

1 ST. MARYS CITY COUNCIL

2 ST. MARYS, GEORGIA

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

4 Present:

- 5 John F. Morrissey, Mayor
- 6 Artie Jones, Jr., Councilman, Post 1
- 7 Jim Goodman, Councilman, Post 2
- 8 Jim Gant, Councilman Post 3
- 9 David Reilly, Councilman, Post 4
- 10 Allen F Rassi Jr., Councilman, Post 5
- 11 Lisa James, Councilwoman, Post 6

12
13 On motion of _____, which carried _____, the following
14 Ordinance was adopted:

15
16 AN AMENDMENT TO THE CODE OF ORDINANCES, CITY OF ST. MARYS, GEORGIA, ADOPTING AN
17 ORDINANCE FOR RESIDENTIAL SUBDIVISION INCENTIVES

18
19 Be it, and it is, hereby ordained by the Mayor and Council of the City of St. Marys, this _____ day of
20 _____, 2022 that Chapter 86.1, Subdivisions of the Code of Ordinances, City of St.
21 Marys, Georgia is hereby created and adopted to read as follows:

22
23 Article I. Residential Subdivision Incentives

24
25 Sec. 86.1-01. Purpose.

26 In order to encourage the development of residential subdivisions inside the corporate limits, the city
27 may provide incentives to developers for property meeting the following criteria, subject to the
28 competitiveness of application score. The city reserves the right not to incentivize any residential
29 subdivision or portion of a residential subdivision.

30
31 Sec. 86.1-02. General qualifying program criteria.

32 The following minimum criteria shall be met before an agreement under Sec. 86.1-03 may be executed:
33 (This shall not restrict the council's ability to negotiate an agreement before all criteria are met.)

- 34 (a) Prior to execution of an agreement under this Chapter, the property that is the subject of the
35 agreement shall be within the city limits or, if it is not yet within the city limits, the following
36 conditions must be satisfied:
 - 37 (1) the property must meet all requirements for annexation under all applicable
38 Georgia statutes;
 - 39 (2) the applicant must agree and shall be required to ensure that the property is developed
40 in full compliance with the city's subdivision ordinance, zoning ordinance, land-use
41 regulatory ordinances, and all other ordinances;
 - 42 (3) the applicant must agree and shall not be entitled to receive any incentives allowed
43 under this Chapter until the property has been annexed into the city; and

- 1 (4) if the property is not annexed within the time contemplated by the agreement, then the
2 agreement shall be deemed canceled, and the applicant shall have no entitlement to any
3 incentives allowed under the Chapter.
- 4 (b) The subdivision must be developed in reasonably-sized phases so as not to place a financial strain
5 on either the developer or the city.
- 6 (c) The subject property must be zoned R-1, R-2, R-4, R-5, or PUD (but only for single-family
7 residential development) to qualify.
- 8 (d) The proposed development shall consist of no less than ten (10) lots and no more than 150 lots.
9 (As used in this subsection the term development shall be inclusive of all phases by a developer in
10 the same geographic area which are adjoining.)
- 11 (e) The proposed subdivision shall result in lots where there is no more than one primary dwelling
12 unit per lot.
- 13 (f) The proposed subdivision may not include any land subject to a development agreement or other
14 similar agreement between the city and the developer or any previous owner of the land
15 proposed for subdivision.
- 16 (g) The subdivision shall be developed using underground electric, underground
17 telephone/internet/cable television/fiber optic utilities, natural gas utilities at each home (where
18 available), curb and gutter, sidewalks on at least one side of each street, and decorative street
19 lights and poles.
- 20 (h) A homeowner's association with subdivision covenants, acceptable to the city, must be recorded
21 (prior to building permit issuance). It is the intent that said association will provide oversight of
22 development standards and maintenance of common areas. Covenants must require, at a
23 minimum:
- 24 (1) At least 30 per cent of exterior cladding to be of a different material,
25 composition, or color from the remainder of the exterior cladding;
- 26 (2) Minimum one car garage;
- 27 (3) Landscaping;
- 28 (4) Architectural shingles or standing seam metal roofs; and
- 29 (5) Concrete driveways;
- 30

31 Sec. 86.1-03. Specific criteria.

32 In addition to meeting the general qualifying program criteria listed above in section 82.1-02, an applicant
33 may enhance the application's scoring competitiveness by including any of the specific criteria as listed
34 below. The city's development review team, comprised of the city manager, director of public works,
35 community development director, finance director, and the fire chief will evaluate the scores for all
36 submissions as per the criteria listed in this section. Final scores shall be calculated using the average of
37 each review team member's total score.

- 38 (a) Applicant should provide evidence that the proposal will:
- 39 (1) Have proximity to schools, public parks and/or other like public facilities.
40 (up to) 10 pts
- 41 (b) Provide architectural design and high-end amenities that surpass minimum standards so that the
42 aesthetic design and building materials exceed the housing product currently prevalent within
43 the city and surrounding county. Samples of building facades must be provided with this
44 application. Additionally, delineate the relative quality of the proposed housing expressed as
45 follows:

- 1 (1) The minimum square footage of heated space;
- 2 (2) The minimum dimensions of the garage space;
- 3 (3) The number and quality of additional home amenities to be provided in
- 4 order to improve the subdivision's value and marketability, including the
- 5 submission of a professionally designed landscape plan.
- 6 (up to) 20 pts
- 7 (c) Provide residential design consistent with the city's residential design policy guide as adopted by
- 8 the St. Marys Planning Commission.
- 9 (up to) 20 pts
- 10 (d) Contribute to the desirability of the proposed location, considering surrounding developments
- 11 and zoning of undeveloped property.
- 12 (up to) 10 pts
- 13 (e) Provide useable open space and recreation facilities for the use of residents within the proposed
- 14 subdivision. Open space and recreation facilities can include clear greenspace (i.e., passive parks),
- 15 trails, playgrounds, pool, tennis courts, basketball courts, group shelter, grill/picnic areas, etc.
- 16 (up to) 20 pts
- 17 (f) Provide a tree-save plan for the entire site that eliminates wholesale clear-cutting while
- 18 selectively allowing for construction areas on a lot by lot basis where trees are planted before
- 19 development. The intent is to incur a minimum amount of tree removal.
- 20 (up to) 10 pts
- 21 (g) Provide a buffer where the neighborhood adjoins an arterial or collector street.
- 22 (up to) 10 pts
- 23 TOTAL: 100 pts

25 Sec. 86.1-04. Application procedure.

26 Any property owner wishing to participate in this program shall file with the city the following submission
27 documentation:

- 28 (a) A letter requesting program participation;
- 29 (b) A timeline delineating when the development will begin and estimated time of completion;
- 30 (c) A proposed subdivision concept plan showing the lots and road configuration; and
- 31 (d) Adequate illustrative plans and concepts that clearly delineate and demonstrate the intent of the
- 32 developer to meet the "general qualifying program criteria" as per section 82.1-02 and the
- 33 "specific criteria" as per section 82.1-04.

35 Sec. 86.1-05. Agreement required.

36 The developer must enter into a written development agreement with the city delineating the
37 developer's and city's respective responsibilities for the various components of development. This
38 agreement must be approved by the city council before commencement of development.

40 Sec. 86.1-06. Incentives to be provided by the city.

41 When determined to be in the best interest of the city and a project has scored at least sixty (60) points
42 under Sec. 82.1-04, the city council may enter into an agreement with the developer to reduce or
43 otherwise modify the following fees and payments due to the city by up to fifty per cent (50%):

- 44 (a) Regulatory fees
- 45 (b) Water and sewer system capital recovery fees

1 (c) Aid-to-construction fees
2 In acceptance for receipt of incentives, developer agrees to utilize services of professional engineering
3 and planning (if applicable) firms in good standing with and approved by the city.
4
5 This Ordinance shall become effective on upon passage.

6
7 ST. MARYS CITY COUNCIL

8 ST. MARYS, GEORGIA

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10 _____
JOHN F. MORRISSEY, MAYOR

11 ATTEST:

12 _____
13 DEBORAH WALKER-REED, CITY CLERK

14 CITY OF ST. MARYS, GEORGIA

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