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PLANNING COMMISSION  
March 12th, 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. Old Business:
  1. 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.
  2. 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.
  3. Rezoning (Withdrawn)- Mr.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.
4. New Business:
  1. Variance – Mr. Ganas requests a Variance to reduce the side yard property setback from 15 feet to 5 ½ feet. Tax Parcel ID 135A01 001B. Common location known as 825 Park Street. Parcel is Zoned R-1.
  2. Variance- Mr. Gall requests a Variance to allow for an increase of his front yard setback and overall lot coverage from 30% to 32% for the construction of a new boat garage. Tax Parcel ID S28 08 001. Common location known as 910 Ann St. Parcel is Zoned R-1.
  3. Reverse Subdivision – Mr. Clements requests a reverse subdivision to combine their current parcel with lots 21, 22, 13, 14 and former 2<sup>nd</sup> St. Tax Parcel S39 06 003. Common location known as 807 Seminole Ave.
  4. Rezoning- Mr. Davis requests a Rezoning from A-F to R-1. Tax Parcel ID S 35 01 005. Common location known as Marsh Rd. Parcel is currently zoned A-F Agriculture.
  5. Special Use Permit- Mr. Francis requests a Special Use Permit to operate a woodworking business in his backyard shed. Tax Parcel ID 121G 007. Common location known as 55 Talbot Ct. Property is Currently Zoned R-3.
  6. Preliminary Plat- (requests to Table) Mr. Rutkowski requests a Preliminary Plat for Tax Parcels 135 031C, 135 023, 135 023N, 135 023I, 135 020, 135 023C, 135 023B, 135 023D. Common location known as GA Hwy 40 and Dark Entry Creek Ct. Current zoning is RVD & R-1.



City of St. Marys  
Community Development

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St. Marys, Georgia 31558  
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7. Rezoning- Mr. Rutkowski requests a rezoning from R-1 to RVD. Tax Parcels 135 020, 135 023B, 135 023C, 135 023D. Common location known as Sandhill Rd & Beverly St. All parcels are Zoned R-1.
  8. Subdivision – Readdick Construction requests a minor subdivision dividing one lot into 4. Tax Parcel 135 108. Common location known as the Sugarmill neighborhood on Old Mill Dr. Current zoning is PD.
5. Discussion
  6. Adjournment

This meeting is considered a public hearing and will be run according to Roberts Rules.

1. This meeting is being recorded and live streamed and is subject to the Georgia Open Meetings Act.
2. If you wish to speak, please come to the podium, speak into the microphone, and state your name and address.
3. If your name is difficult to spell, please spell your name.
4. Please do not speak from the audience; your voice cannot be heard on the microphone, recorded or live streamed to home viewers.
5. Please be respectful of applicants, staff or commission members as they are speaking and do not interrupt from the audience.
6. 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



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