CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES ● DECEMBER 2, 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 -

Holley Capital, LLC is requesting that Parcels K15 01 003 and K15 01 004B be re-zoned to C-2 (General Commercial). The parcels are located at 180 N. West St. and 411 W. King Ave. containing a total of approximately 1.37 acres. The purpose of the re-zoning is for a proposed Polaris Dealership.

2. Public Hearing for Re-Zoning -

Roger Bennett, acting agent for Sawdawg, LLC is requesting that Parcels 106 037 and 106 037A located on the north side of Laurel Island Pkwy. and on the east side of Bristol Hammock Rd. be re-zoned to PD/R-2 (Planned Development/Low Density Residential District) for a mixed use residential project consisting of townhouses and single family homes. The parcels contain approximately 212 acres.

Citizens David Huck, Marvin Rice, Brian Gilvey, Gina Gilvey, David Chaney, Nick Otzel, Pam Huck, Randy Pinkney, Raymond Crawley, Jackie Crawley, Clyburn Herr, Rogena Smith and Steven Becker were present and voiced their concerns. Kimberly Graw and Frank Clemens voiced their concerns via email to the Planning Director.

The concerns were: entrance issues, draining, density, traffic, strain on infrastructure, wetlands, need another entrance, need traffic and engineering studies, safety, walkability, flooding, animals, swamp land, roads deteriorating, land values, accidents.

3. Public Hearing for Re-Zoning -

Austin Sawyer is requesting that Parcel K25 04 003 located on the west side of S. Orange Edwards Blvd. and on the north side of W. Outlaw Ave. be re-zoned to R-7 (Townhouse Residential District) for a residential project consisting of 16 Townhomes. The parcel contains approximately 1.2 acres.

II. CALL TO ORDER

Michael Haynes made a motion to adjourn the Public Hearing and Kathy Markes seconded the motion. The motion carried unanimously. The Public Hearing portion adjourned at 6:41 PM.

Matthew Hooks	Board Member	
Michael Haynes	Board Member	
Kathy Markes	Board Member	
Walter Fuller Jr.	Board Member	
Becci Shannon	Board Member	(Absent)
Bryant Shepard	Chairman	
Fyrth Morris	Vice Chairman	

III. APPROVE MINUTES FROM LAST MEETING

Michael Haynes made a motion to approve last month's minutes. Walt Fuller, Jr. seconded the motion. Kathy Markes and Fyrth Morris abstained. The motion carried 4 to 0.

IV. AGENDA ITEMS

1. Home Occupation-289 Laurel Landing Blvd.-Map & Parcel 120J 026B -

Scott Cutler has applied for a Home Occupation Permit for a lawn care business known as "Cutler's Lawn Care and More". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-2. Staff recommends approval.

Applicant was not present. He is having issues with his HOA.

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

2. Home Occupation-114 Fiddlers Cove Dr.-Map & Parcel 120H 018 -

Heather Groom has applied for a Home Occupation Permit for an on-line Mental Health Counseling business known as (Heather Groom, LLC). The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

Kathy Markes made a motion to move this item from #5 to #2. Michael Haynes seconded the motion. The motion carried unanimously.

The applicant's neighbor Johnnie Johnson approved the applicant's request via a telephone call.

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

3. Re-Zoning -

Marcus Holley, with Holley Capital, LLC has applied for a re-zoning of parcels K15 01 003 & K15 01004B containing approximately 1.37 acres located on the west side of 180 N. West St. and 411 W. King Ave. The applicant is requesting the parcels be re-zoned to C-2 (General Commercial) for a proposed Polaris Dealership. Current zoning is R-1. Staff recommends approval.

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

4. Re-Zoning & PD Approval -

Ronald Sawyer with Sawdawg, LLC has applied for a re-zoning of parcels 106 037 & 106 037A containing approximately 212 acres located on the north side of Laurel Island Pkwy. and on the east side of Bristol Hammock Rd. The applicant is requesting the parcels be re-zoned to PD/R-2 (Planned Development/Medium Density Residential) for a proposed 630 lot subdivision that will include single family homes and townhomes. The applicant has also submitted a PD for approval that has been reviewed and approved by the Planning Department staff. Current zoning is PD/R-1. Staff recommends approval.

Deferred and suggested a Town Hall meeting with the developer.

RESULT:	**DEFERRED [5 TO 1]**
MOVER:	Michael Haynes, Board Member
SECONDER:	Fyrth Morris, Vice Chairman
AYES:	Hooks, Haynes, Markes, Fuller Jr., Shepard
NAYS:	Morris
ABSENT:	Shannon

5. Re-Zoning -

Austin Sawyer has applied for a re-zoning of parcel K25 04 003 containing approximately 1.2 acres located on the west side of S. Orange Edwards Blvd. and the east side of S. Arizona St. The applicant is requesting the parcel be re-zoned to R-7 (Townhouse Residential District) for a proposed 16-unit townhouse community. Current zoning is R-1. Staff recommends approval.

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

V. ADJOURNMENT

Citizens present at this meeting were David Huck, Randy Sawyer, Ronald Sawyer, Nick Davies, Carden Rice, Marvin Rice, Kath Lombard, Chris Lombard, Gina Gilvey, Rogena Smith, Daniel Smith, Brian Gilvey, Faith Chaney, David Chaney, Austin Sawyer, Jonathan McDill, Marcus Holly, Steven Becker, Raymond & Jackie Crawley, Pamela Huck, Heather Groom, Nicholas Otzel, Kevin & Jana Lang and Randy Pinkney.

Fyrth Morris made a motion to adjourn the meeting. The motion carried unanimously. The meeting adjourned at 7:38 PM.

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Bryant Shepard, Chairman

ATTEST:

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Natalie Moreland, Clerk/Recptionist