



PLANNING COMMISSION  
Tuesday Feb 13th, 2024  
City Hall Council Chambers – 418 Osborne St  
AGENDA FOR REGULAR SCHEDULED MEETING  
5:30 PM

1. Call to Order
2. Approval of Minutes
3. Adoption of Agenda
4. Old Business:  
None
5. New Business:
  1. Reverse Subdivision – Mr. Jones requests a reverse subdivision to combine 2 lots into 1. Tax Parcel ID's S23 006 & S23A 005. Common location known as 201 Catherine St. & 302 Bowen St. Both parcels are Zoned R-1.
  2. Final Plat – City of St Marys requests a final plat of 3 lots known as parcels 4, 5, & 13 of St Marys Commerce Park. A preliminary plat has been previously approved for these parcels commonly known as 4, 5, & 13 located on the south west portion of St Mary Commerce Park. All parcels are Zoned I-L.
  3. Reverse Subdivision- Mr. Deen requests a reverse subdivision to combine 2 lots into 1. Tax Parcel ID's S18 02 012 & S18 02 014. Common location known as 101 Acorn St. Both parcels are Zoned R-1.
  4. Rezoning- Mr. Rand requests a rezoning from R-3 to I-L. Tax Parcel ID's 134 032B & 134 033B. Common location known as Charlie Smith Sr Hwy & St Marys Rd. Both parcels are Zoned R-3.
  5. Reverse Subdivision- Mr. Rutkowski requests a reverse subdivision to combine 3 lots into 1. Tax Parcel ID's 134B 260, 134 261, 134B 262. Common location known as Kings Bay Community Development Phase 1. All 3 parcels are Zoned R-1.
  6. Rezoning- Mr. Rutkowski requests a rezoning from R-1 to MHD. Tax Parcel ID's 134B 260, 134 261, 134B 262. Common location known as Kings Bay Community Development Phase 1. All 3 parcels are Zoned R-1.
  7. Reverse Subdivision (Tabled) – White Oak Development Partners requests a reverse subdivision to combine 2 lots into 1. Tax Parcel ID's 135 094E & 135 094F. Common location known as Village Center at Shadowlawn. Both parcels are Zoned C-2.
  8. Rezoning (Tabled) – White Oak Development Partners requests a rezoning from C-2 to RVD. Tax Parcel ID's 135 094E & 135 094F. Common location known as Village Center at Shadowlawn. Both parcels are Zoned C-2.
6. Discussion



City of St. Marys  
Community Development

418 Osborne Street  
St. Marys, Georgia 31558  
(912) 510-4032

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7. Adjournment

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PUBLIC HEARING PROCEDURES

1. This meeting is considered a public hearing and will be run according to Roberts Rules.
2. This meeting is being recorded and live streamed and is subject to the Georgia Open Meetings Act.
3. If you wish to speak, please come to the podium, speak into the microphone, and state your name and address.
4. If your name is difficult to spell, please spell your name.
5. Please do not speak from the audience; your voice cannot be heard on the microphone, recorded or live streamed to home viewers.
6. Please be respectful of applicants, staff or commission members as they are speaking and do not interrupt from the audience.
7. If you would like a copy of the meeting minutes, please request by meeting date through St Marys Community Development at [planning@stmarysga.gov](mailto:planning@stmarysga.gov) or 912-510-4032.