



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • 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
Michael Haynes
Kathy Markes
Walter Fuller Jr.
Becci Shannon
Bryant Shepard
Fyrth Morris

Board Member
Board Member (Absent)
Board Member
Board Member
Board Member
Chairman
Vice Chairman

III. APPROVE MINUTES FROM LAST MEETING

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

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.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Matthew Hooks, Board Member
SECONDER: Becci Shannon, Board Member
AYES: Hooks, Markes, Fuller Jr., Shannon, Shepard, Morris
ABSENT: Haynes

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.

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

3. 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). Staff recommends approval of the variance requests with the following conditions:

- 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.

Made motion to approve the Variance with the recommended condition. However, any new construction or additions to the existing building must meet the current rear setback requirements of 15 feet as noted in KLADO.

RESULT:	APPROVED [5 TO 1]
MOVER:	Bryant Shepard, Chairman
SECONDER:	Kathy Markes, Board Member
AYES:	Hooks, Markes, Fuller Jr., Shepard, Morris
NAYS:	Shannon
ABSENT:	Haynes

V. ADJOURNMENT

Citizens attending this meeting were Roger Bennett, Brenda Roberts, Kevin Foddrell and Thomas Fields.

Fyrth Morris made a motion to adjourn. Matthew Hooks seconded the motion. The motion carried unanimously. The meeting adjourned at 6:35 PM.

Bryant Shepard, Chairman

ATTEST:

Natalie Moreland, Clerk/Receptionist