



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • JANUARY 6, 2020

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER

Bryant Shepard
Farran Fullilove
Matt Garner
Troy Hoper
Fyrth Morris
Mr. Eric Snook

Chairman
Vice Chairman
Board Member
Board Member
Board Member
Board Member

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Final Plat-Sawyer & Assocs., Inc.-Ryan's Cove-Phase 1 -

Sawyer & Associates, Inc. is requesting a Final Plat for Ryan's Cove-Phase 1 in Laurel Island on Marsh Harbour Pkwy. Tax Parcel is 120 008L in a PD (R-2) zone. Number of lots is 28 on 30.50 acres.

2. Ordinance Amendment -

Appendix A. Article V. Sec. 58. - Storage and parking of trailers and commercial vehicles.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2925)**

Meeting: 01/06/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 2925

Final Plat-Sawyer & Assocs., Inc.-Ryan's Cove-Phase 1

Sawyer & Associates, Inc. is requesting a Final Plat for Ryan's Cove-Phase 1 in Laurel Island on Marsh Harbour Pkwy. Tax Parcel is 120 008L in a PD (R-2) zone. Number of lots is 28 on 30.50 acres.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: January 6, 2020

City Council Meeting Date: January 13, 2020

Agenda Item: Ryan's Cove Final Plat

Background:

The Laurel Island Plantation area of the city continues to be a popular place to live in the city. In other areas of the development, the developer has built upscale duplexes that have added to the overall appeal of the area. With this phase of the development, the developer wishes to offer 67 marsh side duplexes and an amenity center on 53.69 acres of the same style as previously built. The same PD agreement will be followed as in the past for the area and there are no changes from the preliminary plat that was approved in January 2019.

Zoning: PD-R2

Summary:

The proposed development fits within the context of the area and will offer additional residences for those wanting duplex style housing.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

APPLICANT: READ PART A COMPLETELY, THEN ANSWER EACH ITEM IN PART B. PLEASE PRINT OR TYPE. DO NOT WRITE IN PART C. THE BUILDING INSPECTOR WILL HELP YOU, IF NECESSARY. FAILURE TO SUPPLY COMPLETE INFORMATION WILL RESULT IN PLAT DISAPPROVAL. YOU MUST FILE THIS APPLICATION AND ALL REQUIRED MATERIALS WITH THE BUILDING INSPECTOR AT LEAST 14 DAYS BEFORE THE PLANNING COMMISSION AT WHICH IT WILL BE CONSIDERED.

PART A -- GENERAL INFORMATION

YOU ARE ENCOURAGED TO READ ARTICLES THREE THRU SIX OF THE SUBDIVISION REGULATIONS OF CAMDEN COUNTY. THESE ARTICLES DESCRIBE THE STANDARDS EACH SUBDIVISION MUST MEET AND EXPLAIN THE PROCEDURES THE COUNTY WILL FOLLOW TO REVIEW YOUR PROPOSED PLAT. THE SKETCH BELOW SHOWS THESE STEPS FOR A TYPICAL PLAT, SEE ARTICLE SIX FOR

APPLICATION, FEE, AND
REQUIRED MATERIALS FILED WITH
BUILDING INSPECTOR

AND ARTICLE NINE FOR REQUIRED FILING

PLANNING COMMISSION REVIEWS
SKETCH PLAN (OPTIONAL)

PLANNING COMMISSION REVIEWS
PRELIMINARY PLAT



PLANNING COMMISSION REVIEWS
FINAL PLAT



COUNTY COMMISSION
SIGNS FINAL PLAT



SUPERIOR COURT CLERK
RECORDS FINAL PLAT



YOU SHOULD ALSO BE AWARE OF THESE
IMPORTANT REQUIREMENTS:

- NO WORK TO OPEN THE PROPOSED SUBDIVISION SHALL BEGIN (WITH THE EXCEPTION OF CLEARING UNDERBRUSH FOR SURVEYING OR ENGINEERING PURPOSES) UNTIL THE PRELIMINARY PLAT

PART B -- APPLICANT ONLY

- YOUR NAME: SAWYER ASSOCIATES, INC.
PHONE: (912) 576-9003
ADDRESS: 100 MARSH HARBOUR PKWY, KINGSLAND, GA. 31548
- OWNER, IF NOT YOU:
NAME:
ADDRESS:
- WHAT IS YOUR INTEREST IF YOU ARE NOT THE OWNER?
- NAME OF PROPOSED SUBDIVISION RYAN'S COVE ~ PHASE 1
- LOCATION OF SUBDIVISION: NEIGHBORHOOD LAUREL ISLAND
STREET: MARSH HARBOUR PARKWAY
PARCEL NUMBER 120 008L LOT NO. ZONING MAP NO. 120
- PRESENT ZONING: PD (R-2)
- NUMBER OF PROPOSED LOTS: 28
- AREA OF PROPOSED SUBDIVISION: 30.50 ACRES
- PLEASE ATTACH THE FOLLOWING ITEMS TO THIS APPLICATION. THE APPLICATION WILL NOT BE CONSIDERED COMPLETE AND CANNOT BE PROCESSED UNTIL YOU HAVE DONE SO.
 - FINAL PLAT (ORIGINAL AND 10 COPIES)
 - VICINITY MAP
 - LIST OF PROPERTY OWNERS WITHIN 500 FEET OF ANY BOUNDARY
 - CERTIFICATE FROM COUNTY ENGINEER SAYING YOU HAVE COMPLETED OR GUARANTEED REQUIRED IMPROVEMENTS (SEE ARTICLE FOUR, SEC. 404B OF SUB. REGS.)
- YOU MUST RECEIVE THE FOLLOWING ENDORSEMENTS OF YOUR PLAT BEFORE THIS APPLICATION MAY BE PROCESSED:
 - THE ENVIRONMENTAL PROTECTION DIVISION OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES
 - THE COUNTY SOIL CONSERVATION DISTRICT OFFICE
 - THE CITY ENGINEER
 - THE COUNTY HEALTH DEPARTMENT
 - THE COUNTY TAX ASSESSOR
- SIGNED: Joseph R. Sawyer DATE: 12/10/19

PART C -- BUILDING INSPECTOR ONLY

- DATE APPLICATION FILED: 12/10/19
- WAS THIS AT LEAST 14 DAYS BEFORE THE PLANNING COMMISSION MEETING AT WHICH IT WILL BE REVIEWED? ☒ YES ☐ NO
- CHECKED BY: Scott & James
- THIS SUBDIVISION IS ☒ MAJOR ☐ MINOR
ARE PRELIMINARY PLAT AND APPLICATION COMPLETE? ☐ YES ☐ NO
- (SEE SUBDIVISION REVIEW CHECKLIST) ☐ YES ☐ NO
IF NO, DATE COMPLETED PLAT/APPLICATION RESUBMITTED:
- CORRECT FEE PAID? ☒ YES ☐ NO ☐ DOES NOT APPLY
AMOUNT 150
- DATE PRELIMINARY PLAT REVIEWED
BY PLANNING COMMISSION: ☒ APPROVED ☐ DISAPPROVED
CONDITIONS OF APPROVAL OR REASONS FOR DISAPPROVAL:
- DATE APPLICANT NOTIFIED OF ACTION





Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 2926)

3.2

Meeting: 01/06/20 06:00 PM
Department: Planning and Zoning
Category: Amendment
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 2926

Ordinance Amendment

Appendix A. Article V. Sec. 58. - Storage and parking of trailers and commercial vehicles.

Appendix A. Article V.

Sec. 58. - Storage and parking of trailers and commercial vehicles.

Commercial vehicles and trailers of all types, including travel, boat, camping and hauling, shall not be parked or stored on any lot occupied by a dwelling or any lot in any residential district except in accordance with the following requirements:

58.1. No more than one (1) commercial vehicle per dwelling shall be permitted, the size of which shall be no larger in size than a pick-up truck, panel truck or van and is limited in size to a one-ton carrying capacity; and in no case shall a commercial vehicle used for hauling explosives, gasoline or liquefied petroleum products be permitted.

58.2. No more than one (1) recreational vehicle per dwelling shall be permitted to be parked nearer to the street than the front plane of the dwelling. Any such recreational vehicle so parked shall be parked in the driveway to the dwelling. The following shall be defined to be recreational vehicles: camping style travel trailers, motorhomes, and watercraft trailers. All other trailers shall not be considered to be recreational vehicles. Any recreational vehicles parked in accordance with this section must be in good working order and operational.

58.3. Neither a travel trailer nor a motorhome shall be occupied either temporarily or permanently while it is parked or stored in any area except in a travel park authorized under this Ordinance.

58.4. Trailers whose purpose is for hauling items other than watercraft shall be permitted to be parked on a lot, provided they are parked or stored to the rear of the lot and behind the front plane of the dwelling on the lot.