



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • FEBRUARY 3, 2025

Regular Meeting

City Council Chamber

6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

I. PUBLIC HEARING

1. Public Hearing for Special Use Permit -

Austin Sawyer has submitted an application for a Special Use Permit for a proposed Boat/RV and Mini Storage facility to be built on parcel 106 034A containing approx. 5.15 acres.

2. Public Hearing for Annexation and Zoning Designation for Parcel 095 010B -

Brennan Reine is requesting to annex parcel 095 010B, located on the south side of Boone st., containing approx. 1.5 acres. The applicant is also requesting a zoning designation of R-1 (Single Family Residential) for the purpose of a proposed 4-lot single family minor subdivision.

3. Public Hearing for Annexation and Zoning Designation for Parcel 070 009 -

Ron Sawyer with Sawyer & Associates, Inc. is requesting to annex a 176.4-acre portion of parcel 070 009, located on the south side of Hwy. 40 West and on the north side of Vacuna Rd. The applicant is also requesting a zoning designation of PD/R-2 (Planned Development/Low Density Residential District) for the purpose of a proposed residential development consisting of single family homes and duplexes.

II. CALL TO ORDER

Matthew Hooks

Kathy Markes

Becci Shannon

Mike Anderson

Angela Halliwell

Board Member

Board Member

Board Member

Board Member

Board Member

(Absent)

III. APPROVE MINUTES FROM LAST MEETING

There was no quorum from last month's meeting attendees. No action was taken.

IV. AGENDA ITEMS

1. Home Occupation-120 Lake Ashley Dr-Map & Parcel 107J 035 -

Scott Jackson has applied for a Home Occupation Permit for a junk removal business known as "Bold Faith Junk Removal". 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: Becci Shannon, Board Member
SECONDER: Mike Anderson, Board Member
AYES: Markes, Shannon, Anderson, Halliwell
ABSENT: Hooks

2. Final Plat-The Villas at Camden Woods Phase 2A -

Roger Bennett, acting agent for Sawyer and Associates has submitted a Final Plat for The Villas at Camden Woods Phase 2A consisting of 30 single family lots on approx. 9.19 acres. The City Council approved the preliminary plat for all of The Villas at Camden Woods Phase 2 on July 8, 2024. Zoning is PD/MU (Planned Development/Mixed Use). Staff recommends approval.

RESULT: APPROVED [UNANIMOUS]
MOVER: Mike Anderson, Board Member
SECONDER: Becci Shannon, Board Member
AYES: Markes, Shannon, Anderson, Halliwell
ABSENT: Hooks

3. Special Use Permit -

Austin Sawyer has submitted an application for a Special Use Permit for a proposed Indoor RV/Boat/Personal Storage facility to be built on parcel 106 034A, located on the east side of Wildcat Dr. and the south side of Laurel Island Pkwy. A site plan has been submitted by the applicant and approved by the Planning Staff. Zoning is C-2 (General Commercial). Staff recommends approval.

RESULT: APPROVED [3 TO 1]
MOVER: Angela Halliwell, Board Member
SECONDER: Mike Anderson, Board Member
AYES: Markes, Anderson, Halliwell
NAYS: Shannon
ABSENT: Hooks

4. Annexation and Zoning Designation-Parcel 095 010B -

Brennan Reine has applied for the Annexation of parcel 095 010B containing approx. 1.50 acres located on the south side of Boone St. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcel for a proposed 4-lot single family minor subdivision development. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of R-1 (Single Family Residential) for the parcel if annexation is approved. Current zoning is C-G/General Commercial (County). Staff recommends approval.

Applicant was not present at this meeting.

RESULT:	DEFERRED [UNANIMOUS]
MOVER:	Kathy Markes, Board Member
SECONDER:	Mike Anderson, Board Member
AYES:	Markes, Shannon, Anderson, Halliwell
ABSENT:	Hooks

5. Annexation and Zoning Designation-Parcel 070 009 -

Ron Sawyer with Sawyer & Associates, Inc. has applied for the Annexation of a 176.4-acre portion of parcel 070 009 located on the south side of Hwy. 40 W. and on the north side of Vacuna Rd. in the unincorporated area of Camden County. The purpose of the annexation is to have water and sewer access to the parcel for a proposed residential development consisting of single family and duplex lots. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of PD/R-2 (Planned Development/Low Density Residential) for the parcel if the annexation is approved. Current zoning is A-F/Agricultural Forestry (County). Staff recommends approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Becci Shannon, Board Member
SECONDER:	Angela Halliwell, Board Member
AYES:	Markes, Shannon, Anderson, Halliwell
ABSENT:	Hooks

6. PD Approval-Parcel 070 009 -

Roger Bennett, acting agent for Sawyer & Associates, Inc. has submitted a PD (Planned Development) for Vacuna Estates subdivision to be located on parcel 070 009. The PD will allow for (62) - 60' duplex lots, (293) -50' single family lots, & (221) - 40' single family lots for a total of 576 lots on 176 acres. The entrances to the subdivision will be off of Vacuna Rd. and Jimmy Foddrell Rd. The development will have an established H. O. A. Zoning is PD/R-2. Staff recommends approval contingent on the annexation and zoning designation being approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Angela Halliwell, Board Member
SECONDER:	Becci Shannon, Board Member
AYES:	Markes, Shannon, Anderson, Halliwell
ABSENT:	Hooks

V. ADJOURNMENT

Citizens present at this meeting were Sam Jackson, Ron Sawyer and Councilman Fullilove.

Becci Shannon made a motion to adjourn. Mike Anderson seconded the motion. The motion carried unanimously. The meeting adjourned at 6:31 PM.

Kathy Markes, Acting Chairperson

ATTEST:

Natalie Moreland, Clerk/Receptionist