



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • 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	Board Member	
Michael Haynes	Board Member	(Absent)
Kathy Markes	Board Member	
Walter Fuller Jr.	Board Member	
Becci Shannon	Board Member	
Bryant Shepard	Chairman	
Fyrth Morris	Vice Chairman	

II. APPROVE MINUTES FROM LAST MEETING

Fyrth Morris made a motion to approve last months minutes. Kathy Markes seconded the motion. The motion carried unanimously.

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.

Fyrth Morris made a motion to approve with the following condition:

1) If the Building Department or The Fire Marshall does not approve Mr. Field's building plans and the project does not move forward, then the Variance becomes null and void for the property.

Matthew Hooks Seconded the motion. Morris, Hooks, and Fuller voted yes to approve. Shepard, Markes, and Shannon voted no. No action was taken with a 3-3 vote.

RESULT: NO ACTION TAKEN

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.

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

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.

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

V. ADJOURNMENT

Citizens attending this meeting were Brenda Roberts, Kim Maio, and Mary Cooper.

Fyrth Morris made a motion to adjourn. The motion carried unanimously. The meeting adjourned at 6:26 PM.

Bryant Shepard, Chairman

ATTEST:

Natalie Moreland, Clerk/Receptionist