



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • SEPTEMBER 7, 2021

Regular Meeting

City Council Chamber

6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

I. CALL TO ORDER

Matthew Hooks	Board Member
Martin Turner	Board Member
Dalice Mitchell	Board Member
Michael Haynes	Board Member
Bryant Shepard	Chairman (Absent)
Rebecca Shannon	Board Member
Fyrth Morris	Board Member

II. APPROVE MINUTES FROM LAST MEETING

Matthew Hooks made a motion to approve last month's minutes. Michael Haynes seconded the motion. The motion carried unanimously.

III. AGENDA ITEMS

1. Election of Vice Chairperson -

RESULT:	DEFERRED [UNANIMOUS]	Next: 10/4/2021 6:00 PM
MOVER:	Matthew Hooks, Board Member	
SECONDER:	Rebecca Shannon, Board Member	
AYES:	Hooks, Turner, Mitchell, Haynes, Shannon, Morris	
ABSENT:	Shepard	

2. Home Occupation-121 Almond Cir.-(Map & Parcel 107H 025 -

Ana Rodriguez has applied for a Home Occupation Permit doing business as "Ana's Corner Aromatherapy". The purpose of the business will be for an online and public market sales of bracelets and aromatherapy oils. The applicant has been notified and agrees to the requirements of a Home Occupation Permit as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.

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

3. Home Occupation-205 Lake Forest Dr.-(Map & Parcel 107R 022) -

Amanda Ramos has applied for a Home Occupation Permit doing business as "Super Sweet Bake Shop". The purpose of the business will be for an online bakery business. The applicant will be processing and cooking the bakery items in her home and she has provided a copy of her cottage food license from the Department of Agriculture. 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: Dallice Mitchell, Board Member
SECONDER: Michael Haynes, Board Member
AYES: Hooks, Turner, Mitchell, Haynes, Shannon, Morris
ABSENT: Shepard

4. Home Occupation-105 Crestwood Ct.-(Map & Parcel 082H 059) -

Joshua Gustafson has applied for a Home Occupation Permit doing business as "The Tactical Submariner". The purpose of the business will be for online gun sales. 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 with the following conditions:

1) Applicant must adhere to the following city ordinance:

Sec. 110.10 Manufacture and /or Sale of Firearms/Explosives. The manufacturing of firearms will

not be allowed under any home occupation classification. No product may be manufactured which contain explosive materials, including but not limited to bullets. Online sales of firearms and ammunition will only be allowed in the "Home Occupation" classification.

2) Discharging of any firearms on the property is strictly prohibited with regard to the home occupation business.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Michael Haynes, Board Member
SECONDER: Matthew Hooks, Board Member
AYES: Hooks, Turner, Mitchell, Haynes, Shannon, Morris
ABSENT: Shepard

5. Variance-105 E. Farmers St.-(Map & Parcel K11 01 015) -

Amirah Johnson is requesting a variance to ordinance Article II-Nuisance Abatement, Sec. 14.25-Orders for Corrective Action. The purpose of the request is to allow the applicant to repair the house on the property back to a habitable state for a cost of more than half the value. The applicant has stated that the home has been in her family for several generations and she does not want the house demolished. Zoning is R-1 (Single Family Residential). Staff recommends approval of the variance request with the following condition:

- 1) A building permit must be obtained and all work must be completed by a certified general contractor.

The following condition was removed by the Planning Commission:

- 2) Construction must start no later than November 1, 2021 and be completed within 12 months.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Dallice Mitchell, Board Member
SECONDER: Michael Haynes, Board Member
AYES: Hooks, Turner, Mitchell, Haynes, Shannon, Morris
ABSENT: Shepard

6. Final Plat-Lake Victoria Phase IV -

The final plat for Lake Victoria Phase IV will consist of 27 single family lots on a total of 15.47 acres. This project will be a continuation of the Lake Victoria development and will connect Pistachio Lane to Soncel Drive. The developer, Soncel, Inc., will still abide by the original PD (Planned Development) that was approved in 2006 by City Council. Zoning is PD-R-1. Staff recommends approval.

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

7. Re-Zoning-Parcel-120 008K001 -

Sawdawg, LLC has applied for a rezoning of parcel 120 008K001 containing approximately 6.39 acres located on the north side of Laurel Island Parkway and on the west side of Winding Rd. The applicant is requesting the parcel be rezoned to C-2 (General Commercial) and the applicant is asking for a special exception to allow the use of a mini warehouse storage facility. Current zoning is PD/R-1. Staff recommends approval of the re-zone and the special exception to allow the use of a mini storage facility.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Haynes, Board Member
SECONDER:	Martin Turner, Board Member
AYES:	Hooks, Turner, Mitchell, Haynes, Shannon, Morris
ABSENT:	Shepard

8. Re-Zoning-Parcel (108 050) -

Laurel Island Holdings, LLC has applied for a rezoning of parcel 108 050 containing approximately 129 acres located on the south side of Highway 40 West and on the east side of S. 50th Ave. The applicant is requesting the parcel be rezoned to PD/MU (Planned Development Mixed Use) for the purpose of a retail/residential development. Current Zoning is I-G (General Industrial). Staff recommends approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dallice Mitchell, Board Member
SECONDER:	Martin Turner, Board Member
AYES:	Hooks, Turner, Mitchell, Haynes, Shannon, Morris
ABSENT:	Shepard

IV. ADJOURNMENT

Citizens present at this meeting were Amirah Johnson & Jonathan Napier. Citizens present on Webex were Ana Rodriguez, Amanda Ramos & Joshua Gustafson.

Matthew Hooks made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 6:49 PM.

Fyrth Morris, Acting Chairman

Natalie Moreland, Clerk/Receptionist