



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • MARCH 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

Martin Turner made a motion to approve last months minutes. Fyrth Morris seconded the motion. The motion carried unanimously.

III. AGENDA ITEMS

1. Home Occupation-133 Greentree Cir.-Map & Parcel 095F 017A -

Deborah Gordon has applied for a Home Occupation Permit for a decorative sign business known as "Beach Creek Outfitters & Designs, LLC". 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:	APPROVED [UNANIMOUS]
MOVER:	Rebecca Shannon, Board Member
SECONDER:	Michael Haynes, Board Member
AYES:	Hooks, Turner, Mitchell, Haynes, Shepard, Shannon, Morris

2. Home Occupation-103 E. Lilly St.-K16 03003 -

Paula Chamberlin has applied for a Home Occupation Permit for a wooden door hanger business known as "Coastal Drifter". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is C-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-102 Summerbrook Trail-Map & Parcel 095D 077 -

Shaniqua Taylor has applied for a Home Occupation Permit for an alteration business know as "Shaniqua Taylor's Alterations". 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: **APPROVED [UNANIMOUS]**
MOVER: Michael Haynes, Board Member
SECONDER: Dallice Mitchell, Board Member
AYES: Hooks, Turner, Mitchell, Haynes, Shepard, Shannon, Morris

4. Home Occupation-108 Castle Oak Ct.-Map & Parcel 084H 042 -

Vincent Volpe has applied for a Home Occupation Permit for an on-line firearms business known as "Storm Firearms, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. The applicant also understands that a business license will not be granted until the applicant submits his Federal Firearms License to the Planning Department. Zoning is PD/R-1. Staff recommends approval.

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

5. De-Annexation-Map & Parcel 094 019N -

Michael Tomko & Debra Tomko have applied for a De-Annexation of their property located at Brazell Lane containing approximately 12.21 acres. The parcel is undeveloped at this time. There is no water or sewer availability in the immediate area. It would not be feasible for the city or the applicants to install water and sewer to the parcel. The parcel as shown, is on an island with no adjacent city parcels. The de-annexation would only have a negative effect on the tax digest of the city. Zoning is R-1. Staff recommends approval.

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

6. Re-Zoning-Map & Parcel K22 01 003 -

Cortney Taylor, acting agent for the property owners' Barbara & Patrick LeBlanc has applied for a re-zoning of parcel K22 01 003 containing a total of approximately 1.01 acres located at 580 E. King Ave. The applicant will be leasing the property with intent of purchasing for the purpose of an Event Planning Center and eventually a full service restaurant. The applicant is requesting the property be zoned to C-2 (General Commercial).

Current Zoning is MU (Mixed Use) and is in the C-1A District.

Staff recommends approval with the following condition:

- 1) Opaque fencing will be required along the west and south sides of the property that are adjacent to residential property.

Approved with the following condition:

- 1) Opaque fencing will be required along the west and south sides of the property that are adjacent to residential property.

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

7. Final Plat-Lake Victoria Phase V -

The final plat for Lake Victoria Phase V will consist of 10 single family lots on a total of 2.85 acres. All engineering and planning reviews have been completed and approved and the developer, Soncel, Inc., 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: Dallice Mitchell, Board Member
SECONDER: Fyrth Morris, Vice Chairman
AYES: Hooks, Turner, Mitchell, Haynes, Shepard, Shannon, Morris

8. Amendment to Original PD for Crooked River Estates -

The original PD for Crooked River Estates was approved by the City Council in 2008 that was submitted by Prospectus, LLC. The property was never completely developed and no lots were ever sold. Prospectus, LLC has submitted an amended PD and is now planning on developing the property for a 306 lot subdivision. If the amended PD is approved, Prospectus, LLC will then submit a Preliminary Plat within the next few months. The Planning, Building and Public Works staff met with the Prospectus, LLC team members on two occasions and all departments have reviewed the amended PD along with the E-One sewer system information and design details. Staff sees no issues with the Amended PD and Public Works is in agreement for the development to use the E-One sewer system.

Zoning is PD-R-1. Staff recommends approval.

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

IV. ADJOURNMENT

Citizens present at this meeting were Debbie Gordon, Paula Chamberlin, Shaniqua Taylor, Cortney Taylor and Phillip Francis. The following citizens were present via Webex: Vincent Volpe, Eric Morris, Roger Bennett, Shaun Harrell & Steve McCabe.

Fyrth Morris made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 6:39 PM.

Bryant Shepard, Chairman

Natalie Moreland, Clerk/Receptionist