

PLANNING COMMISSION
MINUTES FOR REGULAR SCHEDULED MEETING
Tuesday March 12th at 5:30 PM City
Hall Council Chambers - 418 Osborne St.

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

Planning Commission members absent: None

Community Development Department staff present: Jaimie Stein and Tage McMann.

City Attorney present: None

I CALL TO ORDER:

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

II MINUTES:

Minutes for 2/13/2024

MOTION: Commissioner Warner moved to approve the February 13th 2024 minutes; Commissioner King seconded the motion.

III OLD BUSINESS & PUBLIC HEARINGS:

Before reviewing Old Business Commissioner Warner stated that item #6 Preliminary Plat requested to be tabled but #7 Rezoning is still in the agenda. Also, that item #8 requested to be tabled as well.

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.)
 - Commissioner Warner introduced item #1 from old business.
 - Commissioner Warner asked if there was a representative present for this application.
 - No representative present.
 - Jaime Stein stated for the record that Commissioner Jen Fabrick has resigned.
 - Jaime Stein gave staff report for White Oak Development both item #1 and #2.
 - Commissioner Warner opened to public comment.

PUBLIC COMMENT

- Emily Floore (St Marys River Keeper) made public comment on concerns for this proposed development and future RV parks.
- Gary Crednoski stated concerns of this RV Park and used to own an RV Park.

- Bill Blair stated concerns for the proposed RV Park.
- Ken Jelley spoke of safety and environmental concerns for the RV Park.
- Ms. Snackerman spoke of concerns for the RV Park.
- Dave Schmit stated concerns for the RV Park and is against it.
- Gary Crednoski again spoke out against the RV Park.
- Carol Crednoski spoke out against the RV Park.
- Kat Witworth spoke out against the RV Park.
- Commissioner Warner closed Public Comment

PUBLIC COMMENT CLOSED

- Jaime Stein discussed the staff report and recommended denial for both the proposed rezoning and reverse subdivision for White Oak Development.
 - Commissioner King Moved to Deny.
 - Commissioner Toshach seconded the motion.
 - Motion Passed unanimously.
 - Jaime Stein stated that it needed two votes to deny for both items.
 - Commissioner King moved to deny both the reverse subdivision and rezoning.
 - Commissioner DeLavie second the motion
 - Motion Passed unanimously.
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.)
 - Denied with the Reverse Subdivision application.
 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.)
 - Commissioner Warner introduced item #3 Rezoning from Old Business.
 - Jaime Stein explained that the applicant wished to withdraw their application and their reasons for withdrawal.

IV 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.
 - Commissioner Warner introduced item #1, a Variance request.
 - John Ganas spoke about his Variance request.
 - Jaime Stein gave the staff report and recommended approval.
 - Commissioner Warner opened public comment.

PUBLIC COMMENT

- No public comment.
- Commissioner Warner closed public comment.

PUBLIC COMMENT CLOSED

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

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.

- Les Introduced item # 2 a Variance application.
- Mr. Gall spoke about his Variance request.
- Jaime presented the staff report and recommended approval.
- Commissioner DeLavie asked about Mr. Gall's fence.
- Mr. Gall stated that there is no fence on his property.
- Commissioner Warner opened public comment.

PUBLIC COMMENT

- No public Comment.
- Commissioner Warner closed public comment.

PUBLIC COMMENT CLOSED

MOTION: Commissioner King motioned to approve. Commissioner Toshach seconded. Motion carried unanimously.

3. Reverse Subdivision – Mr. Clements requests a reverse subdivision to combine their current parcel with lots 21, 22, 13, 14 and former 2nd St. Tax Parcel S39 06 003. Common location known as 807 Seminole Ave.

- Commissioner Warner put forth item #3, a Reverse Subdivision application.
- Jeff Foster spoke on the owner's behalf on his application.
- Jaime Stein presented the staff report and recommended approval.
- Commissioner Warner opened public comment.

PUBLIC COMMENT

- Allan Giese is 100% in favor of this application.
- Commissioner Warner closed public comment.

PUBLIC COMMENT CLOSED

MOTION: Commissioner DeLavie moved to approve the reverse subdivision. Commissioner Toshach seconded the motion. The motion carried unanimously.

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.
 - Commissioner Warner introduced item #4 for Rezoning
 - Mr. Davis spoke about his application.
 - Jaime presented the staff report and recommended approval.
 - Commissioner Warner opened public comment.

PUBLIC COMMENT

- No public comment.
- Commissioner Warner closed public comment.

PUBLIC COMMENT CLOSED

- Commissioner DeLavie asked about the number of houses that will be built on the lot.
- Mr. Davis commented just one.

MOTION:

Commissioner King motioned to approve. Commissioner DeLavie seconded the motion. Motion passed unanimously.

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.
 - Commissioner Warner introduced item #5 a Special Use Permit.
 - Mr. Francis spoke about his special use permit application.
 - Jaime Stein presented the staff report and recommended approval.
 - Commissioner DeLavie asked about the surrounding vegetation.
 - Mr. Francis spoke about his shed in relation to the wooded area behind his home.
 - Commissioner King clarified the location.
 - Commissioner Warner asked how everything will be stored in relation to the business.
 - Mr. Francis stated that everything related to the business will be stored in the shed.

PUBLIC COMMENT

- No public comment.
- Commissioner Warner closed public comment.

PUBLIC COMMENT CLOSED

MOTION:

Commissioner DeLavie moved to approve this application. Commissioner King Second. Motion Passes unanimously.

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.

- Les states that item #6 Preliminary Plat is tabled.

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.

- Commissioner Warner introduces item #7 Rezoning.
- Mr. Rutkowski spoke about his application for rezoning.
- Jaime Stein Presented the staff report.
- Commissioner DeLavie asked about entrances to the park.
- Jim Rutkowski addressed the questions on entrances to the park in that there is one entrance off Highway 40 and an emergency entrance in the back off of Beverly Rd.
- Commissioner Warner asked about the new phase being denser.
- Mr. Rutkowski spoke of density and security in the park.
- Commissioner King asked about the entrances to the park.
- Mr. Rutkowski explained the entrances to the park.
- Commissioner Warner opened public comment.

PUBLIC COMMENT

- Emily Floor (St Marys River Keeper) spoke about RV Park and impacts on water quality.
- Rick Seals asked for clarification on the RV park and its boundaries, density, and lengths of stay.
- Commissioner Warner closed public comment.

PUBLIC COMMENT CLOSED

- Commissioner Warner asked about rezoning and preliminary plat approval on this.
- Jaime Stein explained the differences in rezoning and the preliminary plat processes and criteria.
- Commissioner Warner asked about storm water retention.
- Jaime Stein responded that during preliminary plat and final plat is the time civil plan sets will be reviewed. Hydrology studies and stormwater studies will be done at this time.

- Commissioner Warner noted the submission of email comment concerns about the adjacent neighborhood.
- Commissioner Toshach commented on the density of phase 2 and buffer.
- Jaime Stein addressed concerns about the buffer.
- Commissioner Kinag asked about a fence.
- Jim Rutkowski spoke again about his application and acknowledged there would be a fence installed.
- Commissioner King asked what the commission was voting on tonight.
- Jaime Stein stated that it was for rezoning only.
- Commissioner Toshach asked whether he received the letter from the public.
- Jim Rutkowski stated he did not.
- Commissioner Warner asked about preliminary plat.
- Commissioner Toshach asked if the RVD is compatible with R-1 in close proximity and commented on the development of this land.
- Commissioner Warner spoke about the submitted letter from the resident and their concerns.
- Jaime Stein spoke about the phase 1 application and how their details address their concerns.
- Commissioner Toshach discussed the letter from the resident.

MOTION:

Commissioner Warner motioned to approve the rezoning with the conditions that were discussed. Commissioner Toshach moved to approve. Commissioner King second the motion. Motion is approved unanimously.

- Commissioner Warner motioned for rezoning with conditions that were discussed.
- Commissioner Toshach moved to approve.

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.

- Jaime Stein noted that Readdick Construction requested to table.

MOTION:

Commissioner Warner motioned to table the application. Commissioner King moved to approve. Commissioner DeLavie seconded the motion. Motion is approved unanimously.

Discussion

- Commissioner DeLavie discussed the process for reverse subdivisions and if they could be simplified.
- Commissioners discussed the process and ways of simplifying it.
- Commissioner Warner asked if staff could discuss with legal counsel to make this an administrative process.
- Jaime Stein stated that staff would discuss with legal counsel.

V ADJOURNMENT

Commissioner Warner motioned to adjourn the meeting. Commissioner Toshach moved to adjourn. Commissioner DeLavie second the motion. Meeting adjourned at 6:50 pm.