



HISTORIC PRESERVATION COMMISSION
MINUTES FOR REGULAR SCHEDULED MEETING
Tuesday, March, 2023 at 5:30 PM
City Hall Council Chambers

Historic Preservation Commission members present: Melvin Taylor, Mark Fautz, Kim Rivera, Fred Mercier

Historic Preservation Commission members absent: none

Community Development Staff Present: Justin Geedy and Megan Norris.

1. Call to Order
2. Approval of Minutes
 - a. None
3. Old Business
 - a. Certificate of Appropriateness
 - i. 303 Wheeler St – David P. and Nancy Lee Cunningham requests a certificate of appropriateness to remove and replace rear porch due to improper construction. The residence is considered contributing to the Historic District.

David Cunningham (owner) represented the item to the board. Mark Fautz addressed applicant and requested that if handrails are added that they match the current ones. Fred Mercier questioned if the deck was in the same footprint. The applicant stated it would be in the same footprint.

Public Comment:
None.

MOTION: Kim Rivera Moved to approve the application. Melvin Taylor seconded. The motion carried unanimously.

- b. Certificate of Appropriateness
 - i. 105 E St Marys St – David A. Amos on behalf of David and Amy Lang, requests a certificate of appropriateness for design concept of multi-family dwelling units called the Cumberland Queen Cottages on the now vacant and undeveloped lot.

David Amos presented the item representing David and Amy Lang.

Kim Rivera stated that the proposed dwelling did not fit in the Historic Guidelines.

Mark Fautz addressed the applicant and stated that the building did not fit the guidelines and voiced concerns regarding the height of the building compared to the adjacent structures. Additionally, voiced concerns regarding the railing design. The historic guidelines were referenced.

David Amos questioned whether the same height guidelines would be enforced regarding the Gateway Property Projects.

Fred Mercier stated that the Gateway project would be a separate assessment.

Discussion occurred amongst the board members regarding the overall height of the building.



Kim Rivera voiced concerns regarding the open stairway versus the guidelines stating that enclosed stairs should be constructed.

Mark Fautz asked Justin Geedy the current zoning of the property in question. Justin Geedy responded that the property was zoned C-1 with no history of any other zoning classification.

Public Comment:

Linda Herbert spoke on the history of her property located at 101 E. St. Marys Street. She discussed the potential disruption of the Historic Neighborhood if a new 3 story development were to be constructed. Linda Herbert spoke regarding the removal of a row of trees. Linda Herbert spoke regarding requesting the city to install a curb cut on her property. Linda Herbert spoke about the survey submitted in the packet and how the new building would not fit in the existing footprint. Linda Herbert voiced more concerns about not being able to use the existing curb cut. Linda Herbert compared the imagery on business cards to how the view would change with the new construction of the building. Linda Herbert compared the distance of the Gateway Property and how it would not affect the current properties compared to the proposed project. Linda Herbert voiced additional concerns regarding the proposed building and the property lines. Linda Herbert showed the board members a proposed location that was zoned R-3 and referenced the zoning ordinance. Linda Herbert stated "she could not believe her eyes" referencing the zoning ordinance. Linda Herbert stated that there is no relationship between the proposed building and the existing buildings. Linda Herbert stated that the building would cause a decrease in tourist appeal. Linda Herbert voiced additional concerns regarding stormwater runoff onto her property and onto additional properties. Linda Herbert mentioned a newspaper article that referred to the 75% capacity of a lift station. Linda Herbert voiced more concerns regarding the parking situation and how the new building would limit the capacity. Linda Herbert voiced civil concerns regarding the transfer of property between owners. Linda Herbert voiced more concern regarding how the building would limit the amount of open space. Linda Herbert referenced meeting minutes from a previous HPC meeting and stated that the applicant never completed tasks as requested by the HPC. Linda Herbert stated that the ordinance was changed. Justin Geedy stated that the ordinance was not changed as she implied. Mrs. Herbert returned to the podium and questioned how the trash collection would work. Additionally, she voiced concerns about sinkholes.

Billy Holeman stated that there is many issues with the Historic District. Mr. Holeman stated that the building did not fit the area. Mr. Holeman stated a soil sample should be collected. Concerns were stated about the overall size of the building. Mr. Holeman returned to the podium and stated that they did not receive a letter until the Thursday before the meeting.

Wanda Dickey spoke in support of the soil issues and flooding. She voiced concerns about if a building that size is constructed and how it would affect the flooding and traffic. She stated they were not for the construction of the building.

Motion:

Melvin Taylor stated the item was complex. Fred Mercier stated that a number of items were inappropriate for the historic district.

Fred Mercier moved to deny the item. The motion was seconded by Kim Rivera. The motion carried unanimously.



4. New Business

a. Certificate of Appropriateness

- i. 312 Osborne St. – Kenneth and Katherine Carbaugh request a certificate of appropriateness to install a white, 8' privacy fence on the north side of the property. The residence is within to the Historic District.

Mark Fautz addressed the audience. The applicants were not present to speak.

Motion: Melvin Taylor moved to table the item to the next meeting. Kim Rivera seconded the motion. The motion carried unanimously.

b. Certificate of Appropriateness

- i. 206 Osborne St. – Jeremy Nascimento requests a certificate of appropriateness for permanent placement of his pizza trailer on the grassy area of the lot for DoorDash and online order pickup.

Justin Geedy presented the item.

Jeremy Nascimento (owner) presented his request to relocate the food trailer to the rear of the building. Mark Fautz asked the applicant regarding his placement of the trailer. Mr. Nascimento clarified the location of the trailer. Kim Rivera stated that there wasn't any historic district anywhere that allowed a food truck. Mr. Nascimento asked if there was a specific reason why the food trailer was not allowed. Mark Fautz stated that there was specific to a section in the ordinance and stated that the trailer does not match the décor of any surrounding buildings. Mr. Nascimento stated he would move the trailer to directly behind the building. Mr. Nascimento asked if any objections were received about the placement of the trailer. Mark Fautz stated a letter was received that partially reflected the application. Mr. Nascimento stated that traffic was good and brought business and people downtown. Kim Rivera questioned how people from online food vendors would know where to go to pick up food. Mr. Nascimento described the plan. Kim Rivera voiced a recommendation of a location for the trailer. Mr. Nascimento stated he would be willing to move to that specific location. Mr. Nascimento stated if the COA would not get approved, he would move the business to Kingsland.

Public Comment:

Bill Holeman stated he would allow Mr. Nascimento to use a piece of property for ingress and egress. Mark Fautz stated that it would not be a matter for the Historic Preservation Commission to consider.

Valerie Fautz stated she thought the trailer would be temporary. She stated concern about how a property presented tonight was allowed a COA without completing tasks. Mrs. Fautz stated that integrity needed to be kept and downtown needed to be preserved. Mrs. Fautz stated the decision should be made on whether the board wanted to follow the guidelines or not.

Mr. Nascimento stated that rules should be enforced but his application fell into the discretion of the commission. Mr. Nascimento stated he has followed through on all requests of the HPC.

Motion:



Melvin Taylor moved to approve the COA with the contingency that the truck is placed directly behind the building out of public eye. Kim Rivera seconded the motion. The Motion carried unanimously.

5. Discussion

Mark Fautz requested the city to look into the vinyl fence. Mark Fautz addressed the audience and mentioned the openings for the HPC member seats.

6. Adjournment

Motioned by Fred Mercier. Seconded by Kim Rivera. Motion carried unanimously.

The Historic Preservation Commission is scheduled to meet next on March 28, 2023 at 5:30 PM.

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 or 912-510-4032.