



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • SEPTEMBER 6, 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	(Absent)
Michael Haynes	Board Member	
Bryant Shepard	Chairman	
Rebecca Shannon	Board Member	(Absent)
Fyrth Morris	Vice Chairman	

II. APPROVE MINUTES FROM LAST MEETING

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

III. OLD BUSINESS

1. 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 Pkwy 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: 10/3/2022 6:00 PM
MOVER:	Fyrth Morris, Vice Chairman	
SECONDER:	Martin Turner, Board Member	
AYES:	Hooks, Turner, Haynes, Shepard, Morris	
ABSENT:	Mitchell, Shannon	

IV. AGENDA ITEMS

1. Home Occupation-125 Hydrangea Rd.-Map & Parcel 107S 088 -

Sarah Steedman has applied for a Home Occupation Permit for an on line jewelry business known as "Inner Twine". 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: Fyrth Morris, Vice Chairman
AYES: Hooks, Turner, Haynes, Shepard, Morris
ABSENT: Mitchell, Shannon

2. Home Occupation-107 Creekwood Cir.-Map & Parcel 082G 031A -

Dora & Tomas Loree have applied for a Home Occupation Permit for a construction business know as T & D ECO Blasting". The applicants have been notified and agree to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

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

3. Home Occupation-214 Lake Forest South Dr.-Map & Parcel 107W 042 -

Jesmar Riquelme has applied for a Home Occupation Permit for a gifts & balloon business know as "Jelme Creations". 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.

Applicant was not present.

RESULT: DEFERRED [UNANIMOUS] **Next: 10/3/2022 6:00 PM**
MOVER: Fyrth Morris, Vice Chairman
SECONDER: Martin Turner, Board Member
AYES: Hooks, Turner, Haynes, Shepard, Morris
ABSENT: Mitchell, Shannon

4. Amendment to Original PD-Lake Victoria Phase IV & V -

Soncel, Inc. is requesting an Amendment to the original PD of Lake Victoria Phases IV & V containing a total of 37 lots on approximately 18.42 acres. The new PD would reduce the side yard setback from 7.5' to 5' to accommodate the new builder house plans. The new plats have been reviewed by the Planning Dept. and staff sees no issues with the setbacks. Zoning is PD/R-1. Staff recommends approval.

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

5. Annexation & Zoning Designation-Map & Parcels 080 049, 093 007 & 093 007A
-

Dan Lacz, Managing Member of QTR Harrietts Bluff, LLC has applied for an Annexation & Zoning Designation of parcels 080 049, 093 007 & 093 007A containing approximately 29.22 acres located on the north side of Commercial Dr. & on the west side of I-95 South. The applicant requests a zoning designation of I-G (General Industrial) for the parcels.

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

V. **ADJOURNMENT**

Citizens present at this meeting were Roger Bennett of Bennett Surveying, Inc., Bill Gross, Dori & Pat Colvin, Victoria Paschal, Dora Loree, Jim Stewart, Terri Lana, Michael Donovan, Mr. & Mrs. Bill Barnes, Toby Cook, Roy Satine, Christine Muzyk, David Bulthuis, Dene & Howard Harris, Tracey Kerr, Colleen Kerr, & Sarah Steedman.

Those attending via Webex were Sean Callahan, Mary Robinson and David Bemis.

Fyrth Morris made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 6:45 PM.

Bryant Shepard, Chairman

ATTEST:

Natalie Moreland. Clerk/Receptionist