



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

MINUTES for PUBLIC HEARING and REGULAR MEETING

St. Marys, Planning Commission
Tuesday, June 26, 2012
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, Doug Cooper and Royal Weaver. Larry Johnson was not in attendance.

Roger Weaver and Michele Wood represented the Planning Department.

Charlotte Bartzack, as Vice Chair, called the meeting to order.

The following items were heard in Public Session at a Public Hearing held Tuesday, June 26, 2012 at 5:30 PM in City Hall Council Chambers, 418 Osborne Street, St. Marys, GA 31558.

1. **REZONING:** - Clyde A. Chapman, Jr., 10141 Colerain Road, St. Marys, GA 31558 is requesting rezoning of Parcels S34-03-001 & S34-03-006 to be rezoned from the present R-4 zoning to C-1.

Jeff Foster, AKM Surveying, represented Mr. Chapman and presented his rezoning request to the Planning Commission. Mr. Foster stated Mr. Chapman is requesting to rezone the two parcels noted to be rezoned C-1 as the other parcels noted in the reverse subdivision request.

Carl Jenkins, 205 Ashley Street, requested to speak to the Planning Commission. Mr. Jenkins stated he had no problem with combining the five lots. However, he would like to see the two properties requested for rezoning to C-1, remain residential. These two parcels about his residential property.

Ricky Heidgerken, 110 Salt Trace Drive, requested to speak. Mr. Heidgerken was interested in the process of rezoning in St. Marys. He questioned if the request to rezone was for marketability or was there a particular use in mind? He also questioned if the applicant could rezone the property without a plan for the property. Roger Weaver addressed the question and presented the plan submitted to the Planning Commission to the public to view. Roger Weaver explained the plan had not been reviewed and approved by Public Works as of yet. However, the plan did show the proposed use as 3,000 sq. feet of retail, parking and open storage for boats. Roger Weaver stated, according to the plans, all the significant trees will remain on the lot.

Walt Nothesis, St. Marys Realty, questioned if the plans showed the proper buffer between the commercial and existing residential. Roger Weaver stated that regardless of the drawing a buffer would have to be placed between Mr. Chapman's property and the residential properties per the ordinance.

Clyde Chapman, the applicant, requested to speak. Mr. Chapman stated if he lived behind the property, he too would be concerned as to what was going to be built there. Mr. Chapman stated he would be planting shrubs to meet the buffer requirements. Mr. Chapman reviewed his plans with the audience. He explained that the bait shop, located at 815 Osborne, will be relocating to the site and stated that for every tree he removes from the site, he will be planting five in its place on property he owns on Colerain Road. Roger Weaver asked Mr. Chapman what his intention was with the property abutting Mr. Jenkins property. Mr. Chapman stated his purpose in purchasing the residential property was to square off his entire property at that location. Mr. Chapman stated he presently has no use intended for the residential parcels he is rezoning and plans combining with the remainder parcels. Roger Weaver explained Mr. Chapman is presently under a Cease & Desist order. Roger Weaver stated his purpose in issuing the Cease & Desist order was for Mr. Chapman to provide a plan for the proposed use for this site. Roger Weaver explained the Planning Commission could make their decision based on the plans submitted with the understanding if anything should change, Mr. Chapman would have to present his new plan to the Planning Commission for approval.

2. **REVERSE SUBDIVISION** – Clyde A. Chapman, Jr., 10141 Colerain Road, St. Marys, GA 31558 is requesting approval for a five lot to one lot minor final plat, located in Block 33 off of Meeting Street, Parcel numbers S34-03-001, S34-03-002, S34-03-004, S34-03-005 & S34-03-006. Parcels S34-03-003, S34-03-004 and S34-03-005 are presently zoned C-1.

Jeff Foster, AKM Surveying, represented Mr. Chapman's and presented his request to the Planning Commission to combine the five parcels noted above to one lot.

3. **VARIANCE:** - William T. Jenkins, 909 Ann Street, St. Marys, GA 31558 is requesting approval for the reduction of a side yard variance of 8' (15'0" Required, 7'0" Requested) to add a pool and enclosure and to construct a new carport. The applicant is also requesting a rear yard variance of 18' (25'0" Required, 7'0" Requested) that will be required to construct the new carport as well. The property is zoned R-1, Tax Parcel S27-04-005.

Mr. Jenkins presented his request to the Planning Commission. Mr. Jenkins reviewed his plans with the Planning Commission and explained that the lots are narrow with most property owners in the area being required to have variances to place structures within their side yards. Ms. Bartzack questioned Mr. Weaver that when the structure is built it will be similar to the property lines as other structures in the area. Being the home was constructed when the side yard setbacks were less, there were many structures built near the property line. Roger Weaver stated there is no real uniformity in regard to the structures. There were no comments or questions from the public.

4. **VARIANCE:** Paul W. Popa, 800 Ann Street, St. Marys, GA 31558 is requesting approval for the a side yard setback of 10'(15' Required, 5' Requested) and a rear yard setback of 5'(15' Required, 10' Requested) at 800 Ann Street to replace an existing storage. The property is zoned R-1, Tax Parcel S31-07-006.

Mr. Popa presented his request to the Planning Commission. Mr. Popa explained he was replacing an existing shed with a new shed of the same size. Mr. Popa stated the person who constructed the original shed was required to remove part of the shed at that time of construction due to the shed being placed within the setbacks which were less than what are required under the present ordinance. There were no comments or questions from the public.

Motion to Adjourn Public Hearing - Motion was made by Arlene 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 22, 2012 Planning Commission Meeting & June 5, 2012 Special Called Planning Commission Meeting – Motion was made by Doug Cooper to approve the minutes as submitted; Second by Royal Weaver. The vote was (4) to approve, (0) to deny.

Old Business - None

New Business

1. **REZONING:** - Clyde A. Chapman, Jr., 10141 Colerain Road, St. Marys, GA 31558 is requesting rezoning of Parcels S34-03-001 & S34-03-006 to be rezoned from the present R-4 zoning to C-1.

A motion was made by Doug Cooper to approve the rezoning and reverse subdivision request for Mr. Chapman; Second by Royal Weaver. Voting was unanimous in favor of the motion.

2. **REVERSE SUBDIVISION** – Clyde A. Chapman, Jr., 10141 Colerain Road, St. Marys, GA 31558 is requesting approval for a five lot to one lot minor final plat, located in Block 33 off of Meeting Street, Parcel numbers S34-03-001, S34-03-002, S34-03-004, S34-03-005 & S34-03-006. Parcels S34-03-003, S34-03-004 and S34-03-005 are presently zoned C-1.

The request was approved with the rezoning request as noted above.

3. **VARIANCE:** - William T. Jenkins, 909 Ann Street, St. Marys, GA 31558 is requesting approval for the reduction of a side yard variance of 8' (15'0" Required, 7'0" Requested) to add a pool and enclosure and to construct a new carport. The applicant is also requesting a rear yard variance of 18' (25'0" Required, 7'0" Requested) that will be required to construct the new carport as well. The property is zoned R-1, Tax Parcel S27-04-005.

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

4. **VARIANCE:** Paul W. Popa, 800 Ann Street, St. Marys, GA 31558 is requesting approval for the a side yard setback of 10'(15' Required, 5' Requested) and a rear yard setback of 5'(15' Required, 10' Requested) at 800 Ann Street to replace an existing storage. The property is zoned R-1, Tax Parcel S31-07-006.

Doug Cooper made a motion to approve the request; Second by Royal Weaver. Voting was unanimous in favor of the motion.

Granting Audience to the Public: No Comments.

Discussion:

- **Redden Appeal** - Roger Weaver informed the Planning Commission members that City Council upheld their decision to deny the Redden variance appeal at the June 4, 2012 City Council meeting.
- **Modular, Mobile & Manufactured Home Definitions Text Amendment** – Roger Weaver explained to the Planning Commission members the text amendment has been forwarded to the City Attorney for review.

Motion to Adjourn Regular Meeting – *Motion to adjourn the regular meeting by Royal Weaver; Second by Arlene Norris. Voting was unanimous in favor of the motion. The meeting adjourned at 6:14 PM.*