



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • MAY 2, 2022

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER

Matthew Hooks
Martin Turner
Dallice Mitchell
Michael Haynes
Bryant Shepard
Rebecca Shannon
Fyrth Morris

Board Member
Board Member
Board Member
Board Member
Chairman
Board Member
Vice Chairman

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Re-Zoning-Parcel 095 009N -

Chris Amos, acting agent for property owner JE Gross, LLC, has applied for a re-zoning of 9.88 acres of parcel 095 009N located at 150 Keith Dixon Way. The applicant is requesting the parcel be re-zoned to R-3 (Medium & High Density Residential) for the purpose of a Multi-Family Development. Zoning is R-1. Staff recommends approval.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3870)**

Meeting: 05/02/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3870

Re-Zoning-Parcel 095 009N

Chris Amos, acting agent for property owner JE Gross, LLC, has applied for a re-zoning of 9.88 acres of parcel 095 009N located at 150 Keith Dixon Way. The applicant is requesting the parcel be re-zoned to R-3 (Medium & High Density Residential) for the purpose of a Multi-Family Development. Zoning is R-1. Staff recommends approval.



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: May 2, 2022

City Council Meeting Date: May 9, 2022

Agenda Item: Rezoning Request for Parcel- 095 009N

Background:

The area surrounding the parcel is mostly residential, with the exception of the adjacent parcel to the east, where Coastal Pines Technical College is located. The developer has agreed to have a 25' undisturbed natural buffer along the west side and a 15' buffer along the north side of the parcel. The entrance to the development will be off of Keith Dixon Way and residents will be required to use Keith Dixon Way as their way of travel to and from the apartment complex. Centreville Rd. will not be allowed to be used as a throughway to the development, therefore to not add any additional traffic to the adjacent subdivision. The Planning staff feels like this project will have a positive impact on the area and will be a supportive housing mechanism for the college. Only a conceptual plan has been submitted at this time and there is sewer and water available to this immediate area.

Summary:

Chris Amos, acting agent for property owner JE Gross, LLC has applied for a rezoning of 9.88 acres of parcel 095 009N located at 150 Keith Dixon Way. The applicant is requesting the parcel be rezoned to R-3 (Medium & High Density Residential) for the purpose of a Multi-Family Development.

Current Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning Director

Attachment: May 2022-Re-Zoning-150 Keith Dixon Way-Parcel 095 009N (3870 : Re-Zoning-Parcel 095 009N)

220180

CITY OF KINGSLAND ZONING APPLICATION

Please attach to this application a plot plan/survey showing the location and dimensions of the property to be rezoned. Also attach a list of surrounding land owners (names and addresses). Please further attach the appropriate fee for this request (fee schedule attached). If paid by check make payable to "City of Kingsland".

REQUEST

EXISTING	EXISTING
ZONING <u>R-1 (Single Family Residential)</u>	USE <u>Undeveloped</u>
REQUESTED	REQUESTED
ZONING <u>R-3(Medium High Density Residential)</u>	USE <u>Apartments</u>

PROPERTY OWNER(S)Name(s) JE Gross, LLCAddress 27 Lanier AvenuePhone No. (912) 409-4632 (Work and/or home); Fax No. _____

___ Individual ___ Partnership ___ Sole Proprietor ___ Firm X Corporation ___ Association

Corporation: Submit list of officers, directors and major stockholders with name, address and title.

Partnership: Submit list of all partners with name, address and title.

GENERAL INFORMATION

Location or Legal

Property Description: West on Keith Dixon Way - East
Centerville Blvd.

Property Address: 150 Keith Dixon Way

Tax Map Reference Number 095 009N Zoning Map Yes

Attachment: May 2022-Re-Zoning-150 Keith Dixon Way-Parcel 095 009N (3870 : Re-Zoning-Parcel 095 009N)

City of Kingsland Zoning Application
Page Two

Property Size 9.88 Acres Property Frontage 516 Feet

Check One: X Paved Road or Unpaved
X Public Water or Individual Well
X Public Sewer or Individual Septic Tank

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because Yes, Because it is an intermediate area going from a R-1 Residential to a high access College campus.

Would not be detrimental to property or persons in the area because _____

Other
Comments: _____

DISCLOSURE

Identify all members of the City Council of the City of Kingsland, City of Kingsland Planning Commission and Employees of the City of Kingsland Community Development who

(1) Have a property interest in the real property affected by this request

(2) Have a financial interest (direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

City of Kingsland Zoning Application
Page Three

(3) Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

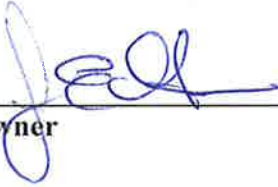
CAMPAIGN CONTRIBUTION

List below the names of local government officials of the City of Kingsland to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials	Name	Amount	Description of Gift

SIGNATURE(S) OF OWNER(S)

I/We, the owner(s), submit this application and certify that the information is correct and true to the best of my knowledge.


Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission

Attachment: May 2022-Re-Zoning-150 Keith Dixon Way-Parcel 095 009N (3870 : Re-Zoning-Parcel 095 009N)

City of Kingsland Zoning Application
Page Four

at their meeting of May 2nd, 2022, at 6:00 P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

Owner or agent must be present in order for the request to be heard.

RECEIPT

Submission fee for rezoning received from CSEC Inc.
in the amount of \$ 450.⁰⁰.

City of Kingsland

BY: [Signature] Date: 4/8/22
Planning & Zoning Administrator

Attachment: May 2022-Re-Zoning-150 Keith Dixon Way-Parcel 095 009N (3870 : Re-Zoning-Parcel 095 009N)

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated _____, 200____, by virtue of a deed dated 08-20-21, _____, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 2141, Page 803.

James E. Cobb
Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

[Signature]
Owner's Signature Date: 4/8/22

Other Owner's Signature Date: _____

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize Chris Amos to act as Agent in submitting and representing the above identified application in my/our behalf.

Owner's Signature

Other Owner's Signature

I accept this authorization to act on behalf of the above ownership as Agent.

Chris Amos
Authorized Agent's Name-Printed

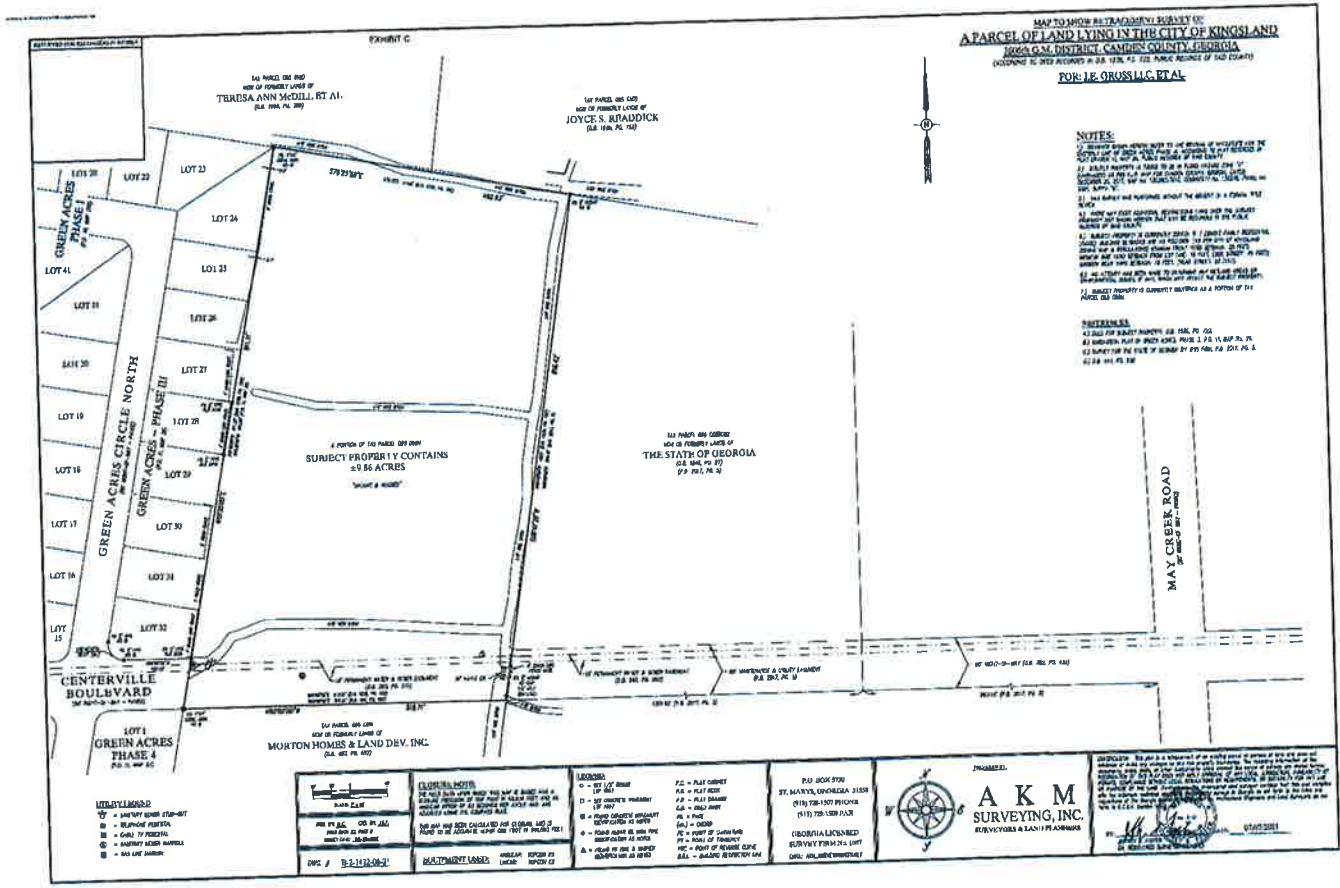
Authorized Agent's Signature

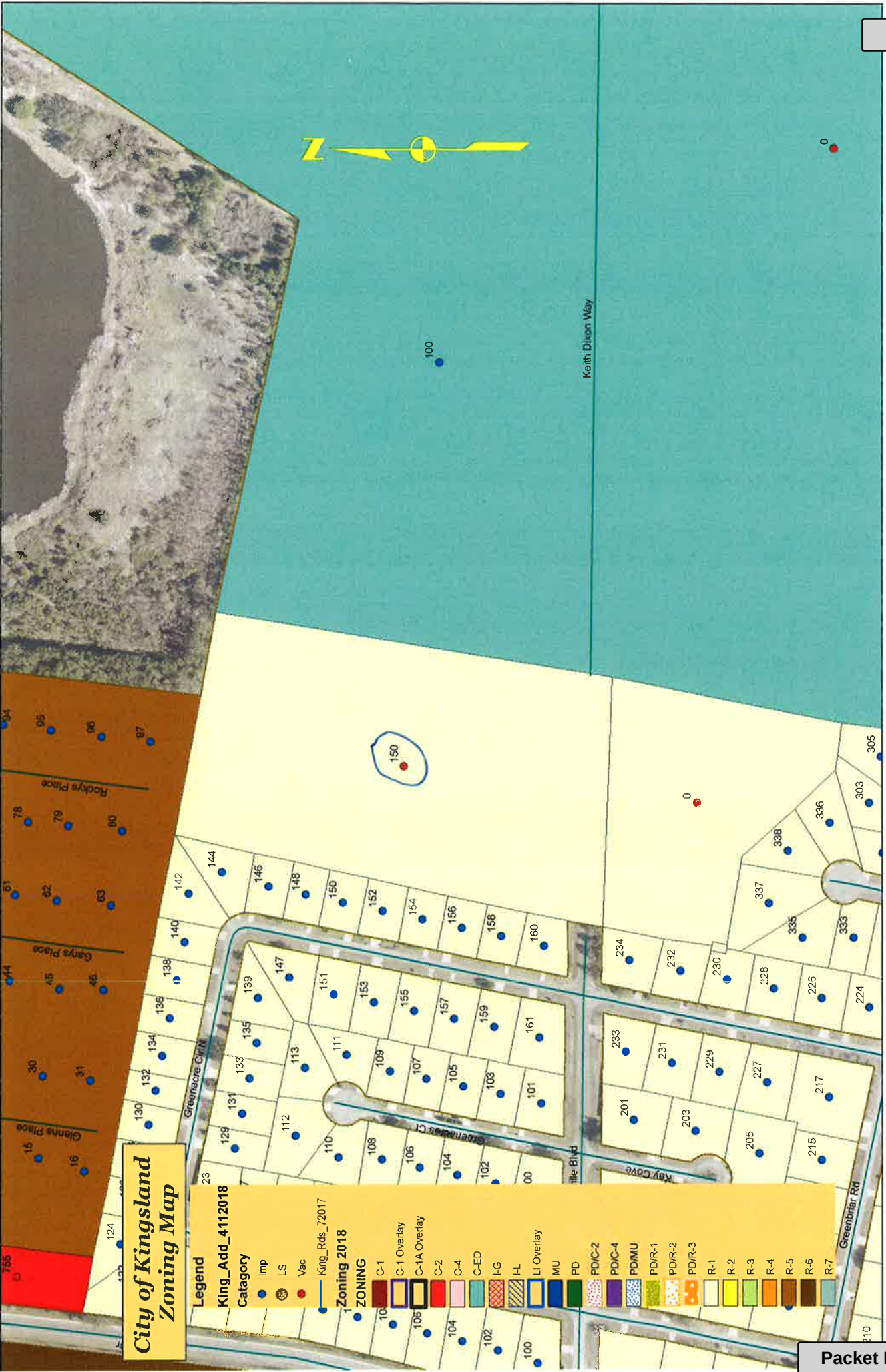
4/8/22
Date

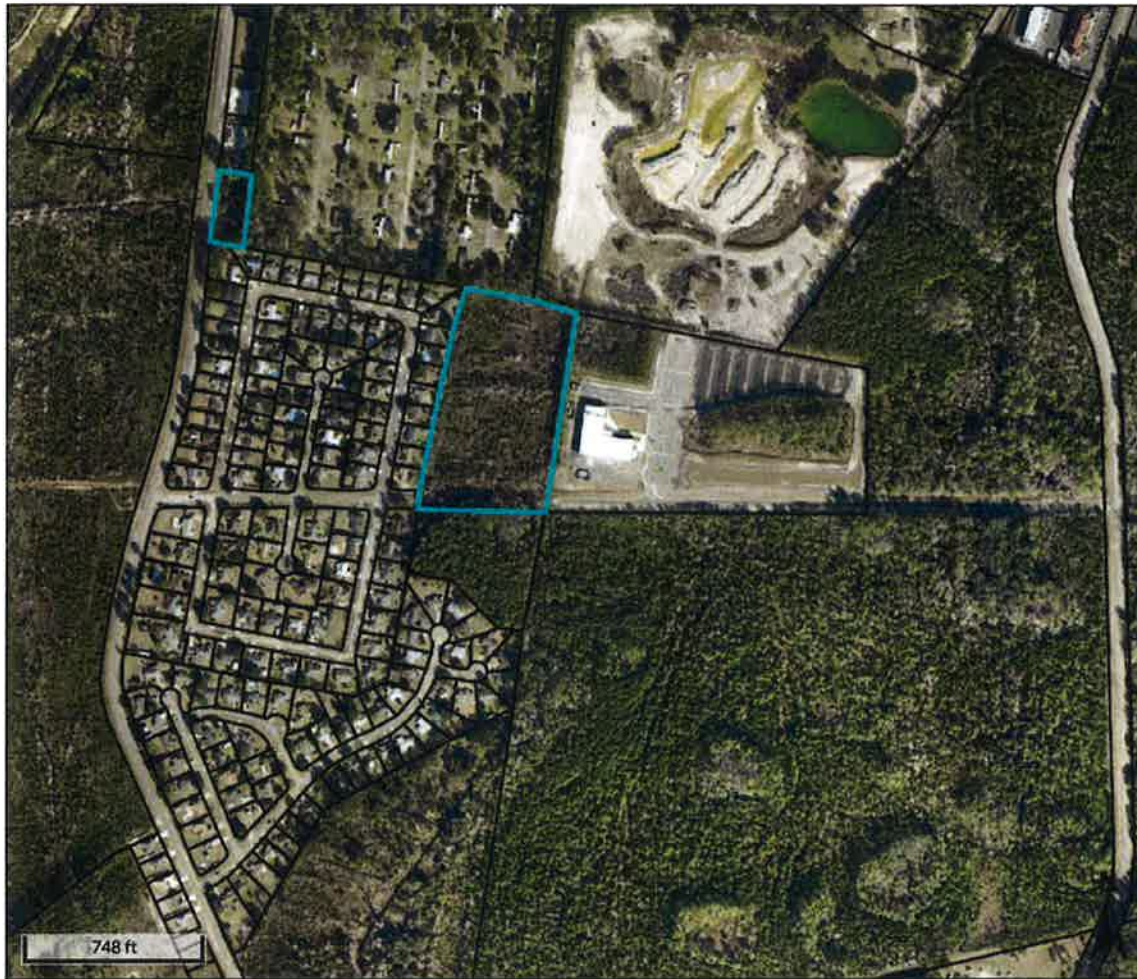
Planning and Zoning

Received by: Scott L. Kimball Date: 4/8/22

Attachment: May 2022-Re-Zoning-150 Keith Dixon Way-Parcel 095 009N (3870 : Re-Zoning-Parcel 095 009N)







Overview



Legend

-  Parcels
- USA Major Highways**
-  Limited Access
-  Highway
-  Major Road
-  Local Road
-  Minor Road
-  Other Road
-  Ramp
-  Ferry
-  Pedestrian Way
- City Labels**

Parcel ID 095 009N
 Class Code Agricultural
 Taxing District KINGSLAND
 KINGSLAND
 Acres 10.11

Owner J E GROSS LLC
 27 LANIER AVENUE
 KINGSLAND, GA 31548
 Physical Address n/a
 Assessed Value Value \$44416

Last 2 Sales

Date	Net Price	Reason	Qual
8/20/2021	0	QC	U
2/16/2006	0	FY	U

(Note: Not to be used on legal documents)

Date created: 4/11/2022
 Last Data Uploaded: 4/11/2022 5:45:08 AM

Developed by  Schneider
 GEOSPATIAL

Attachment: May 2022-Re-Zoning-150 Keith Dixon Way-Parcel 095 009N (3870 : Re-Zoning-Parcel 095 009N)