



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • OCTOBER 24, 2022

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING - STARTS AT 6:00PM

1. Public Hearing to Consider a Plan to Create a Tax Allocation District (TAD) #2 - Camden Woods Redevelopment -

A Public Hearing to Consider a Resolution to consent to, approve and adopt a Redevelopment Plan to create City of Kingsland TAD#2: Camden Woods Redevelopment Plan.

2. Public Hearing for Re-Zoning-Parcel 120 008G 004 -

Bill Gross, acting agent for VCREATZE, LLC (Nick Hanzlick & Paru Gandhi, owners) have applied for a re-zoning of parcel 120 008G 004 containing approximately 4.76 acres located on the east side of Marsh Harbour Parkway and on the south side of Golf Course Boulevard. The applicant is requesting the parcel be re-zoned to PD/C-2 (General Commercial) for the purpose of a proposed Lodge to support the Laurel Links Golf Course. Zoning is PD/R-3.

3. Public Hearing for Re-Zoning-Parcels 095 025, 095 025 002, 095 009B -

Bill Gross, with Scrubby Bluff Holdings, LLC & Gross Timber and Land, LLC has submitted an application to request that the noted parcels be re-zoned to C-PLMU (Commercial-Planned Large Multi-Use) for the purpose of adding multi-family housing to the proposed sports/entertainment complex project. The parcels are located on the east and west sides of May Creek Drive and on the north side of Scrubby Bluff Road, containing a total of approximately 327 acres. The re-zoning will allow for an affordable housing option for city residents and will act as a support mechanism for the proposed sports/entertainment complex. There is existing water and sewer available to the immediate area. Zoning is C-ED (Commercial-Entertainment District).

II. CALL TO ORDER AND WELCOME GUESTS

III. ROLL CALL

Charles Grayson Day Jr.
James W Galloway
Farran Fullilove

Mayor
Councilman
Councilman

Kristy Chance
Alex Blount

Councilwoman
Mayor Pro Tem

IV. INVOCATION AND PLEDGE TO THE FLAG

V. CONSENT DOCKET

- A.** Approve the Council Minutes of the last regular Council Meeting
- B.** Approve the Agenda as Presented
- C.** Approve the Payments of Accounts Payable as Due and Funds Available

VI. GRANTING AUDIENCE TO THE PUBLIC

VII. OLD BUSINESS

VIII. PLANNING AND ZONING

1. Approval of Re-Zoning-Parcel 120 008G 004 -

Bill Gross, acting agent for VCREATZE, LLC (Nick Hanzlick & Paru Gandhi, owners) have applied for a re-zoning of parcel 120 008G004 containing approximately 4.76 acres located on the east side of Marsh Harbour Parkway and on the south side of Golf Course Boulevard. The applicant is requesting the parcel be re-zoned to PD/C-2 (General Commercial) for the purpose of a proposed Lodge to support the Laurel Links Golf Course. Zoning is PD/R-3.

Planning Commission recommends approval.

2. Approval of Re-Zoning-Parcels 095 025, 095 025 002, 095 009B -

Bill Gross, with Scrubby Bluff Holdings, LLC & Gross Timber and Land, LLC has submitted an application to request that the noted parcels be re-zoned to C-PLMU (Commercial-Planned Large Multi-Use) for the purpose of adding multi-family housing to the proposed sports/entertainment complex project. The parcels are located on the east and west sides of May Creek Drive and on the north side of Scrubby Bluff Road, containing a total of approximately 327 acres. The re-zoning will allow for an affordable housing option for city residents and will act as a support mechanism for the proposed sports/entertainment complex. There is existing water and sewer available to the immediate area. Zoning is C-ED (Commercial-Entertainment District).

Planning Commission recommends approval.

3. Approval of Home Occupation - 214 Lake Forest South Drive - Map & Parcel 107W 042 -

Jesmar Riquelme has applied for a Home Occupation Permit for a gifts and balloon business known as "Jelme Creations". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1.

Planning Commission recommends approval.

4. Approval of Home Occupation - 102 Birch Court - Map & Parcel 082M 001 -

Jennifer Leggett has applied for a Home Occupation Permit for a nail polish business known as "Finding Feathers Lacquer, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1.

Planning Commission recommends approval.

IX. NEW BUSINESS

1. Approval Of: Camden Woods Redevelopment Plan -

The Camden Woods Redevelopment Area is designed to capture the potential for substantial investment and improvement in the vital areas around the major commercial corridors along the intersection of Georgia Highway 40 and Camden Woods Parkway. The boundaries for the Redevelopment Area contain 112 parcels totaling just over 584 acres, with a taxable real estate digest of \$5.6 million.

2. Approval Of: Resolution 2022-10 to Consent Approve a Redevelopment Plan -

A Resolution to consent to, approve and adopt a Redevelopment Plan to create City of Kingsland TAD #2: Camden Woods Redevelopment Plan.

3. Approval Of: Tuition Reimbursement Policy -

Approval of the City of Kingsland Tuition Reimbursement Policy to replace the current policy in its entirety.

Staff recommends approval.

4. Approval Of: GWES Watershed Protection Plan Monitoring and Annual Reporting -

Approval of the GWES Professional Services Proposal to assist the City of Kingsland in our Long-Term Monitoring Program as outlined in the Kingsland Watershed Protection Plan and as approved by the Georgia Environmental Protection Division. Total cost for 2023-2024 activities and reporting is \$12,800.00.

Staff recommends approval.

5. Approval Of: Temporary Alcohol License for Kingsland Tomorrow/Kingsland Downtown Development Authority (KDDA) -

Paul Chamberlin, acting agent for Kingsland Tomorrow/KDDA has applied for a temporary alcohol license for the sale of beer/wine by the drink for the 2022 Catfish Festival taking place November 19, 2022 in downtown Kingsland.

X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. ADJOURNED