



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • OCTOBER 15, 2024

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 for a Proposed Amendment to Tax Allocation District 1 (Exit 3 Commercial and Entertainment District) -

This proposed amendment to the City of Kingsland 2012 Redevelopment Plan will update the boundaries of the TAD and amend the Plan.

II. CALL TO ORDER AND WELCOME GUESTS

III. ROLL CALL

Charles Grayson Day Jr.
James W Galloway
Farran Fullilove
Kristy Chance
Alex Blount

Mayor
Councilman
Councilman
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. RECOGNITION

VII. PRESENTATION

VIII. GRANTING AUDIENCE TO THE PUBLIC

IX. OLD BUSINESS

X. PLANNING AND ZONING

1. Approval of Annexation Ordinance 2024-09 & Zoning Designation - Parcels 121 009A, 121 009BPZ, and 121 009CPZ -

William H. Gross with Georgia Florida Gateway, LLC and Haddock Road Holdings, LLC is requesting to annex parcels 121 009A, 121 009BPZ, and 121 009CPZ containing approximately 278 acres located on the east and west sides of Haddock Road. The applicant is also requesting a zoning designation of C-8 (Interchange Transitional). The purpose of the request is to be able to connect to the city water and sewer service for a purposed mixed use project consisting of commercial, industrial, and residential uses. *Planning Commission recommends approval.*

2. Approval of 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 of annexation. *Planning Commission recommends approval.*

3. Approval of 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. *Planning Commission recommends approval.*

4. Approval of 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. *Planning Commission recommends approval.*

5. Approval of 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. *Planning Commission recommends approval.*

6. Approval of 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. *Planning Commission recommends approval.*

7. Approval of Variance - 1508 Boone Street - 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 Street. 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 Highway 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). *Planning Commission recommends approval.*

XI. NEW BUSINESS

1. Approval Of: GMC Professional Services Agreement Amendment -

An amendment to the April 12, 2021 agreement with Goodwin Mills Cawood, LLC, to provide additional professional consulting services to assist the city with, "First Floodplain, Second Stormwater - Kingsland's Path Towards Increased Resiliency," which is funded through a Cycle 27 Coastal Incentive Grant from Georgia DNR, Coastal Resources Division.

Staff recommends approval.

2. Approval Of: Coastal Incentive Grant Award Agreement -

Award Agreement to provide financial assistance through the Coastal Incentive Grant for the city's Cycle 27 project "First Floodplain, Second Storm Water-Kingsland's Path Towards Increased Resiliency."

Staff recommends approval.

3. Appointment to the Kingsland Downtown Development Authority Board -

XII. MAYOR AND COUNCIL ANNOUNCEMENT

XIII. ADJOURNED