



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • MAY 3, 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
Michael Haynes	Board Member
Bryant Shepard	Chairman
Rebecca Shannon	Board Member
Fyrth Morris	Board Member
Mr. Eric Snook	Vice Chairman

II. APPROVE MINUTES FROM LAST MEETING

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

III. AGENDA ITEMS

1. Re-Zoning-(Parcels K10 02 002, 003, 004, 005, 005A, 008A, 008B, 008C, 008D, 008E, 009, 010) -

Abraham Joseph has applied for a re-zoning of (12) parcels containing approximately a total of 2.28 acres located on the west side of N. Orange Edwards Blvd. and the south side of Jacobs Ave. The applicant is requesting the parcels be re-zoned to R-2 (Low Density Residential District) for the purpose of a duplex community development. Current zoning is (8) parcels-R-1 and (4) parcels-R-4. Staff recommends approval.

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

2. Home Occupation-502 Soncel Dr.-Map & Parcel (107H02 054) -

Justin Alexander has applied for a Home Occupation Permit doing business as "The Fine Rustic". The purpose of the business will be for a woodworking/furniture repair business. 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: Rebecca Shannon, Board Member
SECONDER: Martin Turner, Board Member
AYES: Turner, Mitchell, Haynes, Shepard, Shannon, Morris, Snook

3. Residential Business-229 Woodbridge Rd.-(Map & Parcel 082L 059) -

Cherise Blanford has applied for a Residential Business Permit doing business as "Rose Villa Rose Nursery". The purpose of the business will be for the sale of potted rose plants and cut roses. The applicant has been notified and agrees to the requirements of a Residential Business as noted in KLADO. However, the applicant is asking that she be able to use a 12' X 20' area on the side of her property for storage of the potted plants. The area will be enclosed with a 6' opaque fence that will be the same style fencing that currently exists on the applicants and neighbor's property. An inspection of the area of the house and property the business will take place, was completed by the planning staff and there were no issues found. Zoning is R-1. Staff recommends approval with the following conditions:

- 1) Only one customer at a time will be allowed on the property for each transaction.
- 2) An opaque fence must be installed around the storage area before a business license can be issued.

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

4. Ordinance 2021-09 to Amend Ordinance 2002-08 (KLADO) -

The amendment will include new uses, but will also prohibit certain type of uses in the C-1, C-1A, C-2, and C-5 Zoning Districts. The amendment will also allow the inclusion of Multi-Use buildings and eliminate the allowance of Multi-Family dwellings in the C-1 Central Business District and the C-1A Commercial Corridor District. Amendment is attached. Staff recommends approval.

Motion carried 5 to 2.

RESULT:	APPROVED [5 TO 0]
MOVER:	Martin Turner, Board Member
SECONDER:	Michael Haynes, Board Member
AYES:	Turner, Mitchell, Haynes, Shepard, Snook
ABSTAIN:	Shannon, Morris

IV. ADJOURNMENT

Citizens present at this meeting were City Council Member Kristy Chance Starke, Al Harris, Abraham Joseph and Cherise Blanford

Dr. Dallice Mitchell made a motion to adjourn. Michael Haynes seconded the motion. Motion carried unanimously. The meeting adjourned at 6:27 PM.

Bryant Shepard, Chairman

ATTEST:

Natalie Moreland, Clerk/Receptionist