



PLANNING COMMISSION
MINUTES FOR REGULAR SCHEDULED MEETING

Tuesday May 14thth at 5:30 PM City
Hall Council Chambers - 418 Osborne St.

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

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 Warner welcomed Matt Hicks as the newest member of the Planning Commission.

II MINUTES:

Approval of Minutes for 5/14/24

MOTION: Commissioner Warner asked for motion on the 5/14/2024 minutes. Commissioner Toshach moved to approve. Commissioner King seconded the motion. Motion passed unanimously.

OTHER BUSINESS

- Commissioner Warner asked about changes to the agenda.
- Jaime Stein spoke about item number 5 on the agenda and asked for it to be moved to number 1 in new business.
- Commissioner Warner asked for a motion to adopt the new agenda.
- Commissioner King motioned to approve.
- Commissioner DeLavie seconded the motion.
- Motion Passes unanimously.
- Jaime Stein made changes to the agenda.

III OLD BUSINESS & PUBLIC HEARINGS:

1. Preliminary Plat- (Continued April 9thth, 2024)) Mr. Rutkowski requests a Preliminary Plat for Tax Parcels 135 031C, 135 023, 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.



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- Commissioner Warner introduced item #1 in old business.
 - Jaime Stein introduced item #1 in old business.
 - Jim Rutkowski presented his application and asked about past approval of phase 1 of this project and rezoning.
 - Jaime Stein answered the question about rezoning on this project.
 - Jaime Stein presented the staff report.
 - Commissioner Hicks asked about storm water retention on the site plan.
 - Jim Rutkowski stated storm water retention is on the site plan.
 - Jaime Sten made comments about the conceptual site plan vs pre-plat site plan.
 - Commissioner Warner asked about the size of the campsites.
 - Jim Rutkowski replied about the size of the campsites.
 - Commissioner DeLavie asked about prices per night to stay.
 - Jim Rutkowski addressed pricing and location.
 - Commissioner Hicks asked about the location of the entry to the park.
 - Jim Rutkowski discussed the entry to the park.
 - Commissioner Warner opened to public comment.

PUBLIC COMMENT

- Philip Jones spoke of how he is in favor of the project and asked about management practices.
- Bert Seals spoke of being in agreement with the development but has some concerns about the management and maintenance of the park.
- Angela Wigger spoke of being excited about the project and the amount of bedroom tax the project would generate along with the amount of business it would bring downtown.
- Roger Shaw is concerned about the phase 2 density.
- Ken Jelley asked about verbiage on the item and why Dark Entry Creek Court is on there.
- Jaime Sten addressed the Dark Entry Creek Court on the map.
- Commissioner Hicks asked about the number of parks Jim Rutkowski has developed in the past, how many they have sold, and how the parks were managed.
- Jim spoke about the number of parks he has developed and management procedures of the park.
- Commissioner Hicks asked about a holding period.
- Jim Rutkowski replied that they will build and hold but eventually sell.
- Commissioner DeLavie asked about the time frame for completion.
- Jim Rutkowski stated 2026 or 2027 time frame.
- Commissioner Warner closed Public Comment

PUBLIC COMMENT CLOSED

MOTION:

- Commissioner Warner asked for a motion.
- Commissioner Toshach moved to approve.
- Commissioner King seconded the motion. Jaime Stein gave the conditions of approval for the record. Motion passes with 3 approvals, 2 abstentions.



IV NEW BUSINESS:

1. Preliminary Plat- (Tabled March 12th, 2024 in lieu of final plat approval) James Rutkowski/Prime Properties requests a Preliminary Plat to combine 3 parcels into 1 for a Manufactured Housing Park. Tax Parcels 134B 260, 134B 261, 134B 262. Common location known as Kings Bay Community Development Phase 1. The parcels are Zoned R-1.
 - Commissioner Warner introduced item #2.
 - Jaime Stein presented the staff report, spoke about this project and discussed how this application/project had come before the Planning Commission already as a Final Plat and the differences between a final plat vs preliminary plat.
 - Commissioner Warner asked about what has been approved in the past.
 - Jaime Stein talked about the preliminary plat and conceptual plan with the recombination plat.
 - Jim Rutkowski and Jamie Stein discussed the procedures in the city regarding the plat process.
 - Commissioner Warner opened public comment.

PUBLIC COMMENT

- None

PUBLIC COMMENT CLOSED

MOTION:

- Commissioner Warner asked for motion.
 - Commissioner King moved for approval with conditions.
 - Jaime Stein gave the conditions for approval.
 - Commissioner DeLavie seconded.
 - Motion Passes unanimously.
2. Rezoning and Minor Subdivision- Kelly Stanfill requests a Rezoning and Minor Subdivision Final Plat from C-2 to R-1. Tax Parcel S24 01 004. Common location known as 103 Bound St. The parcel is currently Zoned C-2.
 - Commissioner Warner introduced item #1 and #2.
 - Jeff Foster gave the presentation.
 - Jaime Stein presented the staff report.
 - Jaime Stein presented the proposed conditions of approval.



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- Commissioner Hicks asked if the fence and its encroachment should be added to the conditions.
 - Jeff Foster stated that the fence would be moved.
 - Commissioner Warner opened public comment.

PUBLIC COMMENT

- None

PUBLIC COMMENT CLOSED

MOTION:

- Commissioner Warner asked for a motion on the re-zoning.
- Commissioner DeLavie moved to approve.
- Commissioner King seconded.
- Motion passes unanimously.
- Commissioner Warner asked for a motion on the subdivision.
- Commissioner DeLavie moved to approve.
- Commissioner King Seconded.
- Motion passes unanimously.

3. Variance – Gloria Schaefer requests a Variance to reduce the rear yard property setback and place a carport in the side yard setback. Tax Parcel S23 06 001. Common location known as 200 Gunter St.

- Commissioner Warner Introduced item # 3.
- Gloria Schaefer spoke about their project.
- Jaime presented the staff report.
- Commissioner Warner opened public comment.

PUBLIC COMMENT

- None

PUBLIC COMMENT CLOSED

MOTION:

- Commissioner Warner asked for a motion.
- Commissioner King moved to approve.
- Commissioner Toshach seconded the motion.
- Motion passes unanimously.



4. Planned Development District- Pigmental, LLC requests a Rezoning from I-L & R-1 to PD. Rezone request from I-L to PD includes lots, 3,4,5, & 13 in the St Marys Commerce Park. Rezone request from R-1 to PD includes Parcel S14 01 001. Common locations know as St Marys Commerce Park and Osborne Rd.

- Commissioner Warner introduced item # 4.
- Marina Martins introduced her application and gave the presentation.
- Jan Schiff of Saltwater Performing Arts spoke of the need for a performing arts center in St Marys.
- Charels Ezelle from Thomas and Hutton Engineering gave a presentation on the project and discussed various matters contained within the project.
- Jaime Stein gave the staff report.
- John Toshach asked about various items in the Planned Development text especially pertaining to page 7 zoning, page 10 the master plan, page 14 table on maximum lot coverage.
- Commissioner Warner asked about maximum lot coverage for this project and revisions.
- Charlles Ezelle discussed lot coverage maximums of 80% and 70% on which parcels.
- Commissioner King asked about 75ft building height and public safety.
- Commissioner Hicks spoke of liking this project. Is familiar with PD's and amendments to PD's. Spoke on section 3 page 16 zoning regulations in the materials packet. Comparing zoning permitted uses.
- Jaime Stein Spoke of zoning regulations and lot coverages.
- Commissioner DeLavie asked about eco-tourism.
- Jaime Stein responded that this project is not tied to the RV resort proposed for the North run of the former airport.
- Commissioner Warner spoke about rezoning relating to this project and condition of approvals.
- Commissioner Warner opened public comment.

PUBLIC COMMENT

- Marcelle Brelle asked how this project will effect their property on Bay St.
- Philip Jones asked about the proposed 7 story hotel.
- Hannah Johnson stated that they are excited about this project and asked how are the businesses going to be organized in the media campus.
- Commissioner Warner closed public comment.

PUBLIC COMMENT CLOSED

- Charles Ezelle talked about the types of trees along Bay St and how they will create a buffer from the media campus.
- Jaime Stein asked about traffic flows.
- Carles Ezelle spoke of traffic flows and how a traffic study will be performed and supplied to GDot.
- Commissioner Warner asked about the size of the buildings.
- Marina Martins described movie campus mobility, noise controls, scale, and community involvement.
- Commissioner King asked about entrances to the property.
- Charles Ezelle described the entrances to the property.



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- Jaime Stein spoke of concerns from a resident on Palmetto St and clearing. Talked about height of building and keeping with local context.
 - Charles Ezelle spoke of height of buildings; trees will serve as a buffer of height next to the design studios.
 - Jaime Stein spoke on the conditions of approval and the purpose of a PD.
 - Commissioner Warner commented on including an item in the conditions that would revert the PD Zoning back to its original zoning of I-L in 5 years if no action has taken place in this proposed PD.
 - Commissioner Toshach asked about what takes precedence over the restrictions and covenants.
 - Commissioner King asked that the applicant come back to the commission after the final design stage of the project.
 - Jaime Stein spoke about the project keeping with the wants of St Marys in its progression.
 - Commissioner Warner asked about amendments to parts of the project regarding lot coverages.
 - Charles Ezelle stated they will amend said adjustments.

MOTION:

- Commissioner Warner asked for a motion.
- Commissioner King moved to approve with conditions.
- Commissioner Toshach seconded the motion.
- Motion passes unanimously.

5. Rezoning- Nick Stein/Inman Solar requests a Rezoning from R-3 to C-2. and a Special Use Permit to construct a Solar Power Energy Generation Facility Farm. Location known as Charlie Smith Sr Hwy & St Marys Rd. Tax Parcels 134 032B & 134 033B. Both parcels are zoned R-3.

- Commissioner Warner Introduced items 5 and 6.
- Will Jernigan representing Inman Solar gave the presentation of the project.
- Jaime Stein presented the staff report.
- Commissioner Warner spoke of the contingency of the C-2 district.
- Jaime Stein spoke of changes to the C-2 district and dates.
- Commissioner Hicks asked about solar farms and landscape buffers.
- Jaime Stein talked about Nathan Leffingwell the liaison of Kings Bay Naval Station not having any issue with the solar farm location across the street from the base.
- Commissioner Warner opened public comment.

PUBLIC COMMENT

- Philip Jones gave comments on the future conditions of the panels and vegetative buffer.
- Jaime Stein spoke about the conditioning plan with the city prior to building plans.
- Will Jerrington spoke about the solar farms decomposition plan.
- Ken Jelley is in favor of the project, commented on possible vandalism.
- Jeff Foster talked of being in favor of the project and had questions on access.
- Bert Seals commented on any negative effects the solar panels could produce.
- Will Jernigan commented that the energy producing part of solar panels are mainly silicon and do not produce any adverse effects.



- Commissioner Warner closed public comment.

PUBLIC COMMENT CLOSED

MOTION:

- Commissioner Warner spoke about the motions needing to be separated. One for rezoning and one for the special use permit.
- Commissioner Warner asked for a motion on the rezoning.
- Commissioner DeLavie moved to approve.
- Commissioner King seconded the motion.
- Motion passes unanimously.
- Commissioner Warner asked for a motion on the special use permit
- Commissioner King moved to approve.
- Commissioner Toshach seconded the motion.
- Motion passes unanimously.

V ADJOURNMENT

Commissioner Warner motioned to adjourn the meeting. Commissioner King moved to adjourn. Commissioner DeLavie seconded the motion. Meeting adjourned at 8:16.

ITEM FOR PUBLIC RECORD

- Applicant Steve and Rita Ardito have officially withdrawn their subdivision application from the April 9th, 2024 Planning Commission meeting on April 18th, 2024 regarding the property at the corner of Weed and Seagrove St. Parcel S40 03 001A.