



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • JULY 1, 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 Amendment to Original PD for Fairways Edge Phase 2 -

Jonathan McDill, acting agent for Sawyer & Associates, is requesting to amend the original PD for Fairways Edge Phase 2 containing approximately 48.61 acres. The new PD would allow for 50' and 60' lot widths within Phase 2.

2. Public Hearing for Re-Zoning of Parcel K15 09 001 -

Rebecca Shannon and Justin Shannon are requesting the parcel be re-zoned to C-1 (Central Business District) for the purpose of a proposed Mixed Use project. The parcel is located at 214 W. King Ave. containing a total of approximately 1.39 acres.

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

IV. AGENDA ITEMS

1. ROW Acceptance-Ryans Cove Phase 3 -

Ronald Sawyer with Live Oak Coastal Homes, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure within Ryans Cove Phase 3 that includes Ryan Nicholas Drive. An inspection of the infrastructure was completed by the Planning Dept. and Public Works in May 2024 and no issues were found. The submitted Quit Claim Deed is attached to this report. Zoning is PD/R-2. Staff recommends approval.

2. Final Plat-Brookshire Green -

Ronald H. Sawyer, II has submitted a final plat application for Brookshire Green consisting of 64 single family lots on approximately 18.98 acres. The preliminary plat and PD was approved by the City Council on July 10, 2023. Zoning is PD/R-2. Staff recommends approval.

3. Preliminary Plat-Lake Juniper Phase 6 -

Roger Bennett, acting agent for Soncel, Inc. has submitted a preliminary plat application for Lake Juniper Phase 6 consisting of 29 single family lots on approximately 13.79 acres. The developer will follow the existing PD. Zoning is PD/R-1. Staff recommends approval.

4. Preliminary Plat & PD Approval-The Villas at Camden Woods-Phase II -

Roger Bennett, acting agent for Sawyer and Associates has submitted a preliminary plat application and PD for The Villas at Camden Woods Phase II consisting of 240 single family lots on approximately 81.89 acres. The developer submitted a PD that has been reviewed and approved by the Planning and Building Department. The PD is attached to this report. Zoning is PD/MU (Planned Development Mixed Use). Staff recommends approval.

5. Final Plat & PD Amendment-Fairways Edge Phase 2 -

Jonathan McDill, acting agent for Laurel Island Holdings, LLC and Saw Dawg, LLC has requested an amendment to the original PD for Fairways Edge Subdivision. The amendment will allow for 50' and 60' lots in Fairways Edge Phase 2 only and will allow for Phase 2 to have its own separate H. O. A.-The PD is attached to this report. A final plat for phase 2 has also been submitted for approval, consisting of 144 single family lots on approximately 48.61 acres. The preliminary plat was approved by the City Council on April 9, 2024. Zoning is PD/R-1. Staff recommends approval.

6. Re-Zoning-214 W. King Ave.-Map & Parcel K15 09 001 -

Rebecca & Justin Shannon have applied for a re-zoning of parcel K15 09 001 containing approximately 1.39 acres located at 214 W. King Ave. The applicant is requesting the parcel be re-zoned to C-1 (Central Business District) for the purpose of a mixed use project. Current zoning is C-2 (General Commercial). Staff recommends approval. The Kingsland Downtown Development Authority also recommends approval.

V. ADJOURNMENT