



# CITY OF KINGSLAND, GEORGIA

## PLANNING AND ZONING

AGENDA • OCTOBER 4, 2021

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Regular Meeting

City Council Chamber

6:00 PM

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

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### I. CALL TO ORDER

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| Matthew Hooks    | Board Member |
| Martin Turner    | Board Member |
| Dallice Mitchell | Board Member |
| Michael Haynes   | Board Member |
| Bryant Shepard   | Chairman     |
| Rebecca Shannon  | Board Member |
| Fyrth Morris     | Board Member |

### II. APPROVE MINUTES FROM LAST MEETING

### III. OLD BUSINESS

1. Election of Vice Chairperson -

### IV. AGENDA ITEMS

1. Home Occupation-314 Daniel Trent Way-Map & Parcel 107Z 011 -

Lindsey Cohn has applied for a Home Occupation Permit doing business as "Cohna Dakine". The purpose of the business will be for online educational tutoring. 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-109 Cason Noah Dr.-Map & Parcel 106D 079 -

Lynda Murray has applied for a Home Occupation Permit doing business as "Lullaby Baby Diaper Cakes". The purpose of the business will be for craft 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.

3. Home Occupation-402 1/2 W. Fulford St.-Map & Parcel K20 01 001A -

John Sweat has applied for a Home Occupation Permit doing business as "Camden Pro Wash". The purpose of the business will be for a pressure washing business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

4. Re-Zoning-Parcel 120 008G004 -

Ronnie Tyre with Laurel Island Links, LLC has applied for a re-zoning of parcel 120 008G004 containing approximately 4.76 acres located on the east side of Marsh Harbour Parkway and on the south side of Golf Course Blvd. The applicant is requesting the parcel be re-zoned to PD/C-2 (General Commercial) for the purpose of a proposed hotel. Current zoning is PD/R-3. Staff recommends approval.

5. Final Plat-The Villas at Camden Woods -

The final plat for The Villas at Camden Woods consists of 76 duplex lots along with 2 commercial lots at the front entrance of the development on a total of 43.0 acres. The developer submitted a PD in July 2020 that was reviewed and accepted by the Planning Department and they have agreed to follow the requirements of the established PD agreement. Zoning is PD/MU. Staff recommends approval.

6. Final Plat-Settler's Hammock Phase 3 -

The final plat for Settler's Hammock Phase 3 consists of 29 single family lots on 7.94 acres of the original Settler's Hammock Development. The developer has followed the previously established PD agreement. Zoning is PD/R-1. Staff recommends approval.

7. Preliminary Plat-Lake Juniper Phase III -

Lake Manor West, LLC has submitted an application for a preliminary plat approval for Lake Juniper Phase III that will consist of 24 lots on approximately 9.13 acres. The Lake Juniper original final plat for Phase I and II was approved by the City Council on June 9, 2019 along with the PD that was submitted by the developer. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5'. The Phase III preliminary plat has been reviewed by the Planning Department and staff sees no issues at this time. The developer will follow the amended PD with the reduced setbacks. Zoning is PD/R-1. Staff recommends approval.

## V. ADJOURNMENT