CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES ● JULY 5, 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 K08 01 016-465 MLK, Jr. Blvd. -

Everett Burch is requesting a Variance to Article VII, Section 70.1.4, #1 - Minimum Lot Area 7,500 square feet in an R-4 Zoning District. Applicant is requesting a 700 square foot variance to the required lot size to be able to place a mobile home on the parcel.

Bryant Shepard opened the Public Hearing at 6:00 PM. Citizen Valerie Morris spoke in opposition of the Variance. Bryant Shepard closed the Public Hearing at 6:13 PM. Bryant Shepard then called the meeting to order and all Board Members were present.

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 month's minutes. Kathy Markes seconded the motion. The motion carried unanimously.

IV. OLD BUSINESS

1. Home Occupation-404 N. Grove Blvd.-Map & Parcel 094 048 -

Kathy Markes has applied for a Home Occupation Permit for a Amigurumi business known as "KMM Productions, 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 [6 TO 0]**
MOVER:	Michael Haynes, Board Member
SECONDER:	Bradley Shuck, Board Member
AYES:	Hooks, Haynes, Shuck, Fuller Jr., Shepard, Morris
ABSTAIN:	Markes

V. AGENDA ITEMS

1. Variance-Parcel K08 01 016-465 MLK, Jr. Blvd. -

Everett Burch is requesting a Variance to Article VII, Section 70.1.4, #1 - Minimum Lot Area 7,500 square feet in an R-4 Zoning District. Applicant is requesting a 700 square foot variance to the required lot size to be able to place a mobile home on the parcel. Staff recommends approval of the variance request.

Michael Haynes made a motion to approve. Kathy Markes seconded the motion. Michael Haynes, Kathy Markes and Brad Shuck voted Yes. Walter Fuller, Jr., Bryant Shepard and Fyrth Morris voted No. Matthew Hooks abstained.

RESULT:	**NO ACTION TAKEN**

2. Home Occupation-115 Bayswood Dr.-Map & Parcel 082N 033A -

Aaron Brown has applied for a Home Occupation Permit for a party rental business know as "B Better Bounce House". 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.

Applicant was not present.

RESULT:	**DEFERRED [UNANIMOUS]**	**Next: 8/7/2023 6:00 PM**
MOVER:	Fyrth Morris, Vice Chairman	
SECONDER:	Kathy Markes, Board Member	
AYES:	Hooks, Haynes, Markes, Shuck, Fuller Jr., Shepard, Morris	

3. Final Plat-Lake Juniper Phase 5 -

Soncel, Inc. has submitted an application for a final plat approval for Lake Juniper Phase 5 that will consist of 32 lots on approximately 15.46 acres. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5'to 5', which would apply to any future phases of the subdivision. The phase 5 preliminary plat was approved by City Council on April 10, 2023.

All engineering and planning reviews have been completed and approved for phase 5. Zoning is PD/R-1. Staff recommends approval.

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

4. Preliminary Plat-Brookshire Green Subdivision -

Ronald Sawyer, II has submitted an application for a Preliminary Plat approval for Brookshire Green Subdivision located on the north and south sides of Eagle Blvd., consisting of 64 single family lots on approximately 23.94 acres. The applicant has agreed to follow the original PD that was approved, however, updated engineering plans have not been submitted at this time. Zoning is PD/R-2. Staff recommends approval.

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

VI. ADJOURNMENT

Citizens present at this meeting were Valerie Morris, Everett Burch, Brandon Burch and Roger Bennett.

Matthew Hooks made a motion to adjourn. Fyrth Morris seconded the motion. The motion carried unanimously. The meeting adjourned at 6:40 PM.

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Bryant Shepard, Chairman

ATTEST:

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Scott Kimball, Planning Director