



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

## **MINUTES for PUBLIC HEARING and REGULAR MEETING**

**St. Marys, Planning Commission**  
**Tuesday, May 28, 2013**  
**City Hall Council Chambers**

### **PUBLIC HEARING**

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

The following committee members were present: Charlotte Bartzack, Arlene Norris, and Royal Weaver. Larry Johnson and Doug Cooper were not in attendance.

Due to the absence of Larry Johnson, Charlotte Bartzack served as Chair of the June meeting.

Roger Weaver and Michele Wood represented the Planning Department.

**The following items were heard in Public Session at a Public Hearing held Tuesday, June 25, 2013 at 5:30 PM at City Hall Council Chambers, 418 Osborne Street, St. Marys, GA 31558.**

1. **VARIANCE** – Larry & Elizabeth Newton, 311 Bartlett Street, St. Marys, GA 31558 is requesting a front yard variance of 8.5' (25'-0" Required, 16'5" Requested) to add on a carport at 311 Bartlett Street. The property is zoned R-1, Tax Parcel S36-11-009.

*Larry Newton presented his request to the Planning Commission. Mr. Newton stated his home was constructed on a corner lot with 100' right of way and 25' setbacks on two sides of the property. Walter Joselyn, contractor for the Newtons, explained that not only is the structure on a corner lot, the house is also situated caddy corner on the lot. There were no comments or questions from the public.*

2. **VARIANCE** – Wheeler Street Church of God, 900 Wheeler Street, St. Marys, GA 31558 is requesting a rear yard variance of 7.0' (15' Required, 8' Requested) to for a 13' x 13' storage building located at 900 Wheeler Street. The property is zoned R-4.

*Dean Privett, Privett & Associates, presented the request on behalf of Wheeler Street Church of God. Mr. Privett stated the Church was requesting the above noted location due to being able to use the existing concrete pad and the proximity to the rear door of the Church. Mr. Privett also stated there were other structures in the area built within the now 15' required setbacks. There were no comments or questions from the public.*

3. **VARIANCE** – Ted & Dona Foster, 711 Mahan Street, St. Marys, GA 31558 is requesting a variance of 10.0' (15.0' Required, 5.0' Requested) & a rear yard variance of 20.0' (25.0' Required, 5.0' Requested) to construct a 20' x 20' garage at 711 Mahan Street. The property is zoned R-1, Tax Parcel S32-08-005.

*Ted & Dona Foster presented their request to the Planning Commission. The Planning Department shared a letter mailed to the Planning Department from a neighbor, Mary Ann Intravia, expressing her desire that the variance not be granted. Ms. Intravia noted the Fosters presently have a two car garage and her concern is that it would be used as a workshop and the noise from the workshop would disturb their ability to enjoy their back yard. The Fosters explained the purpose for constructing the garage was to store an older Corvette Mr. Foster owns. Ms. Foster stated if they were required to build*

*the garage within the required setbacks the garage would be situated in the center of the yard. Royal Weaver stated he had driven by the property and stated the property behind the Fosters would probably not be developed and thus not create any issues for anyone. Royal Weaver stated there is a gate at the rear fence of the Fosters facing Bailey Street which would be located in front of where the proposed garage would be. The requested location would allow the Fosters to use the gate as an entrance into the garage accessible from Bailey Street. There were no further comments or questions from the public.*

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

## **REGULAR MEETING**

**Approval of Minutes of May 28, 2013 Planning Commission Meeting**— Motion was made by Arlene Norris to approve the minutes as submitted; Second by Royal Weaver. Voting was unanimous in favor of the motion.

**Old Business** – None

### **New Business**

Prior to going into New Business, the Planning Commission recognized Kay Westberry, HPC Chair, to present her request from the HPC to the Planning Commission.

**HPC Request** – Ms. Westberry shared with the Planning Commission that at the June 18, 2013 HPC Meeting, the HPC voted to discuss with the Planning Commission the possibility of removing signage in the historic district from the Zoning Ordinance to be located in the HPC Ordinance and granting the HPC responsibility for signage within the Historic District. Arlene Norris made a motion to request, Roger Weaver, Planning Director to prepare a draft of the proposed changes within the Zoning Ordinance for the Planning Commission to review at the July meeting; Second by Royal Weaver. The vote was unanimous in favor of the motion.

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*A motion was made by Royal Weaver to approve the request as submitted; Second by Arlene Norris. Voting was unanimous in favor of the motion.*

2. **VARIANCE** – Wheeler Street Church of God, 900 Wheeler Street, St. Marys, GA 31558 is requesting a rear yard variance of 7.0' (15' Required, 8' Requested) to for a 13' x 13' storage building located at 900 Wheeler Street. The property is zoned R-4.

*A motion was made by Arlene Norris to approve the request as submitted; Second by Royal Weaver. Voting was unanimous in favor of the motion.*

3. **VARIANCE** – Ted & Dona Foster, 711 Mahan Street, St. Marys, GA 31558 is requesting a variance of 10.0' (15.0' Required, 5.0' Requested) & a rear yard variance of 20.0' (25.0' Required, 5.0' Requested) to construct a 20' x 20' garage at 711 Mahan Street. The property is zoned R-1, Tax Parcel S32-08-005.

*A motion was made by Arlene Norris to approve the request as submitted; Second by Royal Weaver. Voting was unanimous in favor of the motion.*

**Granting Audience to the Public:** - No Comments.

**Motion to Adjourn Regular Meeting** – Motion was made by Arleen Norris to adjourn the meeting; Second by Royal Weaver. Voting was unanimous in favor of the motion. The meeting adjourned at 6:09 PM.