



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • DECEMBER 5, 2022

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Public Hearing for Varaince-Parcel K07 05 003-605 N. Georgia St. -

Steve Fahey, with Habitat for Humanity is requesting two variances to KLADO. The first Variance is to Article VII, Section 70-1.1 #1 -Minimum Lot size of 10,000 square feet in an R-1 Zoning District. Applicant is requesting to be able to build a single family residence on each of the two newly created parcels, with each parcel being 6,767 square feet in size. The second variance is to Article VII, Section 70.1.1 #5b -15' rear set back requirement in a R-1 Zoning District. Applicant is requesting a 6.5' variance to the rear set back requirements. The proposed building plans cannot meet the rear setback requirements due to the lot size. Zoning is R-1.

II. 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	(Absent)
Fyrth Morris	Vice Chairman	

III. APPROVE MINUTES FROM LAST MEETING

Fyrth Morris made a motion to approve last months minutes. Dr. Dalice Mitchell seconded the motion. The motion carried unanimously.

IV. AGENDA ITEMS

1. Variance for Parcel K07 05 003-605 N. Georgia St. -

Steve Fahey, with Habitat for Humanity is requesting two variances to KLADO. The first Variance is to Article VII, Section 70-1.1 #1 -Minimum Lot size of 10,000 square feet in an R-1 Zoning District. Applicant is requesting to be able to build a single family residence on each of the two newly created parcels, with each parcel being 6,767 square feet in size. The second variance is to Article VII, Section 70.1.1 #5b -15' rear set back requirement in a R-1 Zoning District. Applicant is requesting a 6.5' variance to the rear set back requirements. The proposed building plans cannot meet the rear setback requirements due to the lot size. Zoning is R-1. Staff recommends approval of the variance request.

RESULT: **APPROVED [5 TO 1]**
MOVER: Matthew Hooks, Board Member
SECONDER: Dallice Mitchell, Board Member
AYES: Hooks, Turner, Mitchell, Haynes, Shepard
NAYS: Morris
ABSENT: Shannon

2. Home Occupation-103 Bluebell Dr.-Map & Parcel 107O 024 -

Melissa Young has applied for a Home Occupation Permit for an online T-Shirt business known as "The Sweet Tee Y'all". 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.

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

3. Home Occupation-212 Jake Colton Dr.-Map & Parcel 106D 045 -

Chi Brngh has applied for a Home Occupation Permit for an online retail business known as "CB SHOP US, 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.

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

V. ADJOURNMENT

Citizens present at this meeting were Melissa Young, Walter Fuller, Jr., Danny Wheeler, Mary-Ann O'Connor and Steve Fahey. K. Kennedy was present via Webex.

Martin Turner made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 6:22 PM.

Bryant Shepard, Chairman

Natalie Moreland. Clerk/Receptionist