



PLANNING COMMISSION
MINUTES FOR REGULAR SCHEDULED MEETING

Tuesday, June 15, 2020 at 5:30 PM
City Hall Council Chambers

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

Planning Commission members absent:

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. **Rezoning/PD Text Amendment** – Cumberland Palms, LLC requested 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.

Petitioner has requested postponement of this item to the July Planning Commission meeting.

PUBLIC COMMENT

None

MOTION: Commissioner Streit move to table this rezoning to next month. The motion carried unanimously.

- B. **Annexation and Rezoning** – To be considered as a single package. One.

- a. **Annexation & Rezoning** – City of St. Marys requests zoning for purpose of proposed annexation. The current zoning is County A-F and the proposed zoning is R-4. Tax Parcel 120 002. Common location known as 562 Winding Road.



- b. Annexation & Rezoning – City of St. Marys requests zoning for purpose of proposed annexation. The current zoning is County R-2 and the proposed zoning is R-3. Tax Parcel 120 002C. Common location known as 764 Winding Road.
 - c. Annexation & Rezoning – City of St. Marys requests zoning for purpose of proposed annexation. The current zoning is County A-F and the proposed zoning is R-3. Tax Parcel 120 002E. Common location known as land to the rear of 764 Winding Road.
 - d. Annexation & Rezoning – City of St. Marys requests zoning for purpose of proposed annexation. The current zoning is County R-2 and the proposed zoning is R-3. Tax Parcel 120 002D. Common location known as land north of 764 Winding Road.
 - e. Annexation & Rezoning – City of St. Marys requests zoning for purpose of proposed annexation. The current zoning is County R-2 and the proposed zoning is R-3. Tax Parcel 120 002D. Common location known as land north of 764 Winding Road.
- K. Hughes presented the Staff Report and for the applicant.

PUBLIC COMMENT

- Mendy Langley of 764 Winding Road asked with this annexation are you required to go into the city, or can you choose to just stay unincorporated? M. Langley asked who would pay for the water and sewer to be connected? M. Langley asked when you have the Homestead Exemption will you still maintain the Homestead exemption?
- K. Hughes stated that under the state law with what the city is proposing to do you would have to come into the city you wouldn't have the option to not. If you have a water and septic failure you would have to connect to city services at your expense at that time. If the water and sewer is extended it may become an opportunity in time to go ahead with those services for a greatly reduced rate. The developer would be extending those water and sewer services and you would only have to go from your property up to the road.
As far as the Homestead Exemption, the county and school side would not be affected, but there will be some tax increase with the city taxes. I will have to get with our tax department to get you more information on this.
- Ruth Sanders of 745 Winding Road wanted clarification for what side of the road this would be affecting.

MOTION: Commissioner King moved to approve the annexation and rezoning; Commissioner Warner seconded the motion. The motion carried unanimously.

- C. **Zoning Ordinance Text Amendment** –City of St. Marys requested a zoning ordinance text amendment to allow accessory dwelling units in areas zoned R-1 when certain standards are met.



- K. Hughes presented the Staff Report. K. Hughes stated the 1st change that are to be made were with the stormwater, they would still have to comply with 30% lot coverage maximum in the R-1 district. If an approved stormwater best practice such as a rain garden is installed, then an exceedance of up to 5% lot coverage will be acceptable.

The 2nd item that we changed was via a strong suggestion that the driveway be built the same as the primary structure. The change we made makes it that the residents shall utilize the same driveway. Then water and sewer we added some revisions to the utilities side of things. Where the accessory dwelling should be individually metered and paid the requisite minimum charges, and sewer would do the same thing as water but when you build a new home will be charged Aid to Construction. This Aid to Construction that is charged is a separate unit and would be charged as an addition to the existing unit.

PUBLIC COMMENT

None

MOTION: Commissioner King moved to approve the zoning ordinance change; Commissioner Warner seconded the motion. The motion carried unanimously.

V DISCUSSION

Reminder that the Planning Commission meeting next month is on July 13th second week of July.

VI ADJOURNMENT

Commissioner Warner moved to adjourn at 5:46 pm and Commissioner Warner seconded the motion. The motion carried unanimously.