



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • OCTOBER 7, 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 PD Amendment-Parcel 106 040 -

Roger Bennett, acting agent for Sawyer & Associates, is requesting to amend the original PD for parcel 106 040 containing approximately 49.14 acres. The new PD would allow for Multifamily Residential (Townhomes) to be added to the original PD, which only allowed for commercial uses.

2. Public Hearing for Variance-Parcel 108 002 -

Marisa Kolman, acting agent for Texas Roadhouse Restaurant is requesting a variance for parcel 108 002 containing approximately 2.93 acres. The applicant is requesting a variance to the Kingsland Zoning and Land Development Ordinance, Article XII, Sec. 120- Signs -Maximum Sign Area (Square Feet). The applicant is asking to allow for the main wall sign to be 127.6 square feet instead of the required 50 square feet maximum that the ordinance allows.

3. Public Hearing for PD Approval-GA/FL Gateway Project-Exit 1 & Haddock Rd -

Bill Gross, with Georgia Florida Gateway, LLC and Haddock Road Holdings, LLC has requested a PD Approval for the Planned Development on parcels 121 009A, 121 009BZ, and 121 009CPZ containing approximately 278 acres. The PD will fall under the C-8 Interchange Transitional Zoning District.

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
Board Member
Chairman
Vice Chairman

III. APPROVE MINUTES FROM LAST MEETING

IV. AGENDA ITEMS

1. Home Occupation-102 the Villas Way-Parcel 107 01 045A -

Janelle Martinez has applied for a Home Occupation Permit for an on-line clothing and accessory business known as "Styled-By-JM". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/MU. Staff recommends approval.

2. Re-Plat-Brookshire Green -

Ronald H. Sawyer II has submitted a Re-Plat and final plat application for Brookshire Green consisting of 61 single family lots on approximately 18.98 acres. The original final plat consisted of 64 single family lots. The final plat was originally approved by the City Council on July 15, 2024. Zoning is PD/R-2. Staff recommends approval.

3. Final Plat-Fiddler's Cove Phase 5 -

Ron Sawyer with Sawyer & Associates, Inc. has submitted a final plat application for Fiddler's Cove Phase 5 consisting of 16 single family lots on approximately 8.23 acres. The developer will continue to follow the same PD that was used in Phases 1 through 4. Zoning is PD/R-1. Staff recommends approval.

4. PD Amendment to Original PD for Parcel 106 040 -

Ron Sawyer with Sawyer & Associates, Inc. has submitted a PD Amendment to the original PD for parcel 106 040 containing approximately 49.14 acres. The PD Amendment will allow for Townhomes to be built on 16 acres of the parcel. The original PD only allowed for commercial uses. Zoning is PD/C-2. Staff recommends approval.

5. Variance-1508 Boone St.-Parcel 108 002 -

Marisa Kolman, acting agent for Texas Roadhouse Restaurant has submitted a variance application for parcel 108 002 containing approximately 2.93 acres located at 1508 Boone St. The applicant is requesting a variance to Article XXII, Sec. 120- Signs- Maximum Sign Area (Square Feet) which would allow for the main wall sign for the restaurant to be 127 square feet instead of the maximum allowance of 50 feet so that travelers on Hwy. 40 will have better visibility to the sign and restaurant. The Planning Director and Building Official see no issues with the variance request. Zoning is C-2 (General Commercial). Staff recommends approval.

6. PD Approval-Parcels 121 009A, 121 009BPZ, and 121 009CPZ -

Bill Gross with Georgia/Florida Gateway, LLC and Haddock Road Holdings, LLC has submitted a PD approval application for the proposed mixed use development consisting of residential, commercial, and light industrial uses on parcels 121 009A, 121 009BPZ, and 121 009CPZ containing approximately 278 acres, located north of exit 1 on Haddock Road. The Planning Department had several meetings with the developer and collaborated on the text of the PD. The Planning Director and Building Official have reviewed and approved the final submitted PD and Land Use Map. Zoning is C-8 (Interchange Transitional)- Contingent on approval. Staff recommends approval contingent on City Council approval of the annexation and zoning designation for the three parcels.

V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4556)**

Meeting: 10/07/24 06:00 PM
Department: Planning and Zoning
Category: Amendment
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4556

Public Hearing for PD Amendment-Parcel 106 040

Roger Bennett, acting agent for Sawyer & Associates, is requesting to amend the original PD for parcel 106 040 containing approximately 49.14 acres. The new PD would allow for Multifamily Residential (Townhomes) to be added to the original PD, which only allowed for commercial uses.



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4557)

1.2

Meeting: 10/07/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4557

Public Hearing for Variance-Parcel 108 002

Marisa Kolman, acting agent for Texas Roadhouse Restaurant is requesting a variance for parcel 108 002 containing approximately 2.93 acres. The applicant is requesting a variance to the Kingsland Zoning and Land Development Ordinance, Article XII, Sec. 120- Signs -Maximum Sign Area (Square Feet). The applicant is asking to allow for the main wall sign to be 127.6 square feet instead of the required 50 square feet maximum that the ordinance allows.



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4558)

Meeting: 10/07/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4558

Public Hearing for PD Approval-GA/FL Gateway Project-Exit 1 & Haddock Rd

Bill Gross, with Georgia Florida Gateway, LLC and Haddock Road Holdings, LLC has requested a PD Approval for the Planned Development on parcels 121 009A, 121 009BZ, and 121 009CPZ containing approximately 278 acres. The PD will fall under the C-8 Interchange Transitional Zoning District.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4559)**

Meeting: 10/07/24 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4559

Home Occupation-102 the Villas Way-Parcel 107 01 045A

Janelle Martinez has applied for a Home Occupation Permit for an on-line clothing and accessory business known as "Styled-By-JM". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/MU. 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: October 7, 2024

City Council Meeting Date: October 15, 2024

Agenda Item: Home Occupation for 102 The Villas Way

Summary:

Janelle Martinez has applied for a home occupation permit for an on-line clothing and accessory business known as “Styled-By JM”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/MU

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Attachment: Oct 2024-Home Occ-102 The Villas Way (4559 : Home Occupation-102 the Villas Way-Parcel 107 01 045A)



October Agency
240084

4.1.a

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the planning and Zoning Administrator at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is encouraged at the Planning Commission public hearing.

APPLICANT: Janelle Martinez PHONE: (209) 204-0980

ADDRESS: 102 The Villas Way Kingsland GA 31548

FAX: _____ E-MAIL: Janelle.Lmartinez@yahoo.com

Type of use you are requesting:

() **Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)

☒ **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

() **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: Poshmark styled-by-JM

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 102 The Villas Way Kingsland

TAX MAP & PARCEL NUMBER: 107 01 045A ZONING: PD / M4

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
HOME OCCUPATION	\$50.00
RESIDENTIAL BUSINESS	\$50.00

I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.

SIGNED: [Signature] DATE: 9/3/24

Attachment: Oct 2024-Home Occ-102 The Villas Way (4559 : Home Occupation-102 the Villas Way-Parcel 107 01 045A)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 9/3/24
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 9/3/24
3. DATE PERMIT FEE PAID: 9/3/24 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 10/7/24
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 10/28/24
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 10/29/24

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home Occ. Permit PERMIT HAS BEEN ISSUED.


PLANNING DIRECTOR
CITY OF KINGSLAND

9/3/24
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



**CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION**

APPLICANT: Janelle Martinez

ADDRESS: 102 The Villas Way

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: 204-0980 FAX: () E-MAIL: _____

PROPOSED BUSINESS: on line clothing & Accessories LOCATION: 102 The Villas Way

TAX PARCEL: 107 01 045A ZONING: PD/mu

A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

HOME OCCUPATION: *An occupation or profession conducted entirely within a dwelling and which is carried on by an occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There is no access by the public. A Home Occupation is designed to be less restrictive than a Home Office but more than a Residential Business in regard to access by the public, size, visibility, number of employees and types of business.*

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 200 Business area sq. ft. 1870 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

SIGNATURE OF APPLICANT _____

DATE _____



Kingsland Zoning Map

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
- R-7

4.1.a



Camden County, GA



Overview



Legend

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

Parcel ID	107 01 045A	Owner	MARTINEZ TIMOTHY & JANELLE	Last 2 Sales			
Class Code	Residential		LYNN	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND TAD #2		102 THE VILLAS WAY	5/14/2024	0	GT	U
	KINGSLAND TAD #2		KINGSLAND, GA 31548	5/14/2024	\$310400	NQ	U
Acres	0.13	Physical Address	102 THE VILLAS WAY				
		Assessed Value	Value \$308599				

(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: 9/6/2024

Last Data Uploaded: 9/6/2024 2:14:02 AM

Developed by  **Schneider**
GEOSPATIAL

Attachment: Oct 2024-Home Occ-102 The Villas Way (4559 : Home Occupation-102 the Villas Way-Parcel 107 01 045A)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4560)**

Meeting: 10/07/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4560

Re-Plat-Brookshire Green

Ronald H. Sawyer II has submitted a Re-Plat and final plat application for Brookshire Green consisting of 61 single family lots on approximately 18.98 acres. The original final plat consisted of 64 single family lots. The final plat was originally approved by the City Council on July 15, 2024. Zoning is PD/R-2. 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: October 7, 2024

City Council Meeting Date: October 15, 2024

Agenda Item: Re-Plat

Summary: Ronald H. Sawyer II has submitted a Re-Plat and final plat application for Brookshire Green consisting of 61 single family lots on approx. 18.98 acres. The original final plat consisted of 64 single family lots. The final plat and was originally approved by the City Council on July 15, 2024.

Zoning: PD/R-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

Attachment: Oct 2024-Re-Plat-Brookshire Green (4560 : Re-Plat-Brookshire Green)

Re-Plat

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA

APPLICANT: Read Part A completely, then answer each item in Part B. Please print or type. Do not write in Part C. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.



Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

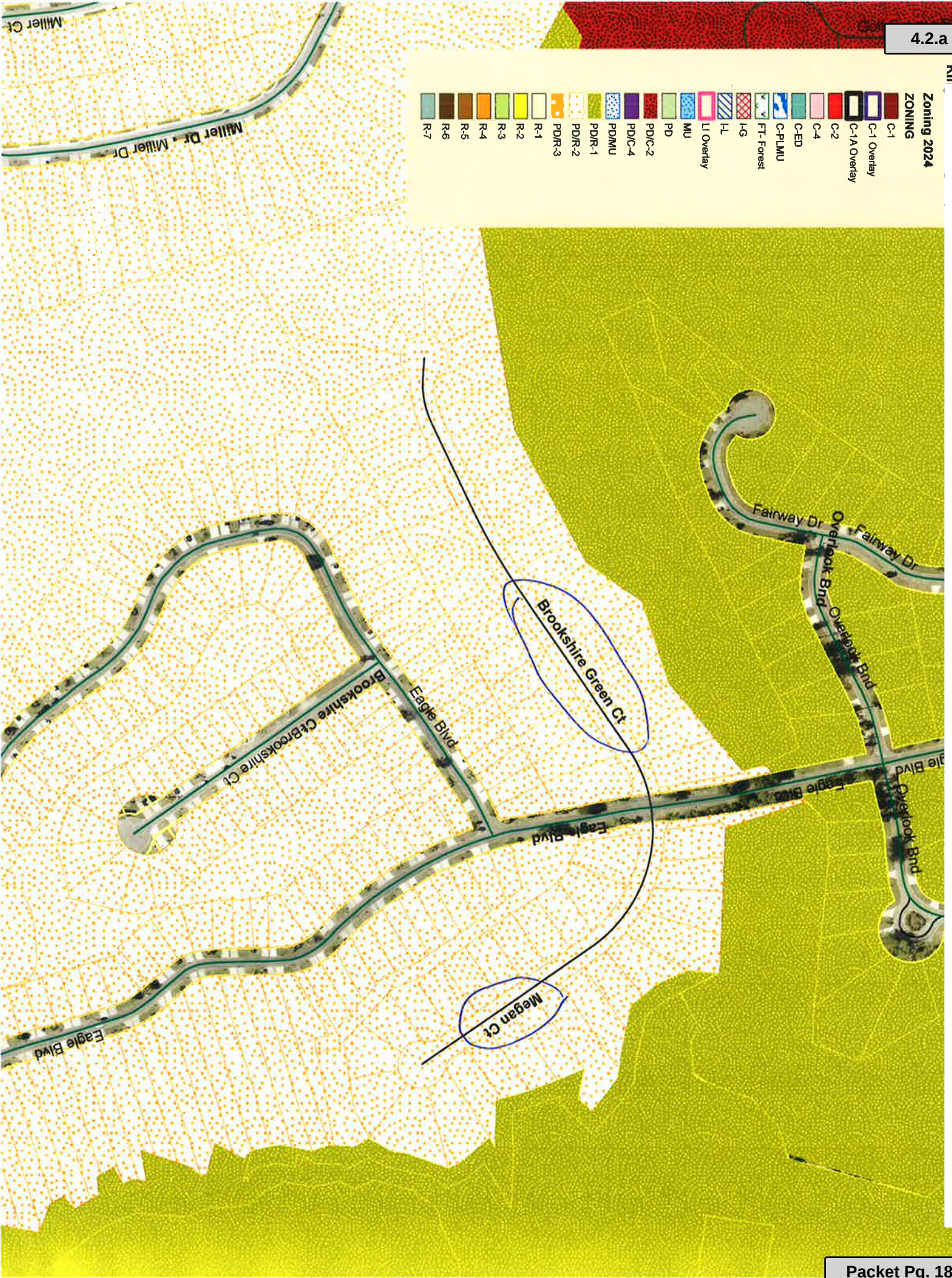
1. Your Name: BENNETT SURVEYING, INC Phone: 912-673-8240
Address: 102 MARSH HARBOR PKWY, UNIT 103
2. Owner, if not same: KINGSLAND, GA. 31548
Name: RONALD H. SAWYER, II
Address: 134 BRUCE RYAN LITTLE, KINGSLAND, GA. 31548
3. What is your interest if you are not the owner? AGENT
4. Name of proposed subdivision: Brookshire Green
5. Location of subdivision: Neighborhood: Brookshire Green
Street: Brookshire Green Court & Megan Court
Parcel Number: 120 0086 Lot Number: _____
6. Present zoning: PD/R-2
7. Number of proposed lots: 61 LOTS, 6 TRACTS
8. Area of proposed subdivision: 18.98
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - Final Plat (Original and ~~2~~ copies)
 - Vicinity Map
 - Proof of ownership
10. Signed: [Signature] Date: 9/10/2024

Part C - Planning Official Only

1. Date application was filed: 9/9/24
 2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes ☐ No
 3. Checked by: Swick & Jones
 4. Are Final Plat and application complete? ☒ Yes ☐ No
 5. Correct fee paid? ☐ Yes ☐ No ☒ Not applicable
 6. Date final plat reviewed by Planning Commission: 10/7/24
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

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
- R-7



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4561)**

Meeting: 10/07/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4561

Final Plat-Fiddler's Cove Phase 5

Ron Sawyer with Sawyer & Associates, Inc. has submitted a final plat application for Fiddler's Cove Phase 5 consisting of 16 single family lots on approximately 8.23 acres. The developer will continue to follow the same PD that was used in Phases 1 through 4. Zoning is PD/R-1. 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: October 7, 2024

City Council Meeting Date: October 15, 2024

Agenda Item: Final Plat

Summary: Ron Sawyer with Sawyer & Associates, Inc. has submitted a final plat application for Fiddler's Cove Phase 5 consisting of 16 single family lots on approx. 8.23 acres. The developer will continue to follow the same PD that was used in Phases 1 through 4.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

Attachment: Oct 2027-Final Plat-Fiddler's Cove Phase 5 (4561 : Final Plat-Fiddler's Cove Phase 5)

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA

Oct. 240087



APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. Your Name: BENNETT SURVEYING INC Phone: 912-673-8940
Address: 102 MARSH HARBOUR PKWY UNIT 103
2. Owner, if not same: KINGSLAND GA. 31548
Name: SAWYER & ASSOCIATES
Address: 100 MARSH HARBOUR PKWY KINGSLAND GA. 31548
3. What is your interest if you are not the owner? AGENT
4. Name of proposed subdivision: FIDDLERS COVE PHASE 5
5. Location of subdivision: Neighborhood: FIDDLERS COVE
Street: Presley Rose Drive
Parcel Number: 106 036 Lot Number: 1-16
6. Present zoning: PD R-1
7. Number of proposed lots: 16 LOTS 2 TRACTS
8. Area of proposed subdivision: 8.23 ACRES
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - ☒ - Final Plat (Original and 9 copies)
 - ☒ - Vicinity Map
 - ☒ - Proof of ownership
10. Signed: Roy Bennett Date: 9/13/24

Part C - Planning Official Only

1. Date application was filed: 9/13/24
 2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? () Yes (☒) No
 3. Checked by: Scott & James
 4. Are Final Plat and application complete? (☒) Yes () No
 5. Correct fee paid? (☒) Yes () No () Not applicable
 6. Date final plat reviewed by Planning Commission: 10/7/2024
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

Attachment: Oct 2027-Final Plat-Fiddler's Cove Phase 5 (4561 : Final Plat-Fiddler's Cove Phase 5)

[illegible]

Kingsland Zoning Map

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	
R-7	





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	106 036	Owner	SAWYER & ASSOCIATES INC	Last 2 Sales			
Class Code	Residential		100 MARSH HARBOUR PARKWAY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	10/10/2023	\$1900000	XS	U
	KINGSLAND	Physical Address	n/a	9/29/2016	\$137445	MP	U
Acres	8.23	Assessed Value	Value \$288050				

(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: 9/16/2024

Last Data Uploaded: 9/14/2024 6:19:51 AM

Developed by Schneider
GEOSPATIAL

Attachment: Oct 2027-Final Plat-Fiddler's Cove Phase 5 (4561 : Final Plat-Fiddler's Cove Phase 5)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4562)**

Meeting: 10/07/24 06:00 PM
Department: Planning and Zoning
Category: Amendment
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4562

PD Amendment to Original PD for Parcel 106 040

Ron Sawyer with Sawyer & Associates, Inc. has submitted a PD Amendment to the original PD for parcel 106 040 containing approximately 49.14 acres. The PD Amendment will allow for Townhomes to be built on 16 acres of the parcel. The original PD only allowed for commercial uses. Zoning is PD/C-2. 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: October 7, 2024

City Council Meeting Date: October 15, 2024

Agenda Item: PD Amendment

Summary: Ron Sawyer with Sawyer & Associates, Inc. has submitted a PD amendment to the original PD for parcel 106 040 containing approx. 49.14 acres. The PD amendment will allow for Townhomes to be built on 16 acres of the parcel. The original PD only allowed for commercial uses.

Zoning: PD/C-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

Attachment: Oct 2024-PD Amendment-Parcel 106 040 (4562 : PD Amendment to Original PD for Parcel 106 040)

***AN AMENDMENT TO THE PLANNED
DEVELOPMENT
PROJECT DESCRIPTION***

FOR:

***PARCEL 4 OF THE WRIGHT'S ISLAND
TRACT***

SUBMITTED TO:

***THE KINGSLAND CITY COUNCIL
AND
PLANNING COMMISSION***

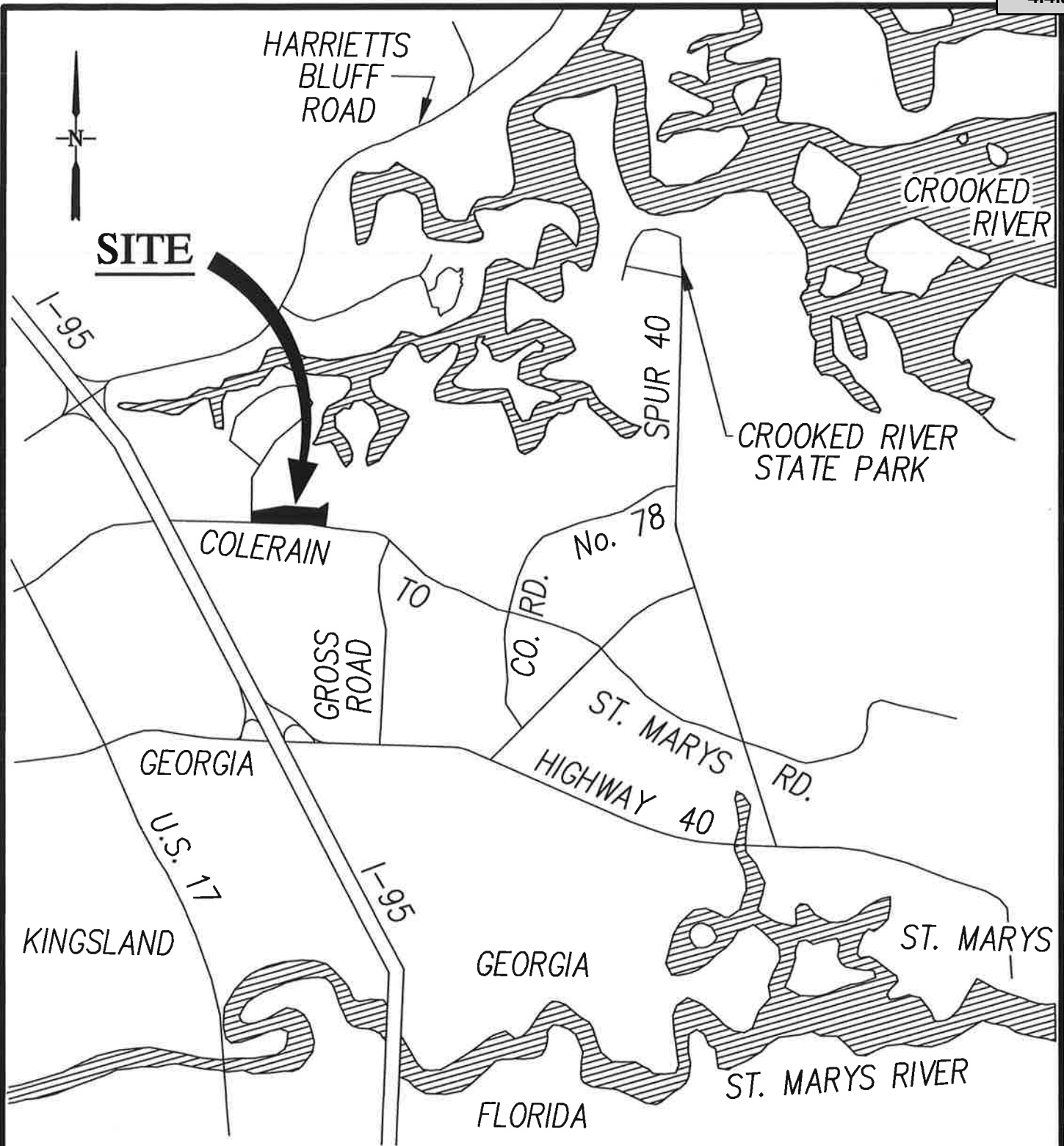
BY:

SAWYER & ASSOCIATES, INC.

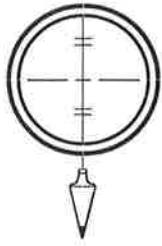
SEPTEMBER 10, 2024

BENNETT SURVEYING, INC.

(AGENT FOR SAWYER & ASSOCIATES, INC.)



**VICINITY MAP
(NOT TO SCALE)**



BENNETT SURVEYING, INC.
Surveyors and Land Planners

102 Marsh Harbour Parkway, Unit 103
Kingsland, GA 31548
P.O. Box 2729
Brunswick, GA 31521
(912) 258-8899

4.4.a

Application Request: the Applicant, Sawyer & Associates, Inc., 100 Marsh Harbour Parkway, Kingsland, Georgia 31548 request that the Planning Commission & City Council approve the following application:

**AN AMENDED DEVELOPMENT PLAN TO ALLOW FOR A PLANNED MIXED USE DEVELOPMENT IN
KINGSLAND, GEORGIA, FOR THE PURPOSE OF PROVIDING MULTI FAMILY RESIDENTIAL AND
COMMERCIAL ON 49.14 ACRES ADJOINING LAUREL ISLAND PARKWAY KNOWN AS CAMDEN COUNTY
TAX PARCEL No. 106 040
SEPTEMBER 10, 2024**

Introduction

The Applicant, Sawyer & Associates, Inc., hereby submits this application for an amendment to the existing Commercial Use Development district in accordance with City of Kingsland, Georgia, Zoning Ordinance. The conceptual land usage plan and supporting documents shall serve as the basis of which is required by the Ordinance.

After approval by the Kingsland City Council and Planning Commission, the Applicant or his agent will be entitled to develop this site in accordance with this Application, upon receipt of final plat approvals from the City of Kingsland Council and Planning Commission, with the allowed uses, densities, and development standards contained or referenced herein. The development standards granted hereunder shall be conditioned upon receipt and approval of such materials by the City of Kingsland, prior to any development activity. Furthermore, the Applicant also requests that the terms and conditions of this written report be incorporated into any future zoning map and text amendments, as a PD Zoning District, to be governed pursuant to the terms hereof.

Project Description Summary

This project consists of a total of 49.14 acres, more or less. It is known as parcel 4 of the Wright's Island Tract. As with the surrounding developments, this parcel will contain multi family and commercial property with defined specifications. The concept of this project is to provide multi-family lots and commercial lots equivalent to surrounding areas. The density of mixed usage shall not exceed those allowed in various surrounding mixed use developments.

The project will be accessed from Laurel Island Parkway. The development will be served with underground utilities, including sewer and water from the City of Kingsland. Any and all utilities needed within the development will meet or exceed the City of Kingsland standards with the intent to dedicate, if needed, to the City of Kingsland.

wrights island narrative

Attachment: Oct 2024-PD Amendment-Parcel 106 040 (4562 : PD Amendment to Original PD for Parcel 106 040)

Minimum lot specifications**R-3**

Specifications for the multi-family portions of this mixed use plan shall maintain the existing zoning requirements of the City of Kingsland.

C-2

Specifications for the commercial portions of this mixed use plan shall maintain the existing zoning requirements of the City of Kingsland.

This parcel will be accurately surveyed and presented to the Kingsland Planning Commission and Council at the time it is to be developed. At this time, all parcels will meet or exceed the minimum specifications outlined within this PD.

Development Standards

The development standards applicable to the Planned Development District under the City of Kingsland zoning ordinance and the development standards contained therein, shall govern development within the property, and no development activity shall commence until the proper authorities has received, reviewed and approved final site plans, plats and all documents necessary for each parcel to be in compliance with the City of Kingsland Zoning Ordinance standards for a mixed use planned development.

ATTACHMENT "A"

SUBJECT PROPERTY DEED

DOCH 007118
FILED IN OFFICE
10/13/2023 09:36 PM
BK:2274 PG:558-560
JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY
REAL ESTATE TRANSFER
TAX PAID: \$4600.00

3
Please return to:
Kinney & Hendrix, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, Georgia 31558
File 23-48482

PT-61 020-2023-002769

STATE OF GEORGIA
COUNTY OF CAMDEN

LIMITED WARRANTY DEED

THIS INDENTURE, made October 10, 2023, between **TCM Camden, LLC,**
a Georgia limited liability company, of the first part, and **Sawdawg, LLC, a**
Georgia limited liability company, of the second part.

WITNESSETH: that the said party of the first part, for and in
consideration of the sum of \$10.00 and other valuable considerations, in hand
paid at and before the sealing and delivery of these presents, the receipt of
which is hereby acknowledged, has granted, bargained, sold and conveyed, and
by these presents does grant, bargain, sell and convey unto the said party of
the second part, its successors and assigns, the following described property:

See Exhibit "A" attached hereto.

SUBJECT, NEVERTHELESS, to covenants and easements of record, if
any.

TO HAVE AND TO HOLD the said bargained premises, together with all
and singular the rights, members and appurtenances thereof, to the same
being, belonging or in anywise appertaining, to the only proper use, benefit and
behoof of the said party of the second part, its successors and assigns, forever,
IN FEE SIMPLE.

23-48482

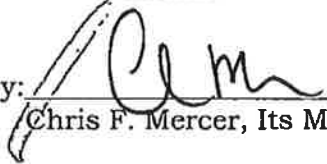
Attachment: Oct 2024-PD Amendment-Parcel 106 040 (4562 : PD Amendment to Original PD for Parcel 106 040)

BK:2274 PG:559

And the said party of the first part, for itself, its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, its successors and assigns, against the lawful claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and affixed its seal through its duly authorized officers, the day and year first above written.

TCM Camden, LLC

By:  (SEAL)
Chris F. Mercer, Its Manager

Signed, sealed, and delivered
in the presence of:


Witness


Notary Public



23-48482

Attachment: Oct 2024-PD Amendment-Parcel 106 040 (4562 : PD Amendment to Original PD for Parcel 106 040)

BK:2274 PG:560

Exhibit "A"

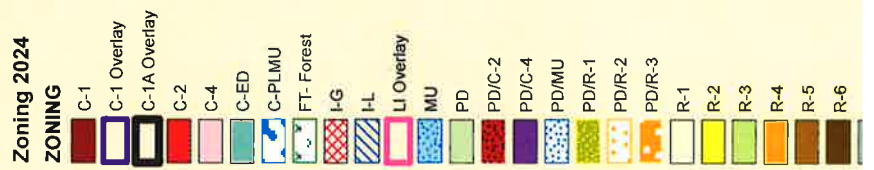
All those lots, tracts or parcels of land lying and being in the City of Kingsland, 1606th G.M.D, Camden County, Georgia, being more particularly described as follows:

All of Parcels 2, 3, and 4 as more fully and accurately shown and described on that certain plat of survey entitled "Map to Show Sketch and Minor Subdivision Plat of a Parcel of Land Lying in the Northwest Portion of the Marsh Harbour Development, City of Kingsland, 1606th District, G.M., Camden County, Georgia" prepared for Sawyer & Associates, by Ernest R. Bennett, Jr., Georgia Registered Land Surveyor No. 2893, dated October 5, 2023, recorded in Plat Book 2023, page 126, Camden County, Georgia, records.

23-48482

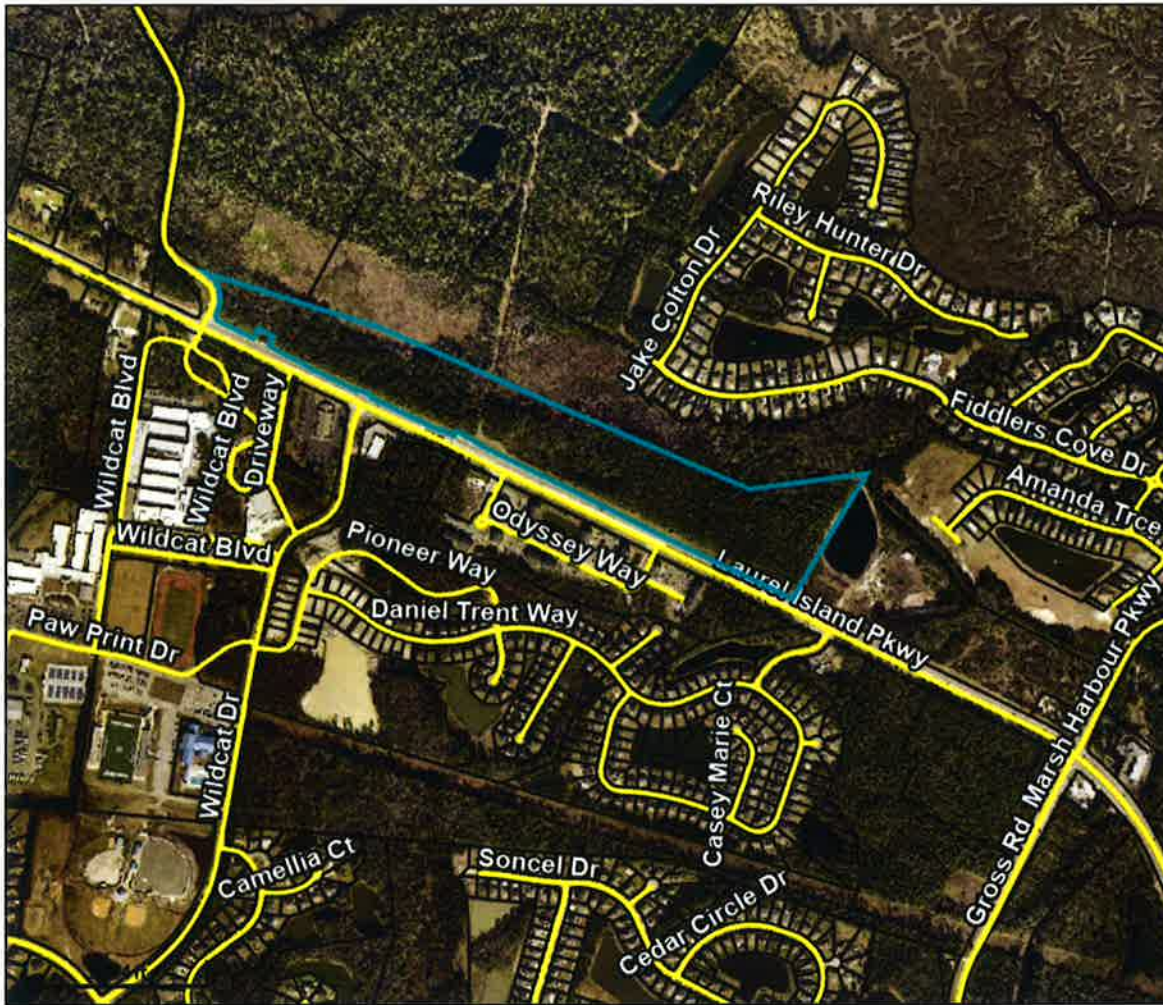
Attachment: Oct 2024-PD Amendment-Parcel 106 040 (4562 : PD Amendment to Original PD for Parcel 106 040)







Camden County, GA



Overview



Legend

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

Parcel ID	106 040	Owner	SAWDAWG LLC	Last 2 Sales				
Class Code	Residential		100 MARSH HARBOUR PARKWAY	Date	Net Price	Reason	Qual	
Taxing District	KINGSLAND		KINGSLAND, GA 31548	10/10/2023	\$1094800	XS	U	
	KINGSLAND	Physical Address	n/a	9/29/2016	\$342691	MP	U	
Acres	49.14	Assessed Value	Value \$3482015					

(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: 9/16/2024

Last Data Uploaded: 9/14/2024 6:19:51 AM

Developed by  Schneider
GEOSPATIAL

Attachment: Oct 2024-PD Amendment-Parcel 106 040 (4562 : PD Amendment to Original PD for Parcel 106 040)



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4563)

4.5

Meeting: 10/07/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4563

Variance-1508 Boone St.-Parcel 108 002

Marisa Kolman, acting agent for Texas Roadhouse Restaurant has submitted a variance application for parcel 108 002 containing approximately 2.93 acres located at 1508 Boone St. The applicant is requesting a variance to Article XXII, Sec. 120- Signs- Maximum Sign Area (Square Feet) which would allow for the main wall sign for the restaurant to be 127 square feet instead of the maximum allowance of 50 feet so that travelers on Hwy. 40 will have better visibility to the sign and restaurant. The Planning Director and Building Official see no issues with the variance request. Zoning is C-2 (General Commercial). 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: October 7, 2024

City Council Meeting Date: October 15, 2024

Agenda Item: Variance

Summary: Marisa Kolman, acting agent for Texas Roadhouse Restaurant has submitted a variance application for parcel 108 002 containing approx. 2.93 acres located at 1508 Boone St. The applicant is requesting a variance to Article XXII, Sec. 120- Signs- Maximum Sign Area (Square Feet) which would allow for the main wall sign for the restaurant to be 127 square feet instead of the maximum allowance of 50 square feet so that travelers on Hwy. 40 will have better visibility to the sign and restaurant. The Planning Director and Building Official see no issues with the variance request.

Zoning: C-2 (General Commercial)

Is Proposal Consistent with the Comprehensive Plan? N/A

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

Attachment: Oct 2024-Variance-Parcel 108 002 (4563 : Variance-1508 Boone St.-Parcel 108 002)

APPLICATION FOR VARIANCE
Kingsland, Georgia



Read Part A completely. Then answer each item in Part B. Please print or type. Do not write in Part C. The Building Inspector or Planning Director will help you, if necessary. You must file this application and all required materials with the Planning Director at least 26 days before the Planning Commission meeting at which it will be considered.

FEE: Residential - \$100.00, Commercial \$125.00

PART A---GENERAL INFORMATION

You are encouraged to read the appropriate sections of the Kingsland Land Development Ordinance as they pertain to zoning variances or subdivision variances. Since zoning variances are much more common and require a public hearing, they are the only ones described in the Kingsland Land Development Ordinance

A variance is a "loosening" of the requirements of the Zoning Ordinance to relieve a hardship. A variance can only be granted because of a hardship beyond your control is being created by a dimensional requirement—that is, one dealing with distance, area, height, or some other dimension of your land or building. For example, you own a lot and wish to build a house on it. It is zoned "R-1, Single Family Residential", but it is too narrow to meet the building setback requirements. You are prevented, therefore, from building your house unless you get a variance from the Planning Commission that lets you build closer to your side property lines. Please note that a variance does not allow you to start a new use in a zoning district where it is presently not permitted. In other words, you could not put a grocery store in a residential neighborhood.

Once you have filed a complete application with the Planning and Development Director, he will advertise your request in the newspaper and send a letter to your neighbors. The Planning Commission will then hold a public hearing. At the meeting, you will tell the Planning Commission why you need the variance and your neighbors may ask questions and make comments. The Planning Commission will then make a recommendation to the City Council about the variance. The City Council will make final determination; generally the 2ND Monday of the month. The variance is valid for 1 year.

PART B---APPLICANT ONLY

1. This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) Section 120 - Signs of the Kingsland Land Development Ordinance.
2. Your Name Marisa Kolman, GreenbergFarrow on behalf of Texas Roadhouse
 Phone 708-705-3980
 Address 8600 W Bryan Mawr Avenue, Suite 800N, Chicago, IL 60631
3. Location of Property:
 Street 1508 Boone Street
 Parcel No. 108002 Lot No. 1
4. This land is zoned: () R-1 () R-2 () R-3 () R-4 () MH () PD () C-1 (x) C-2
 () C-3 () C-4 () I-L

5. Please describe the type of variance you need. (Example: Reduction of front yard setback from 35 feet to 13 feet):

variances are being requested: Exceed sign allowance on the front elevation, 50 SF of sign allowed, 127.6 SF being proposed.

6. All the following points must apply to your situation for the variance to be granted. Describe how you meet each "test":

A. Special conditions or circumstances over which I have no control affect my property.

The site has frontage on Boone Street but is roughly 150' from the multi-lane, heavily traveled, multi-lane highway E. King Avenue / GA 40 where the speed limit is 45 mph. The site lies roughly 1200' from the intersection of Middle School Road and 1400' from Gross Road which are the closest intersections to turn on to get access to Boone Road.

B. Because of this situation, I do not have the same property rights as my neighbors or as other property owners in the same zoning district do.

The access to the site if traveling on E. King Avenue could be difficult to navigate for vehicles driving the speed limit or higher, potentially missing the noted intersections in the response above and either driving on to another dining establishment.

C. The variance would not significantly defeat the purposes of any city plan, policy, ordinance, or regulation, nor would it interfere with my neighbors use of their property.

Permitting the additional signage would help attract customers to the location and direct them to the restaurant and other businesses on Boone Street. It would not defeat purposes of any city code or future plans.

D. This is the minimum variance which would relieve my hardship.

The signage is used as indicators for traveling customers and is the minimum necessary to have appropriate visibility to patrons looking for dining options.

7. In the case of a zoning variance, attach these to this application:

- A simple map showing the location of the property, its dimensions, location of existing and proposed structures, and the nearest public road.

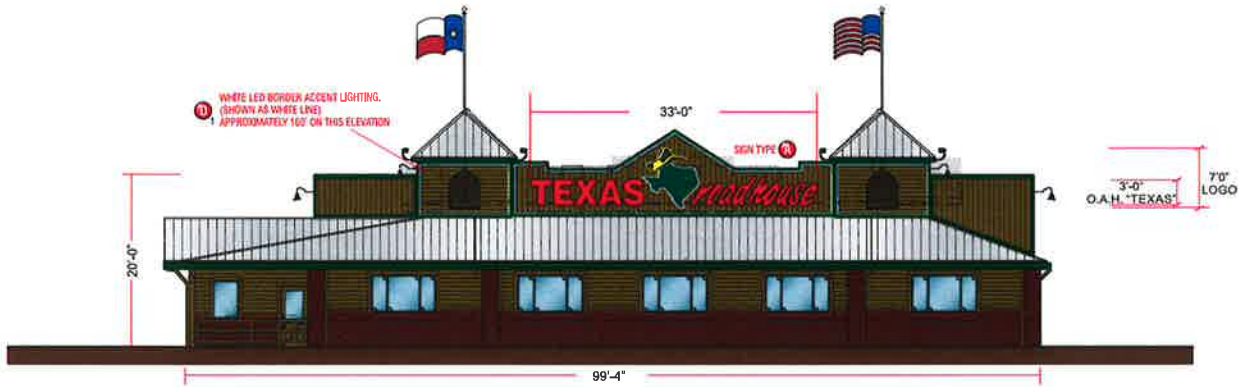
8. Signed Mouise Kalamen Date 9/9/24

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 9/9/24
2. List of attachments: ☒ Simple map ☐ Final plat ☐ None
☐ Preliminary plat ☐ Other
3. Public hearing (If zoning variance):
Date Applicant notified: 9/10/24
Date hearing advertised: 9/17/24
Date hearing held: 10/7/24
4. Planning Commission ☐ Approved ☐ Denied: Conditions of approval or reasons for denial

5. City Council ☐ Approved ☐ Denied: Conditions of approval or reasons for denial

6. Date Applicant notified of final action: 10/16/24



FRONT ELEVATION

SCALE: 3/32" = 1'-0"



LEFT ELEVATION

SCALE: 3/32" = 1'-0"

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
160 W. Carmel Drive, Suite 236 Carmel, IN 46032
(317) 581-7290 Fax (317) 581-7783

Manufacturing Locations
Oceanside - El Paso - Jeffersonville - Columbus
Office Locations
Oceanside - Las Vegas - Laughlin - Idaho Falls
Dallas - Jacksonville - Houston - San Antonio
Corpus Christi - Galveston - Milwaukee
Vandalia - Louisville - Indianapolis - Columbus
Cincinnati - Westerville - Knoxville - Tampa
Atlanta - Tampa - Daytona Beach - Winter Park
Building Quality Signage Since 1901

Revisions:

Client Approval/Date: _____
Landlord Approval/Date: _____

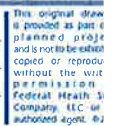
Account Rep: Steve Maeser
Project Manager: K. Singleton
Drawn By: K. Singleton
Underwriters Laboratories Inc. (UL) LISTED FOR USE AS A SIGN SYSTEM (UL 2089)

Project / Location:

TEXAS
Boone Street
Kingland, GA

Job Number: 23-87244-10
Date: May 7, 2024
Sheet Number: 2 of 9
Design Number: 23-87244-10

This original drawing is provided as part of a planned project and is not to be reproduced without the written permission of Federal Heath Sign Company, LLC or authorized agent. 92



Kingsland Zoning Map

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
- R-7





Camden County, GA



Overview



Legend

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

Parcel ID	108 002	Owner	HALPERN BOONE STREET LLC	Last 2 Sales			
Class Code	Commercial		5200 ROSWELL ROAD	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		ATLANTA, GA 30342	10/17/2023	\$1000000	FM	Q
	KINGSLAND	Physical Address	1508 BOONE ST	12/8/2008	0	GV	U
Acres	2.93	Assessed Value	Value \$797058				

(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: 9/16/2024

Last Data Uploaded: 9/14/2024 6:19:51 AM

Developed by Schneider
GEOSPATIAL

Attachment: Oct 2024-Variance-Parcel 108 002 (4563 : Variance-1508 Boone St.-Parcel 108 002)



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4564)

Meeting: 10/07/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4564

PD Approval-Parcels 121 009A, 121 009BPZ, and 121 009CPZ

Bill Gross with Georgia/Florida Gateway, LLC and Haddock Road Holdings, LLC has submitted a PD approval application for the proposed mixed use development consisting of residential, commercial, and light industrial uses on parcels 121 009A, 121 009BPZ, and 121 009CPZ containing approximately 278 acres, located north of exit 1 on Haddock Road. The Planning Department had several meetings with the developer and collaborated on the text of the PD. The Planning Director and Building Official have reviewed and approved the final submitted PD and Land Use Map. Zoning is C-8 (Interchange Transitional)- Contingent on approval. Staff recommends approval contingent on City Council approval of the annexation and zoning designation for the three parcels.



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: October 7, 2024

City Council Meeting Date: October 15, 2024

Agenda Item: PD Approval

Summary: Bill Gross with Georgia/Florida Gateway, LLC and Haddock Road Holdings, LLC has submitted PD approval application for the proposed mixed use development consisting of residential, commercial, and light industrial uses on parcels 121 009A 002, 121 009BPZ, and 121 009CPZ containing approx. 278 acres, located north of exit 1 on Haddock Road. The Planning Dept. had several meetings with the developer and collaborated on the text of the PD. The Planning Director and Building Official have reviewed and approved the final submitted PD and Land Use Map.

Zoning: C-8 (Interchange Transitional)- Contingent on approval

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval contingent on City Council approval of the annexation and zoning designation for the 3 parcels.

Scott L. Kimball

Planning & Zoning Director

Attachment: Oct 2024-PD Approval-Parcels 121 009A, 121 009BPZ, 121 009CPZ (4564 : PD Approval-Parcels 121 009A, 121 009BPZ, and 121

Planned Development for Georgia Florida Gateway
Kingsland, Georgia

This planned development is for Georgia Florida Gateway, Kingsland, Camden County, Georgia, which is zoned C-8, Interstate Transitional, under the City of Kingsland Zoning Ordinance. This planned development text and the attached conceptual land use plan constitute the Planned Development and Conceptual Land Use Plan required for the C-8 zoning district.

After approval by the Kingsland Planning Commission and City Council, the owner of the property that is subject to the planned development will be entitled to develop the property in accordance with this planned development text, upon receipt of plat approvals required under the City of Kingsland Subdivision Ordinance, with the allowed uses, densities, and other development standards stated in this planned development text.

The development standards applicable to C-8 under the City of Kingsland Zoning Ordinance will govern development of the property, subject to the following modifications:

- I. The portions of the property developed as I-L (including any of the uses listed in Section 61.8.2(4) of the City of Kingsland Zoning Ordinance) will be subject to the lot development standards applicable to the I-L zoning district, subject to the following modifications:

For commercial uses within I-L (including any of the uses listed in Section 61.8.2(4) of the City of Kingsland Zoning Ordinance), the lot development standards will be the same as those for the C-4 zoning district, with the following modifications:

Minimum front yard setback from public right of way: 25 feet

Minimum side yard setbacks:

None, unless the boundary is adjacent to a property zoned as a residential district or a property that is not zoned C-8, in which case the minimum side yard setback will be 15 feet

Minimum rear yard setbacks:

None, unless the property is adjacent to a property zoned as a residential district or a property that is not zoned C-8, in which case the minimum side yard setback will be 15 feet

Maximum building height: 60 feet

For light industrial and warehouse uses within I-L, the lot development standards will be the same as those applicable to the I-L zoning district, subject to the following:

Maximum building height: 60 feet

- II. The portions of the property developed as R-1 will be subject to the lot development standards applicable to the R-1 zoning district, subject to the following modifications:

Minimum lot area: 4,000 square feet

Minimum lot width at the building line: 40 feet

Minimum front yard setback from public right-of-way: 20 feet

Minimum side yard setbacks:

From public right of way: 15 feet

From any other property line: none, but 10 feet between buildings

Minimum rear yard setbacks:

From public right-of-way: 15 feet

From any other property line: 10 feet

Maximum building height: 35 feet

Maximum lot coverage: 65%

- III. The portions of the property developed as R-3 will be subject to the lot development standards applicable to the R-3 zoning district, subject to the following:

Minimum lot area:

Two and three family dwellings: 4,000 square feet per unit

Multi-family dwellings of more than three units: 10,000 square feet for the first two units; plus 2,000 square feet for each additional unit

Townhouse lots: 1,600 square feet

Minimum lot width at building line:

Condominium and apartment developments: 80 feet

Townhouses: 16 feet

Minimum front yard setback from public rights-of-way:

Condominiums and apartment developments: 20 feet

Townhouses: 15 feet

Minimum side yard setbacks:

Apartments/condominiums:

From public right of-way: 15 feet

From property line abutting an adjacent property zoned as a residential district: 15 feet

From any other property line: 7 feet

Townhouses:

From public right of-way: 20 feet

From an adjacent interior townhouse lot: None

From any other property line: 7 feet

Minimum rear yard setbacks:

From public right of-way: 20 feet
 From property line abutting an adjacent property zoned as a residential district: 25 feet
 From any other property line: 15 feet

Maximum percentage of buildable lot coverage: 60%

Maximum building height: 60 feet

Minimum dwelling unit size:

Townhouses and two and three family dwellings: 800 square feet per unit

Multi-family dwellings of more than three units: 800 square feet for the first six units and 600 square feet per unit for each additional unit

- IV. The parking requirements for the planned development will be the parking standards applicable to parking within the City of Kingsland, subject to the following modifications:

Residential uses: 1.5 spaces per unit

Hotels: 1 space per bedroom plus 1 space per 5 employees on the maximum working shift

Office: 1 space per 200 square feet of floor area

Restaurant: 1 space per 70 square feet per patron space and 1 space per 2 employees on the maximum working shift

Retail: 4 spaces per 1,000 square feet of gross leasable space

Other commercial uses: 1 space per 300 square feet of floor area

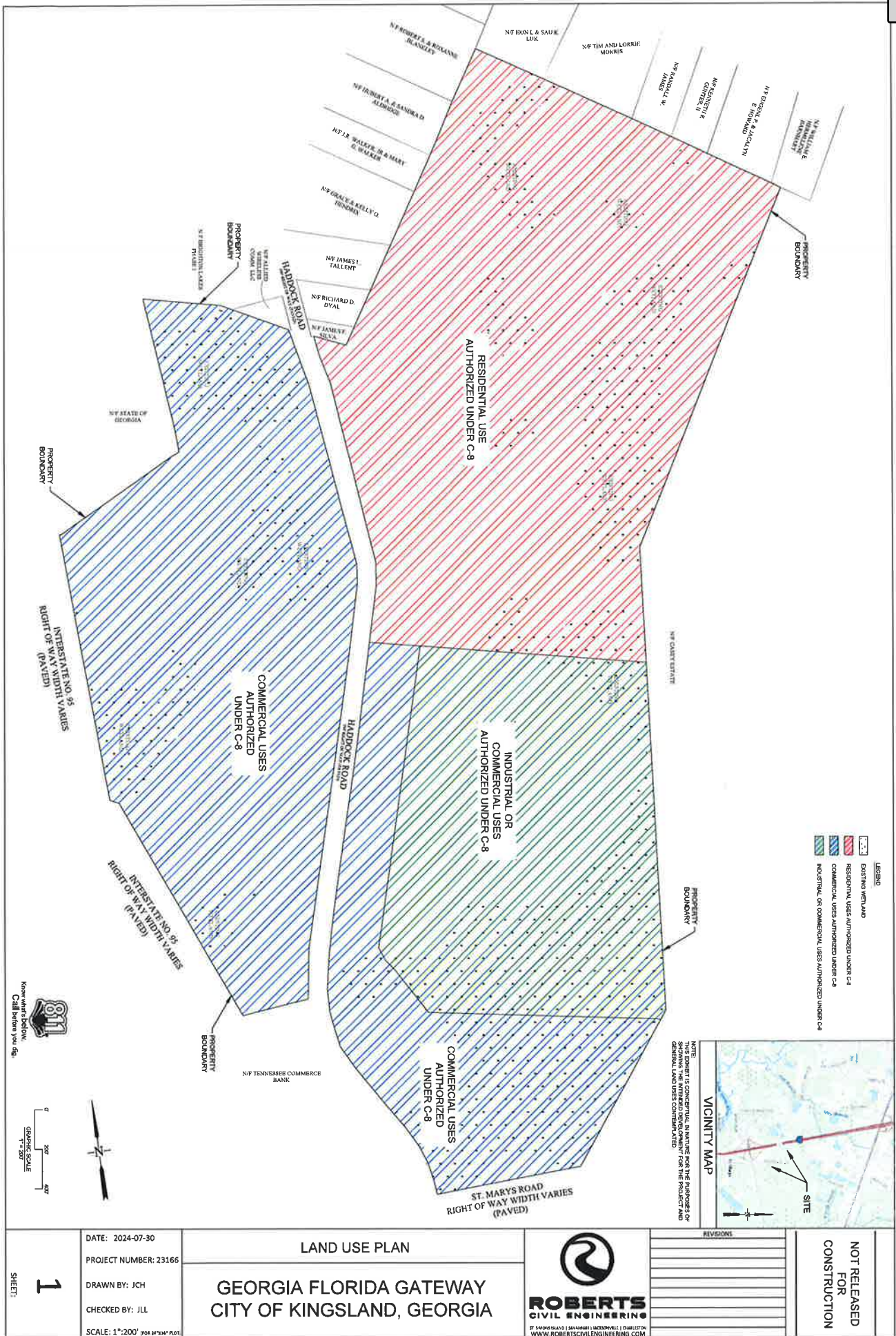
Industrial uses: 1 space per 3 employees on the maximum working shift

- V. The signage requirements for the planned development will be the signage requirements applicable to signs within the City of Kingsland, subject to the following:

Signage for commercial and industrial areas within the planned development will be governed by the rules applicable to signage in zoning district C-4.

Signage for residential areas within the planned development will be governed by the rules applicable to signage in zoning district R-3.

Development of the property may occur in phases or on a per project basis. The owner shall comply with the City of Kingsland ordinances, included as amended by this planned development text, including those relating to land use, subdivision, site plan, land disturbance, or construction, prior engaging in development activities on the property. This planned development text is to be incorporated into any future zoning map and text amendments as a C-8 Zoning District.





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	121 009BPZ	Owner	MOORE M DANIEL & MONICA B AS TRUSTEES-	Last 2 Sales			
Class Code	Commercial		M. DANIEL & MONICA B MOORE LIVING	Date	Net	Reason	Qual
Taxing	41 UNINCORPORATED		TRUST	6/19/2013	0	NM	U
District	SERVICE DIST		POST OFFICE BOX 1732	n/a	0	n/a	n/a
	41 UNINCORPORATED		YULEE, FL 32041				
	SERVICE DIST		HADDOCK RD				
Acres	81.26	Physical Address					
		Assessed Value	Value \$315975				

(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.

Data created: 5/6/2024

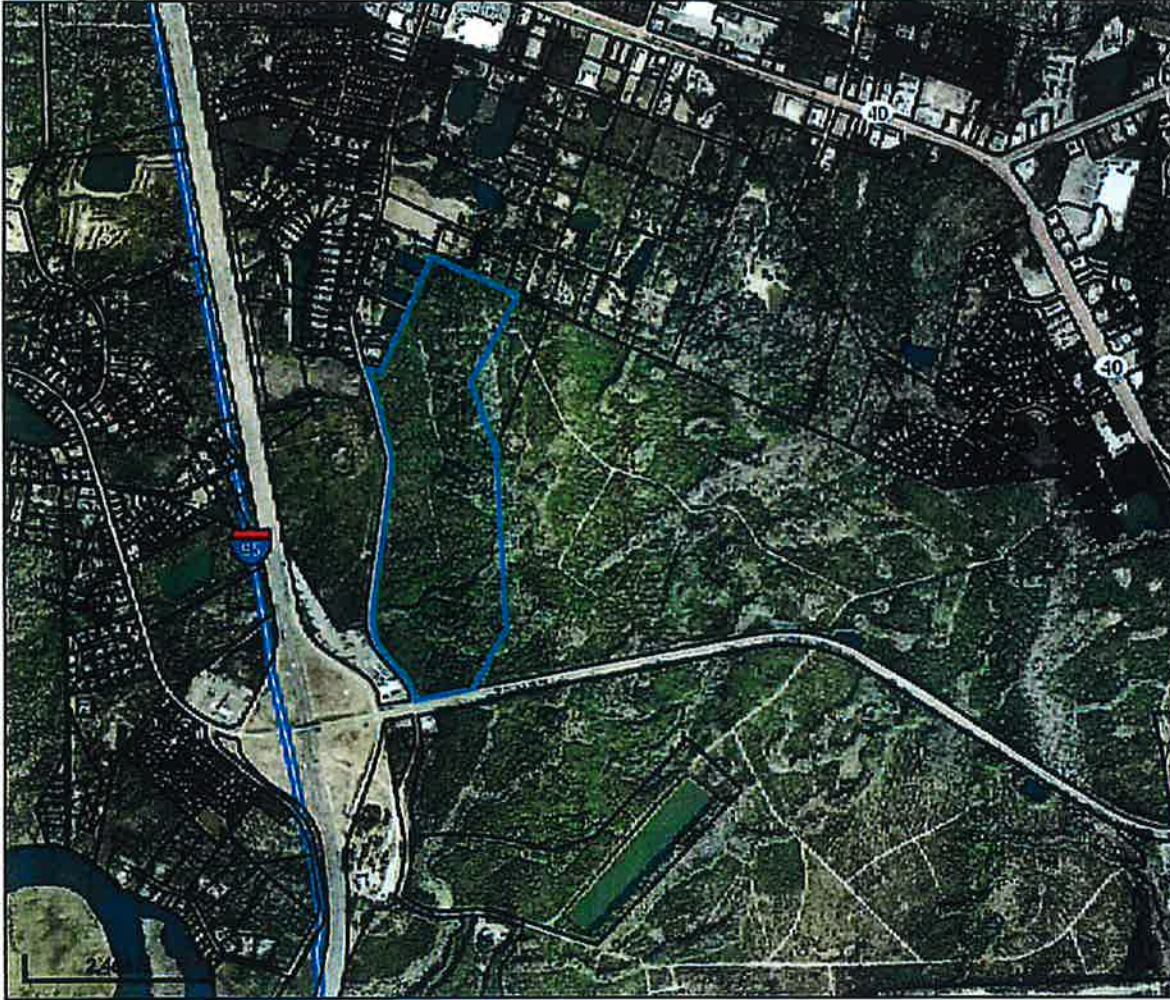
Last Data Uploaded: 5/4/2024 11:55:46 PM

Developed by Schneider
GEOSPATIAL

Attachment: Oct 2024-PD Approval-Parcels 121 009A, 121 009BPZ, 121 009CPZ (4564 : PD Approval-Parcels 121 009A, 121 009BPZ, and 121



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	121 009CPZ	Owner	MOORE M DANIEL & MONICA B AS TRUSTEES-	Last 2 Sales			
Class Code	Agricultural		M. DANIEL & MONICA B MOORE LIVING	Date	Net	Reason	Qual
Taxing	41 UNINCORPORATED		TRUST	6/19/2013	0	NM	U
District	SERVICE DIST		POST OFFICE BOX 1732	n/a	0	n/a	n/a
	41 UNINCORPORATED		YULEE, FL 32041				
	SERVICE DIST						
Acres	175.74	Physical Address	n/a				
		Assessed Value	Value \$247051				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDARIES 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 THEY ARE PRODUCED. LEGAL BOUNDARIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 5/6/2024

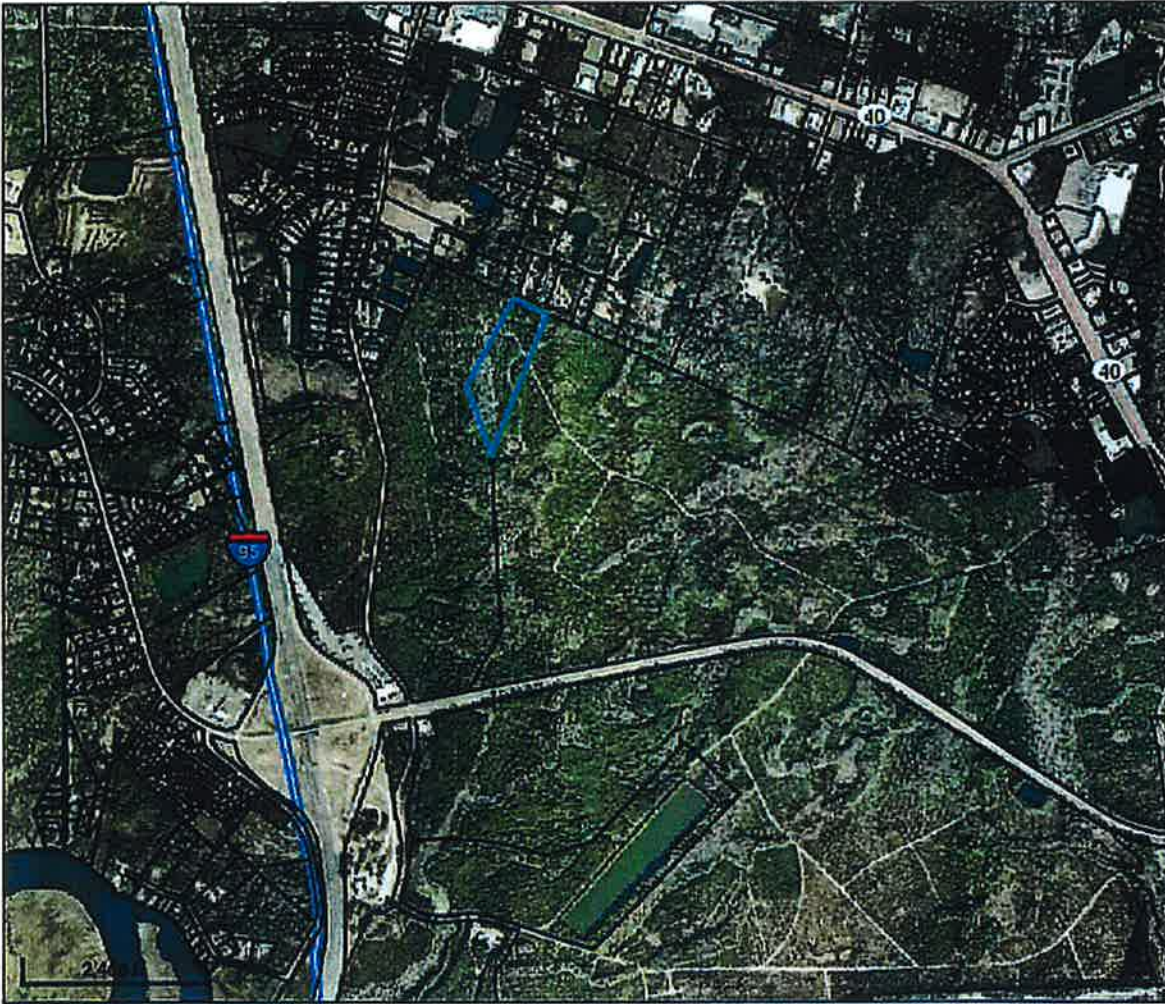
Last Data Uploaded: 5/4/2024 11:55:46 PM

Developed by Schneider
GEOSPATIAL

Attachment: Oct 2024-PD Approval-Parcels 121 009A, 121 009BPZ, 121 009CPZ (4564 : PD Approval-Parcels 121 009A, 121 009BPZ, and 121



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	121 009A	Owner	MOORE MONICA B	Last 2 Sales				
Class Code	Agricultural		POST OFFICE BOX 1732	Date	Net Price	Reason	Qual	
Taxing District	41 UNINCORPORATED SERVICE DIST		YULEE, FL 32041	6/21/2013	0	QC	U	
	41 UNINCORPORATED SERVICE DIST	Physical Address	n/a	n/a	0	n/a	n/a	
Acres	21.0	Assessed Value	Value \$57330					

(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 THEY ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 5/6/2024

Last Data Uploaded: 5/4/2024 11:55:46 PM

Developed by Schneider
GEOSPATIAL

Attachment: Oct 2024-PD Approval-Parcels 121 009A, 121 009BPZ, 121 009CPZ (4564 : PD Approval-Parcels 121 009A, 121 009BPZ, and 121