



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • MARCH 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

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

III. OLD BUSINESS

1. Election of Chairperson and Vice Chairperson -

Deferred until the April 5, 2021.

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

IV. AGENDA ITEMS

1. Home Occupation-Tiffany Garner-110 Yellowwood Dr.-Tax Parcel 107W02 016 -

Tiffany Garner has applied for a Home Occupation Permit doing business as "Tiffany's Project Shop". The purpose of the business will be for an art and woodworking business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. (Tax Parcel 107W02 016). Staff recommends approval.

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

2. Annexation-Danny Wheeler-1608 Boone St., Tax Parcel 108 052B -

Danny Wheeler has applied for Annexation of approximately 0.37 acres of parcel 108 052B located at 1608 Boone St. and on the east side of Chris Dr., in the unincorporated area of Camden County. The purpose of the annexation is to have water and sewer access to the parcel for a proposed commercial development. Current Zoning is C-G (County). The applicant is requesting a C-2 (General Commercial) zoning designation for the parcel if the annexation is approved. Staff recommends approval.

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

3. Re-Zoning-Hillpointe, LLC-Tax Parcel 120 015-Winding Rd. & Lake Point Dr.
-

Hillpointe, LLC has applied for a re-zoning of one parcel containing approximately 49.38 acres located at the intersection of Winding Rd. & Lake Point Dr. The applicant is requesting the parcel be re-zoned to R-3 (Medium & High Residential District) for the purpose of a multi-family residential development consisting of apartments. Current Zoning is R-2. Staff recommends approval.

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

4. Special Use Permit-Mitch Clary-Overkill Motorsports, Inc.-1800 Village Dr.-(Tax Parcel 121 007S) -

Mitch Clary with Overkill Motorsports, Inc. has applied for a Special Use Permit to be able to temporarily use the existing Billboard located in front of the property within the City Right of Way. Zoning is C-2. (Tax Parcel 121 007S).

Staff Recommendation: The applicant made an agreement with the city to have the mitigation of the wetlands, and the billboard removed from the Right of Way completed by June of 2020. Due to the agreement not being met, Staff recommends the Special Use Permit be granted for only 18 months, with the understanding that the billboard cannot be moved to Mr. Clary's property for a permanent use unless the city sign ordinance is amended within the 18-month time period to allow for Mr. Clary to do so.

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

V. ADJOURNMENT

Citizens present at this meeting were Johnathan Roberts, Daniel Wheeler, Lance Garner, Tiffany Garner and Mitch Clary.

Fyrth Morris made a motion to adjourn. The motion carried unanimously. the meeting adjourned at 6:42 PM.

Bryant Shepard, Chairman

ATTEST:

Natalie Moreland, Clerk/Receptionist