CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES ● OCTOBER 5, 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 carried unanimously.

III. AGENDA ITEMS

1. Home Occupation-Irma Duckett-102 Camellia Ct. -

Irma Duckett has applied for a Home Occupation for "Irma's House Cleaning" at 102 Camellia Ct., (Tax Parcel 107Y 036). Zoning is PD/R-1. The purpose of the business will be for a home 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.

RESULT:	WITHDRAWN

2. Preliminary Plat-Bennett Surveying, Inc-Sawyer & Associates, Inc.-The Villas at Camden Woods -

Bennett Surveying, Inc. has applied for a Preliminary Plat on behalf of Sawyer & Associates, Inc. for The Villas at Camden Woods. The parcel number is 107 034 located on Camden Woods Pkwy. Zoning is PD/MU (Planned Development/Mixed Use). Number of proposed lots is 76 duplex lots and 2 commercial lots at the front entrance of the development on a total of 43 acres.

Staff recommends approval.

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

3. Re-Zoning-Lunique Petiote-Tax Parcel 081 042B -

Lunique Petiote has applied for a re-zoning of one parcel (081 042B) containing approx. 0.74 acres located at 597 Harrietts Bluff Rd. at the intersection of Harrietts Bluff Rd. and Kinlaw Rd. The applicant is requesting the parcel be re-zoned to R-2 (Low Density Residential Disrtict) for the purpose of living on one side of the home and renting out the other side. Current zoning is C-2.

Staff recommends approval.

Due to a Code Enforcement violation that has not been addressed by the applicant, The rezoning application for Lunique Petiote needs to be deferred until the Code Enforcement violation is resolved.

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

4. Re-Zoning-Hearn Family, LLP-Tax Parcel 120 015 -

Hearn Family, LLP has applied for a re-zoning of 1 parcel (120 015) containing approx. 50.86 acres located on the west side of Winding Rd. The applicant is requesting the parcel be re-zoned to R-3 (Medium & High Residential District). The purpose of the re-zone request is for a multifamily residential development consisting of either duplexes or apartments. The applicant is planning on keeping the front 7 acres of the parcel as commercial as it is currently zoned.

Due to the Multifamily Moratorium that was approved by the City Council at the September 28th meeting concerning multifamily (Apt. Complexes) developments, Applicant Bud Hearn Family, LLP has requested that their rezoning request to R-3 be changed to R-2 for the purpose of a Duplex Community. The request change was re-advertised and the Public Hearing sign was updated.

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

5. Re-Zoning-Sidney Gross-Tax Parcel K17 01 003B -

Sidney Gross has applied for a re-zoning of a 1.34 acre portion of parcel (K17 01 003B) located west of 1-95 at the intersection of E. King Ave. and North Grove Blvd. The applicant is requesting the parcel be re-zoned 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 a proposed Dollar General retail development. The current zoning of the parcel is R-1 (Single Family Residential).

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

IV. ADJOURNMENT

Applicants present at this meeting were Tyler Graybill, Bud Hearn, Zac Crumley, Pete Shoemaker, Sid Gross and Roger Bennett.

Mr. Shepard made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 6:53 PM.

____

Bryant Shepard, Chairman

ATTEST:

____
Natalie Moreland, Clerk/Receptionist