



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • JUNE 1, 2020

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER

Bryant Shepard	Chairman
Farran Fullilove	Vice Chairman
Matt Garner	Board Member
Troy Hoper	Board Member
Fyrth Morris	Board Member
Mr. Eric Snook	Board Member

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Rezoning-SWS, LLC-Harrietts Bluff Rd. -

Rezoning of 3 Parcels on Harrietts Bluff Rd. (093 035A, 093 035B, 093 036B)

SWS, LLC has applied for a rezoning of 3 parcels totaling approx. 3.57 acres located east of I-95 North on the south side of Harrietts Bluff Rd. The purpose of the rezone request is for a proposed Dollar General retail establishment. The current zoning of all 3 parcels is C-4 (Interchange Commercial) and all parcels are currently undeveloped. A majority of the city and county parcels in the surrounding area are zoned commercial or industrial.

Current Zoning: C-4

This area of Harrietts Bluff Rd. continues to be developed for commercial and industrial businesses and this proposed development would be in harmony with the character of the area and would benefit the residents of the Harrietts Bluff Rd. area. The applicant's proposed Dollar General retail establishment would require a zoning of C-2 (General Commercial) to allow for a more flexible commercial use on the property.

Staff recommends approval.

2. Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd. -

Rezoning of 2 Parcels on Harrietts Bluff Rd. (090 017A, 093 017C)

Woodbine Fresh Farms, LLC has applied for a rezoning of 2 parcels totaling approx. 5.38 acres located east of I-95 North at 1801 & 1890 Harrietts Bluff Rd. The purpose of the re-zone request is for a proposed RV Park and office building. The current zoning of parcel 093 017A is I-L (light Industrial) with an existing warehouse building on the property. The current zoning for parcel 093 017C is C-4 (Interchange Commercial) and is currently an undeveloped parcel. A majority of the city and county parcels in the surrounding area are zoned commercial or industrial).

Current Zoning: I-L & C-4

This area of Harrietts Bluff Rd. continues to be developed for commercial and industrial businesses and this proposed development will be consistent with the landscape of the area. The applicant's proposed RV Park/Office Building development would require a zoning of C-ED (Commercial Entertainment District).

Staff recommends approval.

3. Final Plat-Waters Edge-Phase V -

Waters Edge-Phase 5-Final Plat

The Waters Edge area of the city continues to be a popular place to live in the city. This phase of the Waters Edge development follows the same PD (Plan Development) that was originally submitted when the project was first developed. With this phase of the development, the developer wishes to be approved for 43 more lots on 10.84 acres. Water and sewer services are available for the site at the right-of-way. Zoning: PD/R-1

The proposed development fits within the context of the area and is consistent with the original Planned Development. This will offer an opportunity for more residences in the area. There is one difference between the preliminary plat that was approved and the final plat that is being presented.

- 1) A 5' drainage way and utility easement has been added between rear of lots 143, 144, and 145 of Phase 3 and along the east side of lots 146 and 166 of Phase 5. This will help with the drainage issues in this area.

Staff recommends approval.

IV. ADJOURNMENT