



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • 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
Dallice 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 -

Eric Snook made a motion to nominate Chairman Bryant Shepard to continue his position as Chairman for the Planning Commission Board. Rebecca Shannon seconded the motion. The motion carried unanimously.

Chairman Bryant Shepard made a motion to nominate Eric Snook as Vice Chairman for the Planning Commission Board. Martin Turner seconded the motion. The motion carried unanimously.

III. APPROVE MINUTES FROM LAST MEETING

Vice Chairman Eric Snook made a motion to approve last month's minutes. Dr. Dallice Mitchell seconded the motion. The motion carried unanimously.

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.

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

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.

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

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.

Chris Amos was in attendance representing RCBF Properties, LLC.

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

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.

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

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.

Motion carried 5 to 1.

RESULT: APPROVED [5 TO 1]
MOVER: Dallice Mitchell, Board Member
SECONDER: Martin Turner, Board Member
AYES: Turner, Mitchell, Shepard, Morris, Snook
NAYS: Shannon

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.

Motion carried 5 to 1.

RESULT: APPROVED [5 TO 1]
MOVER: Mr. Eric Snook, Board Member
SECONDER: Dallice Mitchell, Board Member
AYES: Turner, Mitchell, Shepard, Morris, Snook
NAYS: Shannon

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.

Grant Tallon was in attendance representing Mark Cann of Rockbridge Energy, LLC.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dalice Mitchell, Board Member
SECONDER:	Fyrth Morris, Board Member
AYES:	Turner, Mitchell, Shepard, Shannon, Morris, Snook

8. Variance-106 Kathryn 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.

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

V. ADJOURNMENT

Citizens present at this meeting were George Denny Meece, Ron Sawyer, II, Vanessa & Jarone Smith, Joe Dooley, Grant Tallon, Chris Amos, Aimee Ledbetter, Neal Blizzard and Edward Flader. City of Kingsland Code Enforcement Officer Scott DuBois was also present. Citizens present via WebEx were Paula Chamberlain, representing the Kingsland Downtown Development Authority, Karen Terrell and Wayne Harrington.

Vice Chairman Eric Snook made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 7:10 PM.

Bryant Shepard, Chairman

ATTEST:

Natalie Moreland, Clerk/Receptionist