



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • AUGUST 5, 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-Parcel 107 005R -

Richard Crisco has requested Parcel 107 005R be re-zoned to C-2 (General Commercial) for the purpose of a proposed restaurant. The parcel is located at 898 The Lakes Blvd., East containing a total of approximately 1.28 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. OLD BUSINESS

1. Ordinance Amendment-Ordinance 2024-07 to Amend Ordinance 2011-01, Article VI, Sec.61, Adding Sec. 61 -

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 Road Exit 1 and for other proposed future projects where the C-8 zoning may be needed. Staff recommends approval.

V. AGENDA ITEMS

1. Re-Zoning-Parcel 107 005R -

Richard Crisco has applied for a re-zoning of parcel 107 005R containing approximately 1.28 acres located at 898 The Lakes Blvd., East. The applicant is requesting the parcel be re-zoned to C-2 (General Commercial) for the purpose of a proposed restaurant. Current zoning is PD/R-1. Staff recommends approval.

VI. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4515)**

Meeting: 08/05/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4515

Public Hearing for Re-Zoning-Parcel 107 005R

Richard Crisco has requested Parcel 107 005R be re-zoned to C-2 (General Commercial) for the purpose of a proposed restaurant. The parcel is located at 898 The Lakes Blvd., East containing a total of approximately 1.28 acres.



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4514)

4.1

Meeting: 08/05/24 06:00 PM
Department: Planning and Zoning
Category: Amendment
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4514

Ordinance Amendment-Ordinance 2024-07 to Amend Ordinance 2011-01, Article VI, Sec.61, Adding Sec. 61

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 Road Exit 1 and for other proposed future projects where the C-8 zoning may be needed. Staff recommends approval.



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: August 5, 2024

City Council Meeting Date: August 12, 2024

Old Business Agenda Item: Ordinance 2024-07 to Amend Ordinance 2011-01, Article VI, Sec. 61, adding Sec. 61.8 C-8 Interchange Transitional Zoning District to KLADO.

Summary: 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 proposed future projects where the C-8 zoning may be needed.

Is proposal consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball

Planning Director

Attachment: Aug 2024-Ord Amend-2024-07 to 2011-01 (4514 : Ordinance Amendment-Ordinance 2024-07 to Amend Ordinance 2011-01 Article VI, Sec.61,
Attachment: Aug 2024-Corrected Ord Amend (4514 : Ordinance Amendment-Ordinance 2024-07 to Amend Ordinance 2011-01, Article VI, Sec.61,

ORDINANCE #2024-07

AN ORDINANCE TO AMEND ORDINANCE 2011-01, ARTICLE VI, SEC. 61 of KLADO by adding SEC. 61.8 C-8 Interchange Transitional

61.8.1. Intent of the District. The purpose of the C-8 Interchange Transitional District is to provide for industrial, commercial, and residential uses to serve the needs of local residents and interstate travelers to include all city parcels and any future annexed parcels one mile to the east and west of I-95, exits 1 through 7. Development should be planned in large units, and not haphazardly, with transitional areas between uses within the district and uses within adjacent districts as described in this section.

61.8.2. Within the C-8 district, the following uses are permitted:

- 1) All permitted uses within I-L Wholesale and Light Industrial District, but not to include the following:
 - a) Adult bookstores, explicit media outlets, adult movie houses, adult entertainment.
 - b) Development of natural resources including the removal of minerals and natural materials together with necessary building, machinery and appurtenances related thereto. (excluding burrow pits used for on-site development)
 - c) Frozen dessert and milk processing plants.
 - d) Any type of Bottling works.
 - e) Any other establishments for the manufacture, repair, assembly, or processing materials which are objectionable by reason of smoke, dust, odors, bright lights, noise or vibrations. (To be determined by the Planning Department staff)
- 2) All permitted uses within R-1 Single Family Residence District, but not to include the following:
 - a) Horses, ponies, and fowl.
 - b) Agriculture, forestry, livestock and poultry production, no structure containing poultry or livestock and no storage of manure or odor or dust producing substance or use.
 - c) Bed and Breakfast Inns, (only allowed in commercial and light industrial areas).
- 3) All permitted uses within R-3 Medium and High-Residential District, but not to include the following:
 - a) Family personal care homes and Group care homes.

4) Without limiting the foregoing:

- i. Shopping Centers;
- ii. Commercial establishments, including retail, wholesale, and service businesses, including convenience stores and Laundromats and Laundry and Dry Cleaning, gyms and fitness studios; and plant nurseries;
- iii. Hotels, Motels, and Bed and Breakfast Inns;
- iv. Restaurants and other food service establishments, including drive-thru facilities, and food trucks;
- v. Truck stops, travel plazas, and related facilities (including with co-located restaurants and other food service establishments including drive-thru facilities, food trucks and service centers);
- vi. Automobile Service Stations and Garages, (including with co-located restaurants and other food service establishments.; in which all work must be conducted within an enclosed building with no outside storage of vehicles or equipment.
- vii. Warehouses and distribution facilities;
- viii. Carwashes and truck washes;
- ix. Campgrounds, travel trailer parks, and recreational vehicle parks;
- x. Offices, including professional offices;
- xi. Kindergartens, Day Care Centers;
- xii. Destination monuments, including flags, and destination signage;
- xiii. Welcome centers and rest areas;
- xiv. Special events facilities, including amphitheaters;
- xv. Senior care facilities, including assisted living centers, adult daycare facilities, long-term care facilities, nursing homes, hospice care;
- xvi. Lounges and bars associated with full service sit down restaurants; Micro Breweries
- xvii. Animal care facilities, dog parks, and veterinary hospitals and offices;
- xviii. Government and institutional facilities; (not to include correctional facilities)
- xix. Commercial parking areas; Parking Decks
- xx. Hospital and other medical uses, including emergency care facilities, pharmacies and clinics;

- xxi. Data centers;
- xxii. Condominiums, timeshares and short term rentals;
- xxiii. Utility facilities, including water tanks and solar panels on roof tops or solar tint on buildings (no Solar Farms), Satellite Dish Antennas (size and location will be determined by the Planning Department Staff)

61.8.3. Other Requirements within the C-8 district.

- 1) Any areas of development, within the zoning district, abutting established residential areas must be of like kind, or wetlands, or greenspace to include the entire distance of the established abutting property lines.
- 2) Any Industrial or Commercial businesses must have separate roads leading into the facility and may not be accessed through residential areas.
- 3) Any developments will follow the established building requirements in **Sec. 70** of the Kingsland Land and Development Ordinance, unless other specified building requirements are approved within an applicant's PD (Planned Development).
- 4) Any applicant that submits a rezoning application for land to be rezoned to C-8 or any applicant proposing a development within the C-8 zoning district is required to submit a conceptual site plan or Land Use Plan and PD (Planned Development) that will be reviewed by the Planning Department and submitted to the Planning Commission for a recommendation to the City Council for approval or non-approval.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4516)**

Meeting: 08/05/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4516

Re-Zoning-Parcel 107 005R

Richard Crisco has applied for a re-zoning of parcel 107 005R containing approximately 1.28 acres located at 898 The Lakes Blvd., East. The applicant is requesting the parcel be re-zoned to C-2 (General Commercial) for the purpose of a proposed restaurant. Current zoning is PD/R-1. Staff recommends approval.



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Planning and Community Development

Staff Report

Planning Commission Meeting Date: August 5, 2024

City Council Meeting Date: August 12, 2024

Agenda Item: Rezoning

Background:

The area of the parcel is located at the intersection of Gross Rd. and The Lakes Blvd. The surrounding parcels are mostly residential, however there are several commercial parcels along Gross Rd. The applicant is proposing to build a small restaurant to be able to serve the surrounding neighborhood residents and travelers along Gross Rd. The applicant feels there is a need for this type of business in this area of the city. The parcel was previously used for a batting cage business but was never rezoned for a commercial use.

Summary:

Richard Crisco has applied for a rezoning of parcel 107 005R containing approx. 1.28 acres located at 898 The lakes Blvd. East. The applicant is requesting the parcel be rezoned to C-2 (General Commercial) for the purpose of a proposed restaurant.

Current Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

Attachment: Aug 2024-Re-Zone-Parcel 107 005R-898 The Lakes Blvd., E. (4516 : Re-Zoning-Parcel 107 005R)

August Asota

240081

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 PD/R-1EXISTING USE VACANT/OLD Batting CageREQUESTED ZONING C-2REQUESTED USE Small Restaurant

PROPERTY OWNER(S)

Name(s) Richard S. CriscoAddress 898 East Lakes Blvd.Phone No. (912) 409-5007 (Work and/or home); Fax No. (912) 576-9622

☒ 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: 898 East Lakes Blvd
Kingsland Ga. 31548

Property

Address: 898 East Lakes Blvd Kingsland Ga. 31548Tax Map Reference Number 107005R Zoning Map PD/R-1

Attachment: Aug 2024-Re-Zone-Parcel 107 005R-898 The Lakes Blvd., E. (4516 : Re-Zoning-Parcel 107 005R)

City of Kingsland Zoning Application
Page Two

Property Size 1.20 Acres Property Frontage Lakes Blvd + 222 Ft. →
gross Rd ← 357 Ft → Feet

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 _____

We are opening a family operated and owned Business. Extremely Kid
Friendly with lot's of Kids Nights and Events to take your child to.

ONE of Would not be detrimental to property or persons in the area because It is Across the Street
From the largest Park in Kingsland. No Restaurants on gross Rd.
We will be keeping families from being Dehydrated and Hungry During
Events at Howard Peoples Park.

Other

Comments: I Have Been in Camden County for 32 years. I Have been w/
Bennett Chevrolet For 23 of those years. I am Looking Forward to
giving Camden County and the city of Kingsland a nice family oriented
Place to spend time together as a family.

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

Attachment: Aug 2024-Re-Zone-Parcel 107 005R-898 The Lakes Blvd., E. (4516 : Re-Zoning-Parcel 107 005R)

City of Kingsland Zoning Application
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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
<u>N/A</u>	

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.


Owner

Owner

Owner

HEARING DATE

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

Attachment: Aug 2024-Re-Zone-Parcel 107 005R-898 The Lakes Blvd., E. (4516 : Re-Zoning-Parcel 107 005R)

City of Kingsland Zoning Application
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at their meeting of August 5, 2024, 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 Richard Crisco
in the amount of \$ 225.00.

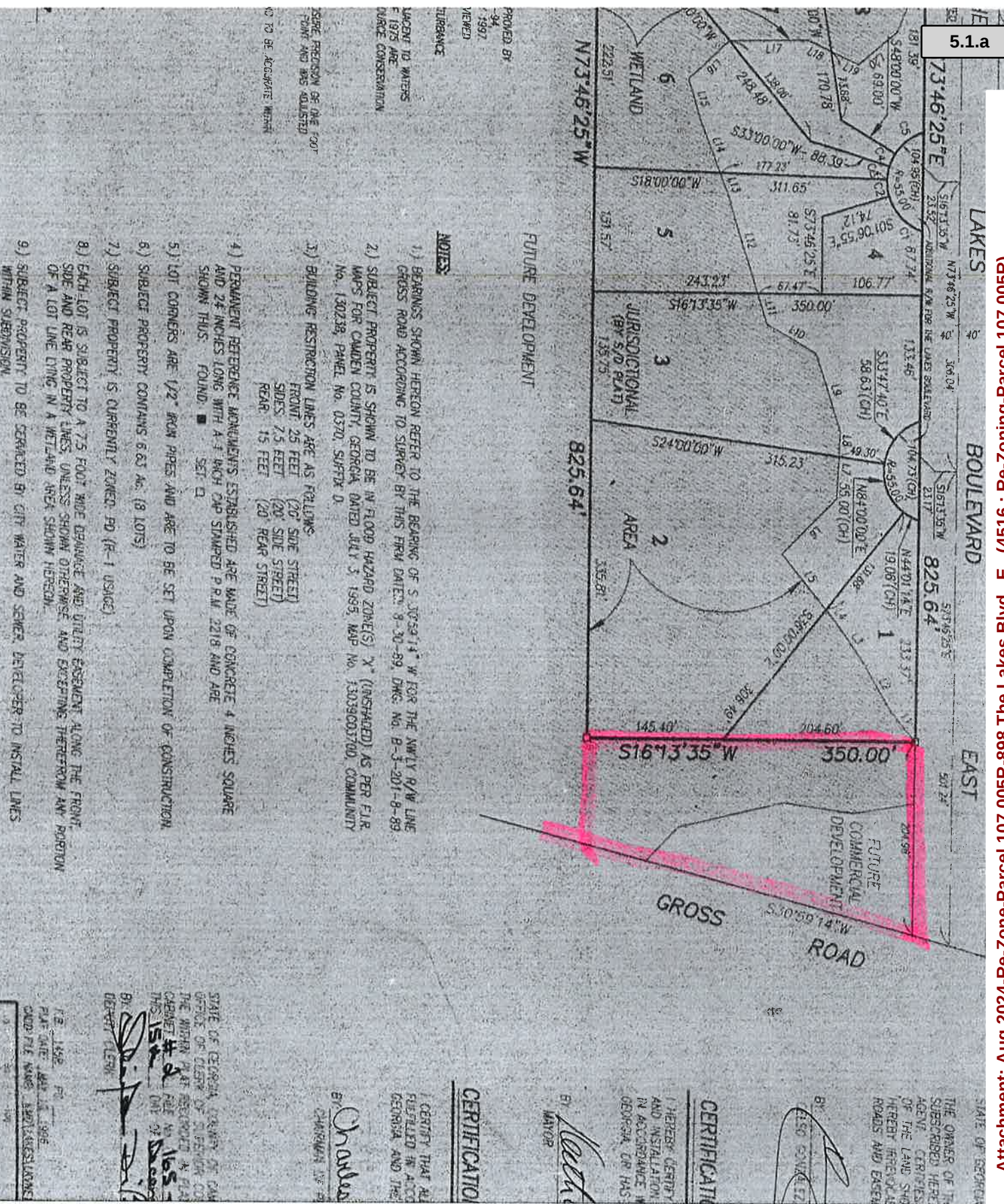
City of Kingsland

BY: [Signature]

Planning & Zoning Administrator

Date: 7/1/2024

Attachment: Aug 2024-Re-Zone-Parcel 107 005R-898 The Lakes Blvd., E. (4516 : Re-Zoning-Parcel 107 005R)



NOTES

- 1) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S 30°59'14" W FOR THE NW 1/4 R/W LINE CROSS ROAD ACCORDING TO SURVEY BY THIS FIRM DATED 8-30-89, DMC. NO. B-3-201-8-89.
- 2) SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE(S) "X" (UNSHADED) AS PER FIRM MAPS FOR CAMDEN COUNTY, GEORGIA DATED JULY 3, 1995, MAP NO. 13039003700, COMMUNITY NO. 130238, PANEL NO. 0370, SHEET 0.
- 3) BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 25 FEET (20' SIDE STREET)
SIDES: 7.5 FEET (20' SIDE STREET)
REAR: 15 FEET (20' REAR STREET)
- 4) PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE MADE OF CONCRETE 4 INCHES SQUARE AND 24 INCHES LONG WITH A 1 INCH CAP STAMPED P.R.M. 2218 AND ARE SHOWN THUS: FOUND: SET: □
- 5) LOT CORNERS ARE 1/2" IRON PIPES AND ARE TO BE SET UPON COMPLETION OF CONSTRUCTION.
- 6) SUBJECT PROPERTY CONTAINS 6.83 AC. (8 LOTS)
- 7) SUBJECT PROPERTY IS CURRENTLY ZONED: PD (R-1 USAGE).
- 8) EACH LOT IS SUBJECT TO A 7.5 FOOT WIDE EASEMENT AND UTILITY EASEMENT ALONG THE FRONT SIDE AND REAR PROPERTY LINES, UNLESS SHOWN OTHERWISE AND EXCEPTING THEREFROM ANY PORTION OF A LOT LINE LING IN A WETLAND AREA SHOWN HEREON.
- 9) SUBJECT PROPERTY TO BE SERVICED BY CITY WATER AND SEWER, DEVELOPER TO INSTALL LINES WITHIN SUBDIVISION.

CERTIFICATION

I CERTIFY THAT ALL
REBILLED IN ACCORDANCE
WITH THE RULES AND
REGULATIONS OF THE
STATE OF GEORGIA.

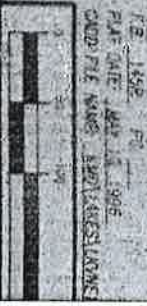
BY: *Charles*
CHAIRMAN OF THE BOARD

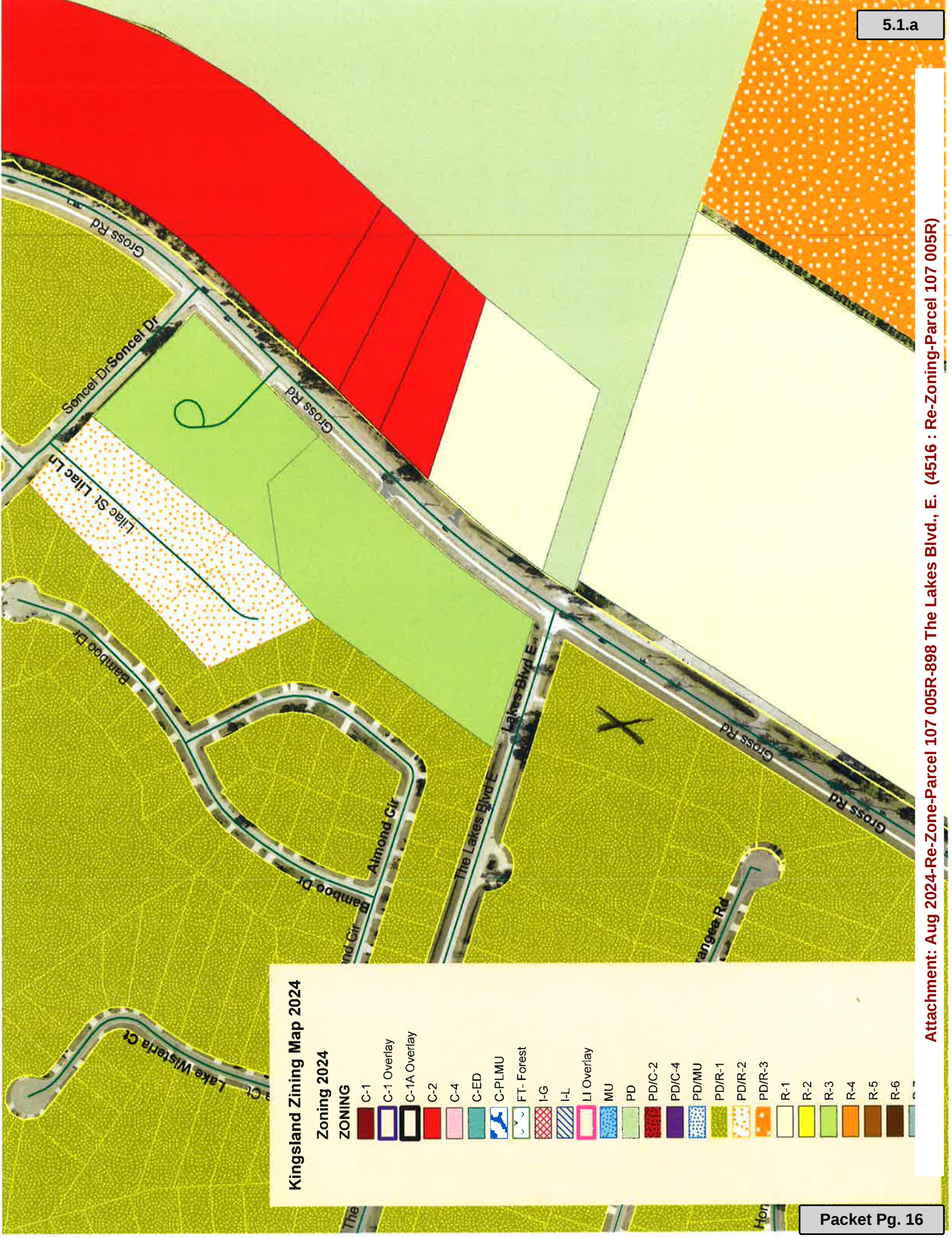
CERTIFICATION

I HEREBY CERTIFY
AND INSTALLATION
IN ACCORDANCE WITH
THE RULES AND
REGULATIONS OF THE
STATE OF GEORGIA.

BY: *Leech*
MANOR

STATE OF GEORGIA, DEPARTMENT OF REVENUE
OFFICE OF CLERK OF SUPERIOR COURT
THE WITHIN PLAT RECORDED IN PLAT
BOOK # 154, PAGE 105-1
THIS 15th DAY OF MAY, 1996
BY: *Shirley*
CLERK





Kingsland Zoning Map 2024

Zoning 2024

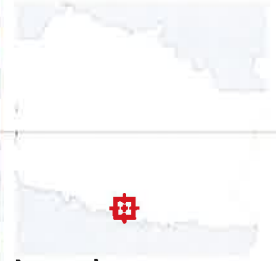
ZONING	C-1	C-1 Overlay	C-1A Overlay	C-2	C-4	C-ED	C-PLMU	FT- Forest	I-G	I-L	LI Overlay	MU	PD	PD/C-2	PD/C-4	PD/MU	PD/R-1	PD/R-2	PD/R-3	R-1	R-2	R-3	R-4	R-5	R-6
	[Red]	[Light Green]	[Yellow]	[Pink]	[Pink]	[Teal]	[Blue]	[Light Blue]	[Red and White Checkered]	[Blue and White Checkered]	[Pink]	[Blue]	[Light Green]	[Red]	[Purple]	[Blue and White Checkered]	[Green]	[Orange and White Checkered]	[Orange]	[Yellow]	[Light Green]	[Green]	[Orange]	[Brown]	[Dark Brown]



Camden County, GA



Overview



Legend

- Parcels
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels**

Parcel ID	107 005R	Owner	CRISCO RICHARD S	Last 2 Sales			
Class Code	Commercial		104 BOONE AVENUE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		SUITE G	10/27/2023	\$25000	NM	U
	KINGSLAND		KINGSLAND, GA 31548	8/21/2001	\$27000	LM	Q
Acres	1.28	Physical Address	898 E LAKES BLVD				
		Assessed Value	Value \$58840				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 7/1/2024

Last Data Uploaded: 6/29/2024 1:34:30 AM

Developed by Schneider
GEOSPATIAL

Attachment: Aug 2024-Re-Zone-Parcel 107 005R-898 The Lakes Blvd., E. (4516 : Re-Zoning-Parcel 107 005R)