



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • NOVEMBER 5, 2018

Regular Meeting

City Council Chamber

6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

I. CALL TO ORDER

Bryant Shepard	Chairman	
Farran Fullilove	Vice Chairman	
Judy Smith-Burris	Board Member	(Absent)
Fyrth Morris	Board Member	
Lamar Stokes	Board Member	
Daniel Wheeler	Board Member	
C.B. Yadav	Board Member	

II. APPROVE MINUTES FROM LAST MEETING

Planning Commissioner C. B Yadav made a motion to approve the minutes from the last meeting. Planning Commission Vice-Chairman Fullilove seconded the motion. The motion carried unanimously.

III. OLD BUSINESS

1. Variance 208 Lake Forest -

Chi-ago's Phat Smoke, LLC/Christina Edwards requested a variance to continue parking a food trailer in the driveway when not in use at 208 Lake Forest Dr. (Tax Parcel 107R 016). Because the lot is in a cul-de-sac they are unable to put the trailer on the sideyard or backyard.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Daniel Wheeler, Board Member
SECONDER:	C.B. Yadav, Board Member
AYES:	Shepard, Fullilove, Morris, Stokes, Wheeler, Yadav
ABSENT:	Smith-Burris

IV. AGENDA ITEMS

1. Preliminary Plat Lake Manor West - Supervisor Paul Speich

Bennett Surveying, Inc. requested a Preliminary Plat on behalf of Lake Manor West, LLC for Lake Manor West located in the Lakes Subdivision. Parcel is a portion of 107 005. Zoning is PD/R-1. Number of lots is 57 on two tracts, 20.34 acres.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Daniel Wheeler, Board Member
SECONDER: Lamar Stokes, Board Member
AYES: Shepard, Fullilove, Morris, Stokes, Wheeler, Yadav
ABSENT: Smith-Burris

2. Re-Zoning a Portion of Kingsland West 107 005 -

Lake Manor West, LLC requesting rezoning of 0.72 acres within The Lakes Development. Existing zoning is PD/R-1. Requesting zoning C-5 for commercial use. Tax Parcel (portion of 107 005). Property Frontage is 288 feet along The Lake Blvd. Proposed future commercial site would benefit residents of The Lakes and will maintain privacy levels between residential areas.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Farran Fullilove, Vice Chairman
SECONDER: Fyrth Morris, Board Member
AYES: Shepard, Fullilove, Morris, Stokes, Wheeler, Yadav
ABSENT: Smith-Burris

3. Easement Change Lot 27 Christians Landing - Supervisor Paul Speich

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Daniel Wheeler, Board Member
SECONDER: Farran Fullilove, Vice Chairman
AYES: Shepard, Fullilove, Morris, Stokes, Wheeler, Yadav
ABSENT: Smith-Burris

4. Rezoning 070 057A SE Trust for Public Land -

Southeastern Trust for Parks and Land, Inc. requested re-zoning of Tax Parcel 070 057A, V/Land Bertha Mineral Tract from Conservation use/Natural Land to Light Industrial/Land Development/Solar energy Collection site. Property size is 134.89 acres. Property Frontage is 2250 feet. The solar collection site will be quiet, clean and environmentally friendly. It will not increase traffic in the area. It will not impact the land it borders. The solar collection site will be a good neighbor, produce clean energy and not impact the community negatively. Lease proceeds will be used by STPAL to further our mission of creating public parks.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Daniel Wheeler, Board Member
SECONDER: Farran Fullilove, Vice Chairman
AYES: Shepard, Fullilove, Morris, Stokes, Wheeler, Yadav
ABSENT: Smith-Burris

5. Rezoning 107 042 SE Trust for Public Land - Supervisor Paul Speich

Tabled for 60 days. Waiting for a Solar Ordinance. Southeastern Trust for Parks and Land, Inc. requests re-zoning Tax Parcel 107 042, VL Camden Woods SD. Existing zoning is AG/Natural Land. Proposed Zoning is Land Development/Solar energy collection site. Property size is 43.56 acres, property frontage is 575 feet. The solar collection site will be quiet, clean and environmentally friendly. It will not increase traffic in the area. It will not impact the park lands it borders. The solar collection site will be a good neighbor, produce clean energy and not impact the community negatively. Lease proceeds will be used by STPAL to further our mission of creating public parks.

RESULT: **TABLED [UNANIMOUS]**
MOVER: Farran Fullilove, Vice Chairman
SECONDER: Fyrth Morris, Board Member
AYES: Shepard, Fullilove, Morris, Stokes, Wheeler, Yadav
ABSENT: Smith-Burris

V. ADJOURNMENT

Citizens present at this meeting were Mark Cann, Bill Jones, Scott Dubois, Trena Pinette, Shirlean Barber, Christopher Barber, Jun Byrd and Lawrence Byrd.

Planning Commission Vice-Chairman Fullilove made a motion to adjourn. Planning Commissioner Morris seconded the motion. The motion carried unanimously. The meeting adjourned at 6:43 PM.

Bryant Shepard, Chairman

ATTEST:

Natalie Moreland, Clerk/Receptionist