



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

**March 20, 2023**

**WORK SESSION EMPLOYEE RETENTION & RECRUITMENT**  
**4:30 P.M.**

**PUBLIC HEARING JOINT COMPREHENSIVE PLAN**  
**CAMDEN COUNTY & CITIES OF KINGSLAND & ST. MARYS**  
**5:45 P.M.**

**CITY COUNCIL MEETING**  
**6:00 P.M.**

**AGENDA**

**I. CALL TO ORDER**

**II. INVOCATION:** *Councilmember Lisa James*

**III. PLEDGE OF ALLEGIANCE**

**IV. ROLL CALL**

**QUORUM: YES \_\_\_ NO \_\_\_**

**V. APPROVAL OF MINUTES:**

*March 6, 2023 City Council Meeting Minutes*

**VI. PRESENTATIONS:**

**CUMBERLAND INLET PLANNED DEVELOPMENT EXTENSION FOR RV PARK:**

*(James Jacoby and John Loudon)*

**CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY CHECK PRESENTATION**

**(ST. MARYS COMMERCE PARK-FORMER AIRPORT):**

*(James Coughlin)*

**BOARD ANNOUNCEMENT (TERM EXPIRATIONS)**

*Downtown Development Authority*

*(Dylan Kaiser & Karen Preble)*

**BOARD ANNOUNCEMENT (VACANCY)**

*St. Marys Convention & Visitors Bureau Authority (Jake Alexander)*

**BOARD APPOINTMENT (VACANCY)**

*Historic Preservation Commission (Wayne McAllister)*

**BOARD APPOINTMENTS (TERM EXPIRATIONS)**

1. *Board of Ethics (Joe Holler, Anne Orr)*
2. *Historic Preservation Commission (Rebecca J. Federal, Thomas Franta & Fred Mercier)*
3. *Orange Hall Management Committee (Jen Fabrick)*
4. *St. Marys Library Board (Carolyn Kacedon & Patricia Stephens)*

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

**VIII. SET CONSENT AGENDA**

**IX. APPROVAL OF THE AGENDA**

**X. GRANTING AUDIENCE TO THE PUBLIC: (*Agenda Items Only*)**

**XI. OLD BUSINESS: NO ITEMS.**

**XII. NEW BUSINESS:**

**A. CUMBERLAND INLET PLANNED DEVELOPMENT EXTENSION FOR RV PARK:**

*Justin Geedy (Assistant Community Development Director)*

*Jacoby Development Inc. requests a rezone of a portion of Tax Parcel 148 031, parcels 148 031JJ, 148 031KK, and 148 031LL from I-L to PD to extend the Cumberland Inlet Planned Development. Common location known as vacant land lying on Douglas Drive between its intersections with Palmetto Street together with the north end of the former north-south runway of the former St. Marys Airport.*

**B. REAL ESTATE CONTRACT BETWEEN CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY AND PIGMENTAL, LLC FOR PARCEL 5 AT ST. MARYS COMMERCE PARK:**

*Robert Horton, Jr. (City Manager)-Request approval of a proposed real estate contract between Camden County Joint Development Authority and Pigmental, LLC.*

**C. DISCUSSION OF POOL IN ST. MARYS REC AUTHORITY PARK:**

*Councilmember Artie Jones, Jr.-Discussion of pool ownership.*

**D. ST. MARYS COMMERCE PARK PROJECT:**

*Bobby Marr (Public Works Director)-Request authorization to sign agreement with Rowell Construction for the construction of the project.*

**E. REZONING REQUEST FOR PROPERTY GEORGIA HIGHWAY 40 EAST AND ALEX DRIVE BY JOHN DUPONT ON BEHALF OF CLARK LEWIS ESTATE:**

*Justin Geedy (Assistant Community Development Director)-Mr. John DuPont requests a rezone of Tax Parcel 135 030A and 135 030 from C-2 to R-3 to allow for affordable housing. Common location known as property to the North of the intersection of Georgia Highway 40 East and Alex Drive.*

**F. REZONING REQUEST FOR PROPERTY EAST OF 3852 EAST GEORGIA HIGHWAY 40 BY JAMES RUTKOWSKI ON BEHALF OF POND RIVER FARMS, LLC:**

*Justin Geedy (Assistant Community Development Director)-Mr. James Rutkowski requests a rezone of Tax Parcel 135 031C, 135 023, 135 023H and 135 023I from C-2 to RVD to allow for a recreation park. Common location known as property to the East of 3852 East Georgia Highway 40.*

**G. REVERSE SUBDIVISION REQUEST FOR 113 ADAMS STREET & 111 ADAMS STREET BY PATRICK HAMMOND:**

*Justin Geedy (Assistant Community Development Director)-Mr. Patrick Hammond requests a reverse subdivision of Tax Parcel S01 01 010E and S01 01 010F.*

**H. REVERSE SUBDIVISION REQUEST FOR 136 EIGHTH STREET & 108 EIGHTH STREET BY GORDON R. PHILLIPS:**

*Justin Geedy (Assistant Community Development Director)-Mr. Gordon R. Phillips requests a reverse subdivision of Tax Parcel 135C 013 and 135C 014.*

**I. 2<sup>ND</sup> QUARTER TOWN HALL & MASTER PLAN MEETINGS:** *City Clerk*

*To review Master Plan and 2<sup>nd</sup> Quarter Town Hall meetings currently scheduled for Thursday, April 6, 2023 at 5:00 p.m. & 6:00 p.m. in Council Chambers.*

**J. GRANT ST. VENTURES, LLC D/B/A THE FIREFLY (NEW ALCOHOL LICENSE PUBLIC HEARING):** *City Clerk*

*Request approval to advertise a Public Hearing for a Beer, Wine and Liquor License on premise consumption with food for April 3, 2023 at 5:45 p.m.*

**XIII. REPORT OF CITY MANAGER:**

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

**XV. A. CALENDAR:** *City Clerk*

**B. COUNCIL COMMENTS:**

**C. REPORT OF MAYOR:**

**XVI. EXECUTIVE SESSION:** *Personnel*

**XVII. ADJOURNMENT:**

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