



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • NOVEMBER 7, 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
Dalice Mitchell	Board Member
Michael Haynes	Board Member
Bryant Shepard	Chairman
Rebecca Shannon	Board Member
Fyrth Morris	Vice Chairman

II. APPROVE MINUTES FROM LAST MEETING

Michael Haynes made a motion to approve last month's minutes. Fyrth Morris seconded the motion. The motion carried unanimously. However, Dr. Dalice Mitchell was not present at this time.

III. AGENDA ITEMS

1. Home Occupation-210 Azalea Ct.-Map & Parcel 107G 042 -

Nichole Talbert has applied for a Home Occupation Permit for a residential cleaning business known as "Sparkle Clean, LLC". 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.

Dr. Dalice Mitchell was not present at this time.

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

2. Home Occupation-572 MLK Jr. Blvd.-Map & Parcel 082C03 004C -

Cassandra Waye has applied for a Home Occupation Permit for an on-line insurance business known as "Right Waye Insurance, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-4. Staff recommends approval.

Applicant withdrew application.

RESULT: WITHDRAWN

3. Home Occupation-1083 Boone Ave.-Map & Parcel 095 002A -

Christine Luckhurst has applied for a Home Occupation Permit for a cleaning business known as "Christy's Cleaning Service, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

RESULT: APPROVED [UNANIMOUS]

MOVER: Michael Haynes, Board Member

SECONDER: Matthew Hooks, Board Member

AYES: Hooks, Turner, Mitchell, Haynes, Shepard, Shannon, Morris

4. Final Plat-Marsh Harbour -

Bennett Surveying, Inc., acting agent for Joss Josselyn has submitted an application for approval of the final plat for Marsh Harbour Subdivision. The developer wishes to offer 22 lots on 12.50 acres and will follow the PD that was submitted. All engineering reviews have been completed and accepted for the subdivision. The preliminary plat was approved by City Council on December 7, 2021. Zoning is PD-R-2. Staff recommends approval.

RESULT: APPROVED [UNANIMOUS]

MOVER: Michael Haynes, Board Member

SECONDER: Martin Turner, Board Member

AYES: Hooks, Turner, Mitchell, Haynes, Shepard, Shannon, Morris

5. Re-Zoning-Map & Parcel 082G 032 -

Austin Sawyer, with Southern Realty and Custom Homes, LLC, has applied for a re-zoning of parcel 082G 032 containing approximately 1.0 acres located at 205 Clarks Bluff Rd. & Creekwood Rd. The applicant is requesting the parcel be re-zoned to R-3 (Medium and High Density Residential) for the purpose of building two quadraplexes on the parcel. Zoning is R-1. Staff recommends approval.

RESULT: **APPROVED [4 TO 1]**
MOVER: Fyrth Morris, Vice Chairman
SECONDER: Matthew Hooks, Board Member
AYES: Hooks, Turner, Shepard, Morris
NAYS: Mitchell
ABSTAIN: Haynes, Shannon

6. Variance-441 S. May St.-Map & Parcel K26 03 003A -

Leslie & Peter Fullerton are requesting a variance to KLADO-Article VII, Section 70-1.1 #2-Minimum Lot width at building line. The applicant is requesting a 15' variance to the 75' building line width requirement for R-1 Zoning District. The purpose of the request is for a single family residence to be built on the newly created parcel with a building lot width of 60'. Zoning is R-1. Staff recommends approval of the variance request.

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

IV. ADJOURNMENT

Citizens present at this meeting were Austin Sawyer, Mike Sanes, Kelly Sanes, Christine Luckhurst, Sarah Drury, Chelsea Sullivan, Nichole Talbert. Leslie & Peter Fullerton were present via Webex.

Fyrth Morris made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 6:48 PM.

Bryant Shepard, Chairman

ATTEST:

Natalie Moreland, Clerk/Receptionist