



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • 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 (Absent)
Board Member (Absent)
Board Member
Board Member
Chairman
Vice Chairman

III. APPROVE MINUTES FROM LAST MEETING

Matthew Hooks made a motion to approve last month's minutes. Becci Shannon seconded the motion. The motion was approved with Bryant Shepard, Fyrth Morris and Walter Fuller, Jr. abstaining because they were absent at last month's 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.

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

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.

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

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.

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

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.

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

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.

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

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.

Approved with caveat under Sec.111

Minimum side yard setbacks:

Apartments & Condos - From property line abutting an adjacent property zoned as a residential district: 25 feet

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

V. ADJOURNMENT

Citizens present at this meeting were Randy Sawyer, Bill Gross, LeAmber Yisrael, Tina Jones, Janelle Martinez and Marisa Kolman.

Matthew Hooks made a motion to adjourn. Fyrth Morris seconded the motion. The motion carried unanimously. The meeting adjourned at 6:28 PM.

Bryant Shepard, Chairman

ATTEST:

Natalie Moreland, Clerk/Receptionist