TECHNICAL ADDENDUM
DATA ASSESSMENT

City of St. Marys
Comprehensive Plan

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By:

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1. Population

In an effort to provide a solid foundation for this Comprehensive Plan, the City of St. Marys focused primarily on results from the two most recent decennial censuses (2000 and 2010) and from the most recently available estimates (either 2014 or 2015, depending on the statistic). Generally, the most recent estimates were from 2014, and all of these 2014 estimates were based on data from the American Community Survey (ACS) 5-Year Estimates. The ACS is an ongoing statistical survey by the U.S. Census Bureau, and the 5-year estimates factor in survey results received during the previous five years (2010-2014). While the ACS also releases 1-year estimates to provide more current data, these are limited to areas with populations greater than 65,000, and the populations in Camden County and St. Marys are below this threshold. Additionally, not all of the population, employment, and housing characteristics described in the 2000 Census were reported in 2010, so some data from 2010 are reported from the 2006-2010 ACS 5-year estimates. These instances are noted as estimates in the tables and figures herein.

In 2014, the ACS sampled approximately 3.54 million housing unit addresses nationwide and about 94,000 in Georgia, which accounts for about 2.6% of the total housing units in the U.S. and 2.3% in Georgia. Therefore, since the ACS samples a small subset of the population and not the full population, the estimates have a degree of uncertainty associated with them (margin of error). In general, the smaller the sample, the larger the uncertainty, so estimates for St. Marys' population characteristics have a larger margin of error associated with them than Camden County and a much larger margin of error than Georgia. As a result, caution should be used when interpreting the following: 1) year-by-year comparisons between Census results and estimates for a specific location, 2) comparisons of estimates across locations, as the city estimates have a larger margin of error than the county and state estimates, and 3) comparisons of St. Marys' estimates from year to year because there is a larger margin of error associated with how the ACS data is interpolated for this location with a small population.

1.1 Population Comparison

A comparison of population change for St. Marys, Camden County, and Georgia is described in Table 1. From 2000 to 2010, St. Marys experienced tremendous growth, and the population increased by 24.4%. This growth rate exceeded that of the county (15.7%) and state (18.3%). Based on the 2015 population estimate (1-year estimate), the St. Marys' population continued to increase, but growth slowed. From 2010 to 2015, St. Marys' population only increased by 4.9%, which slightly exceeded growth in the county (3.1%) but was slightly less than growth in the state (5.4%). St. Marys' population was 31.5% of the county's total population in 2000, and its share increased to 34.5% in 2015.

Table 1: General Population

Jurisdiction	2000 (Census)	2010 (Census)	2015 (Estimate)	% Change 2000-2010	% Change 2010-2015
St. Marys	13,761	17,121	17,968	24.4%	4.9%
Camden County	43,664	50,513	52,102	15.7%	3.1%
Georgia	8,186,453	9,687,653	10,214,860	18.3%	5.4%

Source: U.S. Census Bureau

Population comparisons to other jurisdictions in Camden County are described in Table 2. St. Marys' 24.4% population growth from 2000 to 2010 was about half of the population growth rate by Kingsland, the second largest city in Camden County, which grew by 51.8%. The larger growth rate in Kingsland put its population within 1,200 people of St. Marys. During this same period, populations decreased by 31.6% in Kings Bay and 8.5% in unincorporated Camden County. From 2010 to 2015, St. Marys' modest growth of 4.9% slightly exceeded the growth in Kingsland (3.4%) to avoid Kingsland overtaking St. Marys as the most populated city in Camden County. During this period, the population in Kings Bay experienced some recovery, but it was still smaller than its size in 2000. The only jurisdiction in Camden County that did not have a population increase from 2010 to 2015 was Woodbine, which decreased by 9.0%. The overall decrease in population from 2000 to 2015 for unincorporated Camden County coupled with the growth in St. Marys and Kingsland resulted in the unincorporated portion of the county to shift from representing the largest fraction of the county's population in 2000 (35.7%) to being third in 2015 (27.7%).

Table 2: Population Comparison to Other Jurisdictions in Camden County

Jurisdiction	2000 (Census)	2010 (Census)	2015 (Estimate)	% Change 2000-2010	% Change 2010-2015
St Marys	**13,761**	**17,121**	**17,968**	**24.4%**	**4.9%**
Kingsland	10,506	15,946	16,487	51.8%	3.4%
Naval Submarine Base Kings Bay	2,599	1,777	1,905[a]	–31.6%	7.2%
Woodbine	1,218	1,412	1,285	15.9%	–9.0%
Unincorporated Camden County	15,580	14,257	14,457	-8.5%	1.4%

[a] 2014 Estimate

Source: U.S. Census Bureau

1.2 Population Projections

Population projections provide valuable information to assist local governments and agencies in planning for and making future decisions. In 2015, the Georgia Governor's Office of Planning and Budget (OPB) updated its population projections for the years 2015 through 2050. Baseline data

for these projections include the more recent Census "Vintage" postcensal population estimates. Total population projections are currently only available at the state and county levels. The historical and projected populations through 2050 for Camden County are described in Table 3. From the historical records, the period from 1980 to 1990 experienced the largest population growth rate. Since then, the population has continued to increase, but the growth rate has slowed. The county's population is expected to continue to increase for the next few decades.

Table 3: Historical and Projected Growth Rate from Georgia OPB for Camden County

Year	Camden County Population	Growth Rate Per Year Since Previous Data Point	Source
1970	11,334	N/A	Census
1980	13,371	1.8%	Census
1990	30,167	12.6%	Census
2000	43,664	4.5%	Census
2010	50,513	1.6%	Census
2015	52,102	0.6%	Census (Estimate)
2020	55,230	1.2%	OPB Estimate
2025	57,597	0.9%	OPB Estimate
2030	59,679	0.7%	OPB Estimate
2035	61,547	0.6%	OPB Estimate
2040	63,260	0.6%	OPB Estimate
2045	64,825	0.5%	OPB Estimate
2050	66,339	0.5%	OPB Estimate

Source: U.S. Census Bureau and Georgia Governor's Office of Planning and Budget (OPB)

Since the finest resolution for population estimates provided by the Georgia OPB was at the county scale, other methods were used to predict St. Marys' future population. One method explored how the fraction of Camden County's population living in St. Marys changed with time. Using historical Census data, this fraction has steadily increased from 1980 to 2015, and the increase was at a linear rate, as presented in Figure 1. In 1980, 26.9% of Camden County's population lived in St. Marys, and by 2015, this increased to 34.5%. The linear trendline of these data in Figure 1 has a coefficient of determination (R^2) of 0.9405, which confirms a strong linear relationship.

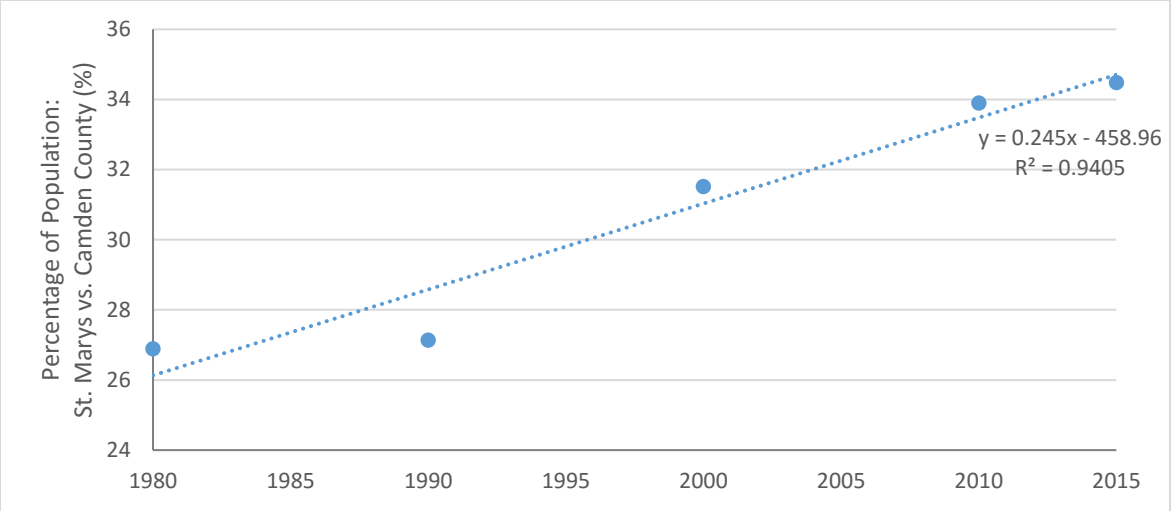

Figure 1: Percentage of St. Marys' Population Relative to the County's Population

Source: U.S. Census Bureau

Based on the linear relationship developed in Figure 1 (equation: Population = 0.245 × Year – 458.96), St. Marys' population was estimated through 2050. This method assumes that the growth rate in St. Marys exceeds that at the county level, which is what has occurred since 1980. Based on this equation, the fraction of county residents living in St. Marys in 2050 would be 43.3% by 2050, so this results in a population projection of 28,718, as shown in Figure 2 and Table 4. This method predicts that St. Marys' population will grow by 10,750 residents in the 35 years from 2015 to 2050. This potential amount of growth presents the City of St. Marys with a number of issues related to the natural environment, city services, infrastructure, and the overall quality of life.

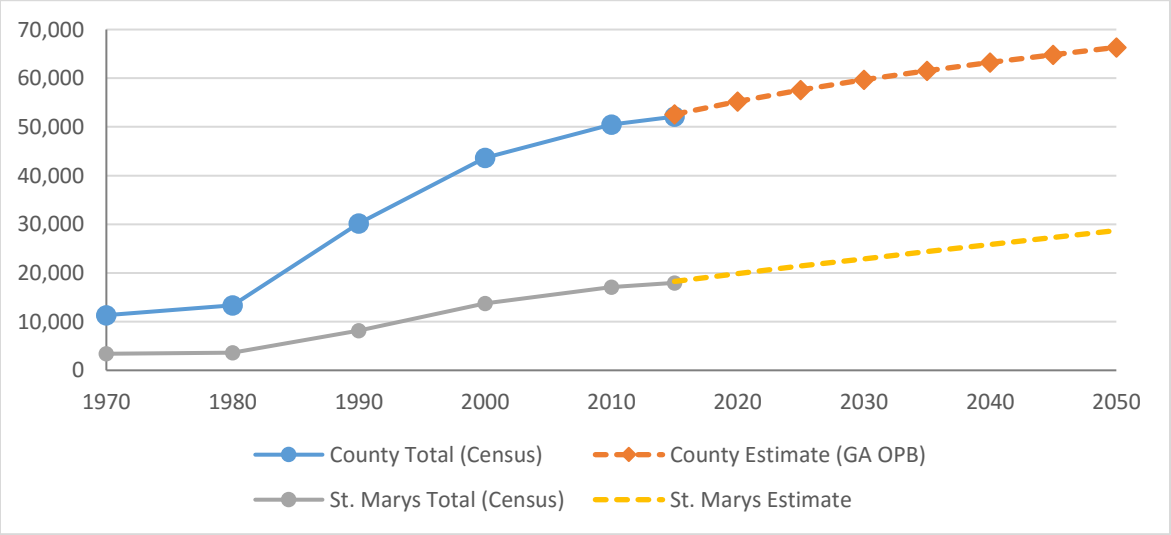

Figure 2: Historical and Projected Populations in Camden County and St. Marys

Table 4: St. Marys' Historical and Projected Population using Two Methods

Year	U.S. Census Data	Method 1: City Growth Rate Exceeds County (Figure 1)	Method 2: City Growth Rate Equivalent to County
1970	3,408	–	–
1980	3,596	–	–
1990	8,187	–	–
2000	13,761	–	–
2010	17,121	–	–
2015	17,968	–	–
2020	–	19,850	19,054
2025	–	21,406	19,871
2030	–	22,911	20,589
2035	–	24,382	21,234
2040	–	25,835	21,825
2045	–	27,268	22,364
2050	–	28,718	22,887

The second method assumes that St. Marys' growth rate will equal Camden County's growth rate. This method is expected to provide a lower limit of potential growth, as the historical data has shown that population growth in St. Marys exceeded that in the county since 1980. Operating under this assumption, and since 34.5% of the county's residents lived in St. Marys in 2015, St. Marys' projected population in 2050 will grow by 4,919 new residents to 22,887. Based on the two methods presented, it is projected that St. Mary's population will increase between 5,000 and 11,000 people by 2050. These results are described in Table 4.

In order to confirm the accuracy of the projections above, one need only review the City's existing inventory of 2,800 vacant, platted lots that are available for future development. Assuming these lots are constructed as single-family homes and are occupied by the current average household size (2.68), they will support another 7,500 people at full buildout, not accounting for growth related to future subdivisions.

1.3 Population by Age

The age composition of the population in St. Marys and Camden County is presented in Table 5 and Table 6. The percentage of children and retirees is highlighted with the broader age categories in Table 5. Table 6 describes more age groupings in five and ten year increments. Since St. Marys' population comprises about one-third of the county's population, the distribution of age groups between St. Marys and Camden County are pretty consistent.

Age composition from 2000 to 2014 shifted to have a smaller percentage of children (under 18 years) and a larger percentage of retiree-age adults (62 years and over). This supports the observation that more retirees were enticed to move to St. Marys in the early 2000s. The ratio of children under the age of 18 to retiree-aged adults, 62 years and over, was 5.1 in 2000, and this ratio decreased to 1.8 in 2014. The fraction of adults 62 years and over in 2014 more than doubled the fraction in 2000 (from 6.6% to 14.4%). With the shift in age composition in St. Marys, it is important to consider the needs for a growing retiree-aged community. However, it is still important to consider needs of children who outnumber the retiree-aged adults.

Table 5: Age Composition in St. Marys and Camden County (Broad Groupings)

Age Grouping	St. Marys			Camden County		
	2000 (Census)	2010 (Census)	2014 (Estimate)	2000 (Census)	2010 (Census)	2014 (Estimate)
Under 18 years	33.4%	28.0%	26.6%	31.7%	27.0%	26.0%
18 years and over	66.6%	72.0%	73.4%	68.3%	73.0%	74.0%
21 years and over	62.6%	67.6%	69.0%	63.1%	67.8%	69.7%
62 years and over	6.6%	13.1%	14.4%	6.6%	11.8%	13.0%
65 years and over	5.2%	10.0%	11.3%	5.2%	9.0%	10.1%

Source: U.S. Census Bureau

Through evaluating the 5-year and 10-year age groups identified in Table 6, the fraction of total population from 2000 to 2014 decreased for the following groups for both St. Marys and Camden County: under 20 years and 25 to 44 years. These age groups typically include families with children. Therefore, future planning should consider jobs and opportunities that might attract more young families. Interestingly, the age group of 20 to 24 years increased substantially from 8.8% to 12.9% of the total population. The fraction of total population also increased for adults 45 years and older, with the fractions about doubling for each group above 60 years.

Table 6: Age Composition in St. Marys and Camden County (5-Year and 10-Year Groupings)

Age Grouping	St. Marys			Camden County		
	2000 (Census)	2010 (Census)	2014 (Estimate)	2000 (Census)	2010 (Census)	2014 (Estimate)
Under 5 years	9.5%	8.2%	8.5%	8.7%	7.9%	7.7%
5 to 9 years	9.4%	7.7%	7.6%	9.0%	7.3%	7.0%
10 to 14 years	9.4%	7.5%	6.7%	9.1%	7.3%	6.9%
15 to 19 years	7.4%	7.5%	5.6%	7.9%	7.8%	6.9%
20 to 24 years	8.8%	8.8%	12.9%	9.8%	9.8%	10.6%
25 to 34 years	17.9%	14.8%	13.7%	17.2%	14.4%	14.8%
35 to 44 years	16.7%	12.7%	11.8%	16.7%	13.0%	12.2%
45 to 54 years	10.1%	12.9%	11.9%	10.5%	13.7%	13.4%
55 to 59 years	3.2%	5.1%	5.2%	3.4%	5.2%	5.5%

60 to 64 years	2.3%	4.9%	4.9%	2.4%	4.6%	4.9%
65 to 74 years	3.1%	6.7%	7.2%	3.2%	6.0%	6.8%
75 to 84 years	1.5%	2.5%	3.0%	1.5%	2.4%	2.7%
85 years and over	0.6%	0.8%	1.1%	0.4%	0.7%	0.6%

Source: U.S. Census Bureau

1.4 Population by Age Projection

In 2012, Georgia OPB projected Camden County's population by age groupings through 2020. The 2020 projection is presented with Census data in Table 7. The projected change from 2010 to 2020 is a decrease in fraction of the county population for the following age groups: 15 to 24 and 35 to 54. The largest changes were –3.2% and –2.0% of the total population for the 20 to 24 and 45 to 54 age groups, respectively. There was a slight rebound for the age groups under 15 and 25 to 34, which had decreased from 2000 to 2010, but these are still less than the fraction they were in 2000. Each age group over 55 years continued to increase, but only the age group 75 to 84 had a larger increase than the period from 2000 to 2010. Based on the county-wide projections, the trend for a growing older population (over 55 years) is expected to continue. This trend is important to consider when planning for future facilities and services.

Table 7: Projection of Population by Age for Camden County.

Age Grouping	U.S. Census		GA OPB Projection[a]	Change 2000-2010	Change 2010-2020
	2000	2010	2020		
0 to 4	8.7%	7.9%	8.3%	–0.8%	0.4%
5 to 9	9.0%	7.3%	8.4%	–1.7%	1.1%
10 to 14	9.1%	7.3%	7.5%	–1.8%	0.2%
15 to 19	7.9%	7.8%	6.7%	–0.1%	–1.1%
20 to 24	9.8%	9.8%	6.6%	0.0%	–3.2%
25 to 34	17.2%	14.4%	15.2%	–2.8%	0.8%
35 to 44	16.7%	13.0%	12.7%	–3.7%	–0.3%
45 to 54	10.5%	13.7%	11.7%	3.2%	–2.0%
55 to 59	3.4%	5.2%	6.1%	1.8%	0.9%
60 to 64	2.4%	4.6%	5.3%	2.2%	0.7%
65 to 74	3.2%	6.0%	7.3%	2.8%	1.3%
75 to 84	1.5%	2.4%	3.5%	0.9%	1.1%
85 or older	0.4%	0.7%	0.7%	0.3%	0.0%

[a] Georgia OPB conducted population by age projections in 2012.

Source: U.S. Census Bureau and Georgia Governor's Office of Planning and Budget (OPB)

1.5 Average Household Size

There has been a national trend toward smaller households as people are having fewer children, the population is aging, and the number of persons living alone has increased. The average household size in St. Marys and Camden County decreased by 6.4% and 5.3% from 2000 to 2010, respectively. Some of the decrease in St. Marys and Camden County can be attributed to the larger retiree-aged population living in households without children. In 2010, both the city and county average shifted closer to the state average of 2.63. The trend of a decreasing household size reversed in 2014, as the statewide average increased by 3.4% and the city and county stayed relatively constant. In 2014, both the city and county averages were smaller than the state average by 1.5%, as shown in Table 8.

Table 8: Average Household Size

Location	2000 (Census)	2010 (Census)	2014 (Estimate)
St. Marys	2.83	2.65	2.68
Camden County	2.84	2.69	2.68
Georgia	2.65	2.63	2.72

Source: U.S. Census Bureau

1.6 Number of Households

From 2000 to 2010 the total number of households (occupied housing units) in St. Marys increased by about 33% to support the 24.4% increase in population. Consistent with the result for population growth rate at the city, county, and state levels, the rate of increase for St. Marys outweighed that for the county and state (Table 9). During this period, the number of households grew faster than the total population (Table 1), and this contributed to the decrease in average household size. From 2010 to 2014, the growth trend changed, and household growth became almost stagnant. The number of households in St. Marys only increased by 0.9% during this period, which was less than the small increase experienced in Camden County (2.8%) but more than the small decrease experienced in Georgia (–1.3%).

Table 9: Number of Households

Jurisdiction	2000 (Census)	2010 (Census)	2014 (Estimate)	% Change 2000-2010	% Change 2010-2014
St. Marys	4,837	6,428	6,488	32.9%	0.9%
Camden County	14,705	18,047	18,560	22.7%	2.8%
Georgia	3,006,369	3,585,584	3,540,690	19.3%	–1.3%

Source: U.S. Census Bureau

1.7 Racial Distribution

The racial distribution has stayed consistent over the past decade and a half, as shown in Table 10. From 2000 to 2014, the percentage for all racial categories did not change by more than 0.6 percentage points, except one. This exception was the category "Some Other Race" which decreased from 1.6% to 0.4% of the total population. Overall, the population in St. Marys is about 75% White and about 20% Black or African American. The third most common category is multiracial (two or more races), and 2.7% of the population identified themselves as this group. Based on the 2014 population estimates, St. Marys' racial composition was consistent with the county, where the population is 75.0% White and 18.9% Black or African American. These were slightly different than the racial composition across the state, where the population is 60.4% White and 30.9% Black or African American.

Table 10: Racial Composition in St. Marys

Category	St. Marys		
	2000 (Census)	2010 (Census)	2014 (Estimate)
White	74.6%	74.2%	75.1%
Black or African American	20.0%	18.7%	19.5%
American Indian or Alaska Native	0.5%	0.5%	1.1%
Asian	1.2%	1.4%	1.2%
Native Hawaiian and Other Pacific Islander	0.1%	0.1%	0.1%
Some Other Race	1.6%	1.7%	0.4%
Two or More Races	2.1%	3.5%	2.7%

Source: U.S. Census Bureau

1.8 Educational Attainment

The significance of education in today's competitive workplace is very important. Table 11 illustrates the percentage of adult population (over 25 years) that has attained each level of education. The percentage of the population that is at least a high school graduate is higher in St. Marys (92.9%) than the county (91.2%) and state (85.0%), supporting that the school system in the county is better than the state average. A positive trend is that the percentage of adults not graduating from high school has decreased slightly for the city, county, and state from 2010 to 2014. St. Marys has a higher percentage of adults with graduate or professional degrees than the county and state. However, the percentage of the population that has at least a bachelor's degree in St. Marys (24.6%) is less than the state (28.3%) but more than the county (21.2%). Also, the percentage of adults with some college experience (no degree) or an Associate's degree is higher in St. Marys and Camden County than the state.

Table 11: Educational Attainment

Highest Level of Education	St. Marys		Camden County		Georgia	
	2010 (Estimate)	2014 (Estimate)	2010 (Estimate)	2014 (Estimate)	2010 (Estimate)	2014 (Estimate)
Less than 9th Grade	1.4%	1.3%	2.3%	2.2%	6.1%	5.6%
9th to 12th Grade (no diploma)	6.6%	5.8%	8.6%	6.7%	10.4%	9.4%
High School Graduate (includes equivalency)	30.2%	29.5%	33.4%	31.0%	29.6%	28.6%
Some College (no degree)	26.6%	28.5%	26.8%	28.9%	20.1%	21.1%
Associate Degree	9.3%	10.3%	8.5%	10.1%	6.6%	7.0%
Bachelor's Degree	14.1%	12.4%	12.1%	13.1%	17.5%	17.9%
Graduate or Professional Degree	11.8%	12.2%	8.3%	8.1%	9.7%	10.4%

Source: U.S. Census Bureau

The educational attainment was further broken down by age group for those attaining at least a bachelor's degree in Table 12. A striking difference is the drastic decrease from 26.2% to 17.3% for adults in the 25-34-year-old group in St. Marys. Camden County also experienced a slight decrease from 20.1% to 17.5%, while Georgia remained relatively stable at about 29%. A concern from this data is that an additional 12% of the population in the 25-34-year-old group across the state holds at least a bachelor's degree compared with Camden County and St. Marys. This indicates a need for jobs in St. Marys and Camden County to bring in recent college graduates. There was an increase for the population in the 35-44-year-old group in St. Marys and Camden County, but both averages were less than the state average. Another observation was that the percentage of the population with at least a bachelor's degree in the 65-year-old and over group is largest in St. Marys compared with Camden County and Georgia. This is likely attributed to the large population of the retirement-age community that is well educated in St. Marys. Interestingly, this age group (65 and over) in St. Marys has a larger percentage of people with at least a bachelor's degree than the 25-34-year-old group, which is the opposite trend from the state average.

Table 12: Percentage of Population with at least a Bachelor's Degree by Age Group

Age Group	St. Marys		Camden County		Georgia	
	2010 (Estimate)	2014 (Estimate)	2010 (Estimate)	2014 (Estimate)	2010 (Estimate)	2014 (Estimate)
25-34	26.2%	17.3%	20.1%	17.5%	28.8%	29.2%

35-44	24.2%	31.0%	20.3%	23.8%	30.8%	32.4%
45-64	27.2%	26.9%	21.1%	22.5%	27.8%	28.6%
65 over	25.1%	22.7%	19.2%	20.2%	18.4%	21.6%

Source: U.S. Census Bureau

1.9 Household Income

A summary of median household income is presented in Table 13. Median household Income rose substantially from 2000 to 2010 for the city, county, and state, but the rate of change and median household income was largest for St. Marys. From 2010 to 2014, only the county experienced an increase (7.2%), where St. Marys experienced a slight decrease (–2.1%) and there was no change for the state. Based on the most recent available results, median household income in St. Marys is $1,357 less than Camden County but $2,100 more than Georgia, and this is the opposite order from 2000 when the state was first and the county was last.

Table 13: Summary of Median Household Income

Location	2000 (Census)	2010 (Estimate)	2014 (Estimate)	% Change 2000-2010	% Change 2010-2014
St. Marys	$42,087	$52,526	$51,442	24.8%	–2.1%
Camden County	$41,056	$49,230	$52,799	19.9%	7.2%
Georgia	$42,433	$49,347	$49,342	16.3%	0.0%

Source: U.S. Census Bureau

1.9.1 Other Sources of Income

The U.S. Census lists the following sources of household income: earnings, social security, other retirement income, and supplemental security income. Supplemental security income is a U.S. government program that provides stipends to low income people who are either aged 65 or older, blind, or disabled. Average household earnings for each income source for St. Marys, Camden County, and Georgia are presented in Table 14. There are a few interesting results from this table. The state average household income from earnings was about $10,000 more than St. Marys and Camden County for all three periods described (2000, 2010, and 2014). In 2000, average household income from social security, other retirement income, or supplementary security income did not vary on the city, county, or state level. However, in 2010, social security and other retirement income increased more rapidly for St. Marys compared with Camden County and Georgia. Mean household income for each of the sources remained relatively stable from 2010 to 2014. In both 2010 and 2014, other retirement income was approximately $10,000 more for St. Marys compared with Camden County and Georgia, and social security was approximately $2,000 more for St. Marys compared with Camden County and Georgia. The larger average sources of retirement income for St. Marys residents supports that there was an influx of retirees with large retirement savings between 2000 and 2010. Assuming that a household

received both the average social security and average other retirement income, these two were about 90% of the average earnings for St. Marys. In Camden County, the sum of these two retirement sources was about two-thirds of the average earnings, and in Georgia, it was a little over half of the average earnings.

Table 14: Mean Household Income by Specific Source

Source of Income	St. Marys	Camden County	Georgia
	2000 (Census)		
Earnings	$47,772	$45,988	$56,625
Social Security	$10,437	$9,693	$10,445
Other Retirement Income	$17,336	$19,422	$17,957
Supplemental Security	$5,395	$5,836	$5,889
	2010 (Estimate)		
Earnings	$55,096	$55,546	$67,694
Social Security	$17,047	$14,929	$14,793
Other Retirement Income	$33,405	$23,514	$22,169
Supplemental Security	$9,443	$7,667	$7,639
	2014 (Estimate)		
Earnings	$60,551	$61,333	$70,143
Social Security	$18,644	$17,320	$17,114
Other Retirement Income	$34,188	$24,851	$24,533
Supplemental Security	$7,214	$8,577	$9,011

Source: U.S. Census Bureau

The percentage of households receiving each source of income are presented in Table 15. Based on the results in this table, it is evident that there was the shift from a larger fraction of the community working in St. Marys and Camden County in 2000 to an increase in the retirement population by 2010. From 2000 to 2014, the fraction of the households in St. Marys with retirement income sources (social security or other sources) increased from about 15% to about 25%, and the fraction with earnings decreased from about 90% to about 80%. The retirement population in St. Marys and Camden County has more access to other sources of retirement savings than the state average, as an additional 6-7% of the households had other sources of retirement income. Both St. Marys and Camden County had similar numbers of households drawing other sources of retirement income; however, when comparing this result to that in Table 14, households in St. Marys had an additional $10,000 in average other retirement income compared with Camden County. Therefore, retired residents have on average more retirement income in St. Marys compared with Camden County, but retired county residents are in better financial shape than the state average. The state averages present the national trend of an aging

population that is living longer, as the fraction of households with earning have decreased slightly and fraction of households drawing social security have increased slightly during this period. As a note, the sources of income exceeds 100% for each location because some households have multiple sources of income. For example, a spouse could still be working while another is drawing retirement benefits, or an individual could be working while drawing retirement benefits. In St. Marys and Camden County, the fraction of households with social security and other retirement income were similar, but in Georgia, the fraction of households with other retirement income was about two-thirds of the households with social security.

Table 15: Percentage of Households that Have the Following Sources of Income

Source of Income	St. Marys	Camden County	Georgia
	2000 (Census)		
Earnings	91.3%	88.2%	83.8%
Social Security	14.3%	15.7%	21.9%
Other Retirement Income	14.9%	18.1%	14.4%
Supplemental Security	2.5%	3.6%	4.5%
	2010 (Estimate)		
Earnings	84.3%	84.0%	81.7%
Social Security	23.6%	22.4%	24.4%
Other Retirement Income	22.8%	21.1%	15.4%
Supplemental Security	1.6%	2.6%	3.8%
	2014 (Estimate)		
Earnings	79.2%	81.6%	78.9%
Social Security	25.6%	24.8%	27.0%
Other Retirement Income	21.7%	22.8%	16.3%
Supplemental Security	2.5%	2.9%	5.2%

Source: U.S. Census Bureau

1.9.2 Household Income Distribution

The household income distribution for the city, county, and state in 2014 is presented graphically in Figure 3. For all three, $50,000-$74,999 is the most common category. The top three groups span the range from $35,000 to $99,999, and these groups represent a little more than half of the households for St. Marys and Camden County but a little less than half for the state. Georgia has almost twice as many high earners (greater than $150,000) as St. Marys and Camden County. The fraction earning less than $10,000 is greater in St. Marys (9.1%) than the county (7.1%), but it is right around the state average (8.7%).

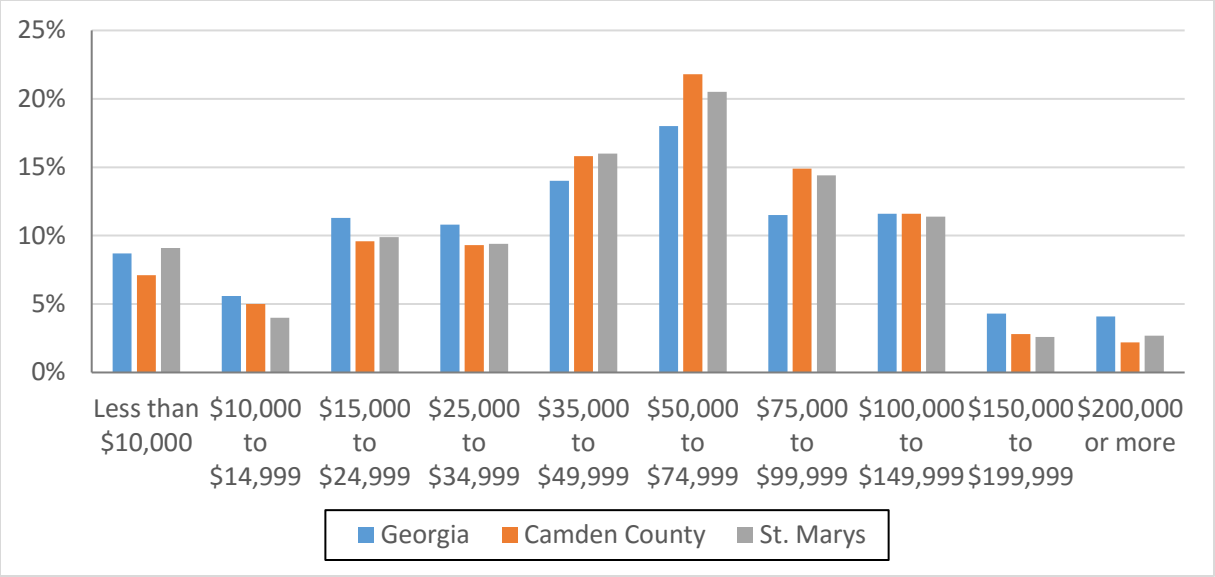

Figure 3: Household Income Distribution

Source: U.S. Census Bureau, 2010-2014 American Community Survey

1.10 Per Capita Income

Per capita income is calculated by dividing the total income by the total population, and it is presented in Table 16. In 2000, 2010, and 2014, St. Marys' per capita income has been less than Georgia's but more than Camden County's. Per capita income has increased since 2000 for all three locations, but the rate was larger from 2000-2010 than 2010-2014. During these periods, the increase in per capita income was largest for Camden County and smallest for Georgia, so the discrepancy between per capita income in St. Marys and Camden County moved closer to the state level. In 2000, St. Marys was 86% and Camden County was 78% of the state's per capita income. By 2014, this percentage increased to 95% for St. Marys and 94% for Camden County. Overall, the rate of change (increase) was larger for per capita income (Table 16) than median household income (Table 13) for the city, county, and state levels from both 2000-2010 and 2010-2014.

Table 16: Summary of Per Capita Income

Location	2000 (Census)	2010 (Estimate)	2014 (Estimate)	% Change 2000-2010	% Change 2010-2014
St. Marys	$18,099	$23,205	$24,156	28.2%	4.1%
Camden County	$16,445	$22,022	$23,833	33.9%	8.2%
Georgia	$21,154	$25,134	$25,427	18.8%	1.2%

Source: U.S. Census Bureau

1.11 Earnings by Gender

The median earnings by gender since 2000 are described in Table 17. Since 2000, there has been a dramatic shift for full time, year-round workers in St. Marys. In 2000, median earnings for males and females living in St. Marys was more than those in Camden County, and they were also much closer to the state and national values. By 2010, there was considerable growth for both genders at all locations; however, the county and national levels experienced the most growth. From 2010 to 2014, the median earnings in St. Marys for males and females that work full time and year-round has decreased by $3,154 and $586, respectively. This was not consistent with the state and national trends where median income increased for both. On the county level, there was a small increase ($716) for females but a small decrease ($300) for males. Since the state and national levels experienced growth from 2010 to 2014, median earnings for full time, year-round workers in St. Marys is now considerably less than the state and national rates. Table 17 highlights how St. Marys has slipped in relation to earnings in the county, state, and nation, and how more, better paying jobs are needed in St. Marys to become more consistent with state and national levels.

Table 17: Median Earnings by Gender and Location with Time

Year	St. Marys	Camden County	Georgia	U.S.
	Male full-time, year-round workers: Median Income			
2000 (Census)	$35,419	$31,582	$35,791	$37,057
2010 (Estimate)	$43,942	$41,753	$43,875	$46,478
2014 (Estimate)	$40,788	$41,453	$45,357	$49,400
% Change 2000-2010	24.1%	32.2%	22.6%	25.4%
% Change 2010-2014	–7.2%	–0.7%	3.4%	6.3%
	Female full-time, year-round workers: Median Income			
2000 (Census)	$24,449	$22,104	$26,679	$27,194
2010 (Estimate)	$31,810	$30,368	$34,525	$36,040
2014 (Estimate)	$31,224	$31,084	$36,657	$39,087
% Change 2000-2010	30.1%	37.4%	29.4%	32.5%
% Change 2010-2014	–1.8%	2.4%	6.2%	8.5%

Source: U.S. Census Bureau

1.12 Health

Characteristics for a variety of health related topics are available through the County Health Rankings and Roadmaps Program, and rankings are also presented by county. Under the direction of the University of Wisconsin Population Health Institute and in collaboration with the

Robert Wood Johnson Foundation and Burness, the website for this program was developed by Forum One (http://www.countyhealthrankings.org).

1.12.1 Access to Healthy Foods

A topic of particular concern for Camden County is "Limited Access to Healthy Foods," which is the percentage of the population who are low income and do not live close to a grocery store. Living close to a grocery store is defined as living less than 10 miles from a grocery store in rural areas and less than 1 mile in non-rural areas. Low income is defined as having an annual family income of less than or equal to 200% of the federal poverty threshold for the family size. The most recent data from 2010 identified that 11% of households in Camden County were in this category, which was ranked it 134th out of Georgia's 159 counties. Camden County was in the bottom 15% of all counties in Georgia, and it ranked worse than all of its neighboring counties (Table 18). As a reference, the state average was 8%.

Table 18: Households with Limited Access to Healthy Foods

County	Percentage of Households with Limited Access to Healthy Foods	Rank out of 159 Counties in Georgia
Camden County	**11%**	**134th**
Brantley County	6%	76th
Charlton County	11%	132nd
Glynn County	9%	113th
McIntosh County	4%	56th

Source: http://www.countyhealthrankings.org/app/georgia/2015/measure/factors/83/data?sort=desc-2

Another relevant topic is "Food Insecurity," which is the percentage of the population who did not have access to a reliable source of food. In 2013, 17% of Camden County's population was labeled as having food insecurity, which ranked it 52nd out of 159 counties, and this was also better than the state average of 19%.

The previous results indicate that Camden County is a food desert for the low income population. Studies have shown that areas with a food desert have a higher prevalence of overweight and obese populations and premature death. This is because supermarkets traditionally provide healthier options than convenience stores or smaller grocery stores. According to www.city-data.com, the number of grocery stores per 10,000 people in Camden County is 0.85, which is less than half of the state average (1.91). While the number of supercenters/club stores per population in Camden County is more than the state average, there is only one in the whole county, so this higher rating is somewhat skewed in terms of accessibility for the entire county. In Camden County, there are also fewer full service restaurants and convenience stores without gas compared with the state average. The only other statistic in which Camden County outranks the state average is convenience stores with gas, which is attributed to its proximity to I-95. More details about food environment statistics are described in Figure 4. Another important statistic when considering dining options and opportunities for healthy food is relative presence of fast food establishments, which is described in Figure 5. Overall, the percentage of fast food

establishments in Camden County is comparable with the state average, but it is more than neighboring counties (Glynn and McIntosh) and about twice as much as the national average.

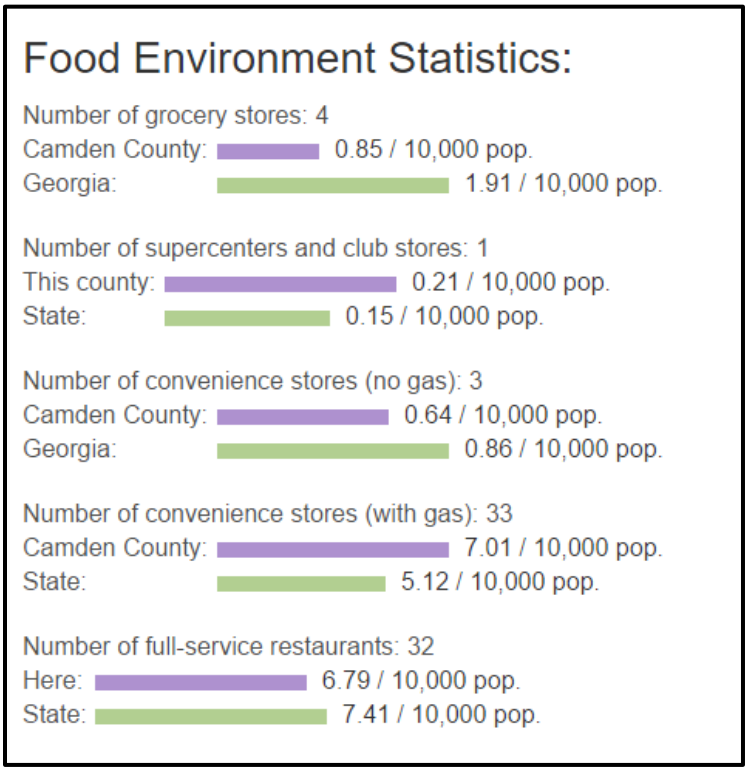

Figure 4: Food Environment Statistics (www.city-data.com)

Percent of All Restaurants That Are Fast-Food Establishments

Years	2012	2013
Camden	50%	47%
McIntosh	33%	30%
Glynn	43%	44%
Georgia	50%	50%
USA	25%	27%

Data from County Health Rankings

Figure 5: Percentage of Fast Food Restaurants (Wickersham et al. 2013)

http://www.gachd.org/Final%20Camden%20County%20Community%20Health%20Needs%20Assessment.pdf

1.12.2 Obesity

Obesity is a concern because it increases the risk for a variety of health conditions (e.g., coronary heart disease, type 2 diabetes, cancer, hypertension, dyslipidemia, stroke, liver and gallbladder disease, sleep apnea and respiratory problems, osteoarthritis, and poor health status). As food

deserts often have a higher prevalence of overweight and obese populations, this health category was explored for Camden County. Adult obesity is the percentage of the adult population (age 20 and older) that reports a body mass index (BMI) greater than or equal to 30 kg/m^2. Trends during the last decade for adult obesity in the county, state, and nation are described in Figure 6. Overall, the percent of the population classified as obese at all three levels is increasing, and Camden County has a higher percentage than the state and national levels. Georgia's obesity percentage is worse than the national level. The most recent data in 2012 classified 32% of Camden County's population as obese and 29% of Georgia's population. Despite being larger than that state average, Camden County's rank was in the middle of the 159 counties at 78th.

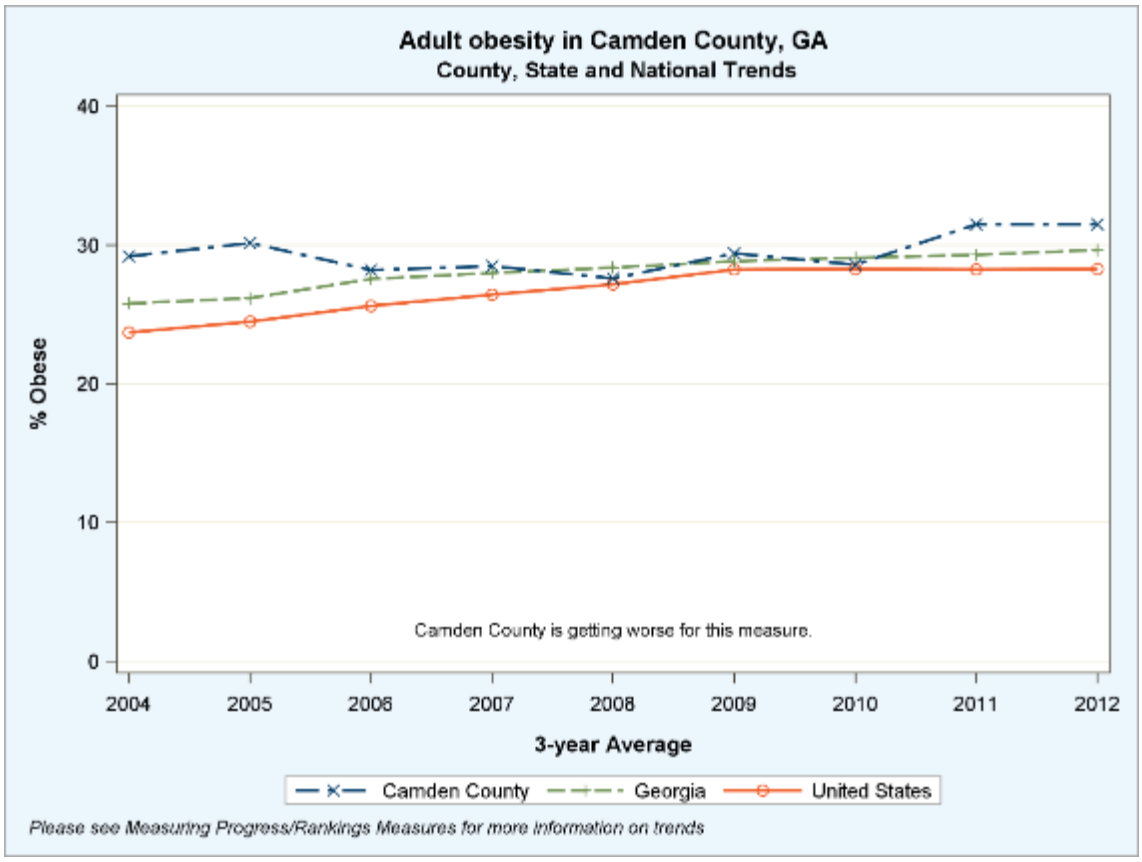

Figure 6: Adult Obesity Trends (www.countyhealthrankings.org)

1.12.3 Top Ten Causes of Death

The top ten causes of death in Camden County from 2007-2011, as reported from Georgia Public Health, varied slightly from the state's rankings (Figure 7). Most of the variations in the top ten were from 5th down, as the top two were identical and 3rd and 4th were interchanged. For four of the top ten causes of death, Camden County's rank was at least three spots higher than the state's rank. These differences include: 1) motor vehicle crashes [5th vs. 13th]; 2) nephritis, nephrotic syndrome, and nephrosis [6th vs. 9th]; 3) pneumonia [7th vs. 11th]; and 4) intentional

self-harm (suicide) [9th vs. 15th]. The higher rate of motor vehicle deaths could be linked to citizens having to spend more time traveling to access some services with limited offerings in their city. Nephritis is related to diabetes, which can be caused by obesity. A higher occurrence of deaths caused by nephritis and pneumonia could also be related to the age demographics in St. Marys. Lastly, the higher rate of suicide is concerning, and it can be tied to a number of issues, including, post-traumatic stress disorder (PTSD) of the military and former military and social isolation of some residents.

Cause	Camden Rank	Georgia Rank
Ischemic Heart and Vascular Disease	1	1
Malignant Neoplasms of the Trachea, Bronchus and Lung	2	2
All COPD Except Asthma	3	4
Cerebrovascular Disease	4	3
Motor Vehicle Crashes	5	13
Nephritis, Nephrotic Syndrome and Nephrosis	6	9
Pneumonia	7	11
Septicemia	8	10
Intentional Self-Harm (Suicide)	9	15
Essential (Primary) Hypertension and Hypertensive Renal, and Heart Disease	10	6

Data from Georgia Public Health

Figure 7: Top Ten Causes of Death in Camden County [2007-2011] (Wickersham et al. 2013)

1.12.4 Medical Services

Regular visits to primary care physicians and dentists are important to maintain good health. Therefore, it is important for there to be enough options to help make access easier. The ratios of total population compared with numbers of primary care physicians and dentists are presented in Figure 8 and Figure 9, respectively. From these data, Camden County had fewer primary care physicians and dentists than Glynn County, Georgia, and the U.S.; however, Camden County's ratio was drastically better than McIntosh County. As a note, this category classifies primary physicians and dentists by county in which their office is located. Therefore, if a resident's primary care physician or dentist works in another county, the physician or dentist is not included in the ratio for Camden County. With St. Marys' proximity to Jacksonville and its presence as regional hub for medical services, this likely plays a role in Camden County's ratio appearing to be somewhat inflated compared with the state and national ratios.

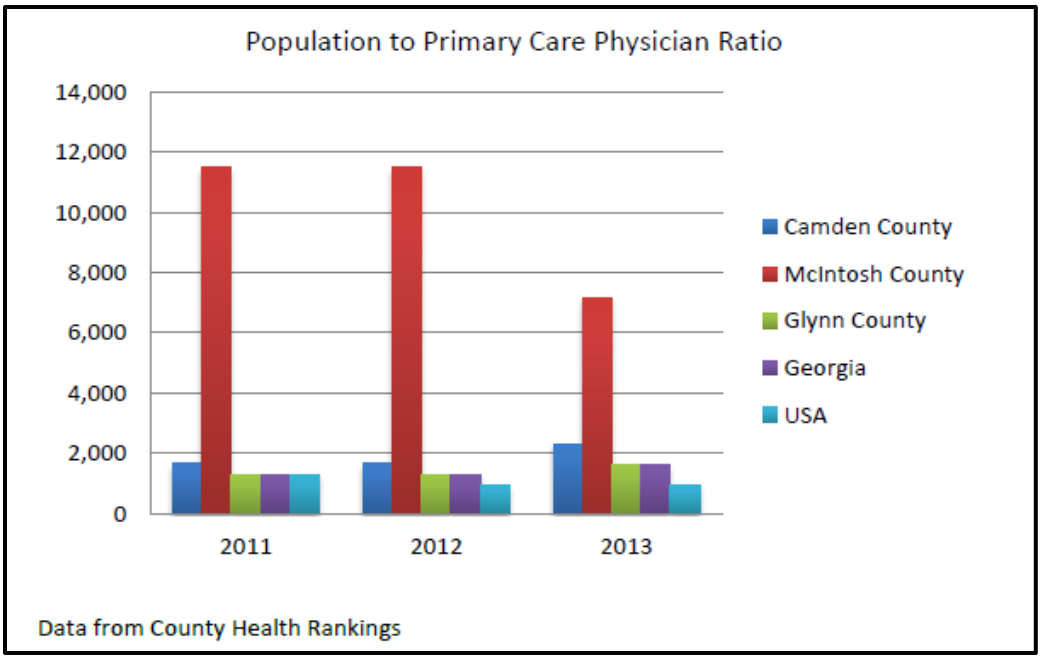

Figure 8: Ratio of Population to Primary Care Physicians (Wickersham et al. 2013)

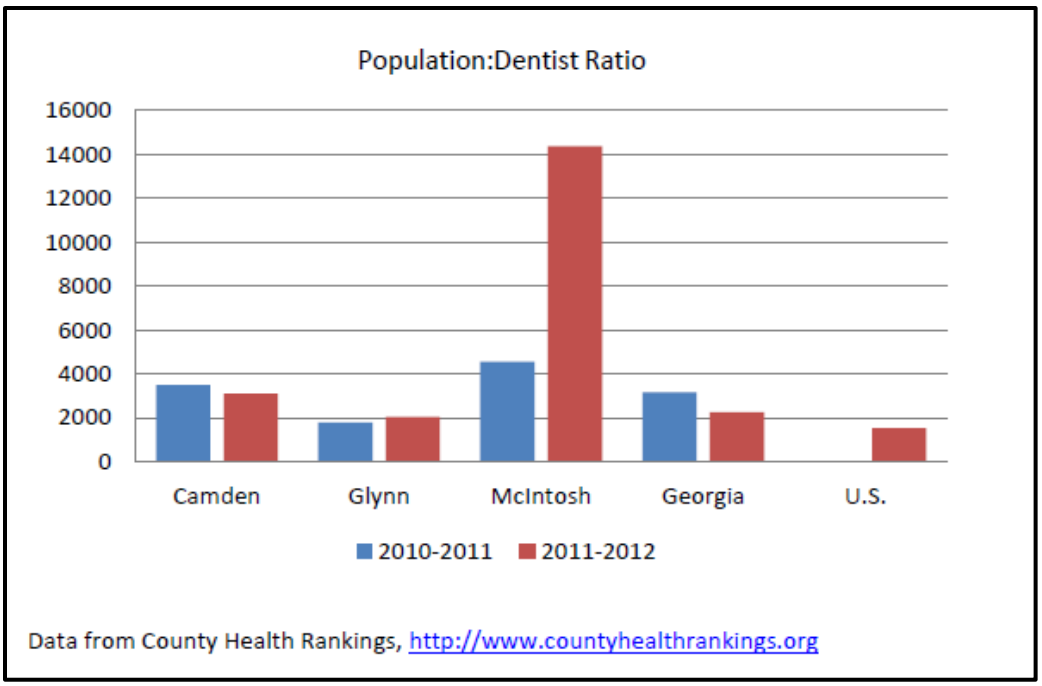

Figure 9: Ratio of Population to Dentists (Wickersham et al. 2013)

1.12.5 Vices

Other health conditions can result from excessive drinking and smoking. The percentage of adults who reported binge or heavy drinking is described in Figure 10. Overall, there were more adults who reported excessive drinking than neighboring counties (Glynn and McIntosh), the state, and the nation. The lowest reported rates were for the nation and McIntosh County, and these rates were about half of Camden County's. For the nation as a whole, there were also fewer adults who smoked compared with Georgia and the counties described. Camden County had a larger percentage of smokers than Glynn County and Georgia but smaller percentage than McIntosh County. The percentage of adults who are current smokers is described in Figure 11.

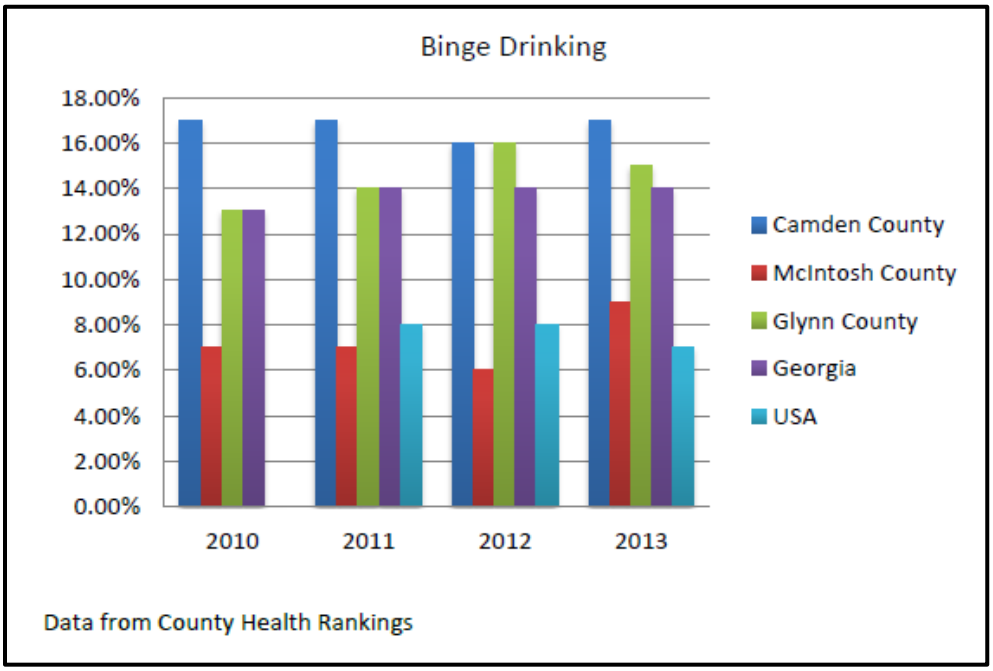

Figure 10: Percentage of Adults Reporting Binge or Heavy Drinking (Wickersham et al. 2013)

Tobacco Use

Adult Smoking

Years	2010	2011	2012	2013
Camden	23%	23%	22%	22%
Glynn County	24%	21%	19%	17%
McIntosh	26%	28%	N/A	N/A
Georgia	21%	20%	19%	19%
USA	N/A	15%	14%	13%

Data above from County Health Rankings

Figure 11: Percentage of Adults who are Current Smokers (Wickersham et al. 2013)

1.12.6 Community Health Needs Assessment Survey

The "Community Health Needs Assessment: Coastal Health District" report presented results from a 36-question survey that was administered to 377 Camden County residents (Wickersham et al. 2013). Focus groups were later interviewed to identify specific issues and reasons. A few key results and outcomes describing residents' opinions on social problems, environmental problems, and county benefits are described below. The most pressing social problems affecting health and safety of individuals and families in Camden County, as presented in Figure 12, are poverty and low paying jobs with no benefits. These were followed by lack of personal responsibility and child abuse/neglect. Focus groups further described that one of the results of poverty is being unable to purchase fresh produce and healthy foods, and because of low paying jobs without benefits, there is limited access to care. They also discussed community problems of drug use and homelessness.

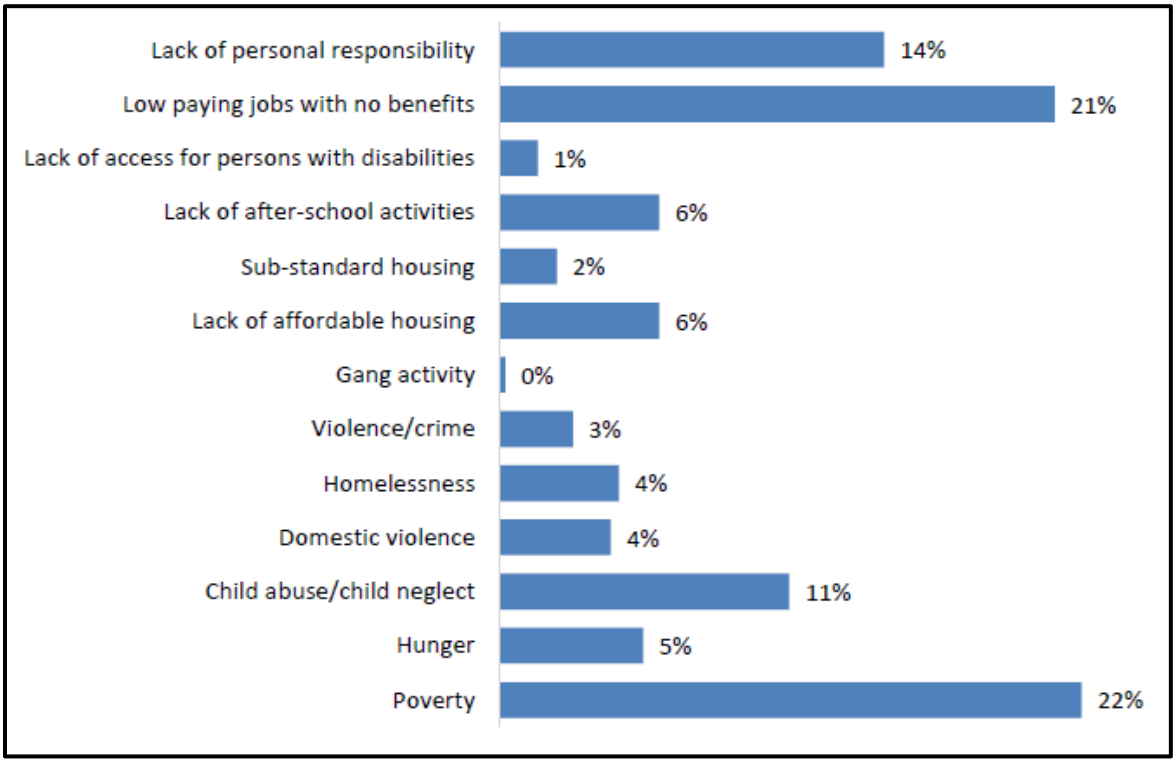

Figure 12: Social Problems that Affect Health and Safety of Camden County Residents (Wickersham et al. 2013)

The top environmental problem in the county, as presented in Figure 13, the threat of hurricanes and flooding. This was identified by one-third of the respondents and was clearly the top concern. One focus group member expressed concerns about the effects of climate change along Georgia's coast. Second was water quality/pollution.

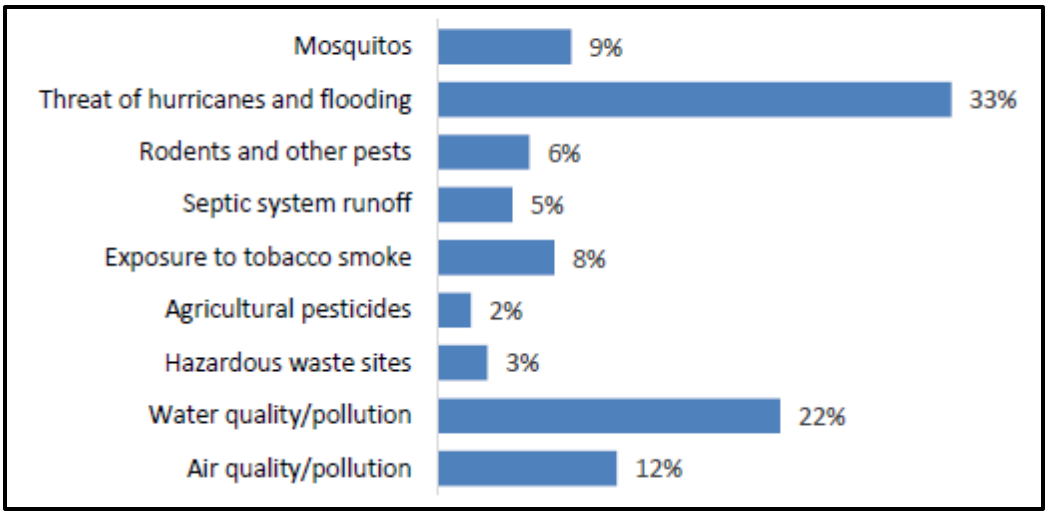

Figure 13: Top Environmental Problems in Camden County (Wickersham et al. 2013)

Respondents ranked the top factors that made Camden County a good place to live, and these results are described in Figure 14. The top choice that was set apart from all others was good schools. Second was low crime rate/safe neighborhoods, and this was followed by community involvement and religious or spiritual values being tied for third. These resources could be leveraged to engage others in working to improve health status of Camden County families.

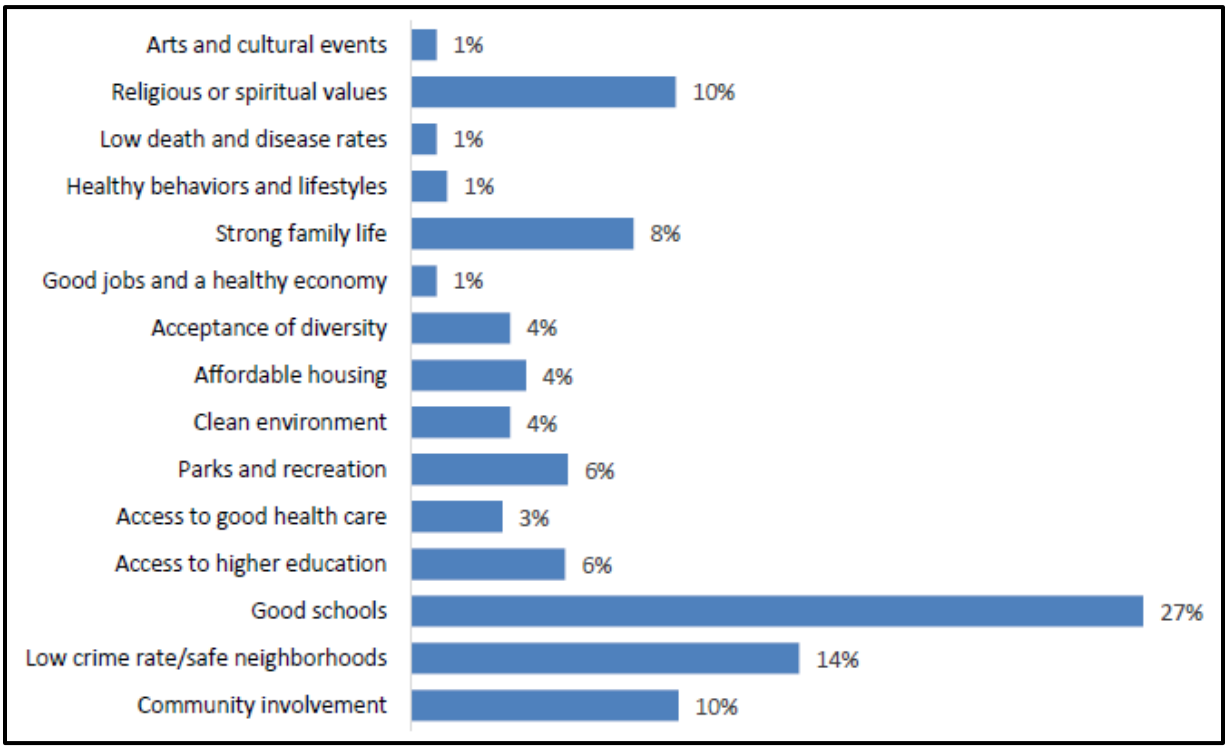

Figure 14: Important Factors that Make Camden County a Good Place to Live (Wickersham et al. 2013)

2. Economic Development

2.1 Economic Base

Table 19 provides a summary of the percentage of St. Marys' civilian workforce employed in each industry type, and the total population employed in each industry is displayed in Figure 15. Since there was an increase in the labor force, Table 19 and Figure 15 could show conflicting outcomes. For example, the industry "Arts, entertainment, and recreation, and accommodation and food services" showed a slight increase from 764 to 824 people employed (2000 to 2014); however, since the labor force increased at a larger rate, the percentage of the workforce in this industry decreased from 14.3% to 12.0%. This particular industry is an area that the citizens of St. Marys identified through interviews that they would like to see more services offered. However, the citizens also commented that they wanted fewer minimum wage jobs, which is what the service industry is known to provide.

Table 19: Summary of Changes in Industry for St. Marys

Industry Type	St. Marys		
	2000 (Census)	2010 (Estimate)	2014 (Estimate)
Total Employed (Civilian Labor Force)	**5,343**	**6,575**	**6,851**
Agriculture, forestry, fishing and hunting, and mining	0.4%	0.2%	0.3%
Construction	5.9%	7.5%	2.8%
Manufacturing	13.2%	5.5%	11.8%
Wholesale trade	1.1%	2.4%	2.6%
Retail trade	10.8%	14.5%	16.0%
Transportation and warehousing, and utilities	4.2%	4.4%	5.0%
Information	1.6%	1.3%	0.4%
Finance and insurance, and real estate and rental and leasing	5.9%	4.7%	4.5%
Professional, scientific, and management, and administrative and waste management services	8.0%	10.8%	8.4%
Educational services, and health care and social assistance	19.0%	19.4%	16.8%
Arts, entertainment, and recreation, and accommodation and food services	14.3%	11.5%	12.0%
Other services, except public administration	2.6%	4.0%	2.9%
Public administration	13.0%	13.9%	16.5%

Source: U.S. Census Bureau

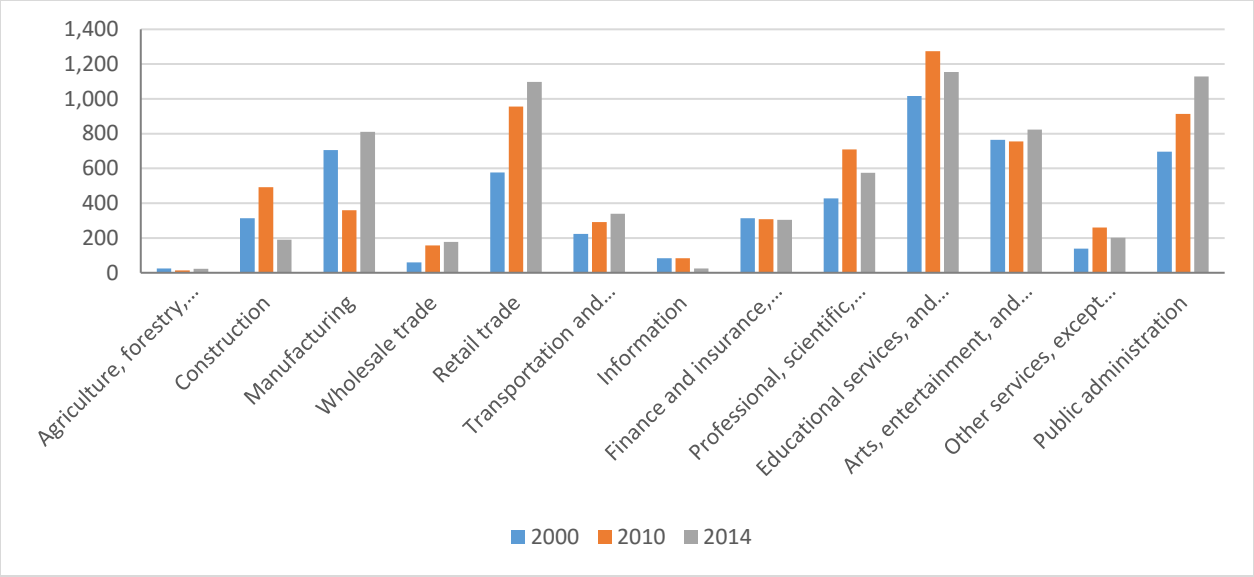

Figure 15: Trends of Employment by Industry in St. Marys

Source: U.S. Census Bureau

In 2000 and 2010, the industry type "educational services, and health care and social assistance" was the largest, and it was about 5 percentage points greater than the second largest industry type. More recently (2014), no one industry type dominates St. Marys' economy. The top three industry types in 2014 comprised between 16% and 17% of the labor force for each. These include: 1) educational services, and health care and social assistance; 2) public administration; and 3) retail trade. Following the top three were two industries with about 12% – 1) arts, entertainment, and recreation, and accommodation and food services; and 2) manufacturing. Overall, the top five industry types (out of 13) in 2014 accounted for almost three-quarters of the workforce.

Since 2000, both public administration and retail trade grew strongly. They moved from fourth and fifth to second and third, respectively. The other three industries that are in the top five slipped between 1.4 and 2.3 percentage points. Manufacturing suffered a large loss from 2000 to 2010 largely due to the closing of Plant Durango, as the percentage employed in this sector dropped from 13.2% to 5.5%. The estimates from 2010 to 2014 showed that this sector rebounded to 11.8%. However, there has not been major manufacturing industry entering St. Marys during this time, so this result is fairly suspect and may be a function of how the ACS estimates are interpolated for St. Marys and the larger margin of error associated with these data at such a small scale. The industry with the largest reduction from recent data (2010 to 2014) was construction which dropped from 7.5% to 2.8%. The closing of Plant Durango marked the end of the "industrial days" where the City's main economic driver was industry and the presence one primary employer. The new focus has shifted more towards smaller and more nimble

businesses, the service sector, and targeting the tourism and retirement community. In addition to these sectors, the military is also a major economic driver in St. Marys as some residents are employed directly for the Naval Submarine Base Kings Bay, while others provide support or services to those employed there.

2.2 Employment by Industries Comparison

Table 20 compares the civilian labor force in St. Marys in 2014 to the county, state, and national levels. The composition of civilian labor force in St. Marys and Camden County was fairly similar. In 11 out of 13 industry types, the percentage of city and county workforce varied by less than 1.3% of the total civilian labor force. The two exceptions were the county having more employed in construction (5.8% vs. 2.8%) and the city having more employed in retail trade (16.0% vs. 13.8%).

The city and county had a more evenly distributed workforce than the state and nation. The size of four other industry types in St. Marys and three others in Camden County were within 70% of the largest industry type. However, in the state and nation, the second largest industry type was only 57% and 47% of the size of the largest industry type, respectively. The dominant industry for the state and nation was "educational services, and health care and social assistance." While this was also the largest industry in the city and the second largest in the county, the fractions of total employed were about four and six percentage points less than the state and nation levels, respectively. Public administration was the sector with the largest differences between the city and county levels (16.5% and 17.4%) compared with the state and national levels (5.4% and 4.9%).

Table 20: Summary of Employment by Industry in 2014

Industry Type	St. Marys	Camden County	Georgia	U.S.
Total Employed (Civilian Labor Force)	**6,851**	**20,223**	**4,300,074**	**143,435,233**
Agriculture, forestry, fishing and hunting, and mining	0.3%	0.5%	1.2%	2.0%
Construction	2.8%	5.8%	6.4%	6.2%
Manufacturing	11.8%	10.6%	10.6%	10.4%
Wholesale trade	2.6%	1.7%	2.9%	2.7%
Retail trade	16.0%	13.8%	12.0%	11.6%
Transportation and warehousing, and utilities	5.0%	5.0%	6.0%	4.9%
Information	0.4%	1.1%	2.5%	2.1%
Finance and insurance, and real estate and rental and leasing	4.5%	3.9%	6.3%	6.6%
Professional, scientific, and management, and administrative and waste management services	8.4%	7.3%	11.4%	10.9%

Industry Type	St. Marys	Camden County	Georgia	U.S.
Educational services, and health care and social assistance	16.8%	16.9%	21.1%	23.2%
Arts, entertainment, and recreation, and accommodation and food services	12.0%	12.2%	9.2%	9.5%
Other services, except public administration	2.9%	3.8%	5.0%	5.0%
Public administration	16.5%	17.4%	5.4%	4.9%

Source: U.S. Census Bureau, 2010-2014 American Community Survey

2.2.1 Employment Status

A summary of the employment status is presented in Table 21. The most prominent result that was not accounted for in the previous section was the labor force employed in armed forces. In 2000, armed forces contributed 19.4% of the labor force population in St. Marys and 22.9% in Camden County. The Naval Submarine Base Kings Bay is very important to the St. Marys' economy, especially as a local employer. The state and national percentage of the population employed in the armed forces was around 1%. Due to downsizing at the Naval Submarine Base, the percentage of St. Marys' population employed in the armed forces decreased to 12.2% and the county level decreased to 13.5% by 2010. Small decreases as a fraction of the total labor force population were also seen at the state and national levels.

While the unemployed percentage of the labor force in 2000 for St. Marys (5.3%) was slightly better than the state (5.4%) and national (5.7%) levels in 2000, it was worse than the county (4.5%). From 2000 to 2010 and 2010 to 2014 the unemployed civilian labor force increased due to the economic downturn in the late 2000s. By 2014, the unemployed fraction of the labor force was larger in St. Marys (10.8%) than the county (9.2%), state (10.7%), and nation (9.1%).

Table 21: Employment Status of Labor Force Population

Employment Status / Grouping	St. Marys			Camden County		
	2000 (Census)	2010 (Estimate)	2014 (Estimate)	2000 (Census)	2010 (Estimate)	2014 (Estimate)
Labor Force Population	**7,101**	**8,271**	**8,892**	**22,707**	**25,473**	**25,999**
Employed Civilian Labor Force	75.2%	79.5%	77.0%	72.6%	78.2%	77.8%
Unemployed Civilian Labor Force	5.3%	8.3%	10.8%	4.5%	8.3%	9.2%
Armed Forces	19.4%	12.2%	12.2%	22.9%	13.5%	13.1%

Employment Status / Grouping	Georgia			U.S.		
	2000 (Census)	2010 (Estimate)	2014 (Estimate)	2000 (Census)	2010 (Estimate)	2014 (Estimate)
Labor Force Population	**4,129,666**	**4,770,546**	**4,868,842**	**138,820,935**	**155,163,977**	**158,965,511**
Employed Civilian Labor Force	93.0%	90.1%	88.3%	93.4%	91.4%	90.2%
Unemployed Civilian Labor Force	5.4%	8.7%	10.7%	5.7%	7.9%	9.1%
Armed Forces	1.6%	1.2%	1.0%	0.8%	0.7%	0.7%

Source: U.S. Census Bureau

One category reported in the Census is "Percent Unemployed of the Civilian Labor Force." This grouping does not factor in armed forces, which is a major contributor to the local workforce. These results, as presented in Table 22, highlight the importance that the Navy Base has on St. Marys and Camden County. While it was previously mentioned in Table 21 that the percentage of unemployed adults in St. Marys' labor force have not been much different than the percentage in the state, the unemployment rate of the Civilian Labor Force only in St. Marys was higher than the state by an additional 1.5% of the labor force population. The unemployment rates for non-armed forces in St. Marys were worse than the county, state, and national levels.

Table 22: Unemployment rate of the Civilian Labor Force (Armed Forces Not Included)

Year	St. Marys	Camden County	Georgia	U.S.
2000 (Census)	6.6%	5.8%	5.5%	5.8%
2010 (Estimate)	9.5%	9.5%	8.8%	7.9%
2014 (Estimate)	12.3%	10.5%	10.8%	9.2%

Source: U.S. Census Bureau

2.3 Occupation

The U.S. Census reports five primary occupation types. The trends of total employed in each occupation for St. Marys since 2000 are presented in Figure 16. Two occupation types saw considerable growth: 1) management, business, science, and arts; and 2) sales and office. These two are also the largest occupation types in St. Marys. Service occupations grew from 2000 to 2010 but have since slipped. Natural resources, construction, and maintenance occupations also decreased considerably from 2010 to 2014. Overall, little change has occurred for production, transportation, and material moving occupations.

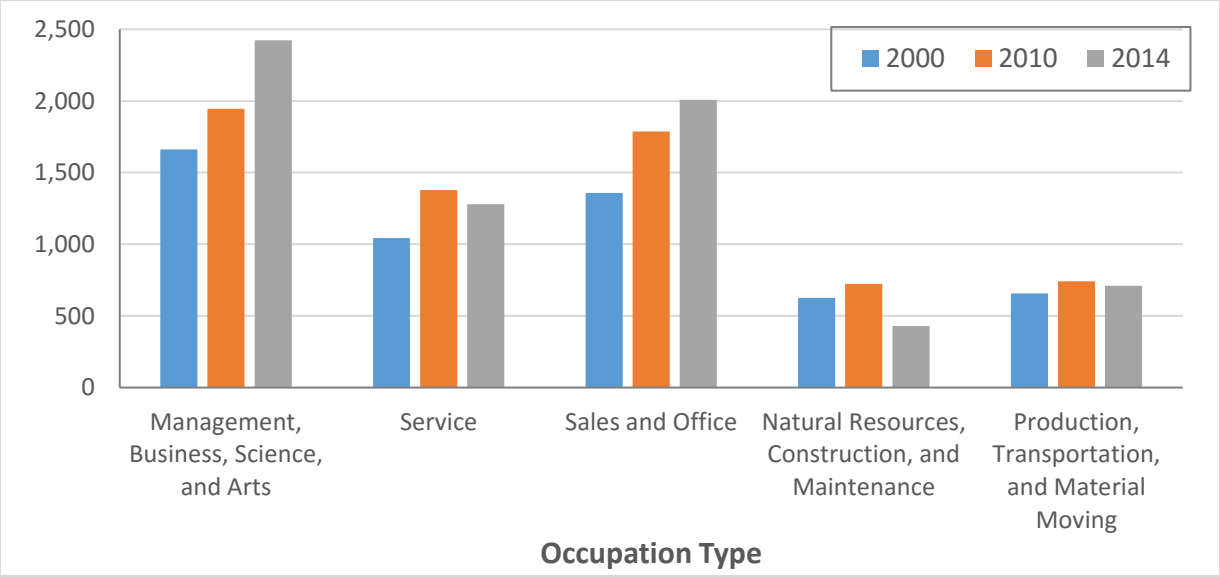

Figure 16: Trends of Occupations in St. Marys

Source: U.S. Census Bureau

Occupations types in St. Marys are compared with the county, state, and nation in Table 23. Overall, the distributions are relatively similar at all scales. All categories are within three percentage points, except St. Marys has a slightly larger percentage in sales and office occupations and a slightly smaller percentage in natural resources, construction, and maintenance occupations.

Table 23: Summary of Occupations in 2014

Occupation Type	St. Marys	Camden County	Georgia	U.S.
Total Employed (Civilian Labor Force)	**6,851**	**20,223**	**4,300,074**	**143,435,233**
Management, business, science, and arts occupations:	35.4%	32.8%	35.8%	36.4%
Service occupations:	18.7%	19.4%	17.0%	18.2%
Sales and office occupations:	29.3%	26.0%	25.0%	24.4%
Natural resources, construction, and maintenance occupations:	6.2%	10.9%	9.2%	9.0%
Production, transportation, and material moving occupations:	10.4%	10.9%	13.0%	12.1%

Source: U.S. Census Bureau, 2010-2014 American Community Survey

2.4 Class of Civilian Labor Force

The class of workers in the civilian labor force (excluding armed forces) is described in Table 24. The composition in St. Marys was similar to Camden County, with about 66% private wage and

salary workers, 30% government workers, and 4% self-employed workers. However, the state and national composition had a larger percentage in private wage and salary workers (79%), smaller percentage of government workers (15%), and a slightly larger percentage of self-employed workers (6%). The results in Table 24 highlight the importance of government employment positions in the local economy. The fraction of the labor force that are government workers in St. Marys and Camden County is double that of the state and national averages, due largely to the Naval Submarine Base Kings Bay. It is also believed that a sizable fraction of the private wage and salary workers in St. Marys and the County are employed as government contractors to support the Base compared with state and national averages. Since there is a smaller percentage of self-employed workers compared with the state and national rates, this is an issue the City may wish to consider in its economic development planning efforts.

Table 24: Civilian Labor Force Classes in 2014

Class of Worker (Civilian Labor Force)	St. Marys	Camden County	Georgia	U.S.
Total Employed	**6,851**	**20,223**	**4,300,074**	**143,435,233**
Private Wage and Salary Workers	65.6%	65.3%	78.8%	79.1%
Government Workers	30.4%	30.3%	15.5%	14.6%
Self-Employed Workers	3.9%	4.2%	5.5%	6.1%
Unpaid Family Workers	0.0%	0.2%	0.2%	0.2%

Source: U.S. Census Bureau, 2010-2014 American Community Survey

2.5 Places of Employment

The City of St. Marys is a micropolitan statistical area, and it is the only one in Camden County. St. Marys is also the principal city in this micropolitan area. The location of employment for St. Marys' population of workers, 16 years and over, in 2014 is described in Table 25. Based on these results, about three-quarters of St. Marys' population worked in the micropolitan statistical area of residence, and a little over half of those worked in the principal city of St. Marys. Most of the remaining quarter of the population worked in a metropolitan statistical area. While the Census did not report the specific metropolitan statistical area, it is likely Jacksonville, FL, the closest metropolitan area to St. Marys.

Table 25: Location of Employment for St. Marys' Population in 2014

Location of Workforce	Population	Percentage
Population of Workers 16 Years and Over in St. Marys	**7,852**	
Worked in Micropolitan Statistical Area of residence:	5,792	**73.8%**
Worked in a principal city	*3,068*	*39.1%*
Worked outside any principal city	*2,724*	*34.7%*
Worked in a different Micropolitan Statistical Area:	43	**0.5%**
Worked in a principal city	*26*	*0.3%*
Worked outside any principal city	*17*	*0.2%*
Worked in a Metropolitan Statistical Area:	1,835	**23.4%**

Location of Workforce	Population	Percentage
Worked in a principal city	*1,084*	*13.8%*
Worked outside any principal city	*751*	*9.6%*
Worked outside any Metropolitan or Micropolitan Statistical Area	182	**2.3%**

Source: U.S. Census Bureau, 2010-2014 American Community Survey

2.6 Commuting Patterns

Commuting patterns in 2014 are described in Table 26. The most common commuting method was driving alone, and more than three-quarters of workers 16 years and over used this method at the city, county, state, and national levels. The city and county had an additional 5% and 8% of workers that drove alone compared with the state and nation, respectively. Those carpooling accounted for about 10% at all levels. Almost no one used public transportation in St. Marys (0.1%) and Camden County (0.4%) because there are practically no options available. Georgia's average was about 2.1% and the nation's was 5.1%. The fraction walking or working at home was also smaller in St. Marys than other levels. In St. Marys, more people used other commuting methods. Overall, the mean travel time to work is a couple minutes less in St. Marys than Camden County, and both are less than the state and national averages. Based on the most recent data (2010-2014) reported on the County Health Rankings and Roadmaps Program website (http://www.countyhealthrankings.org) the percentage of Camden County's population that drives alone and has a long commute of 30 minutes or more is 27%. This ranked Camden County 47th out of Georgia's 159 counties, and it was much better than the state total of 39%.

Table 26: Summary of Commuting Patterns in 2014

Commuting Method	St. Marys	Camden County	Georgia	U.S.
Workers 16 years and over	**7,852**	**23,231**	**4,253,203**	**141,337,148**
Car, truck, or van -- drove alone	85.0%	84.2%	79.5%	76.4%
Car, truck, or van -- carpooled	9.9%	8.7%	10.4%	9.6%
Public transportation (excluding taxicab)	0.1%	0.4%	2.1%	5.1%
Walked	0.7%	2.6%	1.6%	2.8%
Other means	3.0%	2.0%	1.7%	1.8%
Worked at home	1.3%	2.2%	4.8%	4.4%
Mean travel time to work (minutes)	**20.3**	**22.0**	**27.2**	**25.7**

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Table 27 describes changes in commuting patterns for St. Marys. The primary change since 2000 is that more people are driving alone and fewer are carpooling. The percentage of those walking and working at home, while small, have decreased slightly.

Table 27: Summary of Changes in Commuting Patterns for St. Marys

Commuting Method	St. Marys		
	2000 (Census)	2010 (Estimate)	2014 (Estimate)
Workers 16 years and over	**6,537**	**7,398**	**7,852**
Car, truck, or van -- drove alone	79.7%	85.7%	85.0%
Car, truck, or van -- carpooled	12.4%	10.4%	9.9%
Public transportation (excluding taxicab)	0.2%	0.1%	0.1%
Walked	1.8%	1.0%	0.7%
Other means	3.5%	1.1%	3.0%
Worked at home	2.3%	1.6%	1.3%
Mean travel time to work (minutes)	**19.9**	**19.8**	**20.3**

Source: U.S. Census Bureau

While the mean commuting time was about 20 minutes, which was less than the county, state, and national averages, the actual locations where people were commuting to was explored through the U.S. Census Bureau's "OnTheMap" tool. Figure 17 presents the distances and directions of commuting from home to work for all workers in St. Marys. Figure 18 presents the counties in which workers from St. Marys are employed. It should be noted that "All Workers" from this tool for 2014 number 5,557, which is less than the categories of "Workers 16 Years and Over" from

Table 27 (7,852) and "Civilian Labor Force" from Table 24 (6,851), so a small fraction of these workers are not included in the figures below. The majority of the St. Marys' workers either have a very short distance to work or a very long distance to work; 42.6% of workers travel less than 10 miles while 35.8% travel more than 50 miles each way to work. The middle distances comprise less than a quarter of the population – 10 to 24 miles (9.7%) and 25 to 50 miles (11.9%). From the radar chart in Figure 17, the majority of the workers traveling greater distances are traveling north and northwest.

Many of the residents commuting long distances to the north are likely headed to Chatham County, which is identified as the third largest county to employ St. Marys residents at 6.9%. Glynn County, also to the north, is the second largest at 8.7%, but its largest hub in Brunswick is just within 50 miles of St. Marys. Camden County is the largest county to employ St. Marys residents at 44.1%. Nassau and Duval rounded out the top five with 5.3% and 4.6%, respectively.

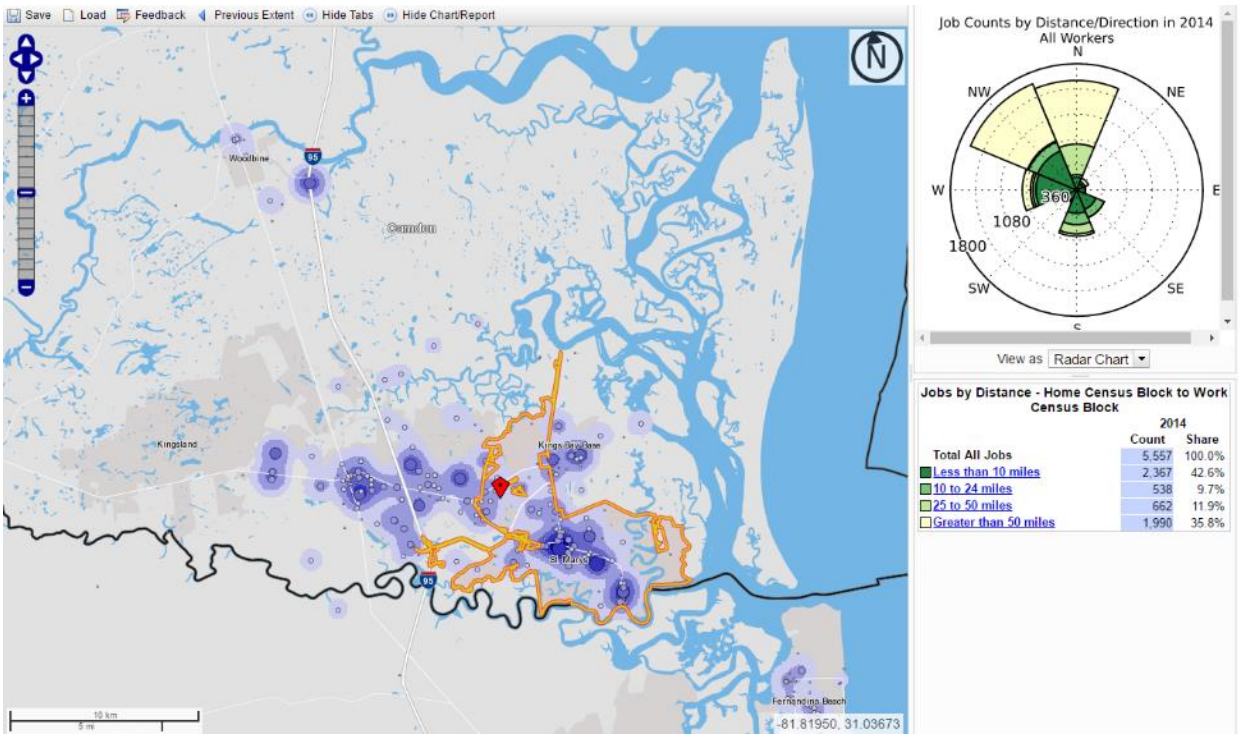

Figure 17: Commuting Distance and Direction for All Workers Living in St. Marys.

Source: U.S. Census Bureau

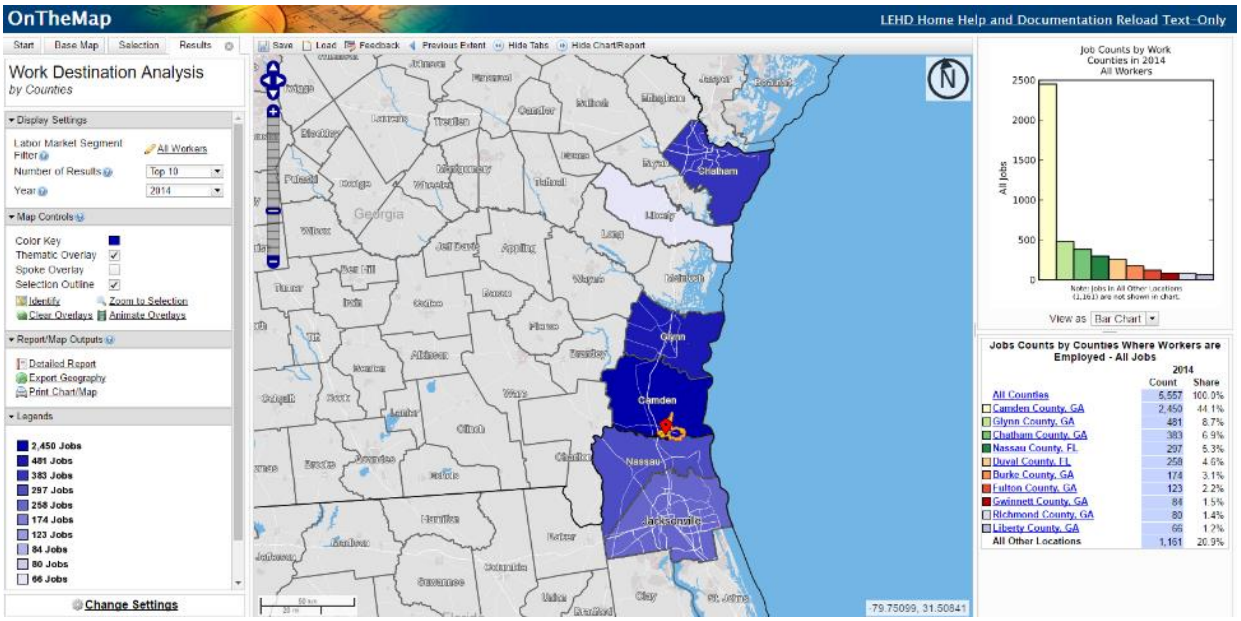

Figure 18: Counties where St. Marys' Population is Employed.

Source: U.S. Census Bureau

2.7 Economic Resources

Economic development in St. Marys had been supported by the City's Economic Development Department, which no longer functions as a separate department. Currently there is a Main Street Program Coordinator who provides staffing support to the Downtown Development Authority/Main Street Program. A role for this position is to support the implementation of the 2016 "Downtown St. Marys Strategic Vision and Plan" which was developed by the Main Street/Downtown Visioning Steering Committee.

St. Marys currently provides funding to the Camden County Joint Development Authority to support industry recruitment for the City. The Camden County Joint Development Authority was created in 1981 to develop, promote and expand business, create jobs and make long-range plans for growth within the county.

2.7.1 Education and Training

The closest colleges are more than 25 miles from St. Marys, and these include several institutions in Jacksonville, FL, and the main campus of the College of Coastal Georgia in Brunswick, GA. The College of Coastal Georgia does have a facility/campus called "Camden Center" that is located at 8001 Lakes Blvd. in Kingsland, GA. The Camden Center offers the full catalog of associate's degrees for transfer as well as a career associate's degree in the University System of Georgia's only AFC accredited Culinary Arts program. Starting this fall, students will be able to earn a bachelor's degree in business, psychology, or interdisciplinary studies at the Camden Center through a mix of classroom and online offerings.

Overall, there is a lack of educational institutions and training opportunities for citizens in the St. Marys area. As a result, creation of a technical college in the area is being pursued. In an interview, Representative Jason Spencer commented that he 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.

3. Housing

3.1 Types of Housing

The majority of the occupied housing types are detached single units, as described in Table 28. Despite an increase in occupied units, the percentage as detached single units decreased slightly from 2010 to 2014. During this period, the housing type of "10 or More Apartments" saw the largest increase from 2.8% to 7.6%, and "5 to 9 Apartments" increased from 5.7% to 7.3%. These two categories rebounded from the previous 10-year period (2000-2010), when both categories were almost cut in half as more people were buying houses. However, it should be noted that there is no record of multi-family housing constructed in the last 10 years, so this fluctuation is more likely a result of interpolation of broad datasets at a small resolution/scale.

Table 28: Housing Types in St. Marys

Housing Type	St. Marys		
	2000 (Census)	2010 (Estimate)	2014 (Estimate)
Total Occupied Units	**4,837**	**6,076**	**6,488**
Single Units (detached)	67.4%	72.3%	69.6%
Single Units (attached)	3.0%	3.9%	4.4%
2 Apartments	2.7%	3.2%	3.5%
3 or 4 Apartments	4.8%	6.5%	2.9%
5 to 9 Apartments	10.3%	5.8%	7.3%
10 or More Apartments	5.2%	2.8%	7.6%
Mobile Home or Other Type of Housing	6.5%	5.4%	4.7%

Source: U.S. Census Bureau

A summary of when occupied housing units in St. Marys were built is described in Figure 19. From the most recent data in 2014, approximately one-quarter of the housing units were built from 2000-2009 and approximately one-half of the housing units were built from 1980-1999. St. Marys' population had its largest growth rates during these periods. House construction has slowed, so structures built within from 2010 to 2014 only made up 2.6% of the occupied housing units.

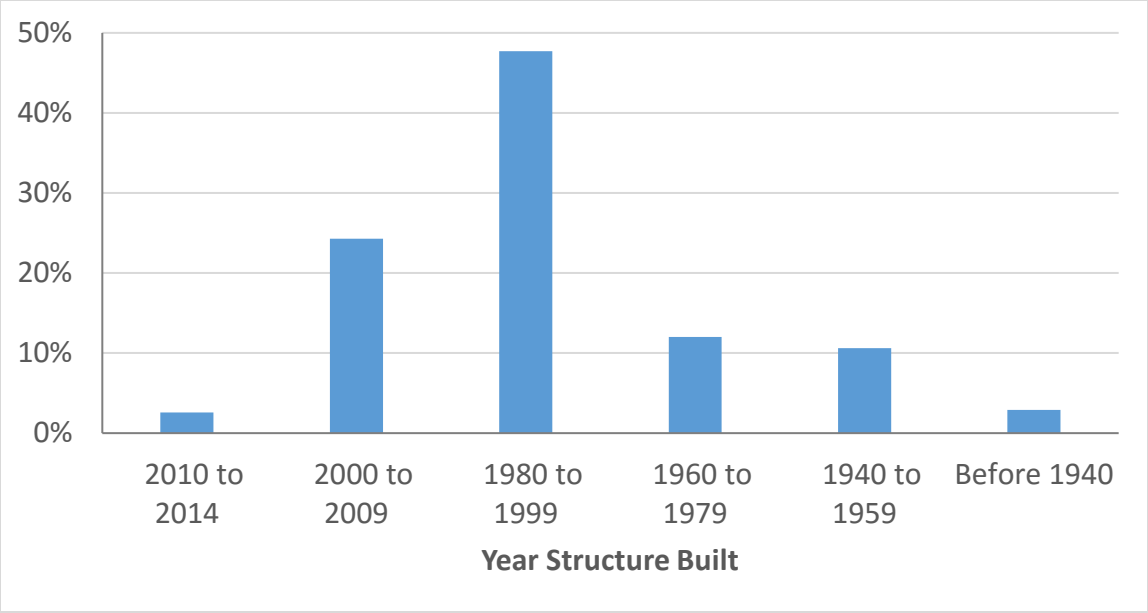

Figure 19: Age of Occupied Housing Units in St. Marys in 2014.

Source: U.S. Census Bureau, 2010-2014 American Community Survey

3.2 Occupancy

A summary of housing occupancy characteristics and recent trends since 2000 are described in Table 29. Because of the increase in development from 2000 to 2010, total housing units in St. Marys grew by about 40% and growth in the county and state was about 25%. However, with the economic downturn in 2008, the percentage of vacant units rose. Vacant units in both St. Marys and Georgia rose by about 4 percentage points. There was a smaller effect on the county, as vacancy only rose 1.2 percentage points. Based on estimates for 2014, the percent of vacant units decreased slightly for the city and county but not at the state level. There was practically no change in the number of occupied housing units during this four-year period at the city, county and state level. At the city level, there was a more dramatic flip flop with the percentage of owner and renter occupied units than what occurred at the county level. From 2000 to 2010, the number of renter-occupied units decreased, but this trend reversed with recent data in 2014. In 2010, an additional 15% of the total units were owner-occupied compared with renter-occupied, but by 2014, the two groups were nearly equal.

Home-ownership can lead to a greater personal and financial investment in the property, which creates a vested interest in the appearance and condition of the neighborhood as a whole. Compared with the county and state, St. Marys had fewer owner-occupied units. In 2014, owner-occupied units accounted for about an additional 10% of the total units in Georgia and Camden County compared with St. Marys. The higher percentage of renters in St. Marys compared with Camden County and Georgia is likely attributed to the military influence and its higher rates of

turnover. A lower home-ownership rate and frequent turnover of renters make it challenging to build communities.

Table 29: Occupancy Characteristics

Category	St. Marys		
	2000 (Census)	2010 (Census)	2014 (Estimate)
Total Units	**5,351**	**7,443**	**7,412**
Owner-Occupied	48.4%	50.5%	44.3%
Renter-Occupied	42.0%	35.8%	43.2%
Vacant	9.6%	13.6%	12.5%
Category	**Camden County**		
	2000 (Census)	**2010 (Census)**	**2014 (Estimate)**
Total Units	**16,958**	**21,114**	**21,326**
Owner-Occupied	54.9%	55.9%	53.4%
Renter-Occupied	31.8%	29.5%	33.7%
Vacant	13.3%	14.5%	13.0%
Category	**Georgia**		
	2000 (Census)	**2010 (Census)**	**2014 (Estimate)**
Total Units	**3,281,737**	**4,088,801**	**4,114,496**
Owner-Occupied	61.8%	57.6%	55.2%
Renter-Occupied	29.8%	30.1%	30.8%
Vacant	8.4%	12.3%	13.9%

Source: U.S. Census Bureau

3.3 Housing Costs

Median monthly gross rent, monthly costs for homeowners with a mortgage, and property values are presented for the city, county, and state in 2000, 2010, and 2014 in Table 30. In 2000, the state had the largest monthly costs and property values, followed by St. Marys. By 2014 this order changed, and St. Marys had the largest monthly costs and property values, followed by Camden County.

From 2000 to 2010, property values increased at a larger rate than monthly gross rent and monthly homeowner costs. The rate of change was largest for St. Marys followed by the county level and then the state level. From 2010 to 2014, property values had a small decrease at all three levels, but properties held their 2010 value best in St. Marys. Monthly gross rent and homeowner costs continued to increase at all levels except homeowner costs as the state level

where it essentially remained the same. The rate of change for median gross rent and homeowner costs across both the 2000-2010 and 2010-2014 periods, exceeded both the rate of change for median household income (Table 13) and per capita income (Table 16). This results in a larger fraction of income being required for housing costs.

Table 30: Median Rental and House Costs

Category	St. Marys				
	2000 (Census)	2010 (Estimate)	2014 (Estimate)	% Change 2000-2010	% Change 2010-2014
Median Monthly Gross Rent	556	812	946	46.0%	16.5%
Median Monthly Owner Costs (w/ Mortgage)	903	1,392	1,547	54.2%	11.1%
Median Property Value	85,300	171,100	166,000	100.6%	-3.0%
Category	**Camden County**				
	2000 (Census)	**2010 (Estimate)**	**2014 (Estimate)**	**% Change 2000-2010**	**% Change 2010-2014**
Median Monthly Gross Rent	551	789	910	43.2%	15.3%
Median Monthly Owner Costs (w/ Mortgage)	872	1,259	1,479	44.4%	17.5%
Median Property Value	85,300	161,900	151,800	89.8%	-6.2%
Category	**Georgia**				
	2000 (Census)	**2010 (Estimate)**	**2014 (Estimate)**	**% Change 2000-2010**	**% Change 2010-2014**
Median Monthly Gross Rent	613	808	874	31.8%	8.2%
Median Monthly Owner Costs (w/ Mortgage)	1,039	1,398	1,388	34.6%	-0.7%
Median Property Value	111,200	161,400	148,000	45.1%	-8.3%

Source: U.S. Census Bureau

While Table 30 only presents median values, Figure 20 and Figure 21 present ranges of monthly gross rental costs and monthly homeowner costs (for those with a mortgage) in St. Marys, respectively, and how these monthly costs changed since 2000. While both increased, the increase in frequency was more dramatic at the higher end of the spectrum. Since Figure 20 and Figure 21 present total units, the shift of more rental properties and fewer homeowners with a mortgage from 2010 to 2014 is evident, especially in the $1,000 to $1,499 range for both.

Figure 20: Changes in Monthly Gross Rental Costs in St. Marys

Source: U.S. Census Bureau

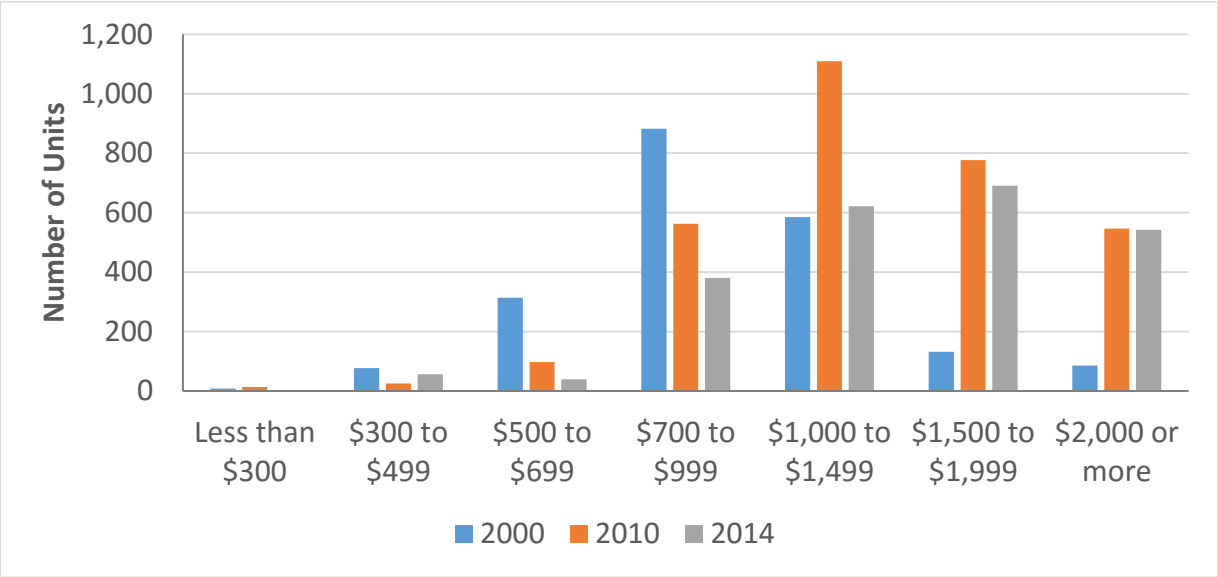

Figure 21: Changes in Monthly Owner Costs (with a Mortgage) in St. Marys

Source: U.S. Census Bureau

The city, county, and state levels in 2014 are presented for monthly gross rental and monthly homeowner costs (for those with a mortgage) in Figure 22 and Figure 23, respectively. For monthly gross rent, St. Marys had the largest frequency between $750 and $1,499, and the state

had the most options below $500 (Figure 22). The most common price range for monthly homeowner costs (for those with a mortgage) was $1,500-$1,999 for St. Marys, $1,000-$1,499 for Georgia, and it was evenly split between these two groups for Camden County (Figure 23).

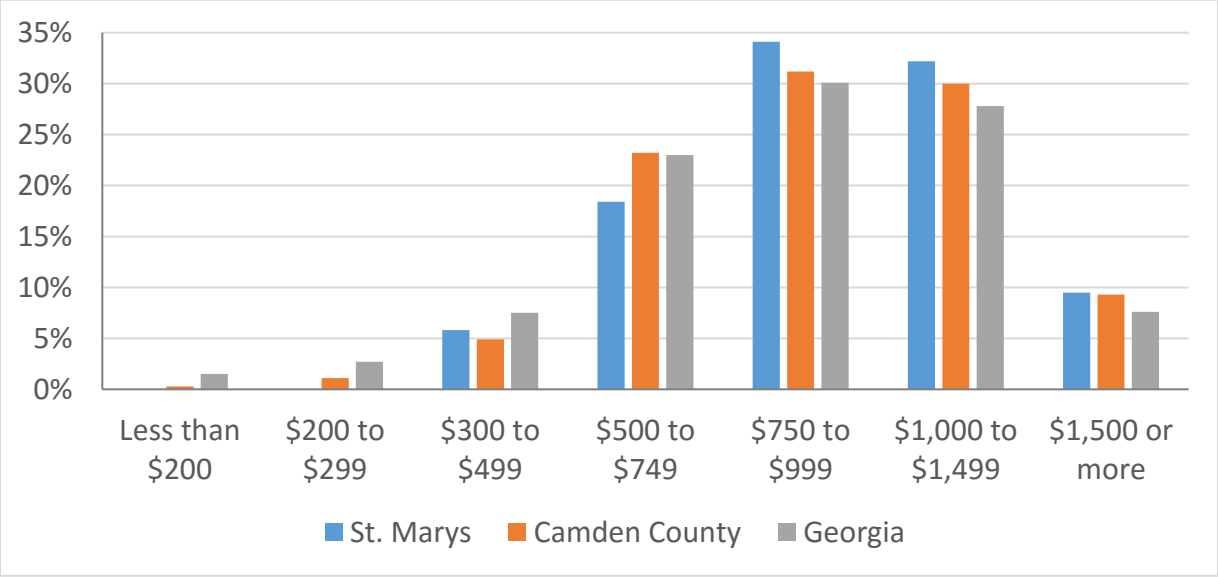

Figure 22: Comparison of Monthly Gross Rental Costs in 2014

Source: U.S. Census Bureau, 2010-2014 American Community Survey

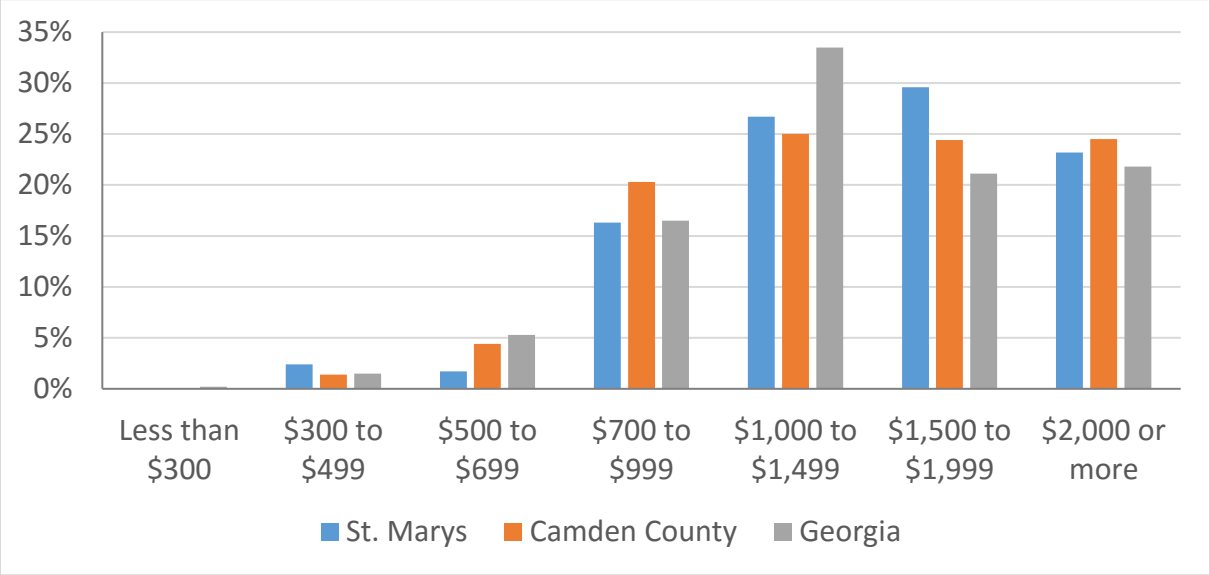

Figure 23: Comparison of Monthly Owner Costs (with a Mortgage) in 2014

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Value of owner occupied housing units for the city, county, and state in 2014 is presented in Figure 24. St. Marys had the fewest options below $50,000; otherwise, the results were fairly distributed across the other price ranges. The values in Georgia had the most even distribution across all price ranges compared with the city and county. The values in Camden County were bimodal, with peaks at $100,000-$149,999 and $200,000-$299,999.

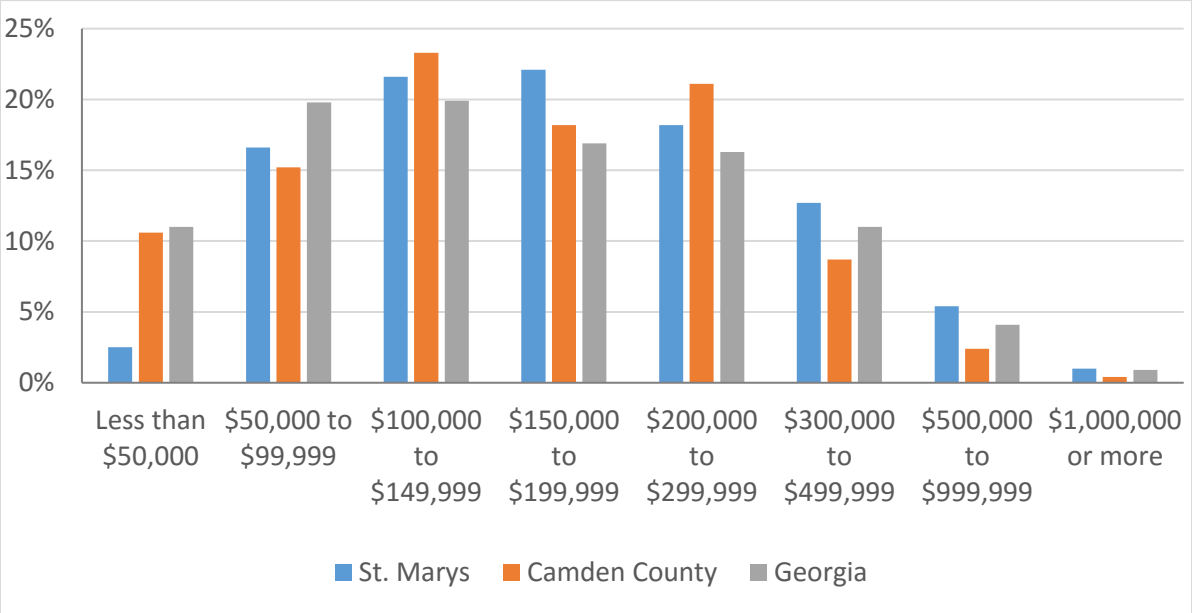

Figure 24: Value of Owner Occupied Housing Units in 2014

Source: U.S. Census Bureau, 2010-2014 American Community Survey

3.4 Cost Burdened Housing

Cost-burdened households are those households paying 30% or more of their net income on housing costs. Table 31 shows the percentage of total households that are cost burdened. The results are presented separately for those renting, owning with a mortgage, and owning without a mortgage. Based on the housing costs rising at a faster rate than household income, as discussed in the previous section, it was expected that the percentage of cost burdened housing would increase. In 2010, there was a smaller percentage of renters in St. Marys with a cost burden than Camden County and both had a smaller percentage than the state. By 2014, the percentage for St. Marys increased substantially and surpassed Camden County, and across all three levels, about one-half of renters were in the cost burdened classification. In 2010, those with a mortgage who were cost burdened were comparable for the city, county, and state at about one-third. By 2014, the percentage of cost burdened increased for St. Marys and Camden County but decreased slightly for the state. Households without a mortgage had fewer instances of being cost burdened because their monthly costs were less. An interesting result is that from 2010 to 2014 the trend and results were the opposite for this category (households without a

mortgage). In 2010, there was a higher percentage of cost burdened households in the city and county than in the state. By 2014, the percentage decreased to below the state level for both the city and county as the level in the state remained unchanged. This could be as a result of more financially independent individuals purchasing homes without a mortgage in St. Marys and Camden County. Changes were more dramatic in the city and county levels compared with the state level. This is a national problem, where urban/metropolitan areas have continued to prosper, or at least maintain status quo, and rural area or those areas outside the urbanized areas are on the decline. St. Marys is just past the outside edge of the Jacksonville metropolitan area.

Table 31: Summary of Cost Burdened Housing Units

Category	2010 (Estimate)			2014 (Estimate)		
	St. Marys	Camden County	Georgia	St. Marys	Camden County	Georgia
Occupied Units Paying Rent[a]	2,019	5,156	1,036,967	2,971	6,729	1,149,368
Gross Rent Exceeds 30% of Household Income	37.4%	44.3%	51.4%	47.8%	45.9%	53.3%
Housing Units with a Mortgage[a]	3,132	8,977	1,668,262	2,320	7,820	1,556,563
Selected Monthly Owner Costs Exceed 30% of Household Income	34.4%	33.1%	35.6%	41.2%	38.8%	33.7%
Housing Units without a Mortgage[a]	692	2,980	644,878	942	3,438	690,386
Selected Monthly Owner Costs Exceed 30% of Household Income	19.1%	18.0%	13.9%	9.7%	8.9%	13.6%

[a] Excludes units where these rates could not be calculated

Source: U.S. Census Bureau

The 2000 Census did not break down the classification of cost burdened households to those with and without a mortgage, so the results that combined these categories are presented in Figure 25. This figure describes that the increase in cost burdened households for both owners and renters increased during the 2000-2010 period in addition to the 2010-2014 period that is presented in Table 31.

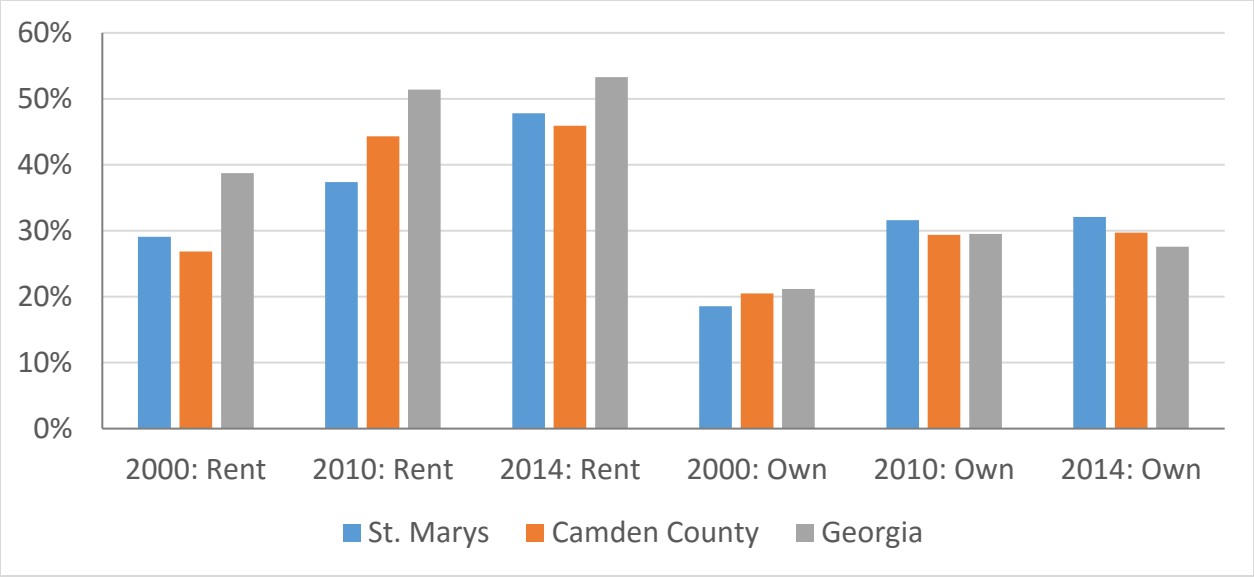

Figure 25: Percentage of Cost Burdened Housing Units for Renters and Owners

Source: U.S. Census Bureau

3.5 Condition of Housing

The percentage of households with insufficient plumbing and kitchen facilities are described in Table 32. Units without complete plumbing and kitchen facilities had a slight decline from 2010 to 2014 for the city, county, and state. In 2014, all of St. Marys' occupied units have complete plumbing facilities, which is better than the county and state totals of 0.4%. However, 1.0% of the occupied units in St. Marys are without complete kitchen facilities which is slightly more than the county (0.8%) and state (0.7%) totals.

Table 32: Condition of Housing Units

Condition	St. Marys		Camden County		Georgia	
	2010 (Estimate)	2014 (Estimate)	2010 (Estimate)	2014 (Estimate)	2010 (Estimate)	2014 (Estimate)
Total Occupied Units	**6,076**	**6,488**	**17,834**	**18,560**	**3,468,704**	**3,540,690**
Without Complete Plumbing Facilities	0.2%	0.0%	0.8%	0.4%	0.5%	0.4%
Without Complete Kitchen Facilities	1.3%	1.0%	1.2%	0.8%	0.6%	0.7%

Source: U.S. Census Bureau

A category in the County Health Rankings website is "Severe Housing Problems," which calculates the percentage of households with at least one or more of the following housing problems: 1) housing unit lacks complete kitchen facilities, 2) housing unit lacks complete plumbing facilities, 3) household is severely overcrowded, and 4) household is severely cost burdened. Severe

overcrowding is defined as more than 1.5 persons per room, and severe cost burden is defined as monthly housing costs (including utilities) that exceed 50% of monthly income. The most recent data from 2008-2012 identified that 18% of housing units in Camden County were in this category, which was ranked 99th out of 159 counties in Georgia. Despite being just in the lower half, it matched the state average of 18%. Table 33 provides details for neighboring counties.

Table 33: Ranking of Households with Severe Housing Problems for Neighboring Counties

County	Percentage of Households with Severe Housing Problems	Rank out of 159 Counties in Georgia
Camden County	**18%**	**99th**
Brantley County	9%	3rd
Charlton County	12%	18th
Glynn County	19%	111th
McIntosh County	16%	68th

Source: http://www.countyhealthrankings.org/app/georgia/2016/measure/factors/136/description?sort=desc-2

3.6 Special Needs Housing

St. Marys offers a variety of facilities for special needs housing and services. There are four nursing homes/assisted living facilities:

- Coastal Senior Living of St. Marys – 1020 McDowell St.
- Magnolia Manor of St. Marys – 4695 Charlie Smith Sr. Hwy.
- Senior Care Center of St. Marys – 805 Dilworth St.
- St. Marys Group Home of Wesley Glen Ministries – 884 Marsh Bluff Rd.

There are four hospital services/immediate care facilities in the area:

- Amelia Medical Care, LLC – 214 A Professional Circle
- King's Bay Family Care – 340 Charlie Smith, Sr. Hwy.
- Baptist Primary Care – 130 N. Gross Rd, #206 (Kingsland)
- Camden Urgent Care Center – 1375 E. King St. (Kingsland)

There are two mental health service facilities:

- Cumberland Health Services – 10545 Colerain Rd.
- Gateway Behavioral Health – 700 Charles Gilman Jr. Ave. (Kingsland)

3.7 Job/Housing Balance

Table 34 illustrates the balance between housing and jobs within St. Marys. A balanced community generally has a jobs-housing ratio of 1.25 to 1.75. In 2000, St. Marys was in the lower end of this range at 1.33. The increase in housing from 2000 to 2010 outweighed the increase in

employment, so by 2010, the job-housing ratio dropped below the target range to 1.11. A slight increase in employment in 2014 helped this ratio rebound to 1.20, but it is still below the target range for a balanced community. The City of St. Marys will likely become more of a balanced community as the employment opportunities continue to increase.

Table 34: Jobs / Housing Balance

Characteristic	St. Marys		
	2000 (Census)	2010 (Census)	2014 (Estimate)
Population	13,761	17,121	17,555
Average Household Size	2.83	2.65	2.68
Number of Households	4,837	6,428	6,488
Housing Units	5,351	7,443	7,412
Employment	7,101	8,271	8,892
Employment/Population Ratio	0.52	0.48	0.51
Employment/Housing Unit Ratio	1.33	1.11	1.20

Source: U.S. Census Bureau

The jobs-housing ratio was compared with neighboring cities and counties and the state in Table 35. Despite that St. Marys was below the target jobs-housing ratio (1.25) in 2014, it was comparable to Kingsland, Camden County, and Georgia. From the estimates for 2014, the ratio for Camden County (1.22) is better than its neighbor to the north, Glynn County (0.98), and neighbor to the south, Nassau County (1.00). A possible negative effect of these ratios being low in neighboring counties is that these counties are already struggling to support their own population, so there is not likely a large job surplus to support many St. Marys residents. This creates a need for longer commutes, as described in Figure 17, where 35.8% of workers have a commute greater than 50 miles each way. Brunswick is the only location from Table 35 that saw an increase for both jobs-population and jobs-housing ratios from 2000 to 2010 and 2010 to 2014; however, it should be noted that Brunswick had the lowest ratios in 2000.

Table 35: Jobs / Housing Balance Comparison

Location	Employment/Population Ratio			Employment/Housing Unit Ratio		
	2000 (Census)	2010 (Census)	2014 (Estimate)	2000 (Census)	2010 (Census)	2014 (Estimate)
St. Marys	0.52	0.48	0.51	1.33	1.11	1.20
Kingsland	0.51	0.48	0.50	1.27	1.17	1.25
Camden County	0.52	0.50	0.51	1.34	1.21	1.22
Brunswick	0.43	0.44	0.48	0.97	1.00	1.05
Glynn County	0.50	0.49	0.50	1.04	0.95	0.98
Nassau County	0.50	0.48	0.47	1.11	1.00	1.00
Georgia	0.50	0.49	0.49	1.26	1.17	1.18

Source: U.S. Census Bureau

4. Public Facilities

4.1 Water System

The City of St. Marys draws groundwater from three wells within the Floridan Aquifer. They currently have in operation three water plants and one pressure booster station. The transmission and distribution system has 127 miles of water mains with pipe sizes up to 12 inches in diameter. A map of St. Marys' water system is presented in Figure 26.

St. Marys' water treatment plants have a combined capacity of approximately 6.0 million gallons per day (MGD). They are currently operating at about 2 MGD, which is about one-third of the combined capacity. The water quality meets or exceeds Federal and State requirements. They are also implementing a backflow program, mandated by the Environmental Protection Division (EPD), to further protect the public's water from off system contamination. Improvements are also being made to the existing water plants to further ensure water quality.

4.2 Sanitary Sewer

The City of St. Marys has three water pollution control plants (WPCP) with a combined capacity of 5.2 MGD. They are currently operating at about 2 MGD, which is about one-third of the combined capacity. Two plants are sequential batch reactor's (SBR's) which are 95 to 98% efficient. The third plant is an activated sludge plant, and it is scheduled to be closed at the end of the year. The collection system consists of 129 miles of pipe traveling through a series of gravity flow/force mains, ranging in sizes from 4 inches to 24 inches in diameter. A map of St. Marys' wastewater system is presented in Figure 27. This currently requires 70 lift stations (pumping stations) to transport the household sewage to the three treatment plants. The City of Kingsland–St Marys WPCP discharges to the St. Marys River and operates under NPDES Permit No. GA0037800. The City of St Marys–Scrubby Bluff WPCP discharges to Casey Creek, a tributary to the St. Marys River and operates under NPDES Permit No. GA0037931.

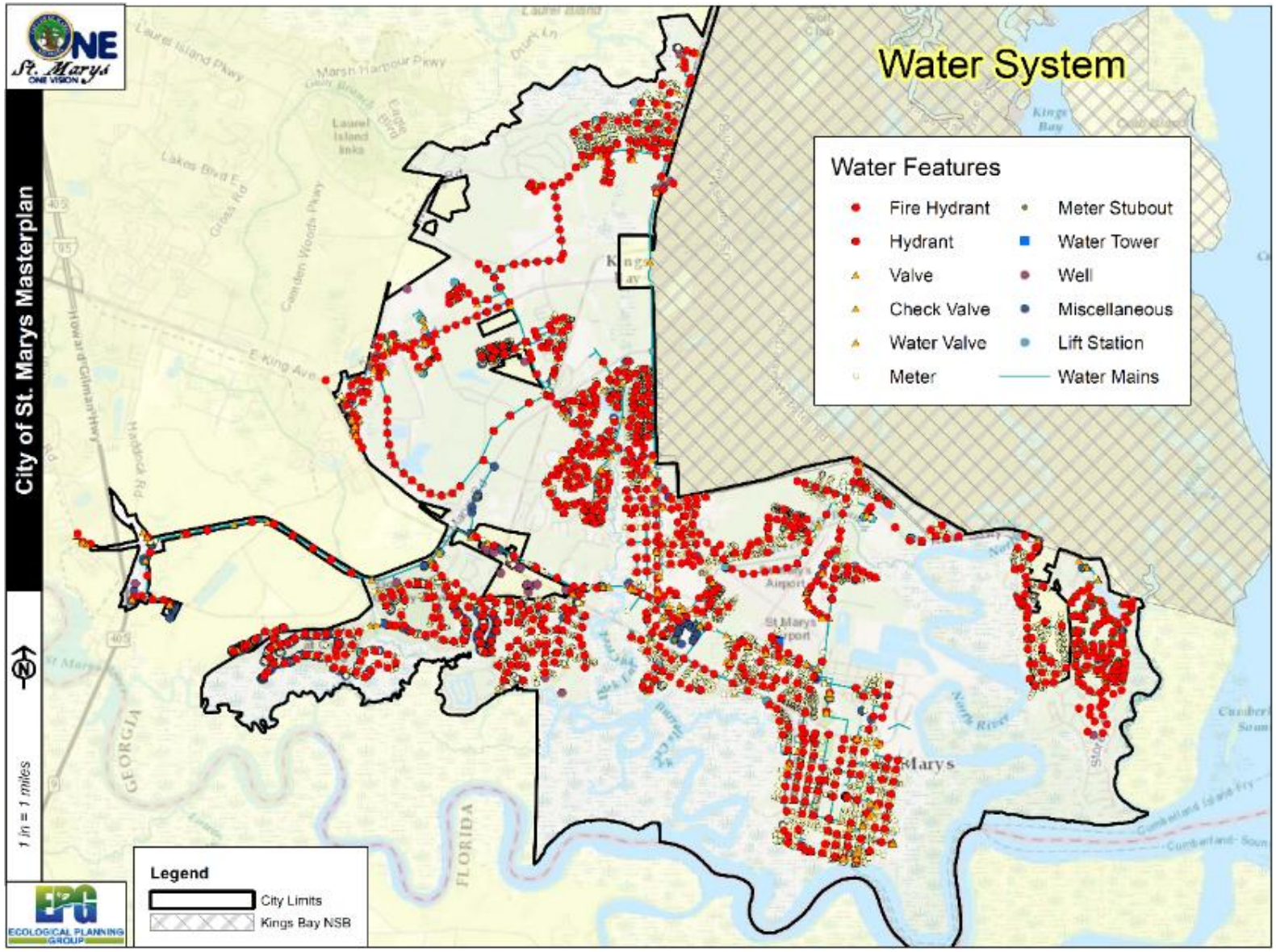

Figure 26: Water System Map

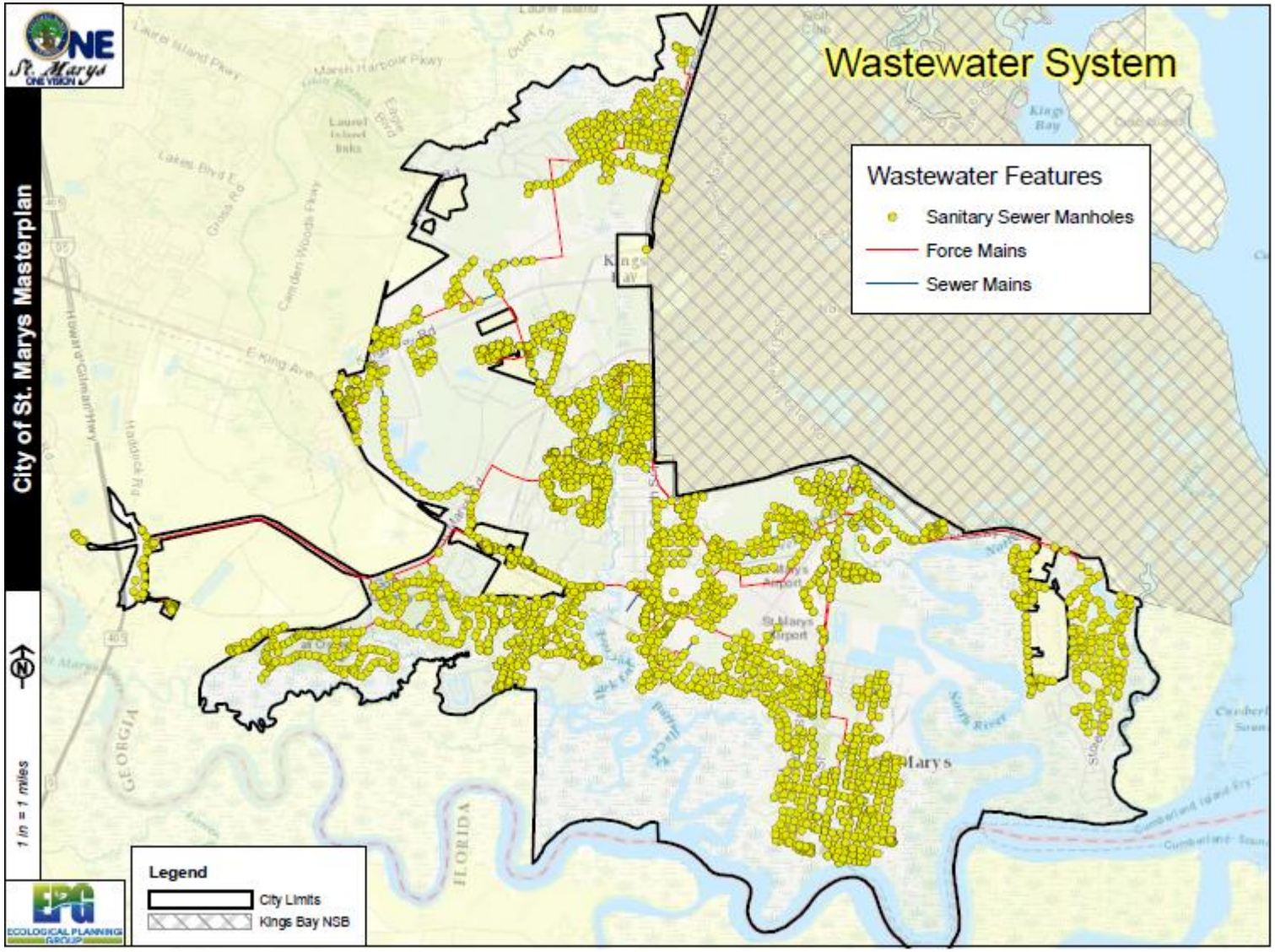

Figure 27: Wastewater System Map

4.3 Storm Sewer System

The stormwater system in St. Marys is primarily open drainage, with roughly 65 miles of ditches scattered throughout the City. Closed system features also exist in the City, but account for only 18 miles of the City maintained conveyance system. There are also a number of privately maintained drainage systems that exist within the City. One of the larger systems is the gated Osprey Cove community. Private systems have not yet been mapped by the City and are not included in these numbers. Table 36 summarizes the types of features and structures in St. Marys' stormwater system, and Figure 28 presents a map of the stormwater infrastructure.

Table 36: Summary of Stormwater System Features in St. Marys

Structure Type	Count
Box Culvert	16
Catch Basin	17
Curb Drop Inlet	86
Double Wing Catch Basin	68
Drop Inlet with Grate	29
Drop Inlet Yard/Ditch	211
Headwall	174
Junction Box	51
Manhole	17
Other	17
Outlet Structure for Detention Pond	14
Pipe Inlet (No Headwall)	584
Pipe Outlet (No Headwall)	629
Single Wing Catch Basin	110
Unknown	102

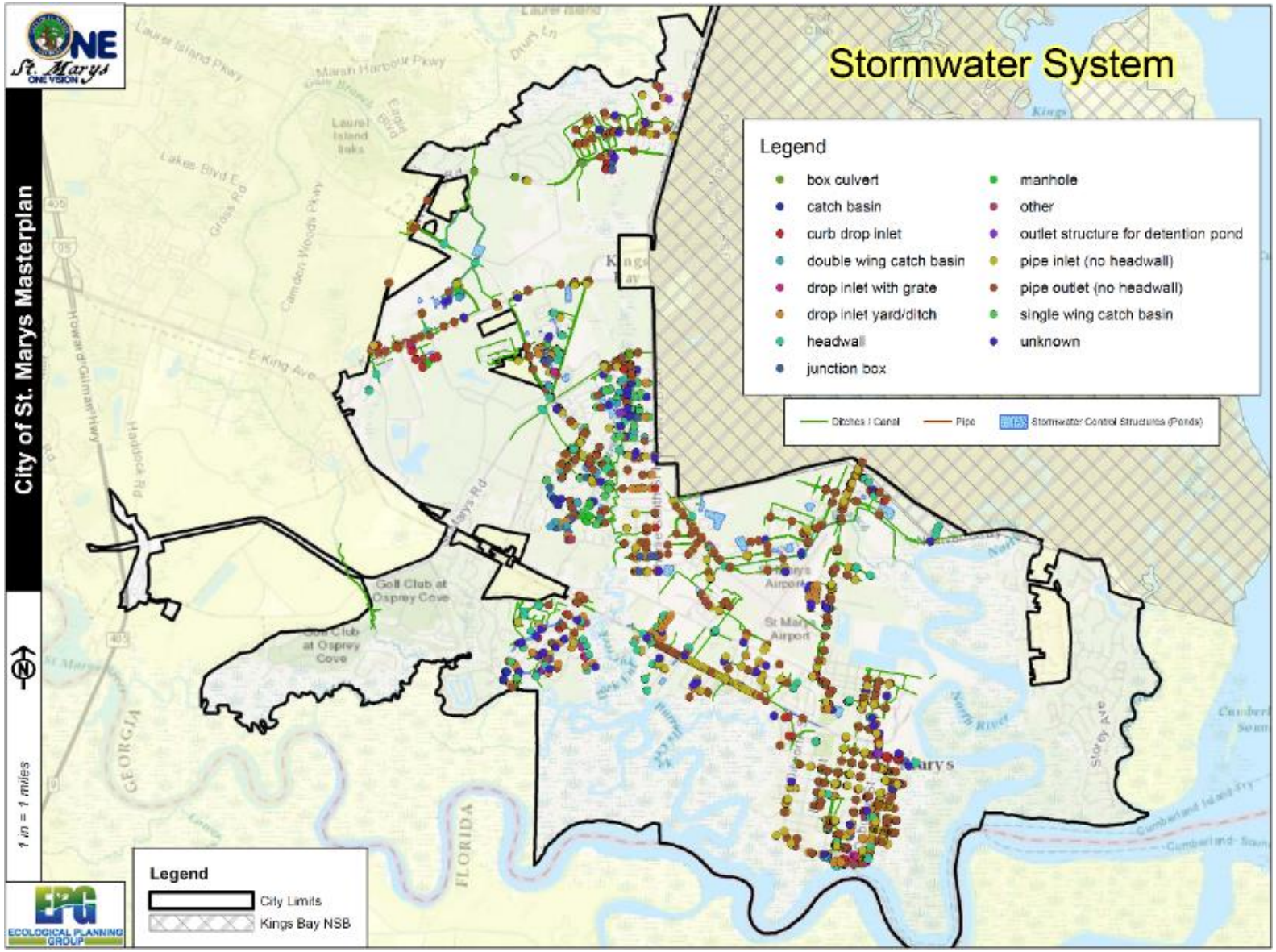

Figure 28: Stormwater System Map

4.4 Fire Department

St. Marys Fire Department consists of three fire stations manned by 24 full-time personnel who work 24-hour shifts, as well as an Assistant Fire Chief and Fire Chief who work Monday-Friday from 8am-5pm and are on call 24/7. Two of these stations also house Camden County Fire Rescue squads with two EMS/Fire personnel each. In addition to St. Marys' three fire stations, there is also a separate Camden County facility (Camden County Fire Rescue, Station 12) located within the St. Marys city limits at 3557 Charlie Smith Sr. Highway.

St. Marys Fire Department responds to many types of emergencies on a daily basis including structure fires, woodland fires, motor vehicle accidents, hazardous material incidents, and medical calls. A minimum of one fire apparatus and one medical squad is dispatched to every call received, providing at least 4-5 personnel to assist callers. Another service the fire department provides is Public Assistance. Firefighters oftentimes provide much needed manpower to help citizens who have fallen out of chairs or beds, or who just need help getting from their home to their car, and cannot do so by themselves.

With an average response time of less than 5 minutes, fire department personnel are able to provide life and property saving services in a timely manner while still placing a strong emphasis on safety and professionalism.

St. Marys Fire Department also maintains a fully equipped and mobile hazardous materials command trailer designed to respond to large and small scale incidents. Eighteen of our firefighters are certified as Hazardous Material Technicians with extensive training involving the response to, and containment of, hazardous materials incidents.

Fire Station Two is located at 201 N. Dandy Street, and it houses the following trucks: Engine 21, Ladder 2, Rescue 2, and Squad 2. Fire Station Seven is located at 205 Spinnaker Drive, and it houses the following trucks: Quint 7, Engine 2, and Brush 2. Fire Station Nine is located at 10950 Colerain Road, and it houses the following trucks: Quint 9, Engine 9, and Squad 9. These locations are presented later in the map in Figure 40.

4.5 Public Safety

Information on crime rate in St. Marys and neighboring towns is listed at www.city-data.com. This website lists a crime index in which it counts serious crimes and violent crimes more heavily, and it adjusts for the number of visitors and daily workers commuting into cities. A larger index means more crime. The data in Figure 29 is for St. Marys and neighboring towns in 2013. St. Marys crime index was 237.7, which was less than (more safe than) the national average of 287.4. Kingsland (295.9) was less safe than St. Marys, and it was just above the national average. Brunswick, GA (566.6) and Jacksonville, FL (409.3) were the most unsafe surrounding cities, and their crime index was much larger (more unsafe) than the national average. A summary of

reported crimes from 2008-2012 in Camden County by Georgia Bureau of Investigation is described in Figure 30.

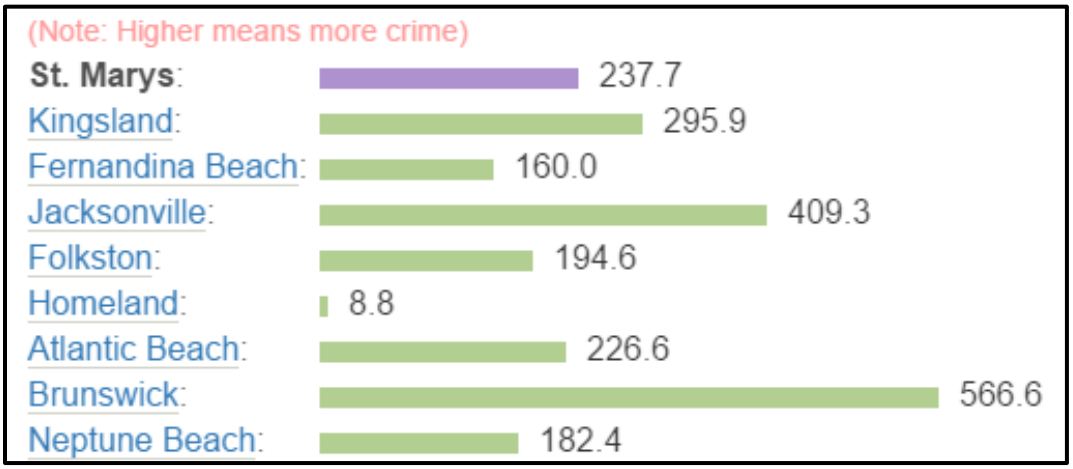

Figure 29: Crime Index of St. Marys and Neighboring Cities (www.city-data.com)

Index Crimes

Camden County Index Crimes, 2008 – 2012

	Murder	Rape	Robbery	Assault	Burglary	Larceny	Vehicle Theft
2008	8	9	41	268	386	1157	58
2009	2	9	27	195	317	1002	60
2010	0	5	19	152	378	1032	35
2011	2	6	17	165	374	1149	47
2012	2	7	23	175	343	1054	44

Data from Georgia Bureau of Investigation,
http://services.georgia.gov/gbi/crimestats/viewCrimeStatReport.do

Figure 30: Frequency of Crimes in Camden County (Wickersham et al. 2013)

According to www.city-data.com, the number of full-time law enforcement employees (officers) per 1,000 residents in Georgia has been less than the state average, and it has continued to decrease in the last decade (Figure 31). Despite fewer officers per resident, St. Marys' crime index, as shown in Figure 32, seems to be stable or at least improving slightly. Overall, St. Marys' crime index has been less than (more safe than) the national average in 9 out of 10 years reported from 2002-2013.

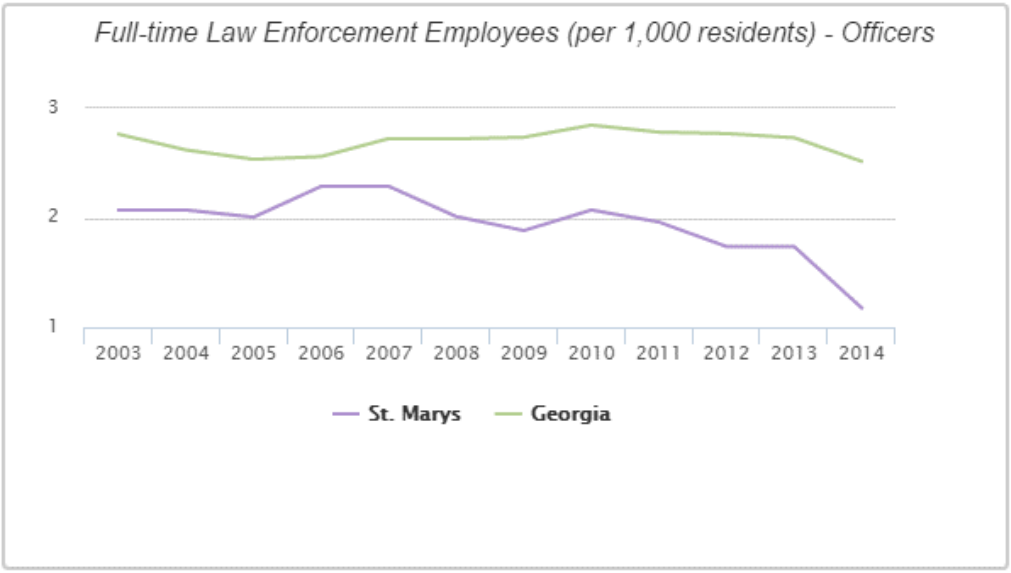

Figure 31: Full-time Law Enforcement Employees (Officers) per 1,000 Residents (www.city-data.com)

Figure 32: Crime Index (www.city-data.com) **for St. Marys and U.S. Average**

The St. Marys Police Department patrols about 14 square miles that make up the city limits. The city limits are patrolled by officers within two patrol zones to minimize response time and maximize effectiveness. As a full-service agency, the Police Department is made up of 35 sworn personnel and four civilian personnel.

The organization of the Police Department is highly streamlined. Overall command authority rests with the Chief of Police who is responsible for overseeing the day-to-day operations of the

department through supervising the three Division Commanders. The major divisions of the department include: 1) Patrol, 2) Criminal Investigations, and 3) Administration. Each division is commanded by a Lieutenant.

The Department provides the community with a full range of police services, including responding to emergencies and calls for service, performing directed activities, and solving problems. Each year, they respond to over 10,000 calls for service from the public through their 911 call center. In addition to the calls, the officers initiate over 17,000 service actions independent of public need.

Special Response Team (SRT)

The St. Marys Police Department also has a Special Response Team (SRT) that is comprised of eight volunteer, full-time sworn officers from the department who participate and complete testing to become a member of the team. Each member is trained to utilize specialized equipment and weapons to further their capabilities beyond our patrol officers. These specialties include responses to anything normal patrol functions are not tasked or capable of with dealing with or maintaining for long periods of time. Some of the unique duties the SRT has been mobilized for include: storm evacuations, tropical/hurricane storm responses, lost or missing persons, high risk warrant services, and dealing with armed barricaded suspects. The team also has a wide variety of equipment available for their use that includes an armored Dragoon which was provided by the Department of Navy following its service to the nation.

In addition to their normal Police Department training, SRT members are involved in specialized training to maintain their expertise in weapon handling and firing and special tactics designed to maximize their safety and the safety of the public while enhancing their ability to work seamlessly as a team. While not engaged in SRT operations, these members patrol the city alongside other officers.

K-9 Unit

The St. Mary Police Department also has a K-9 Unit that is comprised of two single-purpose narcotics detection K-9s. Both K-9s are certified through the National Police K-9 Association to detect methamphetamine, cocaine, ecstasy, marijuana, and heroin. One is also certified for tracking.

The K-9 Unit is often called on by other law enforcement agencies in Camden County to assist in vehicle searches and drug enforcement activities. The K-9s are involved in routine training exercises to maintain their expertise and must recertify every year to demonstrate their proficiency in narcotics detection for vehicles, buildings, and packages. The K-9 Unit is a specialized group of law enforcement officers that train, care for, and utilize service dogs to assist in criminal investigations. Each K-9 officer assumes the responsibility of a dog handler in addition to their normal police duties. After completing the applicable K-9 officer training, K-9 officers are also engaged in the same continuous training to maintain their effectiveness in fighting illegal

drug activity. In addition to law enforcement training, the K-9s are also effective in locating missing persons.

Police Chaplain Program

The St. Marys Police Department implemented the Police Chaplain Program in 2009. Chaplains represent a variety of religious traditions and levels of professionalism, but when they are working in the police world, each "Chaplain" is a chaplain for everyone. Our Police Chaplains seeks to lighten the burden of the officers by performing tasks that have a greater spiritual or social nature rather than a law enforcement nature. The Chaplain are on-call 24 hours a day, 7 days a week, to assist police personnel with a variety of services in the field such as death notifications, lost or missing persons, and suicides. In addition they provide counseling and pastoral services whenever such services are needed or requested. They may respond to major incidents and disasters such as fires, multiple injury incidents, or officer involved shootings providing an empathic ear, displaying a passionate interest in, and the specialized training for pastoral care. Chaplains respect the persons they serve, regardless of race, gender, economic status, religious beliefs or any other factors. The Chief of Police offers the services of our Chaplains to other area law enforcement agencies as well.

4.6 Parks and Recreation

The City of St. Marys offers a number of different recreational activities to residents. These are identified in the map in Figure 33, and a level of service map for the neighborhood and community parks is presented in Figure 34. Recreational activities available in the City are listed below:

Camden Soccer Complex – This facility is located in St. Marys, just off of Kings Bay Road and between Highway 40 and Colerain Road. It is the home field to soccer in Camden County

Dark Entry Creek Floating Dock (and Kayak Launch Area) – This dock is located just off of GA Hwy 40 East prior to crossing over Dark Entry Creek Bridge (30° 45' 12.9234" N 81° 35' 01.0674" W). Traveling east on GA Hwy 40, the entrance, with a small parking lot, is on the right immediately after passing Shadowlawn Drive. This facility has a floating dock with a wide ramp that is suitable for kayak/canoe launching, and public saltwater fishing. There is limited parking at this facility.

Howard Gilman Memorial Waterfront Park / St. Marys Waterfront Park – This park is located on the waterfront in downtown St. Marys. It is an ideal location to watch shrimp boats come in, take a stroll along the waterfront, have a picnic, or view a stunning sunset. Many community activities and events take place throughout the year in this park. The St. Marys' City Boat Ramp and associated parking for vehicles with trailers are located adjacent to the park.

McIntosh Sugar Mill Park – This park is located off Charlie Smith Highway in St. Marys, just past the Stimson gate to Naval Submarine Base Kings Bay. The historic tabby ruins from the old sugar mill are located in this park. There is also an oak tree shaded area with picnic tables.

Meeting Street Boat Ramp (North River Boat Ramp) – This facility is located at the end of Meeting Street East in St. Marys. It includes two large, paved boat ramps and a floating dock for fishing. This boat ramp is reportedly the City's busiest.

Notter Pond / Point Peter Pond Park – This little fishing pond is conveniently located off of Point Peter road on North River Causeway in St. Marys.

St. Marys Civic Park – This park is located on Herb Bauer Drive in St. Marys, right behind the St. Marys library. The park has a pavilion with picnic tables adjacent to a playground. St. Marys Civic Park also offers tennis courts, basketball courts, soccer fields, baseball/softball and t-ball fields along with restroom facilities.

St. Marys Pool – The pool is adjacent to St. Marys Rec Authority Park on Ashley Street. The pool is open seasonally from Memorial Day through Labor Day.

St. Marys Rec Authority Park – This park is located on Margaret Street in St. Marys. The park offers baseball fields, football field with seating, playground, basketball court, a skate park and restrooms. There is also a pavilion with picnic area for birthday parties or family gatherings.

Sweetwater Park – This park is located on Point Peter Road in St. Marys. It offers tennis courts, multi-use field, basketball courts, and playground and restroom facilities.

Tommy Casey Memorial Dog Park – This park is located on Ashley St. just past the St. Marys Pool.

4.7 Other Facilities

Other facilities located in St. Marys are discussed below, and their locations are presented later in a map in Figure 40.

Public Works – The City Public Works Facility is located at 819 Point Peter Drive. The facility houses the staff and equipment used to maintain the City's water and sewer systems and street and road services. The Public Works Department is responsible for the repair and maintenance of city vehicles and equipment, maintaining the City's right of ways, streets, drainage, sidewalks, grounds and buildings, water, wastewater, plan review, contract administration, inspections, traffic signals, and signage.

St. Marys Aquatic Center – St. Marys has a waterpark located at 311 Herb Bauer Drive. This park includes: a lazy river, water slides, lap pool, and children's pool and water playground.

St. Marys Community Market – This market is located at the St. Marys Waterfront Pavilion in Historic Downtown St. Marys, and it is open every Saturday from 9:00 AM to 1:00 PM. The market offers the following: organic produce, arts and crafts, jewelry, homemade baked goods, wild honey, and more.

St. Marys Public Library – The library is located at 100 Herb Bauer Drive. It is adjacent to the St. Marys Civic Park.

St. Marys Senior Center – Located at 120 Davis Street, the Senior Center provides opportunities for fellowship and attending/participating in various events. It also offers other services, such as, legal aid, hot lunch meals, and blood pressure checks.

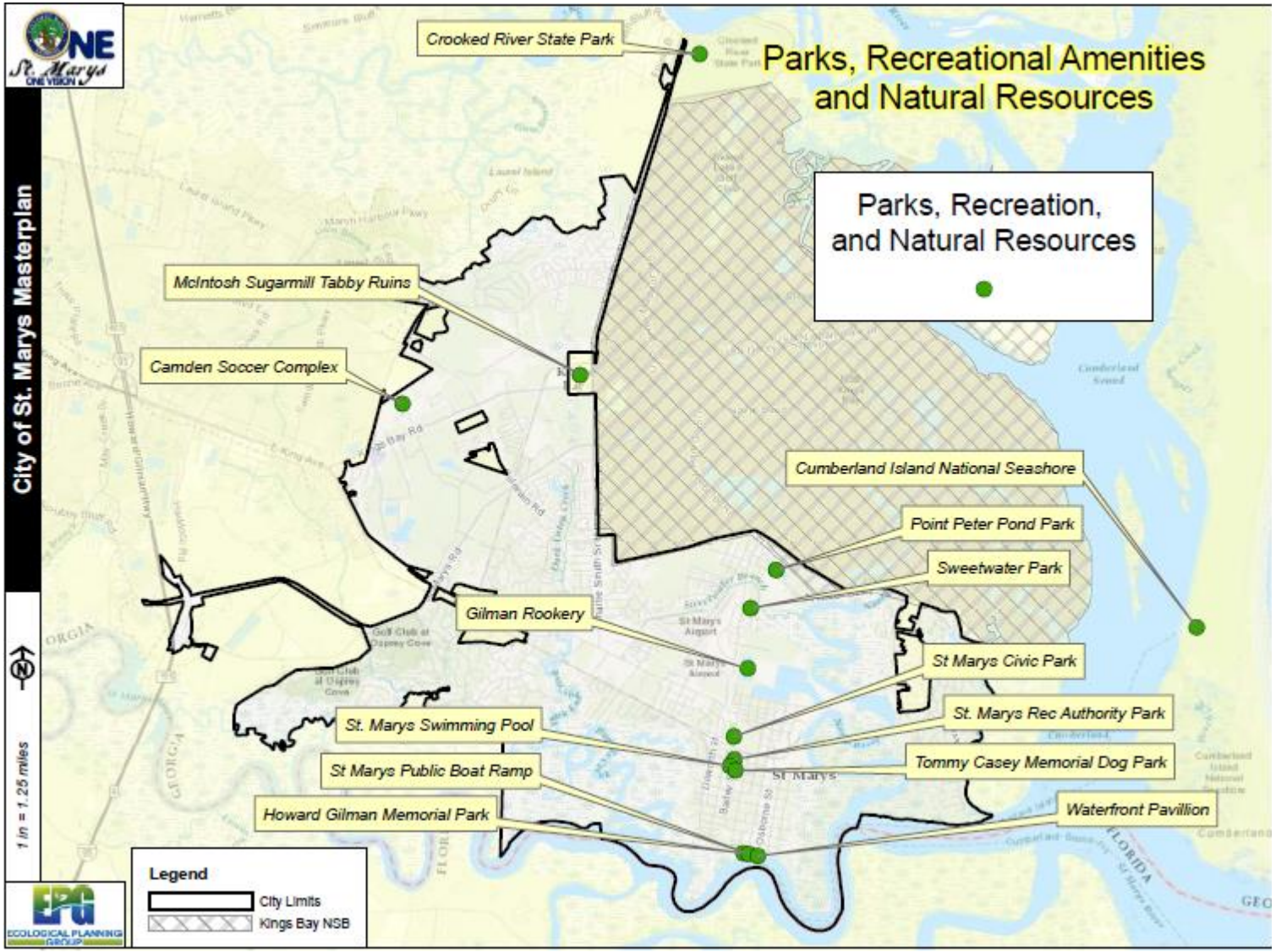

Figure 33: Map of Parks, Recreational Amenities, and Natural Resources.

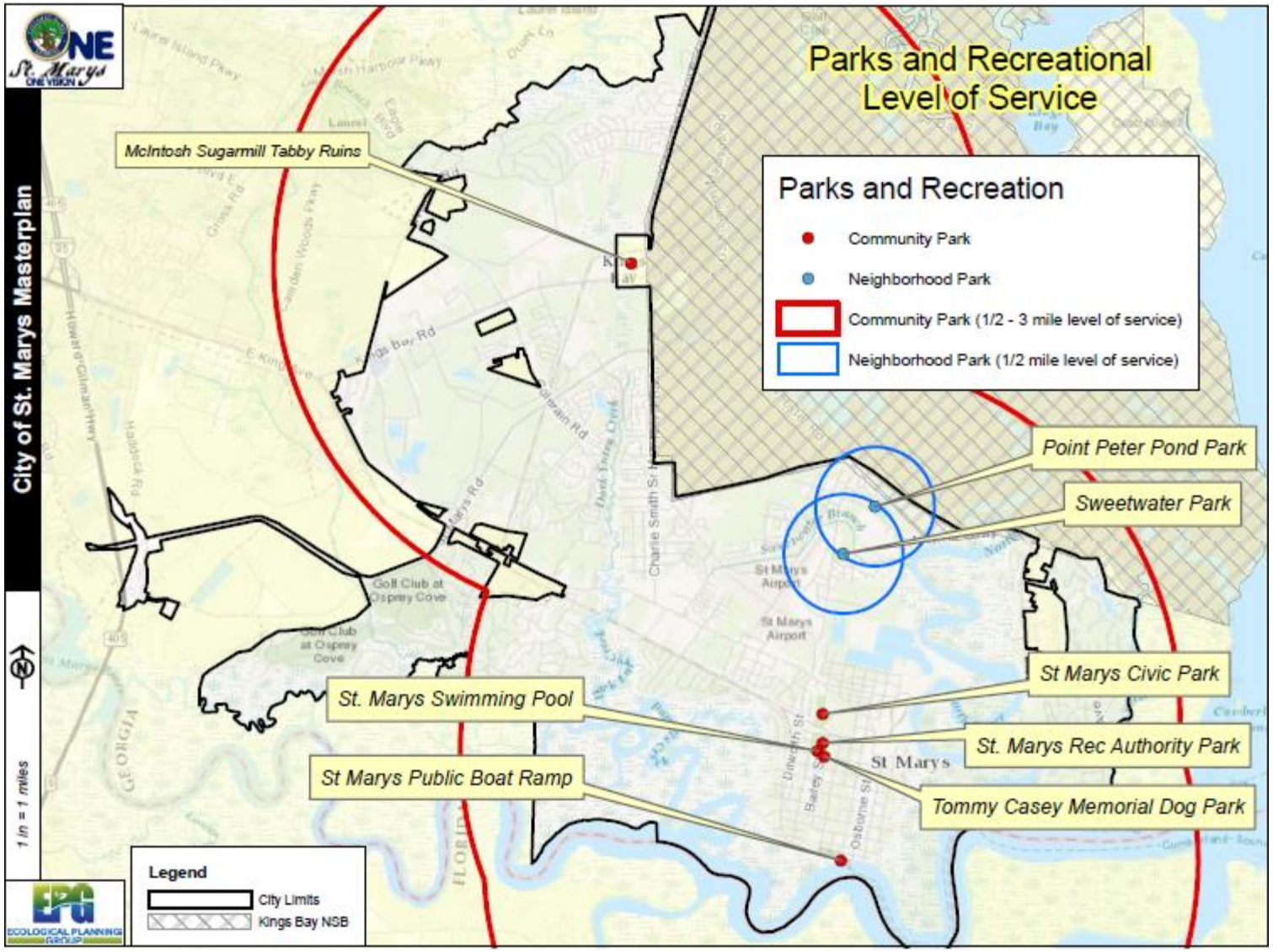

Figure 34: Park and Recreational Level of Service Map

5. Natural and Cultural Resources

5.1 Natural Resources

The City of St. Marys is about 24.9 square miles or 16,000 acres and contains a variety of different natural resources. About 6,000 acres, or 37% of the area within the City, are wetlands (Figure 38). The majority of the wetland are coastal marsh, but fresh water wetlands also exist in the northern and western parts of the City.

A unique natural resource for wildlife habitat within St. Marys' city limits is the Gilman Rookery. Other large natural resource facilities that are nearby but not within the city limits are Crooked River State Park and Cumberland Island National Seashore. Crooked River State Park, a Georgia state park, touches St. Marys' northern border. St. Marys serves as the gateway to the Cumberland Island National Seashore, operated by the National Park Service, because most visitors access the island by ferry from St. Marys. More details on each are provided below.

Gilman Rookery – This is the second largest rookery in the State of Georgia with an estimated 300 wood stork nests (the largest in the State is Harris Neck in McIntosh County), and it is located within the boundaries of the old paper mill site. The wood stork, as shown in Figure 35, is classified as a threatened species by the U.S. Fish and Wildlife Service.

Figure 35: Wood Stork Photo [source: nps.gov]

Crooked River State Park – Located at 3092 Spur 40 (Charlie Smith Sr. Hwy), this 500-acre park offers cozy facilities in a beautiful setting. Accommodations at this park include: 11 cottages, 62 campsites (52 with electric and water hookups), and three pioneer campsites (for groups up to 25 people). The campsites are surrounded by Spanish moss-draped oaks, while most cottages overlook the Crooked River. Facilities available at the park include: four picnic shelters, a group picnic shelter, boat ramp and dock, North Star Bait and Tackle shop, nature center, nature trails, and kayaking trails. The following activities are popular at this park: saltwater fishing, paddling, pontoon boat tours, guided kayak trips, hiking, birding, biking, and geocaching. The Cooked River State Park also provides tours of the Gilman Rookery on a seasonal basis.

Cumberland Island National Seashore – Cumberland Island is Georgia's largest and southernmost barrier island, and it is located 7 miles east of St. Marys. Public access to the island is offered by a concession operated passenger ferry that departs from downtown St. Marys at the mainland Visitor's Center – 113 St. Marys Street West. Private boats are the only other means of access to the island.

Cumberland Island National Seashore has 19,000 acres of uplands, 18 miles of undeveloped beaches, and 50 miles of hiking trails. Over 9,800 acres are Congressionally designated Wilderness. Popular activities on the island include: hiking, biking, bird watching, beachcombing, fishing, and swimming. There are five National Park Service campgrounds on the island. The only public amenities on the island are restrooms and water fountains. Another, more expensive, lodging option is the Greyfield Inn, a converted Carnegie mansion that is still owned and managed by the Carnegie family.

Cumberland Island has a rich and varied history that ranged from native Timucuan Indians, Spanish missionaries, English forts, Sea Island cotton plantations, enslaved African Americans, and wealthy industrialists. Notable historic structures on the island are the Dungeness Ruins (structure of Carnegie mansion that was built on the same site as a four-story tabby home of the widow of Revolutionary War Hero General Nathanael Greene), Plum Orchard Mansion (intact, 20,000 square foot, Georgian Revival mansion), and the First African Baptist Church in the Settlement. A few pictures from Cumberland Island are presented in Figure 36.

Figure 36: Cumberland Island Attractions (top left, Plum Orchard Mansion; top right, Dungeness Ruins; bottom, vegetated dunes and undeveloped coast) [source: nps.gov]

5.2 Part V Environmental Planning Criteria

The City has adopted the Part V Environmental Planning Criteria for Wetlands and Groundwater Recharge Areas, which are the only ones applicable (Figure 37). The City does not fall within the boundaries of a water supply watershed and the criteria for Protected Mountains does not apply. A stretch of the St. Marys River is classified as a Protected River Corridor, but it falls just outside the city limits of St. Marys.

5.3 FEMA Flood Zones

The Federal Emergency Management Agency (FEMA) is in charge of the National Flood Insurance Program (NFIP), which aims to reduce the impact of flooding on property by providing insurance for property owners while at the same time encouraging communities to adopt floodplain management regulations. The NFIP groups risk associated with flooding into three general categories; high risk, moderate risk, and low risk. High risk categories include 'A' zones and 'V' zones and require flood insurance. Moderate risk includes the category defined as a '0.2% annual chance of flood' and the low risk area is the 'X' zone. Flood insurance is not required in the moderate and low risk areas, but is encouraged.

The City of St. Marys participates in the Community Rating System (CRS). The CRS is a national program developed by the Federal Emergency Management Agency (FEMA), and it is a voluntary program for communities to participate in to encourage community floodplain management. In exchange for a community's proactive efforts to reduce flood risk, policy holders receive reduced flood insurance premiums for buildings in the Special Flood Hazard Area (SFHA). St. Marys is listed as a Class 7, which results in a 15% reduction of flood insurance for policy holders in the SFHA. The City formed a joint Program for Public Information (PPI) with Camden County to better inform the population about their flood risk which will gain more credits for the City in future CRS applications.

New flood maps have been developed for Coastal Georgia and will go into effect in mid-2017. As such, the analysis included in this section is based on the new maps, which are presented in Figure 38.

Approximately 45% of the City of St. Marys falls within a high risk area (A-zone and V-zone). 10% is categorized as moderate risk and roughly 45% low risk. These numbers are generally consistent when comparing the new flood maps with the effective maps. The most notable change is that roughly 1,100 acres have shifted from moderate risk to low risk. Minor changes have occurred within the high risk category, but the overall percentage stayed pretty much the same.

In addition to FEMA flood zones, the most recent storm surge map developed for Camden County by the Army Corps of Engineers is presented in Figure 39. This map, created in 2013, has been modified slightly to zoom into the St. Marys' city limits. As depicted in this map, all of St. Marys falls into Evacuation Zone A. It is noted twice on this map that the surge elevations do not include wave heights that may accompany storm surge (does not include wind driven waves).

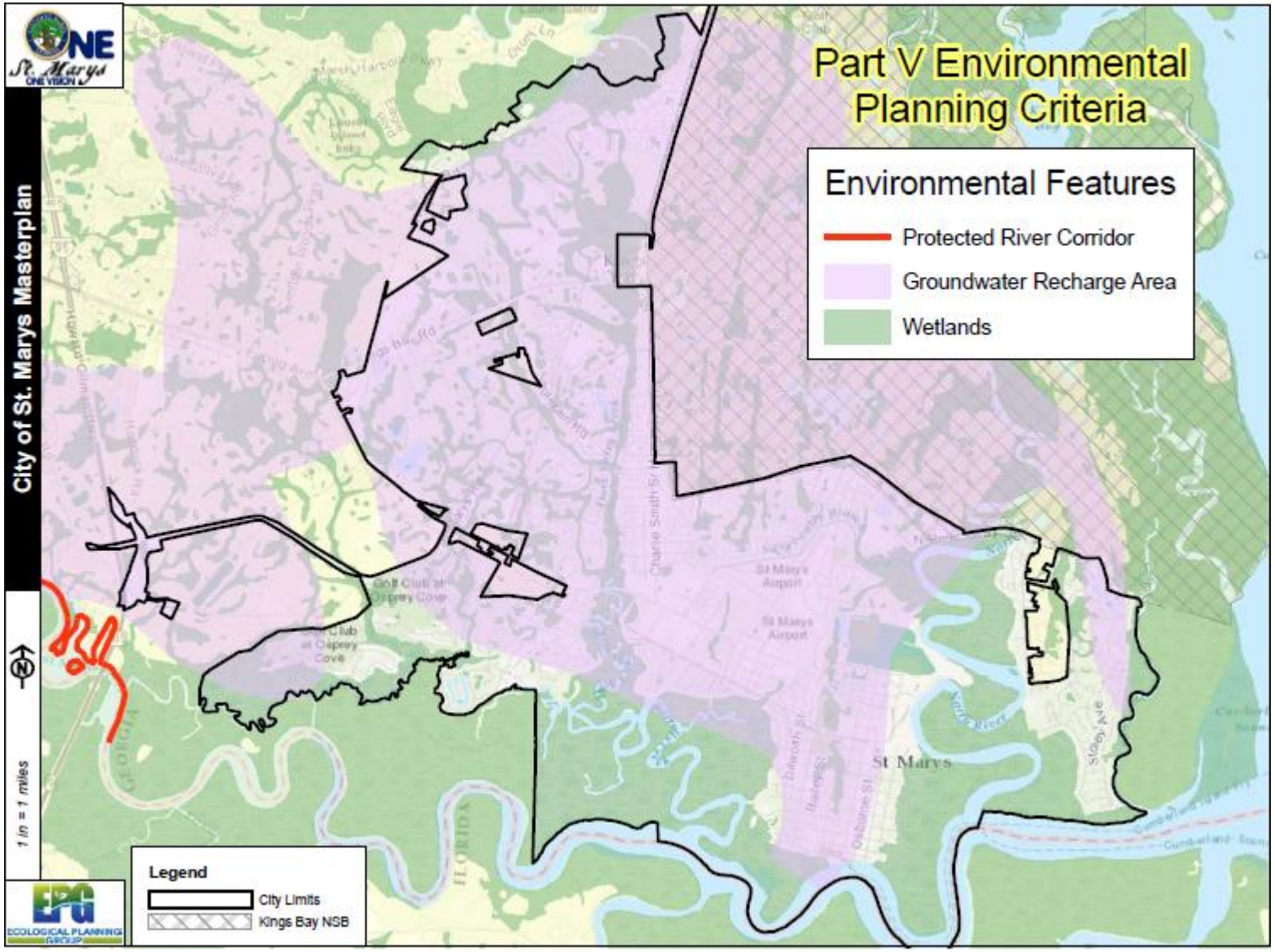

Figure 37: Part V Environmental Planning Criteria

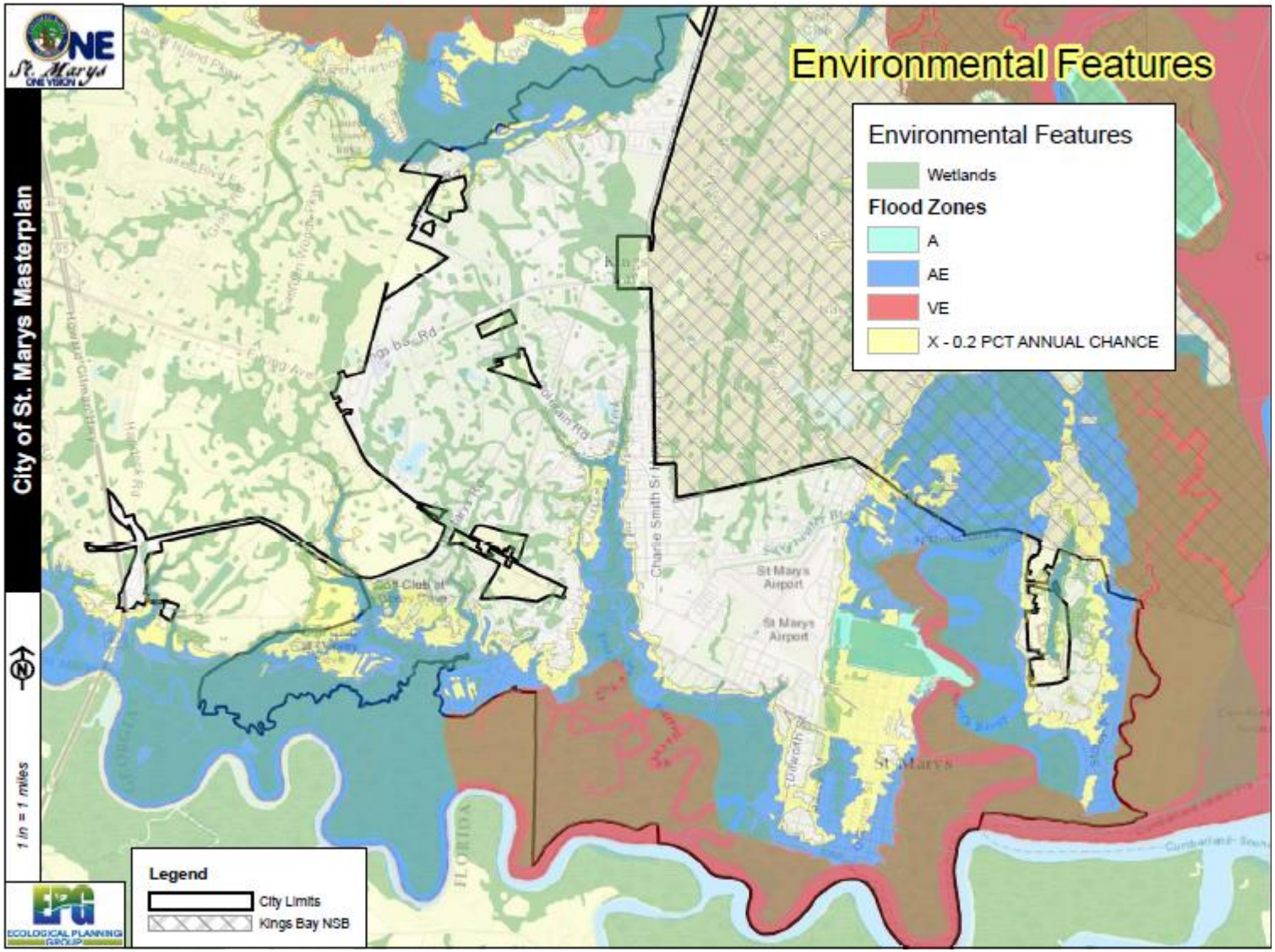

Figure 38: Map of Wetlands and FEMA Flood Zones

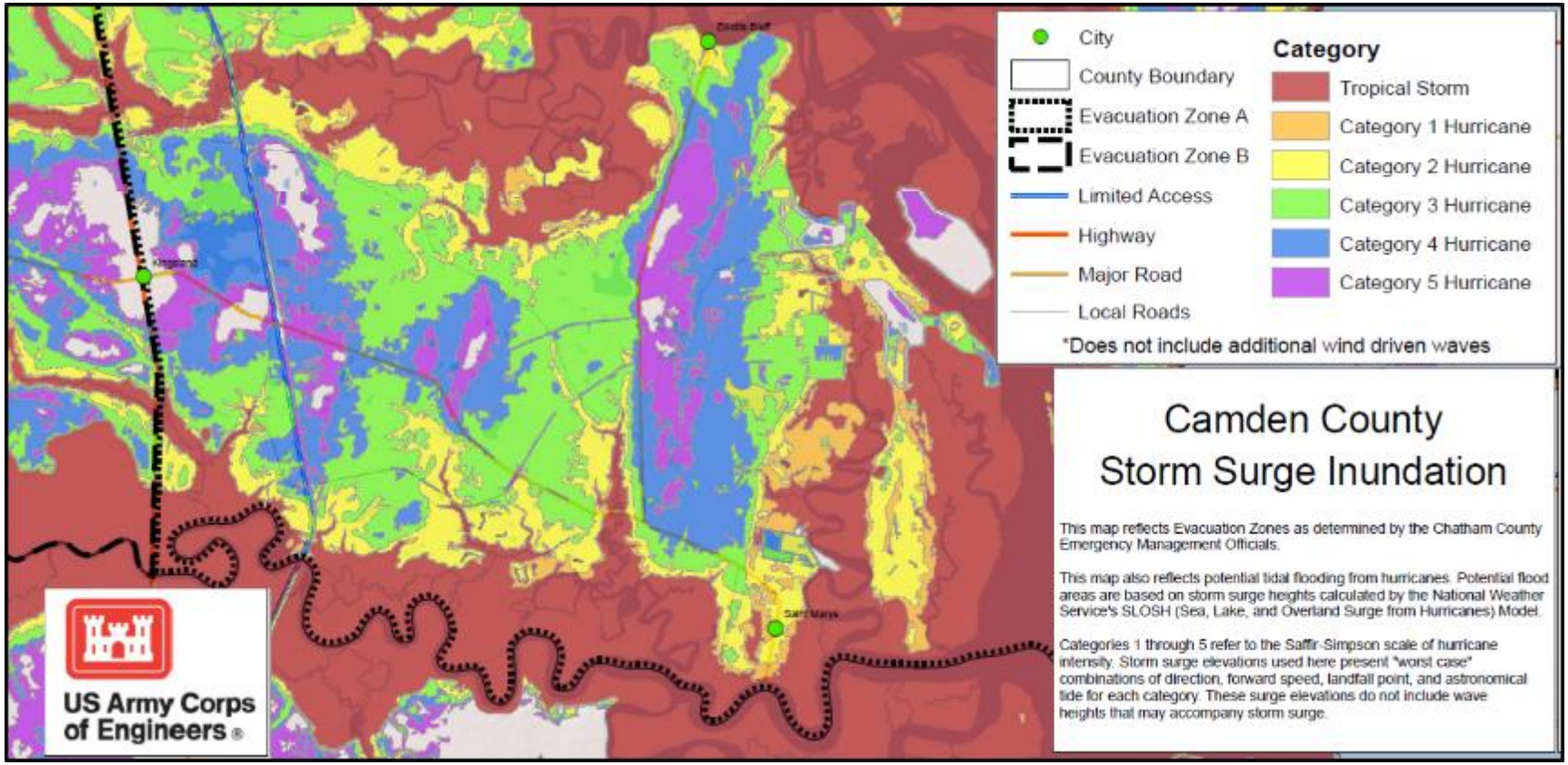

Figure 39: Storm Surge Map of Camden County, Zoomed in for St. Marys (source: http://www.co.camden.ga.us)

5.4 Cultural and Historical Resources

St. Marys' first European occupants were the Spanish in 1566, one year after the founding of St. Augustine, so St. Marys is considered "The Second-Oldest City in America." St. Marys is one of Georgia's oldest towns – established in 1787. The original grid pattern plan of the town laid out in 1788 encompasses what is now the St. Marys' Historic District, which is roughly bounded by Waterfront Road, Norris, Alexander, and the Oak Grove Cemetery. In 1976, the Historic District was listed on the National Register of Historic Places. St. Marys' also has a Braille Trail which leads visitors to 36 historically significant buildings or sites in St. Marys that have markers indicating their names and the dates of construction (and this is also presented in braille on each sign). Along the trail are arts, crafts, and antique shops, and it leads to shrimp and charter boats docked along the river. The City has also identified the following cultural and historical resources that are identified in the map in Figure 40 (and on the legend in Table 37).

Cumberland Island National Seashore Museum – Located at 129 Osborne Street, this museum houses a collection of artifacts from Cumberland Island including remembrances of the famed Carnegie lifestyle and remnants of the Timucuan Indians who once inhabited the island.

Georgia Radio Museum and Hall of Fame – This museum at 400 Osborne Street has antique radios and microphones, a 1940's living room, World's Largest Radio Tube, vintage equipment, and The Georgia Radio Wall of Fame.

Historic Churches – St. Marys is prolific in historic churches of virtually all denominations. A few specific examples that are rich in the history include: 1) Christ Church Historic Episcopal Chapel (original chapel burned during the Civil War) at 305 Wheeler St., 2) First Presbyterian Church (oldest church in Georgia in continuous use) at 100 Conyers St., 3) Our Lady Star of the Sea Historic Catholic Chapel (oldest masonry building in Georgia) 201 Osborne St., and 4) St. Marys United Methodist Historic Chapel (occupied during the Civil War by Union soldiers) at 105 E. Conyers St.

Oak Grove Cemetery – Located at the corner of Bartlett Street and West St. Marys Street, this cemetery has the oldest tombstones in St. Marys, with the oldest dating to 1801. The oppressed Acadians, driven from Acadia by the English, ultimately sought refuge in St. Marys in the late 1700's. One section holds Acadians and Acadian descendants. St. Marys Peace Garden is also located in this area, which commemorates the War of 1812 and the shared heritage of the U.S. and Canada.

Orange Hall House Museum – Located at 311 Osborne Street and considered the "Grand Dame of St. Marys," this house and museum is an extraordinary example of antebellum life in Greek revival style dating back to circa 1820s-1830s.

St. Marys Railroad Museum – Located at 1000 Osborne Street, the museum has artifacts and three running model displays. St Marys' Express Train Rides (including themed rides) are also offered from this location.

St. Marys Submarine Museum – Located at 102 W. St. Marys Street, this museum offers use of a working periscope and has models of torpedoes and displays made from actual submarines. There are also deep-sea diving suits and submarine uniforms, command plaques, photographs and models of submarines, and a movie on submarines.

St. Marys Children's Theatre – Located at 204 Arnow Drive, this is an off shoot of the St. Marys Little Theatre, for youth ages 6-18, and it offers workshops that culminate in theatrical performances.

THEATRE: Theatre by the Trax – Located at 1100 Osborne Road, this historic building was saved from demolition and converted from an old locomotive work station to a community theatre. This is the primary venue for St. Marys Little Theatre and St. Marys Children's Theatre performances. St. Marys Little Theatre is a theatre group dedicated to bringing a new diversity of cultural arts to Camden County.

USS Bancroft Exhibit – Located at the entrance to Naval Submarine Base Kings Bay (at St. Marys Road and Charlie Smith Dr. Hwy) is the display of the sail of the USS George Bancroft (SSBN-643), a Benjamin Franklin Class Ballistic Missile Submarine. Mounted atop a concrete hull form mockup, the George Bancroft's sail appears to be surfacing out of the grassy field.

Table 37: Legend for Other Facilities Identified in Figure 40

ID Number	Category	Name
1	Historical Church	Christ Church Historic Episcopal Chapel
2	Historical Church	Our Lady Star of the Sea Historic Catholic Chapel
3	Historical Church	First Presbyterian Church
4	Historical Church	St. Marys United Methodist Historic Chapel
5	Cultural	Cumberland Island Visitor's Center
6	Cultural	Submarine Museum
7	Cultural	Cumberland Island National Seashore Museum
8	Cultural	Orange Hall House Museum
9	Cultural	Georgia Radio Museum and Hall of Fame
10	Cultural	St. Marys Railroad Museum
11	Cultural	Oak Grove Cemetery
12	Cultural	Theatre by the Trax
13	Cultural	St. Marys Children's Theater
14	Cultural	USS Bancroft Exhibit
15	Other Facilities	St. Marys Aquatic Center
16	Other Facilities	St. Marys Public Library
17	Other Facilities	St. Marys City Hall
18	Other Facilities	St. Marys Community Market
19	Other Facilities	St. Marys Senior Center

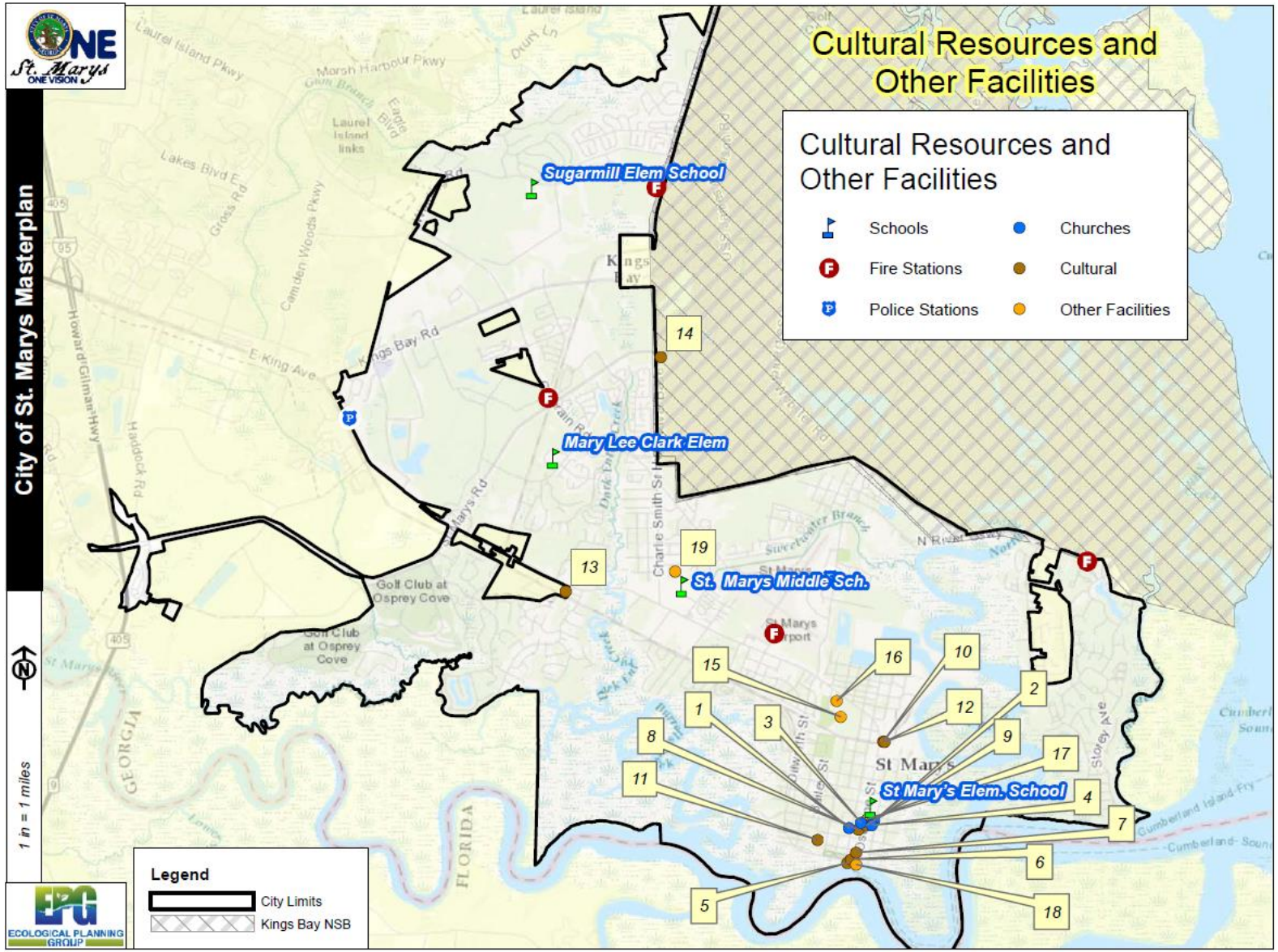

Figure 40: Cultural Resources and Other Facilities Map

6. Intergovernmental Coordination

6.1 Adjacent Local Governments

The City of St. Marys is located in the southeastern part of Camden County, Georgia. Kingsland borders St. Marys to the west, Naval Submarine Base Kings Bay to the north and east, Cumberland Island to the east, and Nassau County, Florida to the south. The City of Woodbine is the only other incorporated city in Camden County, and it is the county seat.

Since St. Marys borders Naval Submarine Base Kings Bay and is the primary point of access to the Cumberland Island National Seashore, St. Marys must maintain amicable and working relationships with various entities of the federal government, including the U.S. Navy and the National Park Service, an agency of the U.S. Department of the Interior.

6.1.1 Naval Submarine Base Kings Bay

The Naval Submarine Base Kings Bay serves as the home to the Atlantic Fleet's ballistic and guided missile submarines. The Base occupies about 16,000 acres, of which, 4,000 are considered protected wetlands.

The military first established a military presence at Kings Bay in 1954 when the Army acquired land to build a military ocean terminal to ship ammunition in case of a national emergency. Construction was completed in 1958, but since there was no immediate operational need for the installation, it was placed in an inactive ready status. It was never activated to serve its primary purpose.

In the mid-1970s, a proposed change in the agreement the U.S. had with Spain was to withdraw the fleet of ballistic missile submarines from Rota, Spain. The Chief of Naval Operations ordered studies to select a new site on the East Coast, which included more than 60 sites along the Atlantic and Gulf coasts. The top five sites underwent a comprehensive review of the following criteria: costs, ability to meet required schedule, land availability to meet explosive safety requirements, operational capabilities, and logistics consideration, environmental impact and growth potential for future requirements. After careful review, the Navy selected Kings Bay, and Navy personnel first arrived in January 1978. The Naval Submarine Support Base Kings Bay was established in a developmental status July 1, 1978. In May 1979, the Navy selected Kings Bay as the preferred East Coast site for the Ohio-class submarine, a class of nuclear powered submarines. In 1982, the base was renamed to its current name – Naval Submarine Base Kings Bay.

Kings Bay was affected by the end of the Cold War and the reorganization of military forces in the 1990s. A nuclear policy review recommended the Navy reduce the Ohio-class fleet ballistic-missile submarines from 18 to 14 by 2005. In order to meet the review recommendation, the four oldest Ohio-class submarines were decommissioned and converted to guided missile (SSGN) platforms. Five submarines shifted homeport to Naval Base Kitsap in Washington as part of

balancing the Trident fleet. The balancing of the fleet contributed to the reduction in population observed on the Base from 2000 to 2010 (Table 2).

The Navy and County cooperate at many levels. As an example, Crooked River Elementary School was built on the perimeter of the Base, and the Navy also provided a 25-year lease to the county for $1. The Navy also provided 80% of the construction costs for the school. Another interesting fact about the Naval Submarine Base Kings Bay is that it is home to a variety of animals species, including, 229 birds, 68 mammals, 67 reptiles (5 poisonous snakes), and 37 amphibians. Twenty of the species are threatened or endangered, including the manatee, gray fox, southern bald eagle, osprey, least tern, and the wood stork. A forging and rookery project was established on the Base to encourage growth among the Base's 125 wood storks.

The Naval Submarine Base Kings Bay is a major economic engine in the Camden County region, and it has an estimated $600 million payroll. Since the Navy Base opened around 1980, the county's population has more than tripled from less than 15,000 to more than 50,000. This rapid growth has resulted in development of properties in close proximity to the base. There is also growing pressure to develop remaining vacant tracts near the base. Development near the base is not necessarily a concern, however non-compatible uses have become more of an issue in the current enhanced security environment. In cooperation with Naval Submarine Base Kings Bay, the City of St. Marys participated in a joint effort with Camden County, the cities of Kingsland and Woodbine, and the Camden County Joint Development Authority to conduct the Camden / Kings Bay Joint Land Use Study. The Department of Defense has provided the City with a grant to fund this Strategic Visioning and Masterplan process in accordance with the recommendations of the Joint Land Use Study.

6.2 Independent Special Authorities and Districts

6.2.1 Coastal Regional Commission (CRC) of Georgia

The Coastal Regional Commission (CRC) of Georgia is a multi-county planning and development agency that serves 6 coastal counties, 4 inland counties, and 35 cities. The CRC provides local and regional comprehensive planning services; specialized planning services in transportation, water resources, and historic preservation; and geographic information systems (GIS) and information technology services to local governments. The CRC manages transportation services – Coastal Regional Coaches and Regional Vanpool Program. The CRC also serves as the Economic Development District for Coastal Georgia and the Area Agency on Aging.

6.3 School Boards

The City of St. Marys is part of the Camden County Public School System. The following public schools serve the City:

- St. Marys Elementary School, PK – 5th
- Mary Lee Clark Elementary School, PK – 5th
- Sugarmill Elementary School, PK – 5th

- Crooked River Elementary School, PK – 5th
- St. Marys Middle School, 6th – 8th
- Camden County High School, 9th – 12th

Schools located within the city limits are presented in the map on Figure 40. The Camden County Schools Board of Education is a governing body of the Camden County Public School System. The primary role of the Board is the development and enforcement of school system policies that are then executed by the superintendent and staff.

6.3.1 Education Performance Metrics

A comprehensive school improvement, accountability, and communication platform for all educational stakeholders that promotes college and career readiness for all Georgia public school students is the College and Career Ready Performance Index (CCRPI). The weights of the CCRPI components incentivize and reward student growth and progress towards student proficiency (and readiness for college and careers) based on the state's higher expectations associated with the Georgia Milestones Assessment System. Increasing the contribution of progress recognizes the work districts and schools are making toward the increased expectation for student achievement. The index is based on 100 points. Overall scores are comprised of three main components: (1) Achievement 50% (includes: Content Mastery 40%, Post Readiness 30%, and Graduation Rate 30%), (2) Progress 40%, and (3) Achievement Gap 10%. Challenge points are 10 additional points awarded to schools meeting the requirements.

Results from the 2014-2015 CCRPI for Camden County, Georgia, and neighboring counties is presented in Table 38. Overall, the CCRPI for Camden County exceeds the state average and the indices for the neighboring counties. Camden County sets itself apart from the neighboring counties and Georgia with an Index of 91.1 for its high school. Georgia's high school CCRPI was only 76.1, and the highest CCRPI of the neighboring counties presented was 81.7 in McIntosh County. Camden County's elementary schools and middle schools are better than the state index and many of the surrounding counties, but they are either in line with or slightly below the indices for Brantley County and Glynn County.

Table 38: Comparison of 2014-2015 College and Career Ready Performance Index (CCRPI)

Level	2014-2015 College and Career Ready Performance Index (CCRPI)					
	Camden County	Georgia	Brantley County	Charlton County	Glynn County	McIntosh County
District	81.4	75.5	77.5	68.9	78.3	77.7
Elementary	79.2	76.8	79.5	65.7	79	78.2
Middle	74.4	71.7	80.3	71.9	80.8	71.9
High	91.1	76.1	71.7	72.4	74.8	81.7

Source: http://ccrpi.gadoe.org/2015/

Another metric to compare the performance of the Camden County School District to the State average is through 2015-2016 End of Course (EOC) Assessment Scores from state testing. The

EOC assessments are conducted for two categories in each of the following four major subject areas: English Language Arts, Social Studies, Mathematics, and Science. For each subject, knowledge skills specified in Georgia's content standards (Georgia Milestones Achievement Levels) were used to classify students into four categories of learner types – Beginning, Developing, Proficient, and Distinguished. Beginning learners were not yet demonstrating proficiency, developing learners demonstrated partial proficiency, proficient learners demonstrated proficiency, and distinguished learners demonstrated advanced proficiency. The percentages of students in Camden County and in Georgia that are classified into these learning types are summarized in Table 39 for the eight subjects. For each subject, Camden County has a higher percentage of Distinguished and Proficient learners and lower percentage of Beginning and Developing learners compared with Georgia. In comparing students who are at least Proficient learners in Camden County versus Georgia, Camden County had an additional 8–10% in English Language Arts, 14–16% in Social Studies, 19–27% in Mathematics, and 16–19% in Science. For Distinguished learners only, Camden County had an additional 6–7% in Biology, Economics, and Physical Science, 9% in Analytic Geometry, 12% in U.S. History and 13% in Coordinate Algebra. Based on these state testing results, Camden County is far exceeding the state average.

Table 39: Comparison of 2015-2016 End of Course (EOC) Assessment Scores

GA Milestones Achievement Levels (Learner Type)	English Language Arts				Social Studies			
	American Literature		Ninth Grade Literature		U.S. History		Economics	
	Camden County	Georgia	Camden County	Georgia	Camden County	Georgia	Camden County	Georgia
Beginning	17.7%	24.5%	15.5%	22.9%	15.2%	24.3%	16.8%	27.8%
Developing	33.1%	34.3%	34.3%	37.0%	27.0%	31.9%	22.5%	27.3%
Proficient	38.3%	31.0%	43.6%	33.8%	34.9%	32.2%	43.6%	33.9%
Distinguished	11.0%	10.2%	6.8%	6.3%	23.0%	11.5%	17.1%	11.1%
GA Milestones Achievement Levels (Learner Type)	Mathematics				Science			
	Analytic Geometry		Coordinate Algebra		Biology		Physical Science	
	Camden County	Georgia	Camden County	Georgia	Camden County	Georgia	Camden County	Georgia
Beginning	14.7%	27.3%	15.8%	33.4%	18.5%	32.5%	23.3%	34.2%
Developing	29.5%	36.0%	27.4%	36.7%	20.1%	25.0%	27.8%	32.8%
Proficient	38.4%	27.9%	38.3%	24.3%	44.0%	32.0%	35.5%	25.7%
Distinguished	17.3%	8.7%	18.4%	5.6%	17.4%	10.3%	13.2%	7.4%

Source: http://camden.schooldesk.net/District/Dashboards/tabid/64884/Default.aspx