



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • FEBRUARY 1, 2021

Regular Meeting

City Council Chamber

6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

I. CALL TO ORDER

Martin Turner	Board Member
Dallice Mitchell	Board Member
Bryant Shepard	Chairman
Rebecca Shannon	Board Member
Fyrth Morris	Board Member
Mr. Eric Snook	Board Member

II. APPROVE MINUTES FROM LAST MEETING

III. OLD BUSINESS

1. Election of Chairperson and Vice Chairperson -

IV. AGENDA ITEMS

1. Residential Business-Coty Thebo-121 Cedar Circle Dr. -

Coty Thebo has applied for a Residential Business Permit doing business as Momma Gone Strong at 121 Cedar Circle Dr. (Tax Parcel 107H02 096). The purpose of the business will be for a one on one personal gym training. Zoning is PD/R-1. Staff recommends approval with the condition:

- 1) Customers must only park in the driveway provided at the property.

2. DeAnnexation-Scott E. Gay-327 Haddock Rd.-Tax Parcel 108 004A -

Scott E. Gay has applied for a De-Annexation of his property located at 327 Haddock Rd. containing approx. 5.00 acres. Staff recommends approval.

3. Re-Zoning-City of Kingsland-Parcel 094 035 & 094 035A -

The City of Kingsland has applied for a rezoning of 2 parcels containing approx. 45.19 acres located on Royal Pkwy. The applicant is requesting the parcels be rezoned to C-ED (Commercial & Entertainment District) for the purpose of an Entertainment Venue. Current Zoning is R-4. Staff recommends approval.

4. Variance-Britt Goodson-Parcel 101 017C-NW of Hwy. 40 & Middle School Rd.
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Britt Goodson of Carolina Holdings, Inc. is requesting a variance to Ordinance Article V, Sec. 52.2.3, #7 Required Parking Spaces for Shopping Centers. The purpose of the request is to reduce the required parking spaces for the proposed shopping center from Seven (7) spaces for each 1,000 square feet of floor area to Five (5) spaces for each 1,000 square feet of floor area. Zoning is C-2 (General Commercial). Staff recommends approval.

5. Home Occupation-Kristen Hill-101 Lake Forest South Ct. -

Kristen Hill has applied for a Home Occupation Permit at 101 Lake Forest South Ct. (Tax Parcel 107R 068) doing business as Seaside Smocks, LLC". The purpose of the business will be for on line sales of children's clothing and accessories. Zoning is PD/R-1. Staff recommends approval.

6. Ordinance Amendment-Ord. 2021-03 to Amend Ord. 2015-18-Buildings & Building Regulations -

Ordinance 2021-03 to Amend the Ordinance 2015-18 Chapter 5-Buildings & Building Regulations, Sec. 5.1-technical codes and Sec. 5.2-finished floor elevation. The amendment shall establish new adopted technical building codes with the Georgia Supplements and update the finished floor elevation requirements. Staff recommends approval.

V. ADJOURNMENT