



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • DECEMBER 7, 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	(Absent)
Fyrth Morris	Board Member	
Mr. Eric Snook	Board Member	

II. APPROVE MINUTES FROM LAST MEETING

Farran Fullilove made a motion to approve last month's minutes. Matt Garner seconded the motion. Motion carried unanimously.

III. OLD BUSINESS

1. Re-Zoning-Lunique Petiotte-597 Harrietts Bluff Rd. -

Lunique Petiotte has applied for a re-zoning of one parcel containing 0.74 acres located at 597 Harrietts Bluff Rd. (Tax Parcel 081 042B) 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 District) for the purpose of a Duplex home in which the applicant will be living in one side. The applicant purchased the property through owner financing and is currently residing at the property. In the process of the applicant now trying to acquire a personal mortgage for the property, it was discovered that the property is zoned C-2 (General Commercial) and according to the applicant, this information was not disclosed at the time of owner financing purchase. City Ordinance does not allow commercial property to be used for residential purposes. Staff recommends approval.

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

IV. AGENDA ITEMS

1. Rezone of Parcel K22A 10 007 - Owner, R. Michael Souther, Trustee 909 E. King Ave. -

Owner, R. Michael Souther, Trustee has authorized for Debra Johnson and James McCullom to act as the agents in submitting the application to request a rezone of parcel K22A 01 007 to MU (Mixed Use) from C-2 (General Commercial) for the purpose of a Coffee/Sandwich Shop on one side and a personal residence on the other side of the building, which will be owned by Debra Johnson. The parcel is located at 909 E. King Avenue containing a total of approximately 0.75 acres. In order for the applicant to have a business and reside at the property at the same time, the parcel would need to be rezoned to MU. Staff recommends approval.

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

2. Final Plat-Bennett Surveying, Inc.-Ryans Cove-Phase 2 -

Bennett Surveying, Inc., acting agent for Live Oak Coastal Homes, LLC has submitted an application for approval of the final plat for Phase 2 of Ryans Cove. With this phase of the development, the developer wishes to offer 22 duplex lots on 8.60 acres. Lot 25 & 26 are located in a wetland area and the developers have submitted a mitigation permit with the Army Corps of Engineers to be able to fill in and build on these two lots. The developer submitted a memo to the Planning Dept. that states the permit should be finalized by the ACOE by the first quarter of 2021. All engineering reviews have been completed and accepted for Phase 2 and the same PD agreement will be followed as in the past for the area. The preliminary plat was approved by City Council in January 2019. Zoning is PD/R-2. Staff recommends approval with the following conditions, that no clearing or construction will take place on Lot 205 & 26 until the wetland mitigation permit from the ACOE is finalized and submitted to the Kingsland Planning Dept.

Staff recommends approval with the following condition, 1) That no clearing or construction will take place on Lots 25 & 26 until the wetland mitigation permit from the ACOE is finalized and submitted to the Kingsland Planning Dept.

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

V. ADJOURNMENT

Citizens present at this meeting were Roger Bennett, Lunique Petiotte, Anna Johnson, Debra Johnson, Karissa Johnson Schmidt and Jimmy McCollum.

Eric Snook made a motion to adjourn. Farran Fullilove seconded the motion. The motion carried unanimously. The meeting adjourned at 6:28 PM.

Bryant Shepard, Chairman

Scott Kimball, Planning Director