

FINAL PLAT - SUBDIVISION
THE CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

APPLICANT: Camden County Joint Development Authority
531 N. Lee Street
Kingsland, GA 31548

APPLICANT REQUEST and LOCATION OF PROPERTY Applicant requests **Approval** from the City of St. Marys for:

SUBDIVISION: The Camden County Joint Development Authority (JDA) requests a subdivision of the property commonly known as the Old Gilman Paper Mill Site currently owned by Old Weed and Ready Plantation, LLC to create the Wharf at St. Marys. The property lies north of Meeting Street and east of Osborne Street and is bound to the east by the North River (see packet for legal description). The property is zoned PD-Industrial, PD-Mixed Use and PD-Conservation. Tax parcel numbers 149 004, 149 005A, S34 01 005, and S33 04 001.

<u>MEETING DATES:</u>	Planning Commission May 15, 2018	City Council May 21, 2018
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STAFF REPORT:

Camden County Joint Development Authority (JDA) is requesting a subdivision of the Gilman Paper Mill Site currently owned by Old Weed and Ready Plantation LLC, to aid the developer in creating the Wharf at St. Marys. The current Planned Development (PD) zoning allows for the development of the proposed related uses. Maritime uses require a Special Use Permit for approval, which will be discussed further in the Special Use Staff Report.

The proposed subdivision will consist of approximately 52 (fifty-two) acres. The use of the area will be subdivided out as a mixed-use wharf, which includes, dry dock storage, a boatyard, docking facilities, boat repair facilities, and mixed-use commercial with a residential component. The plan that is being submitted as part as part of this application is conceptual in nature. Final plans will require Planning Commission and City Council approval.

The application and submitted plat meets the requirements of a minor subdivision, including minimum lot size and area. The application meets the general design standards for a subdivision with the exception of the provision for double frontage. The plat provided to the Community Development Department (CDD) as part of this application Staff does not indicate the required setbacks. The setbacks will be provided at a later stage in the planning process, when a final site plan will require approval from the Planning Commission and the City Council.

According to JDA, the Developer is in the process of obtaining all required permits, soil testing, and mitigation as required by the Georgia Department of Natural Resources (DNR). The Developer and JDA will continue to work closely with the CDD and Planning Commission as plans are finalized and building permits are applied for. The proposed Wharf will be required to adhere to the and zoning code and the building requirements that are in place at the time of plan submittal.

STAFF RECOMMENDATION: Staff recommends **approval**.

PLANNING COMMISSION RECOMMENDATIONS:

The following were concerns expressed by the Planning Commission: The Planning Commission was concerned that the site plan presented by the JDA was older site plan version from those provided to Staff as part of the subdivision and special use applications. The updated site plan has been provided for your review.

The Planning Commission recommends approval.

Action taken: Approved (x) Denied () Postponed ()

CITY COUNCIL MOTIONS:

Approval: Motion to approve the subdivision application

Approval with Conditions: Motion to approve upon the condition that...

Denial: Motion to deny application.

CITY COUNCIL RECOMMENDATION: The City Council is scheduled to meet on Monday, May 21st, 2018 to consider the Planning Commission's recommendation.

Action taken: Approved () Denied () Postponed ()