



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • MARCH 2, 2020

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	
Matt Garner	Board Member	(Absent)
Troy Hoper	Board Member	
Fyrth Morris	Board Member	
Mr. Eric Snook	Board Member	

II. APPROVE MINUTES FROM LAST MEETING

Farran Fullilove made a motion to approve last months minutes. Troy Hoper seconded the motion. The motion carried unanimously.

III. OLD BUSINESS

1. Variance-William M. & Pamela R. Gaitley-107 Chestnut Ct. -

Mr. & Mrs. Gaitley are requesting a variance to Ordinance Appendix A, Article V, Sec.58 Storage and parking of trailers and commercial vehicles. The purpose of the request is for the applicant to be able to park their 20' camper in the driveway in front of the home at 107 Chestnut Ct. (Lakeside Subdivision) Map & Parcel 107F 026. Zoning is PD/R-1.

The Gaitley's also poured an extension to their existing driveway without notifying the City Planning Dept. and is using the space to park the camper. (see pics).

Staff does not recommend approval of the variance request.

There are several storage facilities within Camden County that the camper could be stored, The Gaitley's would be able to go to the facility and hook up their travel trailer when needed. Staff does not see evidence of a hardship.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Farran Fullilove, Vice Chairman
SECONDER: Troy Hoper, Board Member
AYES: Shepard, Fullilove, Hoper, Morris, Snook
ABSENT: Garner

IV. AGENDA ITEMS

1. Variance-Andrew & Jackie Lambert-138 Lake Ashley Dr. (Lake Ashley Subdivision). -

Andrew & Jackie Lambert are requesting a variance to Ordinance Appendix A, Article V, Sec. 58 Storage and parking of trailers and commercial vehicles. The purpose of the request is for the applicants to be able to park their enclosed car hauler in the driveway located in front of the home due to hardship in the topography of their lot at 138 Lake Ashley Dr. (Lake Ashley Subdivision). Parcel number 107J 026. Zoning is PD/R-1.

Staff does not recommend approval of the variance request.

There are several storage facilities within Camden County that the hauler could be stored and is currently being stored at a friend's residence.

RESULT: **DENIED [UNANIMOUS]**
MOVER: Farran Fullilove, Vice Chairman
SECONDER: Fyrth Morris, Board Member
AYES: Shepard, Fullilove, Hoper, Morris, Snook
ABSENT: Garner

2. Home Occupation-Brittany Goldstein-268 Daniel Trent Way -

Brittany Goldstein has filed a home occupation application for "Goldecon" at 268 Daniel Trent Way on Tax Parcel 107Z 064. Zoning is PD/R-1. The purpose of the business will be to clean & decontaminate crime scenes & trauma events. Applicant has been notified and agrees to have no customer contact on the property, no advertisement material on the property, and any equipment associated with the business must be stored in an enclosed area.

Staff recommends approval with the following condition.

- 1) Any biohazard chemicals or biohazard waste is not allowed to be stored at the home occupation property.

The correct name for this business is Goldecon.

Planning Commission recommends approval with the following condition:

- 1) Any biohazard chemicals or biohazard waste is not allowed to be stored at the home occupation property.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mr. Eric Snook, Board Member
SECONDER:	Troy Hoper, Board Member
AYES:	Shepard, Fullilove, Hoper, Morris, Snook
ABSENT:	Garner

3. Home Occupation-David Purkey-102 W. Victoria Blvd. -

David Purkey has filed a home occupation application for "Deep Six Engraving, LLC" at 102 W. Victoria Blvd. on Tax Parcel 082J 002B. Zoning is R-1. The purpose of the business will be to provide an engraving service and the sale of handmade leather goods. Applicant has been notified and agrees to have no customer contact on the property, no advertisement material on the property, and any equipment associated with the business must be stored in an enclosed area.

Staff recommends approval.

RESULT:	APPROVED [4 TO 0]
MOVER:	Farran Fullilove, Vice Chairman
SECONDER:	Fyrth Morris, Board Member
AYES:	Shepard, Fullilove, Morris, Snook
ABSTAIN:	Hoper
ABSENT:	Garner

4. Home Occupation-Henry B. Siemers-133 W. Woodhaven Dr. -

Henry Siemers has filed a home occupation application for "Drain Kings, LLC" at 133 W. Woodhaven Dr. on Tax Parcel 082E 024C. Zoning is R-1. The purpose of the business will be to repair clogged drains and pipes for customers. Applicant has been notified and agrees to have no customer contact on the property, no advertisement material on the property, and any equipment associated with the business must be stored in an enclosed area.

Staff recommends approval.

This item was tabled until next month because the applicant was not present at this meeting.

RESULT:	DEFERRED [UNANIMOUS]	Next: 4/6/2020 6:00 PM
MOVER:	Farran Fullilove, Vice Chairman	
SECONDER:	Mr. Eric Snook, Board Member	
AYES:	Shepard, Fullilove, Hoper, Morris, Snook	
ABSENT:	Garner	

5. Preliminary Plat-Waters Edge-Phase 5 -

Bill Gross has applied for a Preliminary Plat for Waters Edge-Phase 5. Parcel Number is 108 071. Zoning is PD/R-1. Number of proposed lots is 43, 1 Tract on 10.84 acres.

The Waters Edge area of the city continues to be a popular place to live in the city. This phase of the Waters Edge development follows the same PD (Plan Development) that was originally submitted when the project was first developed. With this phase of the development, the developer wishes to be approved for 43 more lots on 10.84 acres. Water and sewer service are available for the site at the right-of-way.

The proposed development fits within the context of the area and is consistent with the original Planned Development. This will offer the opportunity for more residences in the area.

Staff recommends approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Farran Fullilove, Vice Chairman
SECONDER:	Troy Hoper, Board Member
AYES:	Shepard, Fullilove, Hoper, Morris, Snook
ABSENT:	Garner

6. Final Plat-Settlers Hammock-Phase 2 -

AKM Surveying, Inc. - Jeff Foster has applied for a Final Plat on behalf of LSSD Settlers Hammock, LLC. The Parcel Number is 107 023C001. Zoning is PD/R-1. The Settler's Hammock development was started prior to the recession of 2008. Building in the development picked up again in 2015. The developer submitted a preliminary plat for development of Phase II that consisted of 113 single family lots on 113 acres. That plat was approved in January of 2019 and the Phase II was rezoned to PD/R-1 in February of 2019. In order to keep from having to bond the entire Phase II, the developer resubmitted a preliminary plat in June for Phase IIA-1C showing 28 lots on 14.85 acres. The preliminary plat was approved by City Council on October 15, 2019. The only change to the final plat is the numbering of the lots

The final plat for Settler's Hammock Phase IIA-1C consists of 28 single family lots on 14.85 acres of the original Settlers Hammock plan. The developer has followed the previously established PD agreement.

Staff recommends approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Farran Fullilove, Vice Chairman
SECONDER:	Fyrth Morris, Board Member
AYES:	Shepard, Fullilove, Hoper, Morris, Snook
ABSENT:	Garner

7. Amendment to Ordinance 2002-08 (KLADO)-Section 61.1 C-1 Business District -

The amendment will prohibit additional uses in the Section 61.1 C-1 Business District. The amendment will also allow the inclusion of Multi-Use dwellings and eliminate the allowance of Multi-Family dwellings in the C-1 Central Business District and the C-1A Commercial Corridor District. Amendment is attached.

Staff recommends approval.

Planning Commission recommends approval with no conflict with C-2.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Farran Fullilove, Vice Chairman
SECONDER:	Troy Hoper, Board Member
AYES:	Shepard, Fullilove, Hoper, Morris, Snook
ABSENT:	Garner

8. Boundary Expansion of C-1A Commercial Corridor District -

The D. D. A. has acquired an 80-acre parcel (094 039H) and is requesting to include the parcel in the C-1A Commercial Business Corridor District. This parcel is connected to the south end of the Event Grounds property that the D. D. A. owns. Map is attached.

Staff recommends approval.

The Fairground property is now known as the Event Grounds property.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Troy Hoper, Board Member
SECONDER:	Mr. Eric Snook, Board Member
AYES:	Shepard, Fullilove, Hoper, Morris, Snook
ABSENT:	Garner

V. ADJOURNMENT

Citizens present at this meeting were Andrew Lambert, Jackie Lambert, Paul Chamberlin, Paula Chamberlin, David Purkey, William & Pam Gaitley, Robert Goldstein, Brittany Goldstein, Jeff Foster and Jim Carnes.

Fyrth Morris made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 7:03 PM.

Bryant Shepard, Chairman

Natalie Moreland, Clerk/Receptionist