



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • FEBRUARY 7, 2022

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	Vice Chairman

II. APPROVE MINUTES FROM LAST MEETING

Dr. Dalice Mitchell made a motion to approve last months minutes. Fyrth Morris seconded the motion. The motion carried unanimously.

III. AGENDA ITEMS

1. Preliminary Plat-Lake Victoria Phase V -

Lake Victoria Phase V is a single family residential development by Soncel, Inc. This project will be a continuation of the Lake Victoria development and will be a continuation of Soncel Dr. The preliminary plat for Lake Victoria Phase V will consist of 10 single family lots on a total of 2.85 acres. The developer will still abide by the original PD that was approved in 2006 by City Council. Zoning is PD/R-1. Staff Recommends approval.

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

2. Final Plat-Ryan's Cove-Phase 3 -

Bennett Surveying, Inc., acting agent for Live Oak Coastal Homes, LLC, has submitted an application for approval of the final plat for Phase 3 of Ryan's Cove. With this phase of the development, the developer wishes to offer 19 duplex lots on 10.32 acres. All engineering reviews have been completed and accepted for Phase 3 and the same PD agreement will be followed as in the past for the area. The preliminary plat was approved by City Council in January 2019. Zoning is PD-R-2. Staff recommends approval.

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

3. Annexation Request & Zoning Designation -

Matt Bera with Specialty Structural Products has applied for Annexation of parcels 070 055 and 070 043A containing approximately 20.14 acres located on the north side of GA Hwy. 40, W. and on the west side of Colerain Rd., in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for a truss manufacturer/retail lumber yard business. The area is a mixture of residential and commercial city and county parcels and there are city parcels adjacent to the property along with city parcels directly across Colerain Rd. There is existing water and sewer access along GA Hwy. 40.

Current Zoning is R-1-Single Family Residential (County) Parcel 070 055 and A-F-Agricultural Forestry (County) Parcel 070 0043A.

The proposed annexation will bring in approximately 20.14 acres into the city and will establish a new commercial business and a new water and sewer customer and in staff's opinion the proposed business would not have a negative impact on the area. The applicant is requesting a C-2 (General Commercial) zoning designation for the parcels if the annexation is approved, which is consistent with the surrounding county parcels. Staff recommends approval.

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

4. Re-Zoning Request -

Matt Ellis and Will Ellis have applied for a re-zoning of parcels K16 01 015 & K16 01 014 containing a total of approximately 3.67 acres located at 307 and 451 E. Hilton Ave. The applicants have been using the properties for a commercial construction business for over 50 years and have been paying commercial taxes as well. The parcels were obviously grandfathered in and not held to the current city zoning requirements. The applicants are now selling the property and are requesting the parcels be re-zoned to C-2 (General Commercial) for the purpose of being able to have continuous commercial uses allowed on the property.

The area surrounding the parcel is predominately single family residential with a few large undeveloped properties along E. Hilton Ave. The re-zoning of C-2 would not be consistent with the area and would go against the city comprehensive plan. To be able to sell the property as commercial and for an existing commercial use to be able to continue, the property would need to be re-zoned to C-2. There is sewer and water available to this immediate area. Current Zoning is R-1 (Single Family Residential).

Staff does not recommend approval. Re-zoning the property to C-2 would allow several types of uses that are not appropriate in a residential area. The Property can still be sold and developed as residential.

RESULT:	DENIED [5 TO 1]
MOVER:	Michael Haynes, Board Member
SECONDER:	Fyrth Morris, Vice Chairman
AYES:	Mitchell, Haynes, Shepard, Shannon, Morris
NAYS:	Turner
ABSTAIN:	Hooks

5. Final Plat-Lake Juniper-Phase 3 -

Lake Manor West, LLC has submitted an application for a final plat approval for Lake Juniper Phase 3 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 10, 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'.

All engineering and planning reviews have been completed and approved for Phase 3. The developer will follow the previously amended PD with the reduced setbacks. Zoning is PD-R-1. Staff recommends approval.

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

IV. ADJOURNMENT

Citizens present at this meeting via Webex were Matt Ellis, William Ellis, Stephana Dixon and Jeff Foster.

Dr. Dalice Mitchell made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 6:45 PM.

Bryant Shepard, Chairman

Natalie Moreland, Clerk/Receptionist