



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

**Regular
Meeting**

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

6:00 PM

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.

Loretta Dilworth and Jamie Frazier Rayford's mother spoke on behalf of the applicant. They are in favor of the application.

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.

Loretta Dilworth spoke on behalf of the applicants. She is in favor of approving the application.

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.

Freddy Stroud with Hunter -McCleod spoke on behalf of the applicant. He is in favor

of approving the application.

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

PRESENT: Planning Commission Mike Anderson
Planning Commission Angela Halliwell
Planning Commission William Sopp
Planning Commission Kathryn Markes
Planning Commission Becci Shannon

ABSENT: Planning Commission Matthew Hooks
Planning Commission Judy Smith-Burris

III. ELECTION OF CHAIRMAN & VICE CHAIRMAN

Becci Shannon made a motion to nominate Kathy Markes as Chairman. Angie Halliwell seconded the motion. The motion carried unanimously. Kathy Markes is now Chairman. Mike Anderson made a motion to nominate Becci Shannon as Vice Chairman. Angie Halliwell seconded the motion. The motion carried unanimously. Becci Shannon is now Vice Chairman.

IV. APPROVE MINUTES

Mike Anderson made a motion to approve the previous months' minutes. Angela Halliwell seconded the motion. The motion carried unanimously.

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Angela Halliwell
SECONDER:	Planning Commission Becci Shannon
AYES:	Mike Anderson, Angela Halliwell, William Sopp, Kathryn Markes, Becci Shannon

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.

RESULT:	TABLED[UNANIMOUS]
MOVER:	Planning Commission Becci Shannon
SECONDER:	Planning Commission Angela Halliwell
AYES:	Mike Anderson, Angela Halliwell, William Sopp, Kathryn Markes, Becci Shannon

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Angela Halliwell
SECONDER:	Planning Commission Mike Anderson
AYES:	Mike Anderson, Angela Halliwell, William Sopp, Kathryn Markes, Becci Shannon

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Becci Shannon
SECONDER:	Planning Commission Angela Halliwell
AYES:	Mike Anderson, Angela Halliwell, William Sopp, Kathryn Markes, Becci Shannon

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Mike Anderson
SECONDER:	Planning Commission William Sopp
AYES:	Mike Anderson, Angela Halliwell, William Sopp, Kathryn Markes, Becci Shannon

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Becci Shannon
SECONDER:	Planning Commission William Sopp
AYES:	Mike Anderson, Angela Halliwell, William Sopp, Kathryn Markes, Becci Shannon

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.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Planning Commission Mike Anderson
SECONDER:	Planning Commission Becci Shannon
AYES:	None

VII. ADJOURNMENT

Kathy Markes made a motion to adjourn. Mke Anderson seconded the motion. The motion carried unanimously. The meeting adjourned at 6:27 PM.

Citizens present at this meeting were Freddy Stroud, Lorraine Ryals, Sabrina Burch, Louis Burch, Clifford Waye, Jonathan Lang, Loretta Dilworth, Tannah Woods and Gary Neville.

Kathy Markes, Chairwoman

ATTEST:

Natalie Moreland, Clerk/Receptionist