



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • OCTOBER 2, 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-Map & Parcel 094 019D001 -

Yuvrajjit Gil with Gilco Estate, LLC has submitted an application to re-zone parcel 094 019D001 to C-2 (General Commercial) for the purpose of a Multi-Family Development containing 40 apartment units. The parcel is located on the north side of Laurel Island Pkwy. and on the west side of Brazell Rd. containing a total of approx. 2.26 acres.

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. Re-Zoning-Map & Parcel 094 019D001 -

Yuvrajjit Gil with Gilco Estate, LLC has applied for a re-zoning of parcel 094 019D001 containing approximately 2.26 acres located on the west side of Brazell Rd. and the north side of Laurel Island Pkwy. The applicant is requesting the parcel be re-zoned to C-2 (General Commercial) for the purpose of a 40-unit multifamily development. Current zoning is C-4 (Interchange Commercial). Staff recommends approval.

V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4277)**

Meeting: 10/02/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4277

Public Hearing for Re-Zoning-Map & Parcel 094 019D001

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**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

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Department: Planning and Zoning
Category: Planning & Zoning
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Re-Zoning-Map & Parcel 094 019D001

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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: October 2, 2023

City Council Meeting Date: October 10, 2023

Agenda Item: Rezoning of parcel 094 019D001

Background:

The area surrounding the development has a mixture of residential and commercial and there are two existing multifamily developments along Laurel Island Pkwy. The rezoning of the parcel will be consistent with the landscape of the area, shall provide affordable housing to the citizens of Kingsland, and should not have any negative impacts to the area. No site plan has been approved by the Planning Dept. at this time. There is existing sewer and water availability to the property.

Summary:

Yuvrajit Gil with Gilco Estate, LLC has applied for a rezoning of parcel 094 019D001 containing approx. 2.26 acres located on the west side of Brazell Rd. and the north side of Laurel Island Pkwy. The applicant is requesting the parcel to be rezoned to C-2 (General commercial) for the purpose of a 40-unit multifamily development.

Current Zoning: C-4 (Interchange Commercial)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
 Planning Director

Attachment: Oct 2023-Re-Zoning-M & P 094 019D001 (4278 : Re-Zoning-Map & Parcel 094 019D001)

Oct 2023
230436

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 ZONING C-4

EXISTING USE Vacant

REQUESTED ZONING C-2

REQUESTED USE Multi family developme

PROPERTY OWNER(S)

Name(s) Gilco Estate LLC (Yavrajit Gil)

Address 5209 Laurel Island Pkwy Lot 1.

Phone No. (510) 921-1878 (Work and/or home); Fax No. _____

☐ Individual ☐ Partnership ☐ Sole Proprietor ☐ Firm ☒ 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: North of Laurel Island Pkwy. / West side of Brazell Rd. — Kingsland, GA - 31548

Property

Address: None Assigned at this time.

Tax Map Reference Number 094019D001 Zoning Map C-4

Attachment: Oct 2023-Re-Zoning-M & P 094 019D001 (4278 : Re-Zoning-Map & Parcel 094 019D001)

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Property Size 2.26 acres. Property Frontage 195 Feet off
of Brazell Rd.

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

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because There are
2 Apt complexes on Laurel Island Pkwy. & Commercial
Business Adjacent to this site.

Would not be detrimental to property or persons in the area because Located in
Commercial Area Near Interstate. Housing is needed in
Camden County

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

N/A

- (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

N/A

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(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

N/A

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 of 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.

[Signature]
Owner _____

Owner _____

Owner _____

HEARING DATE

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

Attachment: Oct 2023-Re-Zoning-M & P 094 019D001 (4278 : Re-Zoning-Map & Parcel 094 019D001)

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at their meeting of October 2, ²³200, 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 Yuvrajil Gil
in the amount of \$ 275.00.

City of Kingsland

BY: [Signature]

Planning & Zoning Administrator

Date: 9/14/2023

Attachment: Oct 2023-Re-Zoning-M & P 094 019D001 (4278 : Re-Zoning-Map & Parcel 094 019D001)

40 UNITS APARTMENT COMPLEX

CODE: APT4600-001

CATEGORY: APARTMENT

DESCRIPTION

40 UNITS APARTMENT COMPLEX

EACH FLOOR IS 8 APARTMENT

EACH APARTMENT:

- 2 BEDROOM - 4
- 80 BATHROOMS
- 1 BEDROOM - 4
- LIVING ROOM
- LAUNDRY ROOM
- DINNING ROOM
- GUEST BATH
- KITCHEN
- BASKETBALL COURT
- SWIMMING POOL



designplaner.com

(https://www.designplaner.com/uploads/product-image/BBECK9ZDYV-20220214-131200.jpg)



(https://www.designplaner.com/uploads/product-image/4UTZDUBD4-20220214-131324.jpg)

UPGRADE TO PREMIUM ACCOUNT

(HTTPS://WWW.DESIGNPLANER.COM/UPGRADE-PREMIUM)

Minimum Lot Size (Ft)	70 ft by 100 ft
Floors	4
Bedrooms	60 Bedrooms
Baths	80 Bathroom
Garage	Non
Main Floor Sq. Feet	2
Upper Floors Sq. Feet	2
Exterior Type	Cement

ADDITIONAL FEATURES

\$0.00

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