



# CITY OF KINGSLAND, GEORGIA

## PLANNING AND ZONING

AGENDA • APRIL 1, 2024

Regular Meeting

City Council Chamber

6:00 PM

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

### I. CALL TO ORDER

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

Board Member  
Board Member  
Board Member  
Board Member  
Board Member  
Chairman  
Vice Chairman

### II. APPROVE MINUTES FROM LAST MEETING

### III. OLD BUSINESS

1. 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' variance to the required side yard setbacks and a 10' variance to the rear yard setbacks. Zoning is R-1 (Single Family Residential). City Council Recommendation: City Council voted to send this item back to the Planning Commission for a second review due to the fact that the applicant stated at the meeting that he cannot abide by the Planning Commissions condition - "Any additions to the existing building will have to meet the current rear yard setbacks of 15 feet." Due to the roof line of the existing building, the applicant needs the variance for the entire lot.

### IV. AGENDA ITEMS

1. Home Occupation-103 Woodland Ct.-Map & Parcel-095C 030 -

Mary Cooper has applied for a home occupation permit for an on-line travel agency business known as "Ocean Zen". 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.

2. Preliminary Plat-Fairways Edge Phase 2-Map & Parcel 120 008K & 008W -

Roger Bennett with Bennett Surveying, Inc., acting agent for Sawyer & Associates, has submitted an application for a preliminary plat for Fairways Edge Phase 2 consisting of 144 single family lots on 45.70 acres, located in the Marsh Harbour development on the west side of Winding Rd. The main entrance to the subdivision will be located off Winding Rd. which will give residents of Fairways Edge two entrances and exit points. Zoning is PD/R-1. Staff recommends approval.

**V. ADJOURNMENT**