CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES ● NOVEMBER 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	(Absent)
Farran Fullilove	Vice Chairman	
Matt Garner	Board Member	
Troy Hoper	Board Member	
Fyrth Morris	Board Member	
Mr. Eric Snook	Board Member	

II. APPROVE MINUTES FROM LAST MEETING

Matt Garner made a motion to approve last month's minutes. Troy Hoper seconded the motion. The motion carried unanimously.

III. AGENDA ITEMS

1. Home Occupation-Sherry Simmons-102 Wheeler Trace -

Sherry Simmons has applied for a Home Occupation for "Team Us Carpet Care" at 102 Wheeler Trace (Tax Parcel 107 Z 007). Zoning is PD/R-1. The purpose of the business will be for carpet and floor cleaning. 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:	Matt Garner, Board Member
SECONDER:	Fyrth Morris, Board Member
AYES:	Fullilove, Garner, Hoper, Morris, Snook
ABSENT:	Shepard

2. Residential Business-Ashley Richardson-304 Woodbridge Rd. -

Ashley Richardson has applied for a Residential Business Permit for "Georgia Peach Pie Company" at 304 Woodbridge Rd. (Tax Parcel 082 R 001). Zoning is R-1. The purpose of the business will be for baking and selling pies. The applicant has stated that a vast majority of her business will be delivering orders to customers, but there will also be some customers that will come to her residence to pick up pies. The applicant has passed the food safety inspection and submitted her Cottage Food License from the Dept. of Agriculture. The food license expires on 12/31/2020 and a new license will need to be re-submitted after the expiration date and on a yearly basis as well to the city business license dept. The applicant has been notified and agrees to the requirements of a Residential Business as noted in Article XI, Sec. 110.5 of KLADO. Staff recommends approval.

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

3. Variance-Michael Mobley-190 N. Lee St. -

Michael Mobley is requesting a variance to Ordinance Article VI, Sec. 61.1.4 Prohibited Uses in the C-1 Business District. The purpose of the request is for the applicant to be able to rent one side of the building located at 190 N. Lee St. (Tax Parcel K15 10 005) for an automobile service station and detail/carwash shop. The applicant states that he has been unable to rent the space for the allowed uses in the C-1 Business District. Staff does not recommend approval.

Due to the definition of a Variance the board could not approve the request as presented, but suggested to defer the request until the board could talk with City Manager and Council about a waiver or some other option for Mr. Mobley. Garner made a motion to table, Morris second, vote was unanimous to defer request.

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

4. Re-Plat-Lake Juniper Phase I & II & Change to Original PD -

The Lake Juniper final plat for Phase I & II was approved by the City Council on June 10, 2019 along with the PD that was submitted by Soncel, Inc. & Lake Juniper, LLC. The Subdivision consists of 40 single family lots on 13.27 acres and is zoned PD/R-1. The developer is now requesting approval for a re-plat of Phase I & II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5' for the purpose of accommodating the builders house plans The new plat has been reviewed by the planning dept. and staff sees no issues with the reduced setbacks. Staff recommends approval.

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

5. Ordinance 2020-08 to Amend Ordinance 2011-01 (KLADO) -

The amendment will allow and prohibit additional uses in the Section 61.1 C-1 Central 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. A draft copy showing all amendments is attached along with the final copy that will appear in KLADO if approved. Staff recommends approval.

Ordinance 2020-08 to Amend Ordinance 2011-01 was withdrawn from the Agenda by Planning Director

RESULT:	**WITHDRAWN**

IV. ADJOURNMENT

Applicants present at this meeting were Jeff Foster, Celso Gonzalez, Josh Josselyn, Ashley Richardson and Michael Mobley.

Eric Snook made a motion to adjourn. Matt Garner seconded the motion. The motion carried unanimously. The meeting adjourned at 6:33 PM.

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Farran Fullilove, Acting Chairman

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Scott Kimball, Planning Director