

# **Appendix B**

## **Agency Coordination**

## **Appendix B – Agency Coordination**

City of Americus, Georgia

June 18, 2009 City Council Meeting & Public Hearing & Final-  
July 2009 Annexation and Rezoning Documentation

Georgia Dept. of Community Affairs

Developments of Regional Impact (DRI), June 30, 2009 Documentation  
& Conclusion Hospital Rebuilding Project is not a DRI

Georgia Dept. of Natural Resources

Ltr July 31, 1998 (AEC 1991 UST Closure Report/no further  
action is required for contamination related to the subject location,  
at this time)

National Resources Conservation Service

NFA on Form

U.S. Army Corps of Engineers

Ltr Aug. 12, 2009 Expanded Jurisdictional Determination for  
Designated Wetlands located at northeast corner of 272-acre  
property tied to Muckalee Creek.



# *City Of Americus*

*"Committed To Providing Quality Services"*

## MINUTES COUNCIL MEETING

**Thursday, June 18, 2009 6:00 P.M.  
RUSSELL THOMAS, JR. PUBLIC SAFETY BUILDING**

**Present:** Mayor Barry Blount, Mayor Pro Tem Walton Grant, Council members Eloise Paschal, Eddie Rhea Walker, Lou Chase, Lorenzo Johnson and Alex Saratsiotis.

**Staff Present:** Sammy Deason, Natural Gas Services Director; James Green, Police Chief; Allen Erkhart, Fire Chief; Jimmy Skipper, City Attorney, Suzanne Freeman, Finance Director; Charlotte Cotton, Chief Administrative Officer and Paula Martin, City Clerk.

Mayor Blount called the meeting to order and welcomed everyone. Council member Grant made the motion, seconded by Council member Walker to adopt the agenda as presented. There was no discussion and the motion was approved.

After a moment of silence in memory of former Council member Steve Jones, Council member Lou Chase gave the invocation and led those present in the Pledge to the United State Flag.

## RECOGNITION OF GUESTS

**Honorary Council member** - Mayor Blount introduced Mr. Andrew Wilson, 203 Wildwood Circle, who has been serving as the June Honorary Council member having

been appointed by Council member Lou Chase. Mayor Blount presented him with a proclamation in recognition of his service. Mr. Wilson thanked Lou Chase for the appointment and he stated that it has been very interesting and informative.

**Oath of Office** - Mayor Blount administered the oath of office to Albert Cooper who has been appointed to the Planning and Zoning Commission and Tracy Law who has been appointed to the Americus Theater and Cultural Center Authority.

## **PUBLIC HEARINGS**

Mayor Blount stated that a public hearing is required for the following request. He explained that ten minutes would be allowed for those who wish to speak for and those that wish to speak against each request.

**Phoebe Putney Zoning Public Hearing** - Ms. Cotton stated that a public hearing is required to receive citizen input considering a request from Thomas A. Barr, represented by Phoebe Putney Health System, Inc. and Attorney Michael A. Fennessy, to zone 45.278 acres of property located in Land Lots 177 and 178 of the 27<sup>th</sup> land district of Sumter County, Georgia to IN (Institutional). She stated that the Planning and Zoning Commission recommends approval of this request.

Attorney Michael A. Fennessy was present to speak in favor of this request. He reviewed with the Mayor and Council a map of the property. He stated that they would like to have this zoned and annexed in order to construct the hospital on this site. This will be a seventy six bed hospital and will have access from US Hwy 280. They feel that this is an excellent site for the new hospital. He introduced the architect for the hospital, Mr. John Fisher and Mr. Keith Peterson.

There was no one present to speak against the request. Final action will be taken at the July meeting.

**Phoebe Putney Rezoning Public Hearing** - Ms. Cotton stated that a public hearing is required to receive citizen input considering a request from Thomas A. Barr, represented by Phoebe Putney Health System, Inc. and Attorney Michael A. Fennessy, to rezone 1.58 acres of property known as parcel number 26-1-1 from AG (Agricultural) to IN (institutional).

Attorney Fennessy was present to speak in favor of the request. He reviewed a map with the Mayor and Council. This is a small piece of property that needs to be zoned the same as the other property that is adjacent to this property. There was discussion concerning the entrances to the property from Hwy 280 and Hwy 19.

There was no one to speak against the request. Final action will be taken at the July meeting.

## **CONSENT AGENDA**

Council member Grant made the motion, seconded by Council member Johnson to approve the consent agenda as presented. There was no discussion and the motion passed unanimously.

**Minutes** - Consider approval of the minutes of the meetings of the Mayor and Council held May 11, May 14, May 18, May 20, May 21 and May 28.

## **COUNCIL COMMITTEE REPORTS**

### **Finance Committee - Council member Grant**

Council member Grant stated that there was no report for this committee.

### **Public Safety Committee - Council member Paschal**

**Sue Baby's Alcoholic Beverage License** - Chief Green stated that this is to consider approving the alcoholic beverage license application for Sue Baby's located at 329 W. Lamar St. Council member Paschal made the motion, seconded by Council member Johnson to approve the application as presented. There was no discussion and the motion passed unanimously.

**Alcoholic Beverage License Ordinance Amendment (O-09-06-18)** - Ms. Cotton stated that this is to consider for a second and final reading amendments to the alcoholic beverage license ordinance. She stated that there had been no changes since last month. Council member Paschal made the motion, seconded by Council member Grant to approve the ordinance amendments as presented. There was no discussion and the motion passed unanimously.

### **Public Works Committee - Council member Walker**

**Flood Plain Ordinance (O-09-06-9)** - Ms. Cotton stated that this is to consider for a second and final reading an amendment to the current flood plain ordinance. She stated that there have been no changes since last month. Council member Walker made the motion, seconded by Council member Saratsiotis to approve the ordinance as presented. There was no discussion and the motion passed unanimously.

### **Community Development Committee - Council member Chase**

**Phoebe Putney Annexation Request** - Ms. Cotton stated that this is to consider a request from Thomas A. Barr, represented by Phoebe Putney Health System, Inc. and Attorney Michael A. Fennessy, to annex 45.278 acres of property located in Land Lots 177 and 178 of the 27<sup>th</sup> land district of Sumter County, Georgia. She stated that this is related to the site being purchased to build the hospital. She stated that is a first reading and final action will be taken next month.

**Emergency Repair** - Ms. Cotton stated that this is to consider approval of an emergency repair to the Sunset Mausoleum in the amount of \$16,509. Council member Chase made the motion, seconded by Council member Paschal to approve the emergency repair as presented. There was no discussion and the motion passed unanimously.

### **Administration Committee - Council member Johnson**

**Brookdale Drive 27A A 21A** - Ms. Cotton stated that this is to consider accepting the donation of this property. Council member Johnson made the motion, seconded by Council member Grant to accept the donation as presented. There was no discussion and the motion passed unanimously.

### **Economic Development Committee - Council member Saratsiotis**

Ms. Cotton stated that building permits and licenses are going slowly. However, we have had three new restaurants to open. She encouraged everyone to try them. Council member Chase asked how the attendance has been at the Movie at the Market. Ms. Cotton stated it has been very good.

## **APPOINTMENTS**

**Housing Authority** - Mayor Blount stated that the term of Bill Krenson will expire on July 24, 2009. This is a Mayoral appointment. This is a five year term to expire July 24, 2014. Council member Grant made the motion, seconded by Council member Chase to approve the Mayor's request to reappoint Mr. Bill Krenson with his term to expire July 24, 2014. There was no discussion and the motion passed unanimously.

**Americus Sumter County Hospital Authority** - Council member Johnson stated that the terms of Frederick McLaughlin and Michael Coley expire on July 1, 2009. This is a two year term to expire July 1, 2011. Council member Johnson made the motion, seconded by Council member Paschal to reappoint Frederick McLaughlin and Michael Coley to the Hospital Authority with their terms to expire July 1, 2011. There was no discussion and the motion passed unanimously.

**Lake Blackshear Regional Library** - Council member Johnson stated that the terms of Alice Green and Dorothy Patterson expire on June 30, 2009. There is a 3 term limit for

this board and Alice Green is completing her third term and cannot be reappointed. This is 3 year term to expire June 30, 2012 Council member Johnson made the motion, seconded by Council member Saratsiotis to reappoint Dorothy Patterson with her term to expire June 30, 2012. There was no discussion and the motion passed unanimously. Council member Johnson made the motion, seconded by Council member Chase to appoint Linda Dowdell Pope to fill the position of Alice Green with her term to expire June 30, 2012. There was no discussion and the motion passed unanimously.

### **OTHER BUSINESS**

Ms. Martin distributed the campaign contribution and financial disclosure forms to the Mayor and Council. She attached a memo explaining when these forms are due.

Council member Paschal stated that she has been traveling and there is no place like home. She recognized Scout member C.J. Jones. Mr. Jones introduced himself to those in attendance.

Ms. Cotton wished everyone a safe July 4<sup>th</sup> holiday.

Ms. Freeman stated that the interim tax bills will be mailed in the next few weeks.

#### **Citizens wishing to address the Mayor and Council on non-agenda items -**

There being no further business the meeting was adjourned at 6:30 PM.

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Barry Blount, Mayor

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Paula Martin, City Clerk

**APPLICATION FOR ANNEXATION  
(ZONING INCLUDED)**

REQUIREMENTS: This application must be signed by all owners of the property to be annexed (zoned). Three (3) copies of an annexation/zoning plat of survey and filing fee of \$100.00 must accompany this application. Applications must be submitted 7 days prior to the monthly meeting. The monthly meeting is held the 4<sup>th</sup> Tuesday of every month at 4:00 p.m. and the applicant must be present for the meeting. The annexation/zoning plat must be prepared by a registered surveyor and must include the following information:

\_\_\_\_\_ Zoning districts of the adjacent property and;

\_\_\_\_\_ Show where the property abuts municipal boundaries.

Property to be annexed (zoned): 45.278 acres in Land Lots 177 and 178 of the 27th Land District of Sumter County, Georgia as described on Exhibit "

Property Owner(s): Thomas A. Barr

Address of Property Owner(s): Post Office Box 395, Cuthbert, GA 31740

Phone Number: (229) 732-2777

Zoning designation requested: I-N

Present use of property:

Agricultural - pecan orchard

Proposed use of property:

Hospital, Medical Practice Offices, and other activities accessory to  
a Hospital

I hereby certify that I am the owner in fee simple of the above described property.

APPLICANT Thomas A. Barr

DATE May 18, 2009

By: Phoebe Putney Health System, Inc., Agent

By: Michael A. Fennessy

Michael A. Fennessy, Attorney

**Legal Description  
Property of Thomas Barr  
To be annexed into The City of Americus**

All that certain tract or parcel of land situate lying and being part of Land Lots 177 and 178 of the Twenty-seventh Land District, Sumter County Georgia and being more particularly described as follows:

Begin at the northwest corner of the 4.506 acre lot prepared by Kenneth Earl Dunmon, RLS 1526, dated June 21, 1994, and recorded in plat cabinet B, slide 144B and go south 10 degrees 37 minutes 26 seconds east a distance of 577.77 feet to the northwest right-of-way of U.S. Route 280 / GA Route 27 (r/w varies); go thence south 73 degrees 46 minutes 55 seconds west along the northwest right-of-way of U.S. Route 280 / GA Route 27 a distance of 912.81 feet; go thence south 72 degrees 54 minutes 27 seconds west along the northwest right-of-way of U.S. Route 280 / GA Route 27 a distance of 89.89 feet; go thence north 17 degrees 05 minutes 33 seconds west along the northwest right-of-way of U.S. Route 280 / GA Route 27 a distance of 15.00 feet; go thence south 72 degrees 54 minutes 27 seconds west along the northwest right-of-way of U.S. Route 280 / GA Route 27 a distance of 35.89 feet to the centerline of a 30' Colonial Pipeline / Atlanta Gas and Light Pipeline Easement ; go thence north 01 degree 07 minutes 40 seconds west along the centerline of a 30' Colonial Pipeline / Atlanta Gas and Light Pipeline Easement a distance of 863.14 feet; go thence north 19 degrees 35 minutes 51 seconds west along the centerline of a 30' Colonial Pipeline / Atlanta Gas and Light Pipeline Easement a distance of 446.45 feet; go thence north 10 degrees 39 minutes 19 seconds west along the centerline of a 30' Colonial Pipeline / Atlanta Gas and Light Pipeline Easement a distance of 414.58 feet; go thence Due East a distance of 1519.31 feet to the city limits of The City of Americus; go thence southeasterly along the arc of city limits of The City of Americus 81.31 feet said arc being concave to the northeast having a radius of 6676.64 feet a chord bearing of south 12 degrees 47 minutes 44 seconds east a chord distance of 81.31 feet; go thence south 38 degrees 21 minutes 53 seconds west a distance of 24.76 feet; go thence south 45 degrees 12 minutes 32 seconds east a distance of 36.81 feet to the city limits of The City of Americus; go thence southeasterly along city limits of The City of Americus 738.29 feet said arc being concave to the northeast having a radius of 6676.64 feet a chord bearing of south 16 degrees 42 minutes 45 seconds east a chord distance of 737.92 feet to the northwest right-of-way of U.S. Route 280 / U.S. Route 19 / GA Route 27 / GA Route 3 (r/w varies); go thence southwesterly along the northwest right-of-way of U.S. Route 280 / U.S. Route 19 / GA Route 27 / GA Route 3 47.67 feet along the arc of a curve concave to the southeast having a radius of 1482.39 feet a chord bearing of south 15 degrees 49 minutes 07 seconds west a chord distance of 47.67 feet; go thence north 75 degrees 33 minutes 37 seconds west a distance of 402.99 feet; go thence south 72 degrees 33 minutes 52 seconds west a distance of 229.59 feet to the northwest corner of the said 4.506 acre lot prepared by Kenneth Earl Dunmon, RLS 1526, dated June 21, 1994, and recorded in plat cabinet B, slide 144B and the point of beginning.

Said tract or parcel contains 45.278 acres.

Exhibit A

March 25, 2009

Thomas A. Barr  
Post Office Box 395  
Cuthbert, Georgia 31740

City of Americus  
c/o James M. Skipper, Jr., Esq.  
City Attorney  
Post Office Box 488  
Americus, Georgia 31709

Re: Property: 272.487 acres in Land Lots 153, 154, 177 and 178, 27<sup>th</sup> District,  
Sumter County, Georgia

To the City of Americus:

I am the owner of the above referenced Property, which is more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

I hereby designate and appoint Phoebe Putney Health System, Inc. ("PPHS") as my agent in connection with all applications, petitions and requests for the annexation into the City of Americus of all that portion of the Property not already within the city limits of the City of Americus, as well as for the re-zoning of all or portions of the Property as set out on the re-zoning application(s) submitted by PPHS on my behalf.

Sincerely Yours,



Thomas A. Barr



**ZONING SYNOPSIS**

**Petition Number:** Z09-05

**APPLICANT INFORMATION AND PROPERTY DESCRIPTION**

**Applicant:** Phoebe Putney Health System Inc.

**Representative:** Attorney Michael A. Fennessy

**Property Owner:** Thomas A. Barr

**Property Location:** Hwy 280 West

**Access to the Property:** Hwy 280 West

*Site Characteristics:*

**Tract Size: Acres:** 45.278 acres **Parcel #** 2702-178-1

**District:** N/A **Council Member:** County Property

**LAND USE INFORMATION**

**Current Zoning:** N/A (County Property)

**Proposed Zoning:** IN (Institutional)

**Proposed Use:** Hospital, Medical Practice Offices, & other activities accessory to a hospital

**Current Zoning of Adjacent Property:**

**North:** N/A (County Property)

**South:** C-1

**East:** AG

**West:** N/A-(County Property)

**The Future Land Use Plan designates the subject property as:** N/A (County Property)

City Departments Reviews

Public Works:

Water: *No Opposition.*

Gas: *No Opposition, but is in need of the gas load from the hospital to size the lines.*

Electric:

Fire: *Is concerned about the natural gas line in the area, and about the inaccessibility of the area in the event of major flooding.*

Police: *The primary concern is placing a hospital within shock wave distance of highly flammable and explosive fuel tanks.*

**STANDARDS FOR EXERCISE OF ZONING POWERS.**

1. *Would the proposed amendment permit a use that is suitable in view of the use and development of adjacent and nearby property? Yes.*
2. *Would the proposed amendment likely have an adverse affect upon the existing use, usability or economic value, of adjacent or nearby property? No.*
3. *Would the property to be affected by the proposed amendment have a reasonable economic use as currently zoned? N/A. (County property)*
4. *Would the proposed amendment likely result in a use which would or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools, or would otherwise likely have an adverse impact upon public health, safety, morality or general welfare? No.*
5. *In the event that the City has adopted a land use plan, is the proposed amendment in conformity with the policy and intent of the land use plan? N/A. (County Property)*
6. *Are there other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposed amendment? No.*
7. *Is the subject property itself suitable for the proposed use which it is intended to be put after being rezoned? Yes.*
8. *Has the length of time that the subject property been vacant as zoned been considered in the context of land development in the area in the vicinity of the property? Yes.*
9. *Does the property owner presently intend to develop the property in accord with the proposed amended zoning classification within a reasonable time after approval of the proposed amendment? \_\_\_\_\_ (Left blank intentionally)*

Case No. Z09-05

**PLANNING COMMISSION RECOMMENDATION:** \_\_\_\_\_ :

**NOTE: The recommendations presented in this analysis are for reference purposes, and are not final. The analysis has been written without the benefit of public hearing and any additional information that may be added. Final determination is made by the Mayor and City Council only after Planning Commission recommendation and properly advertised public meeting as set forth by the City of Americus.**





Date: May 28, 2009

Case No. Z09-05

**REPORT FOR:** Consider a request from Thomas A. Barr, represented by Phoebe Putney Health System, Inc. and Attorney Michael A. Fennessy to annex and zone property known as 45.278 acres in Land Lots 177 and 178 of the 27<sup>th</sup> Land District of Sumter County.

In evaluating the attached zoning amendment, the following standards which are checked were considered in developing a recommendation. Items not considered applicable are marked as such.

- Yes (1) Would the proposed amendment permit a use that is suitable in view of the use and development of adjacent and nearby property?
- No (2) Would the proposed amendment likely have an adverse effect upon the existing use, usability or economic value, of adjacent or nearby property?
- N/A (3) Would the property to be affected by the proposed amendment have a reasonable economic use as currently zoned?
- No (4) Would the proposed amendment likely result in a use which would or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools, or would otherwise likely have an adverse impact upon public health, safety, morality or general welfare?
- No (5) In the event that the City has adopted a land use plan, is the proposed amendment in conformity with the policy and intent of the land use plan?
- No (6) Are there other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposed amendment?
- Yes (7) Is the subject property itself suitable for the proposed use which it is intended to be put after being zoned?
- Yes (8) Has the length of time that the subject property been vacant as zoned been considered in the context of land development in the area in the vicinity of the property?
- Yes (9) Does the property owner presently intend to develop the property in accord with the proposed amended zoning classification within a reasonable time after approval of the proposed amendment?

Application for Change of Zoning  
City of Americus

Name of Applicant(s) Thomas A. Barr

Address of Applicant(s) Post Office Box 395, Cuthbert, GA 31740

Phone Number of Applicant(s) (229) 732-2777

Name of Property Owner(s) Thomas A. Barr

*Note: A filing fee of \$100.00 is payable to the City of Americus. Applications must be submitted 7 days prior to the monthly meeting. The monthly meeting is held the 4<sup>th</sup> Tuesday of every month at 4:00 p.m. and the applicant must be present for the meeting. In the event the applicant for a zoning change is someone other than the current owner of the property, the applicant must attach a letter from the current owner of the property authorizing the filing of this application.*

I (we) hereby apply for a change in zoning classification from AG Agricultural to I-N Institutional for the property which is described below.

Legal Description of Property

Name of Subdivision (if applicable) N/A

Part of:

Tax Map Page # 26 Block # 1 Parcel # (s) 1, \_\_\_\_\_, \_\_\_\_\_

Street Address U.S. Hwy 19; Legal Description is attached hereto as Exhibit "A"

*Note: Each applicant is required to provide a rezone plat of the property for which rezoning has been requested. The plat must be prepared by a registered or certified engineer. The plat shall set forth in detail the property described in the request and shall show the present zoning designation and the requested zoning designation and the zoning designation of all property abutting thereupon. (Three (3) copies of the plat must be submitted with the application.)*

Present Use of Property:

Agricultural - pecan orchard

Proposed Use of Property:

Hospital, Medical Practice Offices, and other activities accessory to a

Hospital

Please disclose any campaign contributions and gifts which you may have made to the Mayor of City Council members. none

I hereby certify that I am the owner, or legal agent of the owner, in fee simple of the above described property.

APPLICANT Thomas A. Barr

DATE May 18, 2009

By: Phoebe Putney Health System, Inc., Agent

**Legal Description**  
**Property of Thomas Barr**  
**To be rezoned to I-N**

All that certain tract or parcel of land situate lying and being part of Land Lot 177 of the Twenty-seventh Land District, being in The City of Americus, Sumter County Georgia and being more particularly described as follows:

Commence at the northwest corner of the 4.506 acre lot prepared by Kenneth Earl Dunmon, RLS 1526, dated June 21, 1994, and recorded in plat cabinet B, slide 144B and go north 72 degrees 33 minutes 52 seconds east a distance of 229.59 feet; go thence south 75 degrees 33 minutes 37 seconds east a distance of 402.99 feet to the northwest right-of-way of U.S. Route 280 / U.S. Route 19 / Georgia Route 27 / Georgia Route 3 (r/w varies); go thence northeasterly 47.67 feet along the northwest right-of-way of U.S. Route 280 / U.S. Route 19 / Georgia Route 27 / Georgia Route 3 along the arc of a curve concave to the southeast having a radius of 1482.39 feet, a chord bearing of north 15 degrees 49 minutes 07 seconds east a chord distance of 47.67 feet to the city limits of The City of Americus; go thence northwesterly along the arc of city limits of The City of Americus 738.29 feet said arc being concave to the northeast having a radius of 6676.64 feet a chord bearing of north 16 degrees 42 minutes 45 seconds west a chord distance of 737.92 feet; go thence north 45 degrees 12 minutes 32 seconds west a distance of 36.81 feet; go thence north 38 degrees 21 minutes 53 seconds east a distance of 24.76 feet to the city limits of The City of Americus and the point of beginning. From this point go northwesterly along the arc of city limits of The City of Americus 81.31 feet said arc being concave to the northeast having a radius of 6676.64 feet a chord bearing of north 12 degrees 47 minutes 44 seconds west a chord distance of 81.31 feet; go thence due east a distance of 80.77 feet; go thence south 38 degrees 21 minutes 53 seconds west a distance of 125.89 feet to the city limits of The City of Americus and the point of beginning.

Said tract or parcel contains 0.074 acres.

Exhibit A p. 1

**Legal Description  
Property of Thomas Barr  
To be rezoned to I-N**

All that certain tract or parcel of land situate lying and being part of Land Lot 177 of the Twenty-seventh Land District, being in The City of Americus, Sumter County Georgia and being more particularly described as follows:

Commence at the northwest corner of the 4.506 acre lot prepared by Kenneth Earl Dunmon, RLS 1526, dated June 21, 1994, and recorded in plat cabinet B, slide 144B and go north 72 degrees 33 minutes 52 seconds east a distance of 229.59 feet; go thence south 75 degrees 33 minutes 37 seconds east a distance of 402.99 feet to the northwest right-of-way of U.S. Route 280 / U.S. Route 19 / Georgia Route 27 / Georgia Route 3 (r/w varies); go thence northeasterly 47.67 feet along the northwest right-of-way of U.S. Route 280 / U.S. Route 19 / Georgia Route 27 / Georgia Route 3 along the arc of a curve concave to the southeast having a radius of 1482.39 feet, a chord bearing of north 15 degrees 49 minutes 07 seconds east a chord distance of 47.67 feet to the city limits of The City of Americus and the point of beginning. From this point go northwesterly along the arc of city limits of The City of Americus 738.29 feet said arc being concave to the northeast having a radius of 6676.64 feet a chord bearing of north 16 degrees 42 minutes 45 seconds west a chord distance of 737.92 feet; go thence south 45 degrees 12 minutes 32 seconds east a distance of 326.97 feet; go thence south 28 degrees 54 minutes 17 seconds west a distance of 125.04 feet; go thence south 44 degrees 56 minutes 52 seconds east a distance of 225.26 feet to the northwest right-of-way of U.S. Route 280 / U.S. Route 19 / Georgia Route 27 / Georgia Route 3; go thence southwesterly 251.36 feet along the northwest right-of-way of U.S. Route 280 / U.S. Route 19 / Georgia Route 27 / Georgia Route 3 along the arc of a curve concave to the southeast having a radius of 1482.39 feet, a chord bearing of south 21 degrees 35 minutes 51 seconds west a chord distance of 251.06 feet to the city limits of The City of Americus and the point of beginning.

Said tract or parcel contains 1.506 acres.

March 25, 2009

Thomas A. Barr  
Post Office Box 395  
Cuthbert, Georgia 31740

City of Americus  
c/o James M. Skipper, Jr., Esq.  
City Attorney  
Post Office Box 488  
Americus, Georgia 31709

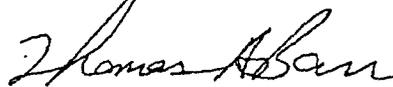
Re: Property: 272.487 acres in Land Lots 153, 154, 177 and 178, 27<sup>th</sup> District,  
Sumter County, Georgia

To the City of Americus:

I am the owner of the above referenced Property, which is more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

I hereby designate and appoint Phoebe Putney Health System, Inc. ("PPHS") as my agent in connection with all applications, petitions and requests for the annexation into the City of Americus of all that portion of the Property not already within the city limits of the City of Americus, as well as for the re-zoning of all or portions of the Property as set out on the re-zoning application(s) submitted by PPHS on my behalf.

Sincerely Yours,



Thomas A. Barr

EXHIBIT "A"

**Legal Description  
Property of  
Thomas Barr**

All that certain tract or parcel of land situate lying and being part of Land Lots 153, 154, 177, 178, & 183 of the Twenty-Seventh Land District, Sumter County, Georgia, and being more particularly described as follows.

Begin at the intersection of the northeast right-of-way of McMath Mill Road (80' r/w) and the east right-of-way of County road 194 / Odom Road (80' r/w), and go north 00 degrees 38 minutes 39 seconds west along the east right-of-way of County Road 194 / Odom Road a distance of 67.86 feet; go thence northerly along the east right-of-way of County Road 194 / Odom Road 52.24 feet along the arc of a curve concave to the northwest having a radius of 140.00 feet, a chord bearing of north 12 degrees 26 minutes 07 seconds east and a chord distance of 51.94 feet; go thence north 01 degree 44 minutes 40 seconds east along the east right-of-way of County Road 194 / Odom Road a distance of 2446.42 feet; go thence northerly along the east right-of-way of County Road 194 / Odom Road 165.10 feet along the arc of a curve concave to the west having a radius of 2904.79 feet, a chord bearing of north 00 degrees 06 minutes 59 seconds east and a chord distance of 165.08 feet; go thence north 01 degree 30 minutes 44 seconds west along the east right-of-way of County Road 194 / Odom Road a distance of 121.61 feet; leaving the east right-of-way of County Road 194 / Odom Road, go thence south 89 degrees 19 minutes 56 seconds east a distance of 771.28 feet; go thence north 89 degrees 52 minutes 33 seconds east a distance of 1247.85 feet; go thence north 89 degrees 20 minutes 43 seconds east a distance of 1284.50 feet to the thread of the Muckalee Creek; go thence south 43 degrees 27 minutes 28 seconds east along the thread of the Muckalee Creek a distance of 83.52 feet; go thence south 59 degrees 02 minutes 42 seconds east along the thread of the Muckalee Creek a distance of 48.25 feet; go thence north 82 degrees 55 minutes 46 seconds east along the thread of the Muckalee Creek a distance of 87.38 feet; go thence south 76 degrees 25 minutes 21 seconds east along the thread of the Muckalee Creek a distance of 35.43 feet; go thence south 69 degrees 10 minutes 11 seconds east along the thread of the Muckalee Creek a distance of 61.37 feet; go thence south 69 degrees 48 minutes 20 seconds east along the thread of the Muckalee Creek a distance of 86.29 feet; go thence north 61 degrees 31 minutes 09 seconds east along the thread of the Muckalee Creek a distance of 13.44 feet; go thence north 41 degrees 30 minutes 18 seconds east along the thread of the Muckalee Creek a distance of 37.40 feet; go thence north 14 degrees 26 minutes 00 seconds east along the thread of the Muckalee Creek a distance of 123.83 feet; go thence north 89 degrees 03 minutes 15 seconds east along the thread of the Muckalee Creek a distance of 30.21 feet; go thence south 17 degrees 23 minutes 53 seconds east along the thread of the Muckalee Creek a distance of 156.27 feet; go thence south 16 degrees 07 minutes 30 seconds west along the thread of the Muckalee Creek a distance of 63.12 feet; go thence south 13 degrees 59 minutes 17 seconds east along the thread of the Muckalee Creek a distance of 71.87 feet; go thence south 42 degrees 18 minutes 39 seconds east along the thread of the Muckalee Creek a distance of 168.98 feet; go thence north 89 degrees 57

minutes 17 seconds east along the thread of the Muckalee Creek a distance of 323.33 feet; go thence north 81 degrees 36 minutes 05 seconds east along the thread of the Muckalee Creek a distance of 110.34 feet; go thence south 38 degrees 41 minutes 54 seconds east along the thread of the Muckalee Creek a distance of 72.66 feet; leaving the thread of the Muckalee Creek, go thence south 44 degrees 24 minutes 24 seconds west a distance of 1744.99 feet; go thence south 38 degrees 21 minutes 53 seconds west a distance of 399.70 feet; go thence south 45 degrees 12 minutes 32 seconds east a distance of 326.97 feet; go thence south 28 degrees 54 minutes 17 seconds west a distance of 125.04 feet; go thence south 44 degrees 56 minutes 52 seconds east a distance of 225.26 feet to the northwest right-of-way of U.S. Route 280 / U.S. Route 19 / GA Route 27 / GA Route 3 (r/w varies); go thence southwesterly along the northwest right-of-way of U.S. Route 280 / U.S. Route 19 / GA Route 27 / GA Route 3 299.04 feet along the arc of a curve concave to the southeast having a radius of 1482.39 feet, a chord bearing of south 20 degrees 40 minutes 34 seconds west and a chord distance of 298.53 feet; leaving the highway right-of-way, go thence north 75 degrees 33 minutes 37 seconds west a distance of 402.99; go thence south 72 degrees 33 minutes 52 seconds west a distance of 229.59 feet; go thence south 10 degrees 37 minutes 26 seconds east a distance of 577.77 feet to the northwest right-of-way of U.S. Route 280 / GA Route 27 (r/w varies); go thence south 73 degrees 46 minutes 55 seconds west along the northwest right-of-way of U.S. Route 280 / GA Route 27 a distance of 912.81 feet; go thence south 72 degrees 54 minutes 27 seconds west along the northeast right-of-way of U.S. Route 280 / GA Route 27 a distance of 89.89 feet; go thence north 17 degrees 05 minutes 33 seconds west along the northeast right-of-way of U.S. Route 280 / GA Route 27 a distance of 15.00 feet; go thence south 72 degrees 54 minutes 27 seconds west along the northeast right-of-way of U.S. Route 280 / GA Route 27 a distance of 40.00 feet; go thence south 17 degrees 05 minutes 33 seconds east along the northeast right-of-way of U.S. Route 280 / GA Route 27 a distance of 15.00 feet; go thence south 72 degrees 54 minutes 27 seconds west along the northwest right-of-way of U.S. Route 280 / GA Route 27 a distance of 596.44 feet; go thence southwesterly along the northwest right-of-way of U.S. Route 280 / GA Route 27 190.79 feet along the arc of a curve concave to the southeast having a radius of 2946.79 feet, a chord bearing of south 71 degrees 03 minutes 10 seconds west and a chord distance of 190.76 feet; go thence south 69 degrees 11 minutes 52 seconds west along the northwest right-of-way of U.S. Route 280 / GA Route 27 a distance of 115.65 feet; go thence north 20 degrees 48 minutes 08 seconds west along the northwest right-of-way of U.S. Route 280 / GA Route 27 a distance of 15.00 feet; go thence south 69 degrees 11 minutes 52 seconds west along the northwest right-of-way of U.S. Route 280 / GA Route 27 a distance of 170.00 feet to the southern end of the miter of the intersection of the northwest right-of-way of U.S. Route 280 / GA Route 27 and the northeast right-of-way of McMath Mill Road; go thence north 61 degrees 04 minutes 34 seconds west along the miter of the northwest right-of-way of U.S. Route 280 / GA Route 27 and the northeast right-of-way of McMath Mill road a distance of 56.92 feet to the northern end of the miter of the intersection of the northwest right-of-way of U.S. Route 280 / GA Route 27 and the northeast right-of-way of McMath Mill Road; go thence north 32 degrees 37 minutes 40 seconds west along the northeast right-of-way of McMath Mill Road a distance of 1223.76 feet to the east right-of-way County Road 194 / Odom Road and the point of beginning.

Said tract or parcel contains 272.487 acres.

THE CITY OF AMERICUS CITY LIMITS WAS TAKEN FROM TAX MAPS AND U.S. GEOLOGICAL SURVEY QUADRANGLE MAP

ZONE R-3

ZONE AG

CITY LIMITS / ZONING BOUNDARY

AMERICUS CITY LIMITS

THOMAS BARR  
D.B. 381 PG. 144

DUE EAST  
1600.09'

TRACT 2  
0.074 ACRES  
PROPERTY TO BE ZONED I-N  
POINT OF BEGINNING TRACT 2

DUE EAST  
80.77'

ZONE C-1

MICHAEL W. UNDERWOOD  
D.B. 336 PG. 159

LAND LOT 178

N38°21'53"E  
24.76'

S38°21'53"W  
125.89'

INVESTORS INDUSTRIES  
D.B. 170 PG. 504

LAND LOT 177

N45°12'32"W  
36.81'

S45°12'32"E  
526.97'

THOMAS BARR  
D.B. 381 PG. 144

TRACT 1  
1506 ACRES  
PROPERTY TO BE ZONED I-N

LAND LOT LINE

S28°54'17"W  
125.04'

ZONE C-1

20' UTILITY EASEMENT  
D.B. 542 PG. 205  
50' DRIVE EASEMENT PARCEL  
D.B. 542 PG. 205

POINT OF BEGINNING TRACT 1

N17°33'52"E  
229.59'

S75°33'37"E  
402.99'

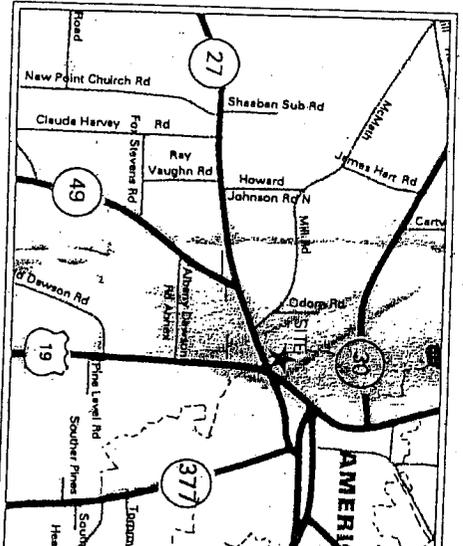
ZONE C-2

ZONE C-2

COMMENCEMENT TRACT 1 AND TRACT 2  
SON REBAR FOUND AT THE NORTHWEST  
CORNER OF THE AC LOT  
PREPARED BY KENNETH  
DUNN  
R/S 1526, DATED  
21, 1994.

BRENDA CRAWFORD

U.S. ROUTE 19 / GA ROUTE 27 / GA ROUTE 3 R/W VARIES



LOCATION MAP

PROPERTY CURRENTLY ZONED A  
PROPOSED ZONING I-N

PROPERTY OF  
THOMAS BARR  
P.O. BOX 395  
CUTHBERT, GA 31740

**ZONING SYNOPSIS**

Petition Number: Z09-06

**APPLICANT INFORMATION AND PROPERTY DESCRIPTION**

Applicant: Phoebe Putney Health System Inc.

Representative: Attorney Michael A. Fennessy

Property Owner: Thomas A. Barr

Property Location: Intersection of Hwy 280 West and Hwy 19 South

Access to the Property: Hwy 19 South to Hwy 280 West

*Site Characteristics:*

Tract Size: Acres: Tract 1= 1.506 acres Parcel # 26-1-1  
Tract 2= 0.074 acres Parcel # 26-1-1

District: 5 Council Member: Lorenzo Johnson

**LAND USE INFORMATION**

Current Zoning: AG (Agricultural)

Proposed Zoning: IN (Institutional)

Proposed Use: Hospital, Medical Practice Offices, & other activities  
accessory to a hospital

Current Zoning of Adjacent Property:

North: AG

South: C-1

East: R-3

West: Not Zoned-outside city limit

The Future Land Use Plan designates the subject property as: Commercial

**City Departments Reviews**

**Public Works:**

**Water:**                    *No Opposition.*

**Gas:**                      *No Opposition, but is in need of the gas load from the hospital to size the lines.*

**Electric:**

**Fire:**                      *Is concerned about the natural gas line in the area, and about the inaccessibility of the area in the event of major flooding.*

**Police:**                    *The primary concern is placing a hospital within shock wave distance of highly flammable and explosive fuel tanks.*

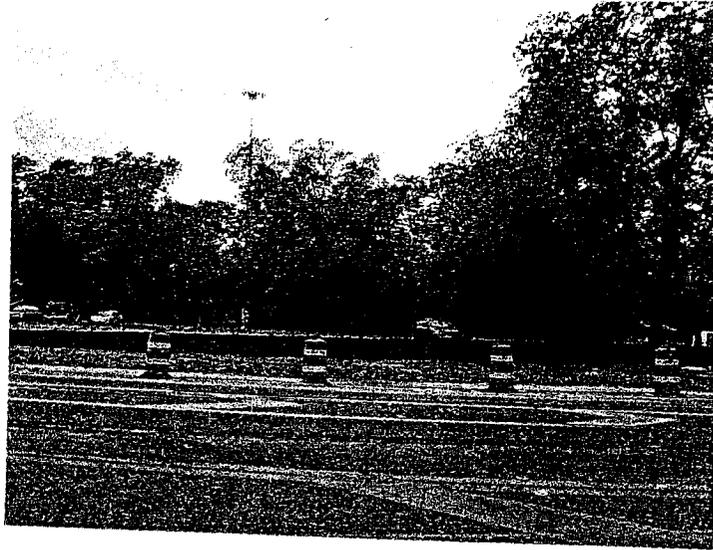
**STANDARDS FOR EXERCISE OF ZONING POWERS.**

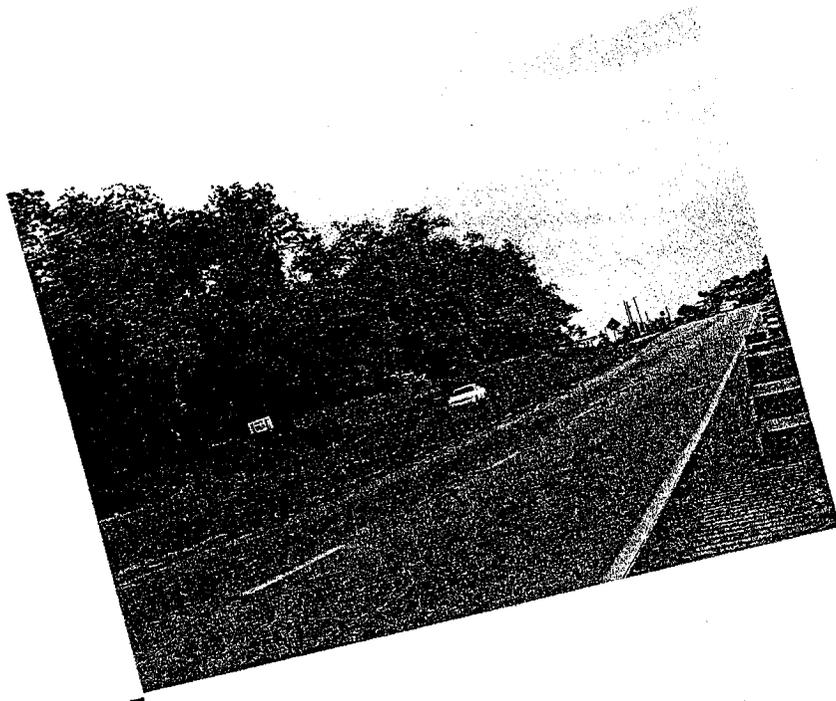
1. *Would the proposed amendment permit a use that is suitable in view of the use and development of adjacent and nearby property? Yes.*
2. *Would the proposed amendment likely have an adverse affect upon the existing use, usability or economic value, of adjacent or nearby property? No.*
3. *Would the property to be affected by the proposed amendment have a reasonable economic use as currently zoned? Not likely.*
4. *Would the proposed amendment likely result in a use which would or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools, or would otherwise likely have an adverse impact upon public health, safety, morality or general welfare? No.*
5. *In the event that the City has adopted a land use plan, is the proposed amendment in conformity with the policy and intent of the land use plan? No, the future land use map designates this area to be used as commercial property.*
6. *Are there other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposed amendment? No.*
7. *Is the subject property itself suitable for the proposed use which it is intended to be put after being rezoned? Yes.*
8. *Has the length of time that the subject property been vacant as zoned been considered in the context of land development in the area in the vicinity of the property? Yes.*
9. *Does the property owner presently intend to develop the property in accord with the proposed amended zoning classification within a reasonable time after approval of the proposed amendment? \_\_\_\_\_ (Left blank intentionally)*

Case No. Z09-06

**PLANNING COMMISSION RECOMMENDATION:** \_\_\_\_\_ :

**NOTE: The recommendations presented in this analysis are for reference purposes, and are not final. The analysis has been written without the benefit of public hearing and any additional information that may be added. Final determination is made by the Mayor and City Council only after Planning Commission recommendation and properly advertised public meeting as set forth by the City of Americus.**





Date: May 28, 2009

Case No. Z09-06

**REPORT FOR:** Consider a request from Thomas A. Barr, represented by Phoebe Putney Health System, Inc. and Attorney Michael A. Fennessy to rezone 1.58 acres of property, known as part of parcel number 26-1-1 from AG (Agricultural) to IN (Institutional).

In evaluating the attached zoning amendment, the following standards which are checked were considered in developing a recommendation. Items not considered applicable are marked as such.

- Yes (1) Would the proposed amendment permit a use that is suitable in view of the use and development of adjacent and nearby property?
- No (2) Would the proposed amendment likely have an adverse effect upon the existing use, usability or economic value, of adjacent or nearby property?
- No (3) Would the property to be affected by the proposed amendment have a reasonable economic use as currently zoned?
- No (4) Would the proposed amendment likely result in a use which would or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools, or would otherwise likely have an adverse impact upon public health, safety, morality or general welfare?
- Yes (5) In the event that the City has adopted a land use plan, is the proposed amendment in conformity with the policy and intent of the land use plan?
- No (6) Are there other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposed amendment?
- Yes (7) Is the subject property itself suitable for the proposed use which it is intended to be put after being zoned?
- Yes (8) Has the length of time that the subject property been vacant as zoned been considered in the context of land development in the area in the vicinity of the property?
- Yes (9) Does the property owner presently intend to develop the property in accord with the proposed amended zoning classification within a reasonable time after approval of the proposed amendment?



# *City Of Americus*

*"Committed To Providing Quality Services"*

## MINUTES COUNCIL MEETING

**Thursday, July 23, 2009 6:00 P.M.**  
**RUSSELL THOMAS, JR. PUBLIC SAFETY BUILDING**

**Present:** Mayor Barry Blount, Mayor Pro Tem Walton Grant, Council members Eloise Paschal, Lou Chase, Lorenzo Johnson and Alex Saratsiotis.

**Staff Present:** Sammy Deason, Natural Gas Services Director; James Green, Police Chief; Allen Erkhart, Fire Chief; Jimmy Skipper, City Attorney, Suzanne Freeman, Finance Director; Mandy Young, Community and Economic Development Director; Bernard Kendrick, Public Works Director and Charlotte Cotton, Chief Administrative Officer.

**Absent:** Council member Eddie Rhea Walker and Paula Martin, City Clerk.

Mayor Blount called the meeting to order and welcomed everyone. Council member Saratsiotis made the motion, seconded by Council member Grant to adopt the agenda as presented. There was no discussion and the motion was approved.

Honorary Council member Stephen Snyder gave the invocation and Mayor Blount led those present in the Pledge to the United State Flag.

## RECOGNITION OF GUESTS

**Honorary Council member** - Mayor Blount introduced Mr. Stephen Snyder, 315 Judy Lane, who has been serving as the July Honorary Council member having been appointed by Council member Alex Saratsiotis. Mayor Blount presented him with a proclamation in recognition of his service. Mr. Snyder stated that he had enjoyed the opportunity to participate as the Honorary Council member.

**MDA Representatives** - Ms. Ashley Merritt a representative from MDA was present to address council and present a proclamation. She recognized the Americus Fire Department for their outstanding participation.

**CONSENT AGENDA**

Council member Grant made the motion, seconded by Council member Paschal to approve the consent agenda as presented. There was no discussion and the motion passed unanimously.

**Minutes** - Consider approval of the minutes of the meetings of the Mayor and Council held June 8, June 11, June 15 and June 18.

**Mower Bid** - Consider approving the bid for the walk behind mowers for the Grounds & Maintenance Department from Westover Lawn & Garden in the amount of \$2639.20.

**Backpack Blower Bid** - Consider approving the bid for backpack blowers for the Grounds & Maintenance Department from Exum Power in the amount of \$319.99 each.

**Approve Notice To Proceed** - Consider approving the NOI with CH2MHill OMI for the sewage lift stations in the amount of \$184,611.

**Collins Aikman Propane Plant** - Consider accepting the bid for the sale of the Collins Aikman Propane Plant.

**Solid Waste Management Plan (R-09-07-31)** - Consider a resolution authorizing the submission of the Solid Waste Management Plan to the River Valley Regional Commission to initiate state reviews.

**LARP List (R-09-07-32)** - Consider approval of the submission of the 2010 LARP list requests to the Department of Transportation.

**Change Order #4** - Consider approving the Change Order #4 from TLC Lawn Care in the amount of (\$6,485.50) for the Highway 19/280 project.

**Comp Plan Resolution (R-09-07-33)** - Consider approving a resolution to adopt update to the Comprehensive Plan.

**COUNCIL COMMITTEE REPORTS**

**Finance Committee - Council member Grant**

**Budget Ordinance Amendment (O-09-07-20)** - Council member Grant referred to Ms. Freeman who stated that this is to consider for a first reading a budget ordinance amendment for 2009. Staff requests to suspend the rules and take action this month. She stated that these amendments had been discussed at previous meetings and there had been no changes. Council member Grant made the motion, seconded by Council member Chase to suspend the rules and take action this month. There was no discussion and the motion passed unanimously. Council member Grant made the motion, seconded by Council member Paschal to approve the ordinance amendment as presented. There was no discussion and the motion passed unanimously.

**Public Safety Committee - Council member Paschal**

**Chapter 78 Ordinance Amendment (O-09-07-21)** - Council member Paschal referred to Ms. Cotton who stated that this is to consider for a first reading an amendment to Chapter 78 by adding a new section to prohibit the improper use of public or private property without the owner's permission. Ms. Cotton reviewed the ordinance with the Mayor and Council. Council member Paschal made the motion, seconded by Council member Saratsiotis to suspend the rules and take action this month. There was no discussion and the motion passed unanimously. Council member Paschal made the motion, seconded by Council member Saratsiotis to approve the ordinance amendment as presented. There was no discussion and the motion passed unanimously.

**Dangerous Dog Ordinance Amendment (O-09-07-22)** - Council member Paschal referred to Ms. Cotton who stated that this is to consider for a first reading an amendment to Chapter 10 concerning the dangerous dog identification and definition. Staff request to suspend the rules and take action this month. Ms. Cotton reviewed the purpose of this ordinance with the Mayor and Council. Council member Paschal made the motion, seconded by Council member Grant to suspend the rules and take action this month. There was no discussion and the motion passed unanimously. Council member Paschal made the motion, seconded by Council member Grant to approve the ordinance amendment as presented. There was no discussion and the motion passed unanimously.

**2009 JAG Recovery Grant Acceptance (R-09-07-34)** - Council member Paschal referred to Chief Green who stated that this is to consider approving the acceptance of the 2009 JAG Recovery Grant in the amount of \$50,955. Council member Paschal made the motion, seconded by Council member Saratsiotis to

accept the grant as presented. There was no discussion and the motion passed unanimously.

**No Parking Request (O-09-07-23)** - Council member Paschal referred to Ms. Cotton who stated that this is to consider for a first reading an amendment to Chapter 86, Section 120 designating the south side of Anthony Drive from Perimeter Rd to GSW Drive no parking. Staff request to suspend the rules and take action this month. Council member Paschal made the motion, seconded by Council member Chase to suspend the rules and take action this month. There was no discussion and the motion passed unanimously. Council member Paschal made the motion, seconded by Council member Chase to approve the no parking request as submitted. There was no discussion and the motion passed unanimously.

**Public Works Committee - Council member Walker**

**Solid Waste Ordinance Amendment** - Council member Saratsiotis referred to Ms. Cotton who stated that this is to consider for a first reading amendments to Chapter 90 of the Solid Waste Ordinance. Ms. Cotton reviewed the amendments with the Mayor and Council. She stated that there was much discussion concerning this amendment and this is in an effort to simplify our current ordinance. This is a first reading and final action will be taken next month.

**Community Development Committee - Council member Chase**

**Phoebe Sumter Medical Center Annexation Request (O-09-07-24)** - Council member Chase referred to Ms. Young who stated that this is to consider for a second and final reading the request from Thomas A. Barr, represented by Phoebe Putney Health System, Inc. and Attorney Michael A. Fennessy, to annex 45.278 acres of property located in Land Lots 177 and 178 of the 27<sup>th</sup> land district of Sumter County, Georgia. She stated that there have been no changes since last month. Council member Chase made the motion, seconded by Council member Paschal to approve the annexation request as presented. There was no discussion and the motion passed unanimously.

**Phoebe Sumter Medical Center Zoning Request (O-09-07-25)** - Council member Chase referred to Ms. Young who stated that this is to consider for a second and final reading the request from Thomas A. Barr, represented by Phoebe Putney Health System, Inc. and Attorney Michael A. Fennessy, to zone 45.278 acres of property located in Land Lots 177 and 178 of the 27<sup>th</sup> land district of Sumter County, Georgia to IN (Institutional). She stated that there have been no changes since last month. Council member Chase made the motion, seconded by Council member Saratsiotis to zone the property as requested. There was no

discussion and the motion was passed unanimously.

**Phoebe Sumter Medical Center Rezoning Request (O-09-07-26)** - Council member Chase referred to Ms. Young who stated that this is to consider for a second and final reading the request from Thomas A. Barr, represented by Phoebe Putney Health System, Inc. and Attorney Michael A. Fennessy, to rezone 1.58 acres of property known as parcel number 26-1-1 from AG (Agricultural) to IN (institutional). She stated that there have been no changes since last month. Council member Chase made the motion, seconded by Council member Grant to approve the rezoning request as presented. There was no discussion and the motion passed unanimously.

**Administration Committee - Council member Johnson**

**Ordinance Amendment-** Council member Johnson referred to Ms. Cotton who stated that this is to consider for a first reading an amendment to Chapter 46 by adding a new article establishing due compensation applicable to telegraph or telephone companies. Ms. Cotton reviewed the amendment with the Mayor and Council. She stated that this is a first reading and final action will be taken next month.

**Personnel Ordinance Amendment** - Council member Johnson referred to Ms. Cotton who stated that this is to consider for a first reading amendments to Chapter 11, section 11 of the personnel ordinance dealing with Family and Medical leave. She reviewed the ordinance amendment with the Mayor and Council. She stated that this is a first reading and final action will be taken next month.

**Economic Development Committee - Council member Saratsiotis**

Council member Saratsiotis stated that there were no items for this committee. He welcomed Mandy Young as Community and Economic Development Director and Bernard Kendrick as Public Works Director.

**APPOINTMENTS**

**River Valley Regional Commission** - Mayor Blount stated that this is to consider an appointment to the River Valley Regional Commission. The appointee must be an elected official. Council member Saratsiotis made the motion, seconded by Council member Paschal to appoint Council member Eddie Rhea Walker to this commission. There was no discussion and the motion passed unanimously.

**Americus Sumter County Tourism Council** - Council member Saratsiotis stated that Lorenzo Johnson has tendered his resignation from the Tourism Council. His term of office will expire on 12-31-2009. This appointment must be a city elected official or staff person. Council member Saratsiotis made the motion, seconded by Council member Chase to appoint Mandy Young to the Tourism Council with her term to expire December 31, 2009. There was no discussion and the motion passed unanimously.

**Americus Theater and Cultural Center Authority** - Council member Saratsiotis stated that Julie Megginson has tendered her resignation. Her appointment is to expire on 03-28-2012. Council member Saratsiotis made the motion, seconded by Council member Paschal to appoint Tripp Pomeroy to the Theater Authority with his term to expire March 28, 2012. There was no discussion and the motion passed unanimously.

**OTHER BUSINESS**

Ms. Cotton stated that there are several events and ribbon cuttings going on over the next few weeks. She reviewed these with the Mayor and Council.

There being no further business the meeting was adjourned.



Barry Blount, Mayor



Charlotte Cotton, CAO

# Developments of Regional Impact

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 [DRI Rules](#)   
 [Thresholds](#)   
 [Tier Map](#)   
 [FAQ](#)   
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**DRI #2047**

## DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local Government:	Americus
Individual completing form:	Anna Rigsby
Telephone:	229-924-4411
E-mail:	anna.rigsby@cityofamericus.net

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

### Proposed Project Information

Name of Proposed Project:	Phoebe Sumter Hospital
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	NW corner of intersection of U. S. 19 and U.S. 280 (in Sumter County) -84.255 33.066
Brief Description of Project:	Replace Sumter Regional Hospital, destroyed by tornado in 2007, through a joint effort between Americus Sumter County Hospital Authority and Phoebe Putney Health Systems based in Albany, GA.

**Development Type:**

- |   |   |   |
|---|---|---|
| <input type="radio"/> (not selected)                                  | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office  | <input type="radio"/> Mixed Use                             | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                                      | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution                        | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input checked="" type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |
| <input type="radio"/> Housing   | <input type="radio"/> Waste Handling Facilities             | <input type="radio"/> Any other development types     |
| <input type="radio"/> Industrial                                      | <input type="radio"/> Quarries, Asphalt & Cement Plants     |   |

If other development type, describe:

Project Size (# of units, floor area, etc.):	Hospital with no more than 76 beds; medical office building with no more than 56,000 s.f.; clinic wi
Developer:	Phoebe Putney Health Systems
Mailing Address:	417 Third Avenue
Address 2:	P. O Box 1828
	City:Albany State: GA Zip:31702
Telephone:	229-312-4057
Email:	jfischer@ppmh.org
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	Americus Sumter County Hospital Authority
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	The property, currently located in Sumter County, will be annexed in its entirety into the City of Americus
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	<input type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input checked="" type="checkbox"/> Other annexation
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	n/a
Estimated Project Completion Dates:	This project/phase: 2011 Overall project: 2011
<hr/> <a href="#">Back to Top</a>	

# Developments of Regional Impact

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## Application Details:

Project Name: Phoebe Sumter Hospital  
 Submitting Local Government: Americus  
 Developer: Phoebe Putney Health Systems  
 Current Status: DRI Determination Made  
 Projected Process Completion Date:  
 RDC: Middle Flint RDC  
 DRI Tier: Nonmetro  
 GRTA Jurisdiction? No

## Application History:

Initial DRI Information Form Submitted:	6/26/2009	<a href="#">View Initial Form</a>
Additional DRI Information Form Submitted:		<a href="#">View Additional Form</a>
DRI Determination:	6/30/2009	Is not a DRI
Completeness Certification:		
Request for Comments:		
RDC Finding:		
GRTA Finding:		

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**Georgia Department of Natural Resources**

Environmental Protection Division  
Underground Storage Tank Management Program  
4244 International Parkway, Suite 104, Atlanta, Georgia 30354  
Chris Clark, Commissioner  
Carol A. Couch, Director  
404/362-2687

**FAX COVER SHEET**

DATE 5/15/09

TO: \_\_\_\_\_ FAX # (615) 331-7771

FROM: Kelly Adams PHONE # (404) 362-2687  
FAX # (404) 362-2654

SUBJECT: 9129023 + 9129003

NO. OF PAGES INCLUDING COVER SHEET 2

COMMENTS:

Could not find a file for 9129023.  
I have attached the NFA letter for  
9129003.

# Georgia Department of Natural Resources

Environmental Protection Division  
Underground Storage Tank Management Program  
4244 International Parkway, Suite 104, Atlanta, Georgia 30354  
Lonice C. Barrett, Commissioner  
Harold F. Reheis, Director  
(404)362-2687

July 31, 1998

Mr. Robert B. Lawler, Jr., Vice President  
Wachovia Bank of Georgia  
Personal Financial Services Division  
P.O. Box 4148  
Atlanta, GA 30302

SUBJECT: UST Closure Report  
Estate of Charles S. Wheatley  
North Mayo and East Jefferson Streets  
Americus, GA; Sumter County  
Facility ID: 91290003 \*Closure

Dear Mr. Lawler:

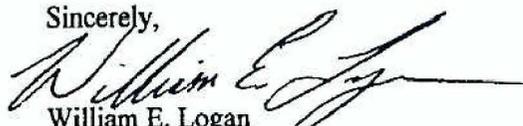
This is to acknowledge your letter, dated February 14, 1992, that forwarded a UST Closure Report, for our review. The report was prepared by ATEC Associates, Inc.

We have conducted a technical review of the Closure Report. The basis for this review is the Closure Report content referenced in paragraph 391-3-15-.11(3) of the Georgia Rules for Underground Storage Tank Management (GUST Rules). The Georgia Environmental Protection Division (EPD) has determined that, for the current release, **no further action is required for contamination related to the subject location, at this time.**

However, the site could be subject to corrective action in the future if mandated through more stringent State or Federal statutory or regulatory changes, if drinking water systems are identified or installed within two miles of the site, if surface water bodies are impacted by any dissolved contamination, resulting from this release, or if previously unidentified soil contamination, dissolved contamination and/or free product on groundwater are identified as originating from this site.

If you have any questions, please contact the undersigned at (404)362-2687.

Sincerely,



William E. Logan  
Environmental Specialist  
Corrective Action Unit II

WEL;

g:\anddocs\william\zina\tetra3\9129003.134

cc: David D. Price, ATEC Associates, Inc.  
Lisa L. Lewis, GA EPD

File (C)  Sumter, 9129003

**\*\*\* UST Upgrade Deadline - December 22, 1998 \*\*\***



**DEPARTMENT OF THE ARMY**  
**SAVANNAH DISTRICT, CORPS OF ENGINEERS**  
**1104 North Westover BLVD, Unit 9**  
**ALBANY, GEORGIA 31707**

August 12, 2009

Regulatory Division  
200900970

Phoebe Putney Memorial Hospital  
Attention: John Fischer  
Post Office Box 1828  
Albany, Georgia 31702

Dear Mr. Fischer:

I refer to a request dated August 12, 2009, submitted on your behalf by TTL for an expanded preliminary jurisdictional determination (JD) for your site located in the northwest corner of US Highway 19 and Georgia Highway 27 in Sumter County, Georgia. This project has been assigned number 200900970 and it is important that you refer to this number in all communication concerning this matter.

We have completed a an expanded preliminary jurisdictional determination JD for the site pursuant to the March 4, 2009, Public Notice entitled, "Characterization of Jurisdictional Determinations: Purpose, Application and Documentation Requirements as Defined by the Savannah District, US Army Corps of Engineers." I have enclosed a "JD Check Sheet," which summarizes the JD, delineation verification, and appeals process.

The wetlands/other waters on the subject property may be waters of the United States and therefore within the jurisdiction of Section 404 of the Clean Water Act (CWA) (33 United States Code 1344). The placement of dredged or fill material into any waterways and/or their adjacent wetlands or mechanized land clearing of those wetlands could require prior Department of the Army authorization pursuant to Section 404. Please note: this expanded preliminary jurisdictional determination JD, and any Corps approved survey and/or GPS delineation, can be used for the purpose of supporting a future permit application.

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report required by Housing and Urban Development Regulation must state whether or not a permit for the development has been applied for, issued or denied by the US Army Corps of Engineers (Part 320.3(h) of Title 33 of the Code of Federal Regulations). You may contact the Department of Housing and Urban Development to avoid a possible violation of this act.

This communication does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state or local laws, or regulations. It does not obviate your requirement to obtain state or local assent required by law for the development of this property. If the information you have submitted, and on which the US Army Corps of Engineers has based its determination is later found to be in error, this decision may be revoked.

Thank you in advance for completing our Customer Survey Form. This can be accomplished by visiting our Web Site at [www.sas.usace.army.mil/Regulatory%201.htm](http://www.sas.usace.army.mil/Regulatory%201.htm) and completing the survey on-line. We value your comments and appreciate your taking the time to complete a survey each time you interact with our office. A copy of this letter has been copied to TTL, Attention: Bob White, 3202 Gillionville Road, Albany, Georgia, 31721. If you have any further questions or concerns pertaining to this matter, please feel free to contact me at (229) 430-8567.

Sincerely,

A handwritten signature in black ink that reads "Terry C. Kobs". The signature is written in a cursive style with a large initial "T" and a stylized "K".

Terry C. Kobs  
Project Manager, Coastal Branch

Enclosure

(1) Jurisdiction/Delineation Check Sheet



**DEPARTMENT OF THE ARMY**  
**Savannah District, Regulatory Division**  
**Jurisdiction/Delineation Check Sheet**

Regulatory Division

USACE FILE NUMBER: 200900970      DATE: 08/12/2009

**1. JURISDICTIONAL DETERMINATION (JD).** A "preliminary JD" form or "expanded preliminary JD" form was completed for the site in accordance with the March 4, 2009, Public Notice entitled, "Characterization of Jurisdictional Determinations: Purpose, Application and Documentation Requirements as Defined by the Savannah District, US Army Corps of Engineers." The form details whether streams, wetlands and/or other waters present on the site maybe subject to the jurisdiction of the USACE. In summary, the USACE has determined the following with regard to waters present on the site:

There may be navigable waters of the United States (US) within Rivers and Harbors Act (RHA) jurisdiction present.

There may be waters of the US within Clean Water Act (CWA) jurisdiction present.

If Appendix E of the Public Notice was submitted, you have requested that the USACE verify the presence of isolated, non-jurisdictional waters located at the project site or within the review area. The completed Appendix E form is available at <https://sasweb.sas.usace.army.mil/JD/>, under the above listed file number. You may also request that a printed copy of the form be mailed to you. This isolated, non-jurisdictional determination will remain valid for a period of 5 years unless new information warrants revision prior to that date. In summary, the USACE has determined the following with regard to isolated, non-jurisdictional waters that are present on the site:

There are isolated non-jurisdictional waters present that are not subject to CWA jurisdiction. Specifically, wetland(s) [**letter of wetlands here**], as identified on the exhibit entitled "\_\_\_\_\_" is/are isolated, non-jurisdictional wetlands. Department of the Army authorization, pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344), is not required for dredge and/or fill activities in these areas.

**2. DELINEATION VERIFICATION.** With regard to the location and extent of jurisdictional and/or isolated, non-jurisdictional wetlands or other isolated, non-jurisdictional waters present on the site, the USACE has made the following determinations:

Wetlands were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual."

\_\_\_ Drawings submitted with a Pre-Construction Notification (or other application) depict the approximate location of jurisdictional waters boundaries on the project site. The USACE has verified the accuracy of depicted jurisdictional boundaries in only the immediate vicinity of jurisdictional waters to be impacted. A complete jurisdictional delineation request, including a jurisdictional waters survey, would be required in order for the USACE to consider final verification of all other jurisdictional boundaries on the project site.

\_\_\_ The Global Positioning System (GPS) delineation entitled “\_\_\_\_\_”, dated \_\_\_\_\_, is an accurate depiction of all the jurisdictional boundaries on the site, and boundaries of non-jurisdictional waters, if present. If you have not already done so, I recommend that you place a statement on this delineation to the effect that, "JURISDICTIONAL WETLANDS AND OTHER WATERS SHOWN ARE UNDER THE JURISDICTION OF THE US ARMY CORPS OF ENGINEERS AS SHOWN IN USACE FILE \_\_\_\_\_. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE JURISDICTIONAL AREAS WITHOUT PROPER AUTHORIZATION." This delineation will remain valid for a period of 5 years unless new information warrants revision prior to that date.

X The survey entitled “Wetlands, Survey, Property of Thomas Barr, Part of Land Lots 153, 154, 177, 178, & 183, Twenty seventh Land District, City of Americus, Sumter County, Georgia”, dated December 23, 2008, and signed by Registered Land Surveyor Gene W. Webb, is an accurate depiction of all the jurisdictional boundaries on the site, and boundaries of non-jurisdictional waters, if present. If you have not already done so, I recommend that you place a statement on the final surveyed property plat to the effect that, "JURISDICTIONAL WETLANDS AND OTHER WATERS SHOWN ON THIS PLAN ARE UNDER THE JURISDICTION OF THE US ARMY CORPS OF ENGINEERS AS SHOWN IN USACE FILE 200900970. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE JURISDICTIONAL AREAS WITHOUT PROPER AUTHORIZATION." This delineation will remain valid for a period of 5 years unless new information warrants revision prior to that date.

**3. APPEALS:** The preliminary JD and expanded preliminary JD are non-binding “written indications that there may be waters of the US on a parcel. Preliminary JDs and expanded Preliminary JDs are advisory in nature and may not be appealed (See 33 C.F.R. 331.2).” If you are not in agreement with this preliminary JD or expanded Preliminary JD, then you may request an approved jurisdictional determination for your project site or review area.

A USACE determination that water(s) is/are isolated and non-jurisdictional can be appealed provided Appendix E documentation has been verified by USACE. You may request an administrative appeal for an isolated, non-jurisdictional waters determination under USACE regulations at 33 Code of Federal Regulation (CFR) Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form.

