



**CITY OF ST. MARYS, GEORGIA**  
**418 Osborne Road**  
**St. Marys, GA 31558**

**July 20, 2015**

**WORK SESSION – AUTHORITIES, BOARDS, COMMISSIONS, & COMMITTEES**

**4:30 P.M.**

**COUNCIL MEETING**

**6:00 P.M.**

**AGENDA**

- I. CALL TO ORDER**
- II. INVOCATION:** *Councilmember Sam Colville*
- III. PLEDGE OF ALLEGIANCE**
- IV. ROLL CALL** **QUORUM: YES \_\_\_ NO \_\_\_**
- V. APPROVAL OF MINUTES:** *July 6, 2015 Regular City Council Meeting Minutes*
- VI. PRESENTATIONS:**
  - BOARD ANNOUNCEMENTS (TERM EXPIRATIONS):**
    - 1. Coastal Historic Preservation Advisory Council (Kay Westberry)*
    - 2. Library Board (Jeff Henry & Arlene Norris)*
- VII. SET CONSENT AGENDA**
- VIII. APPROVAL OF THE AGENDA**
- IX. GRANTING AUDIENCE TO THE PUBLIC**
- X. OLD BUSINESS:**
  - A. AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES PROJECT NEXT STEPS:**  
*Councilmember Elaine Powierski ..... TAB “A”*
  - B. TROLLEY BUILDING CONSTRUCTION AND LOCATION:** *John J. Holman*  
*(City Manager) ..... TAB “B”*
- XI. NEW BUSINESS:**
  - A. ECONOMIC DEVELOPMENT PROPOSAL (TAX ALLOCATION DISTRICT):**  
*John J. Holman (City Manager) ..... TAB “C”*

**B. MEMORANDUM OF AGREEMENT (MOA) OAK GROVE CEMETERY: ..... TAB “D”**  
*John J. Holman (City Manager) Request approval of Memorandum of Agreement between the City and the Oak Grove Cemetery Authority*

**C. EASEMENT AGREEMENT (STEPHEN CORBITT): ..... TAB “E”**  
*Jeff Adams (Community Development Director) Request approval of easement agreement with Stephen Corbitt of Lot#2, Dilworth Place (Tax Parcel 531-01-0108) zoned R-1 to increase 25 foot utility easement by 10 feet for future work on sewer line pending the Planning Commission’s approval of variance*

**D. ORDINANCE AMENDMENT (FORECLOSURE & VACANT PROPERTY REGISTRY):**  
*Jeff Adams (Community Development Director) Request amendment to Ordinance to provide administrative procedures and guidelines for Foreclosed and Vacant Properties ..... TAB “F”*

**E. PAPA LUIGI’S INCORPORATED D/B/A PAPA LUIGIS RESTAURANT: ..... TAB “G”**  
*Request approval to advertise a public hearing for Beer & Wine License on premise consumption for Papa Luigis Restaurant*

**XII. REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:**

**A. MONTHLY SEA GRANT REPORT:** *Jeff Adams (Community Development Director)*

**B. CALENDAR:** *City Clerk*

**XIII. REPORT OF MAYOR**

**XIV. GRANTING AUDIENCE TO THE PUBLIC**

MAYOR AND COUNCIL COMMENTS

CITY MANAGER’S COMMENTS

**XV. EXECUTIVE SESSION:**

**XVI. ADJOURNMENT**

**This is a tentative agenda and is subject to change. Please check with City Hall prior to the Meeting for any revisions.**

**CITY OF ST. MARYS, GEORGIA**  
**CITY COUNCIL MEETING**  
**July 6, 2015**  
**6:00 p.m.**

**MINUTES**

The Mayor and City Council for the City of St. Marys, Georgia met for its regular City Council session on Monday, July 6, 2015 in the Council Chamber at City Hall.

**PRESENT WERE:**

Mayor John F. Morrissey  
Councilmember Robert L. Nutter  
Councilmember Elaine Powierski  
Councilmember Jim Gant  
Councilmember Dave Reilly  
Councilmember Sam L. Colville  
Councilmember Linda P. Williams

**CITY OFFICIALS PRESENT:**

John J. Holman, City Manager  
Tim Hatch, Police Chief  
Bobby Marr, Public Works Director  
Robby Horton, Fire Chief  
Jennifer Brown, Finance Director  
Marsha Klecan, Assistant Finance Director  
Jeff Adams, Community Development Dir.  
Michele Wood, Assistant Planner  
Donna Folsom, Human Resources Director

**CALL TO ORDER:**

Mayor Morrissey called the City Council Meeting to order at 6:02 p.m. Councilmember Williams gave the invocation. Mayor Morrissey led the audience in the pledge of allegiance. Council roll call indicated a quorum of council members present for the meeting.

**APPROVAL OF MINUTES:**

*June 10, 2015 Special-Called City Council Meeting Minutes*

Councilmember Nutter made a motion to approve the June 10, 2015 Special-Called City Council meeting minutes. Councilmember Gant seconded the motion. Voting was as follows:

**FOR**

Councilmember Nutter  
Councilmember Gant  
Councilmember Reilly  
Councilmember Colville  
Councilmember Williams

**ABSTAIN**

Councilmember Powierski

*June 15, 2015 Regular City Council Meeting Minutes*

Councilmember Reilly made a motion to approve the June 15, 2015 Regular City Council meeting minutes. Councilmember Williams seconded the motion. Councilmember Powierski noted a correction on page 9, last sentence where the second “a” needed to be deleted. Voting was as follows:

FOR  
Councilmember Powierski  
Councilmember Gant  
Councilmember Reilly  
Councilmember Colville  
Councilmember Williams

ABSTAIN  
Councilmember Nutter

**PRESENTATION:**

**GEORGIA DEPARTMENT OF FORESTRY (UGA EXTENSION):** *Bobby Marr (Public Works Director)*

Bobby Marr, the Public Works Director, introduced Jessica Warren, the Camden County Agricultural National Resources Extension Agent with the UGA Extension Office in Woodbine, GA, to discuss the air potato vine. Ms. Warren discussed the aggressiveness of the species, as well as some history of it coming to the United States. She explained that it chokes out the tree canopy and can grow up to 8 inches a day.

Ms. Warren has been working with the Georgia Forestry Commission on the issue. They were originally planning on using herbicide, but decided against it because of the severity of issue and the location. She went on to explain that in Florida, the air potato beetle has been used successfully since 2011 and the extensive research done before its release. She mentioned the origins of the beetle, and that it only feeds on the air potato vine and will defoliate it which keeps the vine under control.

Ms. Warren went on to explain that they have received permission through the USDA Animal and Plant Health Inspection Service (APHIS) to bring the beetle across state lines from Florida. They have also acquired the appropriate permits to release the beetles. Councilmember Reilly asked if the beetle would move on to other plants once the air potato vine is depleted. Ms. Warren answered that according to the research the beetle will die when its food source is gone. Councilmember Colville then asked if this initiative has been done elsewhere in Georgia. The answer was no. Other places in Georgia have seen the vine, but because of the location of St. Marys, it is not as severe as here. Councilmember Gant asked if this had been presented to the County, and Ms. Warren stated that she has spoken to Steve Howard, the County Administrator, about it and that he was giving the information to the Commissioners.

Mayor Morrissey asked about the beetle program in Florida. It was then discussed about how the beetle defoliates the plant, as well as how the plant will spread if not controlled. The risks of a biological control were also discussed. Councilmember Williams asked about the introduction

of the air potato vine, and Mrs. Warren explained the mixed stories behind it - one being that it was introduced through the slave trade and another that it was sent as a sample to the USDA in 1905. Councilmember Nutter then asked for specific locations in St. Marys where the vine can be found. Mrs. Warren mentioned that any vacant lot in downtown most likely has it, but specifically mentioned the lot behind Emma's Bed & Breakfast.

Council then discussed getting information out to the community about the plant and the beetle, and Ms. Warren explained the ways information is being disseminated, including an article in the newspaper. Councilmember Powierski then asked if there was an issue with the vine on City property and about the issue Council would be voting on later in the meeting. Mr. Holman explained that Council will be voting to authorize the release of the beetles on City property if the potato vine is found there. Then, it was discussed about the beetle traveling to other properties, with Ms. Warren explaining that the beetle will travel to wherever its food source is.

Ms. Warren explained that they want the initiative to be transparent and for the community to be involved. Council asked about the beetles' predators, as well as the plan if the beetle population dies out. Ms. Warren replied that they reproduce quickly enough to sustain their population as long as there is a food source, and that she is not aware of any natural predators here. In closing, Ms. Warren added that if anyone in the county has any questions, she is available for site visits or consultations.

**GOVERNMENTAL FINANCE OFFICERS ASSOCIATION AWARD:** *John J. Holman (City Manager)*

John Holman, the City Manager, announced that the City received the Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting for its Comprehensive Annual Financial Report. He added that it is the highest form of recognition in the area of government accounting and financial reporting. Jennifer Brown, the Finance Director, was recognized, as well as Marsha Klecan, the Assistant Finance Director. The Finance Department was congratulated for the achievement.

**COMMUNITY DEVELOPMENT DIRECTOR:** *John J. Holman (City Manager)*

Mr. Holman introduced the new Community Development Director, Mr. Jeffrey Adams. Mr. Adams briefly explained his history with the area and that he is happy to be here. He mentioned his past planning work experience. He continued by explaining that he enjoys the history and small town feel of St. Marys. The Mayor stated that the City is happy to have him, especially with the Visioning and Master Plan work happening in the next few years.

**POLICE OFFICER INTRODUCTION:** *Timothy Hatch (Police Chief)*

Police Chief Tim Hatch introduced a new police officer, Mr. Rob Duckworth. He is a recent graduate of the police academy, as well as a Marine Corp veteran. Chief Hatch discussed some of Officer Duckworth's military career, as well as what brought him to St. Marys.

Mayor Morrissey welcomed him and commended the City employees for getting the police force back up to full staff. He mentioned the great quality of the people that are being hired.

**SET CONSENT AGENDA (\*):**

Councilmember Reilly made a motion to approve the proposed agenda as New Business: Items A, B, and D with Councilmember Colville's abstention from New Business: Item C. Councilmember Colville seconded the motion. Voting was unanimous in favor of the motion.

Councilmember Reilly made a motion to approve the proposed agenda as New Business: Item C. Councilmember Colville seconded the motion. Voting was as follows:

<u>FOR</u>	<u>ABSTAIN</u>
Councilmember Nutter	Councilmember Colville
Councilmember Powierski	
Councilmember Gant	
Councilmember Reilly	
Councilmember Williams	

**APPROVAL OF THE AGENDA:**

Councilmember Gant moved to approve the agenda as presented. Councilmember Colville seconded the motion. Voting was unanimous in favor of the motion.

**GRANTING AUDIENCE TO THE PUBLIC:**

*Tom Canning, 410 Point Peter Place:* Mr. Canning discussed the sign ordinance agenda item. He expressed his concern with not simplifying the process for the citizens and merchants, as well as giving specific groups ordinance responsibilities.

*Tanya Glazebrook, 308 Osprey Circle:* Ms. Glazebrook spoke briefly about the sign ordinance. She stated that there are areas of the City that are restrictive and questions the timing since the Visioning Committee is just beginning.

*Kay Westberry, 203 East Dillingham Street:* Ms. Westberry commented that the sign ordinance has been worked on for years, and she explained some of the history of that ordinance in regards to the Historic Preservation Commission (HPC). She went on to discuss an event taking place on September 12, 2015 at 10am in the Howard Gilman Waterfront Park. It is a ceremony to recognize the soldiers of the Revolutionary War that are buried in the Oak Grove Cemetery. She explained how the event came about with the Sons of the American Revolution and the Daughters of the American Revolution. She explained that 29 soldiers have been identified in the cemetery, and they were working on finding the descendants of those soldiers, having even found a descendant of Betsy Ross. She went on to discuss some of the specifics of the ceremony, as well as groups that will be participating.

Councilmember Gant asked if there was a marker in the history walk that refers back to the Revolutionary War. Ms. Westberry said she is not sure. Mr. Holman clarified that

there is not anything on the markers regarding the Revolutionary War, but it is something that can be added. Ms. Westberry then discussed some of the research that she has had to do for the ceremony.

*Dave Schmitz, 112 New Hammock Circle:* Mr. Schmitz asked Council to take note of the signage as they come into St. Marys, especially the ones that are crooked. He mentioned visiting another town recently and their signs were not crooked.

### **OLD BUSINESS:**

#### **A. AUTHORITY, BOARDS, COMMISSIONS & COMMITTEE PROJECT UPDATE & WORK SESSION**

**REQUEST:** *Councilmember Elaine Powierski To discuss the 2015 Board, Authority, Commission, and Committee Evaluation Update Report (June, 2015)*

Councilmember Powierski began by stating that if anyone is interested in the information that is in the Council packet regarding this item, which is the feedback from the Authority, Boards, Commissions, and Committee Work Session that was held, to email her and she will send a copy of it to them. She continued that the feedback was from 23 people, and on review, it became evident that the project needs to be done in three phases. She explained the phases and recommended a work session to discuss them, as well as how to go into phase 1. After reviewing the calendar, July 20, 2015 at 4:30pm in the City Hall Council Chambers was decided upon to schedule the work session.

Mayor Morrissey thanked Councilmember Powierski for all her hard work and the comprehensive analysis that she has done.

#### **B. SIGN ORDINANCE AMENDMENT (SECTION-62-114) HISTORIC PRESERVATION ORDINANCE:**

*Michele Wood (Assistant Planner) Request to revise Section 62-114 (B) of the Historic Preservation Ordinance to allow additional temporary signage for the downtown businesses*

Councilmember Reilly made a motion to accept the amendment to the ordinance as written and provided to Council. Councilmember Colville seconded the motion.

Mr. Holman started by discussing the history of the ordinance, which started prior to his arrival to the City. He explained that it is only pertaining to the historic preservation district and not the rest of the City. Mr. Holman explained the businesses' issues with the ordinance and its restrictive nature. Businesses could not put up temporary signs or banners.

The City came up with a plan to give permission for temporary signage in a permanent location. He explained the new process that if a business's sign location, within the historic district, is approved by HPC, any future sign for that location from that business can be approved by the City staff. It does not have to go to the HPC again unless they change the location. If HPC disapproves the application, the business has the right to appeal to the City Council.

The attorney had to review the ordinance, because of constitutional issues that dealt with the language on signs, which had to be removed from the ordinance. Several changes recommended by the attorney were made. Mr. Holman went on to discuss the fees. He also noted that sign ordinances evolve, since comments were made about making a change to the ordinance when the Visioning Committee is just beginning. Councilmember Reilly added that a new ordinance was not being approved, but the existing ordinance was being changed to be less restrictive.

Councilmember Colville asked Mr. Adams if he has had a chance to review the ordinance and if he is comfortable with it. Mr. Adams stated that he was in agreement with the ordinance change. Council asked about the sidewalks and push-signs, with Mr. Holman clarifying that sidewalks can be permeable.

Councilmember Powierski asked Mr. Holman to make sure the Visioning team was not hindered by this change. He explained it would not be and mentioned the other ordinances Mr. Adams would be working on. Councilmember Powierski went on to mention that clarification is needed in section 5(c), where HPC needs to be added so that it states that text and color are not within the authority of the Planning Staff nor HPC to review or approve. She also mentioned the subjective nature of a paragraph regarding the signs not detracting from the historic character.

Councilmember Gant asked about the zoning districts within the historic district with Mr. Holman stating that the historic district could have various zoning districts such as residential and commercial. Council asked about the change made regarding the definition of nudity, and Mr. Holman replied that it was a change the attorney made. Councilmember Williams stated that she would normally not want to make major decisions due to the Visioning Committee, but felt that this was not a major decision.

Councilmember Reilly amended his motion to include Councilmember Powierski's inclusion of HPC in section 5(C). Councilmember Colville seconded the amended motion. Voting was unanimous in favor of the motion.

#### **NEW BUSINESS:**

- A. GEORGIA FORESTRY COMMISSION/UGA EXTENSION OFFICE (AIR POTATO BEETLES) (\*):**  
*Bobby Marr (Public Works Director) To authorize the Mayor to sign a letter of permission with the Georgia Forestry Commission and the UGA Extension Office to release a population of air potato beetles onto City property*

Councilmember Reilly made a motion to authorize the Mayor to sign a letter of permission with the Georgia Forestry Commission and the UGA Extension Office to release a population of air potato beetles onto City property. Councilmember Colville seconded the motion. Voting was unanimous in favor of the motion.

- B. SPECIAL USE PERMIT (PAUL SKVAREK-106 NANCY DRIVE) (\*):**

*Michele Wood (Assistant Planner) Paul Skvarek, 106 Nancy Drive, St. Marys, GA 31558 is requesting a Special Use Permit for a Home Occupation at 106 Nancy Drive (Zoned R-1, Tax Parcel S27 02 005)*

Councilmember Reilly made a motion to approve a Special Use Permit for a Home Occupation at 106 Nancy Drive (Zoned R-1, Tax Parcel S27 02 005). Councilmember Colville seconded the motion. Voting was unanimous in favor of the motion.

- C. REVERSE SUBDIVISION (M3 AMERICAN INVESTMENTS) (\*): Michele Wood (Assistant Planner) M3 American Investments requests approval from two lots to one lot minor final plat located on Carousers Cove in Cumberland Harbour. The property is zoned PD R-1, Tax Parcels 160C 1057 & 160C 1058.**

Councilmember Reilly made a motion to approve the request of M3 American Investments for two lots to one lot minor final plat located on Carousers Cove in Cumberland Harbour. Councilmember Colville seconded the motion. Voting was as follows:

<u>FOR</u>	<u>ABSTAIN</u>
Councilmember Nutter	Councilmember Colville
Councilmember Powierski	
Councilmember Gant	
Councilmember Reilly	
Councilmember Williams	

- D. MUTUAL AID AGREEMENT KINGS BAY (FIRE FIGHTER ASSISTANCE) (\*):**

*Robert Horton (Fire Chief) To update the Mutual Aid Agreement with Kings Bay Submarine Base for firefighting assistance*

Councilmember Reilly made a motion to approve the updated Mutual Aid Agreement with Kings Bay Submarine Base for firefighting assistance. Councilmember Colville seconded the motion. Voting was unanimous in favor of the motion.

- E. ST. MARYS LIBRARY COPIER LEASE: Jennifer Brown (Finance Director)**

*To approve a multi-year lease agreement with Herrin Document Systems for the St. Marys Library copier*

Councilmember Powierski had a few questions since leasing the copier for 60 months was more expensive than buying the copier. Council discussed the cost of maintenance, depreciation, and materials. Councilmember Powierski asked about the cost of copies. Ms. Brown stated that the City is only charged per copy and, also, that the City charges citizens per copy so the City makes some of the money back. The copier maintenance was then discussed and who would have responsibility to maintain the copier. Ms. Brown stated that, if leased, Herrin have responsibility to maintain the equipment. The City only pays for paper and for the number of copies, while Herrin provides the toner and maintenance.

Mr. Holman explained his preference to lease copiers as opposed to buying them, including the cost of replacing them when it is needed. Mayor Morrissey mentioned the advantages of

leasing and asked if this is the same company that the City uses for the other copiers. Ms. Brown stated that it is and included that Finance did check state contract when looking for pricing.

Councilmember Colville moved to enter into the agreement to lease the copier machine as recommended by staff. Councilmember Williams seconded the motion. Voting was unanimous in favor of the motion.

Mayor Morrissey asked when the equipment would arrive, and Ms. Brown answered that within a week to two weeks once Herrin is called.

### **REPORT OF AUTHORITIES, BOARDS, COMMISSIONS & COMMITTEES:**

#### **A. FINANCE DIRECTOR'S REPORT: *Jennifer Brown (Finance Director)***

The Finance Director Presented the twelfth month financial report on revenues and expenditures for the General, Tourism, SPLOST, Water & Sewer, Solid Waste, and Aquatic Center Funds for FY 2015. The Mayor and Council were pleased with the report, especially Tourism and the Aquatic Center. A copy of the report is attached as part of the official minutes.

#### **B. CITY CALENDAR: *Deputy City Clerk***

The Deputy City Clerk announced the upcoming events, activities, and meetings up to July 20, 2015.

### **REPORT OF MAYOR:**

Mayor Morrissey mentioned the tremendous 4<sup>th</sup> of July Festival despite the intermittent storm. He thanked Kiwanis for organizing the festival and asked those individuals in the audience to stand to be recognized. Councilmember Gant specifically recognized the Thurners for their work with the festival, as well as the City employees. He mentioned that Public Works had the area cleaned by Sunday morning and that Chief Hatch walked the festival streets constantly. Council also commended the Fire Department for their work. Councilmember Colville specifically mentioned Mr. Goodman and Ms. Bailey, who are citizens that helped clean up. Mayor Morrissey mentioned the positive impression the festival had on individuals he had spoken with who were moving to town. He stated that it is a compliment to the City.

Mayor Morrissey continued by mentioning the meetings that were being held later in the week – a Work Session regarding the Trolley Building and the Quarterly Town Hall Meeting.

### **GRANTING AUDIENCE TO THE PUBLIC:**

*Jane Canning, 410 Point Peter Place:* Ms. Canning discussed her displeasure in the number of billboards and signs in St. Marys, especially the signs in the medians. She also mentioned the HPC.

Kay Westberry, 203 East Dillingham Street: Ms. Westberry stated that signs on the median were not the HPC, but it was Council that gave the business owners temporary permission to allow them. Ms. Westberry also mentioned the HPC color regulations. She then briefly mentioned the Oak Grove Cemetery Revolutionary War ceremony again.

#### **MAYOR AND COUNCIL COMMENTS:**

Councilmember Williams stated that she is proud of the beautiful celebration that the City had, adding that it is a pleasure to work in a community where so many people help. She also described how scary it was when the storm hit during the festival.

Councilmember Colville stated that there are not enough words to express how much he appreciated all of the participation throughout the City. He heard earlier that when the rain began, City firefighters were helping the vendors control their tents and getting things put away.

Councilmember Reilly reiterated the 4<sup>th</sup> of July sentiments. He also discussed the GMA Conference training he received and the networking opportunities at it. He stated that people he met knew of St. Marys and the positive work being done here. He went on to discuss the Complete Streets Meeting he attended. Mentioned during the meeting were places the City has traffic problems, such as at St. Marys Middle School and Spur 40. They explained ways studies can be done, and he is looking into that with the City Manager. The Complete Streets recognition could possibly help with grants.

Councilmember Gant mentioned the Kiwanians and the 4<sup>th</sup> of July, and that nothing more could be added to what has already been said.

Councilmember Powierski commented about perception at the GMA Meeting and how she met people from other small towns in Georgia. St. Marys is a small town, but is considered a big town compared to ones others she met were from.

Councilmember Nutter stated that he was not in town for the 4<sup>th</sup> of July. He mentioned a letter he received regarding the news that Southeast Georgia Health System is joining with Baptist Hospital and Flagler Hospital in Florida. He stated that it is an affiliation, and that the hospital has not been sold. Mayor Morrissey urged citizens to read the letter carefully.

Mayor Morrissey then presented Councilmember Colville with a plaque from the University of Georgia and the Georgia Municipal Association. It was his certification for completing training with the Harold F. Holtz Municipal Training Institute for Elected Officials as of June 2015. Mayor Morrissey added that Georgia does a great job of offering courses and training for municipal and county officials.

#### **CITY MANAGER'S COMMENTS:**

Mr. Holman began by stating that the Gaines Davis Project was back underway after a week-long vacation by the contractor and sub-contractors. The sewer project at Marsh View is moving forward and staying on schedule. Also, the City has found a sewer line that it outside of the right-

of-way on a Dilworth St. property. He is hoping to have the information and a recommendation for Council by the next Council Meeting. It was constructed in 1975 and discovered a few weeks ago after someone applied for a permit.

Mr. Holman went on to mention the work being done on the Office of Economic Adjustment grant. Additional information was needed by them, so it was being sent soon. Mr. Holman added that Mr. Adams has worked on OEA grants, which is helpful to the City.

He invited everyone to attend the Steering Committee Meeting at 6pm on Wednesday (July 8) in the Main Street office. The Airport Authority is meeting at the same date and time in the Council Chambers. He added that he will meet with the Airport Authority about the Capital Improvement Plan for the Airport. The FAA and the GA DOT needs it submitted at the beginning of November instead of the end of December.

Regarding the Fire Department, Mr. Holman stated that he was also at the GMA Conference and was able to visit EM1, which is the company the City is looking at to obtain fire trucks. He was able to speak with the vendor at the conference. He added that Chief Horton, Councilmember Colville, and he would be going to the EM1 Facility on Friday (July 10) in Ocala, FL to visit the manufacturing plant and speak with the contractor.

He later went on to mention that Mr. Adams would be reviewing the City's permitting process for submissions and completions. Also, Mayor Morrissey mentioned that they ran out of candy again at the 4<sup>th</sup> of July parade. He noted the size of the crowd at the festival being one of the biggest.

**EXECUTIVE SESSION:** There was no Executive Session.

**ADJOURNMENT:**

Councilmember Colville moved for adjournment. Councilmember Nutter seconded the motion. Mayor Morrissey declared the meeting adjourned at 7:39 p.m.

Respectfully submitted,

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Nicole Goebel, Deputy City Clerk

# *Board Announcements*

- 1. Coastal Historic Preservation Advisory Council (1 position)*
- 2. Library Board (2 positions)*

# *Old Business*

**PROGRAM ENHANCEMENT WORKPLAN**

<b>Action Step</b>	<b>Responsibility</b>	<b>Completion Date</b>	<b>Comments</b>
Establish process for communication with each entity	Council	July, 2015	
Establish meeting dates with each entity	Council & Entity	July, 2015	Focus will be on self-evaluation of current process, areas for potential improvement and impact of potential changes to process as proposed in findings.
Review check list items with each entity	Council & Entity	August, 2015	Documented results will be helpful in the decision process in Phase 2 of the project.
Develop annual goals for discussion & approval	Entity	September, 2015	The first set of Annual goals will be for a 15 month period beginning in the 4th quarter of 2015.
Develop a recommended core training program for entity members.	Linda Williams	September, 2015	Will need input/assistance from others

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Liaison Check List

Entity:

Council Member:

Task	Lead	Completion Date	Comments
Contact Chair, Schedule Meetings	liaison		
Share all pertinent written project information with members in advance of meeting	chair & liaison		
Assign documentation responsibility	chair & liaison		Key information from discussion items will need to be documented and shared with other council members.
Provide background as needed	liaison		
Discuss goals and process	liaison		
Review 17 generic opportunities and discuss how change could impact the functioning of the specific entity	liaison & members		Document results of discussion
Review and discuss documented entity purpose based on ordinances, by-laws, etc.	liaison & members		Document results of discussion
Share the council's initial view of primary purpose and identify any differences between council and entity views.	liaison		Document results of discussion
Discuss the orientation/training process and training conducted for members both when newly appointed and ongoing.	liaison		Document results of discussion
Identify any issues or questions for council consideration.	members		Document results of discussion
Discuss any entity specific issues identified during the initial data collection phase.	liaison & members		Document results of discussion

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## **CITY COUNCIL MEETING**

**July 20, 2015**

**TITLE:** SITE LOCATION OF TROLLEY BUILDING .

**PURPOSE:** Discuss Future Location of Trolley Building.

**RECOMMENDATION:** No staff recommendation.

**HISTORY/ANALYSIS:** The relocation and construction of a new Trolley building has been under discussion since the previous structure was demolished. Alternative locations were reviewed at various public meetings and work sessions. This was done in cooperation with the Kiwanis Club who are the owners of the Trolley.

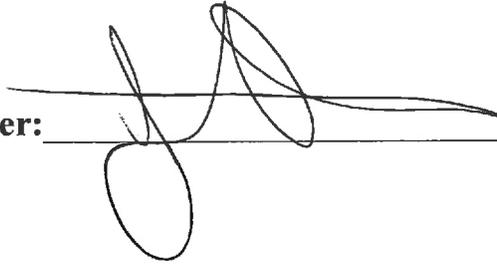
The City went out for bids for construction of the building at its current site and the bid costs were significantly over the budgeted funds (insurance fund reimbursement). A review was made of alternate sites and waterfront property located along the waterfront was deemed to be the best location.

The City went into partnership with Habitat for Humanity for project management services in order to help reduce the cost of the project. Based on some building redesign the City received quotes that were within the projects allocated funding.

Concerns were raised concerning the proposed location and Mayor and Council held a Work Session on June 15 to review the matter. Various alternative locations were discussed during the work session.

Once a final decision is reached on location the City Staff will prepare a MOU for housing the Trolley and any additional agreements as necessary. City Staff will meet with Habitat for Humanity to review the cost estimate and develop a new construction schedule.

**City  
Manager:**



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# *New Business*

**CITY COUNCIL MEETING**

**July 20, 2015**

**TITLE:** TAX ALLOCATION DISTRICT BOUNDARY AND PLAN

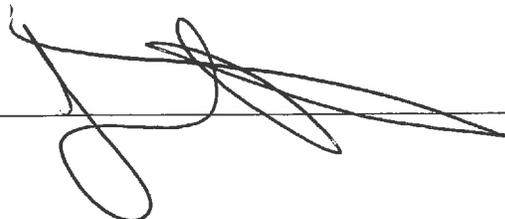
**PURPOSE:** Recommendation to complete TAD Redevelopment Plan.

**RECOMMENDATION:** Approval.

**HISTORY/ANALYSIS:** The citizens of St. Marys passed a referendum to allow the formation of TADs in the City on May 20, 2014. This authorized the City of St. Marys to form one or more TAD districts consistent with the requirements of Georgia's Redevelopment Powers Law. The first step is to designate a TAD boundary (Redevelopment Area) and prepare a TAD Redevelopment Plan to act as the business plan for the operation of the district. The plan is discussed at two public hearings and then must be approved by a resolution of the local government. Once the resolution is passed, the taxable value in the TAD is certified as the base value of the district. Upon the approving the creation of a TAD, the local government will typically ask the county and school board to review the plan and determine if they want to consent to commit their portion of the future property tax increments to the TAD by formal approval of the Redevelopment Plan. The terms of consent are usually spelled out in an intergovernmental agreement between the taxing jurisdictions.

The St. Marys Downtown Development Authority has developed a proposed TAD boundary (Redevelopment Area) and is preparing to move forward with the TAD Redevelopment Plan.

**City  
Manager:** \_\_\_\_\_



**CITY COUNCIL MEETING**

**July 20, 2015**

**NEW BUSINESS:** Approve Memorandum of Agreement between the City and the Oak Grove Cemetery Authority.

**PURPOSE:** To approve MOA.

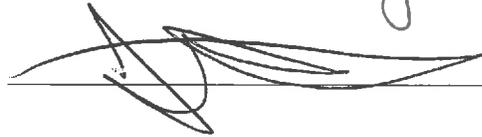
**RECOMMENDATION:** Approval

**HISTORY/ANALYSIS:** This is a request to approve a Memorandum of Agreement between the City of St. Marys and the Oak Grove Cemetery Authority which describes the responsibility of each entity. The Authority and the City have been working together for two years on this project. It is recommended to continue the partnership with the Authority until either party gives the other notice of non-extension at least sixty (60) days before the then-current expiration date.

**Department Director:** \_\_\_\_\_

*Jenny Brown*

**City Manager:** \_\_\_\_\_



# MEMORANDUM OF AGREEMENT

BETWEEN

## THE OAK GROVE CEMETERY AUTHORITY AND THE CITY OF ST. MARYS

1. This is a memorandum of Agreement of agreement outlining responsibilities between the Authority and the City.

In general:

- a. The Cemetery Authority will be responsible for contracting for and administering every aspect of the Oak Grove Cemetery, except for deed preparation and filing, setting up of payment plans, and depositing the funds into the appropriate accounts.
  - b. The responsibilities of the Cemetery Authority shall include, but not be limited to, the following areas of work:
    - i. Maintenance of the cemetery (raking, mowing, weed whacking, trash and debris removal, etc.);
    - ii. Meeting with citizens desirous to purchase plots in the Cemetery;
    - iii. Repair of damaged headstones, surrounds, enclosed vaults, paths, and access roads;
    - iv. As funds are available, install fencing, repair maintenance shop, etc.;
    - v. Administer any contract and direct the work in the field in accordance with State Law;
    - vi. Consulting services as required (i.e. lawyer, engineer, accountant, etc.);
    - vii. Locate vacant graves for sale;
    - viii. Coordinate with the City on deed preparation;
    - ix. Provide insurance coverage excluding coverage for outsourced contracts and/or excluding insurance already provided by the City for the Oak Grove Cemetery.
    - x. Assist in the writing of Grants.
    - xi. Accomplish all meetings and provide minutes to the City Manager, the Mayor, and City Council.
    - xii. Caring for and removing trees/shrubs as necessary
  - c. The responsibilities of the City shall include, but not be limited to, the following areas of work:
    - i. Deed preparation and filing,
    - ii. Setting up of payment plans; and
    - iii. Depositing the funds into the appropriate accounts.
    - iv. Maintain the Cemetery funds in a City Account, with funds disbursed by the City upon submission of a properly prepared, approved, and submitted invoice;
    - v. Assist the Authority in recovery (physical and fiscal) of the Cemetery in the event of:
      - 1. Damage caused by a Category Two (Fujita scale) and up tornado;
      - 2. A Category Two and up hurricane;
      - 3. Flooding;
      - 4. Other items yet to be defined.
    - vi. Bookkeeping and Accounting Services;
    - vii. Process requests for payment for Authority approved contracts;
    - viii. Maintain City provided funds in a separate City account, subject to audit and in accordance with City procedures;
    - ix. Work closely with the Authority to ensure the smooth transition of data and knowledge to the appropriate person as determined by the Authority
    - x. Locating graves and staking out graves for interment, and staking out monuments/headstones for placement.
2. Authority may outsource any of the items listed under paragraph 1 above, upon 30 days advance notice to the City.
3. This agreement shall be for a twelve month period commencing on July 1st.
4. Except to the extent (if any) otherwise provided in this Agreement, the term of this Agreement will be automatically extended for successive one-year periods (subject to the "Termination" sections below), on the same terms and conditions as in effect immediately prior to the then-current expiration date.
5. The agreement shall not be terminated unless either party gives the other notice of non-extension at least sixty (60) days before the then-current expiration date.

For the Cemetery Authority: \_\_\_\_\_  
Kay Westberry, Chairperson  
Date: \_\_\_\_\_

For the City of St. Marys: \_\_\_\_\_  
John F. Morrissey, Mayor  
Date: \_\_\_\_\_

**CITY COUNCIL MEETING**

**July 20, 2015**

**NEW BUSINESS: EASEMENT AGREEMENT FOR CORBITT**

**PURPOSE:** The City of St. Marys is requesting an approval of an Easement Agreement with Stephen Corbitt with regards to extending a utility easement along his property. The property is zoned R-1, and located at Lot 2, Dilworth Place, Tax Parcel Number 531-01-010B.

**RECOMMENDATION:** Planning Staff recommends approval of the Easement Agreement.

**HISTORY/ANALYSIS:** The property owner presented plans for a building permit for Dilworth Place, Lot 2, on June 1, 2015, with a survey indicating an existing sewer line intruding into the 25-foot utility easement identified on the 2006 Dilworth Place plat. As a result, the existing sewer line runs under the building envelope of the residence along the eastern portion of the property. The corner of the proposed garage lies directly above the line, triggering this Easement Agreement.

The City asks that the 25-foot utility easement be extended by 10 feet to a 35-foot utility easement so that any future work on the sewer line provides the City with adequate work area to ensure this public facility's future. The Easement Agreement requires that the City return all disturbed lawn, upon future need, to its existing state at the time of disturbance, in return for the extended easement granted to the City, pending the Planning Commission's decision to grant a variance of 10 feet for the front yard setback. By granting this variance, waiving the variance fee and signing the agreement, the City is provided access to the public resource while the property owner maintains full use of his residential property.

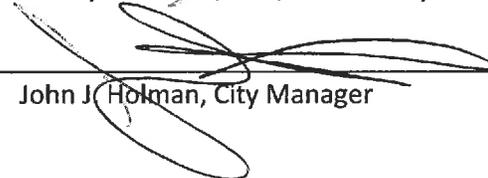
This Easement Agreement provides a timely resolution that benefits both the City and property owner.

**ATTACHMENTS:** *Staff Report, Variance Application and Map of Location.*

**Department Director:** \_\_\_\_\_

  
Jeffrey S. Adams, PhD, Community Development Director

**City Manager:** \_\_\_\_\_

  
John J. Holman, City Manager

2/200

BOC 1759 00700 003769

CAMDEN COUNTY CLERK'S OFFICE  
REAL ESTATE TAX  
PAID \$ 27.50  
This 11th day of June 2015

2015 JUN 11 AM 11:57  
Prepared By: Blair C. Strain, P.C.  
202 Arrow Drive  
St. Marys, Georgia 31558  
File No. 150470

Joy L. Turner  
Clerk of Superior Court

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF CAMDEN

THIS INDENTURE, made the 2 day of June, two thousand fifteen, by and between

**FIRST CITIZENS BANK, A BANKING CORPORATION,  
NOW KNOWN AS S BANK,**

as party or parties of the first part, hereinafter called Grantor(s), and **STEPHEN A. CORBITT AND ABIGAIL L. CORBITT, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** as party or parties of the second part, hereinafter called Grantee(s) (words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That said Grantor(s), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained and sold, conveyed and transferred and by these presents does hereby grant, bargain and sell, convey, transfer and set over unto said party of the second part, his/her heirs and assigns.

All that lot, tract or parcel of land lying and being in the City of St. Marys, 29<sup>th</sup> G.M. District, Camden County, Georgia, more particularly described as follows:

Lot 2 of Dilworth Place, as more fully and accurately shown and described on that certain plat of survey by Ernest R. Bennett, Jr., Georgia Registered Land Surveyor No. 2893, dated January 11, 2006, recorded in Plat Cabinet No. 4, File No. 62-A, of the public records of Camden County, Georgia.

SUBJECT TO: Conditions, restrictions limitations, easements, zoning ordinances of record, if any, and taxes for 2015 and subsequent years.

TO HAVE AND HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee(s) forever in FEE SIMPLE.

AND THE SAID Grantor(s) will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through and under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor(s) has/ have signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of

FIRST CITIZENS BANK, NOW KNOWN AS S BANK

BY: [Signature] (L.S.)

1st Witness [Signature]  
2nd Witness Sherly H Cooper

State of  
County of

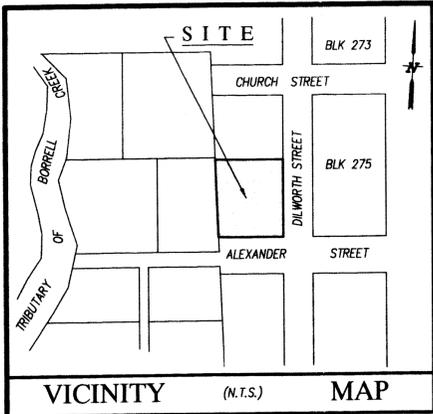
I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Alan Hank by FIRST CITIZENS BANK, now known as S BANK, to me known to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that said person(s) executed the same.

WITNESS my hand and official seal this 2nd day of June 2015



[Signature]  
Notary Public, State of  
My Commission Expires 1/26/2019

Recorded JUN 11 2015  
[Signature]  
Clerk of Court



**CLOSURE STATEMENT:**

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,200 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN ∞ FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:  
 LINEAR: TOPCON 1003 ANGULAR: TOPCON 1003

FINAL SUBDIVISION PLAT OF:  
**DILWORTH PLACE,**  
**CITY OF ST. MARYS, 29th G.M.D.,**  
**CAMDEN COUNTY, GEORGIA**  
 (BEING LANDS AS INTENDED TO BE SHOWN ON PLAT RECORDED IN D.B. 149, PG. 348, PUBLIC RECORDS OF SAID COUNTY)

**OWNER'S CERTIFICATE:**

STATE OF GEORGIA, COUNTY OF CAMDEN

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY.

BY: William Doxey DATE: \_\_\_\_\_  
 WILLIAM DOXEY, OWNER

**APPROVAL OF THE ST. MARYS PLANNING DIRECTOR:**

SUBDIVIDER HAS COMPLIED WITH THE SUBDIVISION REQUIREMENTS RELATIVE TO THE GUARANTEE OF ALL IMPROVEMENTS REQUIRED BY THE CITY OF ST. MARYS SUBDIVISION REGULATIONS.

BY: Wendy J. Jurek DATE: 02/28/2006  
 CITY OF ST. MARYS PLANNING DIRECTOR

**APPROVAL CERTIFICATE:**

RELATIVE TO THE PREPARATION AND SUBMISSION OF THIS FINAL PLAT, ALL REQUIREMENTS OF THE ST. MARYS, GEORGIA SUBDIVISION REGULATIONS HAVE BEEN FULFILLED AND APPROVAL OF THIS PLAT IS HEREBY GRANTED.

BY: [Signature] DATE: 2/24/06  
 CHAIRMAN OF PLANNING COMMISSION

**BY THE CITY OF ST. MARYS, GEORGIA**

BY: [Signature] DATE: 2/27/06  
 MAYOR  
 BY: William T. [Signature] DATE: 2/27/06  
 BY: [Signature] DATE: 2/27/06



DWN. BY: [Signature] CKD. BY: [Signature]  
 T.L.P. R.B.

PREPARED BY:  
**PRIVETT-BENNETT & ASSOCIATES, INC.**  
 SURVEYORS & LAND PLANNERS  
 LICENSED BUSINESS No. 166, GA.  
 LICENSED BUSINESS No. 4204, FLA.  
 1201 SHADOWLAWN DRIVE  
 ST. MARYS, GEORGIA 31558  
 (912) 882-3738  
 DWG. No. B-1-3135-1

**RECORDING DATA INFORMATION:**

STATE OF GEORGIA, COUNTY OF CAMDEN:  
 OFFICE OF CLERK OF SUPERIOR COURT  
 THE WITHIN PLAT RECORDED IN PLAT  
 CABINET # 44 FILE No. 62-A  
 THIS 28th DAY OF March 2006.  
 BY: Timberly Chad DATE: 3/10/06  
 DEPUTY CLERK

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTATION SHOWN HEREON HAS BEEN SET OR FOUND.

BY: [Signature] DATE: 01-11-06



PROPERTY OWNED BY:  
 WILLIAM DOXEY  
 6 BIRDIE COURT  
 STATESBORO, GA. 30458  
 (912)-531-0003

NOW OR FORMERLY LANDS OF  
 MARION LAVERN SHARP AND  
 RUTH H. SHARP  
 (D.B. 78, PAGE 97)

NOW OR FORMERLY LANDS OF  
 SUSAN IRENE LILES WALDRON  
 (D.B. 170, PAGE 21)

PERPETUAL EASEMENT  
 OF RIGHT-OF-WAY  
 (D.B. 76, PG. 599)

18.0' (DEED & ACTUAL)

FD. 1/2" IRON PIPE (L.B. #166)

S77°51'00"E 137.70'

NOW OR FORMERLY LANDS OF  
 ROY J. WILD  
 (D.B. 53, PAGE 115)

LOT 1  
 (13,929.9 Sq. Ft.)

LOT 2 ~  
 BLOCK "B"  
 (P.B. 2, PG. 59)

LOT 2  
 (13,929.9 Sq. Ft.)

25' UTIL. EASEMENT PER CITY  
 OFFICIAL (EXISTING SAN. SEWER  
 LINE NOT LOCATED AT THIS TIME.)

FND. 1/2" REBAR IN 1 1/4" PIPE  
 0.6' SLY

FND. 5/8" REBAR

FND. 3/4" REBAR

N78°48'00"W 126.72'

FND. 1/2" REBAR IN 1" PIPE  
 0.8' SLY

30' PRIVATE DRIVE  
 (PAVED)

ALEXANDER STREET

(PROJECTED 100' R/W ~ PAVED)  
 (A.K.A. WEST ALEXANDER STREET)

**NOTES:**

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S78°48'00"E FOR THE N'LY R/W LINE OF ALEXANDER STREET ACCORDING TO PLAT RECORDED IN P.B. 1, PG. 94, PUBLIC RECORDS OF SAID COUNTY.
- 2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- 3.) SUBJECT PROPERTY IS CURRENTLY ZONED R-1
- 4.) SUBJECT PROPERTY CONTAINS: 0.63 ACRES (2 LOTS)
- 5.) NO ATTEMPT HAS BEEN MADE TO DETERMINE WETLAND AREAS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY. IT WILL BE THE RESPONSIBILITY OF FUTURE LOT OWNERS TO PURSUE ANY WETLAND VERIFICATION AND/OR PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS.
- 6.) SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE AE (EL. 10) AS PER F.I.R. MAP No. 13039C0456D, COMMUNITY No. 130027, PANEL 0456, SUFFIX D, DATED: 07-03-95, FOR CAMDEN COUNTY, GEORGIA.
- 7.) BUILDING RESTRICTION LINES ARE AS FOLLOWS: FRONT: 25' (25' SIDE STREET); SIDES: 15' (25' SIDE STREET); REAR: 15' (25' REAR STREET).
- 8.) ALL INTERIOR LOT CORNERS ARE 1/2" IRON PIPES CAPPED "LB 166" AND ARE SHOWN THUS: ○

MAP TO SHOW SITE PLAN OF

# LOT 2, DILWORTH PLACE, CITY OF ST. MARYS, 29TH G.M.D., CAMDEN COUNTY, GEORGIA

(ACCORDING TO PLAT RECORDED IN P.C. 4, FILE No. 62-A, PUBLIC RECORDS OF CAMDEN COUNTY)

## FOR: STOVER CONSTRUCTION

- DENOTES FD. 1/2" REBAR (UNLESS NOTED OTHERWISE)
- DENOTES SET 1/2" IRON PIPE (RLS 2893)
- DENOTES FOUND CONCRETE MONUMENT (PRM 2218)

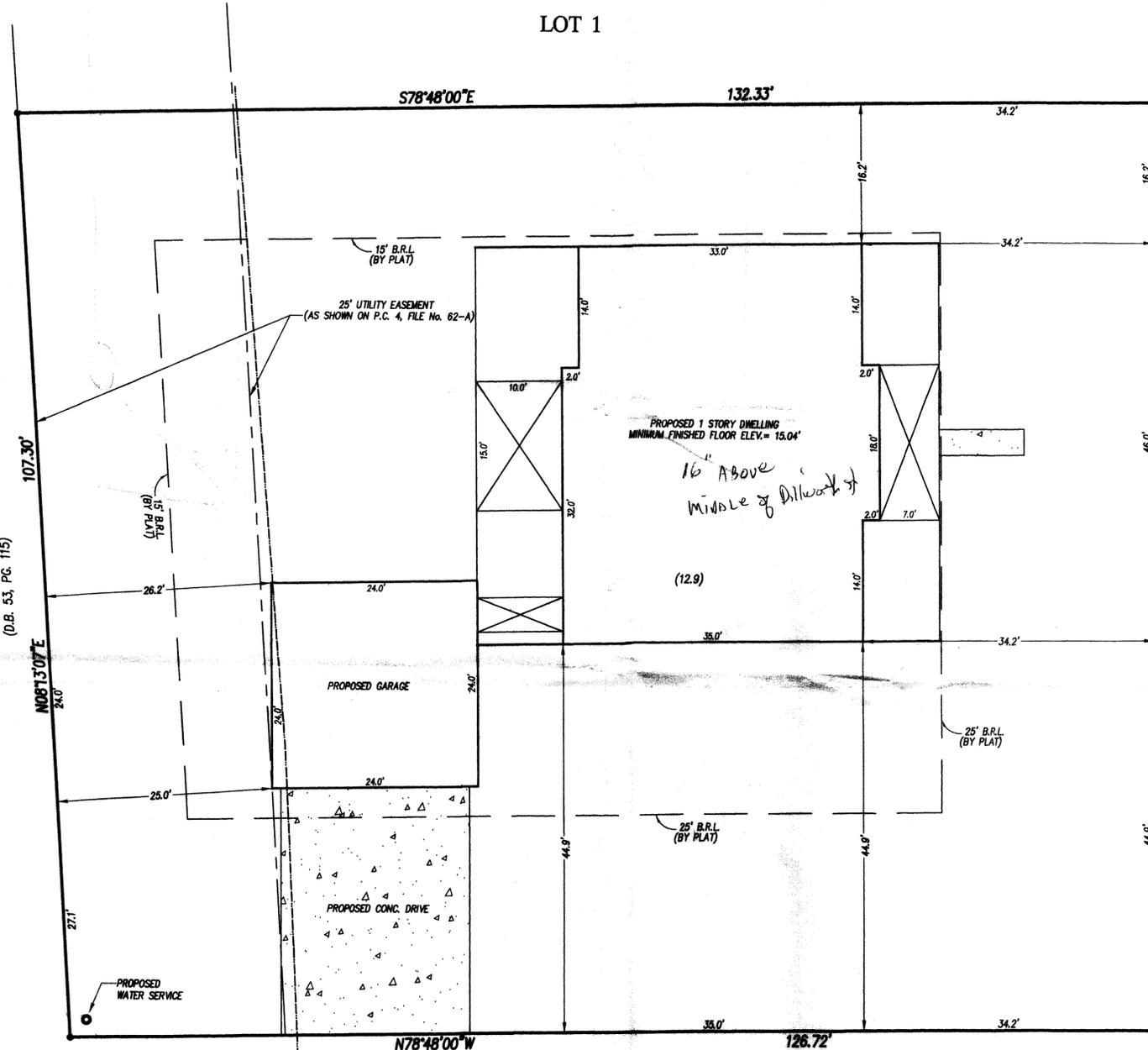
### ELEVATION NOTES:

- 1.) REFERENCE BENCHMARK: U.S.C. & G.S. MONUMENT R-199 AT THE NE CORNER OF DILWORTH STREET AND CONYERS STREET, ELEV. 10.47' (NAVD88).
- 2.) EXISTING ELEVATIONS SHOWN THUS: (12.9)

### NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S11°12'00"W FOR THE WLY R/W LINE OF DILWORTH STREET, ACCORDING TO SAID SUBDIVISION PLAT.
- 2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 3.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF CAMDEN COUNTY.
- 4.) SUBJECT PROPERTY CONTAINS: 13,879.2 Sq. Ft., (0.32 ACRES).
- 5.) TOTAL LOT COVERAGE: 23%
- 6.) CENTERLINE ELEVATION OF DILWORTH STREET AT LOT 2: 13.71'

NOW OR FORMERLY LANDS OF  
ROY J. WILD  
(D.B. 53, PG. 115)



DILWORTH STREET  
(100' R/W - PAVED)

ALEXANDER STREET  
(100' R/W - PAVED)  
(A.K.A. WEST ALEXANDER STREET)

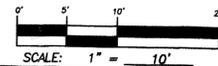
### CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,538 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 29,077 FEET.

### EQUIPMENT USED FOR FIELD MEASUREMENTS:

LINEAR: SOKIA SET 3 ANGULAR: SOKIA SET 3



CERTIFICATION: THIS IS TO CERTIFY TO THE CLERK OF SUPERIOR COURT OF CAMDEN COUNTY, GEORGIA, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROVISIONS, RELATIVE TO THE ACT CREATED BY GEORGIA CODE SECTION 15-6-67(d) AMENDED (No. 1366-SENATE BILL No. 7.35), HAVE BEEN MET AND APPROVAL OF THIS PLAT BY THE APPROPRIATE LOCAL GOVERNING AUTHORITY IS NOT NECESSARY FOR RECORDING PURPOSES.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

**FLOOD CERTIFICATE:** THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (SHADED) AS PER F.I.R. MAP No. 1303900485F, COMM No. 130027, PANEL No. 0485 SUFFIX F, DATED: DEC. 16, 2008, FOR: CAMDEN COUNTY, GEORGIA.

I HEREBY CERTIFY THAT THE ABOVE LOT WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS & ELEVATIONS ARE LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID LOT, EXCEPT AS SHOWN.

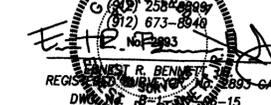
THIS SURVEY NOT VALID UNLESS THIS PRINT BEARS THE SEAL OF THE SIGNING SURVEYOR

CAD FILE: BS\CAD\CAMDEN\ST MARYS\DILWORTH PLACE\DILWORTHPLACE.DWG

DWN. BY: G.D. CKD. BY: R.B.



**BENNETT SURVEYING, INC.**  
Surveyors and Land Planners  
102 MARSHWOOD CIRCLE, UNIT 103  
KINGSLAND, GEORGIA 31548  
(912) 255-2999  
(912) 673-8948



**CITY COUNCIL MEETING**  
**July 20, 2015**

**NEW BUSINESS: ST. MARYS FORECLOSURE AND VACANT REAL PROPERTY ORDINANCE**

**PURPOSE:** To approve the St. Marys Foreclosure and Vacant Real Property Ordinance

**RECOMMENDATION:** Planning Staff and City Manager recommend approval.

**HISTORY/ANALYSIS:** The City of St. Marys has determined there is a need to establish a Foreclosure and Vacant Real Property Registry to protect neighborhoods from becoming blighted through the lack of adequate maintenance and security as a result of properties that are foreclosed or where ownership has been transferred after foreclosure. The state of Georgia requires creditors or mortgages to transfer deeds/instruments within 60 days of the transaction. However, in several cases, this registration does not happen within that time frame and original owner's deed is what is on file with the county which makes it very difficult to locate a responsible party to address property maintenance issues.

The foreclosure and vacant real property registry will require owners and agents to provide the City with official information for contacting a party responsible for bringing foreclosed and vacant real property into compliance with applicable provisions of the municipal code of St. Marys.

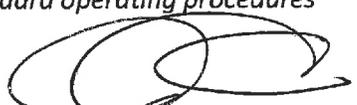
The Foreclosure Registry is authorized under the Official Code of Georgia Annotated, Section 44-14-14. However, it is up to the local government to adopt an ordinance complying with the statute to enforce a vacant property registration requirement.

Under this code, there is a one-time maximum administrative fee of \$100. A state standard form will be available on the city website for registration. The Code Compliance officer will maintain all records in accordance with the Foreclosure and Vacant Property Registry. The Finance Department will process payments and maintain all records associated with fees collected under the Foreclosure and Vacant Property Registry.

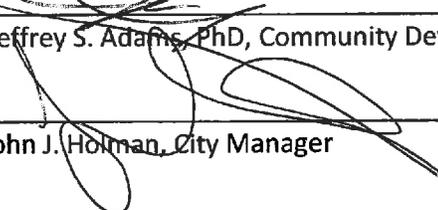
Approval of the St. Marys Foreclosure and Vacant Real Property Ordinance is recommended.

**ATTACHMENTS:** *Ordinance to form, State code regarding establishment of foreclosure/vacant properties, Proposed Ordinance, Standard operating procedures*

**Department Director:** \_\_\_\_\_

  
Jeffrey S. Adams, PhD, Community Development Director

**City Manager:** \_\_\_\_\_

  
John J. Holman, City Manager

# O.C.G.A 44-14-14

§ 44-14-14. Vacant and foreclosed real property registries; definitions; fees and penalties for registration

(a) For purposes of this Code section, the term:

(1) "Agent" means an individual with a place of business in this state at which he or she is authorized to accept inquiries, notices, and service of process on behalf of a vacant or foreclosed real property owner.

(2) "Department" means the Department of Community Affairs.

(3) "Foreclosed real property" means improved or unimproved real property held pursuant to a judicial or nonjudicial foreclosure of a mortgage, deed of trust, security deed, deed to secure debt, or other security instrument securing a debt or obligation owed to a creditor or a deed in lieu of foreclosure in full or partial satisfaction of a debt or obligation owed to a creditor.

(4) "Street address" means the street or route address. Such term shall not mean or include a post office box.

(5) "Vacant real property" means real property that:

(A) Is intended for habitation, has not been lawfully inhabited for at least 60 days, and has no evidence of utility usage within the past 60 days; or

(B) Is partially constructed or incomplete, without a valid building permit.

Such term shall not include a building or structure containing multiple units with common ownership that has at least one unit occupied with evidence of utility usage.

(b) Effective July 1, 2012:

(1) A county or municipal corporation may establish by ordinance or resolution for the requirement of registration of vacant or foreclosed real property as provided in this Code section;

(2) Notwithstanding county or municipal ordinances or resolutions that require registration for repeated ordinance violations that remain uncorrected for at least 90 days, no county or municipal corporation shall require registration of vacant property or real property that is unoccupied, uninhabited, abandoned, foreclosed, or advertised for foreclosure on any basis other than as set forth in this Code section or as may be otherwise authorized by general law; and

(3) No county or municipal corporation shall require for purposes of a vacant or foreclosed real property registry established pursuant to this Code section any information or documentation other than as set forth in this Code section.

Any requirements of a vacant or foreclosed real property registry established by a county or

municipal ordinance or resolution in effect as of July 1, 2012, that are in conflict with the requirements of this Code section shall be hereby preempted.

(c) Each registrant shall be required to file with a specifically identified office or officer a registration form, in paper or electronic format, as required by the county or municipal corporation, requiring submission of only the following information:

(1) The real property owner's name, street address, mailing address, phone number, facsimile number, and e-mail address;

(2) The agent's name, street address, mailing address, phone number, facsimile number, and e-mail address;

(3) The real property's street address and tax parcel number;

(4) The transfer date of the instrument conveying the real property to the owner; and

(5) At such time as it becomes available, recording information, including deed book and page numbers, of the instrument conveying the real property to the owner.

(d) The department may promulgate a standard vacant or foreclosed real property registry form that requires only the information set forth in subsection (c) of this Code section, in paper and electronic format. If such form is promulgated by the department, all counties and municipal corporations with a vacant or foreclosed real property registry shall use such form.

(e) (1) When any real property is acquired by foreclosure under power of sale pursuant to Code Section 44-14-160 or acquired pursuant to a deed in lieu of foreclosure and:

(A) The deed under power of sale or deed in lieu of foreclosure contains the information specified in paragraphs (1) through (5) of subsection (c) of this Code section;

(B) The deed is filed with the clerk of superior court within 60 days of the foreclosure sale or transfer of the deed in lieu of foreclosure; and

(C) Proof of the following is provided to the office or officer in charge of the county or municipal foreclosed real property registry:

(i) A filing date stamp or a receipt showing payment of the applicable filing fees; and

(ii) The entire deed under power of sale or entire deed in lieu of foreclosure,

a county or municipal corporation shall not require the transferee to register such foreclosed real property pursuant to this Code section or the payment of any administrative fees pursuant to subsection (h) of this Code section.

(2) No county or municipal corporation may require registration of vacant or foreclosed real property pursuant to this Code section within 90 days of such real property's transfer:

(A) Pursuant to a deed under power of sale or deed in lieu of foreclosure; or

(B) To the first subsequent transferee after the vacant real property has been acquired by foreclosure under power of sale pursuant to Code Section 44-14-160 or acquired

pursuant to a deed in lieu of foreclosure.

(f) An ordinance or resolution establishing a registry pursuant to this Code section may require a vacant or foreclosed real property owner to update the information specified in paragraphs (1) through (5) of subsection (c) of this Code section within 30 days after any change in such required information regardless of whether the information provided to the registry was in the deed under power of sale or deed in lieu of foreclosure.

(g) A vacant or foreclosed real property owner, or the agent of such owner, may apply to remove such vacant or foreclosed real property from the registry at such time as the real property no longer constitutes vacant or foreclosed real property. The county or municipal corporation shall grant or deny such application within 30 days, and if no such determination is made within 30 days, the application shall be deemed granted.

(h) An ordinance or resolution establishing a vacant or foreclosed real property registry may require the payment of administrative fees for registration which shall reasonably approximate the cost to the county or municipal corporation of the establishment, maintenance, operation, and administration of the registry. Such fees shall not exceed \$100.00 per registration.

(i) An ordinance or resolution establishing a vacant or foreclosed real property registry may require penalties for failure to register or failure to update the information specified in paragraphs (1) through (5) of subsection (c) of this Code section, provided that such penalties shall not exceed \$1,000.00.

(j) A county or municipal ordinance or resolution requiring the registration of vacant or foreclosed real property shall provide for administrative procedures. The administrative procedures shall include the right to appeal to the municipal or recorder's court in the city where the vacant or foreclosed real property is located or to the magistrate or recorder's court of the county in which the vacant or foreclosed real property is located, subject to applicable jurisdictional requirements. Any vacant or foreclosed real property owner affected by a county or municipal ordinance or resolution requiring vacant or foreclosed real property registration may challenge any determination made pursuant to such ordinance or resolution.

(k) An ordinance or resolution adopted by the governing authority of a county to establish a registry pursuant to this Code section may, subject to and in accordance with the requirements of this Code section, require registration of vacant or foreclosed real property within the entire territory of the county, except territory located within the boundaries of any municipal corporation, unless otherwise allowed by intergovernmental agreement between the county and municipal corporation.

(l) Nothing in this Code section shall be construed to prohibit a county or municipal ordinance or resolution requiring the registration of vacant or foreclosed real property from providing for exemptions from such registration.

(m) Nothing in this Code section shall be construed to impair, limit, or preempt in any way the power of a county or municipal corporation to enforce any applicable codes, as defined in Code Section 42-2-8, or to define or declare nuisances and to cause their removal or abatement by summary proceedings or otherwise.

(n) Notwithstanding Code Section 36-74-30, an ordinance or resolution establishing a vacant or foreclosed real property registry may require the registration of residential rental

property if such property is vacant or foreclosed real property.

**HISTORY:** Code 1981, § 44-14-14, enacted by Ga. L. 2012, p. 656, § 1/ HB 110; Ga. L. 2013, p. 634, § 2/ HB 160.

1 **ST. MARYS CITY COUNCIL**  
2 **ST. MARYS, GEORGIA**

3  
4 At the regular meeting of the St. Marys City Council, held in the  
5 St. Marys City Hall, St. Marys, Georgia:  
6

7 Present:

8  
9 John F. Morrissey, Mayor  
10 Robert L. Nutter, Councilman, Post 1  
11 Elaine Powierski, Councilwoman, Post 2  
12 Jim Gant, Councilman, Post 3  
13 Sam L. Colville, Councilman, Post 4  
14 David Reilly, Councilman, Post 5  
15 Linda P. Williams, Councilman, Post 6  
16

17 On motion of \_\_\_\_\_, which carried \_\_\_\_\_, the following  
18 Ordinance amendment was adopted:  
19

20 AN AMENDMENT TO THE CODE OF ORDINANCES, CITY OF ST. MARYS, GEORGIA,  
21 SECTION 46 ENVIRONMENT ORDINANCE TO ADD ARTICLE X CONSISTING OF SECTIONS  
22 46-300 THROUGH 46-311 ENTITLED "FORECLOSED AND VACANT REAL PROPERTY  
23 REGISTRY ORDINANCE" TO PROVIDE FOR DEFINITIONS; TO PROVIDE FOR GUIDELINES  
24 FOR VACANT AND FORECLOSED PROPERTY REGISTRY; TO PROVIDE FOR  
25 EXEMPTIONS; TO PROVIDE FOR MAXIMUM FEES AND PENALITIES FOR REGISTRATION  
26 AND FAILURE TO REGISTER; TO PROVIDE FOR APPELLATE RIGHTS; TO PROVIDE FOR  
27 SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL ALL ORDINANCES AND  
28 PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.  
29

30 Be it, and it is, hereby ordained by the Mayor and Council of the City of St. Marys,  
31 this \_\_\_\_\_ day of \_\_\_\_\_, 2015 that Chapter 46 ENVIRONMENT of the  
32 Code of Ordinances, City of St. Marys, Georgia is hereby amended to add the following  
33 Article X to read as follows:  
34

35 **CHAPTER 46 ENVIRONMENT**

36  
37 **ARTICLE X. - Foreclosed and Vacant Real Property Registry Ordinance**  
38

39 **Sec. 46-300. Title.**  
40

41 The ordinance codified in this Article is adopted by the City Council of St. Marys, Georgia,  
42 pursuant to the Official Code of Georgia Annotated, Section 44-14-14, and shall be referred to as  
43 the "St Marys Vacant and Foreclosed Property Ordinance."  
44

45 **Sec. 46-301. Findings and Intent.**  
46

47 This ordinance is adopted to address the interest of public health, safety and welfare.  
48

49 (a) The governing authority finds that there is a need to establish a foreclosure and vacant  
50 real property as a mechanism to protect our citizens health, welfare and property values in  
51 neighborhoods for all property owners.  
52

1 (b) Due to the lack of adequate maintenance and security of properties that are foreclosed or  
2 where ownership has been transferred after foreclosure, the health, welfare, property values and  
3 quality of life of neighboring properties and residents are negatively impacted.

4  
5 (c) Improperly maintained and secured foreclosed properties can become a hazard to the  
6 health and safety of persons who may come on or near the property and can adversely affect the  
7 aesthetic and economic attributes of communities. Difficulties also often arise in locating the  
8 person responsible for the condition of foreclosed or vacant real property. The governing authority  
9 finds that there is a substantial need directly related to the public health, safety and welfare to  
10 comprehensively address these concerns through the adoption of the provisions in this article.

11  
12 (d) This foreclosure and vacant real property registry will require owners and agents to  
13 provide the City with official information for contacting a party responsible for bringing foreclosed  
14 and vacant real property into compliance with applicable provisions of municipal code of St.  
15 Marys, Georgia.

16  
17  
18 **Sec. 46-302. Definitions.**

19  
20 The terms 'Agent', 'Foreclosed real property', 'Street address', and 'Vacant Real Property' shall  
21 have the same meaning as set forth in the Official Code of Georgia Annotated, Section 44-14-14.

22  
23 **Sec. 46-303. Registration of Vacant or Foreclosed Property.**

24  
25 (a) Owner or agents of foreclosed real property or vacant real property, including foreclosed  
26 real property and vacant real property which is also residential rental property, are required to  
27 register such property with the St. Marys Code Compliance Office within thirty (30) days of such  
28 property becoming foreclosed or vacant real property by following the provisions of this section  
29 unless otherwise exempted by this Article or state law.

30  
31 (b) Any such owner or agent of foreclosed real property or vacant real property located within  
32 the jurisdiction of the City is required to file with the St. Marys Code Compliance Office a  
33 registration form, provided by the City in paper or electronic format containing the following  
34 information:

35  
36 (1) The real property owner's name, street address, mailing address, phone number,  
37 facsimile number, and e-mail address;

38  
39 (2) The agent's name, street address, mailing address, phone number, facsimile number, and  
40 e-mail address;

41  
42 (3) The real property's street address and tax parcel number;

43  
44 (4) The transfer date of the instrument conveying the real property to the owner; and

45  
46 (5) At such time as it becomes available, recording information, including deed book and  
47 page numbers, of the instrument conveying the real property to the owner.

48  
49 (c) Registration is required for all vacant or foreclosed real property unless otherwise  
50 exempted, pursuant to this Article, but is not required for vacant or foreclosed real property within  
51 90 days of such real property's transfer:

52  
53 (1) Pursuant to a deed under power of sale or deed in lieu of foreclosure; or

1  
2 (2) To the first subsequent transferee after the vacant real property has been acquired by  
3 foreclosure under power of sale, or acquired pursuant to a deed in lieu of foreclosure.  
4

5 (d) Any owner or agent required to register any vacant or foreclosed real property pursuant to  
6 this Article or to Georgia law shall also be required to update the information specified in  
7 subsection (a) of this section within 30 days after any change in such required information  
8 regardless of whether the information provided to the registry was in the deed under power of  
9 sale or deed in lieu of foreclosure.  
10

11  
12 **Sec. 46-304. Foreclosed and Vacant Real Property Exemptions.**  
13

14 (a) Registration or payment of any administrative fees of foreclosed real property pursuant to  
15 this Article and Georgia law is not required of transferees as described in subsection (b) of this  
16 section.  
17

18 (b) Any transferee who acquires any real property by foreclosure under power of sale  
19 pursuant to the Official Code of Georgia Annotated, Section 44-14-160 or acquires any real  
20 property pursuant to a deed in lieu of foreclosure and:  
21

22 (1) The deed under power of sale or deed in lieu of foreclosure contains the information  
23 specified in subsection (a) of this section;  
24

25 (2) The deed is filed with the clerk of the superior court within 60 days of the transfer; and  
26

27 (3) Proof of the following is provided to the office or the officer in charge of the city foreclosed  
28 real property registry:  
29

30 (a) A filing date stamp or receipt showing payment of the applicable filing fees; and  
31

32 (b) A copy of the entire deed under power of sale or entire deed in lieu of foreclosure.  
33

34 (c) Any owner or agent required to register any vacant or foreclosed real property pursuant to  
35 this Article or to Georgia law shall also be required to update the information specified in  
36 subsection (a) of this section within 30 days after any change in such required information  
37 regardless of whether the information provided to the registry was in the deed under power of  
38 sale or deed in lieu of foreclosure.  
39

40  
41 **Sec. 46-305. Removal from Registry.**  
42

43 (a) Any owner or agent of a vacant or foreclosed real property may apply to the city to remove  
44 a vacant or foreclosed real property from the city registry at such time as the real property no  
45 longer constitutes a vacant or foreclosed real property.  
46

47 (b) Any application for removal allowed under subsection (a) of this section shall be granted  
48 or denied by the St. Marys Code Compliance Office within 30 days, and if no such determination  
49 is made within 30 days then the application for removal from the registry shall be deemed  
50 granted.  
51

52  
53 **Sec. 46-306. Administrative Fees.**

1  
2 Any owner or agent of a vacant or foreclosed real property which is required to be registered with  
3 the City under this Article shall be required to make a payment of \$100.00 for administrative fees  
4 to the City for the establishment, maintenance, operation, and administration of the registry.  
5

6  
7 **Sec. 46-307. Appeal Procedures.**  
8

9 (a) Any owner or agent aggrieved of any determination or decision of the St. Marys Code  
10 Compliance Office or the City in the administration of this Article may appeal to the Municipal  
11 Court of the City of St. Marys. All appeals hereunder must be taken within thirty (30) days of the  
12 decision in question by filing with the St. Marys Code Compliance Office a notice of appeal  
13 specifying the grounds thereof.  
14

15 (b) The St. Marys Code Compliance Office shall forthwith transmit the notice of appeal and all  
16 the papers constituting the record upon which the action appealed was taken to the municipal  
17 court clerk who shall schedule an appeal hearing within sixty (60) days following the date the  
18 appealing party submits its completed written appeal with subsection (a) above.  
19

20 (c) The municipal court judge may call for further information to be provided within the next  
21 thirty-five (35) days following the hearing, and may continue the hearing for the purpose of  
22 receiving such information or for such other proceedings and reasons as the municipal court  
23 judge deems appropriate.  
24

25 (d) An appeal shall stay all proceedings in furtherance of the action appealed from unless the  
26 St. Marys Code Compliance Office certifies to the Municipal Court of the City of St. Marys, after  
27 the notice of appeal has been filed with it, that by reason of the facts stated in the certificate a  
28 stay would, in his or her opinion, cause imminent peril to life or property. In such case, the  
29 proceedings shall not be stayed except by order of the municipal court judge on notice to the St.  
30 Marys Code Compliance Office, and on due cause shown.  
31

32 (e) The municipal court judge may, in conformity with the provisions of this Article, reverse or  
33 affirm, in whole or in part, or modify the decision, requirement, or determination of the St. Marys  
34 Code Compliance Office appealed from by the owner or agent and may make such decision,  
35 requirement, or determination, as may be appropriate under the circumstances.  
36  
37

38 **Sec. 46-308. Administration.**  
39

40 (a) The foreclosure and vacant real property registry is subject to the Open Records Act of  
41 the State of Georgia and the City may make such registry information available online.  
42

43 (b) Registration information shall be deemed prima facie proof of the statements contained  
44 therein in any court proceeding or administrative enforcement proceeding in connection with the  
45 enforcement of this chapter.  
46  
47

48 **Sec. 46-309. Nuisances.**  
49

50 Nothing in this Article shall be construed to impair, limit, or preempt in any way the power of the  
51 City to enforce any applicable codes, as defined in state law, or to define or declare nuisances  
52 and to cause their removal or abatement by summary proceedings or otherwise.  
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**Sec. 46-310. Penalties.**

Any owner or agent required to register a vacant or foreclosed real property under this Article who fails to register or fails to update the information specified in subsection (a), of Section 46-93, of this Article, Registration of Vacant or Foreclosed Property, may be fined up to \$1,000.00 per occurrence.

**Sec. 46-311. Conflicts and Severability.**

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. If any section, clause, sentence or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.

**This Amendment** shall become effective upon passage.

**ST. MARYS CITY COUNCIL  
ST. MARYS, GEORGIA**

\_\_\_\_\_  
JOHN F. MORRISSEY, MAYOR

ATTEST:

\_\_\_\_\_  
DEBORAH WALKER-REED, CITY CLERK  
CITY OF ST. MARYS, GEORGIA

**EXPLANATION OF CHANGES**

**NOTE:** Deletions are ~~stricken through~~, additions are underlined.

1  
2  
3  
4

Article X of Chapter 46 is entirely new.

**CITY COUNCIL MEETING**

**July 20, 2015**

**TITLE:** PAPA LUIGI'S INCORPORATED D/B/A PAPA LUIGIS RESTAURANT  
(NEW ALCOHOL LICENSE) *Public Hearing Advertising*

**PURPOSE:** The City Clerk requests approval to advertise a public hearing for a Beer and Wine License on premise consumption with food for Papa Luigi's Restaurant.

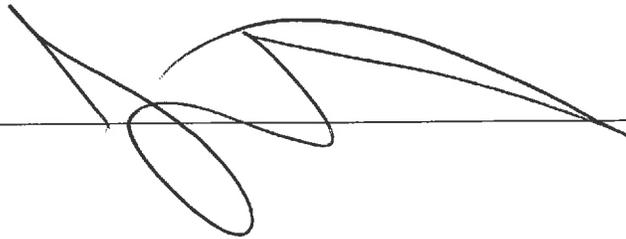
**RECOMMENDATION:** The City Clerk recommends approval to advertise for a public hearing at 5:45 p.m. on Monday, August 3, 2015 in Council Chambers at City Hall.

**HISTORY:** Mr. Alirio A. Fuentes of Papa Luigi's, Incorporated (new owner of Papa Luigis Restaurant) made an application for an alcohol license for the sale of beer and wine on premise consumption with food. The business is located at 143 City Smitty Drive, St. Marys, Georgia 31558.

**Department  
Director:**



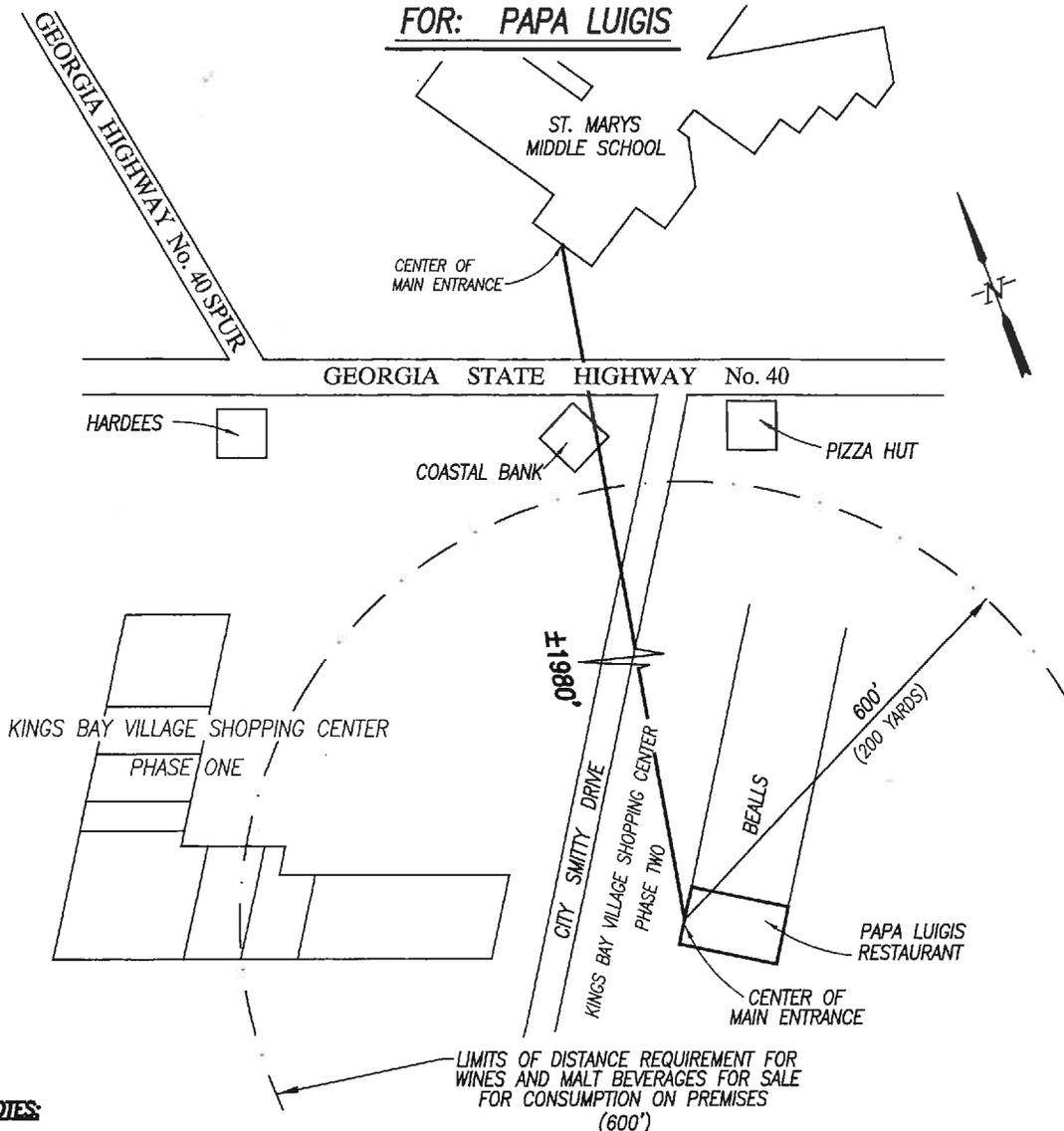
**City  
Manager:**



MAP TO SHOW

# ALCOHOL BEVERAGE LICENSE SURVEY FOR PAPA LUIGIS RESTAURANT, CITY OF ST. MARYS, 29th G.M.D., CAMDEN COUNTY, GEORGIA

FOR: PAPA LUIGIS



**NOTES:**

- 1.) DUE TO EXCESSIVE DISTANCES BEYOND THE CITY OF ST. MARYS DISTANCE REQUIREMENT, ALL DISTANCES SHOWN HEREON WERE SCALED FROM AERIAL PHOTOGRAPHS AND VERIFIED USING SATELLITE MAPPING SOFTWARE.
- 2.) THERE ARE NO RESIDENTIAL DWELLINGS LYING WITHIN THE 100 FOOT DISTANCE REQUIREMENT, AS INDICATED BY MEANS OF A VISUAL INSPECTION.
- 3.) THERE ARE NO IN-HOME DAY CARES, ALCOHOLIC TREATMENT CENTERS, HOUSING AUTHORITY PROPERTY OR EDUCATIONAL BUILDING WITHIN THE CITY OF ST. MARYS DISTANCE REQUIREMENTS AT THIS TIME, AS INDICATED BY MEANS OF VISUAL INSPECTION.



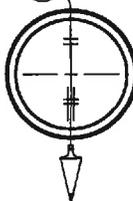
I HEREBY CERTIFY THAT THE ABOVE MEASUREMENTS WERE TAKEN UNDER MY DIRECT SUPERVISION AND THAT SAID MEASUREMENTS ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: Ernest R. Bennett No. 2893 DATE: 06-23-2015

ERNEST R. BENNETT,  
GA. REGISTERED SURVEYOR No. 2893

DWN. BY:  
G.D.

CKD. BY:  
R.B.



PREPARED BY:

**BENNETT SURVEYING, INC.**  
Surveyors and Land Planners

102 MARSH HARBOUR PARKWAY, UNIT 103  
KINGSLAND, GEORGIA 31548  
(912) 258-8899  
(912) 673-8940



CITY OF ST. MARYS  
418 OSBORNE STREET  
ST. MARYS, GEORGIA 31558  
TELEPHONE: 912-510-4039  
FAX: 912-510-4013

**NOTICE OF PUBLIC HEARING  
ALCOHOL BEVERAGE LICENSE**

The City of St. Marys, Georgia has received an application for an alcohol beverage license from Mr. Alirio A. Fuentes of Papa Luigi's Incorporated D/B/A Papa Luigis at 143 City Smitty Drive, St. Marys, Georgia, for the sale of beer and wine on premise consumption with food. Notice is hereby given that a Public Hearing on this application is scheduled for Monday, August 3, 2015 at 5:45 p.m. in Council Chambers at St. Marys City Hall. Anyone desiring to address Council regarding the issuance of a license to this establishment may do so at the Public Hearing.

*Deborah Walker-Reed*

Deborah Walker-Reed, City Clerk

PLEASE RUN: July 23<sup>rd</sup> & July 30<sup>th</sup>