



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • SEPTEMBER 8, 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

Mr. Fullilove made a motion to approve last month's minutes. Mr. Garner seconded the motion. The motion passed unanimously.

Mr. Morris was absent due to technical difficulties.

III. AGENDA ITEMS

1. Home Occupation-Latrina Browning-118 Crestwood Ct. -

Latrina Browning has applied for a Home Occupation for "Yanas 1st Closet" at 118 Crestwood Ct. (Tax Parcel 082H 066). Zoning is PD/R-1. The purpose of the business will be for on line sales of clothes and vintage items. 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.

Mr. Morris was absent due to technical difficulties.

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

2. Home Occupation-Tamisha Davis-210 Redwood St. -

Tamisha Davis has applied for a Home Occupation for "Crown Elite Care, LLC" at 210 Redwood St. (Tax Parcel 095 023). Zoning is R-5. The purpose of the business will be for a commercial Cleaning 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.

Mr. Morris was absent due to technical difficulties.

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

3. Business License for a Pet Crematory-Kyle Nelson-108 S. Lee St. -

Kyle Nelson has applied for a business license in the name of Rainbow Bridge Pet Crematory, LLC. The location of the proposed business is at 108 S. Lee St. (Tax Parcel K21 01 008) located in the C-1 Central Business District.

Staff does not recommend approval.

Condition 1) Will not have pet crematory included on sign that will be on store front façade. Condition 2) All customers and deliveries will come through back entrance of building. Applicant agreed to conditions.

Mr. Morris was absent due to technical difficulties.

RESULT: **APPROVED [3 TO 2]**
MOVER: Farran Fullilove, Vice Chairman
SECONDER: Mr. Eric Snook, Board Member
AYES: Fullilove, Garner, Snook
NAYS: Shepard, Hoper
ABSENT: Morris

4. Re-Zoning-Keith Whaley-Tax Parcels 081 042 & 081 046 -

Keith Whaley has applied for a re-zoning of (2) parcels to be combined containing approximately 22.07 acres located north of Harrietts Bluff Rd. and west of Kinlaw Rd. The applicant has been given authorization from property owner Howard C. Wayne to act as agent. The applicant is requesting the parcels to be re-zoned to R-6 (Single Family Large Tract Residential) and is requesting to be exempt from connecting to city sewer. The purpose of the re-zone request is for the property to be used for the applicant's homestead to include a barn and livestock. The current zoning of parcel 081 042 is C-2 (General Commercial) and the current zoning of parcel 081 046 is R-2 (Low Density Residential).

Staff recommends approval.

Mr. Morris was absent due to technical difficulties.

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

5. Variance-Sherill Dean West-125 Edwards Dr. (082K 019) -

Sherill Dean West is requesting a variance to Ordinance Appendix A, Article V, Sec. 58 Storage and parking of trailers and commercial vehicles, including boats. The purpose of the request is for the applicant to be able to park their camper in the front yard of the home. The applicant states that due to the location of the property lines and fence, he is unable to park the camper in the back yard. However, Mr. West notified the Planning staff that he has a secured space at a storage facility for the camper until a decision has been made on his variance request. Zoning is PD/R-2.

Staff does not recommend approval of the variance request.

Mr. Morris was absent due to technical difficulties.

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

6. Preliminary Plat-Jeff Foster-AKM Surveying-Settlers Hammock-Phase 3 -

Jeff Foster-AKM Surveying has applied for a Preliminary Plat on behalf of Lamar Smith Signature Homes, LLC for Settlers Hammock-Phase 3 in Settlers Hammock on Daniel Trent Way (Parcel 107 023C 001). Zoning is PD/R-1. Number of proposed lots is 29 single family lots totaling 7.94 acres.

Staff recommends approval.

Condition 1) Must build separate entrance for construction traffic before any construction begins and road must meet requirements of Building Official. Applicant has agreed to Condition.

Mr. Morris was absent due to technical difficulties.

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

IV. ADJOURNMENT

Applicants present at this meeting were Jimmy Nelson, Kyle Nelson, Ashton & Keith Whaley, Jeff Foster, Tamiesha Davis, Latrina Browning, Shelia West and Sherill D. West. Beverly Cleveland attended virtually representing Ballast Point as a concerned business owner.

Mr. Fullilove made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 6:52 PM.

Bryant Shepard, Chairman

ATTEST:

Natalie Moreland, Clerk/Receptionist