

ADDENDUM

City of St Marys

Community

Engagement Report

March 2017





TABLE OF CONTENTS

INTRODUCTION..... 1

PUBLIC PARTICIPTION STRATEGY..... 2

SUMMARY OF COMMUNITY ENGAGEMENT AND OUTREACH 3

 MASTER PLAN STEERING COMMITTEE (MPSC) 3

 COMMUNITY ENGAGEMENT TECHNIQUES 5

Web-Based Community Survey..... 5

Stakeholder Interviews 12

Public Presentations..... 17

Mardi Gras Booth 17

Public Workshops/Charrettes 18

Children’s Art Contest 20

Smart Phone GIS Application 21

 PUBLIC INFORMATION & OUTREACH 21

Webpage21

Media Campaign..... 22

Community Snapshot..... 23

APPENDIX A: SURVEY RESULTS

INTRODUCTION

The word community can be defined as a population of people living in a common location. There can be a wide variation when it comes to the basic social, professional, economic, and political values of the residents that make up a community. In preparing a Master Plan, it is important to work with citizens to identify the issues and challenges unique to their community. The planning process begins with an evaluation of the current strengths and needs of the community followed by a vision for the future. The community engagement activities utilized through this process were designed to give citizens the opportunity to take part in the planning process, to produce a document that best reflects the overall vision for the community, and to gain support for the Master Plan from the public. An effective community engagement program will ensure that the public feels vested in results of the planning process.

The following community engagement techniques were used to offer a wide range of involvement opportunity to members of the community:

- Master plan Steering Committee
- Web-based Community Survey
- Stakeholder Interviews
- Public Presentations
- Festival Booth
- Children’s Art Contest
- Smart Phone Map Application
- Webpage & social Media

PUBLIC PARTICIPTION STRATEGY

The purpose of community engagement is to provide citizens the opportunity to participate in the development of the Master Plan. An effective community engagement program should be designed to educate the public as well as provide an opportunity for citizens to be part of the planning process. The participation strategies outlined in this plan have been selected to assure that citizens understand the planning process and that multiple avenues for involvement exist.

The benefits of effective community involvement include:

- Citizens increasingly desire to be involved in decisions that affect their community.
- People with different areas of expertise contribute ideas, resulting in a well thought out plan with better solutions.
- By allowing residents, special interest groups, and business leaders to be involved, planners and decision makers have the chance to think “outside the box.”
- Working together provides the opportunity to understand other people’s concerns and issues.
- Citizen concerns are heard and responded to early in the process, which leads to more effective program implementation and future acceptance.

The most successful community engagement strategy is one that gets a wide variety of citizens involved in the decision-making process that will shape the future of their community. The City intends to accomplish this goal by providing various levels of public involvement. Implementing the activities outlined in this plan will improve the overall quality of the Master Plan by defining the values of the entire community, producing a Master Plan vision that truly represents the community, and working together to identify common goals. Additionally, involving the public during the planning stage will help to garner support for the Master Plan and its eventual implementation.

The following strategies have been selected by the City as part of the public involvement process and are discussed in this report:

- The Master Plan Steering Committee (MPSC)
- Web-Based Community Survey
- Stakeholder Interviews
- Public Presentations
- Mardi Gras Festival Booth
- Public Workshops/Charrettes
- Children’s Art Contest
- Media Campaign
- Smart Phone GIS App



SUMMARY OF COMMUNITY ENGAGEMENT AND OUTREACH

MASTER PLAN STEERING COMMITTEE (MPSC)

The Master Plan Steering Committee was comprised of interested citizens who applied to participate and were appointed by the City Council to serve. The involvement of these key players in the community ensured that the Master Plan addressed the issues and concerns of the citizens of St. Marys. The involvement and oversight of the MPSC will ultimately help the plan in gaining community-wide support, which will make the activities proposed in the community workplan more likely to be implemented. The MPSC was tasked with providing direction to the City and its consultant team throughout the planning process and was responsible for making the community engagement process as inclusive and representative as possible.

The MPSC established a regular meeting schedule at the beginning of the planning process. Meetings were held on from 6:00PM on the first Thursday of each month and were limited to a maximum of two hours per meeting. There were a few occasions when the schedule was adjusted and proper public notification was given to ensure that non-MPSC members were aware of the change. Meeting agendas were set by the MPSC Chairperson in consultation with the MPSC Vice-Chairpersons, St. Marys Community Development Director, and the City’s Consultant. Read ahead material were provided to the MPSC members prior to each meeting, if applicable, and posted on the City’s website.

Included below is a table that shows the date of each MPSC meeting and the topics covered. Meeting agendas, summaries, and meeting materials are included as an attachment to this report.

Table 1: MPSC Meeting Topics

<i>MPSC Meetings</i>	<i>Topics</i>
11/5/2015	<ul style="list-style-type: none"> • Introductions • Personal Statements by committee members • Review of committee ground rules • Election of chair and sub-chair • Proposed meeting format • Review of past and existing plans
12/3/2015	<ul style="list-style-type: none"> • Finalizing the ground rules • City's perspective of planning, branding, logo • Introduction to planning and the planning process • Community outreach techniques
1/5/2016	<ul style="list-style-type: none"> • Community Outreach techniques • Stakeholder interview questions and public opinion survey questions • Public involvement table and schedule • Data development and benchmarking



MPSC Meetings	Topics
2/4/2016	<ul style="list-style-type: none"> • Citizen outreach • Mardi Gras booth • Community snapshot • GIS application • Children's art contest • Assignments / volunteers for community outreach
3/3/2016	<ul style="list-style-type: none"> • Website update • Transportation workshop • Open house & future land use workshops
4/7/2016	<ul style="list-style-type: none"> • General updates (art contest, interviews, alternates to committee, survey responses, website hots, etc) • Transportation workshop • Land use workshops, preliminary map review
5/5/2016	<ul style="list-style-type: none"> • Future land use visioning • Community character area review
6/2/2016	<ul style="list-style-type: none"> • Summary of survey results • Discussion of Transportation workshop • GIS application update • Future workshop schedule
7/7/2016	<ul style="list-style-type: none"> • Identification of community values • SWOT analysis • Visioning and goals
8/4/2016	<ul style="list-style-type: none"> • Character Area Map Review • Development Strategies • Zoning workshops
9/7/2016	<ul style="list-style-type: none"> • Transportation study update • Report on sea level rise workshop • Report on zoning workshop
10/6/2016	<ul style="list-style-type: none"> • <i>This meeting was canceled due to Hurricane Matthew</i>
11/3/2016	<ul style="list-style-type: none"> • Report on mobility sub-committee • Needs and opportunities
1/4/2017	<ul style="list-style-type: none"> • Report on new zoning ordinance
2/9/2017	<ul style="list-style-type: none"> • Presentation on GICH • Vision statement • Mission statement • Discussion of draft plan layout

There were several times when the MPSC held additional meetings and outside of the regular schedule. The date and topics of these meetings are summarized in the following table:



<i>Additional Meetings</i>	<i>Topics</i>
12/28/2015	<ul style="list-style-type: none"> • Review of proposed ground rules for the steering committee • Art Contest logistics • Formulate interview and public opinion survey questions • Mardi Gras festival approach
1/21/2016	<ul style="list-style-type: none"> • Clarification of ground rules • Prizes for the Art Contest • Interview and survey questions review • Citizens Outreach Plan
9/15/2016	<ul style="list-style-type: none"> • Review proposed opportunities and strategies for the transportation study
2/27/2017	<ul style="list-style-type: none"> • Finalize Vision Statement, Mission Statement, Values & Policies • Review Community Work Plan

COMMUNITY ENGAGEMENT TECHNIQUES

The MPSC worked with the City to complete the following Community Engagement activities. It was the desire of the MPSC to provide numerous avenues of participation, so that any member of the community who wanted to participate in the process had an activity in which they were comfortable participating.

WEB-BASED COMMUNITY SURVEY

The City administered a community survey to gain feedback from residents, business owners, and other interested parties. A community survey was an effective tool because it can be made available to a large population at a relatively minimal cost. The survey also allowed the opportunity for honest feedback since it is done anonymously. Soliciting input from residents, local businesses and property owners provided an opportunity for the public to identify their opinions on various topics, such as: community appearance, economic development, services, traffic and commuting, housing, quality of life, and overall planning issues. The survey could be taken on-line or in hard copy format, and was available on the City’s website and at City Hall.

The City received a total of 578 responses to the community survey, which equates to a 95% confidence level with a confidence interval of +/- 5%. The survey results are included in Appendix A. The City used several different methods to encourage participation in the community survey. The survey was posted to the City’s website, the One St Marys website, and the City’s Facebook page. Members of the Steering Committee also solicited participation at the Marti Gras Festival as well as at other community events.

The age distribution of people that participated in the survey was not nearly as balanced at the Steering Committee would have liked. Nearly 50% of responses came from people 65 and older with more than 75% coming from people over the age of 50. Despite the widespread participation by older members of the



community, a significant number of people under the age of 50 (156) completed the survey, including 27 people under 18.

There was very little racial diversity in the survey responses with 86% reported as white. The next most common ethnicities participating in the survey were black (6%), other (2%), and Hispanic (1.5%). Roughly 4% of people elected not to answer this question. The survey had equal participation from both males and females, with female participation barely edging out male participation 285 responses to 284.

Question 4 asked people how long they have lived in St. Marys. The responses to this questions had a good distribution of participation in terms of the amount of time people have lived in the City. About 44% of responses came from people that have lived in the City for 10 years of less, with 47% coming from people that have been in the City longer than 10 years.

Geographically, participation in the survey was received from each of the neighborhoods listed. Osprey Cove had the greatest number of responses at 198, with 65 from the downtown area, and 43 from both the Sugar Mill neighborhood and areas of Camden County outside the City.

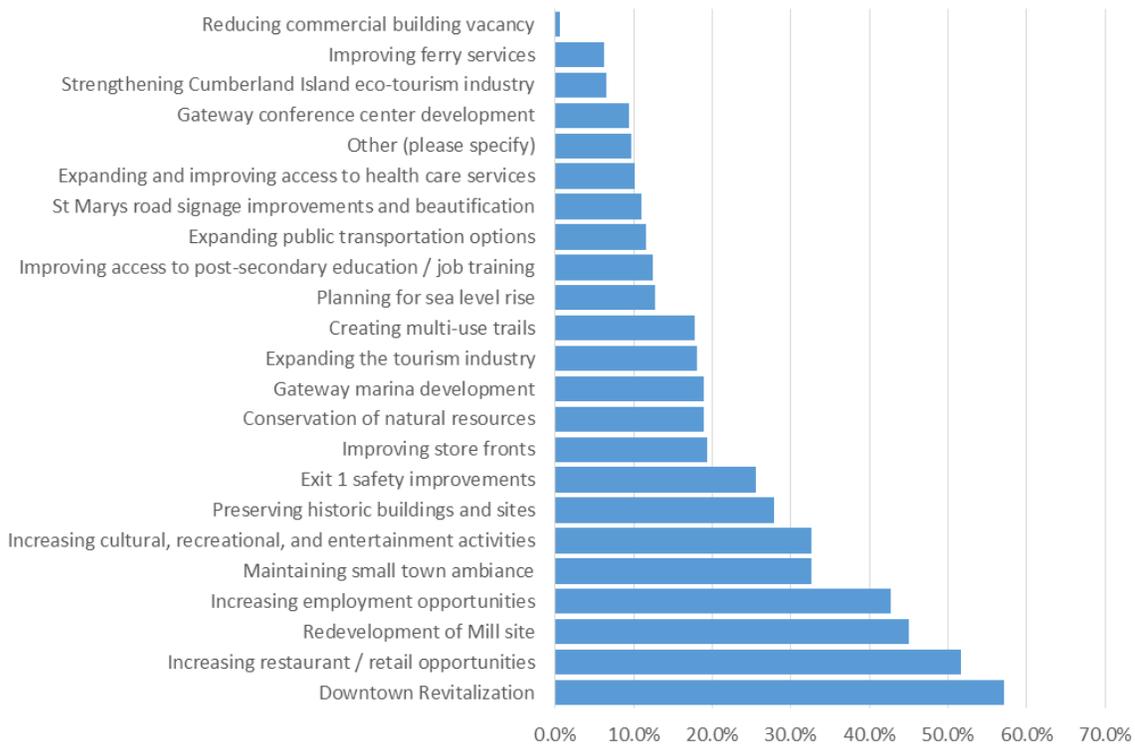


Figure 1: Top Priorities for the City of St. Marys



Roughly 75% of survey respondents reported to be homeowners and 13% renters, which indicates large participation from people that actually live in the City (as opposed to people that work or own property in the City).

The survey asked respondents to select their top five priorities for the City of St. Marys, and the results are shown in Table 2. Downtown revitalization and increasing restaurant and retail opportunities were identified as the top two priorities getting over 50% each. Redevelopment of the Mill Site and increasing employment opportunities are also considered high priorities by most getting 45% and 43% respectively. Other notable items were maintaining small town ambiance, increasing entertainment activities, historic preservation, and exit 1 safety improvements. The majority of respondents felt that the gateway conference center development, strengthening Cumberland Island eco-tourism, improving ferry services, and reducing commercial building vacancy were lower priorities for the City when compared to the other items listed.

Table 2: Desired Facilities within the City of St. Marys

<i>With limited funding in mind, choose THREE facilities that you think the City needs:</i>		
Answer Options	Response Percent	Response Count
Maintenance or improvements to existing facilities	67.4%	384
New Walking / Bike Trails	55.3%	315
New Public Docks	30.9%	176
New Sidewalks	29.6%	169
New Community Centers	25.1%	143
New Youth Centers	23.9%	136
New Parks	20.2%	115
New Gymnasium / Indoor Facilities	16.5%	94
New Senior Centers	14.9%	85
New Public Pools	8.2%	47
New Athletic Fields	5.3%	30
New Ball Fields	3.0%	17
	<i>answered question</i>	570
	<i>skipped question</i>	8

Question 8 asked people to rate their level of satisfaction with various items in the City. Items listed that people were most satisfied with were solid waste collection, police services, emergency service response time, recycling options, library services, parks, cleanliness of public spaces, and water services. Items receiving the highest numbers in either of the dissatisfied categories were city permitting / licensing process, emergency response time, and code enforcement. It should be noted that these categories

represented a level of satisfaction of greater than 58%. Items ranking highest in dissatisfaction were less than 30% of total survey responses. This indicates that people are generally pleased with the manner and efficiency in which the City uses resources to service the needs of residents.

Keeping funding limitations in mind, respondents were asked to select three items from a list of services / facilities they think the city needs. Maintenance and improvements to existing facilities received the largest number of votes with 384 people feeling this is important. New walking trails and bike trails received the second most at 315. Items receiving the lowest numbers were new ball fields, new athletic fields, and new public pools. Interestingly, the highest-ranking items and the lowest ranking items were nearly the same when looking at how people in different age cohorts responded.

The next section of the survey looked at transportation trends to understand how people currently perceive the ease of movement through the City and the various modes people use. Roughly 96% of respondents indicated that a personal vehicle was their primary mode of transportation. This is not at all alarming for a community of this size. Walking, biking, and golf carts ranked the highest in secondary modes of transportation with walking and biking accounting for over 50%. While the City has a fairly good sidewalk network, providing safe movement throughout the City for these other modes of transportation is something that should be taken into consideration when planning future capital projects related to transportation.

Question 12 asked participants how easy it is to get to various locations in the City. For almost all items listed, people indicated that it was very easy or easy to get to grocery stores, drug stores, medical offices, parks, church, etc. Getting to work and clothing or home goods stores were the most difficult for people that took the survey. A large percent of respondents reported no opinion on the categories of getting to school and work. This is likely due to the large number of retired people that participated in the survey. Question 13 asked people to rate different aspects of transportation in the community. With the exception of traffic conditions for automobiles, people are more dissatisfied than satisfied with all other aspects of transportation in the community. Availability of choices, sidewalks, bike lanes, golf cart paths, recreation trails, and information regarding transportation are the items listed in this questions. It should be noted that the availability of bike lanes is the only category that received a level of dissatisfaction of greater than 50% (53%). A large number of people were neutral or had no opinion on these items. When asked about conflicts between cars and golf carts on City streets, 3 out of 4 people, or 75% do not perceive this to be a problem.

Question 15 asked participants to rank what they think the City's top priorities should be relative to transportation. General safety related items ranked the highest with intersection improvements, bike safety, and pedestrian safety at the top of the list. The need for improving public transportation options within the City also appears to be a priority. Lower on the list were maintenance, golf cart safety, parking, and signals and crossing improvements.

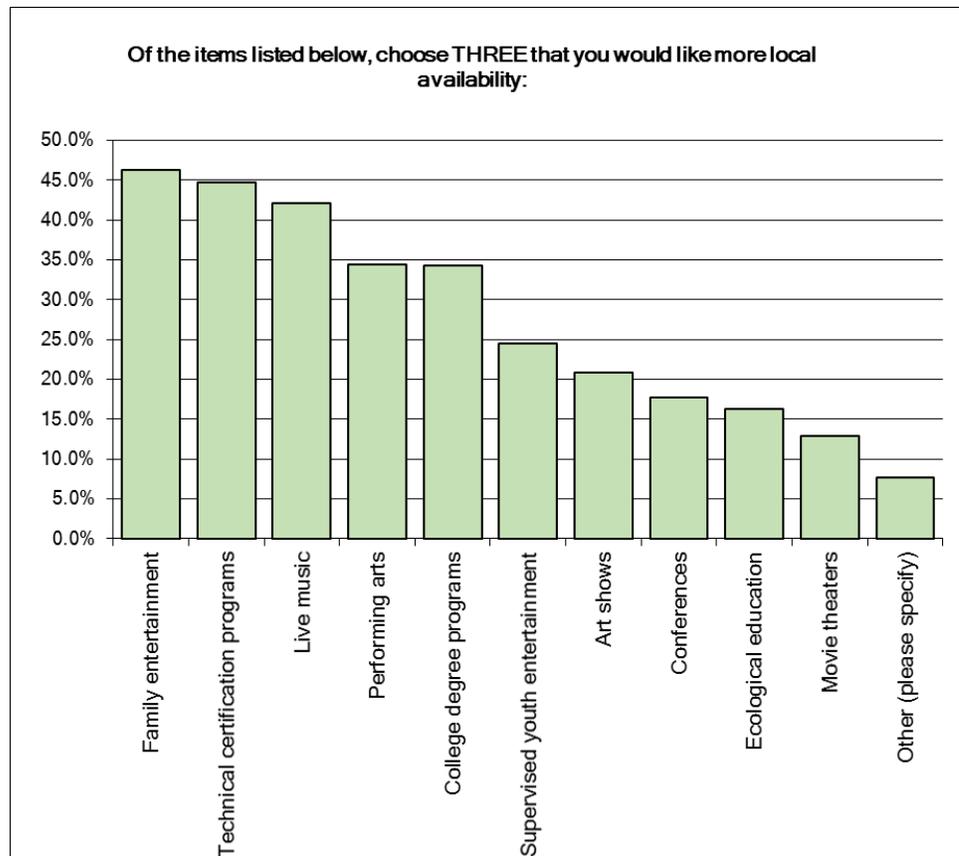
Question 16 asked if people find it difficult to find parking downtown during events. Slightly more than half the people that took the survey stated that they have had difficulty finding parking during events.

The remaining survey questions were included to get the communities opinion with regard to housing, economic development, and land use trends. Question 17 asked what type of housing respondents live in. About 88% of people that participated in the City live in single-family housing. This is fairly consistent with the general land use make-up of the City in that there is a significant amount of single family residential developments. The “other” category received the second highest percentage and in looking at the fill in responses, represents people that live in apartments. Townhomes and duplexes accounted for the rest. People were asked to give their opinion regarding what type of housing is needed most in the City. 24% believe that affordable / workforce housing is needed. Many people also indicated that there is a need for housing for young families, mixed use residential development, retirement communities. 17% of people did not think there was a need for any of the housing types listed in this question.

Questions 19-22 relate to employment status, availability of jobs, and types of development needed in the community. Almost 90% of people that responded to the survey feel there are not adequate employment opportunities in the City.

Figure 2: Desired Educational and Cultural Opportunities

Most survey participants feel the city would benefit from nearly all of the development types listed in question 20. Retail stores, commercial, recreation, entertainment, and restaurants received the largest percentage of support with over 80% stating more of these are needed. Other significant developments needed based on the survey are marinas, eco-tourism businesses, and manufacturing.



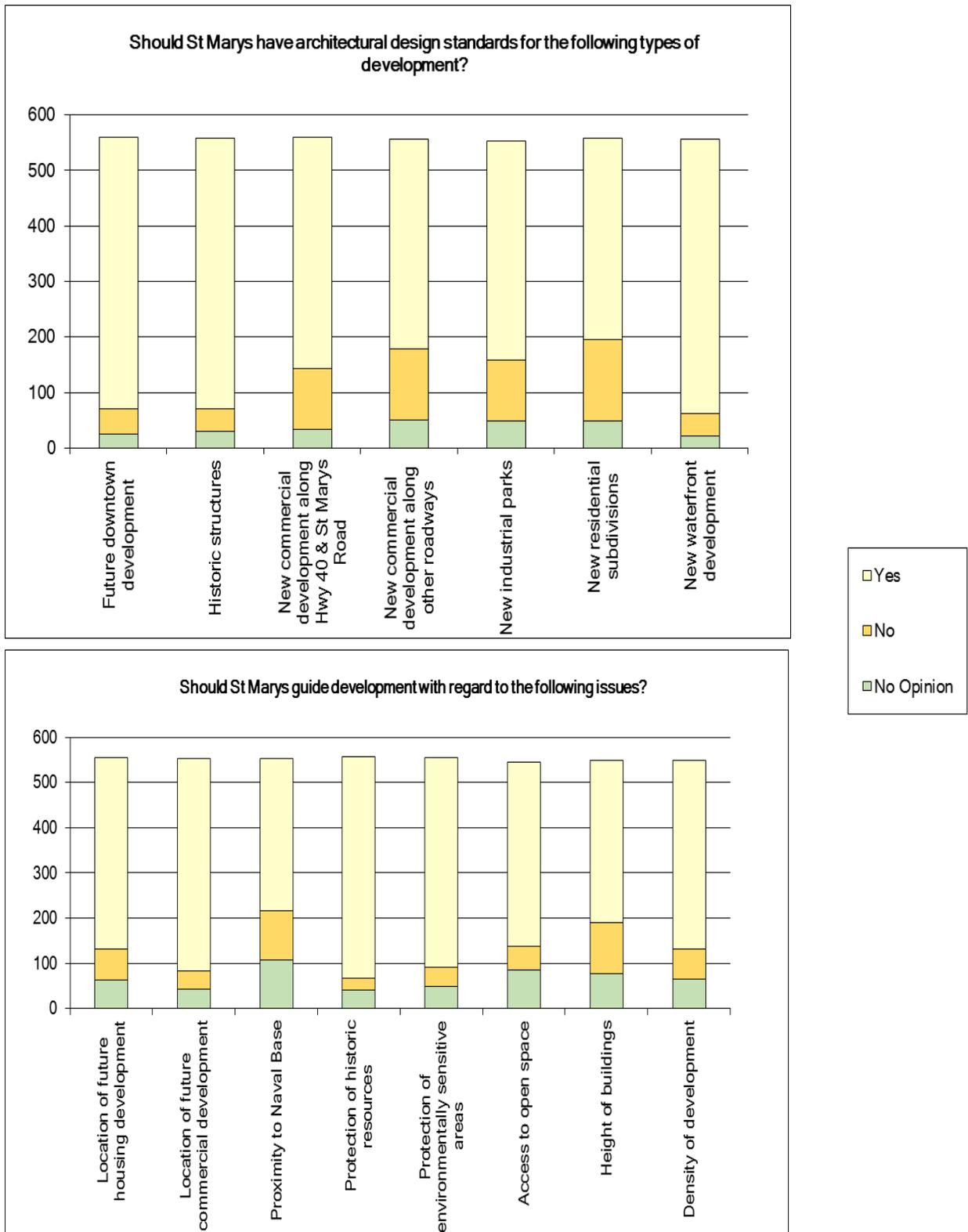
Respondents feel the City does not need additional religious facilities, RV parks, and campgrounds.



Question 21 asked where respondents are employed and was included to gauge the opportunities for employment within the City compared to the surrounding areas. Nearly half the people taking the survey indicated that they are retired. The largest place of employment otherwise was shockingly within the City of St. Marys. The other category also accounted for nearly 10% of people’s responses. In reviewing the text associated with these answers, many people that selected this category are employed at the naval base. Question 23 asked people to select three items they would like to have better access locally. Family entertainment received the most responses with nearly half the people taking the survey supporting the importance of having better local access to family activities. Technical certification programs and live music are other items survey participants feel there is a local need for. Questions 23 and 24 ask people’s opinion with regard to guiding development and establishing design standards for future development in the City. The charts in Figure 3 illustrate the results of questions related to the implementation of guidelines and standards for future development. It is evident that people support the City using these types of controls with regard to nearly all the items listed. Guiding development with regard to height and proximity to the naval base received the least support, though over 60% felt these categories should include guidance from the City.

Similarly, people supported architectural standards for nearly all development types listed. The least amount of support was for new single-family development and development along non-arterial roadways. Again, more than 60% of people that participated in the survey felt architectural standards should be in place for those types of development as well.

Figure 3: Desired Development Form



STAKEHOLDER INTERVIEWS

The Master Planning Steering Committee developed a standard set of 23 questions to identify needs, issues, ideas, and general input from those living and/or working in St. Marys. Two categories of interviews were conducted using these questions: 1) 30 individuals (including three sets of spouses) and 2) six discussion groups comprised of 3-15 participants. The variety of participants was great, and it allowed for a wide range of experiences and opinions to be incorporated and considered. A response was not received from all participants for every question because not all questions were applicable, but most questions were answered.

Only about one-third of the participants responded to the question about feeling engaged or involved in St. Marys, and the common responses were related to participation in city government, town events, their jobs, or community groups. One comment was that if you want to feel engaged, you need to find something that interests you and become involved.

The most popular ideas and goals that should be included in the City's plans for the next ten years (and frequency mentioned by individuals) were: new businesses and jobs creation (12), industry (9), appearance (8), a vision for the City (6), youth (6), downtown (6), connection with Navy Base (5), transportation and connectivity (4), marketing (4), improving zoning and permitting (3), general development (3). Discussion groups commonly mentioned creating new businesses and jobs and attracting more people to downtown. One group, Social Services, highlighted transportation, youth, and housing as important topics.

The most important issues that still need to be addressed in the City's new master plan were similar to the previous list of ideas and goals from the City's existing Comprehensive Plan. New businesses and job creation was still #1 on the list and improving appearance remained in the top 3. Development moved up substantially and communication/ interaction and family activities/entertainment were both new to the top of the list (top 6 priorities). The top ten answers, based on number of responses, is: new businesses and jobs creation (12), appearance (10), communication/interaction (8), development (7), youth (7), family activities/entertainment (6), industry (4), support current businesses/jobs (4), safety (4), and transportation and connectivity (4). From the discussion groups, jobs were at the top of the list too, as it was mentioned by all four groups. Providing more and better transportation and affordable housing were highlighted as more serious items by the discussion groups that should be included in the master plan. Transportation, youth, and communication were mentioned by three groups, and affordable housing and development was mentioned by two groups.

Almost everyone was in favor of using public tax dollars to address these goals and issues; however, a common opinion was for the money to be spent wisely and they see progress. They understand that it is important to stimulate the economy and "prime the pump" to get improvements started and encourage new businesses and industries. In the long run, these efforts should increase the tax base. One individual outlined a plan of attack: 1) prioritize items with biggest potential impact on increasing tax dollars, 2)

develop a 12-month project list for impact items, 3) market the City, and 4) recruit new businesses and encourage new restaurants.

Most of the individuals have the opinion that St. Marys has become a better place to live in the last 5-10 years, but the discussion groups had more of a mixed opinion that swayed towards a negative view. Suggestions from the individuals were more focused on filling empty buildings and improving appearance of buildings and property. The discussion groups highlighted the need for jobs, access to jobs, job training, something for teens to do to stay out of trouble, and provide a better connection within the community. The Midtown Businesses also mentioned they felt the City has not become a better place to do business because they struggle for customers.

In general, most individuals and half of the discussion groups felt that their neighborhoods were a good place to live, but some offered a few suggestions. The only criticisms came from an individual living and working in midtown that felt his area looks run down and from two of the discussion groups (Voices the Matter and Pines Apartment Complex). The suggestions that these discussion groups offered to improve their neighborhoods focused on adding more activities that are accessible to the youth and helping to prevent drug dealers and buyers from entering their community. Pines Apartment Complex residents commented that the reputation of their neighborhood is very bad, but many of the people living there are not bad people.

The consensus is that St. Marys is a safe place to live; however, there are a few areas where crime rate is higher. For one area known for drug activity, Pines Apartment residents commented that most of these issues occur at night, and since the drug deals have scanners, they scatter when the police come and residents are fearful of retaliation if they call 911 because operators insist they provide their name. Residents asked if the police could walk through the complex sometimes instead of driving.

Most of the individuals live in and own a single-family home, and this was true for two of the discussion groups (Senior Center and Winding River Clubhouse). However, the other discussion groups had a much higher percentage of renters and people that live in inherited houses. This demographic is believed to be a strong factor for why some discussion groups identified issues as being more serious (e.g., lack of transportation, ability to get to work or children to activities, access to grocery stores, etc.) than some of the individual interviews.

Almost every individual did not have an issue finding housing at an acceptable price, nor do they see it as an issue in the current market. However, the discussion groups had more challenges. One group commented apartment owners set rates at levels they know that Navy Base employees will pay, so it is difficult for non-military to find affordable housing. While subsidized housing is available, there seems to be more drug use in those areas. Many also have a problem with adequate senior housing.

The opinion for individuals was evenly split regarding transportation needs being met. Many said that their needs were being met and a couple did not feel knowledgeable to comment for others. For the individuals that indicated deficiencies, the situations were severe, as some people had no means to make it to medical

appointments or the grocery store. A common suggestion was a small bus with a regular schedule that runs from downtown Kingsland and St. Marys, and adding more bike paths, walking paths, and pedestrian-only areas in alleys and streets to promote more walk-in business. All three discussion groups responding identified that employees/customer's transportation needs are not being met and that this is a serious problem. This is a serious problem for low income workers and hospitality workers, so it also affects their businesses. Military spouses with one vehicle is another group with transportation needs. It is also a serious problem for seniors that are unable to drive. As the aging community grows, the need will increase.

Most of the individuals felt that the City either needs more public transportation or needs to improve and better advertise what they have available. Only two individuals responded as to whether they would use it if available; one would not and the other would only use it if it were convenient. There is a large concern for the cost and how to make it economically feasible. All three discussion groups that responded agreed that the City needs to do something to address public transportation. The City needs to improve what is available and to get it working again, and for people who cannot afford transportation, the City should offer vouchers. Current issues are that young people are unable to get to job interviews, jobs, skills classes, or recreational opportunities, and the elderly cannot get to medical appointments, grocery stores or church. This creates food deserts in most low-income neighborhoods where a gas station/convenience store is the only option for food. One group has met with the CRC representative and appreciated his budget challenges, but that does not change the reality.

The most popular suggestion for commercial development by individuals was restaurants. Related to food and eating establishments, specific suggestions were more burger/sandwich/food carts, coffee shops, frozen yogurt shops, a food court, craft beer pub, and seafood market. It was also suggested for grocery stores to be scattered around the various neighborhoods. The second most popular suggestion was shops and boutiques, and they requested that these shops would have higher quality merchandise to potentially attract visitors from Jacksonville. Also, tied for second was adding an area with family and children's attractions and activities. Hotels and tourist housing was another common suggestion. Current commercial development that needs improvement is the appearance of consignment or second hand shops. A suggestion for development was to fill the empty spaces in the urban blight areas instead of building new; a specific area mentioned was empty storefronts on Osborne. The discussion groups had a lot of similar recommendations for new commercial development.

In general, people are in favor of industrial development in the City. The most common response was to have clean and low impact industry, followed by manufacturing for electronics and other technologies, and then warehousing and distribution. There was some concern for industry creating increased truck traffic. One suggestion was for the City to work with Navy Base to open the other gate in order to reduce traffic on Highway 40 and Kings Bay Roads. An ancillary benefit is opening up another road for additional commercial business. Redeveloping existing sites was also a common response. All four discussion groups that responded were in favor of adding industry, and they did not want them to harm the environment. Three of the four expressed the desire for something to create jobs and to target technology companies.

In general, both the individuals and discussion groups thought that the City does well at providing most services. Police and fire were mentioned most frequently by name as doing a great job. The most common area of service in which individuals were dissatisfied was code enforcement and having better ordinances that are enforced. Most were in favor of stricter code enforcement, especially related to building upkeep, property maintenance, and control excessive junk on properties. Several individuals commented that building permits and construction fees currently discourage both residential and commercial development. Higher costs are passed to the customer and developers are going elsewhere that have lower rates. There also needs to be better communication about available city services and social services, and the city needs to promote local businesses better. The most common problems mentioned by discussion groups were code enforcement and that stormwater and drainage are a problem.

The most popular City facilities for individuals and discussion groups are the downtown park (Howard Gilman Memorial Waterfront Park), parks in general and the Library. More parks, improved parks, expanded library hours, more programming and attractions, and bike paths and walkways were a few of the common suggestions for facilities still needed. It was also suggested that the cities and County look for additional areas for joint efforts. The Senior Center offers a lot of activities, but they feel that it needs to be better advertised. Other suggestions from discussion groups were more mental health services, respite care, eco-tourism, and supervised places for children, like a Boys and Girls Club.

Overall, most of the individuals and discussion groups think that the City is doing enough to protect the rivers, marshes, and wetlands. One comment was that the City should be cautious in the future because of implications from future development. A few major threats are pollutants generated by a potential barge port, a spaceport, and large tracts of land being developed up river.

There are mixed opinions on whether we are prepared for rising sea levels and other coastal hazards such as flooding and severe storms but feeling unprepared and offering suggestions on ways to improve was most common. A common comment was related to stormwater management, which included: (1) be more aware of runoff from development and establish ways to minimize the impact, (2) clean drainage ditches more regularly and prioritize and resolve areas that flood on a regular basis, and (3) spend more money on storm control. One discussion group mentioned drainage problems near the airport as a common problem. The most serious concern for discussion groups was evacuating citizens that did not have personal transportation or help from family/friends. One of the interviewers offered a suggestion to look into a possible agreement with some of the area churches to see if they would be willing to assist and to renew the agreement each year at the start of the hurricane season.

The opinion on whether the City is doing enough to protect historic resources was evenly split for both individuals and discussion groups. A common opinion is that history is one of the City's main selling points, so it is important to protect, preserve and promote these resources. A couple individuals commented that they liked what the City did with Orange Hall House Museum.

Most of the individuals and discussion groups were in favor of the City requiring or incentivizing customers to achieve higher standards. This was the case in all areas of the City and for residential, commercial, and

industrial development. One suggestion was to offer incentives to help current owners to conform and one wanted to target building facades. Another suggestion was that in order to improve how buildings and properties look, the City needs to set standards and stick by them. They suggested that the City, who is the largest landowner in the city, should address their properties first.

The most common education, entertainment, or cultural opportunities mentioned by individuals that the City should add was more family entertainment and family oriented events. The second most popular suggestion was adding a Technical College. Both of these ideas were also highlighted by the discussion groups.

For individuals, other thoughts that were reiterated or new comments that were not addressed in the standard questions were the following: financial stability is key, improve communication, highlight uniqueness of St. Marys, improve transportation, more senior and long-term housing, bad development is worse than no development, make entrance to City more attractive, provide life skills training to students, and create a balance of residential, commercial, industrial elements. Those highlighted by the discussion groups were add a facility like a Boys and Girls Club that is accessible to children, address lack of transportation, more water access, add a conference center, let the vision cover then entire city, more low income housing options that are safe and clean, and more grocery store options in neighborhoods.

Representative Jason Spencer commented that he is supporting the spaceport and intends to assure completion of the funding for a technical college, but it will be at least a year before anything will happen with the college. He offered any help he could provide with Ann Purcell and stressed that the City should work closely with Ann for needs related to the Department of Transportation.

The interview with a realtor and the board of realtors provided unique insights on the status of the St. Marys' market, prospective buyers, and things the City should do to attract more people. The most popular reasons people give for declining to purchase in St. Marys are: desire to be closer to work and have more shopping and entertainment options closer to home, not much to do in St. Marys, no jobs other than minimum wage, and nothing to encourage businesses to locate or relocate here. It would not be advisable to raise the city tax rate because it is among the highest in the state. More has to be done to attract clean business to the St. Marys area to improve job availability to improve prospects for growth. They also observed that St. Marys has the opportunity to be a residential option for those who work in Jacksonville and North Florida.

An interview with the Administrator of the Southeast Georgia Health System provided special insight on health and healthcare related concerns for the City. Mental health services are the greatest deficiency. There is a difficulty attracting physicians because they are used to higher volume practices. It would be nice if St. Marys offered more public transportation options and added more walking and biking paths and park benches to promote more activity. More foot traffic would benefit both health of St. Marys residents and potentially increase walkup business sales downtown. There is a great need for more public education about being prepared for extreme storms, and he felt that the citizens of St. Marys are the most vulnerable.

PUBLIC PRESENTATIONS

This technique involved making presentations to specific groups (i.e. City Council, Rotary Club, Home Builders Association, etc.), and allowing for the members of that group to provide some general feedback. These presentations provided a convenient platform to promote the web-based community survey, workshops, and other involvement activities. The City’s consultant created a short power point presentation for use by the City staff and the MPSC when making the presentation to different groups. This approach allowed different members of the steering committee to give the presentation using a consistent message. It also provided an opportunity to get feedback from large groups with similar values in a single venue. Members of the MPSC gave the presentation to the following groups:

- Rotary Club
- Homebuilders Association
- Camden Roundtable

The MPSC also gave presentations to City Council on a regular basis to keep them informed on the planning process and other activities being completed by the group. The MPSC gave presentation at two regularly scheduled City Council meetings and also briefed Council at two separate retreats.



MARDI GRAS BOOTH

The City of St. Marys, members of the MPSC, and their planning consultant manned a booth at the City’s Annual Mardi Gras Festival on February 6, 2016 to promote the Master Plan. The booth included the following:

- a) Tablets for the public to fill out the web-based community survey and post cards with the web-link to the survey.
- b) A promotional handout that advertised the future public involvement activities. It also included a link to the web survey as well as the dates, times and locations of the Future Land Use Workshops.



- c) Large maps were on display and the public was asked to identify (by placement of a push pin) where they live, work, and play.
- d) Art supplies and a table were available for kids to design a poster for the art contest
- e) A sign-in sheet where community members could submit their email addresses and be added to the Master Plan list-serve, which was used to keep the community updated and to advertise public involvement activities.

Despite the cold weather, the Master plan booth had a lot of traffic. These efforts led to a spike in responses to the public opinion survey in the days immediately following the event. It also proved a great opportunity to discuss the planning issues with members of the community.

PUBLIC WORKSHOPS/CHARRETTES

The technique refers to public meetings held by the City and advertised to the public for their attendance in accordance with City policy and State law. These types of meetings included activities that are participatory, such as visioning or charrette design. Workshops and Charrettes are often subject-specific and have a defined goal or purpose for each meeting. Advertising may be directed to certain audiences as well as to the public, depending on the subject matter of the meeting. The MPSC, City staff and consultant team facilitated and participated in the following workshops:

- a) Community Open House. A community open house was held on March 8, 2013 at the St. Marys Welcome Center to gather information on community character and future land use trends. This open house was immediately followed by a series of future land use visioning charrettes.
- b) Future Land Use Visioning Charrettes. A total of three (3) future land use visioning workshops were held in March 2016 at different times and locations throughout the City. The purpose of these events was to encourage participation by offering morning, afternoon, and evening workshops. The workshop began with a brief presentation describing the planning process and the purpose of developing this type of plan for the City. Participants were then broken into groups, with a professional at each group, to review at maps of St. Mary's land use (floodplains, JLUS issues, parcels under development pressure, wetlands, etc.). Using these maps as resources, the groups began to craft a future vision and community character map for guiding future land use. Each group reported back their findings for discussion at the conclusion of the workshop.

The City, MPSC, and EPG reviewed the maps and used them as the basis for developing the draft community character map.

- c) **Transportation Workshop.** A Transportation workshop was held on May 17, 2016 to discuss transportation issues associated with the multi-mobility transportation study. This workshop provided an opportunity for the community to weigh in on transportation related issues and opportunities. The consulting team incorporated information gathered at the workshop and included it in the transportation study. Overall, the study evaluated existing conditions for all modes of transportation, examined the issues and opportunities, and developed strategies that could be implemented to address them.
- d) **Zoning Workshops.** A series of public workshops were conducted to get feedback on the proposed changes to the zoning ordinance. These workshops included a presentation that summarized the short-comings of the City current zoning districts and proposed changes. The purpose of the zoning workshops was give people an opportunity to provide feedback on the recommendations included in the audit report. The workshops evaluated the current districts in terms of scale, density, setbacks, form, and other zoning related elements. The presentation discussed form-based code and other tools that could be used by the City to steer development in a direction that best compliments the future vision.
- e) **Resiliency Workshop.** A public workshop was held on August 15th, 2016. This workshop focused on issues related to sustainability and resiliency in the City of St. Marys in the face of sea-level rise, climate change, and coastal hazards. Dr. Jason Evans, completed a Sea-Level Rise study for the City, and presented the results of his work at a Council Workshop. This meeting was advertised and open to the public, which allowed opportunities for public input and comment.

CHILDREN’S ART CONTEST

This technique was chosen by the City and the MPSC as a fun way to solicit feedback from an audience that is not normally included in the planning process, i.e. children. Art work can demonstrate what the children of St. Marys love about their community and how they hope it grows over the next 10 years. The City and the MPSC coordinated with staff at St. Marys Elementary School to develop the Art Contest. Local businesses also supported the contest by providing gift cards, certificates, and other prizes to the winners. The contest was launched in February 2016 and concluded in May 2016.

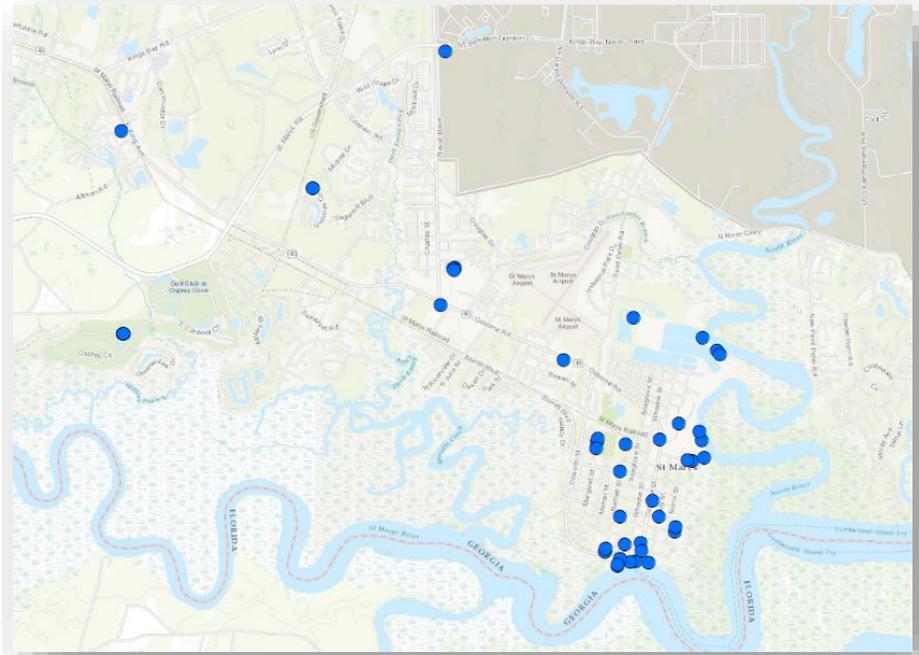
The City received over 50 submissions. A panel of high school student judges was assembled and winners were selected based on the following age categories; elementary students and middle school students. The winners were also recognized at a City Council meeting. The art work submitted as part of this contest was amazing and did a wonderful job of illustrating the important community elements from the perspective of the students. Many of the pictures depicted waterfront scenes, wild horses, and historical/cultural community features.



SMART PHONE GIS APPLICATION

The City’s consultant created a mapping application for hand-held devices that allowed people to take pictures of “What they love about St. Marys”. The app included a mapping features that allowed the user to take a picture, record the location on a map, and to write a short note about what they love or why they took the picture. An instructional guide was created for the app so that people knew where to get it and how to use it. The guidelines were distributed at the Mardi-Gras Festival, posted on the City’s dedicated Master Plan web-page, and advertised during presentations and workshops. The app was available for roughly 12 months and resulted in 60 St Marys points of interest being added. The points recorded using the app included historic structures, unique architectural features, submarine related features, and beautiful vistas.

In some cases, people also added features they liked in other communities that they thought could be implemented locally.



PUBLIC INFORMATION & OUTREACH

In addition to the strategies identified above, the City produced informational material to update citizens about the progress of the Master Plan process. The City make certain that all community engagement opportunities were well publicized and provided multiple options so that all residents and property owners in St. Marys had an opportunity to provide input if they desired. The City utilized the following Public Information techniques:

WEBPAGE

A web URL specific to the Master Plan www.onestmarys.com was developed as used to house information related to the master plan. The City also established a dedicated email one@stmarys.ga.gov to provide people the ability to ask questions and make comments upcoming events and planning topics.

The City of St. Marys website contains a direct link to the Master plan webpage to allow for quick access to the site. The site includes meeting agendas and summaries from the Master Plan Steering Committee, the reports, and upcoming events. The Masterplan page also includes contact information, links to other planning documents, and an interactive mapping application.

Establishing the website was a great way for the City to make large amounts of information available to the public for review and comment.

MEDIA CAMPAIGN

The media is a resource that was used to help generate participation and support for the process. The MPSC Chairperson served as the liaison between the planning team and the media and worked with local newspapers (the Brunswick News, the Tribune, and Georgian) to promote and encourage public participation in the Master Plan process.

Press releases were issued to advertise various activities and events associated with the Master Plan. The first press release was issued on February 25, 2016 to let people know about the planning process. This release also included information about the web survey, art contest, workshops and other opportunities for involvement. Mardi-Gras booth, kick off to the web-survey, art contest and Land Use Workshops. An article was published on May 19, 2016 related to the Art Contest showing the elementary and middle school winners that were honored at the May 16 Council meeting. An additional guest column was published on August 25, 2016 updated people on the progress of the plan and discussing some of the key priorities and goals identified.

District attorney offers disputed document to Chua

Blasphemy sale

BRIEFS

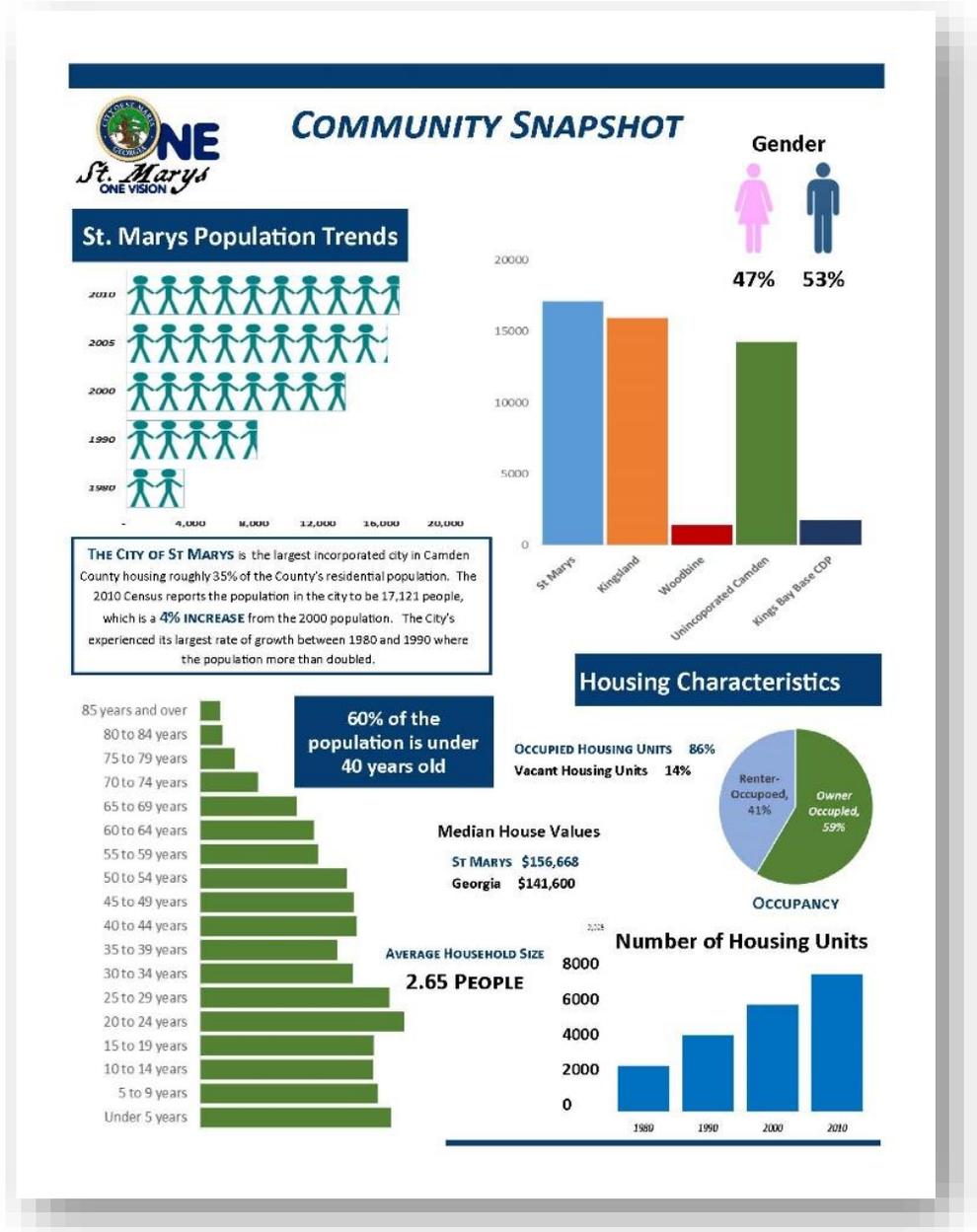
Top artists

Dog walkers sought

Punishment sought

COMMUNITY SNAPSHOT

A community snapshot was developed to illustrate various demographic and land use trends within the community. Data from the US Census, previous planning documents, and a recent land use study were compiled in a brochure like format to provide some general background information on the community. The snapshot was made available on the master plan website and was used to help advertise upcoming opportunity for involvement and workshops. The snapshot was also made available in hard copy format at the City, the Mardi Gras Festival, and other events.

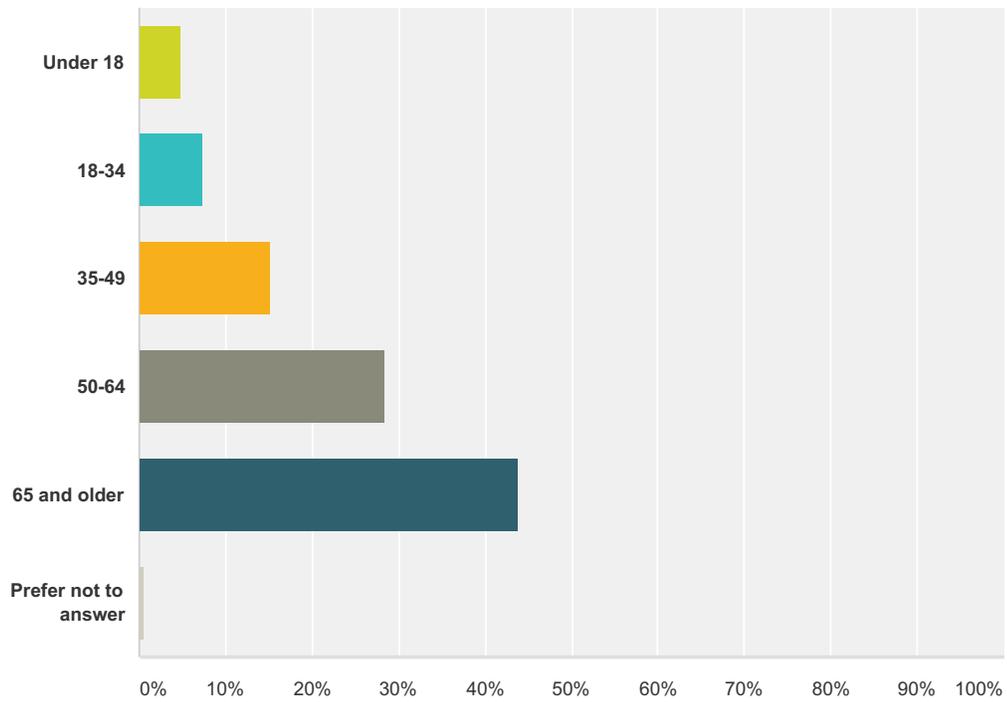




APPENDIX A: SURVEY RESULT

Q1 Which of the following categories describes your age?

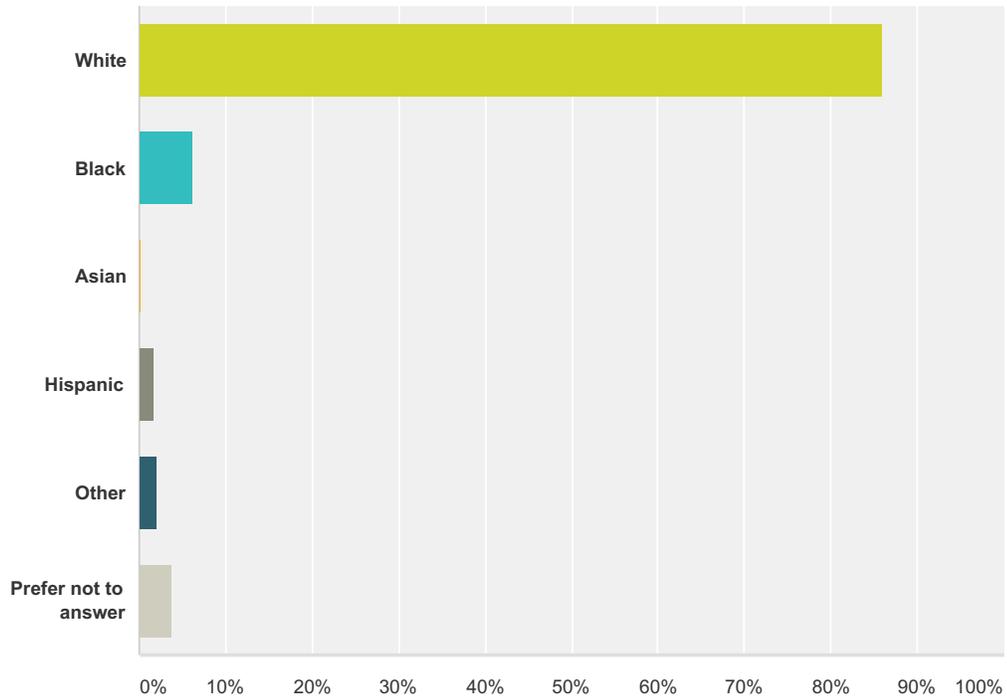
Answered: 571 Skipped: 8



Answer Choices	Responses	
Under 18	4.73%	27
18-34	7.36%	42
35-49	15.24%	87
50-64	28.37%	162
65 and older	43.78%	250
Prefer not to answer	0.53%	3
Total		571

Q2 Which best describes your race or ethnicity?

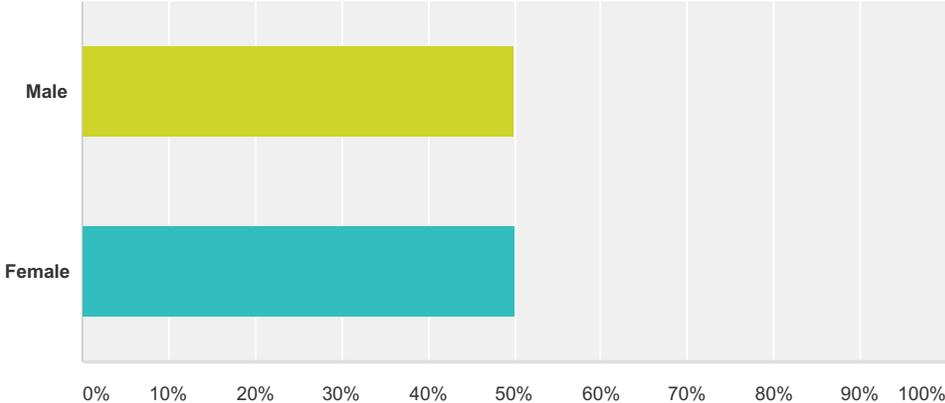
Answered: 574 Skipped: 5



Answer Choices	Responses	
White	86.06%	494
Black	6.27%	36
Asian	0.17%	1
Hispanic	1.57%	9
Other	2.09%	12
Prefer not to answer	3.83%	22
Total		574

Q3 Are you male or female?

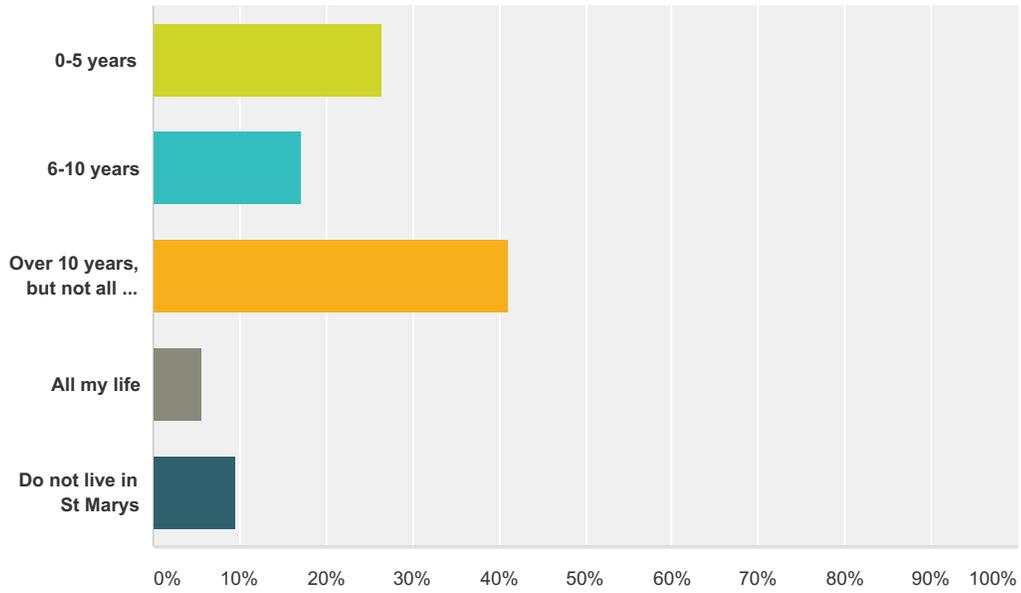
Answered: 570 Skipped: 9



Answer Choices	Responses
Male	49.82% 284
Female	50.18% 286
Total	570

Q4 How long have you lived in the City of St Marys

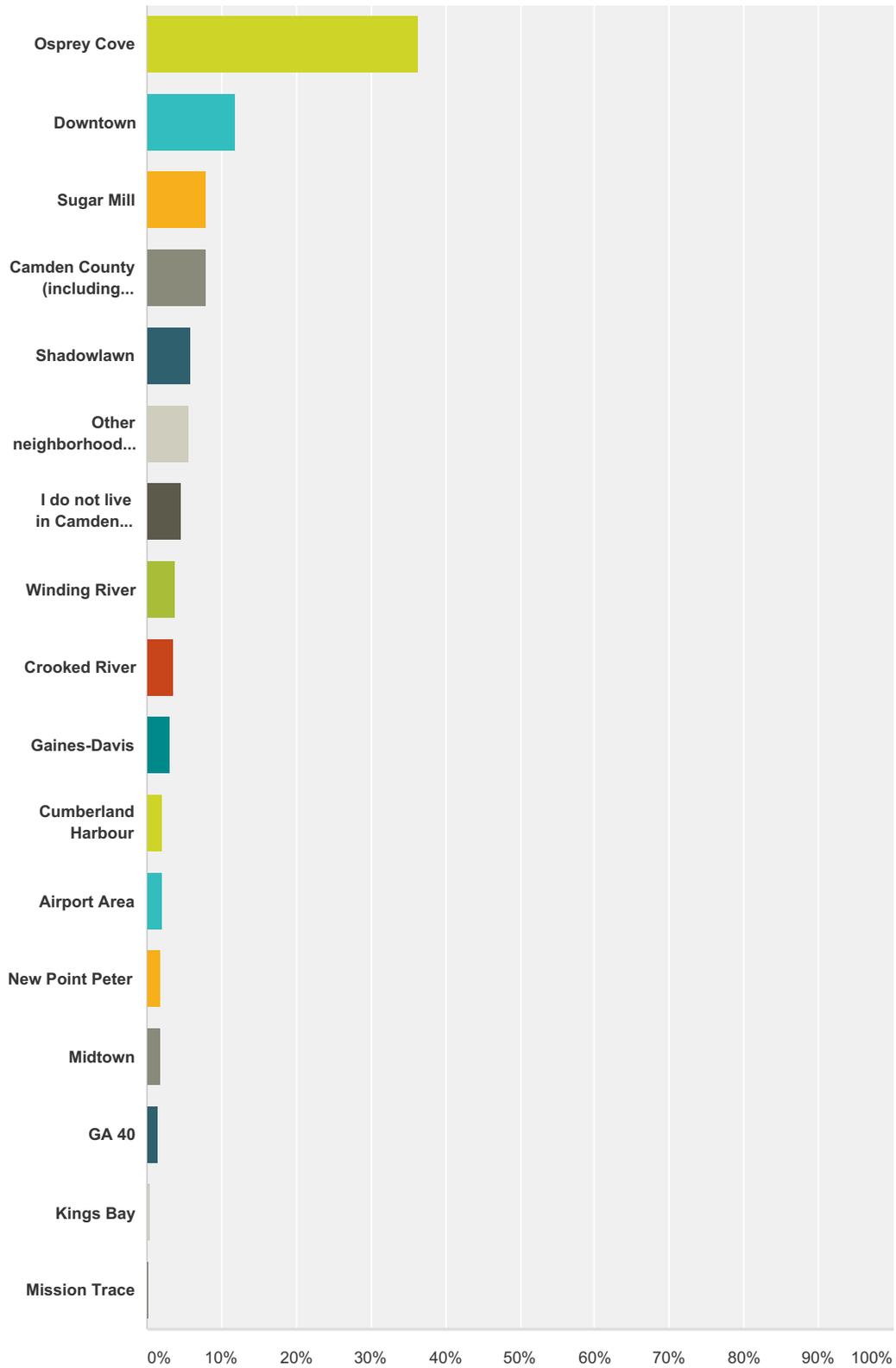
Answered: 576 Skipped: 3



Answer Choices	Responses
0-5 years	26.56% 153
6-10 years	17.19% 99
Over 10 years, but not all my life	41.15% 237
All my life	5.56% 32
Do not live in St Marys	9.55% 55
Total	576

Q5 Where is your primary residence?

Answered: 546 Skipped: 33



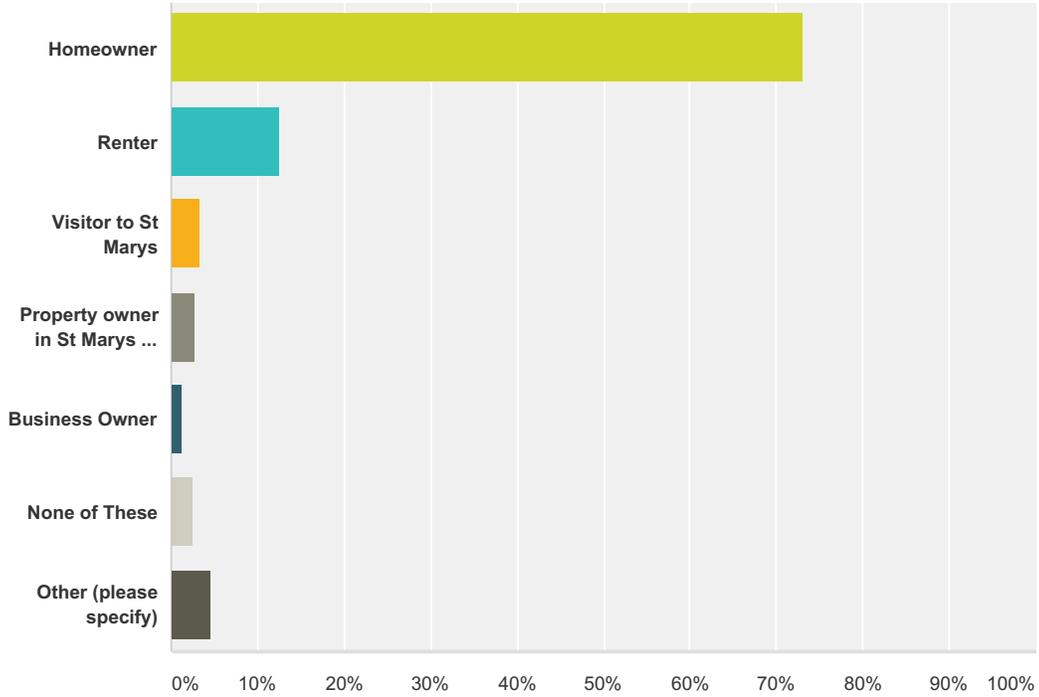
Answer Choices	Responses
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St Marys - Master Plan Steering Committee Survey

Osprey Cove	36.26%	198
Downtown	11.90%	65
Sugar Mill	7.88%	43
Camden County (including Kingsland and Woodbine)	7.88%	43
Shadowlawn	5.86%	32
Other neighborhood in St Marys	5.68%	31
I do not live in Camden County	4.58%	25
Winding River	3.66%	20
Crooked River	3.48%	19
Gaines-Davis	3.11%	17
Cumberland Harbour	2.01%	11
Airport Area	2.01%	11
New Point Peter	1.83%	10
Midtown	1.83%	10
GA 40	1.47%	8
Kings Bay	0.37%	2
Mission Trace	0.18%	1
Total		546

Q6 Which of the following best describes your current status as it relates to the City of St Marys?

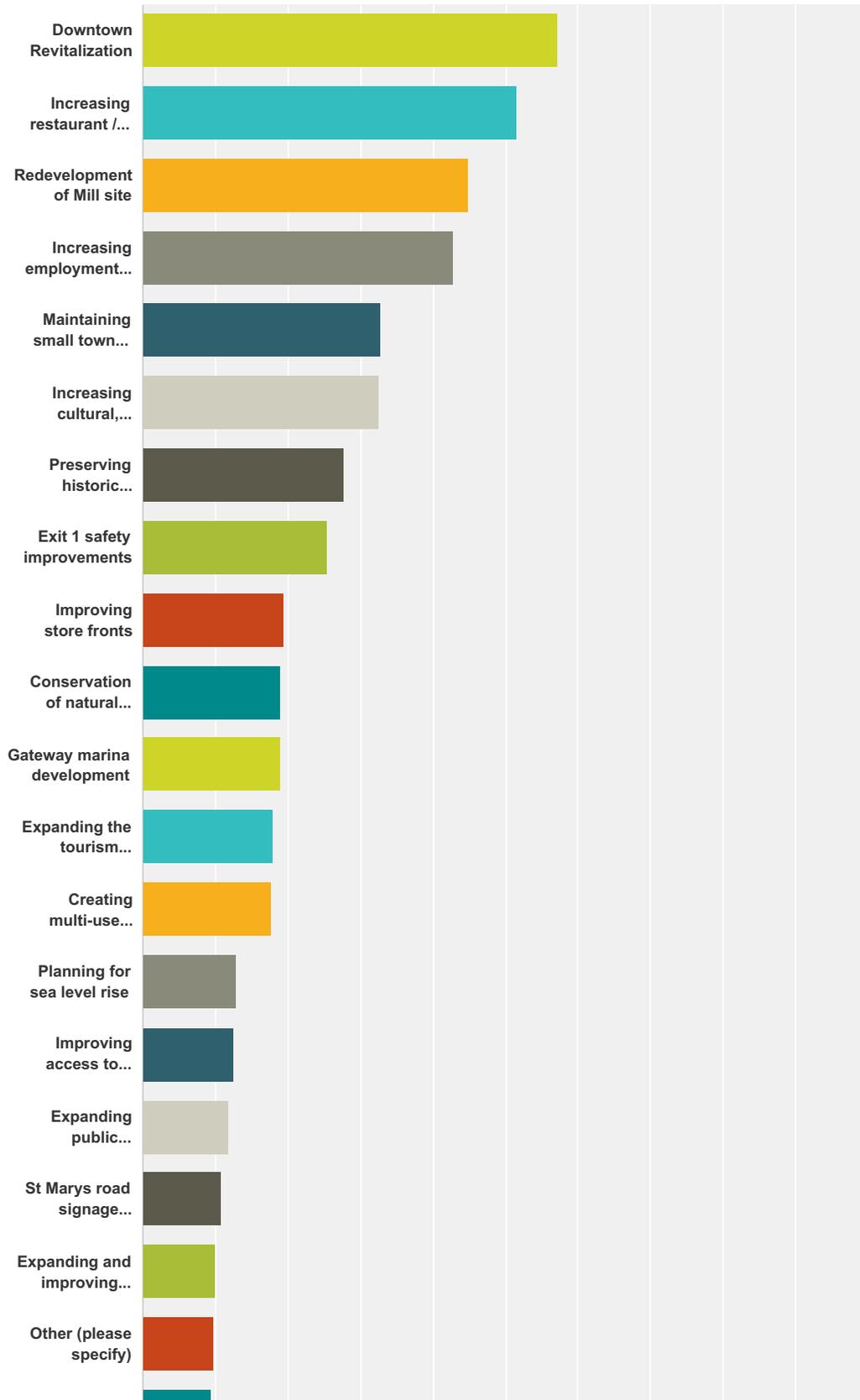
Answered: 573 Skipped: 6



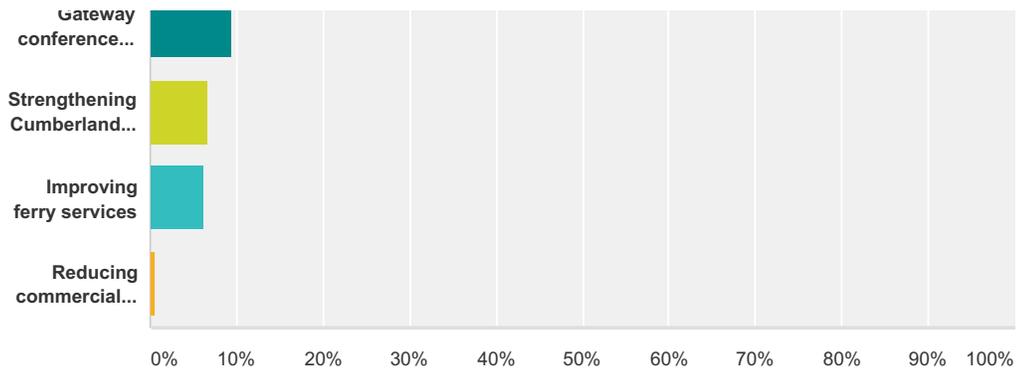
Answer Choices	Responses
Homeowner	73.12% 419
Renter	12.57% 72
Visitor to St Marys	3.32% 19
Property owner in St Marys but do not live here	2.79% 16
Business Owner	1.22% 7
None of These	2.44% 14
Other (please specify)	4.54% 26
Total	573

Q7 Choose your top FIVE priorities for the City of St Marys:

Answered: 576 Skipped: 3



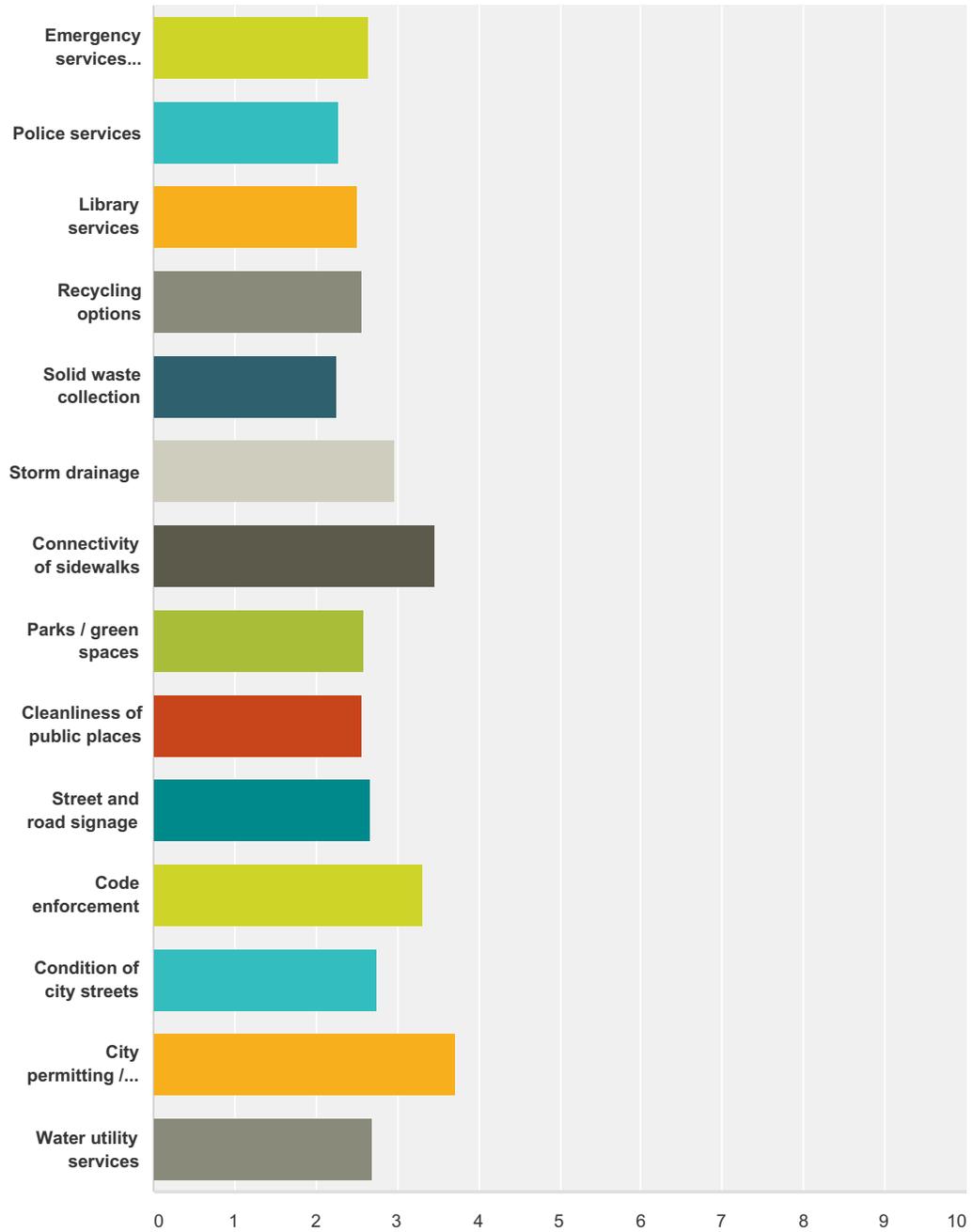
St Marys - Master Plan Steering Committee Survey



Answer Choices	Responses	
Downtown Revitalization	57.29%	330
Increasing restaurant / retail opportunities	51.56%	297
Redevelopment of Mill site	44.97%	259
Increasing employment opportunities	42.71%	246
Maintaining small town ambiance	32.81%	189
Increasing cultural, recreational, and entertainment activities	32.64%	188
Preserving historic buildings and sites	27.78%	160
Exit 1 safety improvements	25.52%	147
Improving store fronts	19.44%	112
Conservation of natural resources	18.92%	109
Gateway marina development	18.92%	109
Expanding the tourism industry	18.06%	104
Creating multi-use trails	17.71%	102
Planning for sea level rise	12.85%	74
Improving access to post-secondary education / job training	12.50%	72
Expanding public transportation options	11.81%	68
St Marys road signage improvements and beautification	10.94%	63
Expanding and improving access to health care services	10.07%	58
Other (please specify)	9.72%	56
Gateway conference center development	9.38%	54
Strengthening Cumberland Island eco-tourism industry	6.60%	38
Improving ferry services	6.25%	36
Reducing commercial building vacancy	0.69%	4
Total Respondents: 576		

Q8 Please rate your level of satisfaction with each of the following:

Answered: 573 Skipped: 6



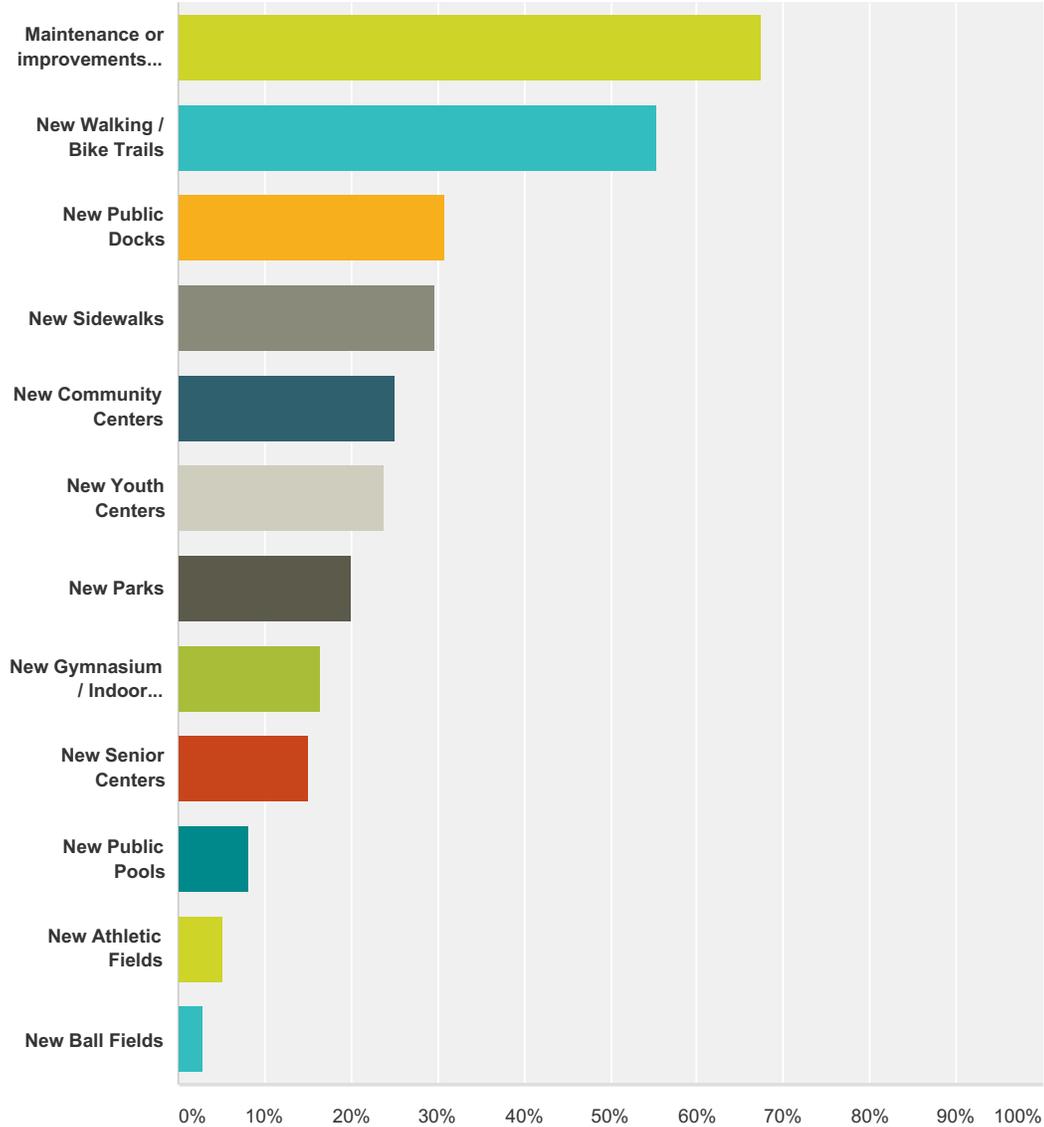
	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	No Opinion	Total	Weighted Average
Emergency services response time	31.87% 182	34.33% 196	11.56% 66	0.88% 5	0.53% 3	20.84% 119	571	2.66
Police services	31.58% 180	42.46% 242	13.33% 76	2.11% 12	0.70% 4	9.82% 56	570	2.27

St Marys - Master Plan Steering Committee Survey

Library services	28.52% 162	36.97% 210	16.90% 96	2.99% 17	1.94% 11	12.68% 72	568	2.51
Recycling options	18.75% 105	42.68% 239	19.29% 108	9.29% 52	2.14% 12	7.86% 44	560	2.57
Solid waste collection	25.93% 146	49.91% 281	12.61% 71	3.37% 19	0.53% 3	7.64% 43	563	2.26
Storm drainage	9.14% 51	38.89% 217	23.84% 133	13.80% 77	3.94% 22	10.39% 58	558	2.96
Connectivity of sidewalks	3.76% 21	22.00% 123	29.16% 163	25.40% 142	8.94% 50	10.73% 60	559	3.46
Parks / green spaces	10.66% 60	48.31% 272	21.85% 123	13.14% 74	2.66% 15	3.37% 19	563	2.59
Cleanliness of public places	10.58% 60	47.80% 271	23.28% 132	13.40% 76	2.82% 16	2.12% 12	567	2.56
Street and road signage	6.57% 37	46.18% 260	28.95% 163	12.08% 68	3.20% 18	3.02% 17	563	2.68
Code enforcement	4.68% 26	29.91% 166	30.99% 172	13.87% 77	4.68% 26	15.86% 88	555	3.32
Condition of city streets	4.98% 28	45.20% 254	27.58% 155	16.90% 95	2.31% 13	3.02% 17	562	2.75
City permitting / licensing process	3.57% 20	22.46% 126	33.33% 187	7.31% 41	5.70% 32	27.63% 155	561	3.72
Water utility services	12.81% 72	45.20% 254	19.40% 109	10.85% 61	4.80% 27	6.94% 39	562	2.70

Q9 With limited funding in mind, choose THREE facilities that you think the City needs:

Answered: 571 Skipped: 8



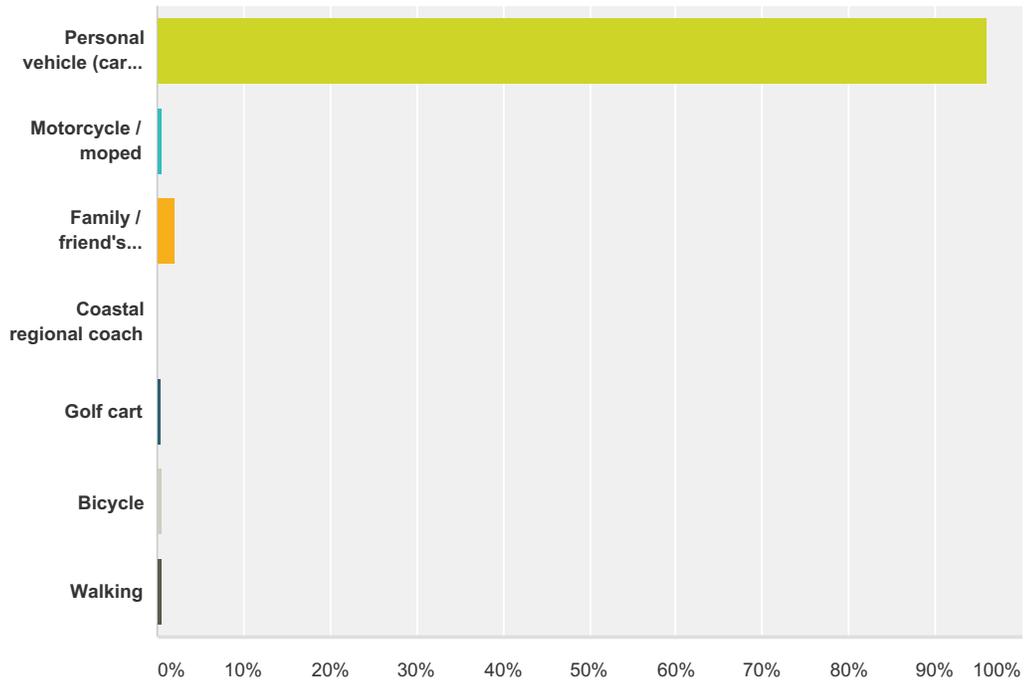
Answer Choices	Responses
Maintenance or improvements to existing facilities	67.43% 385
New Walking / Bike Trails	55.34% 316
New Public Docks	30.82% 176
New Sidewalks	29.60% 169
New Community Centers	25.04% 143
New Youth Centers	23.82% 136

St Marys - Master Plan Steering Committee Survey

New Parks	20.14%	115
New Gymnasium / Indoor Facilities	16.46%	94
New Senior Centers	15.06%	86
New Public Pools	8.23%	47
New Athletic Fields	5.25%	30
New Ball Fields	2.98%	17
Total Respondents: 571		

Q10 What is your primary mode of transportation?

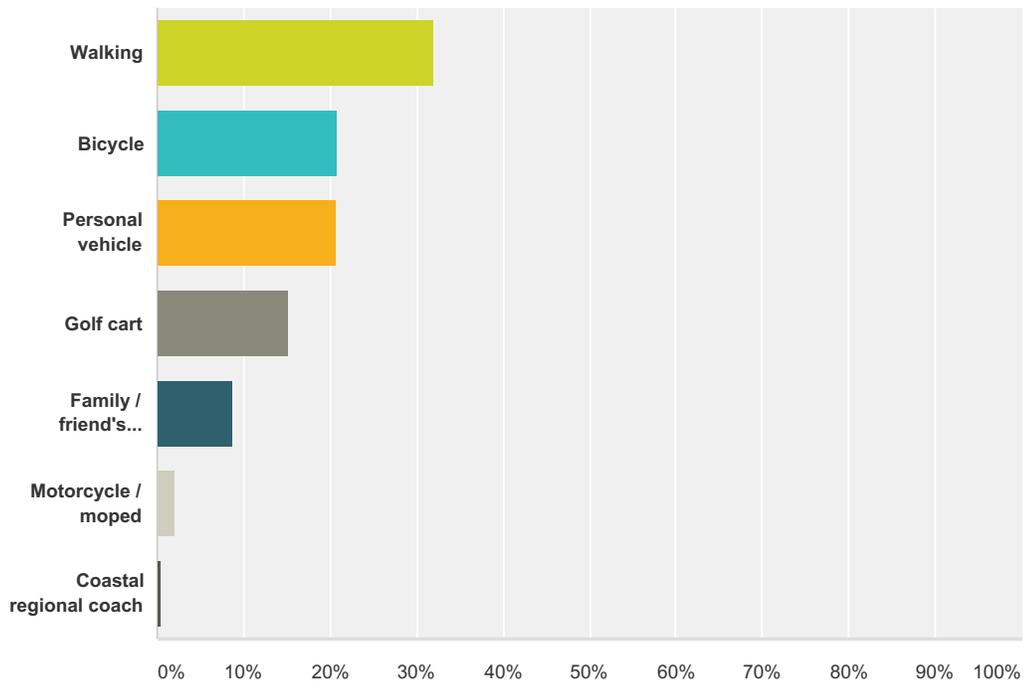
Answered: 565 Skipped: 14



Answer Choices	Responses	
Personal vehicle (car, truck, suv, etc)	95.93%	542
Motorcycle / moped	0.53%	3
Family / friend's vehicle	2.12%	12
Coastal regional coach	0.00%	0
Golf cart	0.35%	2
Bicycle	0.53%	3
Walking	0.53%	3
Total		565

Q11 What is your secondary mode of transportation

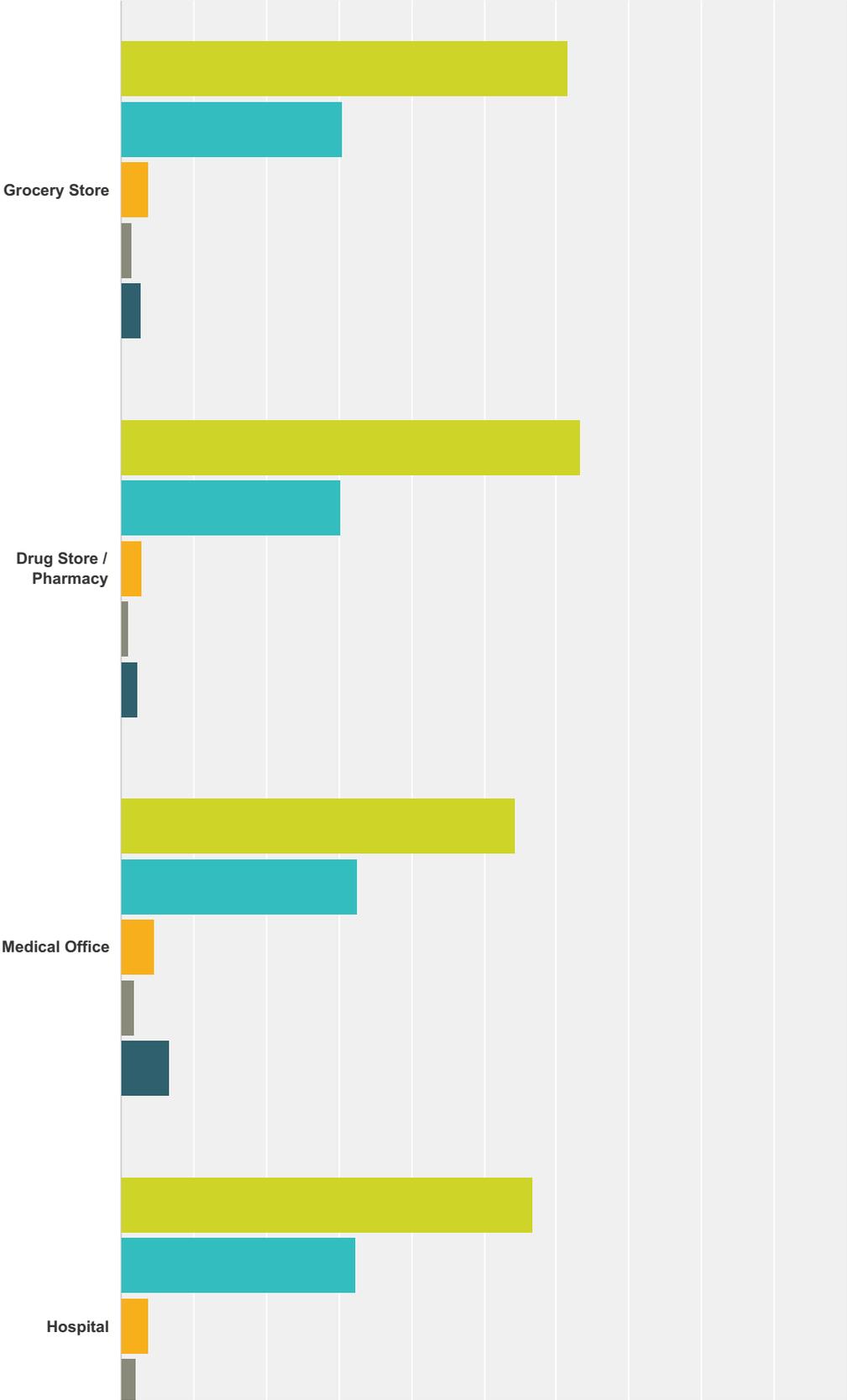
Answered: 536 Skipped: 43



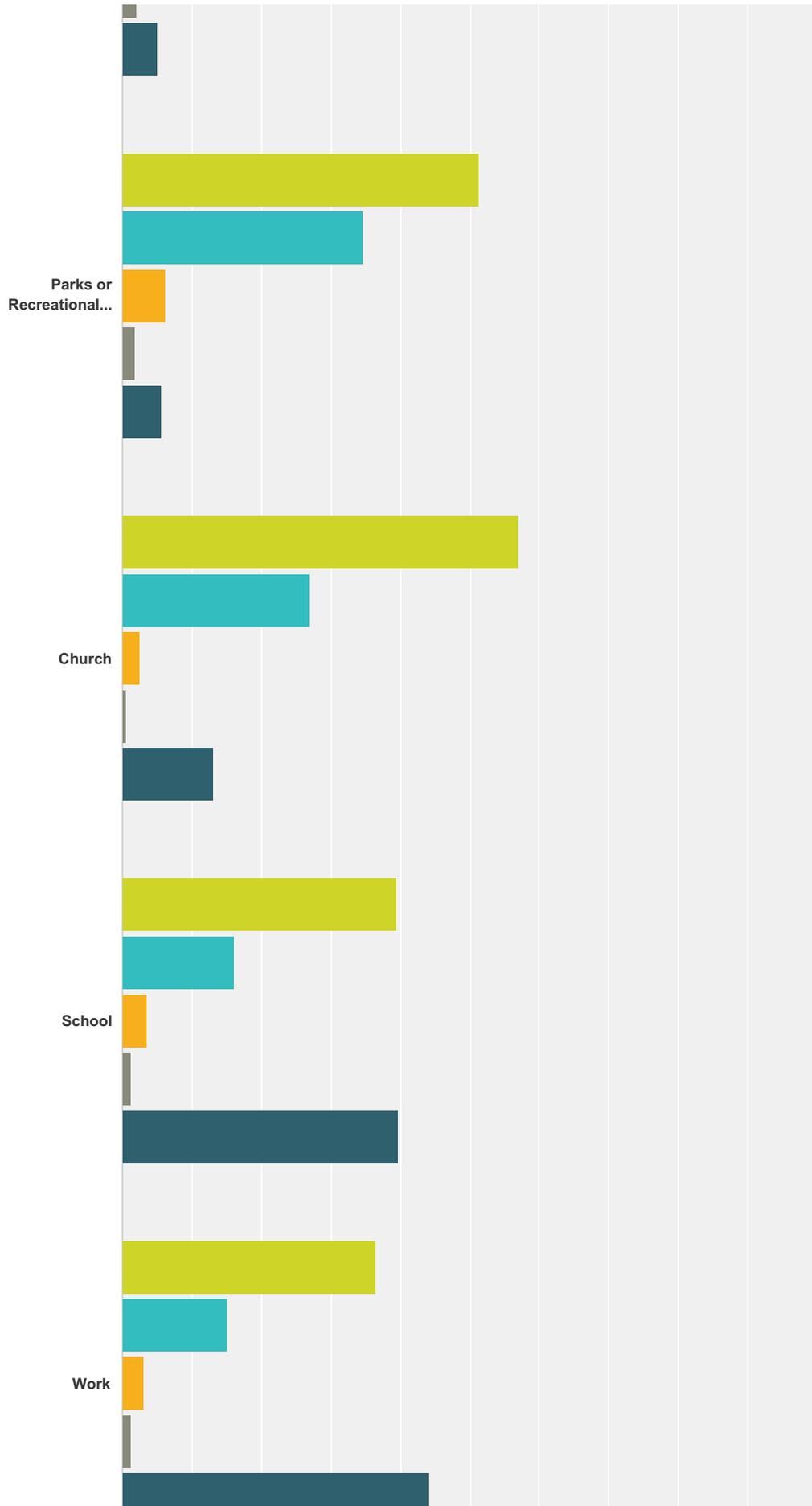
Answer Choices	Responses
Walking	31.90% 171
Bicycle	20.90% 112
Personal vehicle	20.71% 111
Golf cart	15.30% 82
Family / friend's vehicle	8.77% 47
Motorcycle / moped	2.05% 11
Coastal regional coach	0.37% 2
Total	536

Q12 How easy is it for you to get to the following location in St Marys?

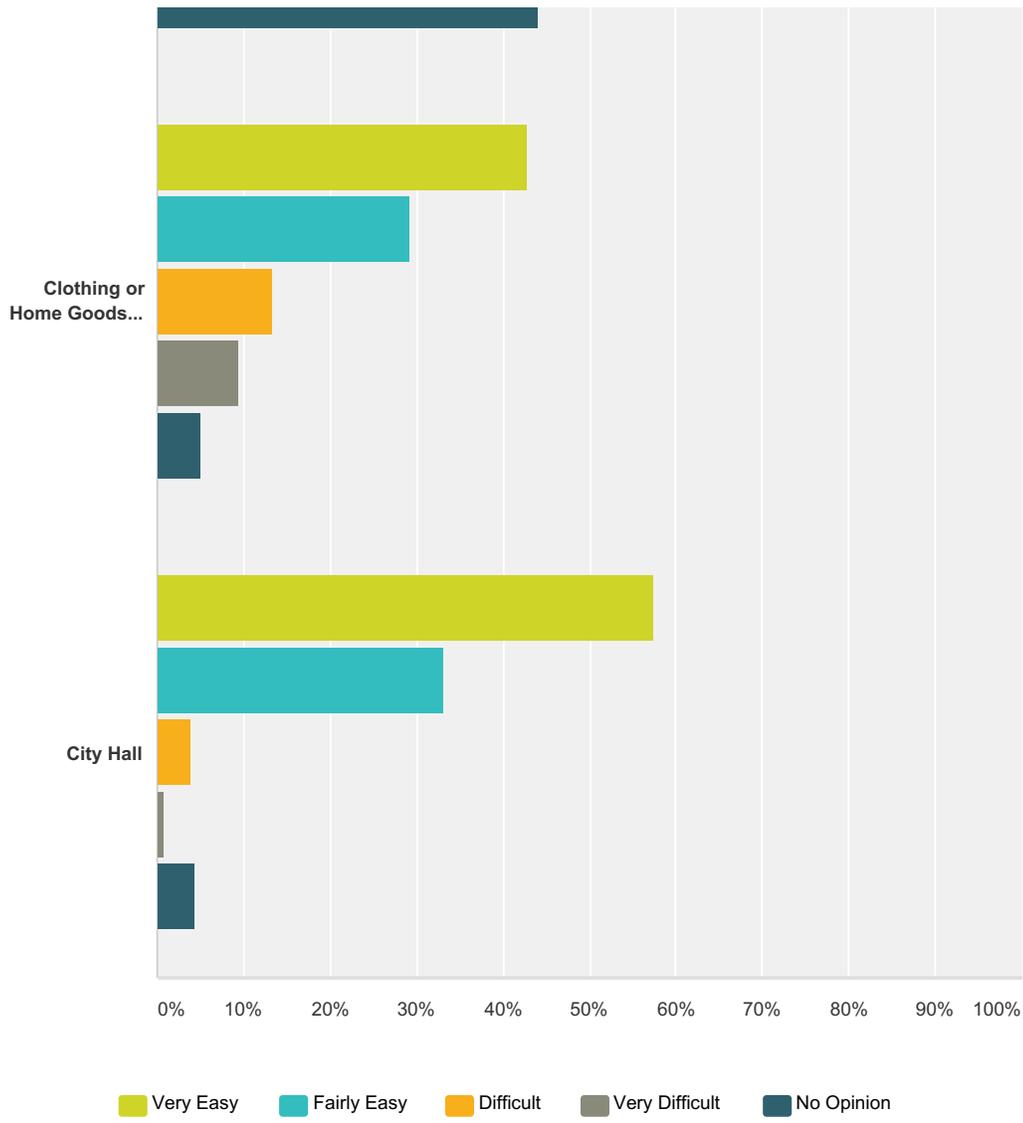
Answered: 574 Skipped: 5



St Marys - Master Plan Steering Committee Survey



St Marys - Master Plan Steering Committee Survey



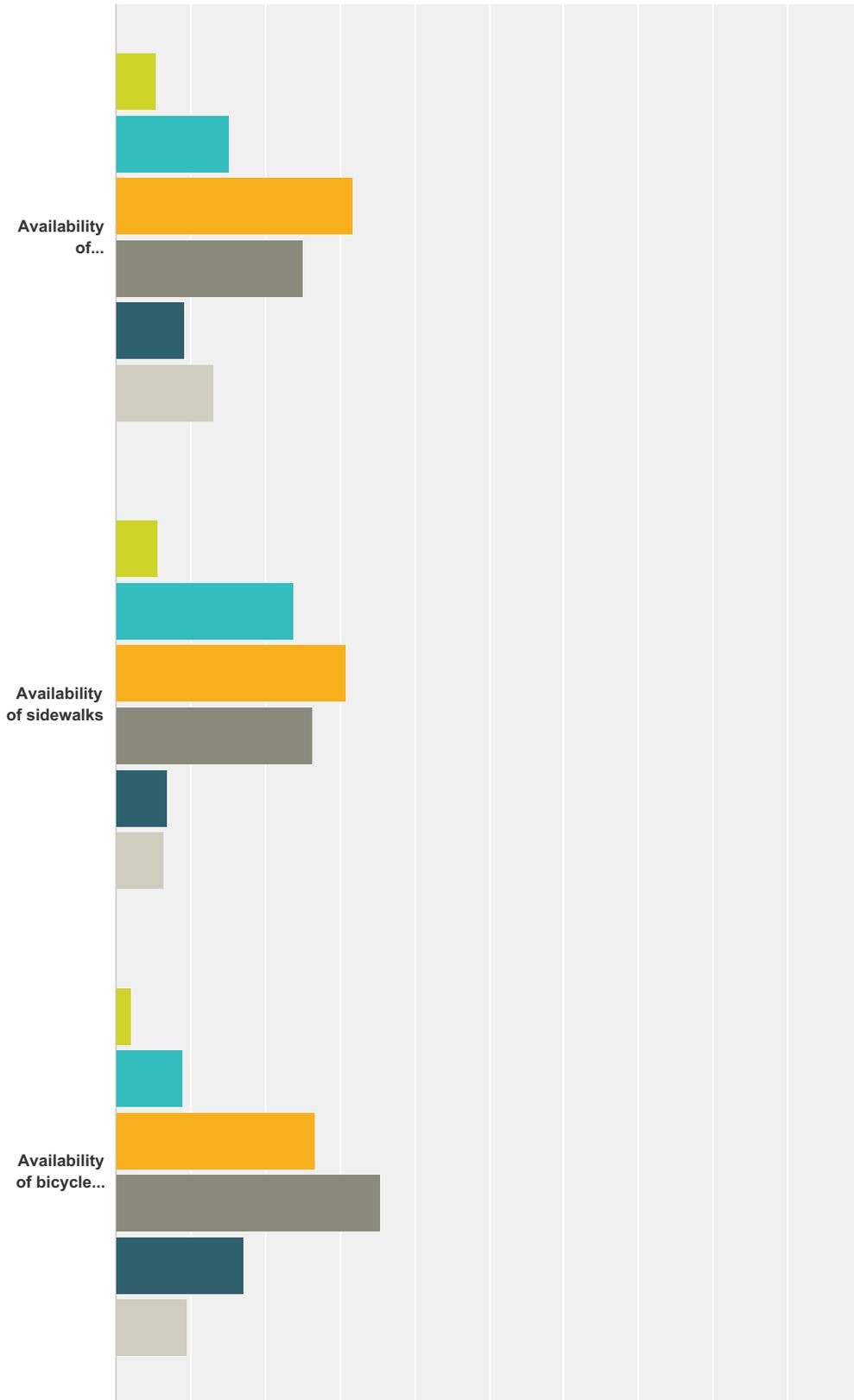
	Very Easy	Fairly Easy	Difficult	Very Difficult	No Opinion	Total
Grocery Store	61.67% 354	30.49% 175	3.83% 22	1.39% 8	2.61% 15	574
Drug Store / Pharmacy	63.35% 363	30.37% 174	2.97% 17	1.05% 6	2.27% 13	573
Medical Office	54.31% 309	32.51% 185	4.57% 26	1.93% 11	6.68% 38	569
Hospital	56.84% 324	32.28% 184	3.86% 22	2.11% 12	4.91% 28	570
Parks or Recreational Facility	51.41% 291	34.63% 196	6.36% 36	1.94% 11	5.65% 32	566
Church	56.91% 321	26.95% 152	2.48% 14	0.53% 3	13.12% 74	564
School	39.38% 217	16.15% 89	3.45% 19	1.27% 7	39.75% 219	551
Work	36.45% 199	15.02% 82	3.11% 17	1.28% 7	44.14% 241	546

St Marys - Master Plan Steering Committee Survey

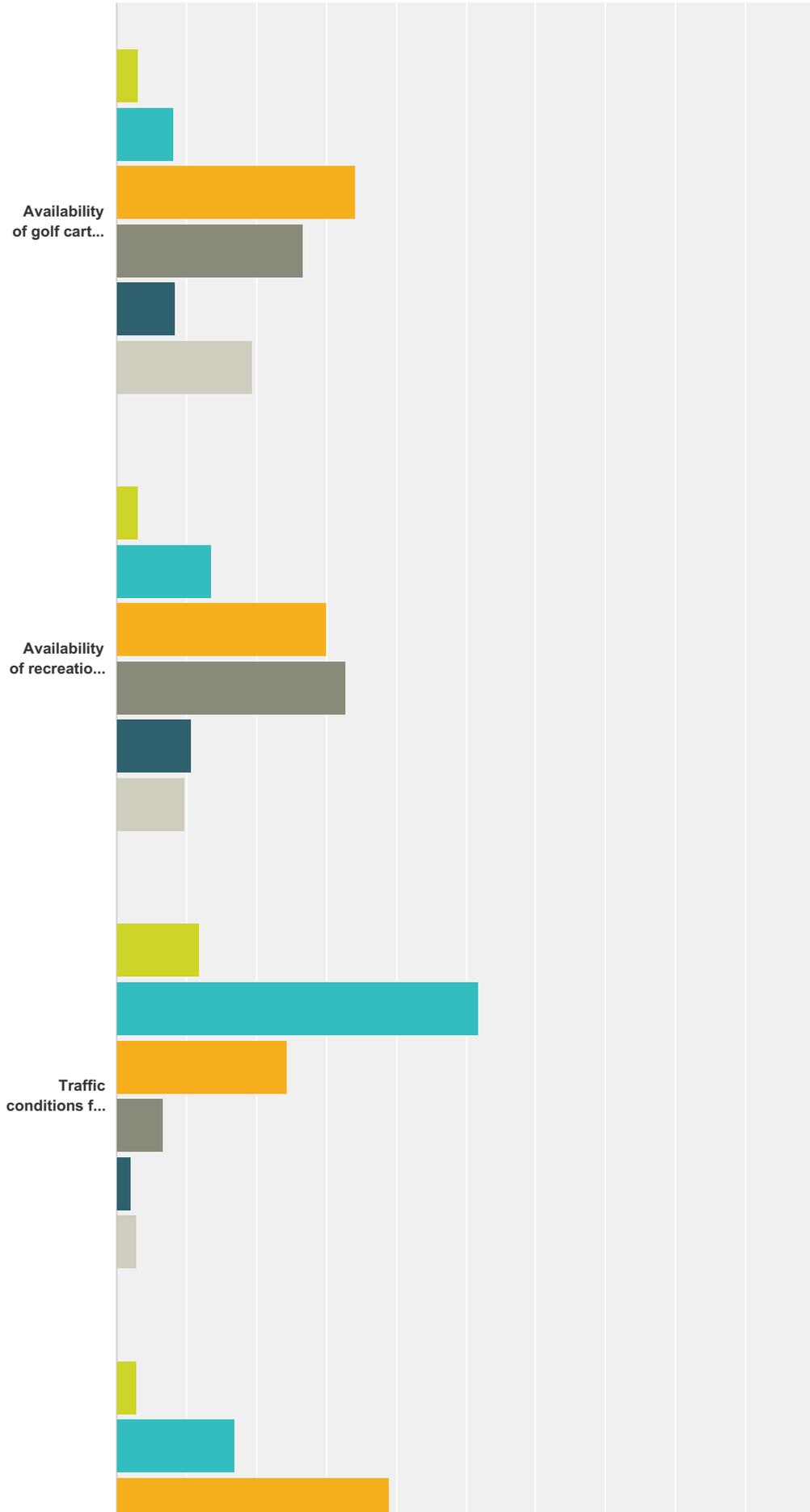
Clothing or Home Goods Store	42.81% 244	29.30% 167	13.33% 76	9.47% 54	5.09% 29	570
City Hall	57.39% 326	33.27% 189	4.05% 23	0.88% 5	4.40% 25	568

Q13 How would you rate the following aspects of transportation in your community?

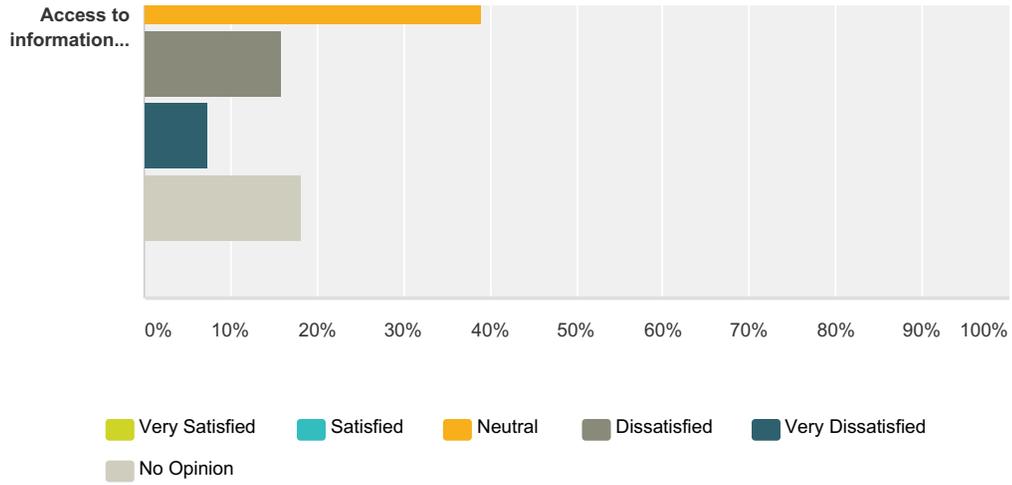
Answered: 570 Skipped: 9



St Marys - Master Plan Steering Committee Survey



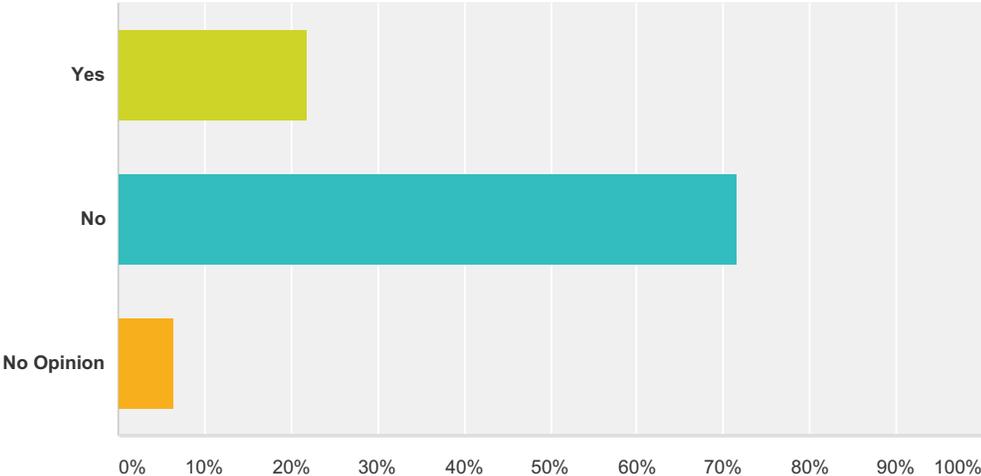
St Marys - Master Plan Steering Committee Survey



	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	No Opinion	Total
Availability of transportation choices	5.48% 31	15.19% 86	31.80% 180	25.09% 142	9.19% 52	13.25% 75	566
Availability of sidewalks	5.64% 32	23.81% 135	30.86% 175	26.28% 149	6.88% 39	6.53% 37	567
Availability of bicycle lanes	2.15% 12	8.94% 50	26.65% 149	35.42% 198	17.17% 96	9.66% 54	559
Availability of golf cart lanes / paths	3.19% 18	8.16% 46	34.22% 193	26.77% 151	8.33% 47	19.33% 109	564
Availability of recreational trails / paths	3.03% 17	13.55% 76	30.12% 169	32.80% 184	10.70% 60	9.80% 55	561
Traffic conditions for automobiles	11.99% 68	51.85% 294	24.34% 138	6.70% 38	2.12% 12	3.00% 17	567
Access to information regarding transportation improvements	2.87% 16	16.88% 94	38.96% 217	15.80% 88	7.36% 41	18.13% 101	557

Q14 Have you experienced a conflict between cars and golf carts on City streets?

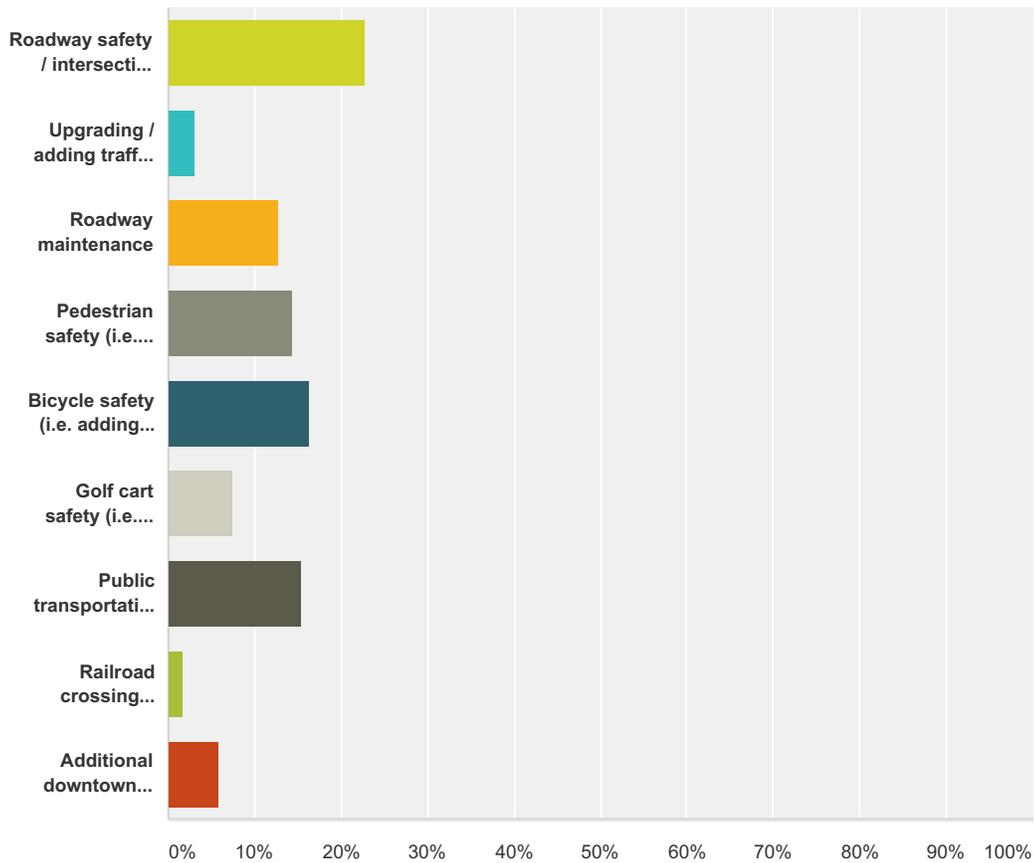
Answered: 573 Skipped: 6



Answer Choices	Responses
Yes	21.99% 126
No	71.55% 410
No Opinion	6.46% 37
Total	573

Q15 What should the City's top priority be relative to transportation?

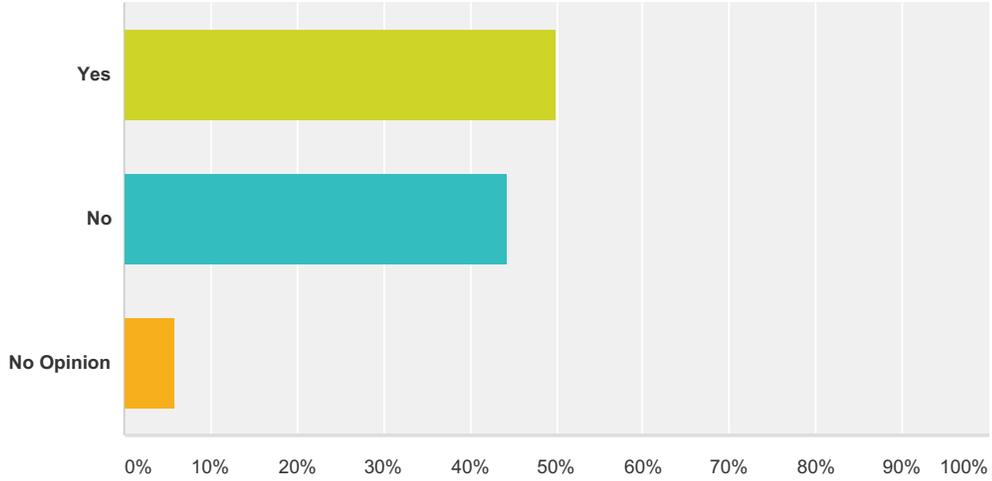
Answered: 531 Skipped: 48



Answer Choices	Responses
Roadway safety / intersection improvements	22.79% 121
Upgrading / adding traffic signals	3.20% 17
Roadway maintenance	12.81% 68
Pedestrian safety (i.e., adding sidewalks, walk signals, crosswalks)	14.50% 77
Bicycle safety (i.e. adding bicycle lanes and paths)	16.20% 86
Golf cart safety (i.e. adding golf cart lanes and paths)	7.53% 40
Public transportation (adding buses)	15.44% 82
Railroad crossing improvements	1.69% 9
Additional downtown parking	5.84% 31
Total	531

Q16 Have you ever had difficulty finding parking during an event in downtown St Marys?

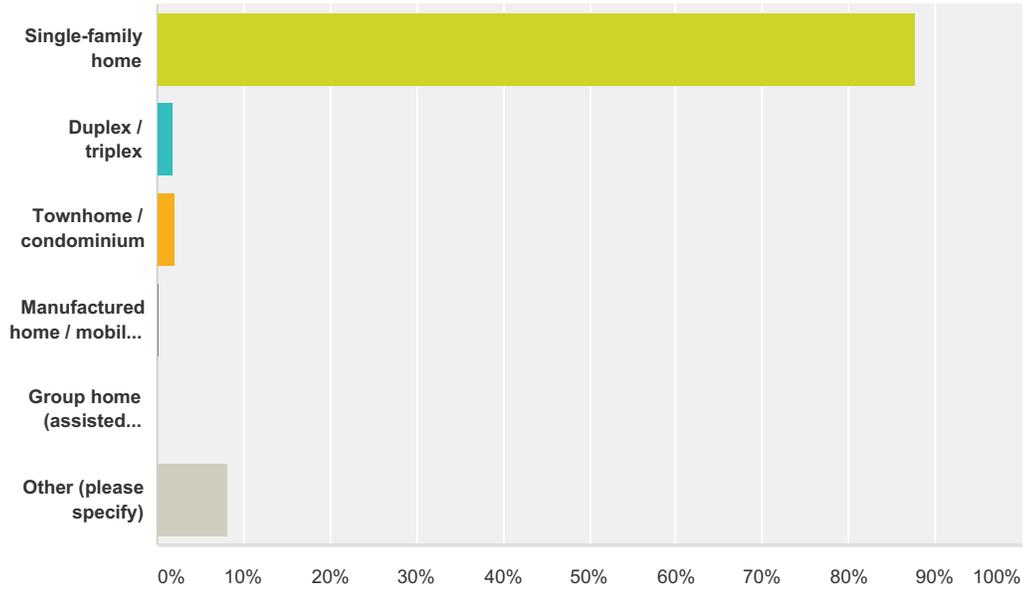
Answered: 572 Skipped: 7



Answer Choices	Responses
Yes	50.00% 286
No	44.23% 253
No Opinion	5.77% 33
Total	572

Q17 What type of housing do you live in?

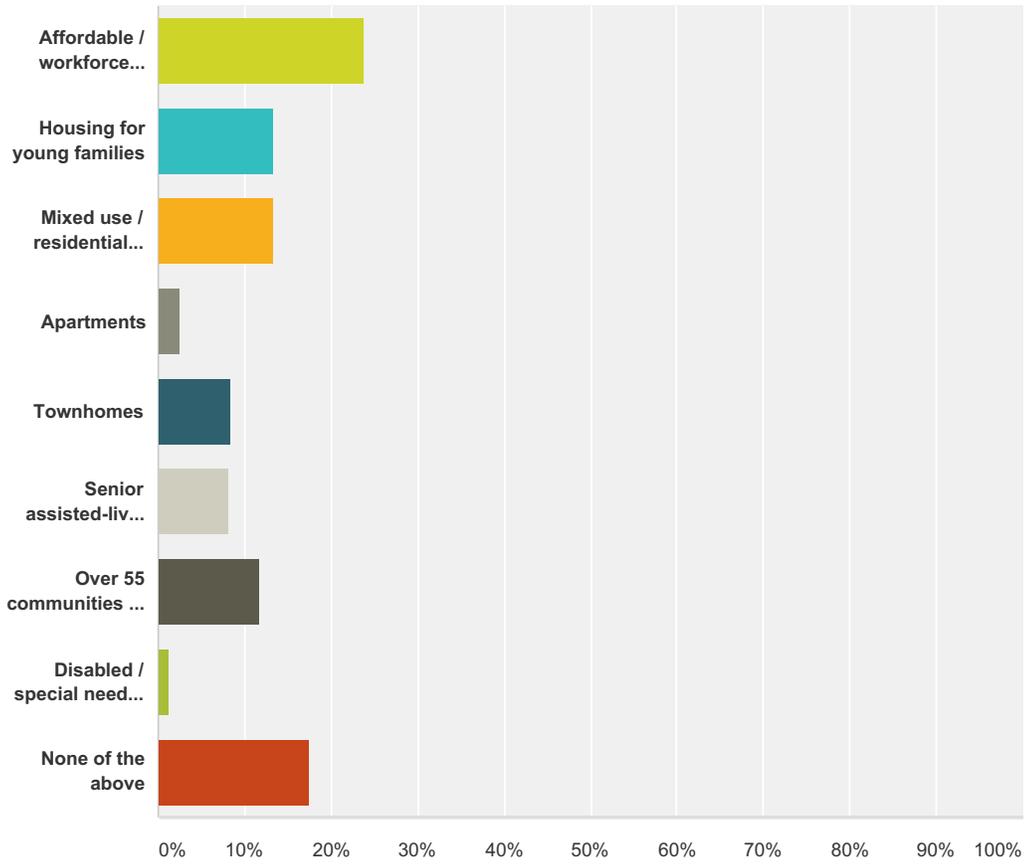
Answered: 568 Skipped: 11



Answer Choices	Responses
Single-family home	87.68% 498
Duplex / triplex	1.94% 11
Townhome / condominium	2.11% 12
Manufactured home / mobile home	0.18% 1
Group home (assisted living, nursing home, etc.)	0.00% 0
Other (please specify)	8.10% 46
Total	568

Q18 What type of housing do you think the City needs most?

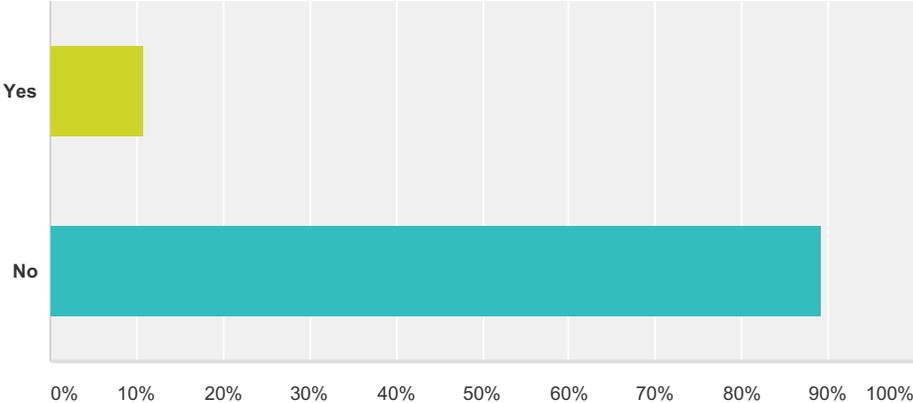
Answered: 525 Skipped: 54



Answer Choices	Responses	
Affordable / workforce housing	23.81%	125
Housing for young families	13.33%	70
Mixed use / residential lofts	13.33%	70
Apartments	2.48%	13
Townhomes	8.38%	44
Senior assisted-living housing	8.19%	43
Over 55 communities / retirement communities	11.62%	61
Disabled / special needs housing	1.33%	7
None of the above	17.52%	92
Total		525

Q19 Do you feel there are adequate employment opportunities in St Marys?

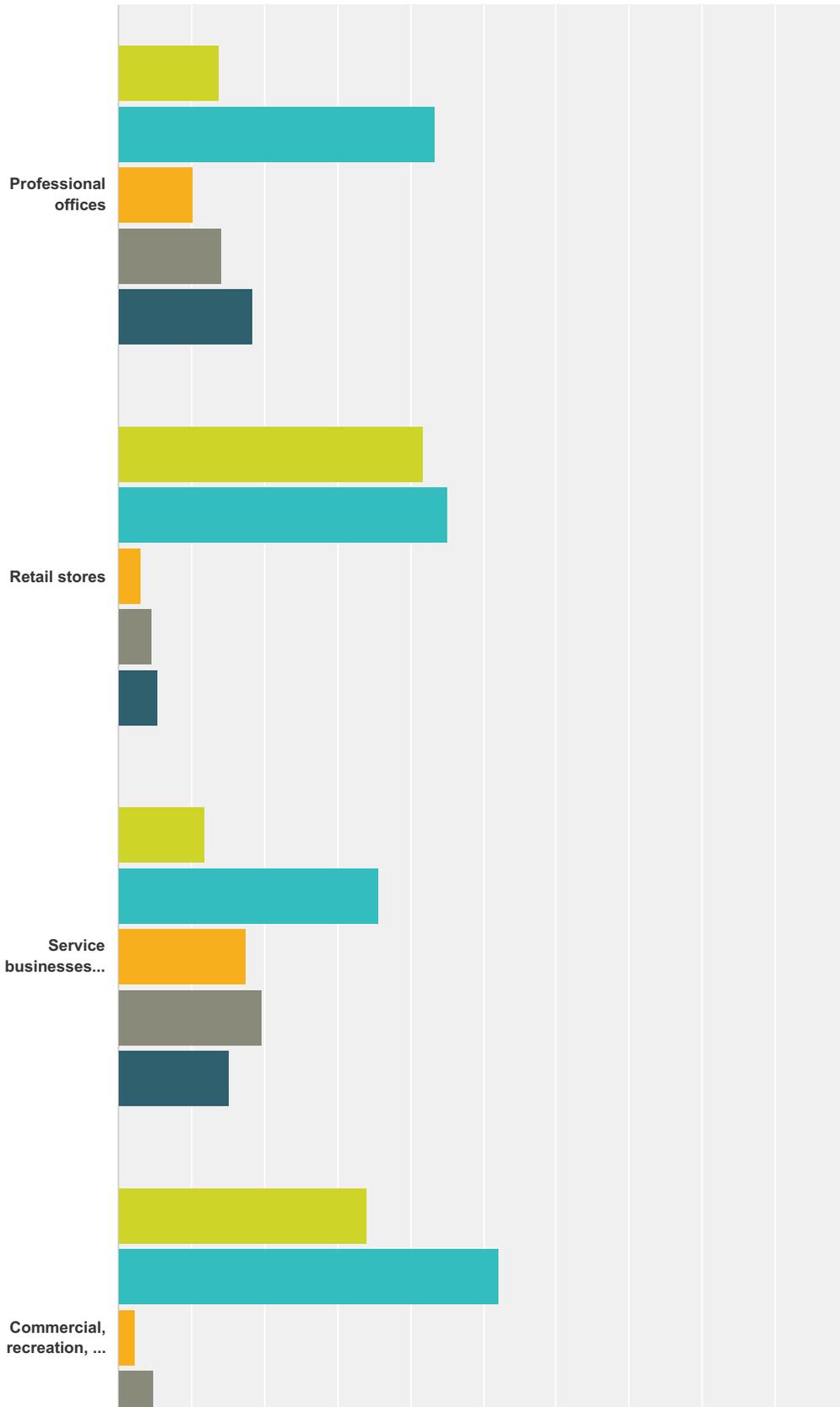
Answered: 544 Skipped: 35



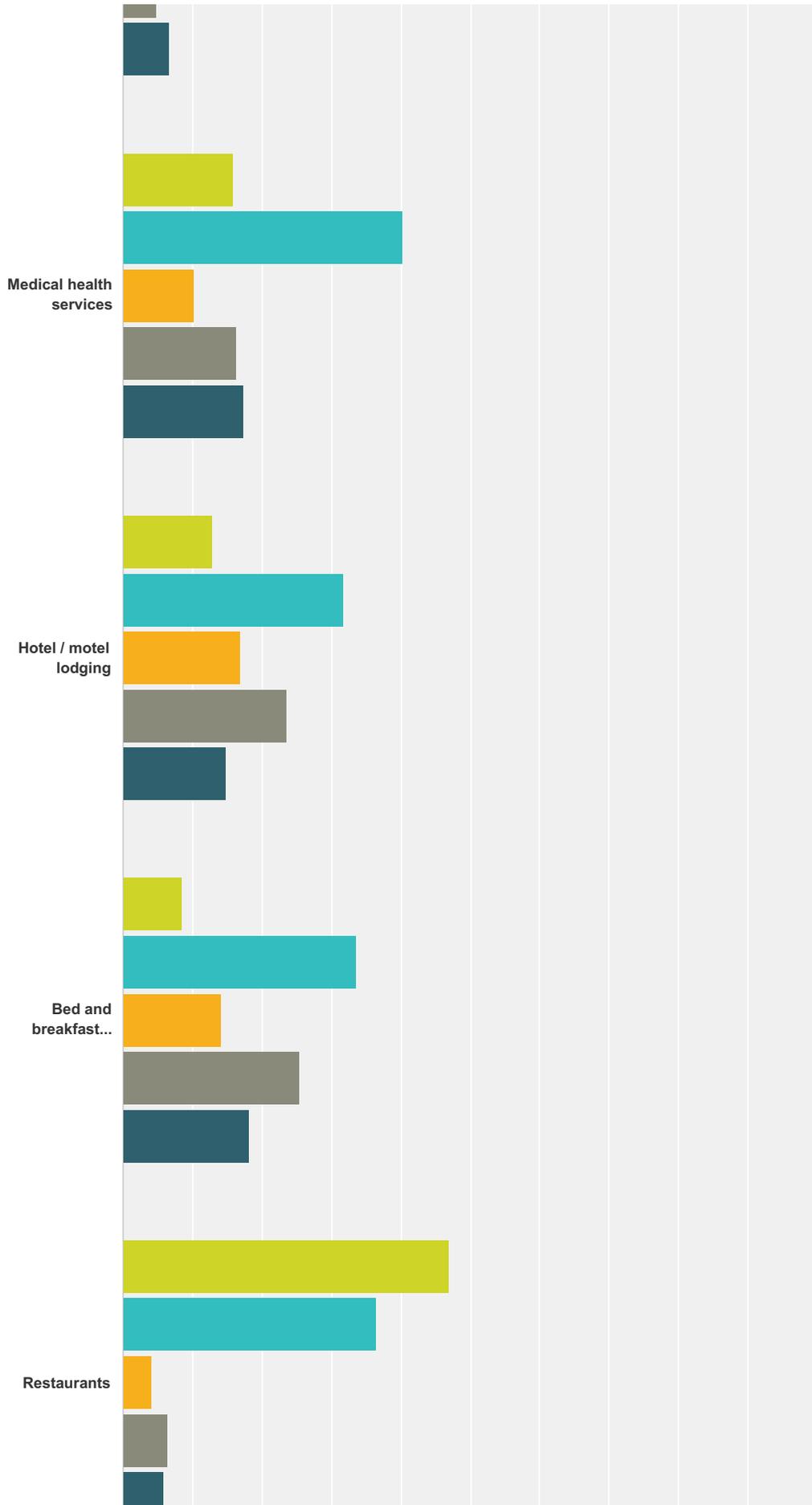
Answer Choices	Responses
Yes	10.85% 59
No	89.15% 485
Total	544

Q20 St Marys needs more of which of the following types of development?

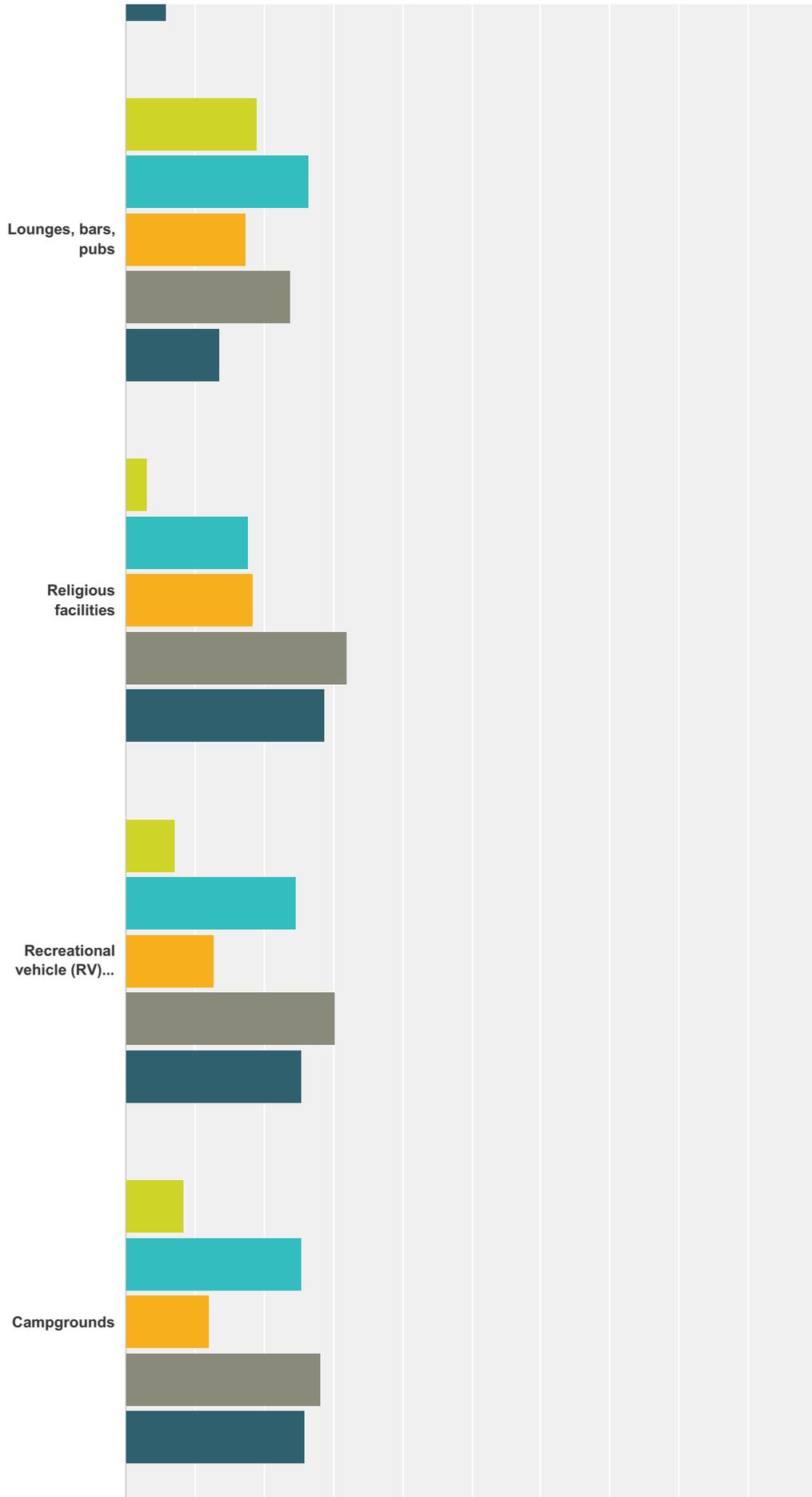
Answered: 573 Skipped: 6



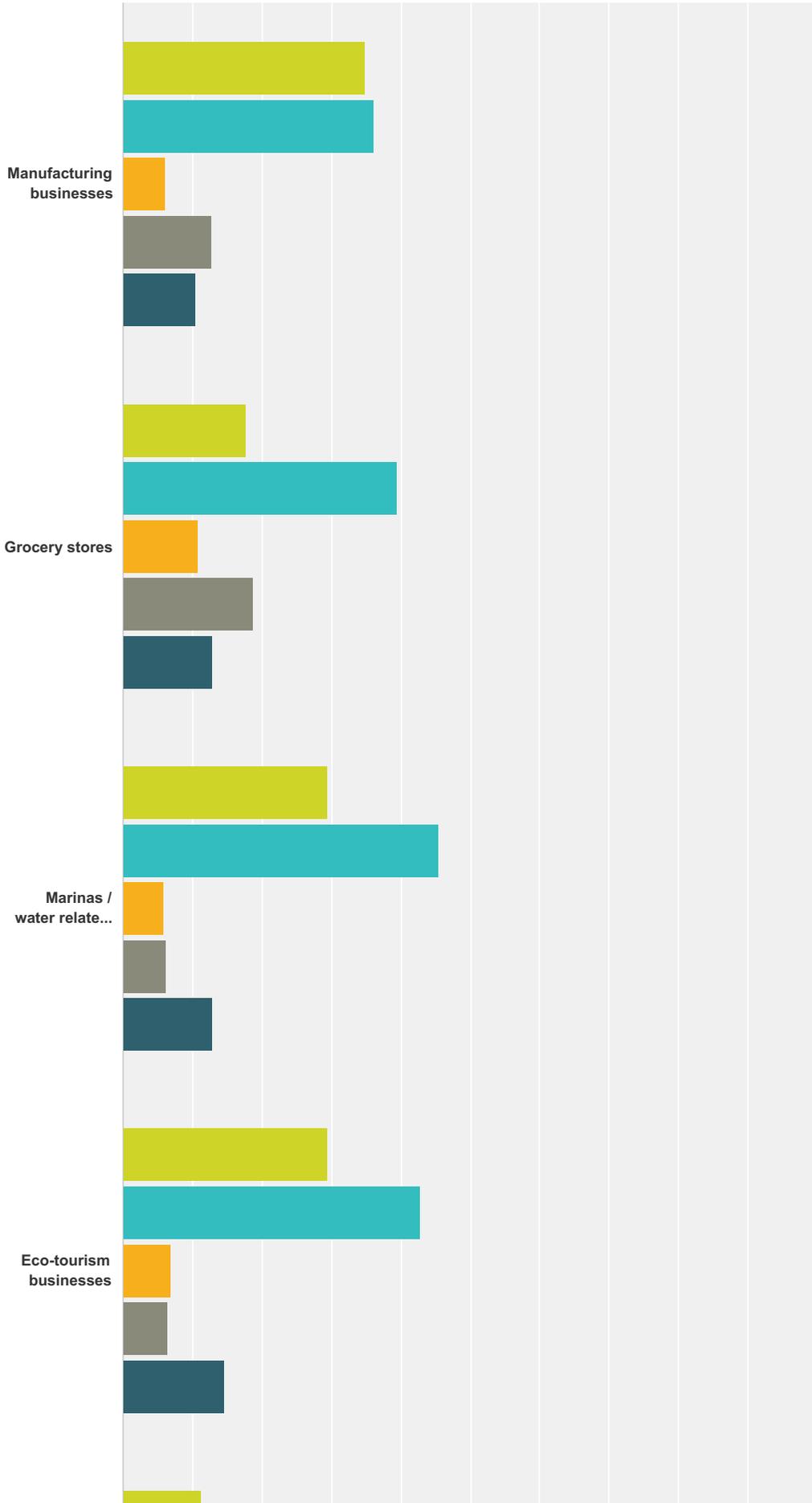
St Marys - Master Plan Steering Committee Survey



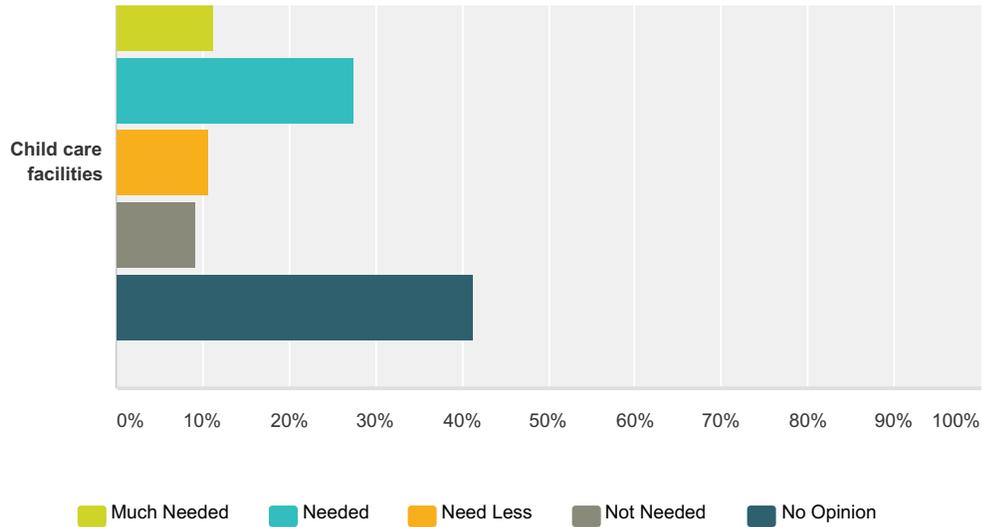
St Marys - Master Plan Steering Committee Survey



St Marys - Master Plan Steering Committee Survey



St Marys - Master Plan Steering Committee Survey



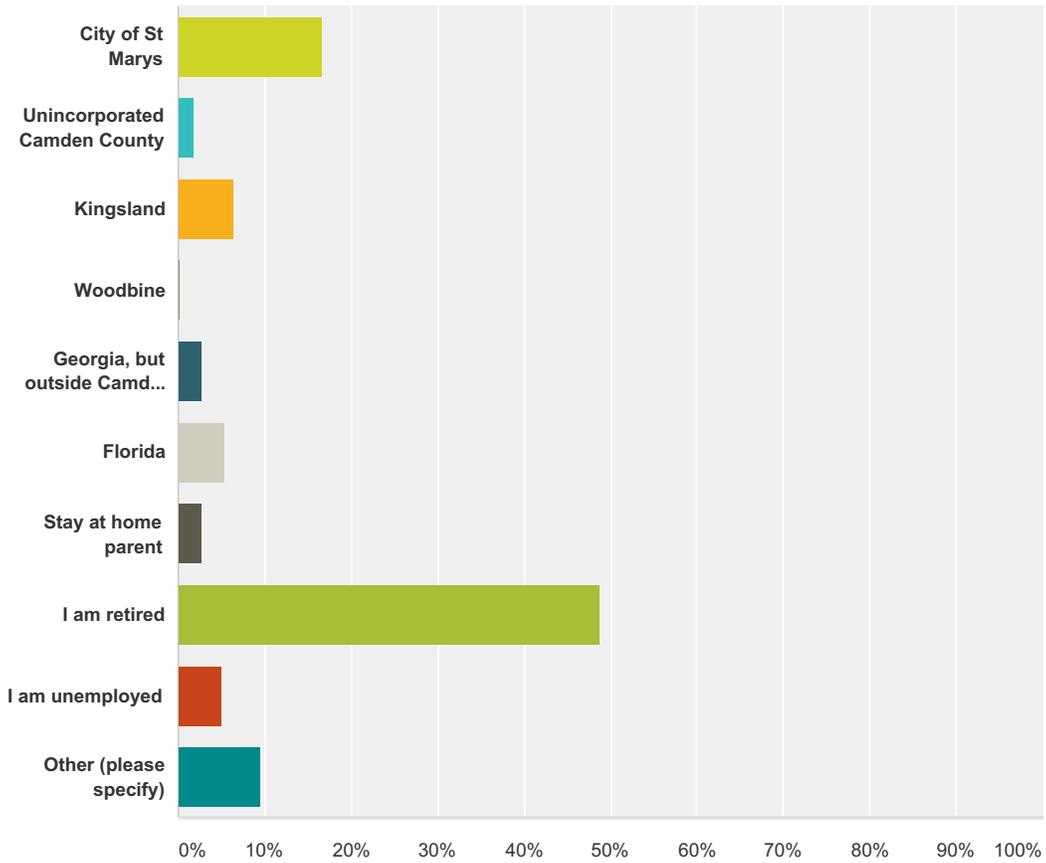
	Much Needed	Needed	Need Less	Not Needed	No Opinion	Total
Professional offices	13.69% 72	43.35% 228	10.27% 54	14.26% 75	18.44% 97	526
Retail stores	41.76% 233	45.16% 252	3.05% 17	4.66% 26	5.38% 30	558
Service businesses (hair salons, dry cleaners, etc.)	11.95% 65	35.66% 194	17.46% 95	19.67% 107	15.26% 83	544
Commercial, recreation, and entertainment	33.99% 190	52.24% 292	2.33% 13	4.83% 27	6.62% 37	559
Medical health services	15.78% 86	40.37% 220	10.28% 56	16.33% 89	17.25% 94	545
Hotel / motel lodging	12.87% 70	31.80% 173	16.91% 92	23.53% 128	14.89% 81	544
Bed and breakfast lodging	8.49% 46	33.58% 182	14.21% 77	25.46% 138	18.27% 99	542
Restaurants	46.89% 264	36.59% 206	4.26% 24	6.39% 36	5.86% 33	563
Lounges, bars, pubs	18.93% 103	26.47% 144	17.28% 94	23.71% 129	13.60% 74	544
Religious facilities	3.16% 17	17.66% 95	18.40% 99	31.97% 172	28.81% 155	538
Recreational vehicle (RV) parks	7.04% 38	24.63% 133	12.78% 69	30.19% 163	25.37% 137	540
Campgrounds	8.41% 45	25.42% 136	12.15% 65	28.22% 151	25.79% 138	535
Manufacturing businesses	34.84% 193	36.10% 200	5.96% 33	12.64% 70	10.47% 58	554
Grocery stores	17.77% 97	39.56% 216	10.81% 59	18.86% 103	13.00% 71	546
Marinas / water related businesses	29.45% 162	45.45% 250	5.82% 32	6.36% 35	12.91% 71	550
Eco-tourism businesses	29.38% 161	42.70% 234	6.93% 38	6.39% 35	14.60% 80	548

St Marys - Master Plan Steering Committee Survey

Child care facilities	11.23% 61	27.62% 150	10.68% 58	9.21% 50	41.25% 224	543
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Q21 Where are you employed?

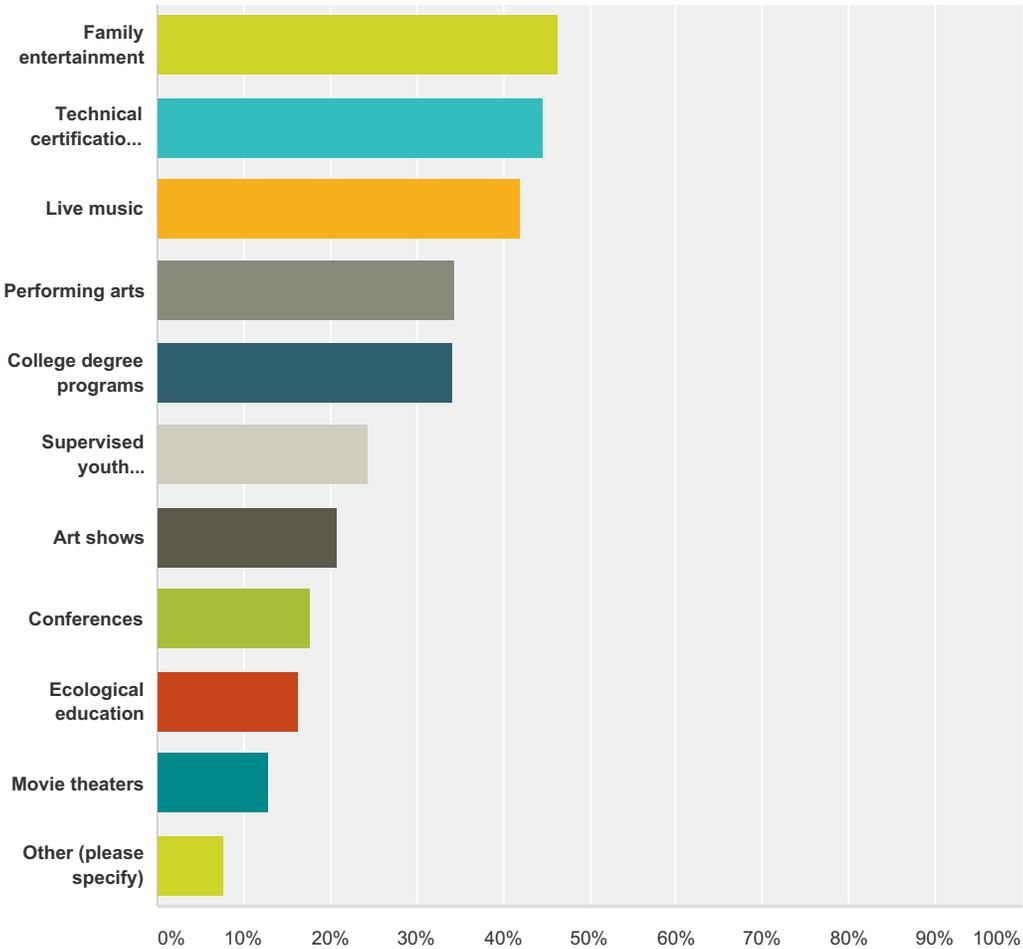
Answered: 548 Skipped: 31



Answer Choices	Responses	Count
City of St Marys	16.79%	92
Unincorporated Camden County	1.82%	10
Kingsland	6.57%	36
Woodbine	0.18%	1
Georgia, but outside Camden County	2.74%	15
Florida	5.47%	30
Stay at home parent	2.74%	15
I am retired	48.91%	268
I am unemployed	5.11%	28
Other (please specify)	9.67%	53
Total		548

Q22 Of the items listed below, choose THREE that you would like more local availability:

Answered: 576 Skipped: 3



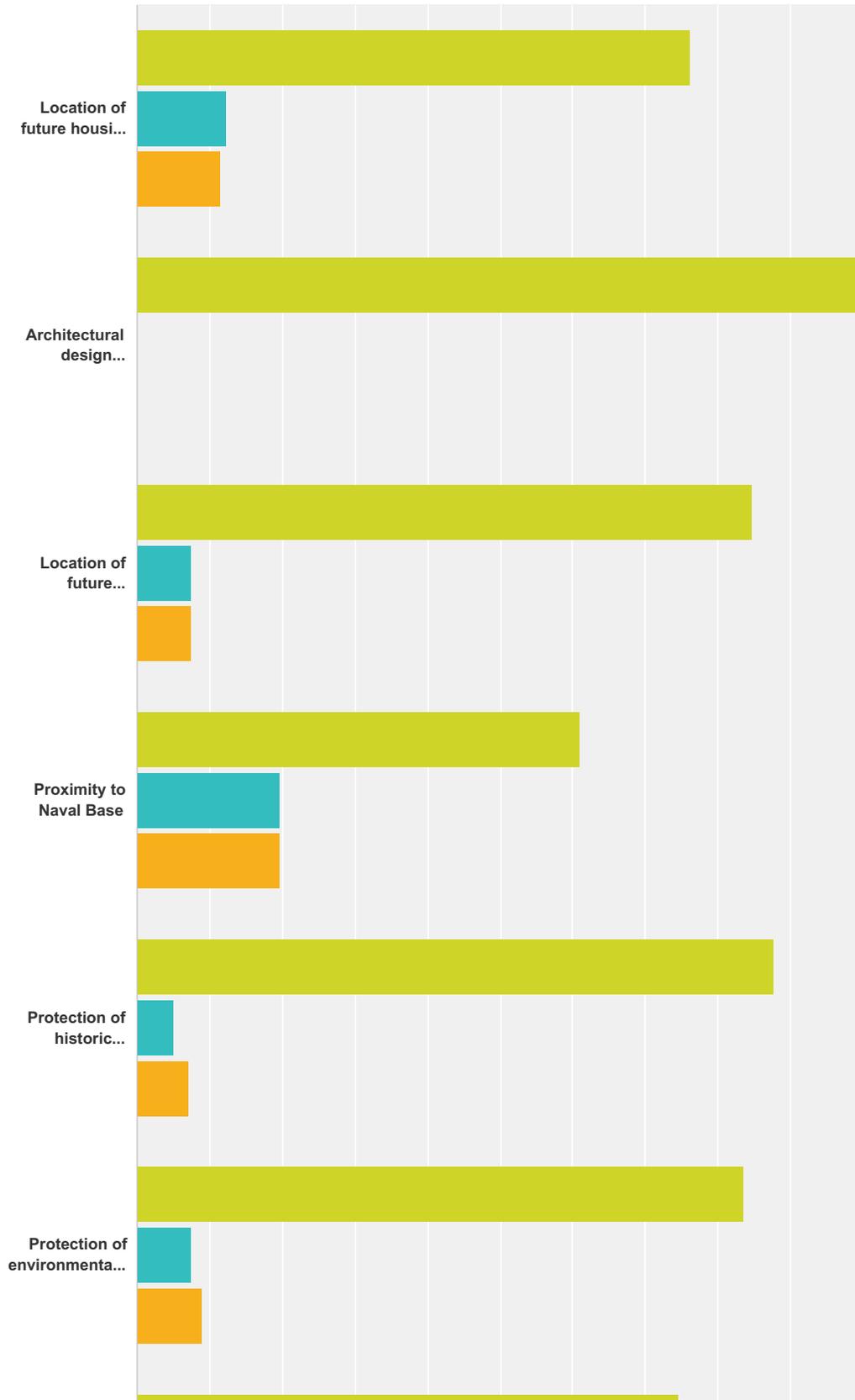
Answer Choices	Responses
Family entertainment	46.35% 267
Technical certification programs	44.62% 257
Live music	42.01% 242
Performing arts	34.55% 199
College degree programs	34.20% 197
Supervised youth entertainment	24.48% 141
Art shows	20.83% 120
Conferences	17.71% 102
Ecological education	16.32% 94
Movie theaters	13.02% 75

St Marys - Master Plan Steering Committee Survey

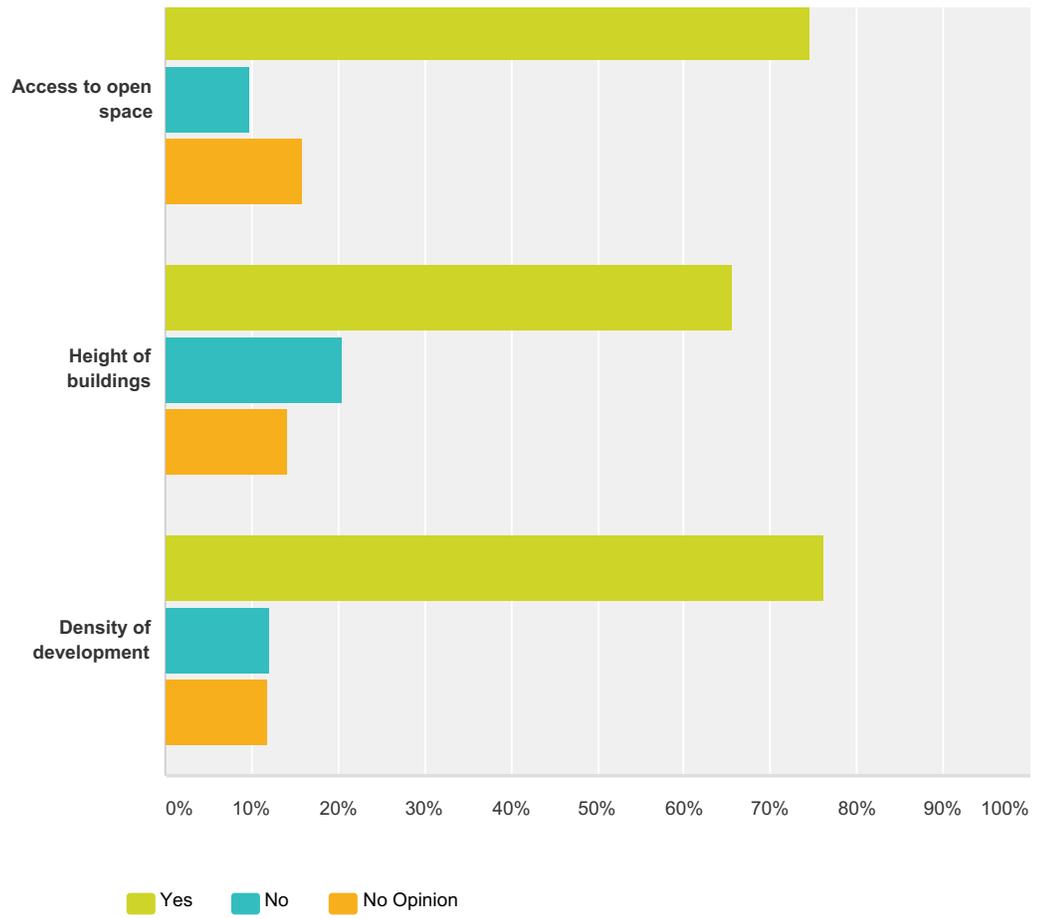
Other (please specify)	7.64%	44
Total Respondents: 576		

Q23 Should St Marys guide development with regard to the following issues?

Answered: 564 Skipped: 15



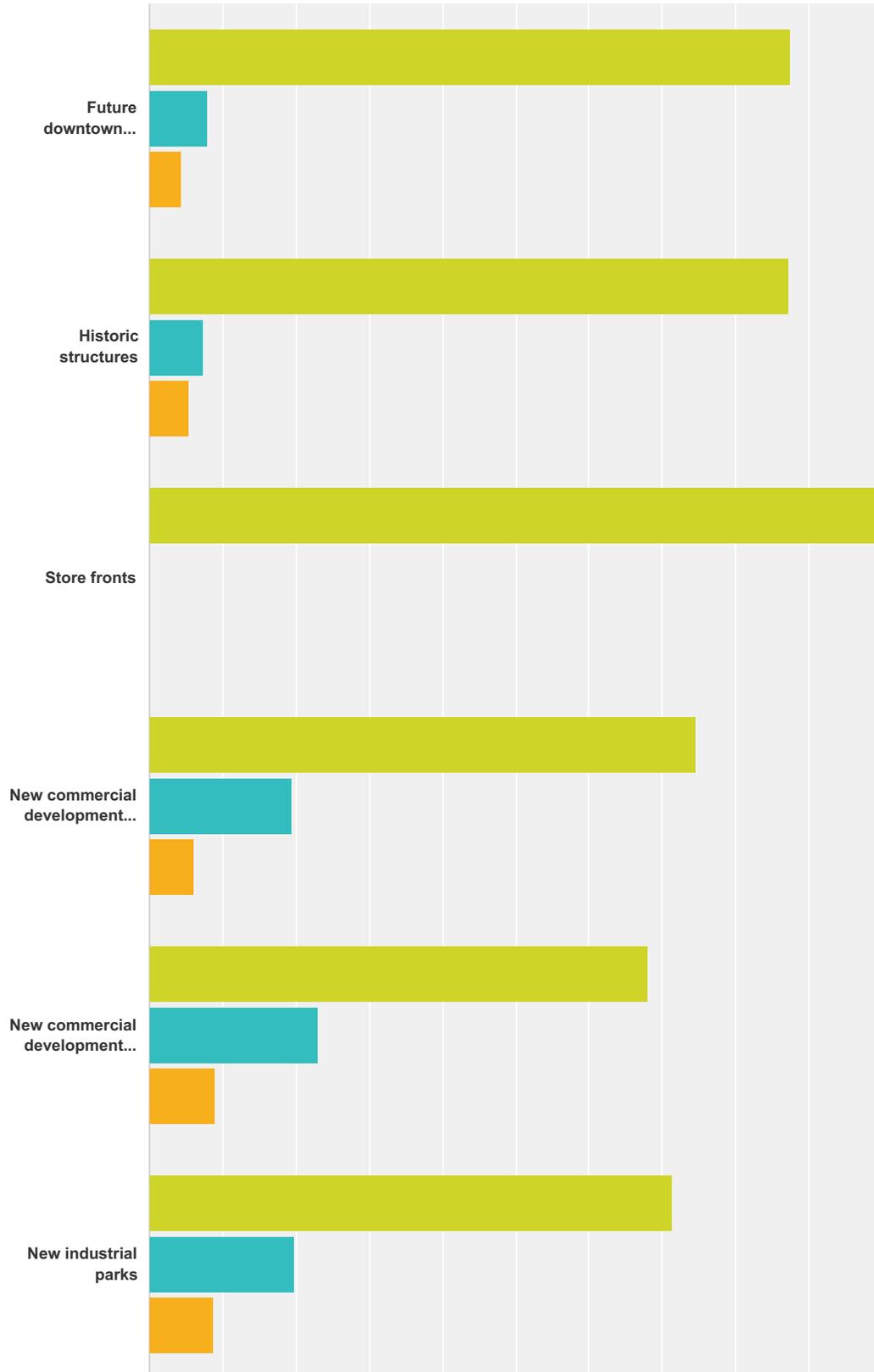
St Marys - Master Plan Steering Committee Survey



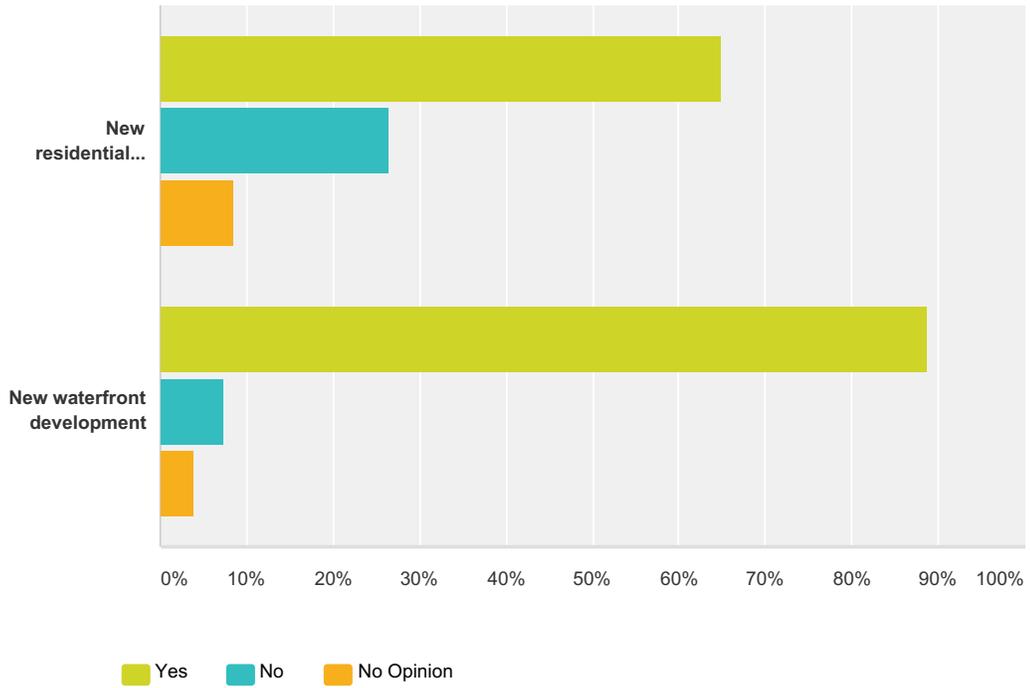
	Yes	No	No Opinion	Total
Location of future housing development	76.26% 424	12.23% 68	11.51% 64	556
Architectural design standards	100.00% 1	0.00% 0	0.00% 0	1
Location of future commercial development	84.84% 470	7.58% 42	7.58% 42	554
Proximity to Naval Base	60.87% 336	19.57% 108	19.57% 108	552
Protection of historic resources	87.77% 488	5.04% 28	7.19% 40	556
Protection of environmentally sensitive areas	83.42% 463	7.57% 42	9.01% 50	555
Access to open space	74.50% 406	9.72% 53	15.78% 86	545
Height of buildings	65.45% 360	20.36% 112	14.18% 78	550
Density of development	76.14% 418	12.02% 66	11.84% 65	549

Q24 Should St Marys have architectural design standards for the following types of development?

Answered: 565 Skipped: 14



St Marys - Master Plan Steering Committee Survey



	Yes	No	No Opinion	Total
Future downtown development	87.52% 491	8.02% 45	4.46% 25	561
Historic structures	87.28% 487	7.35% 41	5.38% 30	558
Store fronts	100.00% 6	0.00% 0	0.00% 0	6
New commercial development along Hwy 40 & St Marys Road	74.46% 417	19.46% 109	6.07% 34	560
New commercial development along other roadways	68.04% 379	22.98% 128	8.98% 50	557
New industrial parks	71.48% 396	19.86% 110	8.66% 48	554
New residential subdivisions	64.94% 363	26.48% 148	8.59% 48	559
New waterfront development	88.71% 495	7.35% 41	3.94% 22	558