to seek an amendment until such time as it is made on the required form. Such application shall have attached to it the information required in paragraph (b) below.

(b) Application for a map amendment (rezoning) shall contain all of the following information in order to be considered complete. (See section 110-68 concerning application requirements for PD, Planned Development District rezonings.)

(1) A plot plan or survey to scale showing existing and proposed structures and uses, access drives, parking, and loading areas, easements, utilities existing zoning and future land use designation and any other supportive documentation required by the planning commission;

(2) Payment of fees required to cover administrative costs as set forth in the schedule of fees;

(3) A list of all adjacent property owners as shown on the tax rolls; and

(4) Any additional information the applicant feels to be pertinent.

(Ord. of 9-12-94, § 1103)

Sec. 110-184. - Site development plan.

(a) Applications to rezone property for R-2, R-3, R-5, MH, C-1, C-2, C-3, I-L, I-G, or WP shall be accompanied by a detailed site development plan prepared by a registered surveyor containing the following elements:

(1) Survey plat showing the dimensions of the property to be rezoned.

(2) Location and dimension of existing structures, rights-of-way, marshlands, boundaries, watercourses, lakes and jurisdictional wetlands.

(3) Location and dimensions of proposed development including structures, types of uses, access drives, setbacks, easements, etc.

(4) Location and dimensions of proposed recreational areas and buffer zones, if any.

(5) Location and size of water, sewer, and drainage facilities.

(6) In the case of residential developments, proposed number of dwelling units and net acres available for building.

(7) In the case of commercial and industrial developments, proposed off-street parking and loading areas, signage, and outdoor lighting

(Ord. of 9-12-94, § 1104)

Sec. 110-185. - Public hearings, public hearing procedures, and rezoning standards.

(a) *Required public hearings.* No official action shall be taken on any proposed zoning amendment unless a public hearing has been held. The public hearing shall be conducted by the planning commission.

(b) *Procedure for calling a public hearing.*

(1) Prior to scheduling of the required public hearing, applicants shall first complete all submission requirements provided by the planning and zoning director (e.g., forms, fees, deeds, maps, etc.) Incomplete applications shall not be processed. There shall be no amendment made to the application once submitted.

(2) The planning and zoning director shall then notify the applicant of the date, time, and place of the required public hearing.

(3) At least 16 but not more than 44 days prior to scheduled public hearings, the planning and zoning director shall publish in the newspaper of general circulation, notice of the date, time, place, and purpose of the public hearing.

(4) If a zoning amendment is for the rezoning of property, the public notice shall also include:

a. The location of the property;

b. The present zoning classification of the property; and

c. The proposed zoning of the property.

(5) Not less than 15 days prior to the date of a public hearing, the planning and zoning director shall post in a conspicuous location on the property in question a sign which shall contain information regarding the proposed rezoning; specifically the date, time, place, and purpose of the public hearing.

(6) No official action shall be taken on a proposed amendment by the city council until after the required public hearings have been conducted.

(7) The primary goal of conducting public hearings on proposed zoning amendments shall be to solicit pertinent factual information which will be beneficial in helping the planning commission and the city council judge the merits of each specific proposed amendment.

a. *Notice to property owners.* The planning and zoning director shall give notice of the date, time, place, and purpose of public hearings to be held by the planning commission on proposed amendments or supplements by mail to the owners of all properties abutting any part of the property proposed to be changed. The failure to notify as provided in this section, shall not invalidate any recommendations adopted hereunder.

b. *Action of the planning commission.* The planning commission may recommend that the application be granted as requested, or it may recommend a modification of the zoning

amendment requested in the application, or it may recommend that the application not be granted. These recommendations shall then be certified to the city council.

c. *Action of the city council.* The city council shall consider the recommendations of the planning commission, and vote on the proposed amendment to the text or map of the zoning ordinance after the planning commission's public hearing. If the proposed amendment is not recommended by the planning commission, the favorable vote of a majority of the entire membership (four members) of the city council shall be required to make the amendment effective. The applicant and others so requesting shall receive notice of the decision of the city council through the planning and zoning director.

d. *Conditions of zoning amendments.* Upon consideration of the standards listed in subsection (d) below, the planning commission may recommend and the city council may require, such conditions, in addition to those required by other provisions of this chapter, as it finds necessary to ensure compliance with those standards and all other applicable requirements of this chapter. Violation of any of those conditions shall be a violation of this chapter. Such conditions may include, but are not limited to, specifications for: type of landscaping/vegetation, increased setbacks and yards, specified sewage disposal and water supply facilities, hours of operation, operational controls, professional inspection and maintenance, sureties, location of piers, docks, parking and signs, and types of construction.

e. *Denial of rezonings.* If the decision of the city council is to deny the rezoning of property, then the same property may not again be considered for rezoning until the expiration of at least six months immediately following the defeat of the rezoning by the city council.

f. *Action by city to rezone property to original zoning.* When a map amendment (rezoning) has been granted for a parcel of land on request by the owner or his agent, and no building permit has been applied for within 12 months of the date of the rezoning, the planning and zoning director will initiate action to rezone the parcel to its original zoning. The procedures in this article shall be followed, except that no fees shall be paid.

(c) *Procedure for conducting a public hearing.*

(1) All public hearings on zoning amendments shall be chaired by either the chairman of the planning commission or the mayor of St. Marys or their designees.

(2) A secretary shall record the proceedings of the public hearing. If requested by any party, verbatim transcripts of the public hearing can be prepared, but, only if requested and purchased in advance by the requesting party.

(3) The record of the public hearing and all evidence submitted at the public hearing shall be recorded as such and become a permanent part of the particular zoning amendment's file.

(4) The chairman of the planning commission or his or her designee shall preside at the public hearing and shall identify speakers, maintain order, and conduct the public hearing.

(5) The process to be followed in conducting these hearings shall be as follows:

a. The presiding officer shall open the hearing by stating the specific zoning amendment being considered at the public hearing.

b. When there are a large number of individuals wishing to testify at a hearing, the presiding officer may invoke time limits on individual speakers. In such cases, these time limits shall apply to all speakers.

c. The presiding officer shall recognize the individual parties wishing to testify on present evidence and allow them to present this information.

d. Once all parties have concluded their testimony, the presiding officer shall adjourn the public hearing.

(d) *Zoning amendment criteria.* The following will be used to determine whether the rezoning is appropriate.

(1) The zoning request should be a logical extension of a zoning boundary which would improve the pattern of uses in general area.

(2) The request should not be an illogical extension of a zone boundary which would intrude a damaging salient of a commercial, industrial, or high-density apartment use into a stable neighborhood of well-maintained single-family homes, and would be likely to lead to neighborhood deterioration, the spread of blight, and requests for additional zoning of a similar nature which would expand the problem.

(3) The request should not result in spot zoning or generally be unrelated to either existing zoning or the pattern of development of the area.

(4) The request should not create traffic which would traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards.

(5) The request should conform to the general expectations for population growth and distribution.

(6) The request should not limit options for the acquisition of future planned public facility sites, roads, open-space, etc.

(7) This request should not result in major changes in existing levels of public service, and/or fiscal stability.

(8) This request should not achieve short term goals at the expense of long-term, development goals.

(9) This request should not result in changes to market values and/or tax rates of nearby properties.

(10) The request should conform to policies and recommendations contained in the St. Marys/Camden County Comprehensive Plan.

A negative finding on one or more of these criteria shall not preclude approval of a rezoning.

(Ord. of 9-12-94, § 1105)

PORT OF ST. MARYS
INDUSTRIAL & LOGISTICS CENTER
PLANNED DEVELOPMENT DISTRICT
CITY OF ST. MARYS, GEORGIA

REZONING APPLICATION

Appendix B

CITY OF ST. MARYS
SUBDIVISION REGULATIONS

J – 25467.0001

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Chapter 86 - SUBDIVISIONS

FOOTNOTE(S):

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Editor's note— Ord. of July 28, 2008, amended chapter 86 in its entirety to read as herein set out. Former chapter 86, §§ 86-1—86-152, pertained to similar subject matter and derived from Ord. of Sept. 7, 1978, §§ 101—902; Ord. of Apr. 1, 1982; Ord. of Jan. 22, 1990(1); and Ord. of Mar. 10, 1997(1).

Cross reference— Buildings and building regulations, ch. 18; historical preservation, ch. 62; solid waste, ch. 78; streets, sidewalks and other public places, ch. 82; utilities, ch. 98; zoning, ch. 110. (Back)

ARTICLE I. - GENERAL PROVISIONS

Sec. 86-1. - Title.

This chapter shall be known and may be cited as the Subdivision Regulations of St. Marys, Georgia.

Sec. 86-2. - Administration.

This chapter shall be administered by the Planning Commission of the City of St. Marys.

Sec. 86-3. - Authority of planning commission.

Pursuant to the powers and jurisdictions vested through the city council and other applicable laws, statutes, ordinances and regulations of the state, the planning commission does hereby exercise the power to review, approve and disapprove plats for the subdivision of land within the corporate limits of the city, and to require minimum standards for improvements within such subdivided areas.

Sec. 86-4. - Purpose.

The purposes of the regulations are to promote the public health, safety and general welfare of the city. The overall objective of this chapter is to consider land subdivision plats as part of a plan for the orderly, efficient, and economical development of the land within the planning commission's jurisdiction. The following provisions shall guide the planning commission in formulating its decisions:

(1) Proposed streets shall compose a convenient and efficient traffic circulation system, properly related to the proposals of any transportation plan. Streets shall be of such width, grade and location to accommodate prospective traffic, provide adequate light and air, and to provide access by service and emergency vehicles.

(2) Land of suitable location, size and character for utility or drainage easements or public community services shall be shown on the subdivision plat wherever appropriate.

(3) Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health and welfare from flooding, fire, contamination, erosion and other menace.

(4) The development of any subdivision should avoid unnecessary environmental degradation; pollution of air, streams, ponds, and so on; and be in harmony with the natural environment.

(5) Protect and conserve the value of land and buildings throughout the city while avoiding conflicts among the uses of lands and buildings.

(6) Provide for adequate and efficient transportation, water, sewage, schools, parks, playgrounds, recreation, and other public requirements, facilities, and open space needs as will accommodate the anticipated rate of development.

(7) Establish reasonable standards of design and procedures for subdivisions and resubdivisions in order to further the orderly layout and use of land: and insurance of proper legal descriptions and monumenting of subdivided land to provide adequate records for land titles.

(8) Avoid excessive expenditure of public funds for the supply of public services.

Sec. 86-5. - Jurisdiction and application.

The jurisdiction of this chapter shall apply to all that incorporated area within the boundaries of the city and this chapter shall apply (except as specifically exempt herein) to the following forms of land subdivision:

(1) The division of land into two or more parcels, lots, or tracts.

(2) The dedication, vacation, or reservation of any public easement or right-of-way through any tract of land regardless of the area involved.

(3) The consolidation of two or more parcels, lots, or tracts into one or more larger parcels. This consolidation is defined as a "reverse subdivision".

(4) The leasing of any portion of any existing parcel where the leased parcel is a smaller portion of a larger parcel. This shall apply to all parcels leased as a smaller portion of a larger parcel regardless of the intent of the parcel owner to transfer ownership at any point. This applies to all zones.

Sec. 86-6. - Tree protection plan.

(a) *Protected trees.* On single and subdivided commercial lots, the building and parking area must be identified and all remaining trees on single or subdivided lots shall be protected in a tree protection zone as outlined in this section.

(b) *Protective measures.* In the tree protection zone, protective measures shall be applied to the above ground portion of a tree and to roots within the critical root zone, as follows:

(1) *Damage prohibited.* No person shall:

a. Cut, carve, transplant or otherwise damage or remove any tree;

b. Attach any rope, wire, nails, advertising posters or other contrivance to any trees;

c. Allow any gaseous, liquid or solid substance which is harmful to trees (such as concrete washout, fuel, lubricants, herbicides, paint) to come in contact with them; or

d. Set a fire or permit any fire to burn when such fire or the heat of the fire will injure any portion of any tree.

(2) *Fence required.* During excavation, filling, construction or demolition operations, each tree or stand of trees shall be protected against damage to bark, roots and low-hanging branches with a fence enclosing the critical root zone (four feet high, two-inch by four-inch posts; with double one-inch by four-inch rails, plastic construction area fencing, or 12-gauge two-inch by four-inch wire mesh). "Tree save area" signs shall be posted on all sides of the fenced area. 'Critical root zone' shall be defined as the drip edge of the tree.

(3) *Compaction prohibited.* All buildings materials, vehicles, construction equipment, dirt, debris or other objects likely to cause soil compaction or above ground damage shall be kept outside the critical root zone. Where a limited amount of encroachment is unavoidable and is approved by the building official, the critical root zone shall first be mulched with a four-inch layer of processed pine bark or wood chips or a six-inch layer of pine straw.

(4) *Grade changes prohibited.* There shall be no raising or lowering of the ground level within the critical root zone. Stripping of topsoil in the critical root zone shall not be permitted. Where necessary, the use of moderate fill is permitted only with prior installation of an aeration system approved by the building official. The depositing of sediment in the critical root zone shall be

prevented by placement of Type C sediment barriers, which shall be backed by two-inch by four-inch wire mesh in areas of steep slope.

(5) *Ditches, trenches prohibited.* No person shall excavate any ditch, tunnel or trench within the critical root zone. Where such encroachment is unavoidable and is approved by the building official, tunneling rather than trenching shall be used. If roots must be cut, root pruning procedures approved by the building official must be employed.

(6) *Paving prohibited.* No person shall pave with concrete, asphalt or other impervious material within the critical root zone.

(c) *Plan required; contents.* A proposal for development or improvement of any tract of commercial land shall include a tree protection plan, including trees to be planted in order to repopulate the landscape due to removing trees or due to the lot not having any trees. Such plan shall be submitted to the building official prior to any grading, bulldozing or other removal of the existing vegetation. The plan shall show the following:

(1) Names and addresses of the owner of record and the applicant.

(2) Boundary lines of the tract by lengths and bearings, streets adjoining the property, total area of the tract, north point, graphic scale and date.

(3) All existing specimen trees, including those to be removed, and all other trees ten inches in diameter at a breast height (DBH), measured at 4.5 feet from the ground, or greater which will remain on the site and shall be protected during construction. The owner of the property shall indicate the common and botanical names and the size of each tree. In heavily wooded areas that will not be disturbed, the site plan may show only the boundaries of each stand of trees and a list of the number, size and species of ten inches DBH or larger trees in each stand.

(4) Locations of all existing and proposed new buildings, structures and paved areas, whether to be removed or to remain.

(5) Locations of all existing and proposed new utility lines. New utility lines must be placed along corridors between critical root zones of trees which will remain on the site.

(6) Limits of land disturbance, clearing, grading and trenching.

(7) Limits of tree protection areas, showing trees to be maintained specifying species and size.

(8) Grade changes or other work adjacent to a tree which would affect it adversely, with drawings or descriptions as to how the grade, drainage and aeration will be maintained around the tree.

(9) Planting schedule and site plan showing where and what type vegetation will be planted on cleared land upon completion of construction project. A minimum of one, two-inch or larger DBH tree every ten feet between the commercial building and any roadway must be planted.

(d) *No tree shall be planted closer to a building foundation or water, sewer, electrical or natural gas line than as follows:*

(1) For a mature small tree, five feet.

(2) For a mature medium tree, ten feet.

(3) For a mature large tree, 15 feet.

(e) *No tree shall be planted under overhead utility distribution lines if the average mature height of the tree is greater than the lowest overhead wire.*

(1) Landscape islands shall be provided within parking areas of six or more spaces, but shall not be required within vehicle storage or display areas. Initial designs should take into account any existing trees whenever possible. Refer to chapter 110 article IV [of the St. Marys Code of Ordinances] for additional parking requirements.

a. The total area of all islands shall comprise at least five percent of parking lot area in commercial zoning districts or three percent of parking lot area in industrial zoning district;

plus one percent of other vehicle use area on the property (such as loading, storage or display areas).

b. Each island shall contain a minimum of 50 square feet. It shall be so shaped that a five-foot diameter circle will fit within the island. No portion of an island less than three feet in width may be counted in the area.

c. Landscape islands shall be located in such a manner as to divide and break up the expanse of paving.

d. Vehicles may overhang the landscape island to a depth of 24 inches provided the island is at least 3.5 feet in depth per each abutting head to head parking space, at least 7.0 feet in depth overall for abutting head to head parking space, and protected by wheel stops or curbing. Two feet of the landscaped area may count as part of the required depth of each abutting head-in parking space. (Condition A of Figure 1). For spaces at the perimeter of the lot, and not abutting head-in parking, the vehicle may overhang the landscape island to a depth of 24 inches with no minimum island dimension. (Condition B of Figure 1)

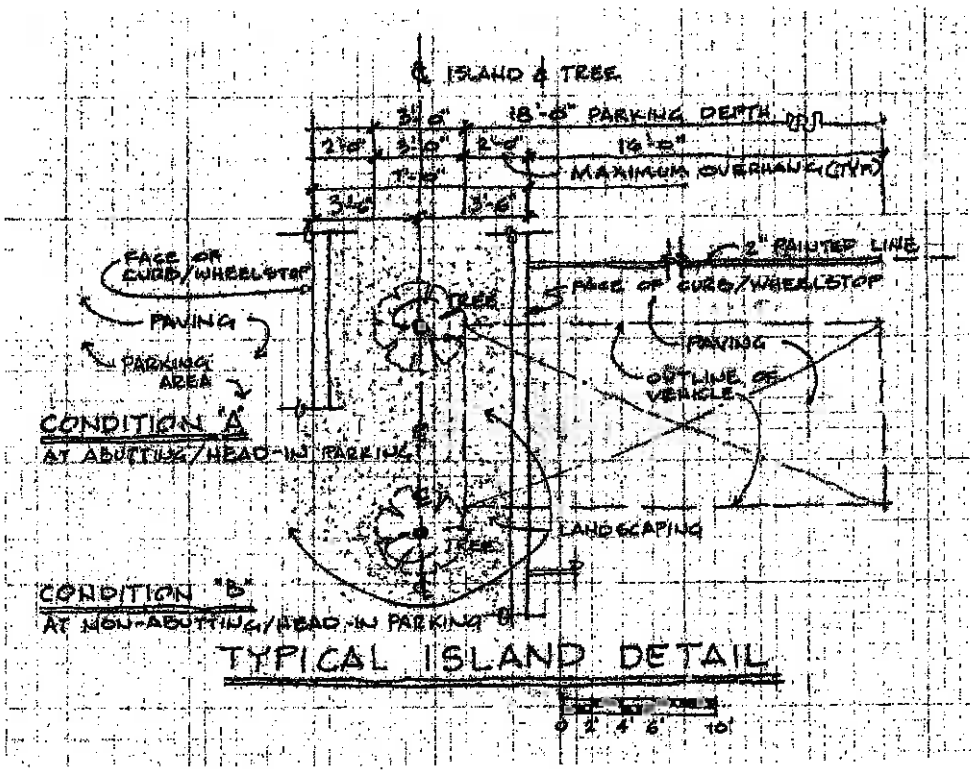

FIGURE 1 – LANDSCAPE ISLAND DETAIL

(2) Distribution of trees shall be as follows:

a. At least one tree, as recommended in the St. Marys Trees and Shrub Ordinance section 102-48, shall be planted in each required landscape island, and at least one tree, as recommended in the St. Marys Trees and Shrub Ordinance section 102-48, shall be planted for every 30 linear feet of length in each required planting strip.

(3) Criteria for replacement trees shall be as follows:

a. Spacing and the potential size of species chosen shall be compatible with spatial limitations of the site.

b. The species must be ecologically compatible with the specifically intended growing site.

c. The trees must have the potential for size and quality comparable to those removed.

d. Preference shall be given to specimens of no more than three inches DBH.

e. Authority for questions of tree characteristics shall be City of St. Marys Ordinance sections 102-46 through 102-50; publications of the state forestry commission; publications of the cooperative extension service of the University of Georgia College of Agriculture; or other authority acceptable to the city.

(4) For specimen and nonspecimen trees, emphasis shall be given to the preservation of specimen trees, even isolated individual specimen trees, over retention of other nonspecimen trees. Nonspecimen trees, however, should be saved in stands rather than as individual trees scattered over a site.

(5) The property owner shall maintain trees on the property in accordance with this article and the approved plan, including replacing trees which die or are irreparably damaged.

(Ord. of 12-8-08, § 1)

Secs. 86-7—86-20. - Reserved.

ARTICLE II. - DEFINITION OF TERMS

Sec. 86-21. - Usage and interpretation of terms.

(a) For the purpose of this chapter, certain numbers, abbreviations, terms and words used herein shall be used, interpreted, and defined as set forth in this section.

(1) The word "person" includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual.

(2) The word "shall" is a mandatory requirement, the word "may" is a permissive requirement, and the word "should" is a preferred requirement.

(3) The words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied.

(4) The word "lot" includes the words "plot" or "parcel" or "tract".

(5) Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; the singular includes the plural; words in the plural number include the singular; the word "herein" means "in this chapter"; the word "regulations" means "this chapter".

(6) A "building" includes a "structure", a "building" or a "structure" and includes any part thereof.

(b) Words not defined herein and defined by the city zoning ordinance shall be interpreted by way of said subdivision ordinance definitions; all other words not defined herein or by said subdivision ordinance shall be construed to have the meaning defined by the latest edition of the Oxford American Dictionary.

Sec. 86-22. - Words and terms defined.

Benchmark: A permanent marker located as per this chapter and in a form defined by this section. Benchmark data, including location and elevation related to USGS data shall be shown on the final as-built drawings.

Block: A parcel of land entirely surrounded by streets or highways, railroad rights-of-way, waterways, or by a combination thereof.

Buffer or *buffer zone:* An area of land between and/or within the lot line; or any other line determined by survey or other legal means that has been determined by local, state, or federal agencies to be a buffer, with highly regulated activities only permitted in or adjacent to the buffer. Buffer lines shall be determined by the agency having jurisdiction that may include, but not be limited to, the Georgia Department of Natural Resources (DNR), the Environmental Protection Division (EPD), Corps of Engineers (COE), the City of St. Marys (COSM), or others as appropriate or required by law.

Buildable area of lot: Upland area between all setbacks and outside of any recorded easements (see also Lot area).

Building line: That line which represents the distance a building or structure must be setback from a lot boundary line or a street right-of-way line or a street centerline according to the terms of the zoning ordinance. In all cases, the building lines of a lot shall be determined to run parallel to and setback the appropriate distance required within the district in which the lot is located from street right-of-way lines, street center lines or other lot boundary lines. May also be referred to as "setback line".

City engineer: Appointed by the City of St. Marys. The term city engineer shall also include by this definition the public works director, or his designated project engineer.

Digital media: Final plats, and all other drawings required by this section shall be submitted on digital media on a compact disc (CD-RW) in two separate formats: 1) .dwg format readable in AutoCAD latest edition; and 2) .eps or .tif format. Read only formats are not acceptable.

Easement: A grant by the property owner to any person, firm or corporation, or to the general public of the use of a strip or parcel of land for a specified purpose.

Engineer: A registered professional engineer in good standing with the Georgia Board of Registration.

Fair market value: The value of property or structures as determined by the tax assessor.

Greenspace: Nondeveloped, natural (i.e. not manmade) land consisting of grasses, trees, forests, wetlands, water, or marshes. Whenever possible greenspace should remain natural or with minimal clearing or cleaning.

Governing authority: The City Council of the City of St. Marys.

Land: The solid part of the earth's surface that does not include sea, water and air.

Leased parcel: A parcel of land smaller than the deeded area that is leased under a time contract to an independent third party.

Lot: A parcel or plot of land of varying size which is designated as a single unit of property and which is intended to be occupied by one building, or group of buildings, and its accessory buildings and uses as required by this chapter.

Lot area: Land area within lot lines.

Minimum lot area: Upland area of the lot area as defined herein.

Manufactured home: A structure, transportable in one or more sections, that when traveling is eight body feet or more in width, or 40 body feet or more in length, or, when erected on-site, is 320 or more square feet, and that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and that has within it plumbing, heating, air-conditioning, and electrical systems.

Manufactured home subdivision: A manufactured home park where manufactured home spaces are offered for sale.

Monument: A permanent marker installed at property corners or any location along a lot line where the line changes bearing. See section 86-36. Monuments for required design of monument.

Pavement return radius: Radius of pavement between intersecting streets which is used for vehicle turning.

Parcel: A piece of land.

Planning commission: The city planning commission.

Plat: A map or drawing upon which the subdivider's plan of the subdivision is presented for approval.

Public works manual: This reference is to the city public works policies and specifications manual established by Ordinance of October 24, 1988.

Reserved strip: A small strip of land between the terminus of a platted street right-of-way and the plat boundary whose ownership could be retained by the subdivider which would prevent the extension of said street into adjacent property.

Reuse or reclaimed water: Urban water reuse is a term generally applied to the use of reclaimed water for the beneficial irrigation of areas that are intended to be accessible to the public, such as golf courses, residential and commercial landscaping, parks, athletic fields, roadway medians, etc. Expanded uses for reuse or reclaimed water may also include fire protection, aesthetic purposes (landscape impoundments and fountains), industrial uses and some agricultural irrigation. Reuse or reclaimed water is domestic wastewater or a combination of domestic and industrial wastewater that has been treated to stringent effluent limitations such that the reclaimed water is suitable for nonpotable use in areas of unrestricted public access.

Right-of-way line: The outside boundaries of a highway right-of-way, which are established by usage, dedication or by official action.

Setback or *setback line:* See definition of Building line.

Sewerage, public: A system that is owned, maintained, and operated by the municipality, or a community corporation or a privately-owned system serving more than one lot and approved by the county health department and/or the Georgia Environmental Protection Division (EPD).

Sidewalk: A pedestrian walkway constructed of class "A" concrete measuring a minimum of five feet in width and four full inches thick constructed adjacent to at least one side of all streets regardless of classification.

Street: A dedicated public way for vehicular traffic, whether designated as an avenue, boulevard, thoroughfare, road, highway, expressway, lane, drive, alley or other public way. For the purposes of this chapter, "streets" are divided into the following categories (See also Table T-1):

(1) *Major street:* A street or highway which is used to move fast or heavy traffic between population centers, around population centers or from one section of the urban area to another. Georgia 40, St. Marys Road, Colerain Road, Kings Bay Road, etc. are examples of major streets.

(2) *Collector street:* A public way designed primarily to connect local streets with a major street or to provide access from residential areas to major destination points such as shopping or employment centers and which may be expected to carry a significant volume of traffic. Point Peter Road, Dilworth Street, Douglas Drive, etc. are examples of collector streets.

(3) *Local street:* A street used primarily for access to the abutting properties. Norris Street, Fourth Street, Seagrove Street, etc. are examples of local streets.

(4) *Minor street:* [A street] dedicated to public use which affords only a secondary means of vehicular access to the back or side of properties otherwise abutting a street and which may be used for public utility purposes. Seminole Street, Lisa Lane, Bambi Drive are examples of minor streets. These streets typically have drive, alley, lane, or place as part of their name.

(5) *Marginal street:* A minor street parallel and adjacent to a major thoroughfare and which provides access to abutting properties and protection from through traffic.

(6) *Cul-de-sac:* A minor street of short length having one end open to traffic and one end terminating in a vehicular turn-around with required curb guttering. All culs-de-sac must comply with the requirements of the St. Marys Fire Department Fire Life Safety Code, latest edition.

(7) *Subdivision street:* A street within a subdivision plat which has been approved by the planning commission.

Streetlight: An approved light mounted on an approved mounting location within a city street right-of-way for the purpose of providing illumination for the area during nondaylight hours.

Subdivider: Any person, firm, corporation or other legal entity subdividing land within the jurisdiction of this chapter.

Subdivision: The division of a tract, parcel or lot into two or more lots or building sites, or other divisions for the purpose, whether immediate or future, of sale, leasing, or legacy, or building development. This includes all division of land involving a new street or a change in existing streets and includes a resubdivision and, where appropriate, relates to the process of subdividing or to the land or area subdivided or to leased parcels. The following distinguishes between major and minor subdivisions; in the case of a minor subdivision, only a final plat is required while a major subdivision requires the filing of both a preliminary and final plat:

(1) *Major subdivision:* All subdivisions not classified as minor subdivisions, including, but not limited to, subdivisions of six or more lots, or any size subdivision requiring any new street or extension of the local governmental facilities, or the creation of any public improvements.

(2) *Minor subdivision:* Any subdivision containing not more than five lots fronting on an existing street, and not involving any new street or road, or the extension of municipal facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the master plan, zoning ordinance, or this chapter. The remainder of the subdivided parcel shall be in compliance with the zone that the subdivision is located.

(3) *Reverse subdivision:* Any subdivision combining one or more lots into one larger lot. All of the requirements for a major or minor subdivision (based on the number of lots combined) shall be met for any reverse subdivision.

Surveyor: A registered land surveyor in good standing with the Georgia Board of Registration.

Upland: The total area of solid earth included within lot lines not including area containing water, air, marsh or wetlands and their related or required buffers.

Utility: This term shall include gas, water, sewer, stormwater piping, grey water piping, electric, telephone, CATV, or any other like system, whether public or private.

Water, public: A system that is owned, maintained, and operated by the municipality, or a community corporation, or a privately-owned system serving more than one lot and approved by Camden County Health Department and/or EPD.

Zoning ordinance: The officially adopted city zoning ordinance, chapter 110.

Cross reference— Definitions and rules of construction generally, § 1-2.

Secs. 86-23—86-30. - Reserved.

ARTICLE III. - DESIGN STANDARDS

Sec. 86-31. - Minimum design standards and improvements.

In order that the various purposes of this chapter may be accomplished, all subdivisions hereafter established shall be developed and improved in accordance with the minimum design standards set forth in this article and the city public works policies and specifications manual, all state codes and in accordance with section 102-27 of the tree ordinance, and applicable sections of the zoning ordinance, chapter 110. A quantity of greenspace shall be maintained within every subdivision as per these ordinances. Final approval shall not be given a subdivision until all appropriate design standards have been met and until all appropriate required improvements have either been installed or an appropriate performance bond, irrevocable letter of credit, or as otherwise provided for herein, has been posted to secure the installation of such improvements.

Sec. 86-32. - Streets.

All streets which shall hereafter be established in connection with the development of a subdivision, as defined by this chapter, shall comply with the following design standards:

(1) *General provisions.* The following general provisions shall apply to all streets hereafter established in a subdivision:

a. *Street classifications.* Streets shall be defined as major, collector, minor, marginal, and local of dimensions noted in Table T-1 and as defined under the definitions section.

b. *Continuation of existing street pattern.* The arrangement of streets in a subdivision should provide for the alignment with, or the continuation of, or the appropriate projection of existing collector and major streets in surrounding areas as shown on the Georgia Department of Transportation Road Classification Map or the Master Plan of the City of St. Marys.

c. *Egress and ingress.* Every major subdivision will endeavor to have a minimum of two streets to ingress and egress into and out of the subdivision. The planning commission may approve a variance to this requirement when meeting specifications or conditions outlined in section 86-104

d. *Street jogs.* Street jogs, or centerline offsets in the horizontal alignment of streets across intersections of less than 150 feet shall be prohibited.

e. *Intersections.* The centerline of no more than two streets shall intersect at any one point. Streets shall be laid out so as the centerlines will intersect as nearly as possible at right angles and no streets shall intersect any other street at less than 80 degrees.

f. *Streets intersecting with major streets and minor streets.* New street entrances on roads designated or classified as major streets shall not be less than 1,500 feet apart and new street entrances on roads designated or classified as collector streets shall be not less than 500 feet apart measured along the street centerline. Provided, however, that the planning commission may reduce these requirements whenever it determines that such action will not be contrary to the purposes of this chapter. Georgia DOT separation standards shall apply to all roadways under the direct jurisdiction of Georgia DOT.

g. *Subdivisions on major streets.* Where a subdivision abuts or contains an existing or proposed major street, the planning commission may require marginal access streets, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with rear service lanes, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

h. *Minimum curb and street radius.* The centerline radius of all curvilinear streets shall not be less than 75 feet, and shall be in accordance with American Association of State Highway Transportation Officials (AASHTO) design standards.

i. *Permanent dead-end streets.* Dead-end streets, designed to be such either permanently, or for a term longer than one calendar year from acceptance of the street by the city, shall be provided at the closed end with a cul-de-sac having a right-of-way diameter of not less than 100 feet measured to the back of the curb except where such street serves three lots or less.

j. All streets shall have concrete curb and guttering installed on both sides of such paved area, as defined in Table T-1, by the subdivider and/or developer of said subdivision.

k. *Sidewalks.* Sidewalk design and construction standards.

1. *Location.*

i. Sidewalks shall be required adjacent to at least one side of every street regardless of classification.

ii. Sidewalks shall be continued if the subdivision abuts property that already has existing sidewalks installed.

iii. Community pedestrian paths, a minimum of ten feet in width, shall be required to connect a subdivision to a school, shopping area or community recreation facility as determined by the planning commission.

iv. Sidewalks shall be located in front of water lines and other easements.

2. *Setback.* Sidewalk shall be located within the street right-of-way and at least two feet from the back of curb. Sidewalks in subdivisions in which street trees are provided shall be located within the street right-of-way and at least six feet from the back of curb. The area between the sidewalk and the curb shall consist of grass or landscaping.

3. *Design standards.*

i. Sidewalks shall be located two feet from the back of curb. Where no curbing exists, sidewalks shall be placed in a location acceptable to the city engineer.

ii. All new sidewalks shall match and provide a smooth transition to any existing sidewalk, with no steps.

iii. Sidewalks shall be constructed of concrete and shall be a minimum of five feet in width and four full inches thick. Concrete shall be class "A", as defined by Georgia DOT, and have a strength of 4,000 PSI at 28 days.

iv. Curb ramps to ADA standards shall be provided at all curb termini and shall be a minimum of four feet in width, exclusive of flared sides.

v. Expansion joints shall be provided at all property lines and driveway crossings. Control joints shall be provided every ten feet.

vi. Disturbed areas resulting from sidewalk construction shall be backfilled, stabilized and grassed.

4. *Installation deadlines.*

i. Sidewalks shall be installed along with water, sewer and road infrastructure improvements. Any damage done to sidewalks during construction on an individual lot shall be repaired to the same standard as listed above prior to receiving a certificate of occupancy for the residence.

ii. Sidewalk installation will be the responsibility of the subdivision developer.

l. *Interior streets.* Interior streets within subdivisions shall be so laid out and designed that their use by through-traffic and speeding traffic is discouraged.

m. *Street names/house numbers.* All streets within a subdivision hereafter established shall be named. No name shall be used which will duplicate existing street names within the existing E-911 service area (St. Marys, Kingsland, Camden County, Woodbine). All street names shall be submitted to and approved by the planning staff. House numbers will be assigned by the planning department and shall become the permanent number for the structure/parcel unless city council determines that a revision to the number is appropriate for E911 or tax parcel purposes.

n. *Additional right-of-way.* A proposed subdivision that includes a previously platted street that does not conform to the minimum right-of-way requirements of this chapter shall provide for the dedication of additional right-of-way along either one or both sides of said street so that the minimum right-of-way required by this chapter can be established. If the proposed subdivision abuts only one side of said street, then a minimum of one-half the required extra right-of-way shall be dedicated or reserved by such subdivision.

o. *Street name, markers.* Street name markers shall be constructed to city approval, shall be installed at all street intersections and shall be of durable material and legible as approved by the city engineer or public works department or Georgia DOT as applicable. Georgia DOT design and construction standards shall be utilized for all street markers/poles.

p. *Major thoroughfare plan.* When the major thoroughfare plan of the community shows proposed major streets and collector streets within the proposed location of a proposed subdivision, the subdividers shall design the street system within such subdivision to conform in general with the location and arrangement of such major street, collector and minor streets.

q. *Exemptions from this section.* Subdivisions which are comprised totally of private easements for streets or roadways shall not be subject to the provisions of this section 86-32, except subsection 86-32i., "sidewalks", and subsection 86-32r., "streetlights", shall apply. However, the city shall not be responsible for the construction, maintenance or repair of such private easements and/or sidewalks and the subdivider shall put a legend on all plats of the subdivision showing in capital letters: "NO PUBLIC MAINTENANCE OF STREETS OR ROADS." City will provide limited and specific maintenance of roadway surfaces where the surface (including any base materials) have been cut for maintenance of city sewers and water mains. All other maintenance and repairs shall be by the developer or "no public maintenance" subdivision.

r. *Streetlights.* Streetlight design and location shall be approved by the City of St. Marys and comply with all local power company requirements.

   1. The city council does hereby declare that the cost and service of providing streetlights along city streets shall be a service and not a tax, as authorized by Georgia. Const., Arts. IX, IV, II.

   2. Streetlights must be installed within every new subdivision by the developer, approved by the city as to quantity and location, with the residential utility customers and the city being responsible for the cost of providing and maintaining streetlight service.

   3. All current streetlights or any additional streetlights power costs will be the responsibility of any residential or commercial utility customer who are billed for utility services with the city being responsible for the remaining costs to provide and maintain streetlight service.

   4. Residents and commercial utility customers will only be responsible for a specified amount of the monthly electricity bill as determined by a schedule approved by the city mayor and council included in the monthly utility billing.

   5. Streetlights installed on private streets shall be furnished, installed and maintained at the developer/property association/property owner's expense. Cost for energy to operate these street lights shall be paid for by the developer/property association/property owner.

(2) *Design specifications.*

TYPES OF STREETS - TABLE T-1

List of Specifications	Major Streets	Collector Streets	Minor, Marginal, Local Streets	Dead-end of Cul-de-Sac (Min. diameter) With Curbing	Subdivision Streets WithCurbing
Minimum right-of-way for two-lane single roadway (three and above require additional ROW)	80 ft.	60 ft.	60 ft.	100 ft.	60 ft.
Min. Pavement width: Two-lane single roadway (both lanes)	24 ft.	24 ft.	24 ft.	N/A	24 ft.
Min. Pavement width: Two-lane divided roadway (each lane)	12 ft.	12 ft.	12 ft.	N/A	12 ft.
Percent sub-base compaction, modified proctor	98%	98%	98%	98%	98%
Distance between curves	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.
Minimum street centerline elevation (M.S.L.)	8.0 ft.	8.0 ft.	8.0 ft.	8.0 ft.	8.0 ft.
Width of shoulders	8 ft.	8 ft.	8 ft.	N/A	N/A

Notes to Table T-1:

a. *Minimum specifications:* All streets established in a subdivision shall be designed and constructed in accordance with the minimum specifications noted in Table T-1. Paving is required by this chapter and it shall be done in accordance with city regulations and the city public works manual.

b. *Right-of-way requirements to major streets:* In the case of major streets, a developer shall be required to dedicate an 80-foot right-of-way. Streets larger than two lanes will require additional ROW, as determined by the public works department and the planning department

c. *Pavement width for major streets:* If the City of St. Marys determines that a pavement width of greater than 24 feet is required for major streets, the developer shall be responsible for providing such additional pavement to the same specifications as required by the city.

d. *Pavement return radius:* Shall be constructed at intersections such that vehicles turning at the intersection can do so without leaving the pavement. All return radii shall be approved by the city engineer and fire department.

e. *Street grading and ditching:* All streets, as required herein, shall, at a minimum be graded and ditched to city specifications.

f. *Drainage:* Shall be approve by the city engineer or designee. Additional right-of-way for roadside ditches may be required when needed.

g. *Cul-de-sac:* Table T-1 indicates that the dead end turnaround portion of the cul-de-sac radius shall be related to the width of the roadway leading to the dead end. All radii shall be a minimum of 50 feet, zero inches, for a two lane road, with radii for three lanes and above as determined by the St. Marys Fire Department and the Planning Department.

(3) *Paving requirements.* All local streets must be prepared and paved according to the city public works policies and specifications manual.

Sec. 86-33. - Lots.

All lots which shall hereafter be established within a subdivision shall comply with the following design standards:

(1) *General provisions.* The following general requirements shall apply to all lots hereafter established within a subdivision:

a. *Street access.* Each lot shall abut on a street with a minimum of 25 feet, which shall conform to the design requirements of this chapter.

b. *Corner lots.* Corner lots for residential use shall be provided with sufficient width and depth to permit the establishment of appropriate building setback lines from both streets.

c. *Double frontage lots.* Double frontage lots shall only be permitted where it shall be found necessary to separate a development from major streets or to overcome specific disadvantages of topography and orientation.

d. *FEMA minimum lot elevation.* The finish floor elevation (FFE) of lots within floodprone areas as defined officially by the Federal Emergency Management Agency (FEMA) or the United States Army Corps of Engineers, shall be a minimum of 12 inches above the established 100-year flood elevation. All development within the city shall conform to the requirements established for development within the established boundaries.

e. *Drainage slope:* All building pads shall be constructed a sufficient height above the crown of the road abutting the property so as to permit a drainage slope to the street of at least one-eighth-inch, per foot or steeper.

f. *Lot area:* All lots shall have upland area equivalent to, or greater than the minimum requirements of zoning ordinance, chapter 110

(2) *Lot width and lot area requirements.* Lots hereafter established within subdivisions shall conform to the lot area and lot width requirements set forth in the zoning ordinance, chapter 110, and this chapter.

(3) *Building lines.* Building, or "setback," lines shall be provided on all lots and delineated on all final plats and shall conform at least to the city zoning ordinance, chapter 110, pertaining to the classification in which the lots to be subdivided are located.

Sec. 86-34. - Blocks.

All blocks hereafter established within a subdivision shall conform to the following design standards:

(1) *Block lengths.* In order that there may be convenient access between various parts of a subdivision and between the subdivision and surrounding areas for the purpose of preventing

traffic congestion and traffic hazards, the length of blocks on a straightaway, where feasible, shall not exceed 1,500 feet in length.

(2) *Crosswalks.* Rights-of-way for pedestrian crosswalks shall be provided when, in the opinion of the planning commission, crosswalks are necessary to give a direct pedestrian approach to schools, local shopping centers, and parks. Said rights-of-way shall not be less than ten feet in width.

Sec. 86-35. - Easements.

The following easements shall be required within subdivisions:

(1) *Utility easements.* Public utility easements shall be provided where necessary and shall meet the approval of the city engineer or designee, and be a minimum of 20 feet. All utilities shall be installed within designated easements.

(2) *Drainage.* Drainage easements or rights-of-way shall be provided where necessary and be approved by the city engineer or designee, and be a minimum of 20 feet.

(3) *Maintenance easement.* Where a drainage canal is such size that it requires mechanical means for cleaning, such as a dragline, water line, sewer line, storm drain or other infrastructure requiring cleaning or maintenance, there shall be a ten-foot access easement or right-of-way on each side of the centerline of such canal or infrastructure location for access purposes.

Sec. 86-36. - Monuments.

Monuments shall be placed at block intersection points of rights-of-way within a subdivision. Iron pins shall be placed at all other lot corners. Reinforced concrete monuments four inches square, 24 inches long, with a flat top shall be set at each street corner within a subdivision, and at angle points and points of curvature in each street. The top of the monument shall contain a metal pin or be scored with an indented cross to properly identify the location. Monuments shall be installed following completion of all improvements and shall be identified on the final plat.

Sec. 86-37. - Drainage and storm sewers.

(a) *Provisions for storm and floodwater required.* The planning commission shall not recommend for approval any final plat of subdivision which does not make adequate provision for storm or floodwater runoff channels or basins as recommended by the city engineer. The stormwater drainage system shall be separate and independent of any sanitary sewer system. Storm sewers, where required, shall be designed in accordance with the city public works policies and specifications manual as approved by the city engineer, and a copy of design computations shall be submitted along with plans. Inlets shall be provided so that surface water is not carried across or around any intersection, for a distance of more than 300 feet in the gutter. When calculations indicate that curb capacities are exceeded at a point, then basins shall be used to intercept flow at that point. Surface water drainage patterns shall be shown for each and every lot and block.

(b) *Nature of stormwater facilities.*

(1) *Location.* The applicant may be required by the city engineer to carry away, by pipe or open ditch any spring or surface water that may exist either previously to, or as a result of the subdivision. Such drainage facilities shall be located in the road right-of-way where feasible, or in perpetual unobstructed easements of appropriate width, and shall be constructed in accordance with the construction standards and specifications.

(2) *Accessibility to public storm sewers.* Where a public storm sewer is accessible, the applicant shall install storm sewer facilities, or if no outlets are within a reasonable distance, adequate provision shall be made for the disposal of stormwaters, subject to the specifications of the city engineer.

(3) *Accommodation of upstream drainage areas.* A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage area, whether

inside or outside the subdivision. The city engineer shall approve the developer's design of the size of the facility, based on the provisions of the construction standards and specifications assuming conditions of maximum potential watershed development permitted by the zoning ordinance.

(c) It is strictly prohibited for any developer or property owner to connect any private downspouts, exterior drains, pool drains and other similar stormwater devices into the city public sanitary sewer system.

Sec. 86-38. - Water supply.

(a) *General requirements.*

(1) Necessary action shall be taken by the applicant to extend or create a water-supply district for the purpose of providing a water-supply system capable of providing domestic water use and fire protection in accordance with the city public works policies and specifications manual and the city's adopted fire prevention codes.

(2) Where a public water main is accessible the subdivider shall install adequate water facilities (including fire hydrants) subject to the specifications of the city engineer. All water mains shall be at least six inches in diameter and be looped where possible. Dead-end runs shall be avoided, and only be permitted by approval of the city engineer and/or fire department.

(3) Water main extensions shall be approved by the city engineer and the environmental protection division (EPD).

(4) To facilitate the above, the location of all fire hydrants, all water supply improvements, and the boundary lines of proposed districts, indicating all improvements proposed to be served, shall be shown on the preliminary plat, and the cost of installing same shall be included in the performance bond to be furnished by the developer.

(b) *Individual wells and central water systems.*

(1) In low-density zoning districts, in the discretion of the planning commission, if a public water system is not available, individual wells may be used or a central water system provided in such a manner that an adequate supply of potable water will be available to every lot in the subdivision. Water samples shall be submitted to the health department for its approval, and individual wells and central water systems shall be approved by the county health department and EPD. Copies of written orders of approval shall be submitted to the planning commission.

(2) The planning commission shall require that a connection to a public water main be eventually provided as a condition to approval of an individual well or central water system, and the applicant shall make arrangements for future water service at the time the plat receives final approval. Performance or cash bonds may be required to insure compliance.

(c) *Fire hydrants.* Fire hydrants shall be required for all subdivisions unless specifically exempted by action of city council. Fire hydrants shall be located in accordance with the St. Marys Fire Department Life Safety Code, latest edition. Distances shall be measured down the street centerline, and shall be approved by the applicable protection unit. To eliminate future street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other supply improvements shall be installed before any final paving of a street shown on the subdivision plat.

Sec. 86-39. - Sewage disposal.

(a) *General requirements.* The applicant shall install sanitary sewer facilities in a manner prescribed by the local government construction standards and specifications. All plans shall be designed in accordance with the rules, regulations, and standards of the city engineer, county health department and other appropriate agency. Plans shall be approved by the above agencies. No public sewer shall be less than eight inches in diameter.

(b) *Medium and high-density residential and nonresidential districts.* Sanitary sewerage facilities shall connect with public sanitary sewerage systems. Sewers shall be installed to serve each lot and to

grades and sizes required by approving officials and agencies. No individual disposal system or treatment plants (private or group disposal systems) shall be permitted except by specific approval of city council. Sanitary sewerage facilities (including the installation of laterals in the right-of-way) shall be subject to the specifications, rules, regulations, and guidelines of the health officer, city engineer, and appropriate state agencies.

(c) *Low-density residential districts.* Sanitary sewerage systems shall be constructed as follows:

(1) Where a public sanitary sewerage system is reasonably accessible, as determined by the city engineer, the applicant shall connect with same and provide sewers accessible to each lot in the subdivision.

(2) Where public sanitary sewerage systems are not reasonably accessible but will become available within a reasonable time (not to exceed 15 years), the applicant may choose one of the following alternatives with EPD approval:

a. Central sewerage system: the applicant shall furnish an approved temporary system as per this ordinance. The cost of maintenance to maintain any system noted herein shall be assessed against each property and/or party that will benefit from this temporary system. Where plans for future public sanitary sewage systems exist, the applicant shall install the sewer lines, laterals, and mains to be in permanent conformance with such plans and ready for connection to such public mains; or

b. Individual disposal systems: the applicant shall install sanitary sewer lines, laterals, and mains from the street curb to a point in the subdivision boundary where a future connection with the public sewer main shall be made. Sewer lines shall be laid from the house to the street line, and a connection shall be available in the home to connect from the individual disposal system to the public sewer system when the public sewers become available. Such sewer systems shall be capped until ready for use and shall conform to all plans for installation of the public sewer system, where such exist, and shall be ready for connection to such public sewer main. When connection is made to the public sewer system, the final disposition of the existing septic tank and tile field shall be by the property owner of record in accordance with the Camden County Health Department requirements.

(3) Where sanitary sewer systems are not reasonably accessible and will not become available for a period in excess of 15 years, the applicant may install individual systems or central sewerage or central sewerage systems in low-density residential districts only, with EPD and/or the health department's approval.

(d) *Mandatory connection to public sewer system.* If a public sanitary sewer is accessible and a sanitary sewer is placed in a street or alley abutting upon property, the owner thereof shall be required to connect to said sewer for the purpose of disposing of waste, and it shall be unlawful for any such owner or occupant to maintain upon any such property an individual sewage disposal system.

(e) *Individual disposal system requirements.* If public sewer facilities are not available and individual disposal systems are proposed, minimum lot areas shall conform to the requirements of the zoning ordinance and applicable county health department ordinances and percolation tests and test holes shall be made as directed by the county health officer and the results submitted to the county health department. The individual disposal system, including the size of the septic tanks and size of the tile fields, or other secondary treatment device, shall also be approved by the county health officer and/or EPD as applicable.

Sec. 86-40. - Benchmarks.

A minimum number of benchmarks, not less than two, shall be established within each major subdivision. Such benchmarks shall be at opposite corners of the property being subdivided where feasible as verified by the city engineer. Developer shall note the location of any benchmarks on the approved plat.

Sec. 86-41. - Reserved.

Sec. 86-42. - Utilities; location.

(a) All utility facilities including, but not limited to, gas, electric power, telephone, and CATV cable shall be located underground throughout the subdivision.

(b) Wherever existing utility facilities are located above ground, except where existing on a public road and/or recorded right-of-way, they shall be removed and placed underground. All utility facilities existing and proposed throughout the subdivision shall be shown on the preliminary plat. Underground service connections to the street property line of each platted lot shall be installed at the subdivider's expense. At the discretion of the planning commission, the requirement for service connections to each lot may be waived in the case of adjoining lots to be retained in single ownership and intended to be developed for the same primary use.

Sec. 86-43 - Nonpotable reuse or reclaimed water requirements.

(a) Nonpotable reuse lines (NPRC). A nonpotable reuse water main shall be installed in all subdivisions located within the city council designated mapped areas indicating which areas within the City of St. Marys, may receive reuse or reclaimed water from a city waste water treatment plant meeting the effluent standards as determined by the Georgia Environmental Protection Division (EPD). The system shall include reuse or reclaimed water mains, valves, fittings, hydrants and distribution lines and shall be in accordance with the plans and specifications approved by the city engineer for the City of St. Marys. The system shall be designed and installed in accordance with the City of St. Marys Public Works Manual for Nonpotable Water Reuse or Reclaimed Facilities.

(b) These reuse or reclaimed water facilities shall be installed on all new subdivisions located within the designated mapped areas whether reuse or reclaimed water is currently available or not. Once reuse or reclaimed water is available, it will be provided to the existing infrastructure thus installed. The requirements of this section will not apply to existing subdivisions under construction as of the effective date of the ordinance from which this chapter derives, or to subdivisions where the city has accepted all infrastructure improvements within that subdivision. Any completed subdivision developer, within the mapped areas, has the option to install reuse or reclaimed water lines, at their cost and to the requirements of the public works manual, to utilize the reuse or reclaimed water within their subdivision.

(c) The engineering plans for nonpotable reuse or reclaimed water systems shall be provided as part of the initial site engineering review along with the sanitary, water, and stormwater systems.

Secs. 86-44—86-60. - Reserved.

ARTICLE IV. - ADMINISTRATION

Sec. 86-61. - Administrative agency.

The city planning commission shall administer this chapter. It shall be the duty of the planning staff to inspect sketch plans and to suggest changes which should be made in the proposed design of a subdivision to insure the approval of the preliminary plat. It shall be the duty of the planning commission to inspect preliminary plats and to approve or disapprove such plat. It shall be the duty of the planning commission to inspect final plats and the information submitted within such final plats, and to recommend approval of such final plats to city council when the requirements of this chapter have been met and to recommend disapproval to city council of such final plats when the requirements of the ordinance have not been met. When the planning commission acts on the final plat it shall be forwarded to the city council for their signature.

Sec. 86-62. - Prefiling conference and sketch plan.

(a) Prior to the filing of a preliminary plat, the applicant is strongly encouraged to arrange for a prefiling conference with the planning department staff for the purpose of preliminary discussions. Any applicant choosing to arrange for such a conference shall prepare and submit a sketch plan of the proposed subdivision. The sketch plan need not be prepared by a professional engineer or surveyor but must be of sufficient detail to allow the planning staff to assess and discuss the proposal.

(b) *Sketch plan specifications.* The sketch plan may be a free-hand pencil sketch and it shall include the following information:

(1) *Name.*

a. Name of subdivision if property is within an existing subdivision.

b. Proposed name if not within a previously platted subdivision. The proposed name shall not duplicate the name of any plat previously recorded.

c. Name of property if no subdivision name has been chosen (this is the name by which the property is commonly known).

(2) *Ownership.*

a. Name and address, including telephone number of legal owner or agent of property, and citation of last instrument conveying title to each parcel of property involved in the proposed subdivision, giving grantor, grantee, date, and land records reference.

b. Citation of any existing legal rights-of-way or easements affecting the property.

c. Existing covenants on the property, if any.

d. If appropriate, the name and address of the professional person(s) responsible for subdivision design, for the design of public improvements, and for surveys.

(3) *Description.* Location of property by legal description, graphic scale, north arrow, and date.

(4) *Features.*

a. Location of property lines, existing easements, burial grounds, railroad rights-of-way, water courses, and existing wooded areas; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of the adjoining property owners from the latest assessment rolls.

b. Existing permanent buildings and utility poles on or immediately adjacent to the site and utility rights-of-way.

c. Approximate topography at the same scale as the sketch plat; this need not include detailed mapping, but should include approximate elevations and an indication of existing drainage patterns.

d. The approximate location and widths of the proposed streets.

e. Preliminary proposals for connection with existing water supply and sanitary sewerage systems, or alternative means of providing water supply and sanitary waste treatment and disposal; preliminary provisions for collecting and discharging surface water drainage.

f. The approximate location, dimensions, and areas of all proposed or existing lots.

g. The approximate location, dimensions, and areas of all parcels of land proposed to be set aside for park or playground use or other public use, or for the use of property owners in the proposed subdivision.

h. If appropriate, the location of temporary stakes to enable the planning commission to find and appraise features of the sketch plat in the field, if appropriate.

i. Whenever the sketch plat covers only a part of an applicant's contiguous holdings, the applicant shall submit at the scale of no more than 200 feet to the inch, a sketch in pen or pencil of the proposed subdivision area, together with its proposed street system, and an

indication of the probable future street and drainage system of the remaining portion of the tract.

j. A vicinity map showing streets and other general development of the surrounding area.

Sec. 86-63. - Preliminary plat.

(a) Before work shall begin to open a subdivision, (preliminary plats are not required for minor subdivisions) an original and eight prints of a preliminary plat, showing the proposed design of the subdivision shall first be submitted to the planning commission for approval. Until the preliminary plat of the proposed subdivision has been approved by the planning commission, a developer shall not grade, scrape, or otherwise open or extend a street in the proposed subdivision, nor shall he in any other manner cause construction to actually begin in a subdivision. Clearing of underbrush sufficient for purposes of surveying or engineering is permitted. However, land disturbing activities as regulated by the city's soil erosion and sedimentation control ordinance, or in the absence thereof as regulated by the Environmental Protection Division of the Georgia Department of Natural Resources, shall not be performed without first obtaining a permit for such land disturbing activities.

(b) *Preliminary plat requirements.* The original copy of the preliminary plat shall be drawn on transparent tracing materials with either black ink or soft pencil. Such plat shall be drawn at a scale of not more than 100 feet to the inch. The preliminary plat shall contain the following information:

(1) *General.* The preliminary plat shall be prepared by a licensed land surveyor at a convenient scale, not more than one inch equals 100 feet, may be prepared in pen or pencil and the sheets shall be numbered in sequence if more than one sheet is used and shall be of such size as is acceptable for filing in the office of the clerk of superior court, namely: a maximum of 24 inches x 36 inches, leaving one margin, two inches in width for binding purposes with the remaining margins to be one-half inch. It should be noted that the map prepared for the preliminary plat may also be used for the final subdivision plat, and therefore, should be drawn on tracing cloth or reproducible mylar; preparation in pencil will make required changes and additions easier.

(2) *Features.* The preliminary plat shall show the following:

a. The location of property with respect to surrounding property and streets, the names of all adjoining property owners of record, or names of adjoining developments; the names of adjoining streets.

b. The location and dimensions of all boundary lines of the property to be expressed in feet and decimals of a foot.

c. The location of existing streets, easements, water bodies, streams, and other pertinent features such as swamps, railroads, buildings, parks, cemeteries, drainage ditches, bridges, as determined by the planning commission.

d. The location and width of all existing and proposed streets and easements, alleys, and other public ways, and easement and proposed street rights-of-way, and building setback lines.

e. The locations, dimensions, and areas of all proposed or existing lots.

f. The location and dimensions of all property proposed to be set aside for park/playground use, or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.

g. The name and address of the owner or owners of land to be subdivided, the name and address of the subdivider if other than the owner, and the name of the land surveyor.

h. The date of the map, approximate true north point, scale, and name of the subdivision.

i. Sufficient data acceptable to the city engineer or designee, to determine readily the location, bearing, and length of all lines, and to reproduce such lines upon the ground; the location of all proposed monuments.

j. Names of the subdivision and all new streets as approved by the planning staff.

k. Indication of the use of any lot (single-family, two-family, multifamily, townhouse) and all uses other than residential proposed by the subdivider.

l. Blocks shall be consecutively numbered or lettered in alphabetical order. The blocks in numbered additions to subdivisions bearing the same name shall be numbered or lettered consecutively through the several additions.

m. All lots in each block shall be consecutively numbered.

n. All information required on sketch plat should also be shown on the preliminary plat, and the following notation shall also be shown:

1. Explanation of drainage easements, if any.
2. Explanation of site easements, if any.
3. Explanation of reservations, if any.
4. Endorsement of surveyor or engineer verifying compliance with chapter 86 of the City of St. Marys Code of Ordinances.

o. Form for endorsements by the planning commission as follows:

Approved by Resolution of the St. Marys Planning Commission.

Chairman _____ Date_____

p. The lack of information under any item specified herein, or improper information supplied by the applicant, shall be the cause of disapproval of a preliminary plat.

(3) *Additional information—Construction plans.* If applicable, the following information shall be provided with the preliminary plat:

General—Construction plans shall be prepared for all required or otherwise provided improvements. Plans shall be drawn at a scale of no more than one inch equals 50 feet, and map sheets shall be of the same size as the preliminary plat. Construction plans shall be submitted in hard copy and in digital format as specified by the city engineer. The following shall be shown:

a. Profiles showing existing and proposed elevations along center lines of all roads. Where a proposed road intersects an existing road or roads, the elevation along the center line of the existing road or roads within 100 feet of the intersection, shall be shown. Approximate radii of all curves, lengths of tangents, and central angles on all streets shall be shown.

b. The planning commission may require, where steep slopes exist, that cross sections of all proposed streets at 100-foot stations shall be shown at five points as follows: On a line at right angles to the center line of the street, and said elevation points shall be at the center line of the street, each property line, and points 25 feet inside each property line.

c. Plans and profiles showing the locations and typical cross section of street pavements including curbs and gutters, sidewalks, drainage easements, servitudes, rights-of-way, manholes, and catch basins; the location of street trees, street lighting standards, and street signs; the location, size, and invert elevations of existing and proposed sanitary sewers, stormwater drains, and fire hydrants, showing connection to any existing or proposed utility systems; and exact location and size of all water, gas, or other underground utilities or structures if provided.

d. Location, size, elevation, and other appropriate description of any existing facilities or utilities, including, but not limited to, existing streets, sewers, drains, water mains, easements, water bodies, streams, and other pertinent features such as swamps, railroads, buildings, features noted on the official map or comprehensive plan, at the point of connection to proposed facilities and utilities within the subdivision, and each tree with a diameter of eight inches or more, measured four feet above ground-level. The water elevations of adjoining lakes or streams at the date of the survey, and the approximate high-

and low-water elevations of such lakes or streams shall be indicated. All elevations shall be referred to the U.S.G.S. datum plane. If the subdivision borders a lake, river, or stream, the distances and bearings of a meander line shall be established not less than 25 feet back in accordance with the city's erosion and sedimentation control ordinance.

e. Topography at the same scale as the sketch plat with a contour interval of one foot, referred to sea level datum. All datum provided shall be in accordance with NAVD88 (North American Vertical Datum 88) and shall be so noted on the plat.

f. Horizontal datum shall be to the NAD83 (North American Datum 83) and shall be so noted on the plat.

g. All specifications and references required by the local government's construction standards and specifications including a site-grading plan for the entire subdivision.

h. Notation of approval as follows:

Owner _____Date_____

Planning Commission Chairman
_____Date_____

i. Title, name, address, and signature of professional engineer and surveyor, and date, including revision dates.

j. A soil erosion and sedimentation control plan shall also be submitted for those subdivisions subject to the soil erosion and sedimentation control ordinance.

(c) *Filing of the preliminary plat.* The preliminary plat shall be filed with the planning commission at least 32 days prior to the regular planning commission meeting at which it is to be considered. Preliminary plats when submitted to the planning commission for review shall be accompanied by a fee as required by article IX. Planning commission staff shall issue a receipt for all fees received. Said fees shall be made payable to the City of St. Marys.

(d) *Action on preliminary plat.* If the planning commission finds that the proposed design and proposed installation of improvements of the subdivision shown on the preliminary plat complies with the requirements of this chapter, it shall approve such preliminary plat. Preliminary plat approval does not release the engineer, surveyor or developer from complying with any and all requirements of the subdivision ordinance. If the planning commission finds that the proposed subdivision shown on the preliminary plat does not comply with the requirements of this chapter, then the planning commission shall either disapprove such plat or shall approve such plat on the condition that specified violations are corrected prior to the submittal of the final plat. When the planning commission disapproves a preliminary plat, it shall give the developer the reasons for such disapproval in writing. Except where an extension of time is requested by, and authorized by the applicant for the preliminary plat review, the planning commission shall have 90 days from the public hearing date of a preliminary plat to approve, or disapprove such plat; otherwise, the preliminary plat shall be deemed to have been approved and a certificate to that effect shall be issued by the planning commission on demand. No plat shall be acted upon by the planning commission without affording a public hearing thereon. Notice of time and place of the public hearing shall be sent by mail to the address of the plat applicant not less than five days before the hearing.

(e) *When preliminary plat approved, work may proceed.* When a developer receives approval of the preliminary plat showing the design of his proposed subdivision, he may proceed with the construction of the subdivision, provided other required permits have been issued. Such construction shall conform with the design and plans submitted to and approved by the city engineer. A performance bond as defined herein shall be provided when construction work begins prior to final plat submission.

(f) *Time limit on preliminary approval.* The planning commission's approval of a preliminary plat shall be valid for one year. If work has not started on a subdivision which has been granted preliminary plat approval on or before the end of this year period, then the plat of such subdivision shall be resubmitted for preliminary approval; provided, however, that this time may be extended by the planning

commission unless changes have occurred in this chapter, or in the character of the property of the proposed subdivision which makes it necessary to revise and resubmit the design of the proposed subdivision.

Sec. 86-64. - Final plat.

Before a plat of a subdivision is recorded with the "Clerk of the Superior Court" of Camden County and title to the lots thereon are conveyed, four original and 20 prints of a final plat showing the final design of the subdivision shall be submitted to the planning commission for review. Until a final plat of a subdivision has been submitted to, and reviewed and approved by the planning commission, and approved and signed by the city council, the clerk of the superior court of the county shall not record the plat of such subdivision, nor shall the owner or agent of such subdivision transfer title to any lot within the subdivision by reference to the subdivision plat. For large subdivisions, the final plat may be submitted for approval progressively in contiguous sections satisfactory to the planning staff.

(1) *Final plat requirements.*

a. Four original copies of the final subdivision plat shall be presented in India ink on tracing cloth or reproducible Mylar at the same scale and contain the same information, except for any changes or additions required by resolution of the planning commission, as shown on the preliminary plat. The final plat shall also be submitted in a digital format as approved by the city engineer. The preliminary plat may be used as the final subdivision plat if it meets these requirements and is revised in accordance with the planning commission's resolution. All revision dates must be shown as well as the following:

1. Notation of any self-imposed restrictions, and locations of any building lines proposed to be established in this manner, if required by the planning commission in accordance with this chapter.
2. Listing of zoning classifications that the subdivision is part of, with all setbacks, height criteria, lot coverage, parking requirements, easements, and other restrictions noted.
3. Notation on the drawing of the tax parcel numbers for the parcel being approved.
4. Notation of the floodplain and its height and restrictions.
5. Endorsement of the county health department if required.
6. Lots numbered and street names listed as approved on the preliminary plat.
7. A digital submission of the final plat in accordance with the city's specified digital requirements shall be submitted. A paper copy of the final plat will not be accepted by the city unless accompanied by a digital copy of the final plat.
8. All monuments erected, corners, and other points established in the field in their proper places. The material of which the monuments, corners, or other points are made shall be noted at the representation thereof or by legend, except that lot corners need not be shown. The legend for metal monuments shall indicate the kind of metal, the diameter, length, and weight per lineal foot of the monuments.
9. Notation as to the presence of covenants and the initial term of said covenants. (Note: the actual text of the covenants need not be listed, only that there are covenants present.) The City of St. Marys will not enforce any covenants.
10. *Clerk of courts recording block.* The following recording block shall be inserted on each and every sheet being filed with the clerk of superior court:

RECORDING DATA:

STATE OF GEORGIA, COUNTY OF CAMDEN:
OFFICE OF CLERK OF THE SUPERIOR COURT
WITHIN PLAT RECORDED IN PLAT

CABINET_____ FILE No. ____
THIS_____ DAY OF_____ 2007.

BY: _____ DATE _____
DEPUTY CLERK

11. *City council signatures:* The following signature block shall be inserted on the cover sheet (first sheet) of any set of drawings for recording:

BY THE CITY OF ST. MARYS, GEORGIA

BY: _____ DATE:_____
MAYOR

BY:_____ DATE:_____

BY:_____ DATE:_____

BY:_____ DATE:_____

BY:_____ DATE:_____

BY:_____ DATE:_____

BY:_____ DATE:_____

12. *Owner's certificate:* The following signature block shall be inserted on the cover sheet (first sheet) of any set of drawings for recording:

OWNER'S CERTIFICATE:
STATE OF GEORGIA, COUNTY OF CAMDEN

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY, AND DOES HEREBY IRREVOCABLY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THAT THEY ARE LABELED.

BY: _____ OWNER'S NAME	_____ DATE

13. *Planning directors signature block:* The following signature block shall be inserted on the cover sheet (first sheet) of any set of drawings for recording:

APPROVAL OF THE ST. MARYS PLANNING DIRECTOR;

SUBDIVIDER HAS COMPLIED WITH THE SUBDIVISION REQUIREMENTS RELATIVE TO THE GUARANTEE OF ALL IMPROVEMENTS REQUIRED BY THE CITY OF ST. MARYS SUBDIVISION REGULATIONS.

BY: _____ PLANNING DIRECTOR	_____ DATE

14. *Planning commission signature block:* The following signature block shall be inserted on the cover sheet (first sheet) of any set of drawings for recording:

APPROVAL CERTIFICATE

RELATIVE TO THE PREPARATION AND SUBDIVISION OF THIS FINAL PLAT, ALL REQUIREMENTS OF THE ST. MARYS, GEORGIA SUBDIVISION REGULATIONS HAVE BEEN FULFILLED AND APPROVAL OF THIS PLAT IS HEREBY GRANTED.

BY: _____ DATE:

CHAIRMAN OF PLANNING COMMISSION

b. Preparation. The final subdivision plat shall be prepared by a land surveyor or professional engineer licensed by the state.

(2) *Certificate from city engineer.* At the time the final plat is submitted it shall be accompanied by a city engineer approved site plan or a letter from the city engineer approving the site plan, a letter from the surveyor certifying that the final plat agrees with any and all changes generated by the engineering site plan review and a certificate from the city engineer or designee, certifying that the subdivider has complied with one of the following alternatives:

a. All improvements have been installed in accordance with the requirements of this chapter and in accordance with the design approved by the planning commission on the preliminary plat;

b. A performance bond or certified check has been posted, which is available without obligation or requirement to the city, and in sufficient amount to assure the completion of all improvements as required on the final plat; or

c. If a development is divided into constituent and sequential phases or additional subdivisions to be submitted for approval in the form of additional preliminary and final plats, approval for any subsequent phase shall not be granted to any sequential constituent phases or stages until all water, sewer, stormwater drainage and road infrastructure improvements related to the prior phase have been completed, inspected, accepted by the city engineer and dedicated to the city in accordance with the requirements of this chapter.

(3) *Filing the final plat.* The final plat shall be filed with the planning commission not less than 32 days prior to a regular meeting of the planning commission. In the case of a final plat for a minor subdivision where the preliminary plat requirement has been waived, the filing fee, as established by article IX, shall accompany the final plat.

(4) *Action on the final plat.* If the planning commission finds that all the requirements of this chapter have been met, the final plat shall be deemed approved, and submitted to the city council. If the planning commission finds that all the requirements of this chapter have not been met, and after deficiencies have been discussed and reviewed with the sponsor, and the sponsor given a period of time which shall not exceed 90 days to take corrective action, and if he fails to take such action, then the planning commission shall disapprove the final plat and shall set forth its reasons for such disapproval in writing. Except where an extension of time is authorized by the applicant for final plat review, the planning commission shall have 90 days from the date of the submission of a final plat to take action. Unless such action is taken within such 90-day period, then such plat

shall be deemed to have received the approval of the planning commission. After the final plat has been approved, the city council shall, within 30 days, at a regular meeting of city council review and vote on such plat. If no action is taken within the 30-day period, and the applicant has not requested an extension, or city council has not raised any issues that would affect said approval, such plat shall be deemed to have received an approval from the city council.

a. When the final plat has been approved, the planning director shall present the final plat to the Clerk of the Superior Court of Camden County to be recorded. The planning director shall maintain a reproducible Mylar copy of the final plat and the subdivision map book number and page number in which the subdivision has been recorded by the clerk of the superior court. All costs of the copy and such recording shall be paid by the subdivider and shall be deposited with the planning director prior to such recording.

b. After the final plat of the subdivision has been recorded, then all lots shown on such subdivision may be transferred or conveyed according to such plat, and such subdivision shall be entitled to all privileges and services available to other subdivisions within the city.

(5) *Revisions to recorded plat.* The subdivider shall file with the planning commission copies of any proposed revision to a recorded plat together with all supporting information as required by this chapter. Proposed revisions to a recorded plat which alter or change in any way the street and/or utility layout of said plat shall be submitted as a preliminary plat in accordance with section 86-63. Proposed revisions to a recorded plat which do not alter or change in any way the street and/or utility layout of said plat shall be submitted as a final plat in accordance with this section 86-64. Proposed revisions to a recorded plat which do not increase or decrease the lot quantity and which maintain the minimum zoning requirements of chapter 110 of the zoning ordinance shall be submitted on a new revised plat that shall be recorded with owner, surveyor and planning director endorsement and do not have to be presented as a preliminary or final plat if approved by the public works, fire, building and planning departments.

Secs. 86-65—86-80. - Reserved.

ARTICLE V. - ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS

Sec. 86-81. - Completion of improvements.

All improvements required in this chapter shall be guaranteed. All improvements shall be dedicated to the city, free and clear of all liens and encumbrances on the property and public improvements thus dedicated and accepted by the city council upon completion of the one year warranty. Before the final plat is recorded by the planning director, all applicants shall be required to complete all the street, sanitary, and other improvements as required in this chapter, specified in the final subdivision plat, and as approved by the planning commission and city council.

Sec. 86-82. - Guarantee of improvements.

(a) *Performance bond.*

(1) The city council in its discretion may waive the requirement that the applicant complete and dedicate all public improvements prior to the signing of the final subdivision plat and that, as an alternative, the applicant post a bond at the time of application for final subdivision approval in an amount estimated by the applicant and approved by the city engineer as sufficient to secure to the local government the satisfactory construction, installation, and dedication of the incomplete portion of required improvements. The performance bond shall also secure all lot improvements on the individual lots of the subdivision as required in this chapter. Bond amount shall be in an amount not less than 150 percent of the estimate prepared by the applicant and approved by the public works department and/or city engineer. Any reduction in bond amount or partial release of bond shall only be authorized by city council.

(2) Such performance bond shall comply with all statutory requirements and shall be satisfactory to the city attorney as to form, sufficiency, and manner of execution as set forth in this chapter. The period within which required improvements must be completed shall be specified by the city engineer and approved by the city council in the resolution approving the final subdivision plat and shall be incorporated in the bond and shall not in any event exceed two years from date of final approval unless an additional time is approved in writing by city council.

(3) Such bond shall be approved by the city engineer as to amount and surety and conditions satisfactory to the city attorney and city engineer. The planning commission may upon proof of difficulty, recommend to the city council extension of the completion date set forth in such bond for a maximum period of one additional year. The city council may at any time during the period of such bond accept a substitution of principal or sureties on the bond upon recommendation of the planning commission.

(4) There shall be no expiration date on any properly issued bonds for any project. The bonds shall be rescinded only after all improvements are completed and all required documentation received and approved by the appropriate city departments and/or city council.

(5) If, for any reason, the applicant's bond is revoked, such revocation will result in an immediate stop work order until such time as a replacement bond is secured. No claim for damages related to the applicant's loss of bond will be permitted.

(b) *One year warranty/maintenance bond.* Applicant shall provide a one year warranty/maintenance bond on all improvements related to the subdivision. Developer shall repair/replace any items that need maintenance work within one year of the date of final acceptance (the date the bond is released, or other agreed upon date). The city engineer shall be the sole arbiter of deficient workmanship in this one-year warranty period. Developer shall provide a maintenance bond in the amount of ten percent of the total construction cost to be valid for a period of 12 months after acceptance by the city in writing of the improvements in any public or private development. Bond shall be in favor of the City of St. Marys.

(c) *Temporary improvements.* The applicant shall build and pay for all costs of temporary improvements required by the city council and shall maintain same for the period specified by the city council. Prior to construction of any temporary facility or improvement, the developer shall file with the city a separate suitable bond for temporary facilities, which bond shall ensure that the temporary facilities will be properly constructed, maintained, and removed. There shall be no expiration date on any properly issued bonds for any project. The bonds shall be rescinded only after all improvements are completed and all required documentation received and approved by the appropriate city departments and/or city council.

(d) *Costs of improvements.* All required improvements shall be made by the applicant, at his expense, without reimbursement by the city or any improvement district therein.

(e) *Governmental units.* Governmental units to which these bonds and contract provisions apply may file in lieu of said contractor bond a certified resolution or ordinance from officers or agencies authorized to act on their behalf, agreeing to comply with the provisions of this chapter.

(f) *Failure to complete improvement.* In those cases where a performance bond has been posted and required improvements have not been installed within the terms of such performance bond, the local government may thereupon declare the bond to be in default and require that all the improvements be installed regardless of the extent of the building development at the time the bond is declared to be in default.

(g) *Acceptance of dedication offers.* Acceptance of formal offers of dedication of streets, public areas, easements, and parks shall be by resolution of the city council. The approval by the planning commission of a subdivision plat shall not be deemed to constitute or imply the acceptance by the local government of any street, easement, or park shown on said plat. The planning commission may require said plat to be endorsed with appropriate notes to this effect.

(h) *Alternate improvement guarantees.* If the city council finds that a developer is not able to post a performance bond, the city council may require the subdivider to use one of the following improvement guarantee techniques:

(1) *Sequential development.* Where a subdivision is to be developed in phased portions, the city council may waive the use of a guarantee on the initial portion, provided that such portion may not contain more than 25 lots, or 50 percent of the total number of lots proposed for the subdivision, whichever is less. The city council may grant final plat approval to only one portion at a time, with the plat approval for each succeeding portion being contingent upon completion of all contracted improvements in each preceding portion, and acceptance of those improvements by the city council. Completion of improvements in the final portion of the subdivision, which must include at least 25 lots or 50 percent of the total number of lots in the subdivision, whichever is less, must be guaranteed through the use of a performance bond as defined herein or letter of credit as noted herein.

(2) *Letter of credit.* Subject to the approval of the city council, the subdivider shall provide a nonrevokable letter of credit from a bank or other reputable institution or individual. This letter shall be deposited with the city council and shall certify the following:

a. That the creditor guarantees funds in an amount equal to 150 percent of the estimated cost, as estimated by the subdivider and verified by the city engineer and approved by the city council, of completing all required improvements.

b. That if the subdivider fails to complete the specified improvements within the required period, the creditor will pay to the city immediately, and without further action, such funds as are necessary to finance the completion of those improvements, up to the limit of credit stated in the letter.

c. That this letter of credit may not be withdrawn, or reduced in amount, until released by the city council.

Sec. 86-83. - Inspection of improvements.

(a) *General procedures and fees.* The city council shall provide for inspection of required improvements during construction and insure their satisfactory completion. The applicant shall pay to the City of St. Marys an inspection fee of one percent of the amount of the performance bond or the estimated cost of required improvements, and the subdivision plat shall not be recorded by the planning director unless such fee has been paid at the time of application. These fees shall be due and payable upon demand of the city and no building permits or certificates of occupancy shall be issued until all fees are paid. If the city engineer finds upon inspection that any of the required improvements have not been constructed in accordance with the city's construction standards and specifications, the applicant shall be responsible for completing the improvements. Wherever the cost of improvements is covered by a performance bond, the applicant and the bonding company shall be severally and jointly liable for completing the improvements according to specifications.

(b) *Release or reduction of performance bond.*

(1) *Certificate of satisfactory completion.* The city council will not accept dedication of required improvements, nor release, nor reduce a performance bond, until:

a. The city engineer has submitted a letter stating that all required improvements have been satisfactorily completed; and

b. The applicant's engineer or surveyor has certified to the city engineer, through detailed "as built" survey plat of the subdivision, indicating location, dimensions, materials, and other information required by the planning commission or city engineer that the layout of the line and grade of all public improvements is in accordance with construction plans for the subdivision. Follow the requirements of the public works manual. All as builts, shall be submitted in digital and paper form. All field notes that created the as builts shall be attached to this submission and become the property of the City of St. Marys; and

c. That a title insurance policy has been furnished to and approved by the city attorney indicating that the improvements shall have been completed, are ready for dedication to the city and are free and clear of any and all liens and encumbrances.

Upon such approval and recommendation, the city council shall either accept the improvements and release the performance bond or reject the improvements within 45 days of such certifications by the city engineer.

(2) *Reduction of performance bond or other improvement guarantee.* A performance bond shall be reduced upon actual dedication of public improvements and then only to the ratio that the public improvement dedicated bears to the total public improvements for the plat. In no event shall a performance bond be reduced below ten percent of the principal amount, nor shall other improvement guarantee be reduced below ten percent.

Secs. 86-84—86-100. - Reserved.

ARTICLE VI. - EXEMPTIONS AND MODIFICATIONS

Sec. 86-101. - Exemptions.

The following types of subdivisions shall not be defined as subdivisions and shall be exempted from the procedural requirements of this chapter:

(1) The subdivision of land for cemetery lots in an approved cemetery.

(2) The combination or recombination of portions of previously platted lots where the total number of lots is not increased or decreased and the resultant lots are equal to the standards set forth in this chapter and in chapter 110. These types of plats shall be submitted for administrative approval to the planning director with four original Mylars with signatures of the owner and engineer and a check/cash sufficient to cover administrative costs and the costs of filing at the Clerk of Superior Court for Camden County.

(3) In the case of conflict between this section, and section 86-5, the terms provided by this section shall control.

Sec. 86-102. - Exemptions from paving requirements.

There shall be no exemption from paving requirements for any parcel or project constructed within the City of St. Marys.

Sec. 86-103. - Reserved.

Sec. 86-104. - Variances.

When a peculiar shape of the topography of a tract of land, or other unusual condition, makes it impractical for a developer to comply with the literal interpretations of the design requirements of this chapter, the planning commission shall be authorized to vary such requirements provided, however, that in so doing the extent and purposes of this chapter are not violated.

Secs. 86-105—86-120. - Reserved.

ARTICLE VII. - PENALTIES

Sec. 86-121. - Violation a misdemeanor.

Any person violating any provision of this chapter shall, upon conviction, be deemed guilty of a misdemeanor and shall be subject to such penalties as are provided by law for other misdemeanors.

Sec. 86-122. - Other penalties.

Unless a subdivision hereafter established shall be designed, developed, and recorded in accordance with the provisions of this chapter, then:

(1) The city shall not accept the dedication of any street within such subdivision, nor shall the city improve, maintain, grade, pave, or light any street within such subdivision unless such street or streets shall have received the status of public streets prior to the adoption of this chapter.

(2) The city shall not assume any responsibility for drainage problems within such subdivision unless city owned and maintained drainage structures already exist in such subdivisions.

(3) The city shall not issue a building permit within such subdivision.

(4) No unit of local government or public utility shall be authorized to extend any publicly operated service or utility into such subdivision.

(5) No property or parcels can be sold, transferred or conveyed to any other party.

Secs. 86-123—86-140. - Reserved.

ARTICLE VIII. - AMENDMENTS

Sec. 86-141. - Procedure.

This chapter may be amended from time to time, but no amendment shall become effective unless it shall have been proposed or shall have been submitted to the planning commission for review and recommendation. The planning commission shall submit its report to city council within 30 days after receiving an amendment proposal, otherwise said amendment proposal shall be deemed approved by the planning commission. Before enacting an amendment to this chapter, the city council shall hold a public hearing thereon, notice of which shall be published at least ten days prior to such hearing in a newspaper of general circulation in the city.

Secs. 86-142—86-150. - Reserved.

ARTICLE IX. - SCHEDULE OF PLAT FILING FEES

Sec. 86-151. - Preliminary plat filing fees.

Preliminary plats, when submitted to the planning commission in accordance with article IV, shall be accompanied by a fee as determined from a city council approved fee schedule.

Sec. 86-152. - Final plat filing fees.

A final plat filing fee, when submitted to the planning commission in accordance with article IV, shall be accompanied by a fee as determined from a city council approved fee schedule. An engineering review fee as determined from a city council approved fee schedule is due upon submittal of the final plat. The engineering review fee may be adjusted if subsequent reviews are required and these additional review fees exceed the initial fee paid as determined from the approved fee schedule and these additional fees are due upon notification. Any additional fees will equal the amount of additional fee charged to the city for

subsequent engineering reviews. Applicant shall also submit with the Mylars a check/cash sufficient to cover the filing costs at the Camden County Clerk of Superior Court.

Sec. 86-153. - Administrative plat filing fees.

Plats submitted for administrative review when submitted to the planning director in accordance with subsection 86-101(2) shall be accompanied by a fee as determined from a city council approved fee schedule.

Secs. 86-154—86-160. - Reserved.

ARTICLE X. - APPEALS

Sec. 86-161. - Administrative appeals.

Appeals of planning director decisions shall be made to the planning commission.

Sec. 86-162. - Appeals of planning commission decisions.

Appeals of planning commission decisions shall be made to the city council. Written notice of appeal shall be filed with the planning director within 15 days of the decision of the planning commission. The city council decision is final.

Sec. 86-163. - Powers of the planning commission.

The powers of the planning commission shall be to hear and decide appeals where an error is alleged in any order, requirement, decision, or determination made by the planning director in the enforcement of any section or article adopted in this chapter.

Sec. 86-164. - Powers of the city council.

The powers of the city council shall be to hear and decide appeals on any action or ruling of the planning commission pursuant to this chapter so long as any such appeal is filed within 15 days after the planning commission has rendered its decision. Written notice of appeal shall be filed with the planning director and the appellate body. If the appeal is not filed within the 15-day period, the decision of the planning decision shall be final. If the appeal is filed, the city council shall receive a report and recommendation thereon from the planning commission and shall hold a public hearing on the appeal.

In exercising the above powers, the city council may reverse, affirm or modify the orders or requirements, and to that end shall have the powers of the officer from whom the appeal is taken and may issue the necessary permit.

Sec. 86-165. - Court review of city council action.

Any person(s) aggrieved by any decision of the city council may make an appeal to the superior court. Said appeals to the superior court shall be as defined in O.C.G.A. 5-4-3. The appeal must be made to the superior court within 30 days after the city council decision otherwise the decision of city council is final.

Revised Exhibit C:

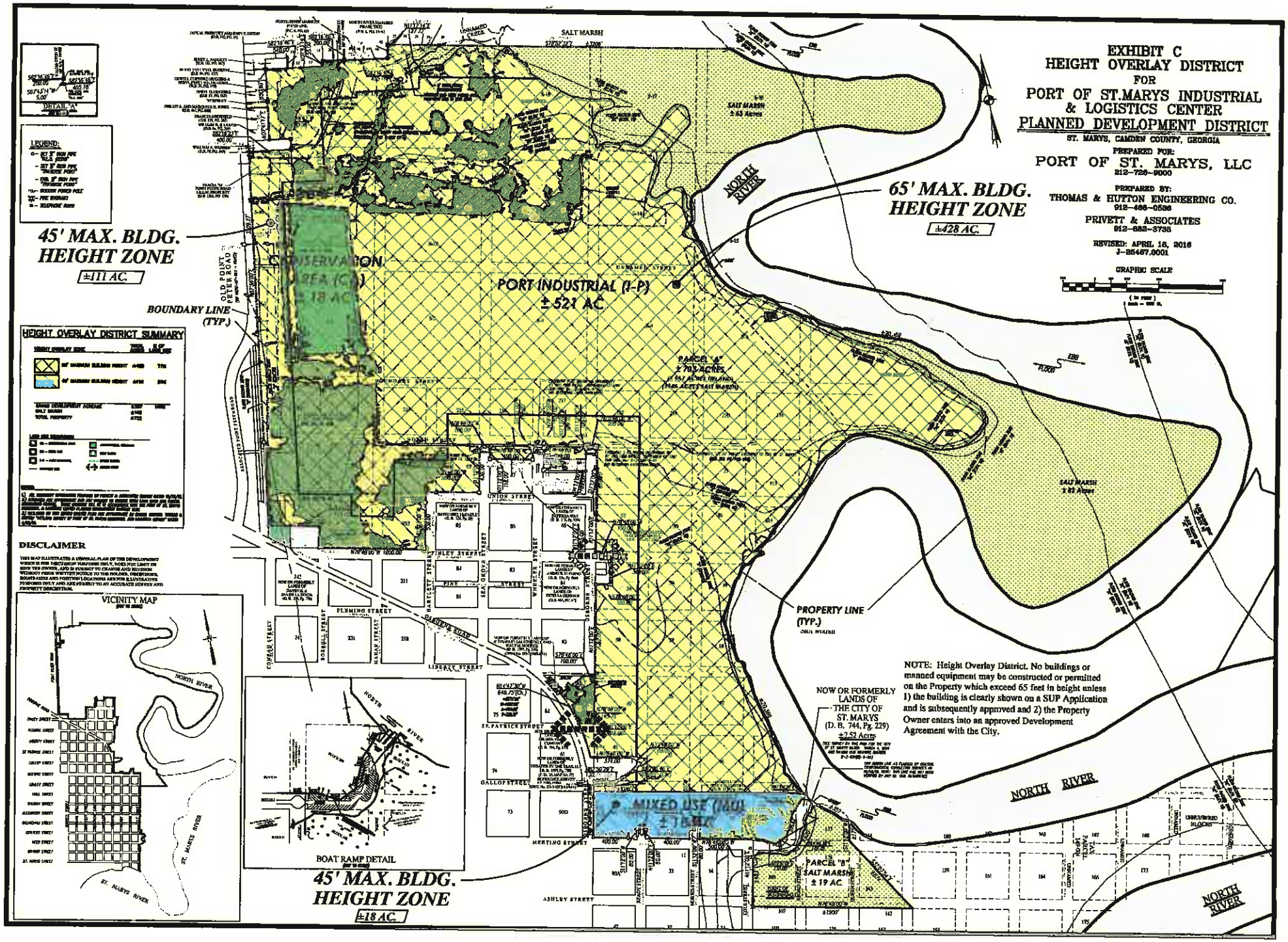
EXHIBIT C
HEIGHT OVERLAY DISTRICT
FOR
PORT OF ST.MARYS INDUSTRIAL
& LOGISTICS CENTER
PLANNED DEVELOPMENT DISTRICT
ST. MARYS, CAMDEN COUNTY, GEORGIA
PREPARED FOR:
PORT OF ST. MARYS, LLC
212-726-9000
PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.
912-466-0536
PRIVETT & ASSOCIATES
912-882-3738
REVISED: APRIL 18, 2016
J-25467.0001
GRAPHIC SCALE
65' MAX. BLDG.
HEIGHT ZONE
±428 AC.
45' MAX. BLDG.
HEIGHT ZONE
±111 AC.
45' MAX. BLDG.
HEIGHT ZONE
±18 AC.
PORT INDUSTRIAL (I-P)
± 521 AC
MIXED USE (MU)
± 18 AC
PARCEL "A"
± 703 ACRES
PARCEL "B"
SALT MARSH
± 19 AC.
PROPERTY LINE
(TYP.)
BOUNDARY LINE
(TYP.)
NOW OR FORMERLY
LANDS OF
THE CITY OF
ST. MARYS
(D. B. 744, Pg. 229)
±2.52 Acres
NOTE: Height Overlay District. No buildings or manned equipment may be constructed or permitted on the Property which exceed 65 feet in height unless 1) the building is clearly shown on a SUP Application and is subsequently approved and 2) the Property Owner enters into an approved Development Agreement with the City.
HEIGHT OVERLAY DISTRICT SUMMARY
DISCLAIMER
VICINITY MAP
BOAT RAMP DETAIL
LEGEND:
DETAIL "A"
SALT MARSH
NORTH RIVER
ST. MARYS RIVER
OLD POINT PETER ROAD
UNION STREET
FINLEY STREET
FLEMING STREET
LIBERTY STREET
ST. PATRICK STREET
GALLOP STREET
MEETING STREET
ASHLEY STREET
BOUNDARY STREET
UNNAMED STREET
SEA GROVE STREET
WHEELER STREET
OSBORNE STREET
BARTLETT STREET
MANAN STREET
BORBULL STREET
COMEAU STREET
DARRENE ROAD
UNNAMED CREEK
SALT MARSH
± 63 Acres
± 83 Acres
UNNUMBERED BLOCKS

Exhibit H:

EXHIBIT H

SPECIAL CONDITIONS

The following Special Conditions are made a part of the Port of St. Marys Industrial & Logistics Center Planned Development District Text, J-25467.0001 (hereafter "PD Text") and included therein as Exhibit H. These conditions apply to all property depicted in that Text and all exhibits thereto which are incorporated herein by reference as modified by these Special Conditions (hereafter "Property" or "the Property"). In the event of any conflict between these Special Conditions and any portion of the Port of St. Marys Industrial & Logistics Center Planned Development District Text, J-25467.0001 or the City of St. Marys, Georgia Zoning Ordinance (hereafter "Zoning Ordinance"), these Special Conditions shall govern. These Special Conditions are conditions of the Port of St. Marys Industrial & Logistics Center Planned Development District. Before any building permits for improvements on the Property may be applied for or issued, there must be a Plot Plan prepared in accordance with § 110-68(c) of the St. Marys Zoning Ordinance. Any Special Use Permit (also known as a Special Permit Use) (hereafter "SUP") issued for a use to be conducted upon property entirely within the territory of the Port of St. Marys Industrial & Logistics Center Planned Development District as defined in the Port of St. Marys Industrial & Logistics Center Planned Development District Text which is owned by Old Weed & Ready Plantation, LLC as shown on Exhibit B to the PD Text– Boundary Survey dated October 26, 2015 (Parcel A, Parcel B, Parcel C, and Parcel D) (hereafter "the Property") shall continue to be valid so long as the use for which it was issued shall be continuously conducted without interruption and shall not be limited to an annual duration as set forth in the Zoning Ordinance Section 110-145 (5). The SUP shall be transferrable or assignable to any future owner.

Any SUP requested by Property Owner in the future shall be first considered by the St. Marys Planning Commission which shall make its recommendation thereon to the St. Marys City Council which shall make the final decision.

1. **Development Plan. Prior to any development, a Plot Plan for Planned Development, as described in 110-68(c), shall be submitted to the Community Development Department, for review and approval by the Planning Commission, that addresses all Special Conditions set forth herein, the applicable portion of the Zoning Ordinance, Subdivision Regulations and any development agreement. Without the submittal and approval of a Plot Plan, all development not shown thereon will not be approved nor any building permits issued therefor. In addition to the Planned Development (PD) conditions of approval, the Property Owner**

(as used herein, that term shall mean any owner, developer, user or person or entity holding a leasehold interest or other interest entitling them to possess the Property or any portion thereof and any subsequent transferee of such person) shall comply with all St. Marys ordinances. The Property Owner has acknowledged that the site must adhere to a Brownfield Corrective Action Plan, administered by the Georgia Environmental Protection Division and will cooperate with all parties to achieve the Plan as it now exists or as it may be amended from time to time.

2. Height Overlay District. No buildings, structures, or manned equipment may be constructed or permitted on the Property which exceeds 65 feet in height unless 1) the building or structure is clearly shown on an SUP Application and is subsequently approved and 2) the Property Owner at its own expense agrees in a Developmental Agreement with City to provide at a minimum all funds necessary for the City of St. Marys to purchase firefighting equipment and provide the City Fire Department personnel training in the use of the equipment and firefighting methods sufficient for the City Fire Department to combat fires in the building contemplated considering the size and contents of the contemplated building. The equipment and training shall be those identified by City and the equipment shall be and remain the property of City. The Property Owner's obligations may be placed in a development agreement between the owner and City. The height chart contained in the PD text is superseded by these conditions and should be overwritten with "See Special Conditions".

3. Maritime Heritage District. The Property shall not be considered a part of the Maritime Heritage District (MHD) and the provisions of Sec. 110-78. - Maritime Heritage District (MHD) shall not apply thereto.

4. Water and Sewer Services. Any water or sewer lines and improvements necessary or desirable but not extant at the time of this rezoning serving the Property shall be constructed in conformity with City design standards by the owner of the Property at owner's sole expense. Once completed, the improvements shall be dedicated to City at no expense to the City.

City water system shall be utilized as the source for all non-industrial use. The City of St. Marys Point Peter Wastewater Treatment Facility shall receive all industrial and non-industrial wastewater from this site. All industrial wastewater shall only be treated by City pursuant to contract

with the owner of the Property setting conditions, pretreatment required and rates for such effluent. Use of the on-site wells for industrial purposes is regulated by GA EPD.

5. Storage. There shall be no storage of refuse not generated on site, and there shall be no coal ash, or any particulate matter stored on site that may escape or emit noxious odors to surrounding areas, including trash to steam processing. Rail cars or containers shall only be stored (defined as remaining in place for more than 96 hours), processed (loaded or unloaded) or repaired in the areas designated on the Plot Plan.

6. Streets and Roads. All transportation facilities will be to City standards and a traffic study for required improvement shall be a condition of approval for any streets or roads. Proposed Port of St. Marys Industrial & Logistics Center Planned Development District (PDD) Section II shall meet minimum design standards for Streets, Lanes, Alleys, Right of Ways, Lots, Blocks, Utility Easements, easement locations and open space. Overall site design should be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes and street patterns, and use relationships. Access to the Property by truck traffic shall be limited to Finley Street and St. Patrick Street, while keeping all storage yards interior and well-protected from surrounding uses through buffering and screening subject to approval by the city. Access to portions of the Property abutting Meeting Street shall be limited where possible to minimize the impact to surrounding commercial and residential areas. All transportation facilities will be built and maintained to City standards and the city in its discretion may require a traffic study as a condition to approval of any permit. All roads shall be privately maintained unless and until dedicated to and accepted by the City. Prior to Development, the Property Owner shall provide a ten-foot wide non-motorized public access easement to the Camden County PSA or City, at City's option, for use by citizens of St. Marys for a multi-use path along the western boundary of the site.

7. Parking. Parking standards for the City should be amended to provide parking requirements for each new facility at time of plot plan and special use permitting.

8. Amendments to Existing Planned Development Districts.

    a. Any request pertaining to amending a PD District shall be considered an amendment to the Zoning Ordinance and shall be

processed in accordance with the regulations set forth in the City of St. Marys, Georgia Zoning Ordinance, Article VII, Amendments.

b. All information required in subsections (c) and (d) of Section 110-68 of the Zoning Ordinance shall be submitted to the planning commission and subsequently forwarded to the city council with the recommendations of the planning commission.

c. If the amendment is approved by the city council, all information pertaining to the proposal, presented or agreed to by the applicant shall be deemed conditions of approval. All permits granted in the PD District shall be in conformance with those conditions.

d. Before approval of an amended Planned Development District, the city council may require a contract with safeguards satisfactory to the city attorney guaranteeing completion of the development according to the criteria listed herein. Such guarantee may include the submission of a performance bond or letter of credit in an amount set by the city council.

9. Buffers and Open Areas. Setbacks, buffers and open areas shall be established as herein provided, and any required wetlands and salt marsh jurisdictional setbacks shall also apply according to law throughout the Property. There shall be a 200 foot buffer around the designated Conservation Area (CA) a portion of which must be a planted buffer as set forth herein. There shall be a 300 foot buffer from all storage, processing and portage of hazardous material, as identified on the Final Plot Plan, and adjacent to residential property lines.

All boundaries adjacent to other properties not part of the PD zone shall be separated by a continuous planted 30 foot buffer sufficient to block all views from ground level at the property line of the I-P portions of the property from view from adjacent properties and roads (except at two entry gates). Such buffer strip shall be composed of healthy plants which possess growth characteristics of such a nature as to produce a dense, compact planting screen that is opaque from ground level to a minimum of six feet from ground level. The plantings shall be not less than six feet high at planting and shall contain sufficient plants which have a growth potential height of 30 feet and can block views continuously up to that height in the locations required herein. Landscaped earthen berms 10 feet high with plantings of a minimum of six feet high with growth potential of at least 20 feet can be substituted for the buffers required herein. Property

Owner shall be responsible to nurture, maintain and replace any plantings in any buffer.

The entranceways to the industrial portion of the Property, the pond at Osborne and Meeting Streets, and a 200 foot wide buffer along those portions of Osborne and Meeting Streets which abut any portion of the Property shall be landscaped with grass and various plantings to make these areas aesthetically pleasing. A planting plan and details of any proposed earthen berm or other buffering improvements shall be shown on a site plan containing the other improvements proposed at that time submitted to City for approval prior to any development of the Property and constructed at the same time as the improvements on the site plan. The said site plan to contain a waiver of Property Owner's rights under the Georgia's "Development Impact Fee Act" as it reads now or as it may be amended, as it may apply. It is understood that any proposed landscaping or berm or any other proposed improvements which would lie within jurisdictional wetlands are subject to approval by the appropriate federal and state agencies. The buffer, plantings and other improvements in the area of a buffer must be continuously maintained in good and attractive order by Property Owner.

Developer/Property Owner/Users shall install a fountain on the existing pond within this buffer and a lighted sign within 50 feet thereof with only the words "Welcome to Historic St. Marys" placed thereon in lettering of sufficient size to be viewed from Osborne Street. A site plan for the fountain and sign shall be submitted to City for approval within 60 days of any approval of this Planned Development District and the fountain and sign shall be completed within 6 months of the approval of the site plan. Property Owner shall complete removal of concrete and asphalt debris and clean up the 18 acre mixed use area so as to make it aesthetically pleasing within 6 months of the time the Planned Development District rezoning is approved. The 18 acre site is bounded on the west by Osborne Street, on the east by the North River, on the south by Meeting Street and on the north by Gallop Street.

10. Changes to Definitions. The following changes are made to Section 2, E Definitions of Land Use Terms and Density Terms:

    a. Section 2 Marine Facilities listing of allowed uses is amended to replace the first listed allowed use with the following: "Shipping facilities for shallow draft barges and vessels"

b. Section 2 Marine Facilities listing of allowed uses is amended to replace the tenth listed allowed use with the following: "Bunker (Fuel) storage facilities limited to 100,000 gallons"

c. Section 3 Neighborhood Commercial listing of permitted uses is amended to add the following provisions:

i. (3) No Drive Thru facilities permitted

ii. (4) No Single-family dwellings permitted

iii. (5) All non-specified commercial uses shall be special permitted uses (SUP)

11. Utilities. A 10' Public Utility Easement to City is required on all interior lot lines, and adjacent to all exterior boundary lines.

12. Timing of Development. The provisions of Section 110-185 (b)(7)(f) shall not apply to this rezoning of the Property. City shall not take action to rezone property to original zoning as described therein.

13. Materials.

a. Total Prohibition. The handling, storage, production or transit through the property of coal or coal ash, wood chips, wood logs, medical waste, hazardous waste (as defined in the U.S. Resource Conservation and Recovery Act and regulations enacted pursuant thereto) not produced on site, bulk petroleum or other fuels (except for above- ground storage of the amount permitted in Special Condition 10 (b)) including, without limitation, Liquid Natural Gas, medical waste (disposable equipment, instruments, utensils, human tissue, laboratory waste, blood specimens, or other substances that could carry pathogenic organisms), radioactive waste, municipal solid waste(as defined in O.C.G.A. 12-8-22) garbage not generated on site or waste material are prohibited on the Property. The temporary storage prior to off-site disposal of garbage and waste material generated on site is allowed.

b. Manufacturing. The handling, storage, production or transit through the Property of the following materials: construction or demolition waste, rigid plastic bottles, rigid plastic containers, retreadable casings, radioactive materials, scrap tires, used tires, yard trimmings, all as defined in O.C.G.A. § 12-8-22, concrete and other aggregates, wood pellets, sawdust, scrap metal or other

recyclables and radioactive materials are prohibited except in connection with manufacturing or processing on site and shipment of materials manufactured or processed on site, provided, however, that all such materials shall be stored within completely enclosed buildings while on site. All raw materials shall be kept in enclosed buildings while on the Property except when being handled.

c. Special Use Permit. The handling, storage, or transit through the property of the following materials: explosives, blasting agents, detonators, all as defined in 18 U.S.C.A. § 841 on the Property are prohibited. Production of those items is only allowed pursuant to an SUP issued by City Council with any conditions the Council may choose to impose.

14. Lighting. All lighting on the property must be shielded so the source of the light is not visible off the Property. Normal street lighting is excepted from this provision.

15. Brownfield Program. The Property Owner shall not seek to remove the Property from the Georgia Environmental Protection's Division's (EPD) Brownfield Program other than by complying with the remediation requirements thereof and the owner shall cooperate with the EPD and all parties to achieve the Plan as it now exists or as it may be amended from time to time.

16. Storage containers. Storage containers, such as gas or oil barrels or conex boxes which are located or stored on the property should be screened so they cannot be seen by a person standing on the ground at the perimeter of the Property.

17. Rookery. Owner of Property (not including owner at the time this rezoning application was made) shall make best efforts to obtain appropriate permitting for and to provide at no expense to City at least four observation blinds for viewing of the rookery without disturbing the rookery together with access and parking for the public use thereof, all to be shown and located on a site plan submitted to City for approval prior to any development of the Property. Owner of Property shall preserve the Conservation Area as a natural area and area suitable for use as a rookery for wood storks perpetually.

18. Wetlands. All wetlands and salt marshes on Property shall be used, protected and maintained as part of all development plans in accordance with state and federal laws, regulations and permitting requirements.

19. Barge Limit. No barges or other vessels may be moored in the North River. In-water and land-based structures servicing commercial barge activity and each industry seeking barge based traffic require a special use permit.

20. Dredging. Property Owner shall not request any dredging of the North River except to maintain current depth in strict compliance with Federal and State regulations.

21. Fossil Fuel Exploration. No off-shore fossil fuel exploration staging/support facilities shall be allowed on the Property unless as an SUP.

22. Odors. No industrial use that may produce injurious or noxious noise, vibration, smoke, gas, fumes, odor, dust, fire hazard or other conditions objectionable to an ordinary, reasonable person as a result of its operation shall be allowed unless permitted by an SUP granted by City Council. Such uses shall be located a minimum of 200 feet from adjoining property lines and must be in conformance with all applicable rules and regulations administered by the Environmental Protection Division of the Georgia Department of Natural Resources.

23. Naval Vessels. Property Owner shall coordinate routes and shipping volumes for vessels entering or leaving the Property and shall develop a de-confliction procedure with the U. S. Navy and Coast Guard and conform thereto. The transit of naval assets in and out of the Intracoastal Waterway shall not be interfered with by vessels entering or leaving the Property.

24. Traffic. The Property Owner will coordinate with the City of St. Marys and the Georgia Department of Transportation (GDOT) regarding traffic and site access and to that end will, at no expense to City, provide a detailed traffic study acceptable to GDOT.

25. **Noise.** All present or future Property Owners or occupiers of any portion of the Property shall strictly comply with all St. Marys Ordinances including, without limitation, the noise ordinance Section 46-69.

26. **Process.** The Port of St. Marys Industrial & Logistics Center Planned Development District (hereinafter referred to as "District" or "the District") and each of the exhibits attached thereto (Exhibits A through H) as altered by these Special Conditions are incorporated into this rezoning planned development ordinance and made a part hereof. The applicants and any successors in interest in the developments of the District shall comply with and be bound by the Planned Development District text and each of the aforesaid exhibits. The District shall be rezoned to those zoning classifications as shown on exhibit A and only those uses authorized by the District plan in the respective zoning classifications as identified in SECTION II B. Allowed Land Uses shall be permitted, except as amended by these conditions. Prior to any development or improvement including any building or structure on any property or portion of the Property within the District, a Plot Plan or Site Plan (those terms being used interchangeably in this Exhibit H and the entire PD Text and Exhibits) of any area to be improved at such time must be filed with the City requesting approval as provided in Sec. 110-68(c) of the Zoning Ordinance of the City of St. Marys. No building permit or other development permit required under the ordinances of St. Marys shall issue nor shall any application therefor be accepted until the Plot Plan is approved by the City Planning Commission under the provisions of the Zoning Ordinance.

27. **Independent Port.** No portion of the Property shall be used as a laydown yard or storage area for another port or as an accessory or subsidiary operation to any other port. Normal, non-preferential, not regularly recurring trade with any port is not prohibited hereby.

This Amendment shall become effective upon passage.

ST. MARYS CITY COUNCIL
ST. MARYS, GEORGIA

JOHN F. MORRISSEY, MAYOR

ATTEST:

DEBORAH WALKER-REED, CITY CLERK
CITY OF ST. MARYS, GEORGIA