



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • SEPTEMBER 3, 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-Map & Parcel 107 005R-898 E. Lakes Blvd. -

Richard Crisco is requesting the parcel be re-zoned to C-2 (General Commercial) for the purpose of a proposed restaurant. The parcel is located at 898 E. Lakes Blvd. containing a total of approximately 1.28 acres. Current zoning is PD/R-1.

2. Public Hearing for Re-Zoning-Map & Parcel K11 01 010 -

The City of Kingsland has requested that Parcel K11 01 010 be re-zoned to C-2 (General Commercial). The parcel is located at 531 N. Lee St. containing approximately 5.3 acres.

Citizen Barry Johnson had concerns about taxes and is against the re-zoning. Citizen Tina Jones had the same concern.

3. Public Hearing for Annex & Zone Designation-Parcels 121 009A, 121 009BPZ & 121 009CPZ -

William H. Gross with Georgia Florida Gateway, LLC and Haddock Road Holdings, LLC has requested to annex parcels 121 009A, 121 009BPZ and 121 009CPZ containing approximately 278 acres located on the east and west sides of Haddock Rd. 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 for a proposed mixed use project consisting of commercial, industrial, and residential uses.

Citizen Steve Blakely had concerns about this project.

The public hearing portion of this meeting closed at 6:17 PM.

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

We had to wait for Michael Haynes to arrive in order to continue this meeting. He arrived at 6:27 PM and we proceeded with the roll call.

III. APPROVE MINUTES FROM LAST MEETING

Michael Haynes made a motion to approve the minutes from the July meeting. Becci Shannon seconded the motion. The motion carried unanimously.

IV. OLD BUSINESS

1. Ord Amend-Ord 2024-07 to Amend Ord 2011-01 -

Ordinance 2024-07 to Amend Ordinance 2011-01, Article VI, Sec. 61, adding Sec. 61.8 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 proposed future projects where the C-8 zoning may be needed. Staff recommends approval.

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

V. AGENDA ITEMS

1. Re-Zoning-898 E. Lakes Blvd.-Map & Parcel 107 005R -

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

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

2. Home Occupation-102 Aloe Ct.-Map & Parcel 107M 003 -

Charles Cardell has applied for a home occupation permit for a Honeybee Product sales business known as "C & R Bushcrafts, Inc.". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.

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

3. Re-Zoning-531 N. Lee St.-Map & Parcel K11 01 010 -

The City of Kingsland has applied for a re-zoning of parcel K11 01 010 containing approximately 5.30 acres located at 531 N. Lee St. The applicant is requesting the parcel be re-zoned to C-2 (General Commercial) to correct the city zoning map to accommodate the existing and future uses of the parcel. Zoning is R-1. Staff recommends approval.

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

4. Annex & Re-Zone Designation-Parcels 121 009A, 121 009BPZ & 121 009CPZ -

Bill Gross has applied for the Annexation of parcels 121 009A, 121 009BPZ, and 121 009CPZ containing approximately 278 acres located on the east and west sides of Haddock Rd. and north of St Marys Rd. 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, light industrial and residential uses. The applicant is also requesting a zoning designation of C-8 (Interchange Transitional) for the parcels if annexation is approved. Current Zoning is: Parcel 121 009BPZ is zoned C-I Interchange Commercial (County), Parcels 121 009CPZ and 121 009A are zoned A-F Agricultural Forestry (County). Staff recommends approval.

Approval contingent upon approval of the Ordinance Amendment of Ordinance 2024-07 to amend ordinance 2011-01, Article VI, Sec. 61, adding Sec. 61.8 C-8 Interchange Transitional Zoning District to KLADO.

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

VI. ADJOURNMENT

Citizens present at this meeting were Rick Crisco, Britt Crisco. Ella Waye, Nadine Hopkins, Bethany Hooks, Barry E. Johnson, Rose A. Johnson, Tina Jones, Charles Cardell, Bill Gross and Steve Blakely.

Michael Haynes made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 6:40 PM.

Kathy Markes, Interim Chairperson

Natalie Moreland, Clerk/Receptionist