



**PLANNING COMMISSION**  
**MINUTES FOR REGULAR SCHEDULED MEETING**

Tuesday, May 18, 2020 at 5:30 PM  
City Hall Council Chambers

**Planning Commission members present:** Wiley King, Leslie Warner, Lloyd Streit, Steve Hegi.  
**Planning Commission members absent:** Keegan Federal

**Community Development Department staff present:** Kenneth Hughes and Delya Carter.

**I CALL TO ORDER:**

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

**II MINUTES:**

**III OLD BUSINESS & PUBLIC HEARINGS:**

None

**IV NEW BUSINESS & PUBLIC HEARINGS:**

A. **Variance** – Jeffrey and Charlene Rose request a variance from the Zoning Ordinance (Sec. 110-62.) to reduce the side-yard and rear yard setbacks to 3' instead of the ordinance required 15' for an outbuilding. The property is zoned R-1. Tax Parcel ID S23 03 032. Common location known as 221 Gunter St.

- K. Hughes presented the Staff Report.
- Charlene Rose presented as applicant.

**PUBLIC COMMENT**

None

**MOTION:** Commissioner Warner with commissioners moved to approve the variance with the city recommendation of 3ft to 5ft setback; Commissioner Hegi seconded the motion. The motion carried unanimously.

B. **Subdivision** – Jeff Foster of AKM Surveying on behalf of Bill Gross requests a 15-lot subdivision to modify lots within Harbor Pines, Stage One. The property is zoned R-3. Tax Parcel IDs 148A 027, 148A 028, 148C 019-030 and 148C 044-057. Common location known as vacant land on Inlet Reach Circle.

- K. Hughes presented the Staff Report.



- Jeff Foster presenter for the applicant.

**PUBLIC COMMENT**

None

**MOTION:** Commissioner Warner moved to approve the subdivision; Commissioner Hegi seconded the motion. The motion carried unanimously.

- C. **Minor Subdivision** –Jeff Foster of AKM Surveying on behalf of Bill Gross requests a 4-lot minor subdivision for single-family homes. The property is zoned R-5. Tax Parcel IDs 160A 009J and 160A 009A. Common location known as vacant land east of 26 Lonesome Pine Road.

- K. Hughes presented the Staff Report.
- Jeff Foster presenter for the applicant.

**PUBLIC COMMENT**

None

**MOTION:** Commissioner King moved to approve the minor subdivision; Commissioner Hegi seconded the motion. The motion carried unanimously.

- D. **Rezoning/PD Text Amendment** –Cumberland Palms, LLC request a rezoning (planned development text amendment) of 30.39 ac to modify the uses and standards applicable. The new uses would allow for motorcoach lots together with ancillary uses. The property is zoned PD. Tax Parcel IDs 148 018, 148H 001-048, 148H 048A. Common location known as Riverfront Circle.

- K. Hughes presented the Staff Report. K. Hughes reported that because of the property proximity to the military base there are an additional 6 considerations to make. He doesn't have a formal response from the military base yet but, his point of contact stated that he was recommending to his commander that they don't make a recommendation with no opinion on the matter.
- Strickland Holloway presented as the applicant. They would like to build a Motor Coach Resort on this property. This piece of property has been vacant since 2008. The bank was renting out the 6 townhomes and now they are doing the same. With the material cost and construction cost the way it is now there is no way to build the same quality townhomes that they have started in that subdivision. It would just be too costly. They would not like to put apartments. They are asking for less lots than it has already been approved for. So, we are not increasing the density; we are decreasing the density, because we want the Motor Coaches Resort to have enough room to be able to have quality Motor Coach Resort not an RV Park. Motor Coaches that run for around \$200,000. To \$1 million. This will bring in a lot of tourism to the area and bring money into the restaurants and shops. This was followed by a short video of the property in question.



Holloway, states that he would really like to do this 1<sup>st</sup> class because there is no other place in this part of the State of Georgia. There is one in North Georgia that is nice but not really resort properties. There is several of them across that country but not nearly enough. We will bring about 1000 motor coaches' owners through here a year. We will sale off the 37 lots and they will be able to rent out their space to others that have Motor Coaches. He doesn't want anybody living there on site, they will only come and stay for a limited time. There will be a property manager managing their pad site for them when they leave. Also, they may rent it out on a weekly basis. This will be a walled off gated community. We are only marketing to a selective group. The city will be able to collect property taxes and bed-n-breakfast tax, hotel tax, and sale taxes from the rental program. This is just some of the revenue that the city will gain from having this resort.

- Commissioner Hegi asked a question about each separate lot having water and sewer for each coach? Are you going to put in sidewalks on the two proposed roads that you are adding in.
- Holloway stated that a new site plan will be presented with the water sewer hookup in place. We will be putting in a naturel trail. He went on to describe that each pad will have an outdoor kitchen area with a firepit. The three townhomes with six units that are there right now have people leasing them, but the lease is up this June, and we will not be renewing the leases. Two of the units will be used for onsite managers. One unit will be turned into an onsite club house that people can rent for events. "The others two units I would reserve those for the lot owners to use for friends & family members that come in."
- Commissioner Warner questions, will the owner be able to leave their Motor Coach onsite in storage when they leave the property? Will you as the developer, once the lots have been sold turn this over to an HOA for ongoing maintenance and management? Will you have to remove most of the trees to create the storage area? How much of the pad is a paved impervious surface?
- Holloway stated they will not leave their Motor Coach/RV because it is too valuable. The storage area is mainly for storage for a boat or car that the motor coach was towing behind it. This is not for long term storage. The property, once it is sold, I will keep all the amenities and manage the property through my rental company. The HOA dues they will pay is only for the maintaining of landscaping. Holloway will maintain the rest of the amenities like the storage and the clubhouse. Having the ability to rent the clubhouse out for a wedding and other functions. Just like having a VRBO I would like to rent out the pad site for the owner and be able to control and monitor the people that come in. So, the revenue from the rental off weeks is what going to pay for the maintenance of the road, clubhouse, and storage. I will not take down any trees; if I can help it, I will try to conserve the trees and maneuver things around the trees I will only clean out the underbrush. 40 by 90 of the pad is a paved imperious surface and we would do about 15 by 40 out of that. I would like to use stone pavers because they are nicer, also adding some gravel in between so that water can flow through.



- Chris Amos architect for CESC INC. stated, "we will do the storm water management plan and relocate the water and sewer services in Cumberland Palms because this was setup for the townhomes." They will have to deal with quality runoff when we get to the engineering phase.
- Commissioner Streit questioned about draining into the marsh, unlike single family homes you going to have 30+ diesel pushers with fuel tanks up to 200 gals close to the marsh. He also asked the attorney to check on how the city would track the taxes being made on something like this and does this fall up under the Bed and Breakfast type taxes.

### PUBLIC COMMENT

- Richard Jones at 206 Sandcastle Way St. Simons Island we own 72 acres across the street from Cumberland Palms. We would like to know more information and if there is going to be another meeting that would provide more information about this project we would like to attend. We would like to know how this will be policed for this area from people for example, what if someone brings in a converted school bus.
- Thomas Stofflet, 84 Oyster Cove across the street in the Marsh Cove subdivision. My question is the zoning codes that we have right now there is no Motor Coaches, definition only for RV's. So, if you are to rezoning it to an RV what kind of guarantees that they're going to be upper end units that go in there. How are they going to handle garbage or they going to use a dumpster and where will it be located?
- Jerry Parker 120 Circle Dr. St. Simons Island. My concerns are the traffic with the big coaches, and what happens if this plan fails?
- Commissioner Warner has a question for the city about the implication with this proposal zoning change what that opens this up to. I agree with this thought of as proposed if it was successful, it sounds interesting, but what I am concern with is if this doesn't work as proposed what have we opened this property up for. What is this zoning and what are all the uses with this? Because one of our question is about the impact on the adjacent properties.
- K. Hughes answers the question on that proposed around the PD text that has five pages of information. It would be treated strictly as a PD would not have an underlying zoning. PD for Cumberland Inlet plan does allow for something similar. PD is always transferable to subsequent owners just like Mr. Strickland has inherited the current townhouse PD. Even if this plan were approved for this text amendment the site plan would have to come back to the planning commissioners to approve for preliminary plat approval. Then to do the infrastructure approval and then the secondary plat approval.
- Strickland Holloway stated that he could address all the issues that the public has raised in their covenant that they are working on. This will not be opened to the general public only the people that have paid for the pads and renters. This is already a failed development because



it has been setting out here since 2008 with nothing being done. “I’m trying to make economic sense out of it. I think the motor coaches are not going to hurt anything nobody’s going to see them because there behind a wall, they’re going to be landscaped. I feel that this will be a plus in the whole community. I would like to start as soon as I get approval for this project. As soon as the city will approve it, I can start marketing for this site. The amenities for the pool and walking trails would begin being built right away before I would have the pads sold. I need the amenities to also help in the making of the sale for the community.”

- Commissioners Warner talked about development improvement and who will be responsible.
- Strickland Holloway stated that all the pads will be developed by him because he would like them all to look the same. He will maintain them and the upkeep throughout the site of every firepit, landscaping, and every outdoor kitchen.
- Commissioner Streit concern is the drop off by the marsh of run off from the tankers. What happens if you have sewer mitigation issues and fuel mitigation issues. Do you have a pump out for the sewer lines on site is this on every lot? We need to know more information about lodging taxes.
- Chris Amos will be submitting the architectural plans for this project that will cover all the sewer and roadway information once they have made it through the zoning. There will be a sanitary system at each lot for each motor coach to connect to.

**MOTION:** Commissioner King moved to table the rezoning with further information; Commissioner Hegi seconded the motion. The motion carried unanimously.

- E. **Zoning Ordinance Text Amendment** – City of St. Marys requests a zoning ordinance text amendment to allow accessory dwelling units in areas zoned R-1 when certain standards are met.
- F. **Subdivision Ordinance Text Amendment** – City of St. Marys requests a zoning ordinance text amendment to allow accessory dwelling units in areas zoned R-1 when certain standards are met.
  - K. Hughes was not ready to present these two amendments tonight, so they are moved to next month’s meeting.

## V **DISCUSSION**

Moving Planning Commission meeting date (from third Tuesday to the second week of the month).

K. Hughes asked the commissioners if the date of the Planning Commission meeting can be changed to the second Tuesday of every month going forward.

Commissioner King asked city council to move to amend the Code of ordinances to provide instead of a calendar year to a trailing twelve-month period.



**MOTION:** Commissioner King moved to approve the change of the Planning Commission meeting to every second Tuesday of the month starting in July 2021; Commissioner Hegi seconded the motion. The motion carried unanimously.

**MOTION:** Commissioner King moved to approve the motion to change the attendance to a calendar year trailing twelve-month period; Commissioner Hegi seconded the motion. The motion carried unanimously.

VI **ADJOURNMENT**

Commissioner Warner moved to adjourn at 6:59 pm and Commissioner Hegi seconded the motion. The motion carried unanimously.