



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

MINUTES for PUBLIC HEARING and REGULAR MEETING

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

PUBLIC HEARING

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

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

Charlotte Bartzack served as chair of the November meeting by request of Larry Johnson. Mr. Johnson, Planning Commission chair, recused himself due to having an item on the agenda for review.

Roger Weaver and Michele Wood represented the Planning Department.

The following items were heard in Public Session at a Public Hearing held Tuesday, November 27, 2012 at 5:30 PM at City Hall Council Chambers, 418 Osborne Street, St. Marys, GA 31558.

1. **VARIANCE** – Jeffrey Berichon, 1647 Sandpiper Court, St. Marys, GA 31558 is requesting a rear yard variance of 2' (15'-0" Required, 13'0" Requested) to add on to an enclosed porch at 1647 Sandpiper Court. The property is zoned PD R-1, Tax Parcel 122D-049.

Bill Lawrence, Help You Build, represented the applicant at the meeting. Mr. Lawrence explained the applicant was requesting a two foot variance to build an enclosed porch. There were no comments or questions from the public.

2. **REVERSE SUBDIVISION:** Lawrence Johnson, 150 Sunset Vista Court, St. Marys, GA 31558 & Ellen Reid & William Brown, 4 Fairway Blvd, Jamesburg, NY 08831 is requesting approval for a three lot to two lot minor final plat for three parcels located on Sunset Vista Court. The property owners wish to divide parcel 122F-223 between their two lots, parcels 122F-222 & 122F-224. The property is zoned PD R-1.

Larry Johnson presented his request to the Planning Commission. There were no comments or questions from the public.

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

REGULAR MEETING

Approval of Minutes of October 23, 2012 Planning Commission Meeting– Motion was made by Royal Weaver to approve the minutes as submitted; Second by Arlene Norris. Voting was unanimous in favor of the motion.

Old Business

The Planning Department shared with the Planning Commission that the postponed annexation and variance request of Tommy McDonald at the October 23, 2012 Planning Commission meeting was pulled by the request of the applicant.

New Business

1. **VARIANCE** – Jeffrey Berichon, 1647 Sandpiper Court, St. Marys, GA 31558 is requesting a rear yard variance of 2' (15'-0" Required, 13'0" Requested) to add on to an enclosed porch at 1647 Sandpiper Court. The property is zoned PD R-1, Tax Parcel 122D-049.

Larry Johnson stated the Planning Commission has never issued variances for Osprey Cove. The residents built or purchased homes built within the required setbacks. To issue a variance to the applicant would create problems with previous applicants who were denied the same requests. Royal Weaver questioned whether the applicants were the original owners. Mr. Lawrence stated they were. Royal Weaver made a motion to deny the request; Second by Ms. Norris. The vote was (0) to approve, (4) to deny.

2. **REVERSE SUBDIVISION:** Lawrence Johnson, 150 Sunset Vista Court, St. Marys, GA 31558 & Ellen Reid & William Brown, 4 Fairway Blvd, Jamesburg, NY 08831 is requesting approval for a three lot to two lot minor final plat for three parcels located on Sunset Vista Court. The property owners wish to divide parcel 122F-223 between their two lots, parcels 122F-222 & 122F-224. The property is zoned PD R-1.

Charlotte Bartzack made a motion to approve the request for Council review; Second by Royal Weaver. Larry Johnson abstained from the vote. The vote was (3) to approve, (0) to deny and (1) abstention.

Granting Audience to the Public: - No Comments.

Discussion:

- The December Planning Commission meeting (fourth Tuesday of December) falls on Christmas Day. Roger Weaver questioned whether the Planning Commission would like to reschedule or cancel the December meeting. There has been one application submitted. However, as of the day of the meeting, the applicant was not sure whether he would be proceeding. The Planning Commission stated they would cancel the December meeting and schedule a Special Meeting if necessary for the applicant.
- Discussion was made regarding the proposed amendment of the definitions within Chapter 110 – Zoning of the City of St. Marys Ordinances. The Planning Department will present the final draft to the Planning Commission at the January, 2013 Planning Commission meeting.

Motion to Adjourn Regular Meeting – *Motion was made by Royal Weaver to adjourn the meeting; Second by Arlene Norris. Voting was unanimous in favor of the motion. The meeting adjourned at 5:43 PM.*