



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • JUNE 5, 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 Re-Zoning-Parcel 107 035 -

Sawyer & Associates, Inc. has applied for a re-zoning of (1) parcel containing approximately 69 acres located on the east side of Camden Woods Pkwy. The applicant is requesting the parcel be re-zoned to PD/MU (Planned Development/Mixed Use). The purpose of the re-zone request is for a residential/commercial development containing 98 residential lots along with (2) commercial tracts.

2. Public Hearing for Re-Zoning of Parcel 095 027 -

DLP Capital, Acting Agent for Owners, Stephana Dixon & Jack Gross, Jr. has applied for a re-zoning of (1) parcel containing approximately 315 acres located on the south side of Scrubby Bluff Rd. near the Greentree Dr. intersection. The applicant is requesting the parcel be re-zoned to PD/C-2 (Planned Development General Commercial) for the purpose of a mixed use development consisting of an RV resort and Multi-family housing.

II. CALL TO ORDER

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

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

III. APPROVE MINUTES FROM LAST MEETING

IV. AGENDA ITEMS

1. Home Occupation-404 N. Grove Blvd.-Map & Parcel 094 048 -

Kathy Markes has applied for a Home Occupation Permit for a Amigurumi business known as "KMM Productions, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

2. Re-Zoning-Parcel 107 035 -

Sawyer & Associates, Inc. has applied for a re-zoning of (1) parcel containing approximately 69 acres located on the east side of Camden Woods Pkwy. The applicant is requesting the parcel be re-zoned to PD/MU (Planned Development/Mixed Use). The purpose of the re-zone request is for a residential/commercial development containing 98 residential lots along with (2) commercial tracts. The current zoning of the parcel is PD/R-2 (Planned Development/Medium & High Residential). The development will be Phase 2 of The Villas at Camden Woods and Sawyer & Associates, Inc. have submitted a PD to the City Planning office that has been reviewed and accepted. Staff recommends approval.

3. Preliminary Plat-The Villas at Camden Woods Phase 2 -

Sawyer and Associates, Inc. have submitted a preliminary plat for approval that will consist of 98 duplex lots and (2) commercial lots on approximately 69 acres. The plat has been reviewed and accepted by the Planning Department. Zoning: PD/MU (pending approval). Staff recommends approval, pending the Planning Commission recommendation of approval to the City Council for the re-zoning of parcel 107 033.

4. Re-Zoning of Parcel 095 027 -

DLP Capital has applied for a re-zoning of (1) parcel containing approximately 315 acres located on the south side of Scrubby Bluff Rd. near the Greentree Dr. intersection. The applicant is requesting the parcel be re-zoned to PD/C-2 (Planned Development General Commercial) for the purpose of a mixed use development consisting of an RV resort and Multi-family housing. The applicant has also submitted a PD to the City Planning Dept. that has been reviewed and accepted. Current Zoning is PD/R-1 & PD/R-3. Staff recommends approval of the re-zoning and PD with the following condition:

- 1) If the project does not go forward, then the parcel will revert back to the original zoning of PD/R-1 and PD/R-3.

V. ADJOURNMENT