



PLANNING COMMISSION
MINUTES FOR REGULAR SCHEDULED MEETING
Tuesday June 11th 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.

II MINUTES:

Approval of Minutes for 5/14/2024

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

III OLD BUSINESS & PUBLIC HEARINGS:

None

IV NEW BUSINESS:

1. Rezoning– Everett Burch requests a Rezoning from R-1 to M-H. Tax Parcel 135C 007. Common location known as 148 Hollywood Ln.
 - Commissioner Warner introduced item #1 from new business.
 - Commissioner Warner asked if there was a representative present for this application.
 - Everett Burch presented his application.
 - Jaime Stein gave the staff report and recommended approval with conditions.
 - Commissioner Warner opened public comment.

PUBLIC COMMENT

- No public comment
- Commissioner Warner closed Public Comment



PUBLIC COMMENT CLOSED

MOTION: Commissioner Warner asked for motion on this item. Commissioner DeLavine moved for approval. Commissioner King seconded the motion. Motion carried unanimously.

2. Special Use Permit- Garrett Wilson/Budget Golf Carts requests a Special Use Permit for the outdoor sale of new or second hand automobiles, golf and other motorized carts. Tax Parcel S18 01 006. Common location known as 1904 Osborne Rd. Parcel is currently Zoned C-2.

- Commissioner Warner introduced item #2.
- Garrette Wilson presented his application.
- Commissioner Warner asked about the designation of display for golf carts and parking.
- Garrett Wilson described the display for his business.
- Commissioner Hicks asked about language that was put in C-2 regarding Special Use Permits and discussed taking out automobiles in the language for this application.
- Jaime Stein spoke about the language to describe the use to only include golf carts.
- Garrett Wilson spoke how some golf carts are now considered cars and the language describing golf carts that the State of Georgia passed.
- Jaime Presented the staff report and recommended approval with conditions.
- Garrett Wilson discussed the possibility of selling electric bikes and the future of his business.
- Commissioner King discussed the Special Use Permit Process.
- Commissioner Warner opened public comment.

PUBLIC COMMENT

- No public comment
- Commissioner Warner closed Public Comment

PUBLIC COMMENT CLOSED

MOTION: Commissioner Warner asked for motion on this item. Commissioner King moved for approval. Commissioner DeLavie seconded the motion. Motion carried unanimously.



3. Variance – Randall & Jane Paige requests a Variance to place a carport in their side yard setback. Tax Parcel 535 02 001. Common location known as 501 Ann St. Parcel is currently Zoned R-1.

- Commissioner Warner abstained himself from item #3.
- Commissioner Warner introduced item #3.
- Randall Paige spoke about his application for a Variance.
- Jaime Stein presented the staff report.
- Randall Paige described the practical difficulties on his lot.
- Commissioner King described the history of this area of the City.
- Commissioner Hicks asked about the non-conformance on this site and removing structures.
- Commissioner Toshach spoke about the approval of this Variance and if the non-conforming will be considered in conformance.
- Commissioner Hicks stated that this variance should exclude non-conforming structures other than the specific structure mentioned in the variance request.
- Discussion between the commission, Jaime Stein, and Randall Paige.
- Randall Paige was asked if he were to be in agreement to remove the current non-conforming lean-to structure in order to have his variance approved.
- Randall Paige stated he was.
- Commissioner Warner opened public comment.

PUBLIC COMMENT

- None

PUBLIC COMMENT CLOSED

- Commissioner Warner spoke about conferring with legal counsel.
- Jamie Stein spoke of the legal counsel letter.
- Commissioner Toshach and Commissioner Hicks discussed approving the Variance request and leaving the non-conforming structures as is.

MOTION: Commissioner Warner asked for motion on this item. Commissioner Toshach moved for approval of this Variance with the condition that the non-conforming structures will remain in place. Commissioner King seconded the motion. Motion carried unanimously with Commissioner Warner abstaining from the vote.

OTHER BUSINESS:

- Commission and Jaime Stein discussed scheduling a work session before the next Commission Meeting and topics that would be reviewed.



City of St. Marys
Community Development

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V ADJOURNMENT

Commissioner Warner motioned to adjourn the meeting. Commissioner King moved to adjourn.
Commissioner DeLavie seconded the motion. Meeting adjourned at 6:19 pm.