



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • JUNE 3, 2024

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

Public Hearing Item 2) Adoption of Ordinance 2024-07 to Amend Ordinance 2011-01

Nichol Lee had questions about Agenda Item 6) Annexation & Zoning Designation-Parcels 121 009A, 121 009BPZ, and 121 009CPZ.

Public Hearing Item 4) Annexation & Zoning Designation-Parcels 121 009A, 121 009BPZ, and 121 009CPZ

Nichol Lee: Against. Concerned about wildlife & water runoff. A gentleman, who did not give us his name, is also against and concerned about wildlife, water runoff and traffic accidents at Haddock & Boone and Haddock & St Marys Rd. He indicated that in the last (3) years, there have been approximately (90) accidents at Haddock & Boone and approximately (106) accidents at Haddock and St Marys Rd.

Public Hearing adjourned and Planning Commission Meeting began at 6:12 PM.

1. Public Hearing for Special Use Permit -

Chunlan Zhao has applied for a Special Use Permit for parcel 093 017A located at 1801 Harrietts Bluff Rd. The purpose of the Special Use Permit is for the applicant to be able to operate a retail business that includes the sale of decorative steel gates, roof panels, and other building materials in a C-4 zoning district. The Kingsland Zoning and Land Development Ordinance, Sec.61.4.2- C-4, Interchange Commercial Permitted Uses does not allow for this type of business.

2. Public Hearing for Adoption of Ordinance 2024-07 to Amend Ordinance 2011-01 -

Ordinance 2024-07 to Amend Ordinance 2011-01, Article VI, Sec. 61, adding Sec.68.8 C-8 Interchange Transitional Zoning District to KLADO.

The amendment will add a new zoning district (C-8) that will allow for a mixed use of commercial, retail, industrial and residential uses in the same zoning district. The new zoning is needed to allow for proposed projects on Haddock Rd. Exit 1 and for other future projects where the C-8 zoning may be needed.

3. Public Hearing for Re-Zoning of (3) Parcels -

James Coughlin with Camden County JDA is requesting parcels 093 054O, 093 054R, and 093 054S be re-zoned to I-G (General Industrial) for the purpose of allowing additional types of business uses other than what the existing zoning I-L (Light Industrial) allows. The parcels are located in the Camden County Industrial Park containing a total of approximately 29 acres.

4. Public Hearing for Annexation & Zoning Designation -

William H. Gross with Georgia Florida Gateway, LLC and Haddock Road Holdings, LLC is requesting to annex parcels 121 009A, 121 009BPZ, and 121 009CPZ containing approximately 278 acres located on the east and west sides of Haddock Road. The applicant is also requesting a zoning designation of C-8 (Interchange Transitional). The purpose of the request is to be able to connect to the city water and sewer service for a purposed mixed use project consisting of commercial, industrial, and residential uses.

II. CALL TO ORDER

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

III. APPROVE MINUTES FROM LAST MEETING

Walt Fuller, Jr. made a motion to approve the minutes from the May meeting. Michael Haynes seconded the motion. Kathy Markes abstained. Motion was approved 5 to 1.

IV. AGENDA ITEMS

1. Home Occupation-836 E. Hilton Ave.-Map & Parcel K17A01 001E -

Howard Day has applied for a Home Occupation Permit for a handyman/construction service business known as "Brighter Day's Handyman/Construction Service, 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: Kathy Markes, Board Member
SECONDER: Matthew Hooks, Board Member
AYES: Hooks, Haynes, Markes, Fuller Jr., Shannon, Shepard
ABSENT: Morris

2. ROW Acceptance-Settler's Hammock Phase 3 -

Lamar Smith with LSSD Settler's Hammock, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure within Settler's Hammock Phase 3 that includes Daniel Trent Way and Olson Way. An inspection of the infrastructure was completed by the Planning Dept. and Public Works in April of 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/R-1. Staff recommends approval.

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

3. Special Use Permit -

Chunlan Zhao has applied for a Special Use Permit for parcel 093 017A located at 1801 Harrietts Bluff Rd. The purpose of the Special Use Permit is for the applicant to be able to operate a retail business that includes the sale of decorative steel gates, roof panels, and other building materials in a C-4 zoning district. The Kingsland Zoning and Land Development Ordinance, Sec.61.4.2- C-4, Interchange Commercial Permitted Uses does not allow for this type of business. Zoning is C-4. Staff recommends approval.

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

4. Adoption of Ordinance 2024-07 to Amend Ordinance 2011-01 -

Ordinance 2024-07 to Amend Ordinance 2011-01, Article VI, Sec. 61, by adding Sec.68.8 C-8 Interchange Transitional Zoning District to KLADO.

The amendment will add a new zoning district (C-8) that will allow for a mixed use of commercial, retail, industrial and residential uses in the same zoning district. The new zoning is needed to allow for proposed projects on Haddock Rd. Exit 1 and for other future projects where the C-8 zoning may be needed. Staff recommends approval.

Deferred until August

At 6:30 PM, Becci Shannon made a motion to have an Executive Session. Kathy Markes seconded the motion. The Planning Commission returned from the Executive Session at 6:52 PM. Fyrth Morris arrived between the Executive Session and the return to the Planning Commission Meeting.

RESULT:	DEFERRED [UNANIMOUS]
MOVER:	Bryant Shepard, Chairman
SECONDER:	Kathy Markes, Board Member
AYES:	Hooks, Haynes, Markes, Fuller Jr., Shannon, Shepard, Morris

5. Re-Zoning-Parcels 093 054O, 093 054R, and 093 054S -

James Coughlin with Camden County JDA has applied for a re-zoning of the (3) parcels containing approximately 29 acres located in the Camden County Industrial Park. The applicant is requesting the parcels be re-zoned to I-G (General Industrial) for the purpose of allowing additional types of industrial uses. Current Zoning is I-L (Light Industrial). Staff recommends approval.

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

6. Annexation & Zoning Designation-Parcels 121 009A, 121 009BPZ, and 121 009CPZ -

Bill Gross has applied for the Annexation of (3) parcels containing approximately 278 acres located on the east and west sides of Haddock Road and north of St Marys Road in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for a proposed mixed use project that would consist of commercial, retail, industrial and residential uses. The applicant is also requesting a zoning designation of C-8 (Interchange Transitional) for the parcels if the annexation is approved. The developer would be responsible for extending the city water and sewer service to this area. Current Zoning: Parcel 121 009BPZ is zoned C-1 Interchange Commercial (County), Parcels 121 009CPZ and 121 009A are zoned A-F Agricultural Forestry (County). Staff recommends approval contingent on if the C-8 zoning amendment is approved by City Council.

RESULT:	DEFERRED [UNANIMOUS]	Next: 8/5/2024 6:00 PM
MOVER:	Kathy Markes, Board Member	
SECONDER:	Michael Haynes, Board Member	
AYES:	Hooks, Haynes, Markes, Fuller Jr., Shannon, Shepard, Morris	

V. ADJOURNMENT

Citizens present at this meeting were: Chi Brugh, Bill Gross, Nichol Lee, Gabriel Lee, Justin Shannon, Joey Strength, Steve Blakely, Darren Harper-Camden Co. JDA, Sarah Veros and Scott Smith.

Walt Fuller, Jr. made a motion to adjourn. The motion was approved unanimously. The meeting adjourned at 7:18 PM.

Bryant Shepard, Chairman

ATTEST:

Natalie Moreland, Clerk/Receptionist