



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • AUGUST 1, 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
Dallice Mitchell	Board Member
Michael Haynes	Board Member
Bryant Shepard	Chairman
Rebecca Shannon	Board Member
Fyrth Morris	Vice Chairman

II. APPROVE MINUTES FROM LAST MEETING

Michael Haynes made a motion to approve last months minutes. Dallice Mitchell seconded the motion. The motion carried unanimously.

III. OLD BUSINESS

1. Home Occupation-107 Masters Way-Map & Parcel 120M 047 -

Ashley Renew has applied for a Home Occupation Permit for an on line business know as "Millie Kates Boutique". 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:	Matthew Hooks, Board Member
SECONDER:	Michael Haynes, Board Member
AYES:	Hooks, Turner, Mitchell, Haynes, Shepard, Shannon, Morris

IV. NEW BUSINESS

1. Residential Business-105 Gladden Ct.-Map & Parcel K13 01 008 -

Melanie Widener has applied for a Residential Business Permit doing business as "Velvet Couture Cakes". The purpose of the business will be for a Home Bakery. The applicant has been notified and agrees to the requirements of a Residential Business as noted in KLADO. An inspection of the area of the house the business will take place, along with the parking area on the property, was completed by the planning staff and there were no issues found. Zoning is PD/R-1. Staff recommends approval with the following condition:

- 1) Applicant must submit a Cottage License issued by the county Health Dept. before a business license can be issued from the city.

Approved with the following condition:

- 1) Applicant must submit a Cottage License issued by the county health department before a business license can be issued by the city.

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

2. PD Amendment-Kingsland West Subdivision-Map & Parcels 082 005 & 082 005A -

BBC Investment Group, LLC has submitted an amended PD for Kingsland West Subdivision. The parcels are located on the east and west side of Henrietta St. containing approximately 144 acres. The new PD would include a mix of residential uses and amend the original setbacks and lot density. Zoning is PD/R-2. Staff recommends approval.

RESULT:	DENIED [4 TO 1]
MOVER:	Bryant Shepard, Chairman
SECONDER:	Martin Turner, Board Member
AYES:	Turner, Mitchell, Shepard, Morris
NAYS:	Shannon
ABSTAIN:	Hooks, Haynes

V. ADJOURNMENT

Citizens present at this meeting were Mike Anderson, Robert Peters, Melanie Widener, Candice Weaver, Diamond Martinez, Bryan & Malinda Jones, Anthony & Susan Lawhorne, Nelson & Kathie Zeringue, Jon Rockey, Aimee Dayment, Lawrence Peeples, Marlo Gordon, Walter Fuller, Jr., Nina Fairley, Ashley Renew, Veronica Washington, Barbara Hahn, Melserica Bartlett, Richard & Carole Blake, Bud & Lee DeYoung, Roger

Sutton, Chris Amos and Charles Waye. Those attending via Webex were Eric Franciconi, Shawnessy Mitchell & Chuck Roberts.

Martin Turner made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 7:10 PM.

Bryant Shepard, Chairman

ATTEST:

Natalie Moreland, Clerk/Receptionist