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PLANNING COMMISSION

Amended AGENDA FOR REGULARLY SCHEDULED MEETING

**Tuesday, November 8, 2022 at 5:30 PM**

City Hall Council Chambers – 418 Osborne St

1. Call to Order
2. Approval of the Minutes: October 11, 2022
3. Old business

1. Preliminary Plat – Jeff Foster of AKM Surveying on behalf of Cumberland Heights Inc requests preliminary plat approval for a 13 lot subdivision that will enable construction of up to 96 townhomes. The property is zoned R-3. Tax Parcel ID 148 0331. Common location known as that land lying to the west of the intersection of Lisa Lane and Harbor Pines Drive.

2. Rezoning – Scott Johnson requests a rezoning to establish a Planned Development District to allow for townhouse dwellings. The property is zoned C-2. Tax parcel IDs 134B 271-277. Common location known as that land at the northwest corner of Colerain Road and Mission Trace Drive.

3. Preliminary Plat – Scott Johnson requests preliminary plat approval for a 74 lot subdivision. The property is zoned C-2. Tax parcel IDs 134B 271-277. Common location known as that land at the northwest corner of Colerain Road and Mission Trace Drive.

4. Rezoning / Planned Development Establishment – Roberts Civil Engineering on behalf of Medical Village at Kings Bay LLC requests a rezoning from C-2 to PD to create a Planned Development to include commercial and residential uses. Tax Parcel ID 121 059. Common location known as that land at the southwest corner of Kings Bay Road and Barrier Island Way.

4. New business and public hearings

5. Major Subdivision (Preliminary Plat) – Lakeshore Land Partners requests preliminary plat approval for 90 lots and 4 tracts of 21.87 acres. The property is zoned PD. Tax Parcel ID 121 063. Common location known as that land lying behind the hospital along Lake Shore Drive together with that land lying at the end of Barrier Island Way.

6. Variance – Claude Battle on behalf of Justin and Janice Campbell request a variance for a side yard and rear yard setback of 7.5 feet instead of the ordinance required 15'. The property is zoned R-1. Tax Parcel ID S37 11 007. Common location known as 403 Norris Street.

7. Special Use Permit – Zachariah Hogan of Sockets Automotive Repair LLC on behalf of Brannen and Espy's Properties Inc requests a special use permit to operate a repair garage. The property is zoned C-2. Tax Parcel ID 122 010B. Common location known as 4771 GA Hwy 40.

8. Variance – Dalton Signs on behalf of Walmart requests a variance from the sign ordinance to allow for two additional signs in excess of the maximum of four signs allowed by the sign ordinance. The property is zoned C-2. Tax Parcel ID 121 008. Common Location known as 6586 GA Hwy 40.



9. Variance – Dalton Signs on behalf of Savannah River Presbytery requests a variance from the sign ordinance to allow for a wall sign larger than that allowed by the sign ordinance. The property is zoned R-1. Tax Parcel ID 105 054A. Common location known as 1047 Douglas Drive.

10. Annexation and Zoning Map Amendment – Raydient LLC requests annexation into the corporate limits of the City of St. Marys of 1,891.4 acres of which they own more than 60% pursuant to OCGA 36-36-3 et seq. Raydient requests a zoning map amendment to zone the following parcels: 121 009 as Planned Development (PD) (currently county A-F), 108 028E as Highway Commercial (C-2) (currently county A-F), and 121 009EPZ as Agriculture/Forestry (A-F) (currently county A-F). Common location known as that land lying on both sides of St. Marys Road from the its intersection with I-95 to Hwy 40.

~~11. Subdivision Ordinance Amendment – City of St. Marys request an amendment to the subdivision ordinance, chapter 86 of the code of ordinances pursuant to Sec. 86-141. (Removed)~~

5. Discussion
6. Adjournment

#### 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.