



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • JANUARY 2, 2024

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Public Hearing for Variance-500 W. King Ave.-Map & Parcel K13 01 007 -

Eunice de Guire, acting agent for DJRM Lim Family Trust has requested a variance to the Kingsland Zoning and Land Development Ordinance, Article VII, Sec. 70.2.3, #4 (c) - Minimum side yard setbacks in a C-2 zoning district. The applicant is requesting a 7-foot variance that will allow the owner to subdivide the parcel into two lots.

2. Public Hearing for Annexation & Zoning Designation for 1508 Boone St.-Map & Parcel 108 002 -

Matthew Oppenheimer, with Halpern Boone Sreet, LLC is requesting to annex parcel 108 002 containing approximately 2.93 acres located at 1508 Boone St. The applicant is also requesting a zoning designation of C-2 (General Commercial). The purpose of the request is to be able to connect to the city water and sewer service for a proposed restaurant.

3. Public Hearing for Annexation & Zoning Designation-1566 Boone St.-Map & Parcel 108 002J -

Matthew Oppenheimer, with Halpern Boone Street, LLC is requesting to annex parcel 108 002J containing approx. 6.47 acres located at 1566 Boone St. The applicant is also requesting a zoning designation of C-2 (General Commercial). The purpose of the request is to be able to connect to the city water & sewer service for a proposed retail development.

4. Public Hearing for Annexation & Zoning Designation for Map & Parcel 094 025 -

Sen Zhang with GPK Holdings, acting agent for Kathy McMinn with O'Quinn Family Partnership is requesting to annex parcel 094 025 containing approx. 155 acres located on the west side of I-95 and on the south side of Laurel Island Pkwy. The applicant is requesting a zoning designation of R-3 (Medium & High Density District) for a 146-acre portion of the parcel and a PD/C-2 (Planned Development/General Commercial) zoning for the remaining 9 acres of the parcel. The purpose of the request is to connect to the city water & sewer service for a purposed mixed use development of apartments and commercial sites.

5. Public Hearing for Re-Zoning-Parcel 120 008P -

Smita Patel is requesting to re-zone parcel 120 008P to PD/R-2 (Planned Development Low Density Residential) for the purpose of a Duplex Development. The parcel is located on the west side of Marsh Harbour Pkwy. containing a total of approx. 4.35 acres. The total project acreage is approximately (8) acres.

6. Public Hearing for Re-Zoning-Parcels K31 06 001 & K31 06 002 -

Jason Tate with Roberts Tate, LLC acting agent for Gope Real Estate, LLC is requesting the re-zoning of Parcels K31 06 001 & K31 06 002 to C-2 (General Commercial) for the purpose of a Dollar General Store. The parcels are located on the east side of S. Lee St. containing a total of approx. 4.53 acres.

7. Public Hearing for Variance-Parcel 095 003A-1215 E. King Ave. -

Tiffany Jackson with Parker-Drayton Companies, LLC dba Parker's Kitchen has requested a Variance to the Kingsland Zoning & Land Development Ordinance, Article VII, Sec. 120.7 - Maximum Area for a Free Standing Sign = 225 square feet. The applicant is requesting a 65 square foot variance that will allow their free standing sign to be 290 square feet in area size.

II. CALL TO ORDER

Matthew Hooks	Board Member	
Michael Haynes	Board Member	
Kathy Markes	Board Member	
Bradley Shuck	Board Member	(Absent)
Walter Fuller Jr.	Board Member	(Absent)
Bryant Shepard	Chairman	
Fyrth Morris	Vice Chairman	

III. APPROVE MINUTES FROM LAST MEETING

Fyrth Morris made a motion to approve the November 2023 minutes. Michael Haynes seconded the motion. The motion carried unanimously.

IV. OLD BUSINESS

1. Re-Zoning-Map & Parcels 094 050 & 094 053 -

Robbie Cheek, acting agent for property owners V V Farms, Inc. has applied for a re-zoning of Parcels 094 050 & 094 053 containing approximately 568 acres located north of Hwy. 40 East and on the west side of I-95 South. The applicant is requesting the parcels be re-zoned to R-6 (Single Family Large Tract residential) for the purpose of a Pine Tree Farm. Current zoning is C-4 (Interchange Commercial). Staff recommends approval.

Planning Board Recommends that the parcels be re-Zoned to FT (Forest Transition District). The applicant agreed.

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

V. AGENDA ITEMS

1. Home Occupation-116 Sugar Maple Way-Map & Parcel 082P 033 -

Alexander Benedit has applied for a home occupation permit for an on-line gun sales business known as "B & M Tactical". 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 with the following conditions:

- 1) The applicant is not allowed to manufacture any type of ammunition in the home.
- 2) A business license will not be issued until a State Firearms Dealer license is submitted to the Planning Dept.

Commission approves with the Planning Staffs recommended conditions:

- 1) The applicant is not allowed to manufacture any type of ammunition in the home.
- 2) A business license will not be issued until a State Firearms Dealer license is submitted to the Planning Dept.

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

2. Home Occupation-100 Cedar Breeze Dr.-Map & Parcel 108F 009 -

Brandie Moody has applied for a home occupation permit for an arts and craft business known as "Covert Butterflies". 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: Kathy Markes, Board Member
AYES: Hooks, Haynes, Markes, Shepard, Morris
ABSENT: Shuck, Fuller Jr.

3. Home Occupation-421 Cedar Breeze Dr-Map & Parcel 108F 056 -

Kristin Ehrenpreis has applied for a home occupation permit for a cake business known as "Holly's Bundt Cakes". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. The applicant has submitted a copy of her cottage license to the Planning Dept. Zoning is PD/R-1. Staff recommends approval.

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

4. Variance-500 W. King Ave.-Map & Parcel K13 01 007 -

Eunice de Guire, acting agent for the property owners, DJRM Lim Family Trust is requesting a Variance to Article VII, Section 70.2.3 #4(c) - Minimum side yard setbacks from any other property line: 7 feet. Applicant is requesting a 7' variance to the required setbacks to be able to subdivide the parcel and building. Zoning is C-2 (General Commercial). Staff recommends approval.

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

5. Annexation Request & Zoning Designation-1508 Boone St.-Map & Parcel 108 002 -

Matthew Oppenheimer with Halpern Boone Street, LLC has applied for the Annexation of parcel 108 002 containing approximately 2.93 acres located at 1508 Boone St. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcel for a proposed restaurant. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of C-2 (General Commercial) for the parcel if the annexation is approved, which is consistent for this area of the city. Current Zoning is C-G/General Commercial (County). Staff recommends approval.

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

6. Annexation Request & Zoning Designation-1566 Boone St.-Map & Parcel 108 002J -

Matthew Oppenheimer with Halpern Boone Street, LLC has applied for the Annexation of parcel 108 002J containing approximately 6.47 acres located at 1566 Boone St. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcel for a proposed retail development. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of C-2 (General Commercial) for the parcel if the annexation is approved, which is consistent for this area of the city. Current Zoning is C-G/General Commercial (County). Staff recommends approval.

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

7. Annexation & Zoning Designation for Parcel 094 025 -

Sen Zhang with GPK Holdings, acting agent for property owner Kathy Mcminn with O'Quinn Family Partnership is requesting that parcel 094 025 be annexed into the city. The parcel contains approximately 155 acres and is located on the south side of Laurel Island Pkwy. and west of I-95. The purpose of the request is to access the city water and sewer system for a proposed mixed use development consisting of market rate apartments and commercial sites. If the annexation is approved, the applicant is requesting a zoning designation of R-3 (High Density Multifamily Residential) for 146 acres of the parcel and PD/C-2 (Planned Development General Commercial) for the remaining 9 acres that will front Laurel Island Pkwy. Current zoning is A-F (Agricultural Forestry) - County Zoning. Staff recommends approval.

Deferred indefinitely by applicant.

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

8. Re-Zoning-Parcel 120 008P -

Bill Gross, acting agent for property owner Smita Patel is requesting that parcel 120 008P be re-zoned to PD/R-2 (Planned Development Low Density Residential) for the purpose of an 80-unit duplex development. The parcel contains approximately 4.36 acres and is located on the west side of Marsh Harbour Pkwy. The total project acreage is approximately (8) acres. Current zoning is PD/R-1 (Planned Development Single Family Residential). Staff recommends approval.

Planning Board approved 4 to 1 with the following conditions:

- 1) Project will consist of two story duplexes only. No apartments or Town Houses will be approved.
- 2) If the project does not move forward, the zoning of the project will revert back to PD/R-1.

RESULT:	APPROVED [4 TO 1]
MOVER:	Kathy Markes, Board Member
SECONDER:	Matthew Hooks, Board Member
AYES:	Hooks, Markes, Shepard, Morris
NAYS:	Haynes
ABSENT:	Shuck, Fuller Jr.

9. Re-Zoning-Parcels K31 06 001 & K31 06 002 -

Roberts Tate, LLC and Spring Hill Land Trust, acting agent for property owner Gope Real Estate, LLC is requesting that parcels K31 06 001 & K31 06 002 be re-zoned to C-2 (General Commercial) and remain within the C1-A Business Corridor District for the purpose of a Dollar General Store. The parcels contain a total of approximately 4.53 acres and are located on the east side of S. Lee St. Current Zoning is R-1 (Single Family Residential) & R-4 (Single Family Mobile Home). Staff recommends approval.

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

10. Variance-Parcel 095 003A-1215 E. King Ave. -

Tiffany Jackson with Drayton-Parker Companies, LLC, dba Parker's Kitchen is requesting a Variance to Article VII, Section 120.7 - Maximum Area for a Free Standing Sign = 225 square feet. Applicant is requesting a 65 square foot variance to allow for their sign to be 290 square feet in area size. Zoning is C-4 (Interchange Commercial). Staff recommends approval of the variance request.

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

11. De-Annexation-Parcel 082 127 -

Anthony Lawhorne has applied for the De-Annexation of parcel 082 127 containing approximately 3.30 acres. The purpose of the request is because the undeveloped parcel is adjacent to the applicant's primary residence, parcel 082 130, which is located in the unincorporated area of Camden County. Parcel 082 127 is not connected to city water and sewer and does not receive any city services. Zoning is PD/R-2. Staff recommends approval.

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

VI. ADJOURNMENT

Citizens present at this meeting were Abby Hinson, Ricky Kadhi, Steve West-Halpern Boone Street, LLC, Nick Hazelick, Mike Hunter, Tiffany Jackson, Pete Schoenauer, Micael Baretela, Tracy Baretela, Robert Seafert, Sean Billinetow, Brandie Moody, Cindy Fitzgerald, Tim Fitzgerald, Eunice de Guire, Amanda Coulter, John Ropfish, Susan Lawhorne, Haywood Reolee, William Johnson, Patrick Colvial, Kenny Crawford, Mary Neff, Stan Neff, Robert Cox, Amy Fraser, Steve Wolfel, Patricia Marbry, Forrest Gary, Sam DeSelover, Andrew Wolfe, Shawn Dineen, Gary Carmody, Kathy Carmody, Dene Harris, Howard I. Harris, Kristin Ehrenpreis, David Ehrenpreis, Robin Waizenegger, Karen Larson, Teresa Hunter, Dori Colvin, Amanda Hammann and Scott Hammann.

Fyrth Morris made a motion to adjourn. Kathy Markes seconded the motion. The motion carried unanimously. The meeting adjourned at 7:49 PM.

Bryant Shepard, Chairman

ATTEST:

Natalie Moreland, Clerk/Receptionist