



**PLANNING COMMISSION**  
**MINUTES FOR REGULAR SCHEDULED MEETING**

Tuesday, January 10th, 2023 at 5:30 PM  
City Hall Council Chambers - 418 Osborne St.

**Planning Commission members present:** Wiley King, Leslie Warner, Kenneth Hughes, Jen Fabrick.

**Planning Commission members absent:** None.

**Community Development Department staff present:** Justin Geedy and Delya Carter.

**City Attorney present:** Amanda Szokoly

**I CALL TO ORDER:**

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

**II ELECTION OF CHAIR:** Commissioner King approved Warner; Commissioner Fabrick second the motion.

The motion carried unanimously.

**III MINUTES:** Approval of the minutes for December 21<sup>st</sup>, 2022.

**MOTION:** Commissioner Hughes moved to approve the minutes; Commissioner King second the motion.

The motion was carried unanimously.

**IV OLD BUSINESS & PUBLIC HEARINGS:**

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.

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.

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

These three items will be rescheduled and moved to a special call meeting on January 31<sup>st</sup> at 5:30.

**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.



- Hughes presented the ordinance to Commissioners. This ordinance started around the time when Carter Thomas was still the Community Development Director, she worked with the city attorney Amanda to draft these ordinances amendments. It will basically shift the responsibility of approval of plats to be consistent with the policy that the City Council had previously expressed. It takes the minor subdivision and makes them into administrative responsibility for the community development director to approve.  
Other changes are Sec. 86-44 Off Site Project Improvements; Sec. 86-60 Administrative agency; Sec. 86-64 Final Plat procedures and Sec. 86-161 Administrative appeals.
- Jen Fabrick talked about changing some words out of Sec. 86-4 number (4) that states, "The development of any subdivision should avoid unnecessary environmental degradation; pollution of air, streams, ponds, and so on; and be in harmony with the natural environment."  
Her concerns about more clarification in Sec. 86-6 Tree Protection Plan.
- Commissioner Warner suggest that the broad focus on how this is implemented in the ordinances. On page 8 Secs. 86-7. Prerequisite for Major Subdivision; Adequate Project Improvements. This is where we list about when a site plan for either tree protection or perhaps tree restoration (replanting) plan for a project that becomes part of the evaluation of a preliminary plat.

Sec. 86-32 Streets, page 13 of 36 1. Location (l) Sidewalks shall be required adjacent to at least one side of every street regardless of classification. Discussion was had about sidewalks shall be located two feet from the back of curb. Where no curbing exists, sidewalks shall be placed in a location acceptable to the city engineer.

Sec. 86-34 Blocks, page 17 of 36 Discussion on block lengths.

Sec. 86-64 Final Plat under the red line item for a minor subdivision on page 29 of 36. For a minor subdivision. The community development director shall distribute a minor subdivision plat to the public works, fire, finance and engineering departments of the City of St. Marys for review, comment, and approval. Upon approval of the plat by the above-referenced departments, the community development director shall review the plat and the information submitted within the plat and shall approve the plat when the requirements of this chapter have been met or to disapprove the plat when the requirements of this chapter have not been met. The decision of the community development director should be made within 30 days of submission of the plat by the applicant. The decision of the community development director should be provided to the applicant in writing. Commissioner Fabrick would like to have additional notification be added to included notifying the City Manager of any minor final subdivision approvals. Commissioner Hughes states on page 10 should say "For final plats of major subdivisions, the City Council after review and recommendation by the Planning Commission shall constitute the final Platting Authority.

Sec. 86-82 Guarantee of improvements. Page 32 of 36 (3) Cash in lieu of completion for small subdivisions. Where a property owner wishes to subdivide an existing lot of record creating no more than four new lots, the platting authority may require the owner to deposit with the city as a



condition of approval of the final plat a sum of money in an amount not less than 150 percent of the estimate to complete all public improvements as prepared by the applicant and approved by the community development director in consultation with the public works department and/or city engineer. Commissioner Fabrick notice the number should be changed to five lots instead of four.

#### **PUBLIC COMMENT**

None

**MOTION:** Commissioner King moved to approve the subdivision ordinance amendment with the red line changes and edits from pages 10, 29, 32. Commissioner Fabrick seconded the motion. Commissioner Hughes abstained. The motion carried 3-1.

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

- Hughes presented the ordinance to Commissioners.  
Definition of Transient Lodging. Any establishment that receives payment for the use of any dwelling for thirty (30) consecutive days or less, including any hotel, motel, bed and breakfast, hostel, or the like such that the establishment is not the sole residence of the guest.  
  
This needs to be for a long-term rental not short-term rental like Airbnb.
- Commissioner Fabrick question is “would you be allowed to stack units?” because the maximum building height 35ft and minimum dwelling unit size 450 sq ft.
- Commissioner Warner would like to have a rendering of the proposed building be submitted so you have an ideal of what the project would look like.
- Commissioners discussed added this verbiage as a 4<sup>th</sup> item, “Proposed cottage elevation and orientation.”

#### **PUBLIC COMMENT**

None

**MOTION:** Commissioner King moved to approve the zoning ordinance amendment with requiring elevation review and site layout; Commissioner Fabrick seconded the motion. Commissioner Hughes abstained. The motion carried 3-1.

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

- Hughes presented the ordinance to Commissioners.



- (1) the Planned Development should be of a higher quality that would otherwise be permitted by adherence to the zoning ordinance as adopted.
  - (2) The Planned Development should not lead to neighborhood deterioration or the spread of blight.
  - (3) The request should be generally related to either the existing zoning or the pattern of development in the area.
  - (4) The request should conform to the general expectations for population growth and distribution.
  - (5) the request should not result in major changes in existing levels of public service, levels of service on the city's transportation network, or overall fiscal stability.
  - (6) The request should not affect property values in the surrounding area in an adverse manner.
  - (7) The request should conform to the policies and recommendations contained in the St. Marys/Camden County Comprehensive Plan.
  - (8) The request should conform to the policies adopted (if any) by the Planning Commission.
- Commissioner Warner said he would like language that says, "A planned development proposal that increase density should be balance by amenities that create a benefit beyond standard zoning."
  - Commissioner Fabrick would like to look over the R-1 before continuing with this ordinance.

#### **PUBLIC COMMENT**

Tom Canning at 410 Point Peter Place. Had a discussion with the commissioners about the 1800 acres on St. Marys Road and zoning.

**MOTION:** Commissioner King moved to approve the zoning ordinance amendment with more work on it in a work season; Commissioner Fabrick second the motion. Commissioner Hughes abstained. The motion carried 3-1.

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

- Hughes presented the ordinance to Commissioners. Sec. 110-70 C-2, Highway Commercial and Community District. Definition was added last year for small box discount stores.  
(Definition: A small box discount store is a retail store that is 1200 square feet or less in size which offers for sale a variety of convenient shopping items and continual offers the majority of their items or inventory for sale at a price less than \$10 per item. Does not included a pharmacy, gasoline diesel fuel, prepared food or primarily sales specialty food items like meat, seafood, cheese oils & vinegar.)  
Direction that was given to staff is to prepare an amendment to eliminate them being a permanent use in the C-2. Staff took the opportunity to add in a couple of changes that was necessary. There was a (14) under Permitted Uses for Mini-Warehouse but that is being moved to under a Special Uses Permit along with Gasoline Service Stations.
- Commissioners had a discussion on what is considered a small discount store.
- Commissioner Fabrick only concern is about the verbiage being used to identify Small Box Discount Store being not prohibited. She feels like that would limit any type of development coming to the area.



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- Commissioner King would like the wording to be something like, "Chain Small Box Store or Franchise Small Box Store, instead of putting it as a special use permit."

**PUBLIC COMMENT**

Tom Canning at 410 Point Peter Place. Made a comment about the storage facility off Point Peter Road being an eye score. Another concern he had was having a traffic study done on Point Peter Road because of all the new development.

**MOTION:** Commissioner Hughes moved to table the zoning ordinance amendment to the special call meeting on January 31st; Commissioner Fabrick seconded the motion. The motion carried unanimously.

V **DISCUSSION**

VI **ADJOURNMENT**

Commissioner Hughes moved to adjourn the meeting at 7:30 pm and Commissioner King seconded the motion. The motion carried unanimously.