



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • JUNE 6, 2022

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER

Matthew Hooks	Board Member
Martin Turner	Board Member (Absent)
Dalice Mitchell	Board Member (Absent)
Michael Haynes	Board Member
Bryant Shepard	Chairman (Absent)
Rebecca Shannon	Board Member
Fyrth Morris	Vice Chairman

II. APPROVE MINUTES FROM LAST MEETING

Michael Haynes made a motion to approve last months minutes. Matthew Hooks seconded the motion. The motion carried unanimously with Rebecca Shannon abstaining.

III. AGENDA ITEMS

1. Ordinance 2022-08 to Amend Ord. 2011-01, Article VI, Sec. 61 of KLADO -

The Kingsland DDA is requesting the amendment to be approved that will allow additional uses as well as prohibiting certain uses in the C-1, C-1A, C-2 and C-5 Zoning Districts. The amendment will also allow for the adoption of the expanded DDA Boundary map. Amendment and map are attached. Staff recommends approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew Hooks, Board Member
SECONDER:	Rebecca Shannon, Board Member
AYES:	Hooks, Haynes, Shannon, Morris
ABSENT:	Turner, Mitchell, Shepard

2. Ordinance 2022-09 to Amend Ordinance 2011-01, Article V, Sec. 54.2.3, #7 of KLADO -

The amendment will reduce the required parking spaces from 7 to 5 for each 1,000 square feet, for Shopping Centers up to 15 acres in size. Most cities parking requirements for shopping centers of this size are 5 spaces per 1,000 square feet. This change will also increase the greenspace area and reduce the impervious surface runoff area for storm water. Staff recommends approval.

RESULT: APPROVED [UNANIMOUS]
MOVER: Michael Haynes, Board Member
SECONDER: Rebecca Shannon, Board Member
AYES: Hooks, Haynes, Shannon, Morris
ABSENT: Turner, Mitchell, Shepard

3. Variance-Parcel 082 H037, 121 Castle Oak Ct. -

Jean & Steve Joiner are requesting a 2' variance to the 5' side yard setback requirements for an accessory building. The purpose of the request is for a storage building that has been in place in the side yard of the property. Zoning is PD/R-1. Staff recommends approval.

RESULT: APPROVED [UNANIMOUS]
MOVER: Michael Haynes, Board Member
SECONDER: Matthew Hooks, Board Member
AYES: Hooks, Haynes, Shannon, Morris
ABSENT: Turner, Mitchell, Shepard

4. Variance-Parcel K22 03 009, 694-1 Williams Ave. -

Howard Davis is requesting a 16' variance to the 25' side yard setback requirements from a public ROW for an accessory building. The applicant is also requesting a 5' variance to the 10' requirement that an accessory building must be placed from the primary structure. The purpose of the request is for a storage building that has been placed in the side yard of the property. Zoning is C-2.

Staff recommends approval with the following condition that the applicant has agreed to:

- 1) If the water line, that is located in the City ROW adjacent to the applicant's property, needs to be repaired or replaced, the city will have the right to move the building if the placement of building does not allow access for equipment or materials to do the work.

Approved with the following condition that the applicant has agreed to:

- 1) If the water line, that is located in the City ROW adjacent to the applicant's property, needs to be repaired or replaced. The city will have the right to move the

building, at the applicant's expense, if the placement of building does not allow access for equipment or materials to do the work.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Matthew Hooks, Board Member
SECONDER: Michael Haynes, Board Member
AYES: Hooks, Haynes, Shannon, Morris
ABSENT: Turner, Mitchell, Shepard

5. Variance-Parcel 095G 065, 156 Greenacres Cir., N. -

Marcie Costello is requesting a variance to allow chickens on a residential lot that is less than the required 1/2 acre. Zoning is R-1.

Staff recommends approval with the following condition:

- 1) There can be no more than 2 chickens on the property and no roosters are allowed.

Approved with the following condition:

- 1) There can be no more than (2) chickens on the property and no roosters are allowed.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Michael Haynes, Board Member
SECONDER: Rebecca Shannon, Board Member
AYES: Hooks, Haynes, Shannon, Morris
ABSENT: Turner, Mitchell, Shepard

IV. ADJOURNMENT

Citizens present at this meeting were Paul Chamberlin, Vetesha Bus, Walter Fuller, Jr., Howard Davis and Marcie Costello.

Rebecca Shannon made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 6:34 PM.

Fyrth Morris, Vice Chairman

Natalie Moreland, Clerk/Receptionist