



CITY OF ST. MARYS
418 OSBORNE STREET
ST. MARYS, GEORGIA 31558

MINUTES for PUBLIC HEARING and REGULAR MEETING

St. Marys, Planning Commission
Tuesday, August 27, 2013
City Hall Council Chambers

PUBLIC HEARING

The meeting was called to order at 5:30PM.

There was a quorum of members present for the meeting. The following committee members were present: Doug Cooper, Arlene Norris, and Royal Weaver. Larry Johnson and Charlotte Bartzack were not in attendance.

Roger Weaver and Michele Wood represented the Planning Department.

The following items were heard in Public Session at a Public Hearing held Tuesday, August 27, 2013 at 5:30 PM at City Hall Council Chambers, 418 Osborne Street, St. Marys, GA 31558.

1. **REZONING:** (Applicant has requested to postpone the rezoning request until the September Planning Commission Meeting) Guy P. Davidson, 17 Park of Commerce Blvd, Ste. 105, Savannah, GA 31405 is requesting to rezone a 2.5 acre parcel, Tax Parcel 161A-007, located on New Point Peter Road from R-1 to M-H.

The rezoning request was postponed by request of the applicant. There were some comments made during the granting of the audience.

2. **REVERSE SUBDIVISION:** (Applicant has requested to postpone the rezoning request until the September Planning Commission Meeting) Guy P. Davidson, 17 Park of Commerce Blvd, Ste. 105, Savannah, GA 31405 is requesting to combine Tax Parcels 161A-007 & 161A-009 into one parcel. The property is located on New Point Peter Road. The current zoning is R-1 for parcel 161A-007 & M-H for parcel 161A-009.

The subdivision request was postponed by request of the applicant.

3. **VARIANCE:** ASM Investments, 3435 Valley Road, Atlanta, GA 30305 is requesting reduction of the minimum lot size of 10,000 SF to 7590 SF (Lot 1) & 7600 SF (Lot 2) for a property submitted for a minor subdivision located at 303 Weed Street and the reduction of the lot width of lot 1 from the required 75' to 57.60'. The property is zoned R-1, Tax Parcel S40-02-009.

Royal Weaver requested that the ASM Investments requests be reviewed during the Public Hearing. The remaining Planning Commission members were in agreement.

Dean Privett, Privett Land Surveyors, represented the applicant at the Planning Commission meeting. Mr. Privett started by addressing some of the concerns that were expressed at the previous meeting. He stated the property owner had improved the aesthetics of the deteriorating property since he purchased it. The owner's plans are to subdivide the property and build a small cottage rental unit. The owner agreed to remove the variance request to reduce the lot width of lot one. The applicant would then require one variance which would be for the reduction of the required lot size. Mr. Privett stated thirty percent of Block 22 is substandard in regard to lot width and size. There was concern about the oak tree on lot two. Mr. Privett mentioned there would only be a need to remove one large limb to build a home on the lot.

Kay Westberry, HPC Chair, stated if the tree limb should have to be removed to construct the home, she would like to request that the tree be presented to the Tree Board for review if possible. She also stated there was no COA approval for the fence and feels the fence does not match anything in the historic district. Ms. Westberry stated she would like for the property owner to remove the fence. Mr. Privett stated that he felt he could commit for the property owner that the fence could be removed as a condition for approval. As for the tree board, Mr. Privett stated he could stake out a floor plan in the field for the Tree Board to see what trees would be affected. Mr. Privett stated he could commit to this for the property owner as a condition for a different kind of decision

There were no other comments or questions from the public.

Motion to Adjourn Public Hearing - Motion was made by Doug Cooper to adjourn the Public Hearing: Second by Royal Weaver. Voting was unanimous in favor of the motion.

REGULAR MEETING

Approval of Minutes of July 23, 2013 Planning Commission Meeting– Motion was made by Royal Weaver to approve the minutes as submitted; Second by Doug Cooper. Voting was unanimous in favor of the motion.

Old Business

1. **VARIANCE:** ASM Investments, 3435 Valley Road, Atlanta, GA 30305 is requesting reduction of the minimum lot size of 10,000 SF to 7590 SF (Lot 1) & 7600 SF (Lot 2) for a property submitted for a minor subdivision located at 303 Weed Street and the reduction of the lot width of lot 1 from the required 75' to 57.60'. The property is zoned R-1, Tax Parcel S40-02-009.

Royal Weaver made a motion to deny the request; second by Doug Cooper. Royal Weaver stated his vote was for the same reason as provided at the previous Planning Commission meeting. The City has been trying to achieve the standard 10,000 square feet as the minimum lot size for lots within the City of St. Marys and unless the applicants prove that there is a hardship he does not feel that there would be a reason to approve the request. Voting was unanimous in favor of the motion. Mr. Privett was informed that the applicant had 15 days to appeal the request to City Council.

New Business

1. **REZONING:** (Applicant has requested to postpone the rezoning request until the September Planning Commission Meeting) Guy P. Davidson, 17 Park of Commerce Blvd, Ste. 105, Savannah, GA 31405 is requesting to rezone a 2.5 acre parcel, Tax Parcel 161A-007, located on New Point Peter Road from R-1 to M-H.

Applicant had requested the request to be postponed until the September Planning Commission meeting.

2. **REVERSE SUBDIVISION:** (Applicant has requested to postpone the rezoning request until the September Planning Commission Meeting) Guy P. Davidson, 17 Park of Commerce Blvd, Ste. 105, Savannah, GA 31405 is requesting to combine Tax Parcels 161A-007 & 161A-009 into one parcel. The property is located on New Point Peter Road. The current zoning is R-1 for parcel 161A-007 & M-H for parcel 161A-009.

Applicant had requested the request to be postponed until the September Planning Commission meeting.

Granting Audience to the Public:

- Ms. Penny Hahn, 1142 New Point Peter Road, and Steven Weiss of Highland Oaks Subdivision had questions regarding the postponed requests submitted by Guy Davidson. The Planning Commission stated that this item was postponed and their questions would be addressed at the September Planning Commission meeting.

Discussion:

- **First Draft of the Amended HPC Section of the Sign Ordinance** – The Planning Commission members were presented the first draft of the amended HPC section of the sign ordinance to review along with the changes Kay Westberry, HPC Chair, had noted. The members were requested to review the amended sign ordinance to be discussed at the September Planning Commission meeting.

Motion to Adjourn Regular Meeting – *Motion was made by Royal Weaver to adjourn the meeting; Second by Doug Cooper. Voting was unanimous in favor of the motion. The meeting adjourned at 6:06 PM.*