



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • JANUARY 6, 2025

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	(Absent)
Michael Haynes	Board Member	
Kathy Markes	Board Member	
Walter Fuller Jr.	Board Member	
Becci Shannon	Board Member	
Bryant Shepard	Chairman	(Excused)
Fyrth Morris	Vice Chairman	

II. APPROVE MINUTES FROM LAST MEETING

Fyrth Morris made a motion to approve last month's minutes. Walt Fuller, Jr. seconded the motion. The motion carried unanimously with Becci Shannon abstaining.

III. OLD BUSINESS

1. Rezoning & PD Approval -

Ronald Sawyer with Sawdawg, LLC has applied for a rezoning of parcels 106 037 & 106 037A containing approx. 212 acres located on the north side of Laurel Island Pkwy. and on the east side of Bristol Hammock Rd. The applicant is requesting the parcels be rezoned to PD/R-2 (Planned Development/Medium Density Residential) for a proposed 630 lot subdivision that will include single family homes and townhomes. The applicant has also submitted a PD for approval that has been reviewed and approved by the Planning Dept. staff. Current zoning is PD/R-1, Staff recommends approval.

Fyrth Morris made a motion to move this item to Old Business. Michael Haynes seconded the motion. The motion was approved with Becci Shannon abstaining.

RESULT: DENIED [3 TO 2]
MOVER: Fyrth Morris, Vice Chairman
SECONDER: Walter Fuller Jr., Board Member
AYES: Haynes, Shannon, Morris
NAYS: Markes, Fuller Jr.
ABSENT: Hooks
EXCUSED: Shepard

IV. AGENDA ITEMS

1. Home Occupation-121 E. Lakemont Dr.-Map & Parcel 121E 010B -

Matthew Liddell has applied for a Home Occupation Permit for a mobile detail business known as "First Response Mobile Detail, LLC". The applicant has been notified and has agreed to the requirements of a Home Occupation as noted in KLADO. Zoning is R-3. Staff recommends approval.

RESULT: APPROVED [UNANIMOUS]
MOVER: Becci Shannon, Board Member
SECONDER: Walter Fuller Jr., Board Member
AYES: Haynes, Markes, Fuller Jr., Shannon, Morris
ABSENT: Hooks
EXCUSED: Shepard

2. Home Occupation-145 W. Woodhaven Dr.-Map & Parcel 082E 030C -

Chonda S. Foster has applied for a Home Occupation Permit for a printing business known as "Customized Hustle, LLC". The applicant has been notified and has agreed to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

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

3. Home Occupation-236 the Villas Way-Map & Parcel 107 01 011B -

Leslie Thomas Carpenter has applied for a Home Occupation Permit for an E-Commerce on-line sales business known as "1 of a Kind by Leslie, LLC". The applicant has been notified and has agreed to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/MU. Staff recommends approval.

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

V. ADJOURNMENT

Citizens present at this meeting were Joshua Campbell, Chonda Foster, David Huck, Pamela Huck, Paige Cornelius, Chris Cornelius, Lee Green, Marvin Rice, Steve Braziel, Justin Shannon, Nick Davies, Ronald Sawyer, Daniel J. Smith, Rogena Smith Nicholas Otsel and Leslie Carpenter.

Fyrth Morris made a motion to adjourn. Becci Shannon seconded the motion. The motion carried unanimously. The meeting adjourned at 6:13 PM.

Kathy Markes, Acting Chairperson

ATTEST:

Natalie Moreland, Clerk/Receptionist