



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

MINUTES for PUBLIC HEARING and REGULAR MEETING

St. Marys, Planning Commission
Tuesday, March 27, 2012
City Hall Council Chambers

PUBLIC HEARING

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

The following committee members were present: Royal Weaver, Larry Johnson, Charlotte Bartzack and Arlene Norris. Doug Cooper was 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, March 27 2012 at 5:30 PM in City Hall Council Chambers, 418 Osborne Street, St. Marys, GA 31558.

- A. **DE-ANNEXATION (APPLICANT REQUESTED TO POSTPONE REQUEST UNTIL APRIL MEETING)** – Gregory & Starr Whitaker, 1709 Highway 40 E., St. Marys, GA 31558 is requesting De-annexation of parcel 122-007A from the City of St. Marys. The property is zoned R-2. Tax Parcel 122-007A.

The request was advertised under the Public Hearing Notice. The applicant requested to postpone the de-annexation request until the April meeting. There were no questions or comments from the public.

- B. **VARIANCE** – W. H. Gross Construction, PO Box 365, Kingsland, GA 31548 is requesting a variance to reduce the front yard setback by 10'0" (25'-0" Required, 15'-0" Requested) along the minor street of Krayon's Court. As a designated Earthcraft Community project, the variance would allow the developer to continue with the original design which calls for minimizing the setbacks to create a walkable community with human scaled streetscape. The property is zoned R-3. Tax Parcels 121-077, 121-077A & 121-077B.

Bill Gross presented his request to the Planning Commission stating this is an Earthcraft Community project for senior citizens and their desire to create a walkable community. Roger Weaver explained to the Planning Commission the need for a variance was due to the original plan requiring a second driveway on Winding Road which would have been too close to Krayons Court. There were no comments or questions from the public.

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

REGULAR MEETING

Approval of Minutes of February 28, 2012 Meeting – Motion was made by Arlene Norris to approve the minutes; Second by Royal Weaver. Voting was unanimous in favor of the motion.

Old Business - None

New Business

- A. **DE-ANNEXATION (APPLICANT REQUESTED TO POSTPONE REQUEST UNTIL APRIL MEETING)** – Gregory & Starr Whitaker, 1709 Highway 40 E., St. Marys, GA 31558 is requesting De-annexation of parcel 122-007A from the City of St. Marys. The property is zoned R-2. Tax Parcel 122-007A.

Request was postponed.

- B. **VARIANCE** – W. H. Gross Construction, PO Box 365, Kingsland, GA 31548 is requesting a variance to reduce the front yard setback by 10'0" (25'-0" Required, 15'-0" Requested) along the minor street of Krayon's Court. As a designated Earthcraft Community project, the variance would allow the developer to continue with the original design which calls for minimizing the setbacks to create a walkable community with human scaled streetscape. The property is zoned R-3. Tax Parcels 121-077, 121-077A & 121-077B.

Charlotte Bartzack 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:

- **Text Amendment Regarding Chickens in St. Marys** - Mr. Roger Weaver explained that the one year trial period to allow chickens in R-1 as a permitted use is about to expire. The Planning Commission voted to recommend the ordinance to be approved by City Council, with the original restrictions submitted for approval. The vote was (3) to approve, (1) to deny (Royal Weaver) and one member was not in attendance.
- **Text Amendment for Outdoor Neighborhood Markets** – Mr. Roger Weaver explained the one year trial period for Outdoor Neighborhood Markets is about to expire. Mr. Roger Weaver stated the Planning Department would not be requesting the Text Amendment to be approved. However, he requested the Planning Commission to postpone the vote on this request until the next meeting to allow the applicants to be present.
- **Zoning Ordinance Clarification** – The Planning Commission authorized Mr. Roger Weaver at the February 28, 2012 Planning Commission meeting to make a change in the present St. Mary s Zoning Ordinance to clarify the definitions of Manufactured Housing and Modular Housing. Mr. Roger Weaver presented definitions to the Planning Commission requesting they look over the information and present any changes or questions at the April, 24, 2012 Planning Commission meeting.
- **300 Miller Drive** – Royal Weaver questioned if the applicant had put the permanent foundation around the structure as was instructed. Mr. Roger Weaver stated he heard they were putting up siding to grade to match the upper siding and that he would go and speak to the property owner.

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 6:20 PM.*