



CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • MARCH 3, 2025

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Annexation Request and Zoning Designation

Jamie Frazier Rayford is requesting to annex parcel 082C02 006 containing approx. 3.0 acres located at 595 Martin Luther King, Jr. Blvd. The applicant is also requesting a zoning designation of R-1 (Single Family Residential). The purpose of the request is to be able to connect to the city water and sewer service.

2. Annexation and Zoning Designation

Jonathan Lang and Clifford Waye are requesting to annex parcel 082D03 008 containing approx. .36 acres located at 860 Martin Luther King, Jr. Blvd. The applicants are also requesting a zoning designation of R-1 (Single Family Residential). The purpose of the request is to be able to connect to the city water and sewer service.

3. Annexation and Zoning Designation

Sabrina Burch and Louis Burch, Jr. are requesting to annex parcel 082C02 005D containing approx. 1.0 acres located at 573 Martin Luther King, Jr. Blvd. The applicants are also requesting a zoning designation of R-1 (Single Family Residential). the purpose of the request is to be able to connect to the city water and sewer service.

4. Variance

Stephen Chapin, Jr., with Camden Way Apartments is requesting a Variance to the Kingsland Zoning and Land Development Ordinance, Article VII, Sec. 70.1.3, # 8 (b)-Minimum dwelling unit size in a R-3 zoning district. The applicant is requesting to add a 388 square foot unit to the existing complex instead of the required 600 foot per dwelling unit.

5. De-Annexation Request

Mark and Dawn Drury are requesting the De-Annexation of parcel 120 011 located at 108 Marsh Harbour Pkwy. containing approx. 0.94 acres.

II. CALL TO ORDER

Matthew Hooks, Board Member
Judy Smith-Burris, Board Member
Kathy Markes, Board Member
Angie Halliwell, Board Member
Becci Shannon, Board Member
William Sopp, Board member
Mike Anderson, Board Member

III. ELECTION OF CHAIRMAN & VICE CHAIRMAN**IV. APPROVE MINUTES**

1. Minutes of the Previous Meeting
2. Approval of January 2025 and February 2025 Minutes

V. OLD BUSINESS

1. Annexation Request and Zoning Designation

Brennan Reine has applied for the Annexation of parcel 095 010B containing approx. 1.50 acres located on the south side of Boone St. in the unincorporated area of Camden County.

The purpose of the Annexation is to have water and sewer access to the parcel for a proposed 4-lot single family minor subdivision development. The applicant is also requesting a zoning designation of R-1 (Single Family Residential) for the parcel if the annexation is approved.

Current zoning is C-G/General Commercial (County). Staff recommends approval.

VI. AGENDA ITEMS

1. Home Occupation-444 Martin Luther King, Jr. Blvd.-Parcel K08 02 001

Donna Istvan has applied for a Home Occupation Permit for a computer software business known as "Appy Unicorn". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-4. Staff recommends approval.

2. Final Plat

Gary Neville, acting agent for Lamar Smith Signature Group has submitted a Final Plat for Settler's Hammock Phase 5 consisting of 28 single family lots on approx. 13.6 acres.

3. Annexation Request and Zoning Designation

Jamie Frazier Rayford has applied for the Annexation of parcel 082C02 006 containing approx. 3 acres located at 595 Martin Luther King, Jr. Blvd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access for a single family home to be built on the parcel. The applicant is also requesting a zoning designation of R-1 (Single Family Residential). Current zoning is R-2-Low Density Residential (County). Staff recommends approval.

4. Annexation and Zoning Designation

Jonathan Lang and Clifford Waye have applied for the Annexation of Parcel 082D03 008 containing approx. .36 acres located at 860 MLK, Jr. Blvd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access for the existing single family home on the parcel. The applicant is also requesting a zoning designation of R-1 (Single Family Residential). Current zoning is A-F-Agricultural Forestry (County). Staff recommends approval.

5. Annexation Request and Zoning Designation

Sabrina Burch and Louis Burch, Jr. have applied for the Annexation of parcel 082C02 005D containing approx. 1 acre located at 573 MLK, Jr. Blvd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access for the single family home to be built on the parcel. The applicant is also requesting a zoning designation of R-1 (Single Family Residential). Current zoning is R-2-Low Density Residential (County). Staff recommends approval.

6. Variance

Stephen Chapin, Jr., with Camden Way Apartments has submitted a variance application for parcel 107016 & 107 016A located at 145 Gross Rd. The applicant is requesting a variance to Article VII, Sec. 70.1.3, #8(b)-Minimum dwelling unit size in an R-3 Zoning District. The applicant is requesting to convert an existing maintenance closet that is 388 square feet into a studio apartment unit. The square footage requirement for an apartment dwelling is 600 square feet. This will be a one-time variance request. The Planning Director and Building Official see no issues with the variance request. Zoning is R-3. Staff recommends approval.

7. De-Annexation Request

Dawn and Mark Drury have applied for the De-Annexation of parcel 120 011 containing approx. 0.94 acres located at 108 Marsh Harbour Pkwy. The parcel is a vacant lot and receives no city services. The parcel is also adjacent to the applicant's primary residence, which is not in the city limits of Kingsland. Current zoning is PD/R-3 (Medium/High density Residential). Staff recommends approval.

VII. ADJOURNMENT