



PLANNING COMMISSION

Amended AGENDA FOR REGULARLY SCHEDULED MEETING

Tuesday, January 10, 2023 at 5:30 PM

City Hall Council Chambers – 418 Osborne St

1. Call to Order
2. Election of Chair
3. Approval of the Minutes: December 21, 2022 meeting  
(November 2022 meeting minutes pending)
4. Old business

1. Rezoning – Shane and Nikki Key request rezoning from C-2 to R-1 in order to build a home. Property Tax ID 135D 08. Common location known as 102 Magnolia Street. **Removed – Reschedule to a later meeting due to issues with providing notice to neighbors.**

2. Rezoning – Jacoby Development Inc on behalf of the City of St. Marys and Development Authority of St. Marys requests a rezoning from I-L to PD to extend the Cumberland Inlet Planned Development to apply to the land requested for rezoning. Tax Parcel ID a portion of 148 031 and parcels 148 031AA, 034, 031CC, 031DD, 031FF, 031GG, 031HH, 031II, 031JJ, 031KK, 031LL. Common location known as that 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. **Removed – Reschedule to a later meeting due to issues with providing notice to neighbors.**

3. Variance – William H. Gross requests a variance to adjust the front yard setback in the following manner: for parcels 148C 025-030 from 25' to 20', parcels 148C 044-047 from 25' to 18.4', and parcels 148C 050-057 from 25' to 15.9'. Common location known as undeveloped lots on Inlet Reach Circle. **Removed – Reschedule to a later meeting due to issues with providing notice to neighbors.**

4. Subdivision Ordinance Amendment – City of St. Marys requests an amendment to the subdivision ordinance, chapter 86 of the code of ordinances pursuant to Sec. 86-141.

5. Zoning Ordinance Amendment – City of St. Marys requests a zoning ordinance amendment to add an overlay district that would allow for cottage court developments.

6. Zoning Ordinance Amendment – City of St. Marys requests a zoning ordinance amendment to amend the process for considering a planned development.

7. Zoning Ordinance Amendment – City of St. Marys requests a zoning ordinance amendment to adjust the permitted uses in the C-2 Highway Commercial district.

5. Discussion
6. Adjournment



**City of St. Marys**  
Community Development

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

---

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.