



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • OCTOBER 3, 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

Fyrth Morris made a motion to approve last months minutes. Dr. Dalice Mitchell seconded the motion. Rebecca Shannon abstained. The motion carried 6 to 1.

III. OLD BUSINESS

1. 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.

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

IV. AGENDA ITEMS

1. Home Occupation-102 Birch Ct.-Map & Parcel 082M 001 -

Jennifer Leggett has applied for a Home Occupation Permit for a nail polish business known as "Finding Feathers Lacquer, LLC". 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: Fyrth Morris, Vice Chairman
SECONDER: Matthew Hooks, Board Member
AYES: Hooks, Turner, Mitchell, Haynes, Shepard, Shannon, Morris

2. Re-Zoning-Parcels 095 025, 095 025 002, 095 009B -

Bill Gross, with Scrubby Bluff Holdings, LLC & Gross Timber and Land, LLC has submitted an application to request that the noted parcels be re-zoned to C-PLMU (Commercial-Planned Large Multi-Use) for the purpose of adding multi-family housing to the proposed sports/entertainment complex project. The parcels are located on the east and west sides of May Creek Drive and on the north side of Scrubby Bluff Road, containing a total of approximately 327 acres. The re-zoning will allow for an affordable housing option for city residents and will act as a support mechanism for the proposed sports/entertainment complex. There is existing water and sewer available to the immediate area. Zoning is C-ED (Commercial-Entertainment District). Staff recommends approval.

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

3. Re-Zoning-Parcel 095 027 and PD Approval -

Roberts Civil Engineering, acting agent for property owners Stephana Dixon and Jack Gross, Jr. has submitted an application to re-zone parcel 095 027, along with a new PD to be approved. The applicant is requesting that 196.19 acres of the parcel be re-zoned to PD/R-2 and that 118.69 acres of the parcel be re-zoned to PD/C-2 for the purpose of a 55 and over duplex rental community and commercial business project. The parcel is located on the south side of Scrubby Bluff Road at the intersection of Greentree Drive containing a total of approximately 314.88 acres. The PD will include approximately 200 duplexes (400 units) with a mixture of commercial businesses such as a mini storage facility, RV & Boat Storage, and Boat Marina. This development will create affordable rental housing for senior citizens in the city along with access to different type of businesses and recreational facilities. No preliminary plat or engineering reviews have been submitted at this time. There is existing water and sewer available to the immediate area. Staff has reviewed the submitted PD and finds no issues. Zoning is PD/R-1 and PD/R-3. Staff recommends approval.

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

4. Re-Zoning-Parcel 120 008G004 -

Bill Gross, acting agent for VCREATZE, LLC (Nick Hanzlick & Paru Gandhi, owners) have 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 Lodge to support the Laurel Links Golf Course. Zoning is PD/R-3. Staff recommends approval.

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

V. ADJOURNMENT

Citizens present at this meeting were Bill McCloskey, Mickey Dinkins, Wiley King, Cody Brock, Walter Fuller, Jr., Joe Yother, Rickie Croy, Dana O'Conner, Jennifer Leggett, Terri & Chris Mason, Terri Lance, Charles Day, Jim Stewart, Jesmar Riquelme, Harry Porter and Bill Gross.

Fyrth Morris made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 7:00 PM.

Bryant Shepard, Chairman

ATTEST:

Natalie Moreland, Clerk/Receptionist