



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • NOVEMBER 4, 2019

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER

Bryant Shepard
Farran Fullilove
Matt Garner
Troy Hoper
Fyrth Morris
Mr. Eric Snook

Chairman
Vice Chairman
Board Member
Board Member
Board Member
Board Member

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Variance-Bruce Funderburk-604 Lake Jordan Blvd., W. -

Bruce Funderburk is requesting a variance for reduction of setback from 35 ft. to 32 ft. 4 inches at 604 Lake Jordan Blvd., W. (Tax Parcel 107A 129). This is so he will be able to park his vehicle in his garage.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2896)**

Meeting: 11/04/19 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 2896

Variance-Bruce Funderburk-604 Lake Jordan Blvd., W.

Bruce Funderburk is requesting a variance for reduction of setback from 35 ft. to 32 ft. 4 inches at 604 Lake Jordan Blvd., W. (Tax Parcel 107A 129). This is so he will be able to park his vehicle in his garage.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: November 4, 2019

City Council Meeting Date: November 12, 2019

Agenda Item: Front Setback Variance for 604 West Lake Jordan Blvd., (Lake Jordan West Subdivision) Map & Parcel 107A 129

Background: Applicant, Bruce Funderburk, is requesting a 3' front setback reduction from 35' to 32' for the lot listed above. The purpose of the request is for the applicant to extend his garage 2' 8" out from the existing primary structure so that he is able to fully store his vehicle in the garage. The front set back on the applicant's lot is currently 35'. After an inspection was completed by the Planning Staff, it was determined that the 3' reduction in front set back would not encroach on the required side set back from the property line and would not cause any detriment to the subdivision or future development.

Zoning: PD-R1

Summary:

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval with the following conditions:

- 1). The extension of the existing garage shall be no more than 3' in length and will maintain the same width as the existing garage.
- 2). The applicant will obtain all permits required before construction can begin.

APPLICATION FOR VARIANCE

Kingsland, Georgia



Read Part A completely. Then answer each item in Part B. Please print or type. Do not write in Part C. The Building Inspector or Planning Director will help you, if necessary. You must file this application and all required materials with the Planning Director at least 26 days before the Planning Commission meeting at which it will be considered.

FEE: Residential - \$100.00, Commercial \$125.00

PART A---GENERAL INFORMATION

You are encouraged to read the appropriate sections of the Kingsland Land Development Ordinance as they pertain to zoning variances or subdivision variances. Since zoning variances are much more common and require a public hearing, they are the only ones described in the Kingsland Land Development Ordinance

A variance is a "loosening" of the requirements of the Zoning Ordinance to relieve a hardship. A variance can only be granted because of a hardship beyond your control is being created by a dimensional requirement—that is, one dealing with distance, area, height, or some other dimension of your land or building. For example, you own a lot and wish to build a house on it. It is zoned "R-1, Single Family Residential", but it is too narrow to meet the building setback requirements. You are prevented, therefore, from building your house unless you get a variance from the Planning Commission that lets you build closer to your side property lines. Please note that a variance does not allow you to start a new use in a zoning district where it is presently not permitted. In other words, you could not put a grocery store in a residential neighborhood.

Once you have filed a complete application with the Planning and Development Director, he will advertise your request in the newspaper and send a letter to your neighbors. The Planning Commission will then hold a public hearing. At the meeting, you will tell the Planning Commission why you need the variance and your neighbors may ask questions and make comments. The Planning Commission will then make a recommendation to the City Council about the variance. The City Council will make final determination; generally the 2ND Monday of the month. The variance is valid for 1 year.

PART B---APPLICANT ONLY

1. This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) _____ of the Kingsland Land Development Ordinance.
2. Your Name Bruce Funderburk
 Phone 912-552-7970
 Address 604 Lake Jordan W. Blvd
Kingsland, GA 31548
3. Location of Property:
 Street 604 Lake Jordan Blvd. West
 Parcel No. _____ Lot No. 4
4. This land is zoned: ^{PP} (✓) R-1 () R-2 () R-3 () R-4 () MH () PD () C-1 () C-2
 () C-3 () C-4 () I-L

5. Please describe the type of variance you need. (Example: Reduction of front yard setback from 35 feet to 13 feet):

Reduction of setback from
35 feet to 32 feet 4"

6. All the following points must apply to your situation for the variance to be granted. Describe how you meet each "test":

A. Special conditions or circumstances over which I have no control affect my property.

the GARAGE is short, CAN'T
PARK my vehicles in it.

B. Because of this situation, I do not have the same property rights as my neighbors or as other property owners in the same zoning district do.

my neighbor HAS A 25 Foot setback

C. The variance would not significantly defeat the purposes of any city plan, policy, ordinance, or regulation, nor would it interfere with my neighbors use of their property.

It is a small addition, that
does not effect neighbors or any
civil plans or property

D. This is the minimum variance which would relieve my hardship.

2 foot 8 inches, would allow my
vehicles to fit in my garage

7. In the case of a zoning variance, attach these to this application:

- A simple map showing the location of the property, its dimensions, location of existing and proposed structures, and the nearest public road.

8. Signed Bruce Funderburk Date 9-26-19

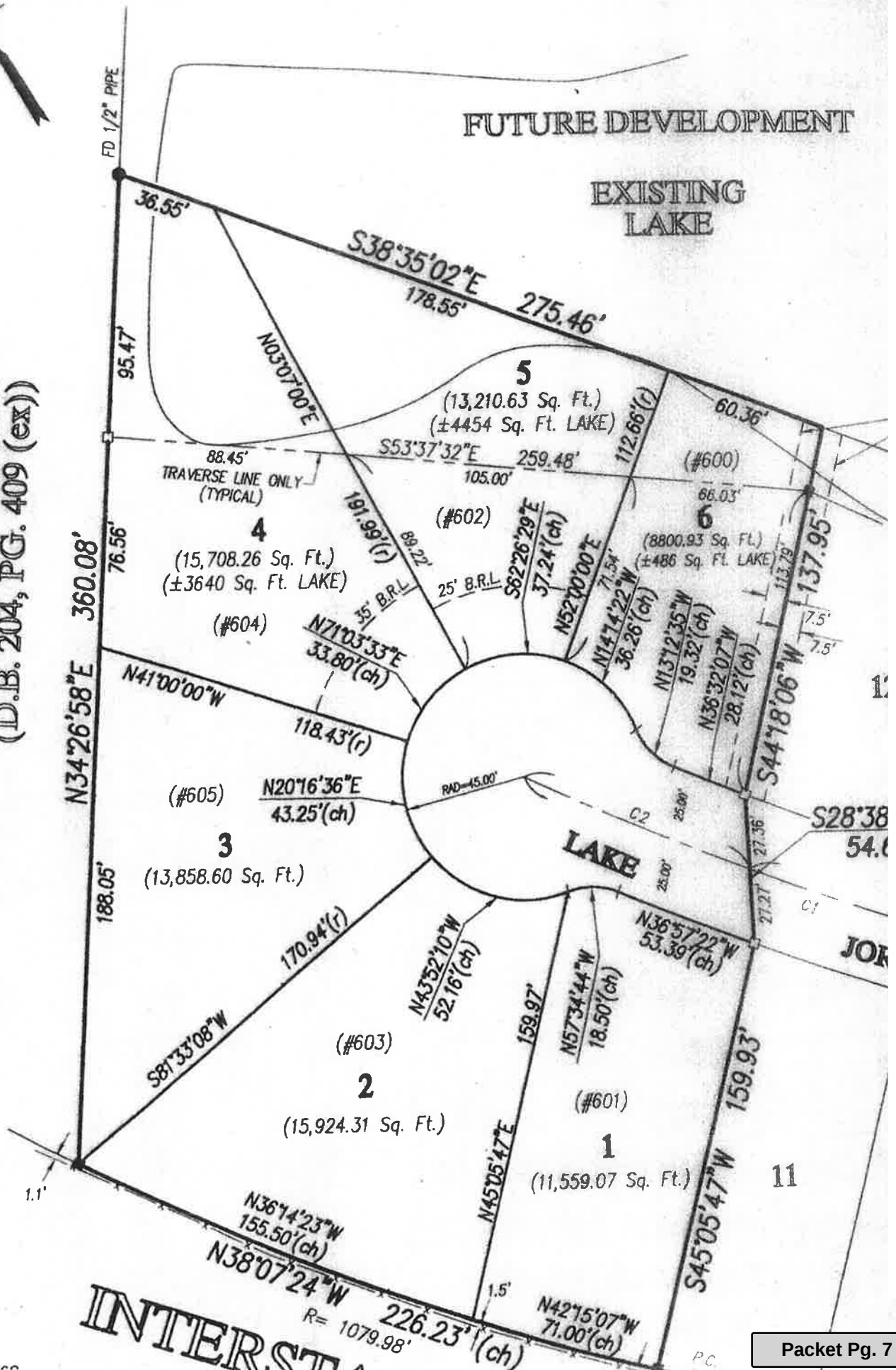
PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 10/3/19
2. List of attachments: ☒ Simple map () Final plat () None
☒ Preliminary plat () Other
3. Public hearing (If zoning variance):
Date Applicant notified: _____
Date hearing advertised: _____
Date hearing held: _____
4. Planning Commission () Approved () Denied: Conditions of approval or reasons for denial

5. City Council () Approved () Denied: Conditions of approval or reasons for denial

6. Date Applicant notified of final action: _____

NOW OR FORMERLY LANDS OF
SONDRA G. GILMAN
(D.B. 204, PG. 409 (ex))



THE SW'LY
N PLAT

(UNSHADED) AS

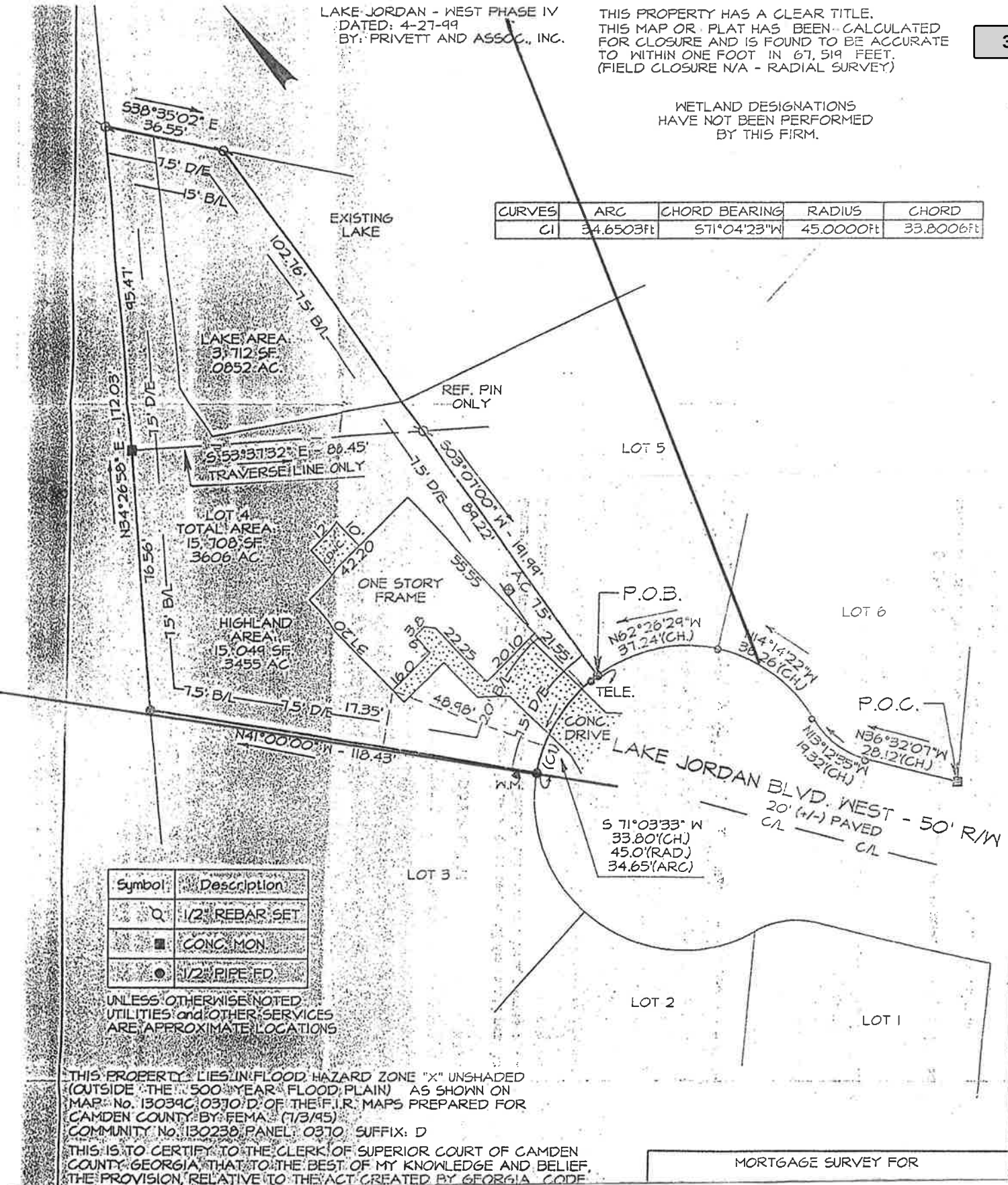
LAKE JORDAN - WEST PHASE IV
 DATED: 4-27-99
 BY: PRIVETT AND ASSOC., INC.

THIS PROPERTY HAS A CLEAR TITLE.
 THIS MAP OR PLAT HAS BEEN CALCULATED
 FOR CLOSURE AND IS FOUND TO BE ACCURATE
 TO WITHIN ONE FOOT IN 67,519 FEET.
 (FIELD CLOSURE N/A - RADIAL SURVEY)

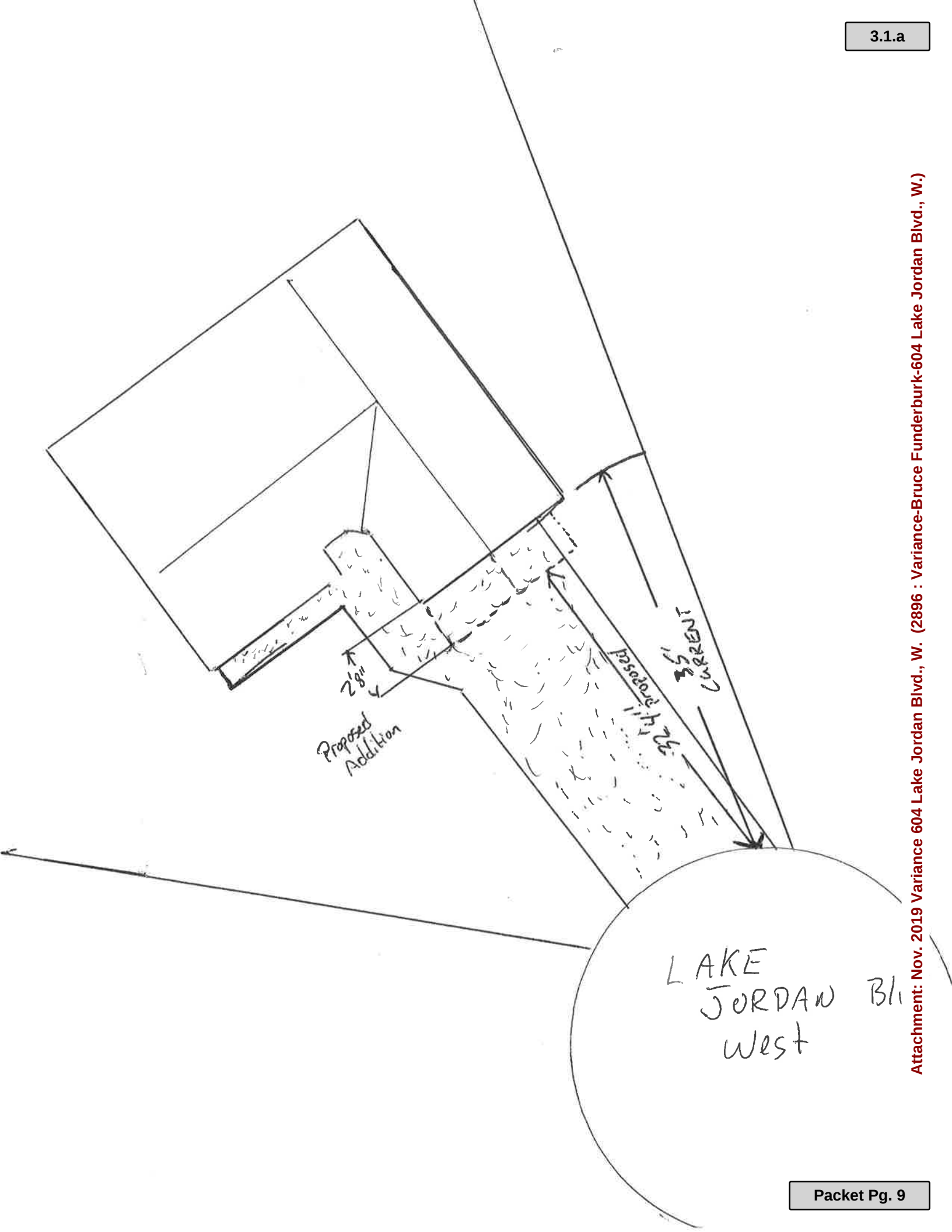
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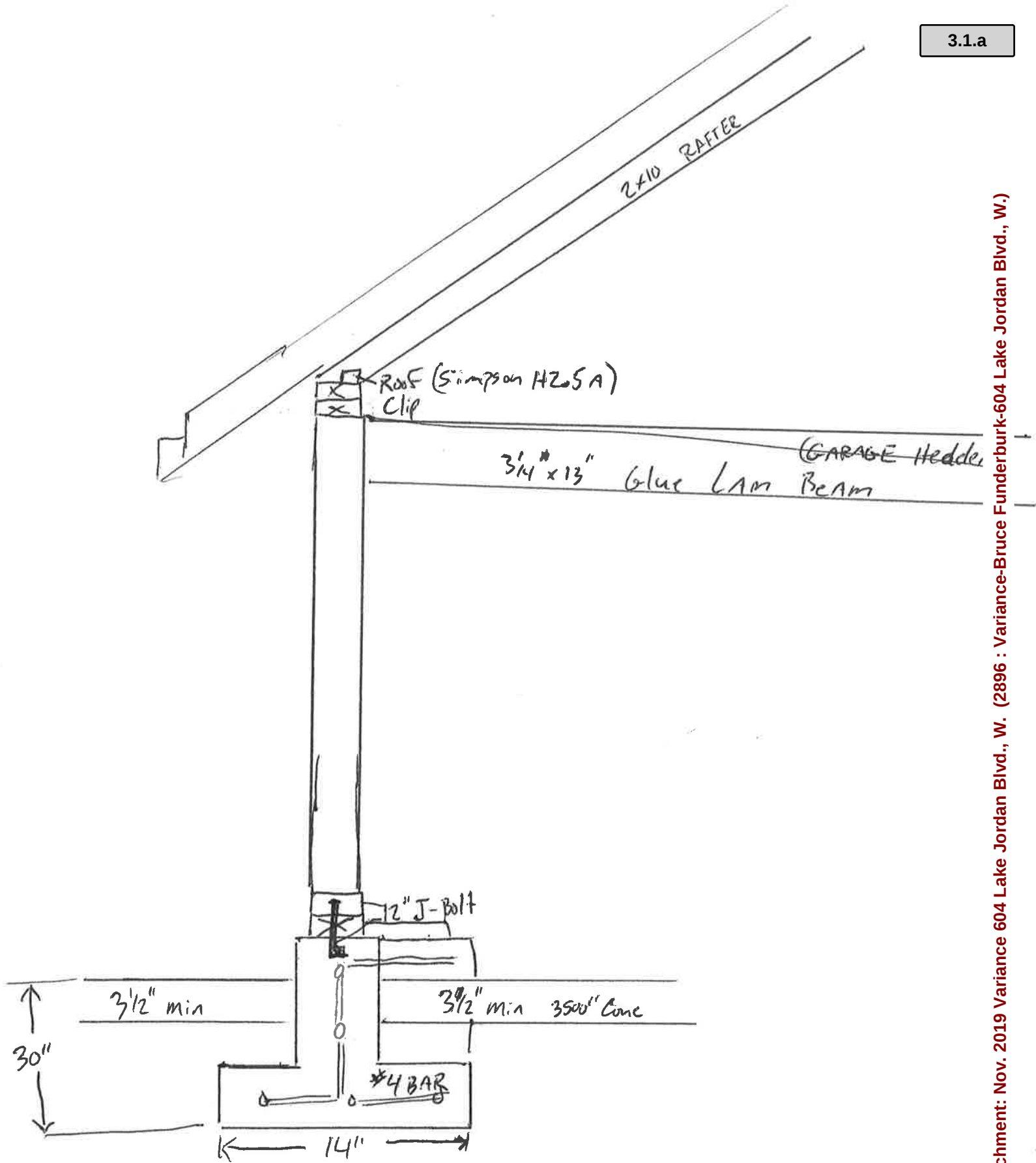
WETLAND DESIGNATIONS
 HAVE NOT BEEN PERFORMED
 BY THIS FIRM.

CURVES	ARC	CHORD BEARING	RADIUS	CHORD
CI	34.6503ft	S71°04'23"W	45.0000ft	33.8006ft



Attachment: Nov. 2019 Variance 604 Lake Jordan Blvd., W. (2896 : Variance-Bruce Funderburk-604 Lake Jordan Blvd., W.)







Overview



Legend

- Parcels
- Roads
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
 - City Labels

Parcel ID	107A 129	Owner	FUNDERBURK ALDRETH BRUCE &	Last 2 Sales			
Class Code	Residential		SARAH C	Date	Price	Reason	Qual
Taxing District	KINGSLAND		604 WEST LAKE JORDAN BOULEVARD	7/31/2019	\$180000	FM	Q
	KINGSLAND		KINGSLAND GA 31548	7/23/2007	\$174900	FM	Q
Acres	n/a	Physical Address	604 W LAKE JORDAN BLVD				
		Assessed Value	Value \$143146				

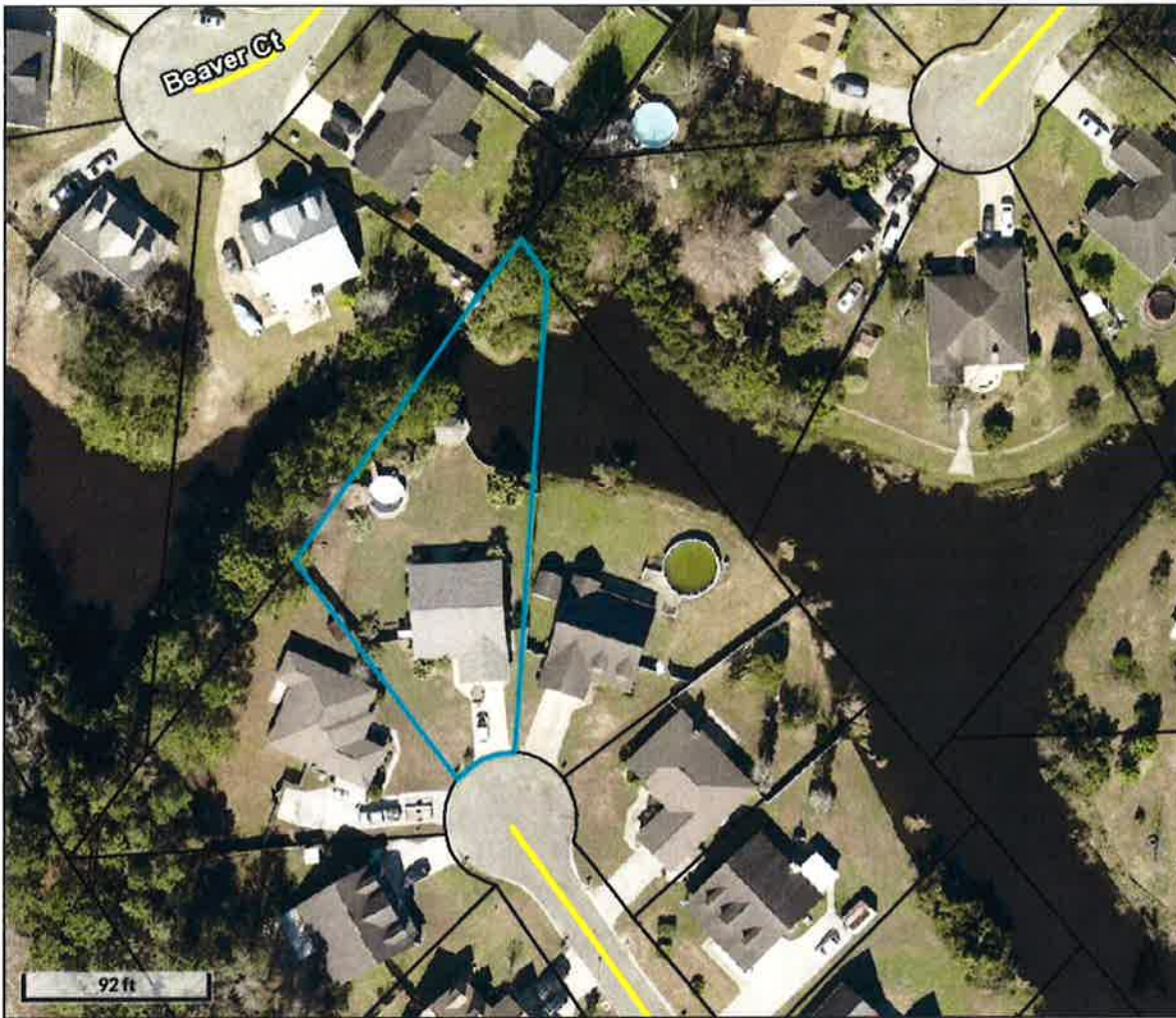
(Note: Not to be used on legal documents)

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GEOSPATIAL

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