

CITY OF ST. MARYS, GEORGIA
September 11, 2006

PUBLIC HEARING
“2006 Tax Millage Rate”
6:30 P.M.

CITY COUNCIL MEETING
7:00 P.M.

AGENDA

- I. **CALL TO ORDER**
- II. **INVOCATION** *Reverend James L. Ham, Jr., End of Time Gospel Assembly, Inc.*
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL** **QUORUM: YES X NO _____**
- V. **APPROVAL OF MINUTES:** *August 28, 2006 Regular City Council Meeting Minutes*
August 28, 2006 Public Hearing Minutes
- VI. **GRANTING AUDIENCE TO THE PUBLIC:**
REQUEST TO ADDRESS COUNCIL- *Ben Grooms*
- VII. **OLD BUSINESS:**
 - A. **2006 TAX MILLAGE RATE**.....TAB “A”
- VIII. **NEW BUSINESS:**
 - A. **PARADE/MANUAL POLICY (POSTPONED 8/14/06)**..... TAB “B”
 - B. **NEW ALCOHOL LICENSE** – *Colonial Dinner House Public Hearing Advertising* .TAB “C”
 - C. **RESOLUTION** – *Municipal Court Violation Fee Increase*.....TAB “D”
- IX. **REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:**
 - A. **PLANNING DIRECTOR’S REPORT**.....TAB “E”
 - 1. **LandMar LLC** requests to rezone property known as the Durango Paper Mill from industrial general IG to planned development PD for property located on Tax Map 149, Parcel 004.
 - 2. **Habitat for Humanity** requests a minor 3-lot subdivision on property located at the end of Douglas Drive on Tax Map S02-01-008D and 008E.
 - 3. **Alyce and Hunt Thornhill** request a 2-lot minor subdivision of their property located at the corner of Ready Street and Bryant Street on Tax Map S41-04-004.

4. **Freddie Green** requests to annex 3.75 acres into the City on property located off Georgia Highway 40, next to the Zion Church on Tax Map 122, Parcel 004.
5. **Stokes, Barren & McLean Land Company, LLC** request approval of their planned development PD specifications for Cannon Forest located on Tax Map 120, a portion of Parcel 8B.

X. **REPORT OF MAYOR:**

XI **REPORT OF CITY MANAGER:**

XII. **GRANTING AUDIENCE TO THE PUBLIC:**

XIII. **EXECUTIVE SESSION:** *Personnel*

XIV. **ADJOURNMENT:**

CITY OF ST. MARYS, GEORGIA
CITY COUNCIL MEETING
September 11, 2006
7:00 P.M.

MINUTES

The Mayor and City Council for the City of St. Marys, Georgia met for its regular City Council session on Monday, September 11, 2006 in the Council Chamber at City Hall.

PRESENT WERE:

Mayor Rowland Eskridge
Councilmember Gary Blount
Councilmember William DeLoughy
Councilmember Larry Johnson
Councilmember Jerry Lockhart
Councilmember Gull Weaver
Councilmember LJ Williams

CITY OFFICIALS PRESENT:

William Shanahan, City Manager
Gary A. Bacon, City Attorney
Max Tinsley, Planning Director
Wiley King, Building Director
Tim Hatch, Police Chief
Bobby Marr, Public Works Director
Alyce Thornhill, Economic Development Director
Robby Horton, Fire Chief
Officer Matt Chambliss, Sergeant-At-Arms

CALL TO ORDER

Mayor Eskridge called the City Council Meeting to order at 7:00 P.M. Reverend James L. Ham, Jr., End of Time Gospel Assembly, Inc. gave the invocation. Mayor Eskridge led the audience in the pledge of allegiance. Council roll call indicated a quorum of council members present for the meeting.

APPROVAL OF MINUTES: *August 28, 2006 Regular City Council Meeting Minutes*
August 28, 2006 Public Hearing Minutes
September 11, 2006 Public Hearing Minutes

Councilmember Weaver made a motion to approve the minutes as presented. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

GRANTING AUDIENCE TO THE PUBLIC:

Sandy Feller, resident discussed traffic congestion on Highway 40 to I-95 and the effect LandMar's development will have on the infrastructure and traffic in St. Marys.

Tom Cyphers, resident compared the Atlantis launch to the mill site development and reminded Council of the ominous responsibility of this project and urged them to decide if they should delay or take flight.

Candy DeLoughy, resident urged Council to fly with LandMar's proposal because we do not know what might end up at the mill site.

Heidi Benz, resident spoke in support of LandMar's rezoning application and Master Plan. Ms. Benz suggested that LandMar assist the City with a Downtown Master Plan.

Rosemary Rillo, Downtown Merchants expressed concerns about the Parade/Manual Policy Guideline items; fire extinguishers in vehicles and materials used to decorate floats that will hold up during adverse weather conditions.

Rona Nelson, resident spoke in support of LandMar's proposal and is grateful for a partner that is willing to work with St. Marys.

Carol Surrency, resident supports the development of the mill site but expressed concerns about the downtown traffic on a daily basis and the impact on wetland conservation and rivers.

Roger Rillo, resident stated that LandMar's project is beautiful but expressed concerns about density, burm problems, changing and increasing infrastructure.

Charlotte Bartzack, Planning & Zoning Commission stated that it would be a great disservice to St. Marys if LandMar's Rezoning Application is not approved.

Bruce Hernandez, resident stated that St. Marys is going to grow and it would be at a pace slow enough to handle issues as it progresses.

REQUEST TO ADDRESS COUNCIL- Ben Grooms

Mr. Grooms requested credit for an original building permit that was voided in the amount of \$644 to be applied towards a new permit for a plan change, water tap application processed at the June 2006 rate, and a new permit issued to the Douglas Street address.

Councilmember Blount made a motion to deny Mr. Grooms requests. Councilmember Williams seconded the motion. Following much discussion, Councilmember Blount amended the original motion by denying the credit towards the new permit and instructed Mr. Grooms to reapply for a tap fee when the lot was divided. Following much discussion, voting was recorded as follows:

FOR

Councilmember Blount
Councilmember DeLoughy
Councilmember Lockhart
Councilmember Weaver
Councilmember Williams

OPPOSED

Councilmember Johnson

OLD BUSINESS:

A. 2006 TAX MILLAGE RATE

Mayor Eskridge stated that the purpose is to approve the proposed 2006 millage rate of 6.7 mils. The City is required to advertise the 5-year tax history with the proposed millage for 2006 and advertise the public hearings for public input. Three (3) public hearings were held as duly advertised. The City Manager recommends approval of the new rate 6.7 mils from the current millage rate of 6.2 mils, an increase of .5 mils.

Councilmember Johnson moved to approve the 2006 Tax Millage Rate of 6.7 mils. Councilmember Lockhart seconded the motion. Voting was recorded as follows:

FOR

Councilmember DeLoughy
Councilmember Johnson
Councilmember Lockhart
Councilmember Weaver
Councilmember Williams

OPPOSED

Councilmember Blount

NEW BUSINESS:

A. PARADE/MANUAL POLICY (POSTPONED 8/14/06)

The City Manager stated that the purpose is to implement a Parade Policy to assist all sponsors, participants, and workers in understanding the rules, regulations, policies, and relationships that affect them; as well as to inform the parade participants in the design, construction and safety criteria approved by the Parade Organizers and the City of St. Marys; and to ensure the safety of the citizens of St. Marys and visitors. This Policy was directed by the former Mayor and Council, reviewed by the event organizer and by the City Attorney.

Councilmember Weaver made a motion to approve the Parade/Manual Policy. Councilmember DeLoughy seconded the motion. Councilmember's discussed several items in the Parade Movement and Physical Guidelines sections and liability issues and a policy for profit organizations.

Councilmember Weaver amended the original motion by eliminating the example from the Policy on page 4, Parade Movement "*all vehicle tires must remain in contact with the road at all times*". Councilmember DeLoughy seconded the amended motion. Voting was unanimous in favor of the motion.

B. NEW ALCOHOL LICENSE – *Colonial Dinner House Public Hearing Advertising*

The City Manager stated that Colonial Dinner House requests approval to advertise for a beer, wine and spirituous liquor alcohol license for consumption on-premises with food. Mr. Stosiek has a lease on Colonial Dinner House located at 711 Osborne Street. Staff

NEW ALCOHOL LICENSE (CON'T.)

and City Manager recommend approval to advertise for a public hearing on September 25, 2006 at 6:45 P.M in the Council chamber at City Hall.

Councilmember Johnson moved to approve the request to advertise for a public hearing. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

C. RESOLUTION – *Municipal Court Violation Fee Increase*

City Manager stated that this resolution is to provide funding for the acquisition, repair and maintenance of computer software for Traffic Court and Probation. City Council approved a contract with Courtware Solutions Software at no cost to the City. Total cost of the software will be \$9.00 per ticket, which will be added to the fine of the violator. The City Manager recommends approval.

Councilmember Weaver made a motion to approve the Resolution as presented. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:

A. PLANNING DIRECTOR'S REPORT

1. **LandMar LLC** requests to rezone property known as the Durango Paper Mill from industrial general IG to planned development PD for property located on Tax Map 149, Parcel 004.

The Planning Director stated that the Planning Commission recommends approval of the planned development with the following changes: complete a traffic study, a minimum 5-foot side yard set back for all residential units and any structure 2-stories or higher must have fire suppression sprinklers.

Councilmember Blount made a motion to approve LandMar's request. Councilmember DeLoughy seconded the motion. Councilmember's discussed several items that were identified by the City Attorney that needed to be included in the motion for approval of the rezoning. Mr. Charles Ezelle, P.E. Thomas & Hutton Engineering, Company was called to clarify questions posed by the Mayor, Council and City Attorney.

Councilmember Blount amended the original motion to include the following changes in LandMar's Rezoning Application revised on July 25, 2006:

1. Receipt of the Traffic Study results and resolution of traffic issues (add)
2. Any structure 2-stories or higher must be sprinkled for fire suppression (add)
3. SF-Single Family Residential maximum building height 45' (delete "or 4 story"- page 11)

LandMar LLC (CON'T.)

4. TH-Townhouse Residential maximum building height 65' (delete "or 4 story"-page 11)
5. Define the 250,000 SF of commercial use allowed in the Mixed Use Tract with height overlay, hotel and Marina facilities (page 12)
6. Traffic signals located on the property (delete "may" and replace with "will") be installed at no cost to the City by the Owner or successors as deemed necessary by a traffic study at such time as proposed development warrants its installation. (page 18, number 10)
7. Single Family Residential for Lots with Alleys: the minimum side setback shall be (delete "3" and replace with "5") feet from the side line to the wall and a minimum setback of (delete "3" and replace with "5") feet from the rear lot line to wall on single family residential. (page 20)
8. Delete "Individual septic tanks"-page 21, 16 (d)
9. TH-Townhouse Residential Tract (delete "Social/Cultural/Institutional and Civic"-page 10)

Councilmember DeLoughy seconded the amended motion. Voting was unanimous in favor of the motion.

2. **Habitat for Humanity** requests a minor 3-lot subdivision on property located at the end of Douglas Drive on Tax Map S02-01-008D and 008E.

The Planning Director stated Habitat has purchased a lot adjacent to the lot that was sold to them last year. Both lots combined are large enough to divide into three (3). The Planning Commission recommends approval of the subdivision.

Councilmember Weaver made a motion to approve Habitat for Humanity's minor 3-lot subdivision located on Tax Map S02-01-008D and 008E. Councilmember Blount seconded the motion. Voting was unanimous in favor of the motion.

3. **Alyce and Hunt Thornhill** request a 2-lot minor subdivision of their property located at the corner of Ready Street and Bryant Street on Tax Map S41-04-004.

The Planning Director stated that the Thornhill's have a large lot off their property and the Planning Commission recommends approval of the subdivision.

Councilman Blount made a motion to approve the Thornhill's 2-lot minor subdivision located on Tax Map S41-04-004. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

4. **Freddie Green** requests to annex 3.75 acres into the City on property located off Georgia Highway 40, next to the Zion Church on Tax Map 122, Parcel 004.

Freddie Green (CON'T.)

The Planning Director stated that Mr. Green has four (4) lots off Highway 40 that were not included in the prior annexation and was notified about the City's infrastructure. The Planning Commission recommends approval of the annexation.

Councilmember DeLoughy made a motion to approve Freddie Green's request to annex 3.75 acres located on Tax Map 122, Parcel 004. Councilmember Weaver seconded the motion. Voting was unanimous in favor of the motion.

5. **Stokes, Barren & McLean Land Company, LLC** request approval of their planned development PD specifications for Cannon Forest located on Tax Map 120, a portion of Parcel 8B.

The Planning Director distributed a map identifying the property and minimum impact on the wetland areas for the Development Regional Impact (DRI). The applicant has agreed to install turn lanes on Winding Road per the traffic study recommendations; install a sidewalk along Winding Road to the school since no other access is available due to wetlands; a second entrance is not possible due to wetlands; a minimum 5-foot side yard set back on single story structures and a minimum 7.5-foot side yard set back on multi-story structures or a 5-foot side yard set back on multi-story structures if the structure is sprinkled for fire suppression. They have also agreed to a minimum 15-foot building separation between townhouse structures. The Planning Commission recommends approval with the changes.

Councilmember Blount made a motion to approve Cannon Forest's planned development on Tax Map 120, a portion of Parcel 8B contingent upon provisions to mitigate wetlands for direct access to the schools and the Planning Commissions recommendations for turn lanes per traffic study; potential second entrance; a 5-foot setback on single story structures; 7.5 foot set back on multi-story structures or 5 foot if the structure is sprinkled. Councilmember Johnson seconded the motion. Voting was unanimous in favor of the motion.

REPORT OF MAYOR:

August 29, 2006 – Meeting with Camden County Chairman Rainer regarding Special Purpose Local Option Sales Tax (SPLOST) funds to help construct the new jail.

August 30, 2006 – Met with Ms. Benz concerning Zoning

September 1, 2006 – City Judge Kathe Loeffler Oath of Office

September 9, 2006 – Krayons II Ribbon Cutting Ceremony

September 11, 2006 – Attended the 9/11 Ceremony at the Dandy Street Fire Station. Mayor Eskridge commended Chief Horton for a job well done in coordinating the ceremony. The second public hearing for the 2006 Millage Rate was held at 11:30 A.M. in the Council Chambers at City Hall.

Mayor Eskridge read the City Calendar of events, meetings and activities.

REPORT OF CITY MANAGER:

September 10, 2006 - The Aquatic Center ended the season with Dog Day. It has been a very successful season and the Center has made more money this year than in past years.

Alyce Thornhill, Economic Development Director has been working with Savannah College of Art and Design (SCAD) on the Downtown Master Plan for several months. The City has received notification that two SCAD Professors of Architecture Carol Pacheco and Hsu Jen Huang will partner with the City by allowing 20 graduate professionals to work on the St. Marys Downtown Development District Project. SCAD is conducting this project at no cost to the City, which would normally cost well over \$100,000 to design. A copy of SCAD's letter is attached as part of the minutes. This is an awesome thing for St. Marys and the credit for making this happen goes to Ms. Thornhill.

Ms. Thornhill invited the Mayor and Council to welcome SCAD to St. Marys on September 17, 2006 at the Economic Development Building at 4:00 P.M.

The Personnel Committee has scheduled a meeting on October 3, 2006 at 5:00 P.M. in the Council Chamber at City Hall.

GRANTING AUDIENCE TO THE PUBLIC:

Keith Post, retired Navy Chief who was at the Pentagon on 9/11 five years ago and went to Ground Zero a couple weeks later appreciated the importance of this day and thanked Fire Chief Robby Horton, the Firefighters, Police Chief, Coast Guard and many others for the awesome 9/11 ceremony.

EXECUTIVE SESSION:

Councilmember Blount made a motion to adjourn to executive session to personnel. Councilmember DeLoughy seconded the motion. Voting was unanimous in favor of the motion.

The Mayor and Council adjourned to executive session at 9:17 P.M., returning at 9:36 P.M. with Mayor Eskridge calling the Council meeting back to order.

PERSONNEL

No official action was taken at this time.

ADDITIONAL ANNOUNCEMENTS

An Informational Workshop is scheduled to review the Airport Draft Environmental Study on October 11, 2006 at St. Marys Elementary School from 6:00 P.M. to 8:00 P.M. The notice is attached as part of the minutes.

A Public Hearing is scheduled to discuss the Airport Draft Environmental Study on October 16, 2006 at St. Marys Elementary School from 6:00 P.M. to 8:00 P.M. The notice is attached as part of the minutes.

ADJOURNMENT:

Councilmember Blount made a motion for adjournment. Councilmember DeLoughy seconded the motion. Mayor Eskridge declared the meeting adjourned at 9:38 P.M.

Respectfully submitted,

Darlene M. Roellig, City Clerk