



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • AUGUST 3, 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	
Troy Hoper	Board Member	
Fyrth Morris	Board Member	(Absent)
Mr. Eric Snook	Board Member	

II. APPROVE MINUTES FROM LAST MEETING

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

III. AGENDA ITEMS

1. Home Occupation-Harold Cohn-213 Greenbriar Rd. -

Harold Cohn has applied for a Home Occupation for "Hydro Masters" located at 213 Greenbriar Rd. (Tax Parcel 095H 062) in a R-1 zone. The purpose of the business will be for a pressure washing business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in Article XI, Sec. 110.4 of KLADO.

Staff recommends approval.

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

2. Home Occupation-Angela Halliwell-122 Bedford Ct. -

Angela Halliwell has applied for a Home Occupation for "The Vintage Sailor" located at 122 Bedford Ct. (Tax Parcel 108D 022) in a PD/R-1 zone. The purpose of the business will be for on-line sales of wooden signs. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in Article XI. Sec. 110.4 of KLADO.

Staff recommends approval.

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

3. Rezoning-Sidney Gross-715 E. King Ave. (Parcel K17 01 003) -

Sidney Gross has applied for a rezoning of a 1.45 acres portion of Tax Parcel K17 01 003 located west of I-95 at 715 E. King Ave. adjacent to O'Reilly's Auto Parts Store. The applicant is requesting the parcel be rezoned to C-2 (General Commercial) and also to be included in the C-1A Business Corridor District. The purpose of the re-zone request is for the property to be used for commercial purposes. The current zoning of the parcel is R-1 (Single Family Residential) and the 1.45 acre parcel has been recently surveyed and the plat has been recorded with the county.

Staff recommends approval.

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

4. Rezoning-Camden County 42, LLC-Parcel K19 01 004 -

Camden County 42, LLC has applied for a rezoning of 1 parcel (K19 01 004) containing approx. 41.72 acres located on the south side of Hwy. 40, West. The applicant is requesting the parcel be rezoned to MU (Mixed Use) along with a Conditional Use Permit to allow 1) Combination of residential and commercial use on separate levels provided that all dwelling units have direct access to the abutting street or parking area. The purpose of the rezone request is for commercial/residential development. (see conceptual site plan & staff report). The current zoning of the property is R-1.

Staff recommends approval.

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

5. Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 -

Sawyer & Associates, Inc. has applied for a rezoning of 1 parcel (107 034) containing approx. 43 acres located on the east side of Camden Woods Pkwy. The applicant is requesting the parcel be rezoned to PD/MU (Planned Development/Mixed Use). The purpose of the rezone request is for a commercial/residential development containing 2 commercial tracts along with 89 multi-family lots. The current zoning of the parcel is PD/R-3 (Planned Development/Medium & High Residential). Sawyer & Associates submitted a PD to the City Planning office that has been reviewed and accepted.

Staff recommends approval.

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

IV. ADJOURNMENT

Citizens present at this meeting were Angela Halliwell, Ronald Sawyer, Matt Jordan, Sid Gross, Fred Barber, II and Harold Cohn (virtual call in).

Farran Fullilove made a motion to adjourn. Troy Hoper seconded the motion. The motion carried unanimously. The meeting adjourned at 6:22 PM.

Bryant Shepard, Chairman

ATTEST:

Scott Kimball, Planning Director