



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • 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	Board Member	
Michael Haynes	Board Member	(Absent)
Kathy Markes	Board Member	
Bradley Shuck	Board Member	(Absent)
Walter Fuller Jr.	Board Member	(Absent)
Bryant Shepard	Chairman	
Fyrth Morris	Vice Chairman	

III. APPROVE MINUTES FROM LAST MEETING

Kathy Markes made a motion to approve the April 3, 2023 Minutes. Fyrth Morris seconded the motion. The motion carried unanimously.

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.

Kathy Markes was the applicant. She was unable to vote. We had no Quorum for this item.

RESULT:	DEFERRED [3 TO 0]	Next: 7/3/2023 6:00 PM
MOVER:	Fyrth Morris, Vice Chairman	
AYES:	Hooks, Shepard, Morris	
ABSTAIN:	Markes	
ABSENT:	Haynes, Shuck, Fuller Jr.	

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.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew Hooks, Board Member
SECONDER:	Fyrth Morris, Vice Chairman
AYES:	Hooks, Markes, Shepard, Morris
ABSENT:	Haynes, Shuck, Fuller Jr.

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.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Kathy Markes, Board Member
SECONDER: Fyrth Morris, Vice Chairman
AYES: Hooks, Markes, Shepard, Morris
ABSENT: Haynes, Shuck, Fuller Jr.

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.

Re-Zoning is approved with the condition that the final site plan will be brought back to the Planning Commission for approval.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Fyrth Morris, Vice Chairman
SECONDER: Kathy Markes, Board Member
AYES: Hooks, Markes, Shepard, Morris
ABSENT: Haynes, Shuck, Fuller Jr.

V. ADJOURNMENT

Citizens present at this meeting were Jake Hightower; Roberts Civil Engineering, Shannon Acevedo; DLP Capital, Richie Sawyer, Ronald Sawyer, Diane Leppo, Bill Leppo, Richard Bryson, Clair Bryson, C J Huston, Stephana Dixon, Terrell Brazell, Wade Dixon, Jacquelyn Ricketson, Lebron Caslin, Barbara & Dave Robinson, and Jack Gross, Jr.

Fyrth Morris made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 7:00 PM.

Bryant Shepard, Planning Commission Chairman

ATTEST:

Natalie Moreland, Clerk/Receptionist