



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • OCTOBER 4, 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
Rebecca Shannon	Board Member
Fyrth Morris	Board Member

II. APPROVE MINUTES FROM LAST MEETING

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

III. OLD BUSINESS

1. Election of Vice Chairperson -

Becci Shannon nominated Fyrth Morris as Vice Chairman. Martin Turner seconded the nomination. The nomination carried unanimously. Mr. Morris accepted the nomination.

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

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.

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

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.

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

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.

RESULT: WITHDRAWN

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.

RESULT: DEFERRED [UNANIMOUS] **Next: 12/6/2021 6:00 PM**
MOVER: Fyrth Morris, Board Member
SECONDER: Rebecca Shannon, Board Member
AYES: Hooks, Turner, Mitchell, Haynes, Shepard, Shannon, Morris

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.

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

6. 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.

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

7. 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.

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

V. ADJOURNMENT

Citizens present at this meeting were Lynda & Jim Murray and Jeff Foster. Citizens present on Webex were Lindsey Cohn, Roger Bennett and Donna Collins.

Michael Haynes made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 6:24 PM.

Bryant Shepard, Chairman

Natalie Moreland, Clerk/Receptionist