



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • APRIL 3, 2023

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Public Hearing for Variance-Parcel 093 054C-251 Commercial Dr. -

Guy Reid with AGLOGIC Chemical, LLC is requesting a variance to Ordinance Article VII, Sec. 7.3.2, #4 (a) Minimum side yard setbacks. The purpose of the request is to reduce the required side yard setback on the east side of the property from the required 40' to 21' to accommodate for a new building and loading dock to be built on the property. Zoning is I-G (General Industrial).

II. CALL TO ORDER

Matthew Hooks	Board Member
Michael Haynes	Board Member
Kathy Markes	Board Member
Bradley Shuck	Board Member
Walter Fuller Jr.	Board Member
Bryant Shepard	Chairman
Fyrth Morris	Vice Chairman

III. APPROVE MINUTES FROM LAST MEETING

Fyrth Morris made a motion to approve last months minutes. Walter Fuller, Jr. seconded the motion. The motion carried unanimously.

IV. AGENDA ITEMS

1. Home Occupation-109 Lakefield Dr.-Map & Parcel 107M 015A -

Karl Bell has applied for a Home Occupation Permit for a business known as "Ragnorak Interactive, 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: Michael Haynes, Board Member
SECONDER: Kathy Markes, Board Member
AYES: Hooks, Haynes, Markes, Shuck, Fuller Jr., Shepard, Morris

2. Home Occupation-47 Bermuda St.-Map & Parcel 095 023A -

Brittany Beavers has applied for a Home Occupation Permit for a junk removal business known as "Busy Beavers, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-5. Staff recommends approval.

Applicant has moved residence and has re-applied for May 2023.

RESULT: DEFERRED [UNANIMOUS] **Next: 5/1/2023 6:00 PM**
MOVER: Michael Haynes, Board Member
SECONDER: Kathy Markes, Board Member
AYES: Hooks, Haynes, Markes, Shuck, Fuller Jr., Shepard, Morris

3. Variance-Parcel 093 054C-251 Commercial Dr. -

Guy Reid with AGLOGIC Chemical, LLC is requesting a variance to Ordinance Article VII, Sec. 7.3.2, #4 (a) Minimum side yard setbacks. The purpose of the request is to reduce the required side yard setback on the east side of the property from the required 40' to 21' to accommodate for a new building and loading dock to be built on the property. Zoning is I-G (General Industrial). Staff recommends approval of the variance request.

RESULT: APPROVED [UNANIMOUS]
MOVER: Fyrth Morris, Vice Chairman
SECONDER: Walter Fuller Jr., Board Member
AYES: Hooks, Haynes, Markes, Shuck, Fuller Jr., Shepard, Morris

4. Preliminary Plat- Lake Juniper Phase 5 -

Soncel, Inc. has submitted an application for a preliminary plat approval for Lake Juniper Phase 5 that will consist of 32 lots on approximately 15.46 acres. Zoning is PD-R-1. Staff recommends approval.

RESULT: APPROVED [UNANIMOUS]
MOVER: Michael Haynes, Board Member
SECONDER: Matthew Hooks, Board Member
AYES: Hooks, Haynes, Markes, Shuck, Fuller Jr., Shepard, Morris

V. ADJOURNMENT

Citizens present at this meeting were Karl Bell, Larry Banks and Brenda Roberts.

Matthew Hooks made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 6:11 PM.

Bryant Shepard, Chairman

Natalie Moreland, Clerk/Receptionist