



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • MARCH 6, 2023

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Public Hearing for Ordinance 2023-01 to Amend Ordinance 2011-01 -
Ordinance 2023-01 to Amend Ordinance 2011-01, Article VII, Sec.70.1.2 #1(b) and
(c) and Sec. 70.1.3 #1 (a) and (b) of KLADO.

The amendment will define the exact number of dwellings and units allowed in an R-2 or R-3 Zoning District, instead of having to calculate the number of dwellings or units per square footage. Most cities use number of units per acre instead of square footage. Staff recommends approval.

II. CALL TO ORDER

Matthew Hooks	Board Member
Michael Haynes	Board Member
Kathy Markes	Board Member
Bradley Shuck	Board Member
Walter Fuller Jr.	Board Member
Bryant Shepard	Chairman
Fyrth Morris	Vice Chairman

III. APPROVE MINUTES FROM LAST MEETING

IV. AGENDA ITEMS

1. Ordinance 2023-01 to Amend Ordinance 2011-01 -
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V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4117)**

Meeting: 03/06/23 06:00 PM
Department: Planning and Zoning
Category: Amendment
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4117

Public Hearing for Ordinance 2023-01 to Amend Ordinance 2011-01

Ordinance 2023-01 to Amend Ordinance 2011-01, Article VII, Sec.70.1.2 #1(b) and (c) and Sec. 70.1.3 #1 (a) and (b) of KLADO.

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**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4118)**

Meeting: 03/06/23 06:00 PM
Department: Planning and Zoning
Category: Amendment
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
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Ordinance 2023-01 to Amend Ordinance 2011-01

Ordinance 2023-01 to Amend Ordinance 2011-01, Article VII, Sec.70.1.2 #1(b) and (c) and Sec. 70.1.3 #1 (a) and (b) of KLADO.

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The City of Kingsland, GA
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Kingsland, GA 31548
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Planning and Community Development
Staff Report

Planning Commission Meeting Date: March 6, 2022

City Council Meeting Date: March 13, 2022

Agenda Item: Ordinance 2023-01 to Amend Ordinance 2011-01, Article VII, Sec. 70.1.2 #1(b) and (c) and Sec. 70.1.3 #1 (a) and (b) of KLADO.

Summary: The amendment will define the exact number of dwellings and units allowed in an R-2 or R-3 Zoning District, instead of having to calculate the number of dwellings or units per square footage. Most cities use number of units per acre instead of square footage.

Is proposal consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball

Planning Director

Attachment: Mar 2023-Ord Amend-2023-01 to amend 2011-01 (4118 : Ordinance 2023-01 to Amend Ordinance 2011-01)

ARTICLE VII. - OTHER REQUIREMENTS BY DISTRICTS

Sec. 70. - Minimum lot area, lot width, required yards, maximum building height and maximum lot coverage.

70.1.2. R-2 Low Density Residential

(1) Minimum lot area:

- (a) Single-family dwellings: 10,000 square feet
- (b) Two and three family dwellings: ~~4,000 square feet per dwelling unit~~ 8 dwellings per acre.
- (c) Townhouses: ~~10,000 square feet for the first three units, plus 4,000 square feet for each additional unit.~~ 10 units per acre.

(i) Minimum lot width at building line: 70 feet

(ii) Minimum front yard setback from public right-of-way: 25 feet

(iii) Minimum side yard setbacks:

- 1. From public right-of-way: 25 feet
- 2. From any other property line: 10 feet

(iv) Minimum rear yard setback from other property line: 15 feet

(v) Maximum percentage of lot coverage: 35 percent

(vi) Maximum building height: 35 feet

(vii) Minimum dwelling unit size (heated area):

- 1. Single-family dwellings: None
- 2. Two and three family dwellings: 600 square feet per unit
- 3. Townhouses: ~~None~~ 600 square feet per unit.

70.1.3 R-3, Medium and High Density Multi-Family Residential District

(1) Minimum lot area:

(a) Two and three family dwellings: ~~4,000 square feet per unit.~~ 10 dwellings per acre.

(b) Multi-family dwellings of more than three units:

~~10,000 square feet for the first two units; plus 2,000 square feet for each additional unit.~~ 24 units per acre