



PLANNING COMMISSION
MINUTES FOR REGULAR SCHEDULED MEETING
Tuesday Feb 13th at 5:30 PM City Hall
Council Chambers - 418 Osborne St.

Planning Commission members present: Wiley King, Leslie Warner, Jen Fabrick, Dan DeLavie and John Toshach.

Planning Commission members absent: None

Community Development Department staff present: Jaime Stein and Tage McMann.
City Attorney present: None

I CALL TO ORDER:

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

Commissioner King motioned to adopt the new agenda.

Commissioner DeLavie asked for clarification.

Commissioner Warner commented on the agenda changes numbers 7 & 8 moved to 1 & 2.

New agenda adopted.

II MINUTES:

Minutes for 12/12/2023

MOTION: Commissioner Warner moved to approve the Dec 12th 2023 minutes; Commissioner Fabrick seconded the motion.

III OLD BUSINESS & PUBLIC HEARINGS:

None

IV NEW BUSINESS:

- Director Stein explained the applicants request to table.
- Commissioner Wiley moved to Table items 1 & 2.
- Commissioner Warner seconded the motion.
- Motion passed unanimously.



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3. Reverse Subdivision – Mr. Jones requests a reverse subdivision to combine 2 lots into 1. Tax parcel Id’s S23 006 & S23A 005. Common location known as 201 Catherine St. & 302 Bowen St. Both parcels are zoned R-1.
- Jaime Stein introduced Mr. Jones to present his application.
 - Commissioner Warner spoke about property owners presenting their application before the city’s presentation.
 - Jeff Foster presented on behalf of the property owner.
 - Jaime Stein presented the staff report.

PUBLIC COMMENT

- Mr. Jones asked about a special City Council meeting to accommodate the delay of the January Planning Commission meeting and regular City Council schedule due to holiday.
- Jaime Stein stated she will take the request into consideration.

MOTION: Commissioner DaLavie moved to approve the reverse subdivision. This Commissioner King second the motion. Motion carried unanimously.

4. Final Plat – City of St Marys requests a final plat of 3 lots know as parcels 4, 5, & 13 of St Marys Commerce Park. A preliminary plat has been previously approved for parcels located on the southwest portion of St Marys Commerce Park. All parcels are zoned I-L.
- Jaime Stein gave the staff report and presentation.

PUBLIC COMMENT

- Roger Shaw commented on the Commerce Park and the concerns of traffic density on Hwy 40 with future development.

MOTION: Commissioner King moved to approve this Final Plat. Commissioner Fabrick seconded the motion. The motion carried unanimously.

5. Reverse Subdivision – Mr. Deen requests a reverse subdivision to combine 2 lots into 1. Tax parcel Id’s S18 02 012 & S18 02 014. Common location known as 101 Acorn St. Both parcels are zoned R-1.
- Jeff Foster spoke on behalf of the owner.
 - Jaime Stein presented the staff report.

PUBLIC COMMENT

None

MOTION: Commissioner DaLavie moved to approve the reverse subdivision. Commissioner King seconded the motion. The motion carried unanimously.



6. 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.

- Nick Stein gave the presentation.
- Jaime Sein presented the staff report.
- Commissioner Toshach commented on the buffer.
- Commissioner Fabrick spoke about the Taby Trail, vegetative buffer, and reflection.
- Grants Manager Kimberly Smith talked about Taby Trail future expansion.
- Commissioner King expressed concerns on the wetlands, reflection of panels and vegetative buffer.
- Jaime Stein asked about maintaining the grass and vegetation on site.
- Commissioner Warner asked about the longevity of panels and land lease.
- Commissioner Warner commented on if we could place conditional uses on this rezoning.
- Jamie Stein replied we could not.

PUBLIC COMMENT

- Nate Leffingwell representing the Kings Bay Submarine Base expressed concerns over the buffer, glaring from the panels, and Georgia Department of Transportation right of way buffers.
- Ken Jelley spoke of concerns on this project such as the Taby Trail expansion, but also does support the project.
- Philip Jones supports the project but does have concerns about storm water mitigation and use of herbicide in the parcel and the impacts to the surrounding wetlands
- Jeff Foster expressed concerns about wetlands and traffic.
- Nick Stein addressed concerns on utility access road and drainage issues.

MOTION:

Commissioner Toshach motioned to table this application. Commissioner Warner second the motion. Motion carries unanimously.

7. Reverse Subdivision & Rezoning to MHD- Mr. Rutkowski requests a reverse subdivision to combine 3 lots into 1 and a rezoning to MHD. Tax Parcel ID's 134B 260, 134 261, 134B 262. Common location known as Kings Bay Community Development Phase 1.

All 3 parcels are Zoned R-1.

- Jim Rutkowski made the presentation.
- Commissioner Warner asked questions on renting or owners.
- Commissioner King asked about wind loads for the units and wetlands on this property.
- Commissioner Fabrick asked about handicap access.
- Commissioner Warner made comments about needing affordable housing, how this development will adhere to the vegetation ordinance and vegetative buffer requirements.



- Jaime Stein made comments about needing more affordable housing, meeting the vegetation ordinance and buffer requirements. Recommends approval with the condition that the restrictions and covenants be reviewed before the Final Plat approval as well.
- Commissioner DeLavie expressed concerns about the future management of the development.
- Commissioner Fabrick asked about a traffic analysis and bus stop for kids.

PUBLIC COMMENT

- Philip Jones asked about minimum Sqft requirements.
- Jim Rutkowski addressed questions on the size of the housing.

MOTION:

Commissioner Toshach motioned to approve with staff recommendations. Commissioner Fabrick second the motion. Motion carries unanimously. Commissioner Toshach and Commissioner King tasked staff with creating a workshop meeting concerning manufactured housing.

8. ADJOURNMENT

Commissioner Warner moved to adjourn the meeting at 7:43 pm and Commissioner King seconded the motion. The motion carried unanimously.



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Community Development

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