



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • 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.

Citizen Karen Campbell, Board of Directors for the HOA, mentioned concerns about a construction entrance, damage to streets and who is responsible for the clean up. Citizen Chuck Potchen agreed with Ms. Campbell's concerns, as well as possible potholes. Citizen Yvanet Letzetter has the following concerns: Will there be a separate entrance, why the need for a separate HOA, and she is concerned for lots of children in neighborhood. Citizen Rob Williams agrees with construction entrance

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.

Citizen Vangarry Sommerville agrees to approve the re-zoning. The area needs some TLC. Citizen Beverly Cleveland also agrees with the re-zoning. The Public Hearing portion of this meeting was closed at 6:10 PM.

II. CALL TO ORDER

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

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

The meeting was called to order at 6:10 PM by Fyrth Morris, Vice Chairman.

III. APPROVE MINUTES FROM LAST MEETING

Matthew Hooks made a motion to approve the minutes from the June meeting. Walt Fuller, Jr. seconded the motion. The motion carried unanimously.

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.

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

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.

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

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.

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

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.

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

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.

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

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.

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

V. ADJOURNMENT

Citizens present at this meeting were Justin Shannon, Thomas & Karen Campbell, Vangarry & Irene Somerville, Roger Bennett, Ronald Sawyer, Randy Sawyer, Norman Echols, Tina Langdale, Tomas & Patricia Muir, Dr. Jannett Bradford, Susan K. Poole, Yvanet Letzeller, Charles Potchen, Brenda Roberts, Beverly Cleveland, and Rob Williams.

Walt Fuller, Jr. made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 6:40 PM.

Fyrth Morris, Vice Chairman

ATTEST:

Natalie Moreland, Clerk/Receptionist