



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • 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	(Absent)
Mr. Eric Snook	Board Member	

II. APPROVE MINUTES FROM LAST MEETING

Eric Snook made a motion to approve last month's minutes. Becci Shannon seconded the motion. Motion carried unanimously.

III. OLD BUSINESS

1. Election of Chairperson and Vice Chairperson -

RESULT:	DEFERRED [UNANIMOUS]	Next: 3/1/2021 6:00 PM
MOVER:	Mr. Eric Snook, Board Member	
SECONDER:	Rebecca Shannon, Board Member	
AYES:	Turner, Mitchell, Shepard, Shannon, Snook	
ABSENT:	Morris	

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.

RESULT: APPROVED [UNANIMOUS]
MOVER: Mr. Eric Snook, Board Member
SECONDER: Dallice Mitchell, Board Member
AYES: Turner, Mitchell, Shepard, Shannon, Snook
ABSENT: Morris

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.

RESULT: APPROVED [UNANIMOUS]
MOVER: Mr. Eric Snook, Board Member
SECONDER: Rebecca Shannon, Board Member
AYES: Turner, Mitchell, Shepard, Shannon, Snook
ABSENT: Morris

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.

RESULT: APPROVED [UNANIMOUS]
MOVER: Rebecca Shannon, Board Member
SECONDER: Martin Turner, Board Member
AYES: Turner, Mitchell, Shepard, Shannon, Snook
ABSENT: Morris

4. Variance-Britt Goodson-Parcel 101 017C-NW of Hwy. 40 & Middle School Rd.
-

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.

RESULT: APPROVED [UNANIMOUS]
MOVER: Rebecca Shannon, Board Member
SECONDER: Mr. Eric Snook, Board Member
AYES: Turner, Mitchell, Shepard, Shannon, Snook
ABSENT: Morris

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.

RESULT: APPROVED [UNANIMOUS]
MOVER: Mr. Eric Snook, Board Member
SECONDER: Dallice Mitchell, Board Member
AYES: Turner, Mitchell, Shepard, Shannon, Snook
ABSENT: Morris

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.

RESULT: APPROVED [UNANIMOUS]
MOVER: Rebecca Shannon, Board Member
SECONDER: Dallice Mitchell, Board Member
AYES: Turner, Mitchell, Shepard, Shannon, Snook
ABSENT: Morris

V. ADJOURNMENT

Citizens present at this meeting were Britt Goodson and Coty Thebo. Citizens present via WebEx were Jim Lomis, Kristen Hill and Patrick Sullivan.

Eric Snook made a motion to adjourn. Dallice Mitchell seconded the motion. The motion carried unanimously. The meeting adjourned at 6:34 PM.

Bryant Shepard, Chairman

ATTEST:

Natalie Moreland, Clerk/Receptionist