



PLANNING COMMISSION
MINUTES FOR REGULAR SCHEDULED MEETING

Tuesday, November 08th, 2022 at 5:30 PM
City Hall Council Chambers - 418 Osborne St.

Planning Commission members present: Wiley King, John Toshach, Jen Fabrick, and Keegan Federal.

Planning Commission members absent: Leslie Warner

Community Development Department staff present: Kenneth Hughes and Delya Carter.

I CALL TO ORDER:

The meeting was called to order at 5:30pm by Commissioner Toshach.

II MINUTES:

October 11th meeting minutes.

MOTION:

Commissioner Federal moved to approve the October 11th minutes with additional information added about a playground by Jen Fabrick. Commissioner Fabrick seconded the motion. The motion carried unanimously.

- W. King made a comment regarding the functions and responsibilities of the planning commission as well as the process of plat approvals.
- K. Federal moved to adjust the agenda and move item 10, the Raydient application for annexation and zoning map amendment, to the first order of business to avoid the public having to sit through 9 other topics of discussion. J Fabrick Seconded the motion. J. Toshach, J. Fabrick, and K. Federal all voted in favor while W. King voted in opposition. The motion carried.

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.

- K. Federal moved to table the item due to not having the time to review the application. K. Federal additionally stated he wished to receive the items sooner. J. Toshach made a comment regarding a letter that was received from Timothy Ashburn regarding notifying the Naval Base of the proposed activities. J. Fabrick stated regardless of tabling the item, the public should be able to make comments. K Federal moved to table the item and allow the public to speak on behalf of the application. J. Fabrick stated she was not ready to table the item but wanted to listen to comments. W. King stated he has reviewed the information



and is ready to see the presentation. W. King commented and wanted to enforce the time limit for public comment and ensure they could not revisit the podium to comment additionally.

- K. Hughes presented the staff report.
- Ray Spofford representing Raydient gave a presentation on the annexation and Zoning Map Amendment.

PUBLIC COMMENT

48 mails from the residents of Osprey Cove was received.

- Tony Demarco spoke on behalf of a group of concerned residents from the Osprey Cove neighborhood. The resident stated a letter was submitted but wanted to reiterate the concerns. The information presented included a concern with the buffer between Osprey Cove and the development presented. A 250 foot buffer was requested to be considered with the development as a natural buffer. Concern was also expressed regarding the delay in traffic with the additional flow of vehicles on St. Marys Road. Mr. Demarco additionally stated concern with not consulting the Naval Base and expressed desire for the military to approve the development.
- Jim Joyce voiced his concern with having enough workforce population, the overall vision of St. Marys and the quality of work/aesthetics of the proposed development, and if St. Marys will update their master plan and work with the citizens of St. Marys to participate.
- Nichole Lee voiced concern with noise pollution in relation to construction, the wildlife that inhabits the area relocating, and drainage concerns with the hardscapes being installed.
- Jean Stephens stated he was not aware of any developments that could partake on the property until he received a letter. Mr. Stephens requested a buffer be in place of 250 feet between Osprey Cove and the proposed development.
- Kellogg Nance spoke about the developer not being able to locate the buffer and not being able to determine the space of buffer until the development broke ground. Mr. Nance stated that the developer can determine where the buffer will be located before ground is broken.
- J. Fabrick questioned the residents of Osprey Cove whether the neighborhood had a pre-built buffer surrounding the development.
- An unknown resident stated that no buffer exists between the Osprey Cove neighborhood and the surrounding land.
- Rick Frey spoke representing the St. Marys River Management Committee. Mr. Frey spoke about protecting the river, salt marsh, and wetlands and requested a 25 foot buffer from any of the mentioned protected lands.
 - o J. Toshack questioned if there are regulations in place to protect the areas in question.
 - o K. Hughes replied with state law requirements as well as city ordinance required 25 foot buffer.
- Marsha Hedrick questioned the agreement that took place between the City Council and the developer.
 - o J. Toshack directed the question to Mayor Morrissey who was present in the audience.
 - o Mayor Morrissey requested that questions be redirected at the City Council meetings.



- Laura West stated in previous events with land clearing, Raydient would leave a buffer between the harvesting area and the Osprey Cove neighborhood. Ms. West feels Raydient should honor the previous agreements and keep the 250 foot buffer.
- Lucyann Attner reiterated the concern regarding having a buffer. Mrs. Attner also stated the concern with traffic and beautification of the development. Additionally, Mrs. Attner wanted the planning commission to review a letter from Mr. Ashburn.
- Debbie Sober made comments regarding the notification of any new information. She stated her dislike of the transparency with information being presented. Mrs. Sober spoke about the buffer in her neighborhood being nice. Mrs. Sober mentioned drainage issues being addressed. Mrs. Sober stated that no information is provided by the City. Mrs. Sober asked the audience if they have driven through the Wildlight community when school is being let out. She requested that the city address traffic during the planning phase.

MOTION:

- J. Fabrick shared her appreciation with the public's feedback regarding a buffer especially for the wetlands and personally thinks that the buffer should be increased by an additional 10 feet to 35 feet. She also updated the public and encouraged the public to stay current with the St. Marys developments by attending meetings.
- K. Federal moved to table the item.
- Commissioner Fabrick moved to approve the rezoning; Commissioner King seconded the motion. Commissioner Federal abstained. John Toshack voted no on the approval. The motion carried 2-1-1.

III OLD BUSINESS & PUBLIC HEARINGS:

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.

- K. Hughes presented the staff report.
- Jeff Foster presented on behalf of owner.
- J. Fabrick questioned if there was a location for a mail kiosk. Jeff foster stated there would be a location for a mail kiosk.

PUBLIC COMMENT

None

MOTION: Commissioner King moved to approve the preliminary plat; Commissioner Federal seconded the motion. Commissioner King opposed. The motion carried unanimously.



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.

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.

- K. Hughes presented the staff report on both items.
- J. Toshack asked for clarification on an item in the staff report.
- Luke Rozanski presented on behalf of owner.
- J. Fabrick requested that the playground be relocated. L. Rozanski responded that they are willing to consider relocating the play ground.

PUBLIC COMMENT

David Carroll spoke against the proposed development. Mr. Carroll stated he did not receive a letter of notification from the city regarding this public hearing. Mr. Carroll stated concerns with traffic and the excessive speeding of all vehicle traffic on Mission Trace. Mr. Carroll gave a picture to the planning commission that showed a sinkhole on Mission Trace that is a reoccurring issue. He requested that public works repair the sinkholes. Mr. Carroll stated with traffic concerns, safety concerns, and road conditions concerns, he did not want to see the development pass.

MOTION: Commissioner King moved to approve the rezoning with condition that the city assesses the intersection and get a response from the police department and public works about traffic and road conditions prior to approval of the final plat. K. Federal questioned city attorney, A. Szokoly, if the planning commission had the authority to make that request. The city attorney stated that the planning commission did not have the authority. W. King moved to approve the rezoning. J. Fabrick seconded the motion. The motion carried unanimously.

K. Hughes stated that he would work with city staff to get the status reports as requested by W. King.

MOTION: Commissioner King moved to approve preliminary plat; Commissioner Fabrick seconded the motion. The motion carried unanimously.

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.

- K. Hughes presented the staff report.
- Jake Hightower presented on behalf of the owner.



- J. Toshack questioned whether the traffic analysis was estimated. K. Hughes replied with the full study being included in the packet. J. Toshack then asked if one of the traffic flow points of cutting through a strip mall was recommended. J. Hightower replied no, that is not the intention.

PUBLIC COMMENT

- Robert Lineburger stated that the city was not ready for any more developments. Mr. Lineburger raised concern with the ownership of the proposed development and how the board would be managed. Mr. Lineburger stated concern with an unlicensed electrician being approved to do electrical work on a property.
- Pat Cooney stated issues with the city not being in contact with her regarding issues that she faces. Mrs. Cooney is concerned with the lift station in her front yard and feels there is not enough room for truck traffic. Mrs. Cooney feels the traffic study submitted with the application does not reflect the true conditions. Mrs. Cooney feels she would be injured on the roadway from the traffic.
- W. King questioned the roadway designs and the use of an emergency route.
- J. Fabrick requested a buffer be put in place between the commercial and residential developments on the property as stated in the ordinance.
- J. Toshack stated that the current development could not be held up regardless of any issues presented by the public.

MOTION: Commissioner King move to approve with staff recommendation; Fabrick seconded the motion with alternative access. The motion carried unanimously.

J. Fabrick stated that she did not feel the building façade should be brick as outlined in the documents submitted. Brandon Waters, owner, stated they would not use brick.

IV NEW BUSINESS & PUBLIC HEARINGS:

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.

- K. Hughes stated that the representatives were not present and would hesitate to consider the item as other representatives did not have letters of authorization on file. J. Toshack asked if K. Hughes recommended to table the item. K. Hughes stated that due to lack of owner representation the item be tabled.

MOTION: W. King moved to table the item. J. Fabrick seconded the motion. The motion was unanimously passed.

PUBLIC COMMENT



- John Morrissey spoke about Lakeshore Drive being a critical roadway due to access to the healthcare system and feels having two points of access on Lakeshore Drive should not be considered.
- Trip Stephens as a VP of the hospital stated concern with the flow of traffic on Lakeshore Drive specifically with the traffic light on Kings Bay Road. Mr. Stephens feels this could cause issues with getting emergency services in and out of the hospital.
- J. Toshack questioned K. Hughes about the possibility of adding additional traffic flows at the intersection of Kings Bay Road and Lakeshore Drive. K. Hughes stated that there is possibility of expanding the traffic flows.
- Jeff Foster stated that the land in question has been previously master planned and agrees that their needs to be traffic improvements. J. Foster wants the Planning Commission to remember the previous purpose of the land and that the developer gave the city and hospital land for use in future developments.
- Pat Stephens voiced concerns with the development affecting Barrier Island way. Ms. Stephens feels that there is inadequate ingress/egress points for any development in the area and wishes to see a road be connected to St. Marys road.
- Rob Stallings asked if the City has eminent domain authority. J. Morrissey spoke from the audience and stated that the city does. Mr. Stallings stated that a plan needs to be in place for ingress/egress points for St. Marys road.
- W. King commented that the city should have an easement through the property to allow for an additional entrance.

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.

- K. Hughes presented the staff report.
- Claude Battle as the general contractor presented on behalf of the owner.

PUBLIC COMMENT

None.

MOTION:

W. King moved to approve the variance with staff recommendations. J. Fabrick seconded the motion. The motion passed unanimously.

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.

- K. Hughes presented the staff report.
- Z. Hogan presented as the owner.

PUBLIC COMMENT

None.



MOTION: W. King moved to approve the special use permit. K. Federal seconded the motion. The motion passed unanimously.

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.

- K. Hughes presented the staff report.
- J. Toshack stated the signs would be beneficial to the public to find the commercial establishment.
- Renee Vila presented on behalf of owner.

PUBLIC COMMENT

None

MOTION: Commissioner Federal moved to approve the variance; Commissioner Fabrick seconded the motion. The motion carried unanimously.

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.

- K. Hughes presented the staff report.

PUBLIC COMMENT

None

MOTION: Commissioner Federal moved to approve the variance; Commissioner King seconded the motion. The motion carried unanimously.

VI DISCUSSION

- K. Federal brought up the discussion of a work session. J. Fabrick asked K. Hughes if there was a work session scheduled for December and K. Hughes responded with no. A member from the audience asked if the public can attend the work session. K. Federal stated yes.

VII ADJOURNMENT

Commissioner Toshach moved to adjourn the meeting at 7:58 pm and Commissioner King seconded the motion. The motion carried unanimously.

Minutes Published by Justin Geedy



City of St. Marys
Community Development

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

Note: Recordings of the Planning Commission's meeting are available online on the city's website.