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

PORT OF ST. MARYS
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Exhibit C

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

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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
300 0 150 300 600 1200
(IN FEET)
1 inch = 300 ft.

DETAIL "A"
(NOT TO SCALE)

LEGEND:
- ○ – SET ½" IRON PIPE "R.L.S. #2218"
- – SET ½" IRON PIPE "TRAVERSE POINT"
- – FND. ½" IRON PIPE "TRAVERSE POINT"
- – WOODEN POWER POLE
- – FIRE HYDRANT
- – TELEPHONE RISER

45' MAX. BLDG. HEIGHT ZONE
±111 AC.

65' MAX. BLDG. HEIGHT ZONE
±360 AC.

100' MAX. BLDG. HEIGHT ZONE
±68 AC.

45' MAX. BLDG. HEIGHT ZONE
±18 AC.

BOUNDARY LINE (TYP.)

PROPERTY LINE (TYP.)

CONSERVATION AREA (CA) ± 18 AC

PORT INDUSTRIAL (I-P) ± 521 AC

PARCEL "A" ± 703 ACRES (± 557 ACRES UPLAND) (±146 ACRES SALT MARSH)

MIXED USE (MU) ± 18 AC

PARCEL "B" SALT MARSH ± 19 AC

SALT MARSH ± 63 Acres

SALT MARSH ± 83 Acres

NOW OR FORMERLY LANDS OF THE CITY OF ST. MARYS (D. B. 744, Pg. 229) ±2.52 Acres
(SEE SURVEY BY THIS FIRM FOR THE CITY OF ST. MARYS DATED: MARCH 4, 1999 AND HAVING OUR DRAWING NUMBER B-2-651(D)-6-98)

DNR MARSH LINE AS FLAGGED BY COASTAL ENVIRONMENTAL CONSULTING SERVICES ON 10/18/05. NOTE: THIS LINE HAS NOT BEEN VERIFIED BY ANY GA. DNR AUTHORITIES

NORTH RIVER

UNNAMED CREEK

OLD POINT PETER ROAD

RELOCATED POINT PETER ROAD

OSBORNE ROAD

UNNAMED STREET

BOUNDARY STREET

NORTH STREET

UNION STREET

FINLEY STREET

PINE STREET

FLEMING STREET

LIBERTY STREET

ST. PATRICK STREET

GALLOP STREET

MEETING STREET

ASHLEY STREET

BARTLETT STREET

SEA GROVE STREET

WHEELER STREET

OSBORNE STREET

READY STREET

NORRIS STREET

COLE STREET

BROAD STREET

QUEEN STREET

COMEAU STREET

BORRELL STREET

MAHAN STREET

WASHINGTON STREET

UNNUMBERED BLOCKS

TAX PARCEL 140-004

POINT OF BEGINNING

HEIGHT OVERLAY DISTRICT SUMMARY

HEIGHT OVERLAY ZONE	TOTAL ACRES	% OF LAND USE
100' MAXIMUM BUILDING HEIGHT	±68	12%
65' MAXIMUM BUILDING HEIGHT	±360	65%
45' MAXIMUM BUILDING HEIGHT	±129	23%
GROSS DEVELOPMENT ACREAGE	±557	100%
SALT MARSH	±165	
TOTAL PROPERTY	±722	

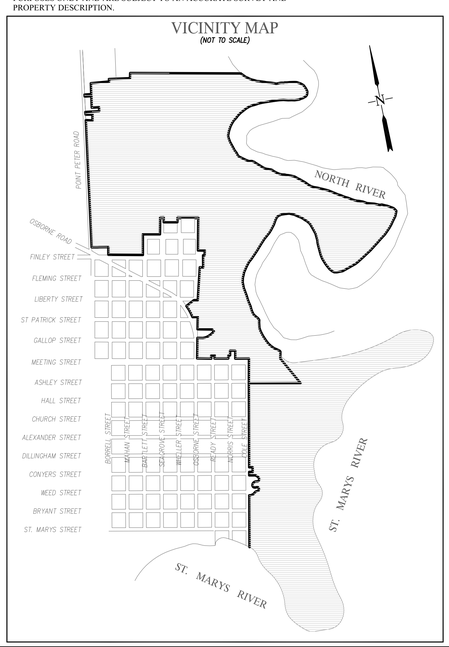
LAND USE DESIGNATION
- CA – CONSERVATION AREA
- MU – MIXED USE
- I-P – PORT INDUSTRIAL
- PROPERTY LINE
- JURISDICTIONAL WETLANDS
- SALT MARSH
- MARSH BUFFER
- ACCESS POINT

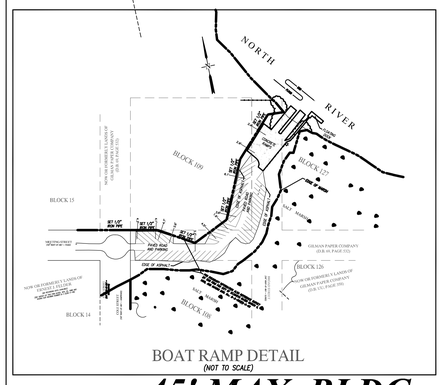
NOTES:
1.) ALL BOUNDARY INFORMATION PROVIDED BY PRIVETT & ASSOCIATES SURVEY DATED 10/26/15.
2.) ACREAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WHEN LAND USES AND PARCEL BOUNDARIES CHANGE. THESE CHANGES WILL BE IN ACCORDANCE WITH THE PORT OF ST. MARYS INDUSTRIAL & LOGISTICS CENTER PLANNED DEVELOPMENT DISTRICT TEXT.
3.) WETLANDS ON THIS ZONING MASTER PLAN ARE APPROXIMATE AS SHOWN. SOURCE: THOMAS & HUTTON "WETLAND SURVEY OF PORT OF ST. MARYS INDUSTRIAL AND LOGISTICS CENTER" DATED 4/22/15.

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.

VICINITY MAP
(NOT TO SCALE)





BOAT RAMP DETAIL
(NOT TO SCALE)