



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • MARCH 4, 2024

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 K2709 004A-West Side of Island St. -

Thomas Fields, acting agent for the property owner, Kim Maio is requesting two Variances to Article VII, Section 70.1.1 #4(b)-Minimum side yard setbacks from any other property line=10 feet and #5(b) Minimum rear yard setbacks from any other property line=15 feet. Applicant is requesting a 3 1/2 foot variance to the required side yard setbacks and a 10 foot variance to the rear yard setbacks. Zoning is R-1 (Single Family Residential).

II. CALL TO ORDER

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

III. APPROVE MINUTES FROM LAST MEETING

IV. AGENDA ITEMS

1. Preliminary Plat-Canopy Oaks -

Ronald Sawyer has submitted an application for a preliminary plat for Canopy Oaks Subdivision located on the east side of Gross Road consisting of 184 single family lots on approximately 78 acres. The re-zoning of the property and the PD was approved by the Planning Commission and City Council in September of 2023. Zoning is PD/R-2. Staff recommends approval.

2. Re-Plat-Northshore -

Roger Bennett with Bennett Surveying, Inc., acting agent for the owner, Stars & Stripes 31, LLC has submitted an application for a Re-Plat of Northshore Subdivision located on the south side of Hwy. 40, West. The Re-Plat will re-configure lots on Starboard Court and Breakwater Loop and will also create a new lot. The new plat has been reviewed and approved by the Planning Dept. staff and meets the requirements for an R-1 zoning district. Zoning is R-1. Staff recommends approval.

3. Variance-Parcel K2709 004A-West Side of Island St. -

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- 1) A 6 foot privacy fence will be installed along the rear and sides of the property by the applicant before construction can start on the primary residence.

V. ADJOURNMENT