



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • SEPTEMBER 5, 2023

Regular Meeting

City Council Chamber

6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

I. PUBLIC HEARING

1. Public Hearing for Annexation Request & Zoning Designation -

Barron Roddey with Kingsland Bay RV Resort, LLC has applied for the Annexation of parcels 108 028B, 108 029, and 108 029A containing approximately 22.19 acres located at 2970 Scrubby Bluff Rd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for the existing KOA RV Park. The applicant is also requesting a zoning designation of C-4 (Interchange Commercial) for the parcels.

2. Public Hearing for Re-Zoning-Parcels 107 042 & 107 043 -

Ronald Sawyer with White Sands Land Company , LLC has applied for a re-zoning of two parcels containing approximately 76 acres located on the east side of Gross Rd. The applicant is requesting that 70 acres of parcels to be re-zoned to PD/R-2 (Planned Development/Low Density Residential) and the remaining (6) acres to be re-zoned PD/C-2 (Planned Development/General Commercial). The purpose of the re-zone request is for a residential/commercial development containing 185 single family residential lots along with (2) commercial tracts that will front Gross Rd.

3. Public Hearing for Variance for Parcel K13 01 015 (237 Hide Away Lakes Dr.) -

Jimmie Rollins is requesting a Variance to Article XI, Section 110.16-Uses not allowed in any Home Occupation Classification. Applicant is requesting to allow a Barber Shop to be an allowed use for his residential business.

4. Public Hearing for Special Use Permit-616 N. Lee St.-Map & Parcel K10 06 010 -

Gregory Andrews has applied for a Special Use Permit to be able to have a Doggie Day Care & Boarding business in the C-1A Business Corridor District. This type of business is not listed as an allowed use in the C-1A.

II. CALL TO ORDER

Matthew Hooks
Michael Haynes
Kathy Markes
Bradley Shuck

Board Member
Board Member
Board Member
Board Member

Walter Fuller Jr.
Bryant Shepard
Fyrth Morris

Board Member (Absent)
Chairman
Vice Chairman

III. APPROVE MINUTES FROM LAST MEETING

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

IV. AGENDA ITEMS

1. Home Occupation-201 Winding Rd., Apt. 8108-Map & Parcel 120 015 -

Ethan Moon has applied for a Home Occupation Permit for a mobile detailing business known as "Waxing Moon Detailing". The applicant has been notified and agrees to the requirements of a Home Occupation Permit as noted in KLADO. The property manager at Pointe Grand Apartments has given permission for a home occupation to be at this residence. Zoning is R-3. Staff recommends approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bradley Shuck, Board Member
SECONDER:	Fyrth Morris, Vice Chairman
AYES:	Hooks, Haynes, Markes, Shuck, Shepard, Morris
ABSENT:	Fuller Jr.

2. Home Occupation-214 Lonesome Pine Ct.-Map & Parcel 082L 033 -

Robert Rushing has applied for a Home Occupation Permit for a pressure washing business know as "Rushing Co., LLC". The applicant has been notified and agrees to the requirements of a Home Occupation Permit as noted in KLADO. Zoning is R-1. Staff recommends approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kathy Markes, Board Member
SECONDER:	Michael Haynes, Board Member
AYES:	Hooks, Haynes, Markes, Shuck, Shepard, Morris
ABSENT:	Fuller Jr.

3. Home Occupation-107 E. Lakemont Dr.-Map & Parcel 121E 004B -

Sandra Wright has applied for a home occupation permit for a cargo delivery business known as "Ramnlms, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-3. Staff recommends approval.

RESULT: WITHDRAWN

4. Annexation Request & Zoning Designation -

Barron Roddey with Kingsland Bay RV Resort, LLC has applied for the Annexation of parcels 108 028B, 108 029, and 108 029A containing approximately 22.19 acres located at 2970 Scrubby Bluff Rd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for the existing KOA RV Park. The applicant is also requesting a zoning designation of C-4 (Interchange Commercial) for the parcels if the annexation is approved, which is consistent for RV Parks and the surrounding city and county parcels. Current Zoning is C-1 Commercial Interchange (County) All three parcels. Staff recommends approval.

RESULT: APPROVED [UNANIMOUS]
MOVER: Michael Haynes, Board Member
SECONDER: Matthew Hooks, Board Member
AYES: Hooks, Haynes, Markes, Shuck, Shepard, Morris
ABSENT: Fuller Jr.

5. Re-Zoning-Parcels 107 042 & 107 043 -

Ronald Sawyer with White Sands Land Company , LLC has applied for a re-zoning of two parcels containing approximately 76 acres located on the east side of Gross Rd. The applicant is requesting that 70 acres of parcels to be re-zoned to PD/R-2 (Planned Development/Low Density Residential) and the remaining (6) acres to be re-zoned PD/C-2 (Planned Development/General Commercial). The purpose of the re-zone request is for a residential/commercial development containing 185 single family residential lots along with (2) commercial tracts that will front Gross Rd. The applicant has submitted a PD to the City Planning office that has been reviewed and approved. Current Zoning: Parcel 107 042 is I-L (Light Industrial) & Parcel 107 043 is PD/R-3 (Planned development High Density Residential). Staff recommends approval.

RESULT: APPROVED [UNANIMOUS]
MOVER: Matthew Hooks, Board Member
SECONDER: Michael Haynes, Board Member
AYES: Hooks, Haynes, Markes, Shuck, Shepard, Morris
ABSENT: Fuller Jr.

6. Variance for Parcel K13 01 015 (237 Hide Away Lakes Dr.) -

Jimmie Rollins is requesting a Variance to Article XI, Section 110.16-Uses not allowed in any Home Occupation Classification. Applicant is requesting to allow a Barber Shop to be an allowed use for his residential business. Mr. Rollins stated his hardship is due to not being able to afford the large increase in rent and maintenance cost at his former retail barber shop and also his health issues that has forced him to be at home. Zoning is PD/R-1. Staff recommends approval of the variance request but approval should not set a precedent to allow just anyone to have a barber shop as a residential business unless a valid hardship can be proven.

RESULT:	APPROVED [5 TO 0]
MOVER:	Matthew Hooks, Kathy Markes
AYES:	Hooks, Haynes, Markes, Shuck, Shepard
ABSTAIN:	Morris
ABSENT:	Fuller Jr.

7. Residential Business-237 Hide Away Lakes Dr.-Map & Parcel K13 01 015 -

Jimmie Rollins has applied for a Residential Business permit for a Barber Shop business know as "JR'S Barber Shop". The applicant has been notified and agrees to the requirements of a Residential Business as noted in KLADO. Zoning is PD/R-1. Staff recommends approval contingent on the applicant's variance being approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kathy Markes, Board Member
SECONDER:	Bradley Shuck, Board Member
AYES:	Hooks, Haynes, Markes, Shuck, Shepard, Morris
ABSENT:	Fuller Jr.

V. ADJOURNMENT

Citizens present at this meeting were Paige Roddey, Barron Roddey, Kathy Rollins, J. R. Rollins, Heath Rushing, Robert Rushing, Lauren Carver, Ronald Sawyer, Jonathan Napier, Selina Y. Bell, Allan Stewart, Chris Johnson, Theresa A. Vigue, Ethan Moon and Robert B. Lambert.

Matthew Hooks made a motion to adjourn. The motion carried unanimously. The meeting adjourned a 6:45 PM.

Bryant Shepard, Chariman

ATTEST:

Natalie Moreland, Clerk/Receptionist