

**CITY OF KINGSLAND, GEORGIA  
PLANNING COMMISSION  
MINUTES – Monday, November 5, 2012  
6:30 PM**

**MEMBERS PRESENT:** Scott Alexander, Danny Wheeler, Daniel Minckler, Larry Curry, and Bryant Shepard

**MEMBERS ABSENT:** Bob Stickman and Judy Smith-Burris

**OTHERS PRESENT:** Cathy Shad, Robert L. Shad III, Tanya J. Cole, Bengusu Yildiz, Tekin Yildiz, WH Gross, Kevin Dalton, Don Mounsey, Christin Respress, Tina Grigsby, Jim McClain, William Strickland

I. Call to Order – Chairman Scott Alexander

II. Mr. Curry made a motion to approve the Minutes from the October 1, 2012 meeting, seconded by Mr. Minckler. Motion carried unanimously.

III. Old Business:

**A. APPLICATION FOR VARIANCE – Dalton Signs**, is acting on behalf of J. Green Jewelers at 1395 Ga. Hwy 40 in requesting a variance of 40 square feet on the size of signs on each of two pylons. Zoning is C-2. There was considerable discussion about the original ‘Cash 4 Gold’ sign being erected without permit, about the effect of its removal on business, about visual impressions and alternative signage. A store manager suggested that one alternative would be banners like downtown Kingsland on the lampposts. Mr. Wheeler made a **motion to allow two 15 square foot banners on lampposts**, seconded by Mr. Curry. **Motion carried unanimously.**

IV. New Business:

**A. APPLICATION FOR HOME OFFICE PERMIT – Robert L Shad III**, 2306 Colerain Rd, is requesting a Home Office Permit for “Cuzin’s Lawncare & Maintenance. Zoning is R-1. This is a general lawncare service and will store equipment in his backyard on a 4-acre lot. Mr. Wheeler made a **motion to approve**, seconded by Mr. Shepard. **Motion carried unanimously.**

**B. APPLICATION FOR RESIDENTIAL BUSINESS PERMIT – Tanya J Cole**, 106 Lake Wisteria Dr, is requesting a Residential Business for a home daycare service no more than 3 children at a time. Zoning is R-1. The Commission is in receipt of a letter of opposition from a neighbor. The applicant has 4 children of her own and states that she is the sole service provider. Mr. Minckler made a **motion to approve**, seconded by Mr. Curry. **Motion carried unanimously.**

**C. APPLICATION FOR VARIANCE – Tekin Yildiz** is requesting a side yard variance on the east side from 10 feet to 5 feet at 1378 Boone Ave (Tax Parcel 107 007M). Zoning is C-4. The owner of the Sonny’s next door sent an e-mail that he has no opposition. Mr. Wheeler made a **motion to approve**, seconded by Mr. Shepard. **Motion carried unanimously.**

**D. APPLICATION FOR ANNEXATION AND ZONING – Seedling Farms LLC** is requesting annexation of an approximately 144 acre parcel on Laurel Island Parkway (Tax

Parcel 094 024). Zoning in the County is A-F. Zoning in the City will be F-T (Forest Transition). This and agenda item e are tied to a pending TAD application. Any rezoning within a year will have to be agreed to by the County. Mr. Wheeler made a **motion to approve**, seconded by Mr. Minckler. **Motion carried unanimously.**

**E. APPLICATION FOR ANNEXATION AND ZONING – O’Quinn Family Partnership** is requesting annexation of an approximately 155 acre parcel on Laurel Island Parkway (Tax Parcel 094 025). Zoning in the County is C-G. Zoning in the City will be C-2 (General Commercial). Mr. Wheeler made a **motion to approve**, seconded by Mr. Shepard. **Motion carried unanimously.**

**F. APPLICATION FOR ANNEXATION AND ZONING – Maritime Forest Holdings LLC** is requesting annexation of an approximately 1524 acre parcel at the end of Marsh Harbour Parkway (Tax Parcel 133 002); also a 2.19 acre parcel on Laurel Island (Tax Parcel 133 002B); and a 0.36 acre parcel on Laurel Island (Tax Parcel 133 002C). Zoning in the County is PD. Zoning in the City will be PD-Village District. **This annexation does not include the waterways.** This is part of a proposed TAD to create a rental resort based on local history and culture with a blend of Old World ambiance. There has been extensive planning for an environmentally friendly development including a 600 lot parking garage off the island so as to limit the use of gasoline powered vehicles on the island. There should be adequate City water. There will need to be improvements to City sewerage capacity and the capacity of Laurel Marsh Parkway. The Planning Advisory Committee recommends that the proposed PD be adopted only with a set of conditions. Mr. Drury objected to the conditions as ruining the ambiance he was trying to create. Mr. Minckler made a **motion to approve the annexation and PD with the Planning Advisory Committee conditions**, seconded by Mr. Curry. **Motion carried unanimously.**

**G. APPLICATION FOR ANNEXATION AND REZONING – West Laurel Bluff Holdings LLC** is requesting annexation of a 0.94 acre parcel on West Laurel Bluff Rd (Tax Parcel 133 004A). Zoning in the County is R-1. Zoning in the City will be PD-Village District. Mr. Strickland spoke in opposition to the rezoning of properties off the island and the effect it would have on his residential property which has restrictive covenants. Mr. Curry made a **motion to approve the annexation and PD with the Planning Advisory Committee conditions**, seconded by Mr. Wheeler. **Motion carried unanimously.**

**H. APPLICATION FOR ANNEXATION AND REZONING – Denman Properties LLC** is requesting annexation of four parcels on West Laurel Bluff Rd, a 1.27 acre parcel (Tax Parcel 133 005), a 1.31 acre parcel (Tax Parcel 133 005B), a 1.27 acre parcel (Tax Parcel 119 027A), and a 1.81 acre parcel (Tax Parcel 119 027). Zoning in the County is A-R. Zoning in the City will be PD-Village District. Mr. Drury stated that his plans for this section should resemble Broughton Street in Savannah. Mr. Wheeler made a **motion to approve the annexation and PD with the Planning Advisory Committee conditions**, seconded by Mr. Minckler. **Motion carried unanimously.**

**I. APPLICATION FOR ANNEXATION AND REZONING – Sunshine Environmental LLC** is requesting annexation of a 1.28 acre parcel on West Laurel Bluff Rd (Tax Parcel 133 005A). Zoning in the County is A-R. Zoning in the City will be PD-Village District. Mr. Wheeler made a **motion to approve the annexation and PD with the Planning Advisory Committee conditions**, seconded by Mr. Curry. **Motion carried unanimously.**

**J. APPLICATION FOR ANNEXATION AND REZONING – Dillard Land**

**Investments LLC** is requesting annexation of a 1.08 acre parcel on West Laurel Bluff Rd (Tax Parcel 119 026). Zoning in the County is R-1. Zoning in the City will be PD-Village District. Mr. Wheeler made a motion to postpone which died for a lack of a second. Mr. Curry made a **motion to approve the annexation and PD with the Planning Advisory Committee conditions**, seconded by Mr. Minckler. **Motion carried 4-1** with Mr. Wheeler opposing due to a dispute on the effect of the project on existing adjacent properties.

**K. APPLICATION FOR ANNEXATION AND REZONING – Laurel Bluff Holdings**

**LLC** is requesting annexation of a 1.42 acre parcel on West Laurel Bluff Rd (Tax Parcel 133 005C). Zoning in the County is A-R. Zoning in the City will be PD-Village District. Mr. Minckler made a **motion to approve the annexation and PD with the Planning Advisory Committee conditions**, seconded by Mr. Curry. **Motion carried 4-1** with Mr. Wheeler opposing due to it making Mr. Strickland's property non-conforming with the neighborhood.

V. Miscellaneous discussion and/or announcements.

A. Sign regulations – discussion was postponed due to the length of the meeting

VI. The meeting was adjourned in proper fashion.

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Scott Alexander, Chairman

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Ken Kessler, Secretary