CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES ● 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	(Absent)
Mr. Eric Snook	Board Member	

II. APPROVE MINUTES FROM LAST MEETING

Farran Fullilove made a motion to approve the minutes from the March 2, 2020 meeting. Matt Garner seconded the motion. The motion carried unanimously.

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 re-zone 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.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Matt Garner, Board Member
SECONDER:	Farran Fullilove, Vice Chairman
AYES:	Shepard, Fullilove, Garner, Hoper, Snook
ABSENT:	Morris

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 and existing warehouse building on the property. The current zoning for parcel 093 017C is C-4 (Interchange Commercial) and is currently and 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.

No one was present to represent the applicant.

RESULT:	**DEFERRED [UNANIMOUS]**	**Next: 7/6/2020 6:00 PM**
MOVER:	Farran Fullilove, Vice Chairman	
SECONDER:	Matt Garner, Board Member	
AYES:	Shepard, Fullilove, Garner, Hoper, Snook	
ABSENT:	Morris	

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.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Farran Fullilove, Vice Chairman
SECONDER:	Troy Hoper, Board Member
AYES:	Shepard, Fullilove, Garner, Hoper, Snook
ABSENT:	Morris

IV. ADJOURNMENT

Citizens present at this meeting were Kevin Yackel and Jeff Foster.

Bryant Shepard made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 6:12 PM.

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Bryant Shepard, Chairman

ATTEST:

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Natalie Moreland, Clerk/Receptionist