



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • APRIL 5, 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
Dalice Mitchell	Board Member
Bryant Shepard	Chairman
Rebecca Shannon	Board Member
Fyrth Morris	Board Member
Mr. Eric Snook	Board Member

II. OLD BUSINESS

1. Election of Chairman & Vice Chairman -

III. APPROVE MINUTES FROM LAST MEETING

IV. AGENDA ITEMS

1. Home Occupation-340 Daniel Trent Way Parcel (107Z 024) -

Aimee Ledbetter has applied for a Home Occupation Permit doing business as "Aimee, The Cleaning Lady". The purpose of the business will be for a residential cleaning service. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.

2. Home Occupation-301 Island St.-Parcel (K22 03 004) -

Joe Dooley has applied for a Home Occupation Permit doing business as "JDL Services". The purpose of the business will be for a handy man service and collectible sales on Ebay. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-3. Staff recommends approval.

3. Preliminary Plat-The Meadows Phase VI-Parcels (082 001D, 081 110, 081 117, 081 118 and 082 119) -

RCBF Properties, LLC is requesting approval for the Preliminary Plat of The Meadows Phase VI subdivision. Phase VI will consist of 91 residential lots on approximately 86.27 acres located between Colerain Rd. and Sugar Maple Way. Zoning is PD/R-1. Staff recommends approval.

4. Special Use Permit-61 Clarks Bluff Rd.-Parcel (K20 01 012) -

Pastor Neal Blizzard with the First United Pentecostal Church of Kingsland has applied for a Special Use Permit to be able to park an RV on the church property to be used for temporary housing for visiting evangelists and for migrant workers doing work on the church. The RV will be located on the west side of the church out of sight from any residential property. Zoning is C-2. Staff recommends approval with the following conditions:

- 1) The RV Septic System cannot be attached to the city sewer system and must be emptied on a regular basis by a septic service company.
- 2) The Special Use Permit will be reviewed yearly for any code enforcement violations or complaints from citizens. If the violations are deemed to be of a serious nature or complaints become excessive, the Planning Director will have the authority to bring the Special Use Permit back to the Planning Commission and City Council for continued approval or denial.

5. Re-Zoning-Parcels (K31 01 001 and K31 01 002) -

Ronald Sawyer II has applied for a re-zoning of 2 parcels containing approximately 2.84 acres located at the intersection of Hwy. 17 and Boone Ave. and Hwy. 17 and E. Royal Ave. The applicant is requesting the parcel be re-zoned to C-2 (General Commercial) for the purpose of an office and an enclosed Boat/RV storage facility. Current zoning is R-1. Staff Recommends approval.

6. Re-Zoning-Parcel (K10 03 013A) -

Jarone & Vanessa Smith have applied for a re-zoning of (1) parcel containing approximately 0.50 acres located at the west side of Camden St. and the south side of W. Dills Ave. The applicants are requesting the parcel be re-zoned to R-4 (Single Family-Mobile Home) for the purpose of placing a Mobile Home on the property for residential use. Current zoning is R-1. Staff recommends approval.

7. Re-Zoning-Parcel (095 009) -

Mark Cann with Rockbridge Energy, LLC, authorized agent for the property owner Olin Wooten has applied for a re-zoning of one parcel containing approximately 137.95 acres located on the east and west sides of Greentree Dr. The applicant is requesting the parcel be re-zoned to R-6 (Single Family Large Tract Residential) for the purpose of an Intermediate Scale Solar Energy System Facility. Current zoning is PD/R-3 & PD/R-1. Staff recommends approval.

8. Variance-106 Kathryne Bailey Dr.-Parcel (120D 033A) -

Denny Meece is requesting a 10' variance to rear building setback requirements of the Planned Development Agreement for Laurel Landing Subdivision. The purpose of the request is to be able to build an enclosed 10 X 15 screen porch within the building restriction line of the property. Zoning is PD/R-2. Staff recommends approval.

V. ADJOURNMENT