



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • MAY 6, 2024

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 of Parcel 093 054N -

Drew Gully with Evans Concrete, LLC, acting agent for James Coughlin with Camden County Joint Development Authority has applied for a re-zoning of parcel 093 054N containing approximately 4.415 acres located at 111 Industrial Park Dr. The applicant is requesting the parcel be re-zoned to I-G (General Industrial) for the purpose of a Concrete Batch Plant. Current zoning is I-L (Light Industrial).

2. Public Hearing for Annexation & Zoning Designation for Parcel 108 004A -

Scott E. Gay has applied for the Annexation of parcel 108 004A containing approximately 11.39 acres located at 327 Haddock Road in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcel for a proposed grant assisted low income 40-unit multi-family project. The applicant is also requesting a zoning designation of R-3 (Medium and High Density Residential) for the parcel if the annexation is approved, which is consistent with the existing county zoning. There is existing water and sewer access in the area. Current zoning is R-3 (County).

II. CALL TO ORDER

Matthew Hooks
Michael Haynes
Kathy Markes
Walter Fuller Jr.
Becci Shannon
Bryant Shepard
Fyrth Morris

Board Member
Board Member
Board Member (Absent)
Board Member
Board Member
Chairman
Vice Chairman

III. APPROVE MINUTES FROM LAST MEETING

Michael Haynes made a motion to approve last months' minutes. Fyrth Morris seconded the motion. The motion carried unanimously.

IV. AGENDA ITEMS

1. Home Occupation-526 S. Cherry St.-Map & Parcel 083B01 007 -

Miranda Pickett has applied for a Home Occupation Permit for a Graphic Design/Printing business known as "Moonlit Magical Creations, 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.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Walter Fuller Jr., Board Member
SECONDER:	Matthew Hooks, Board Member
AYES:	Hooks, Haynes, Fuller Jr., Shannon, Shepard, Morris
ABSENT:	Markes

2. ROW Acceptance-The Villas at Camden Woods Phase 1 -

Ronald H. Sawyer with Laurel Island Holdings, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure within The Villas at Camden Woods and Richard Lee Dr. The one-year warranty period ended October of 2022. An inspection of the infrastructure was completed by the Planning Dept. and Public Works on March 14, 2024 and no issues were found, all infrastructure was in good working order. The submitted Quit Claim Deed is attached to this report. Zoning is PD/MU (Planned Development/Mixed Use). Staff recommends approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Haynes, Board Member
SECONDER:	Walter Fuller Jr., Board Member
AYES:	Hooks, Haynes, Fuller Jr., Shannon, Shepard, Morris
ABSENT:	Markes

3. Final Plat-Settler's Hammock Phase 4 -

Shupe Surveying Company, acting agent for Lamar Smith Signature Development, LLC has submitted an application for a final plat for Settler's Hammock Phase 4 consisting of 28 single family lots on approximately 8.82 acres. The preliminary plat and PD was approved by the City Council in 2019. Zoning is PD/R-1. Staff recommends approval.

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

4. Re-Zoning-Parcel 093 054N -

Drew Gulley, with Evans Concrete, LLC, acting agent for James Coughlin, with Camden County Joint Development Authority has applied for a re-zoning of parcel 094 054N containing approximately 4.415 acres located at 111 Industrial Park Dr. The applicant is requesting the parcel be re-zoned to I-G (General Industrial) for the purpose of a Concrete Batch Plant. Current zoning is I-L (Light Industrial). Staff recommends approval.

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

5. Annexation & Zoning Designation-Parcel 108 004A -

Scott E. Gay has applied for the Annexation of parcel 108 004A containing approximately 11.39 acres located at 327 Haddock Road in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcel for a proposed grant assisted low income 40-unit multi-family project. The applicant is also requesting a zoning designation of R-3 (Medium and High Density Residential) for the parcel if the annexation is approved, which is consistent with the existing county zoning. There is existing water and sewer access in the area. Current zoning is R-3 (County). Staff recommends approval based on the fact that the County re-zoned the property to R-3 for the purpose of the Multifamily Project.

RESULT: **APPROVED [4 TO 0]**
MOVER: Fyrth Morris, Vice Chairman
SECONDER: Matthew Hooks, Board Member
AYES: Hooks, Fuller Jr., Shannon, Morris
ABSTAIN: Haynes
ABSENT: Markes
RECUSED: Shepard

V. ADJOURNMENT

Citizens present at this meeting were Ashley C. Dunnen, Karen Bruce, Ruben A. Gomez, Robin Faber, Miranda Pickett, David Long, Charles Klaren, Debra Quinn, Cynthia Lewis, Kori Klaren, Ernie Mitchell, Andrea Murphy, Tracy Wilson, Joseph Wilson, A. V. Shaw, III, Michelle Shaw, Cindy Herring, John Herring, Andrew Gross, Graden Whitetree, Mike Lewis, Brenda Roberts and Bill Gross.

Fyrth Morris made a motion to adjourn. Walt Fuller, Jr. seconded the motion. The motion carried unanimously. The meeting adjourned at 7:02 PM.

Bryant Shepard, Chairman

ATTEST:

Natalie Moreland, Clerk/Receptionist