



**CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • MAY 5, 2025**

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Amendment to the Kingsland Land and Development Ordinance (KLADO)

The City of Kingsland Planning Commission will hold a public hearing on an amendment to the KINGSLAND LAND AND DEVELOPMENT ORDINANCE (KLADO) ARTICLE IV, SECTION 40, TO CREATE A NEW ZONING DESIGNATION FOR TINY HOME NEIGHBORHOODS (THN); TO PROVIDE COMPREHENSIVE REGULATIONS FOR THE DEVELOPMENT, ZONING, CONSTRUCTION, AND MAINTENANCE OF TINY HOUSE NEIGHBORHOODS.

2. Variance

The City of Kingsland Planning Commission will hold a public hearing on a variance request from Austin Sawyer for parcel K25 04 003 containing approx. 1.2 acres. The applicant is requesting a variance to the Kingsland Zoning and Land Development Ordinance, Article VII, Sec. 70.1.7 #4 (b) Minimum Side Yard Setbacks in an R-7 Zoning District. The applicant is asking for a 5 foot variance to the required 15 feet side yard setback requirement.

3. Annexation and Zoning Designation

The City of Kingsland Planning Commission will hold a public hearing on the application from Jonathan McDill, acting agent for owners O'Quinn Family Partnership requesting to annex a parcel 094 025, located on the south side of Colerain Rd., and west of I-95 containing approx. 143.6 acres. The applicant is also requesting a zoning designation of PD/MU (Planned Development/Mixed Use) for the purpose of a proposed single family, multifamily, and commercial development.

II. CALL TO ORDER

Vacant, Board Member
Angie Halliwell, Board Member
Kathy Markes, Chairwoman
Judy Smith-Burris, Board Member
Becci Shannon, Vice Chairwoman
William Sopp, Board Member
Mike Anderson, Board Member

III. APPROVE MINUTES

1. Minutes of the Previous Meeting

IV. AGENDA ITEMS

1. Home Occupation-102 Riley Hunter Dr.-Parcel 106D 087

Jennifer Merritt has applied for a Home Occupation Permit for a balloon decorating business

- known as "Poppy Balloons, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.
2. Home Occupation-212 Ryan Nicholas Dr.-Parcel 120N 047B
Peggy Sandholm has applied for a Home Occupation Permit for a bookkeeping business known as "Sandholm Bookkeeping, LLC. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-2. Staff recommends approval.
 3. Amendment to the Kingsland Land Development and Zoning Ordinance (KLADO)
The City of Kingsland is requesting to amend KLADO to create a new zoning designation of (THN) for Tiny Home Neighborhoods and to include comprehensive regulations for the development, zoning, construction, and maintenance of tiny house neighborhoods. Staff recommends approval.
 4. Variance
Austin Sawyer has submitted a variance application for parcel K25 04 003 located on the west side of S. Orange Edwards Blvd. The applicant is requesting a variance to Article VII, Sec. 70.1.7, #4 (b)-Minimum side yard setbacks in an R-7 Zoning District. The applicant is requesting a 5' reduction to the required 15' side yard setback. The site plan cannot accommodate the 15' side set back requirement while still maintaining a 25' vegetative buffer. The Planning Director and Building Official see no issues with the variance request. Zoning is R-7. Staff recommends approval.
 5. Annexation and Zoning Designation
Jonathan McDill, acting agent for Kathy O'Quinn/O'Quinn Family Partnership has applied for the Annexation of parcel 094 025 containing approx. 143.6 acres located on the south side of Colerain Rd. 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 mixed use development. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of PD/MU (Planned Development/Mixed Use) for the parcel if the annexation is approved, which is consistent for this type of development. Current Zoning is A-F/Agricultural Forestry (County). Staff recommends approval.
 6. PD Approval
Jonathan McDill, acting agent for Salt Branch Partners, LLC has submitted a PD for K-Town Mixed Use Development to be located on parcel 094 025. The PD will consist of 325 single family units, 375 multi-family units and 10 acres of commercial development that will front Colerain Rd. The development will be built in phases and will have a proposed 10-year buildout. All site plans and engineering plans will be reviewed and approved by the Planning Dept. All traffic lanes will be reviewed and approved in conjunction with GDOT. Current zoning is A-F Agricultural Forestry (County). Staff recommends approval contingent upon annexation and zoning designation being approved.

V. ADJOURNMENT



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: May 5, 2025

City Council Meeting Date: May 12, 2025

Agenda Item: Home Occupation- 102 Riley Hunter Drive - Parcel # 106D 087

Summary:

Jennifer Merritt has applied for a home occupation permit for a balloon decorating business known as “Poppy Balloons, LLC”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



May
Agenda
240121

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the Planning and Zoning Director at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is required at the Planning Commission regularly scheduled meeting.

APPLICANT: Jennifer Merritt PHONE: 912-409-8420

ADDRESS: 102 Riley Hunter Dr. Kingsland, GA 31548

FAX: n/a E-MAIL: poppyballoons@gmail.com

Type of use you are requesting:

() **Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)

☒ **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

() **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: Poppy Balloons, LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 102 Riley Hunter Dr. Kingsland, GA 31548

TAX MAP & PARCEL NUMBER: 106D 087 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: _____

CITY: _____ STATE: GA ZIP: _____

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
HOME OCCUPATION	\$50.00
RESIDENTIAL BUSINESS	\$50.00

I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.

SIGNED: Jennifer Merritt DATE: 3/24/25



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT
TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 3/24/25
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 3/24/25
3. DATE PERMIT FEE PAID: 3/24/25 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 5/5/25
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 5/12/25
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 5/13/25

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home occ. PERMIT HAS BEEN ISSUED.


PLANNING DIRECTOR
CITY OF KINGSLAND

3/24/25
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



**CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION**

APPLICANT: Jennifer Merritt

ADDRESS: 102 Riley Hunter Dr.

CITY: Kingsland **STATE:** GA **ZIP:** 31548

PHONE: (912) 409-8420 **FAX:** () n/a **E-MAIL:** poppyballoons0@gmail.com

PROPOSED BUSINESS: balloon decor **LOCATION:** 102 Riley Hunter Dr Kingsland, GA 31548

TAX PARCEL: 106 D 087 **ZONING:** PD/R-1

A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

HOME OCCUPATION: *An occupation or profession conducted entirely within a dwelling and which is carried on by an occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There is no access by the public. A Home Occupation is designed to be less restrictive than a Home Office but more than a Residential Business in regard to access by the public, size, visibility, number of employees and types of business.*

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 200 Business area sq. ft. 2794 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

Jennifer Merritt
SIGNATURE OF APPLICANT

3/24/25
DATE



Overview



Legend

- Parcels
- Roads
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels**

Parcel ID	106D 087	Owner	MERRITT JENNIFER & DEVEN	Last 2 Sales			
Class Code	Residential		102 RILEY HUNTER DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	10/11/2022	\$558500	FM	Q
	KINGSLAND	Physical Address	102 RILEY HUNTER DR	10/7/2022	0	NM	U
Acres	0.38	Assessed Value	Value \$617628				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

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The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development Staff Report

Planning Commission Meeting Date: May 5, 2025

City Council Meeting Date: May 12, 2025

Agenda Item: Home Occupation- 212 Ryan Nicholas Drive - Parcel # 120N 047B
Summary:

Peggy Sandholm has applied for a home occupation permit for a bookkeeping business known as “Sandholm Bookkeeping, LLC”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



May Asada
240124

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the planning and Zoning Administrator at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is encouraged at the Planning Commission public hearing.

APPLICANT: Peggy Sandholm PHONE: 847-867-0543
ADDRESS: 212 Ryan Nicholas Dr Kingsland, GA 31548
FAX: _____ E-MAIL: Sandholmbookkeeping@gmail.com

Type of use you are requesting:

- () **Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)
- (X) **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)
- () **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: Sandholm Bookkeeping LLC
STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 212 Ryan Nicholas Dr. Kingsland
TAX MAP & PARCEL NUMBER: 120N 047 B ZONING: PD/R-2
OWNER OF SITE, IF NOT APPLICANT: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
HOME OCCUPATION	<u>\$50.00</u>
RESIDENTIAL BUSINESS	\$50.00

I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.

SIGNED: Peggy Sandholm DATE: 3/26/2025



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Peggy Sandholm
 ADDRESS: 212 Ryan Nicholas Dr.
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: (847.867.0543) FAX: () E-MAIL: Sandholmbookkeeping.com
 PROPOSED BUSINESS: Bookkeeping LOCATION: Camden County
 TAX PARCEL: _____ ZONING: _____

A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

HOME OCCUPATION: *An occupation or profession conducted entirely within a dwelling and which is carried on by an occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There is no access by the public. A Home Occupation is designed to be less restrictive than a Home Office but more than a Residential Business in regard to access by the public, size, visibility, number of employees and types of business.*

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 168 Business area sq. ft. 1075 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property. 12x14
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

Peggy Sandholm
SIGNATURE OF APPLICANT

3/26/2025
DATE



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 3/26/25
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 3/27/25
3. DATE PERMIT FEE PAID: 3/27/25 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 5/5/25

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 5/12/25

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 5/13/25

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home occ. PERMIT HAS BEEN ISSUED.

Scott Vinfat
PLANNING DIRECTOR
CITY OF KINGSLAND

5/27/25
DATE

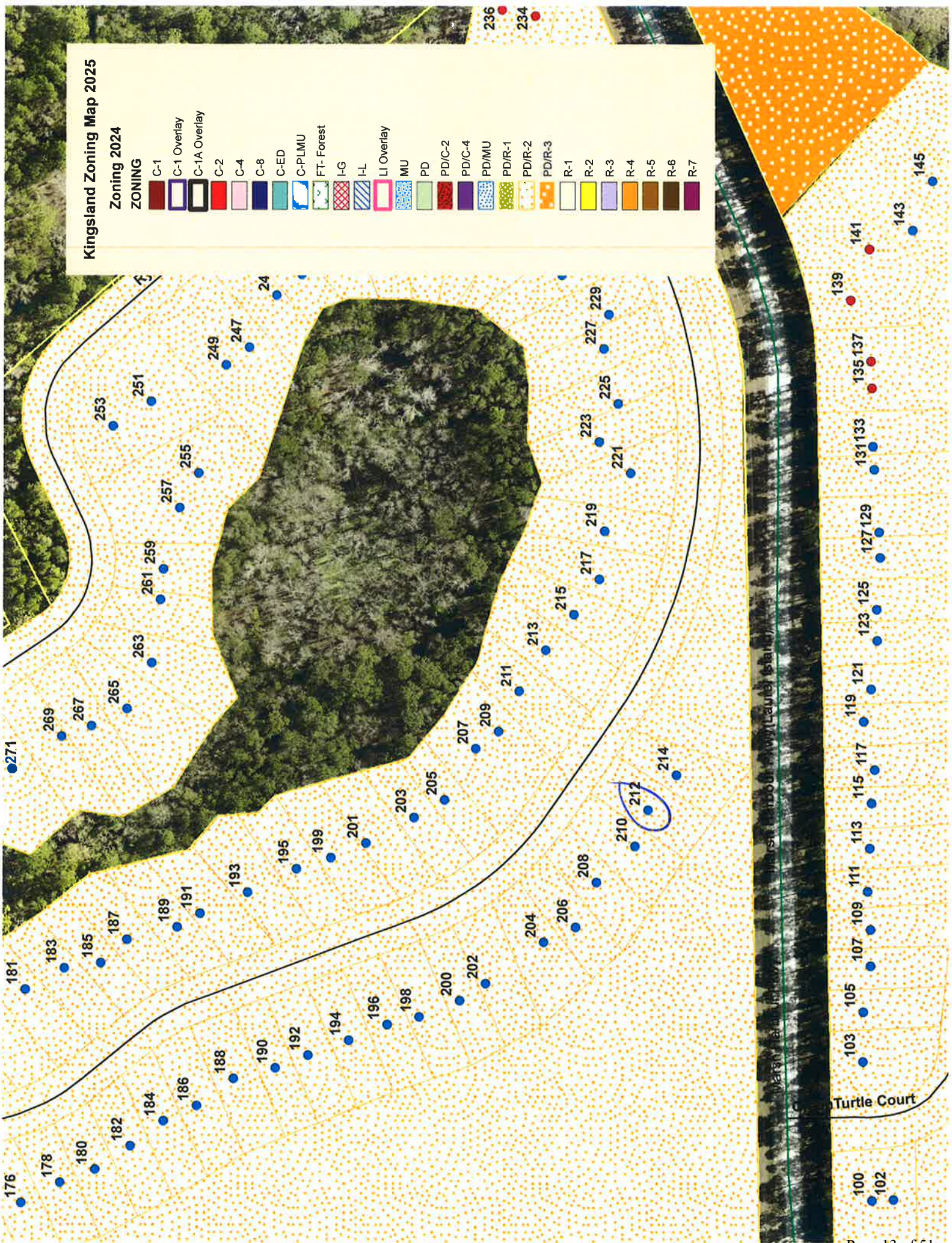
CITY MANAGER
CITY OF KINGSLAND

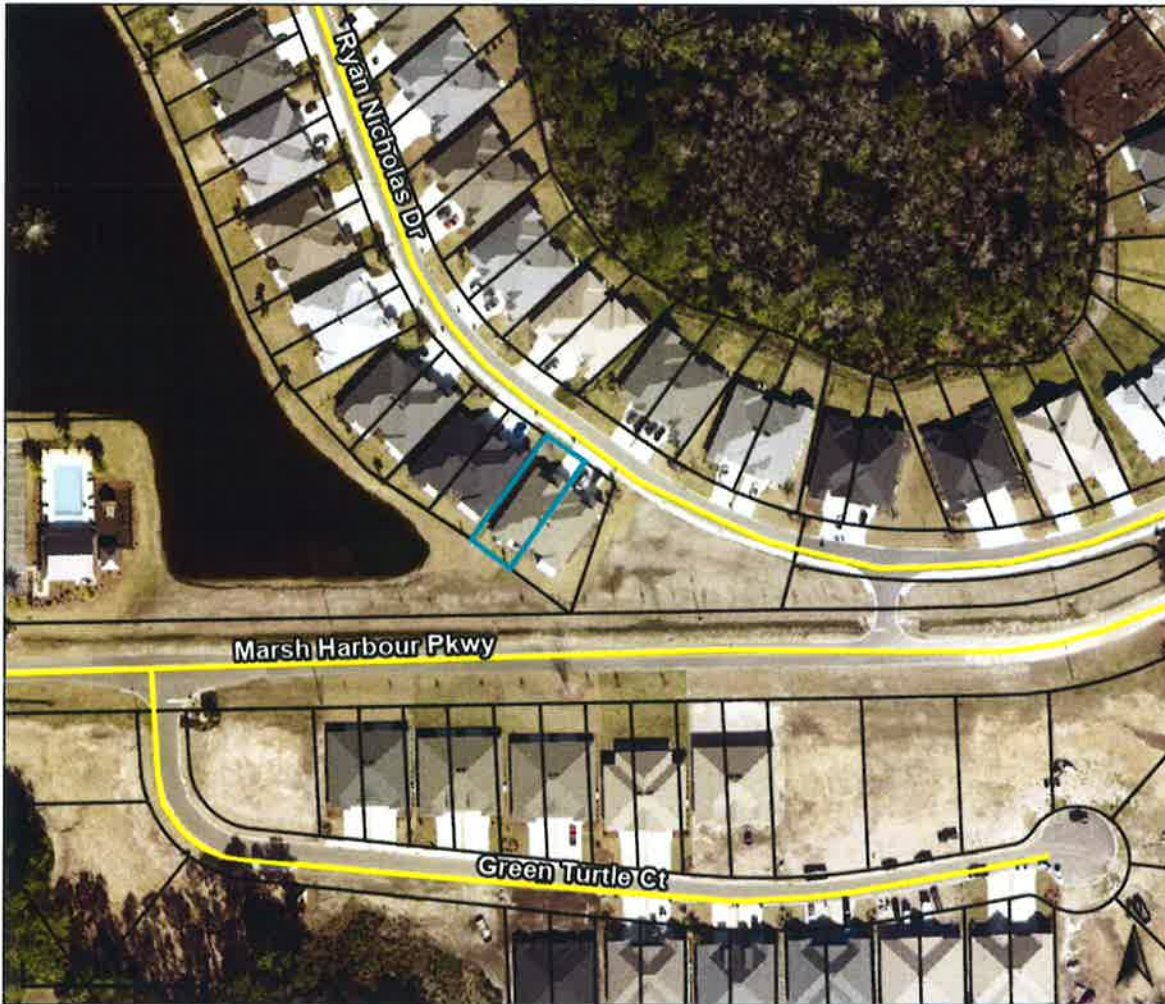
DATE

Kingsland Zoning Map 2025

Zoning 2024

ZONING	
C-1	
C-1 Overlay	
C-1A Overlay	
C-2	
C-4	
C-8	
C-ED	
C-PLMU	
FT- Forest	
LG	
LI	
LI Overlay	
MU	
PD	
PD/C-2	
PD/C-4	
PD/MU	
PD/R-1	
PD/R-2	
PD/R-3	
R-1	
R-2	
R-3	
R-4	
R-5	
R-6	
R-7	





Overview



Legend

- Parcels
- Roads
- USA Major Highways
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
- Ferry
- Pedestrian Way
- City Labels

Parcel ID	120N 047B	Owner	SANDHOLM ROBERT G & PEGGY	Last 2 Sales			
Class Code	Residential		212 RYAN NICHOLAS DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	7/28/2023	\$364600	FM	Q
	KINGSLAND	Physical Address	212 RYAN NICHOLAS DR	n/a	0	n/a	n/a
Acres	0.13	Assessed Value	Value \$313312				

(Note: Not to be used on legal documents)

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107 South Lee Street
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Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: May 5, 2025

City Council Meeting Date: May 12, 2025

Agenda Item: Amendment to the Kingsland Land Development and Zoning Ordinance (KLADO)

Background:

The City of Kingsland has had several inquiries and interest from developers and citizens concerning tiny home neighborhoods. Affordable housing is one of the goals of the City's current comprehensive plan and this type of housing will help to satisfy that goal. The city currently does not have a zoning designation or building regulations for tiny homes.

Summary:

The City of Kingsland is requesting to amend KLADO to create a new zoning designation of (THN) for Tiny Home Neighborhoods and to include comprehensive regulations for the development, zoning, construction, and maintenance of tiny house neighborhoods.

Zoning: N/A

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

City of Kingsland, Georgia
Ordinance No. _____

AN ORDINANCE TO AMEND THE KINGSLAND LAND AND DEVELOPMENT ORDINANCE (KLADO) ARTICLE IV, SECTION 40, TO CREATE A NEW ZONING DESIGNATION FOR TINY HOME NEIGHBORHOODS (THN); TO PROVIDE COMPREHENSIVE REGULATIONS FOR THE DEVELOPMENT, ZONING, CONSTRUCTION, AND MAINTENANCE OF TINY HOUSE NEIGHBORHOODS; TO PROMOTE AFFORDABLE HOUSING OPTIONS WHILE ENSURING COMPATIBILITY WITH EXISTING LAND USES; AND FOR OTHER PURPOSES.

WHEREAS, the Mayor and City Council of Kingsland, Georgia, recognize the growing demand for alternative housing options that promote affordability, sustainability, and efficient land use; and

WHEREAS, the City seeks to regulate the development of tiny home communities in a manner that preserves neighborhood character, ensures proper infrastructure, and maintains public health, safety, and welfare; and

WHEREAS, the City of Kingsland finds it necessary to amend the Kingsland Land and Development Ordinance (KLADO) to include provisions for the establishment of Tiny Home Neighborhoods (THN) as a distinct zoning district.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of Kingsland, Georgia, that Article IV, Section 40 of the Kingsland Land and Development Ordinance is hereby amended as follows:

Section 1: Purpose and Intent

The purpose of this ordinance is to establish comprehensive regulations for the development, zoning, construction, and maintenance of tiny house neighborhoods in the City of Kingsland, Georgia. The intent is to provide an affordable and sustainable housing option while minimizing impact on established neighborhoods, ensuring proper zoning, and maintaining the aesthetic quality of life for all residents. This ordinance seeks to foster a sense of community, promote efficient land use, and ensure adequate infrastructure to support such developments.

Section 2: Definitions

1. **Tiny House:** A single-family dwelling unit with a minimum of 200 square feet and maximum of 600 square feet of floor area, excluding lofts. Units must be built on a permanent foundation and comply with all applicable building codes.
2. **Tiny House Neighborhood (THN):** A planned community of tiny houses developed under a designated zoning district, with shared amenities and infrastructure.
3. **Common Area:** Shared spaces including green spaces, recreational areas, pathways, parking, and community amenities such as pavilions, gardens, and playgrounds.
4. **Permanent Foundation:** A foundation constructed in accordance with local building codes, which may include slab, crawlspace, or pier-and-beam foundations.
5. **Accessory Structures:** Small outbuildings such as sheds or carports that are allowed within a THN, subject to design and size restrictions.

Section 3: Zoning and Location

1. **Zoning District:** Tiny House Neighborhoods shall be permitted only within the "Tiny House Neighborhood Zoning District (THN)" and at the discretion of the Planning Director and Building Official.
2. **Minimum Parcel Size:** THN zoning shall require a minimum parcel size of one acre.
3. **Density Limits:** A maximum of 10 dwelling units per acre, subject to site plan approval.
4. **Buffer Zones:** A minimum landscaped buffer of at least 20 feet shall be maintained between the THN and adjacent properties, with fencing or vegetative screening to ensure privacy and aesthetic integration.
5. **Proximity Restrictions:** THNs must be located at least 500 feet from existing single-family residential subdivisions unless approved through a special exception.

Section 4: Design Standards

1. **Architectural Consistency:** Tiny houses within a THN must maintain a cohesive architectural style with a consistent aesthetic, including roof pitch, exterior finishes, and color schemes.
2. **Setbacks:**
 - a. Front Yard: Minimum 10 feet
 - b. Side Yard: Minimum 5 feet
 - c. Rear Yard: Minimum 10 feet
 - d. Setback from Public Right-of-Way: 25 feet
3. **Maximum Height:** 25 feet
4. **Exterior Materials:** Tiny houses must utilize durable and visually appealing materials such as wood, brick, stone, fiber cement siding, or other approved materials that blend with the surrounding community.
5. **Roofing:** Metal, asphalt shingles, or other durable roofing materials are required.
6. **Porches & Entryways:** Each tiny house must include a covered porch or defined entryway to enhance neighborhood aesthetics and functionality.
7. **Accessory Structures:** Accessory structures shall not exceed 100 square feet and must adhere to the architectural style of the neighborhood.

Section 5: Infrastructure

1. **Roads:** Internal roads must have a minimum width of 20 feet for two-way traffic, be paved to city standards, and allow for proper emergency vehicle access.
2. **Parking:** Each unit shall provide at least one off-street parking space, plus visitor parking at a ratio of one space per five units. Parking areas must be designed to minimize impervious surfaces.

3. **Utilities:** All utilities, including water, sewer, electricity, and internet, shall be installed underground.
4. **Stormwater Management:** Developments must comply with city and state stormwater management regulations, incorporating green infrastructure practices where feasible.
5. **Sidewalks & Pathways:** THNs shall include pedestrian-friendly sidewalks and pathways connecting units to common areas and parking.

Section 6: Community Amenities

1. **Common Areas:** At least 10% of the total land area must be designated as shared common space, which may include parks, gardens, or recreational areas.
2. **Waste Management:** THNs must provide a centralized waste collection area with appropriate screening to minimize visual impact.
3. **Outdoor Lighting:** Exterior lighting must be downward-shielded to minimize light pollution and enhance safety.
4. **Recreational Facilities:** Neighborhoods with more than 20 units must include at least one community amenity such as a pavilion, playground, or community garden.

Section 7: Maintenance and Aesthetics

1. **Homeowners' Association (HOA):** An HOA or equivalent entity is required for ongoing maintenance of common areas, enforcement of community rules, and ensuring compliance with architectural standards.
2. **Landscaping:** Each unit shall include a minimum of two trees and sufficient ground cover to maintain a green, aesthetically pleasing environment.
3. **Fencing:** Perimeter fencing shall be constructed of wood, vinyl, or other high-quality materials and must be at least 6 feet tall.
4. **Signage:** Community signage must be limited in size and follow city aesthetic guidelines.

Section 8: Compliance and Enforcement

1. **Permits:** A building permit is required for each tiny house, and all plans must be reviewed for compliance with this ordinance.
2. **Inspections:** The City of Kingsland shall conduct periodic inspections to ensure compliance with zoning, design, and maintenance standards.
3. **Violations:** Any violations of this ordinance shall be subject to fines, mandatory corrective actions, or potential revocation of THN zoning approval.
4. **Occupancy Restrictions:** Short-term rentals (under 30 days) within THNs are prohibited unless specifically authorized by the Planning Director.

Section 9: Effective Date

This ordinance shall take effect upon its adoption by the City of Kingsland, Georgia.

Adopted this ____ day of _____, 2025.

Mayor: _____

City Clerk: _____



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: May 5, 2025

City Council Meeting Date: May 12, 2025

Agenda Item: Variance

Summary: Austin Sawyer has submitted a variance application for parcel K25 04 003 located on the west side of S. Orange Edwards Blvd. The applicant is requesting a variance to Article VII, Sec. 70.1.7, #4 (b)- Minimum side yard setbacks in an R-7 Zoning District. The applicant is requesting a 5' reduction to the required 15' side yard setback. The site plan cannot accommodate the 15' side set back requirement while still maintaining a 25' vegetative buffer. The Planning Director and Building Official see no issues with the variance request.

Zoning: R-7

Is Proposal Consistent with the Comprehensive Plan? N/A

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

APPLICATION FOR VARIANCE
Kingsland, Georgia

may Agent
240123



Read Part A completely. Then answer each item in Part B. Please print or type. Do not write in Part C. The Building Inspector or Planning Director will help you, if necessary. You must file this application and all required materials with the Planning Director at least 26 days before the Planning Commission meeting at which it will be considered.

FEE: Residential - \$100.00, Commercial \$125.00

PART A---GENERAL INFORMATION

You are encouraged to read the appropriate sections of the Kingsland Land Development Ordinance as they pertain to zoning variances or subdivision variances. Since zoning variances are much more common and require a public hearing, they are the only ones described in the Kingsland Land Development Ordinance

A variance is a "loosening" of the requirements of the Zoning Ordinance to relieve a hardship. A variance can only be granted because of a hardship beyond your control is being created by a dimensional requirement—that is, one dealing with distance, area, height, or some other dimension of your land or building. For example, you own a lot and wish to build a house on it. It is zoned "R-1, Single Family Residential", but it is too narrow to meet the building setback requirements. You are prevented, therefore, from building your house unless you get a variance from the Planning Commission that lets you build closer to your side property lines. Please note that a variance does not allow you to start a new use in a zoning district where it is presently not permitted. In other words, you could not put a grocery store in a residential neighborhood.

Once you have filed a complete application with the Planning and Development Director, he will advertise your request in the newspaper and send a letter to your neighbors. The Planning Commission will then hold a public hearing. At the meeting, you will tell the Planning Commission why you need the variance and your neighbors may ask questions and make comments. The Planning Commission will then make a recommendation to the City Council about the variance. The City Council will make final determination; generally the 2ND Monday of the month. The variance is valid for 1 year.

PART B---APPLICANT ONLY

1. This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) Article VII Sec. 70.1.7 of the Kingsland Land Development Ordinance.

2. Your Name Austin Sawyer

Phone 919-616-4781

Address 213 Azalea Court Kingsland GA 31548

3. Location of Property:

Street S Orange Edwards / Outlaw / S Arizona St

Parcel No. 125 04 003

Lot No. _____

4. This land is zoned: () R-1 () R-2 () R-3 () R-4 () MH () PD () C-1 () C-2
() C-3 () C-4 () I-L

R-7

5. Please describe the type of variance you need. (Example: Reduction of front yard setback from 35 feet to 13 feet):

Reduce setbacks between buildings from 15' to 10'. Reason being so I can keep more wooded buffer around the project.

6. All the following points must apply to your situation for the variance to be granted. Describe how you meet each "test":

A. Special conditions or circumstances over which I have no control affect my property.

Because of the set back restrictions I am unable to place building A and B in the desired location, causing me to either lose A unit or shift the building closer to set back line.

B. Because of this situation, I do not have the same property rights as my neighbors or as other property owners in the same zoning district do.

C. The variance would not significantly defeat the purposes of any city plan, policy, ordinance, or regulation, nor would it interfere with my neighbors use of their property.

This would not interfere with my property other than mine. The goal is to keep the two buildings close to the inside of the property so I can leave as much wooded buffer as possible. This would not affect the city of Turgstland.

D. This is the minimum variance which would relieve my hardship.

From 15' to 10'. 5' Variance Needed

7. In the case of a zoning variance, attach these to this application:

- A simple map showing the location of the property, its dimensions, location of existing and proposed structures, and the nearest public road.

8. Signed Austin Sayre

Date 3/25/2025

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 3/25/25
2. List of attachments: ☒ Simple map ☐ Final plat ☐ None
☒ Preliminary plat ☐ Other
3. Public hearing (If zoning variance):
Date Applicant notified: 3/26/25
Date hearing advertised: 4/10/25
Date hearing held: May 5, 2025
4. Planning Commission ☐ Approved ☐ Denied: Conditions of approval or reasons for denial

5. City Council ☐ Approved ☐ Denied: Conditions of approval or reasons for denial

6. Date Applicant notified of final action: May 13, 2025

(D.B. 1793, PG. 295

(D.B. 1980, Pg. 583)

ORANGE
EDWARDS
BOULEVARD
(R/W VARIES ~ PAVED)
SOUTH ORANGE EDWARDS BOULEVARD

(R/W VARIES ~ PAVED)
(AKA SOUTH ORANGE EDWARDS BOULEVARD)

JBDIVISION
no. 41)

SIDE SETBACK VARIANCE?

ARIZONA
(R/W VARIES ~ PAVED)
(A.K.A. SOUTH ARIZONA STREET)

288.09' M. 95.60.01N

lot 3a
4858.9 sq ft

lot 3b
2799.0 sq ft

2799.2 sq ft

2717.4 sq ft

3679.7 sq ft

1

2a

or 2b

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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98	98
99	99
100	100

ft

1. 11

Σ
S1071,19"E

100.38'

N79°38'30"E

15' b.r.l.

lot 1a
A793.8 sq

lot 1b

lot 1c

24/10/21
1st 1d

7.8 sq ft

.8 sq ft

II
sq ft

i

OUTLAW AVENUE
(PAVED)
VARIES ~ (PAVED)
~ (PAVED)

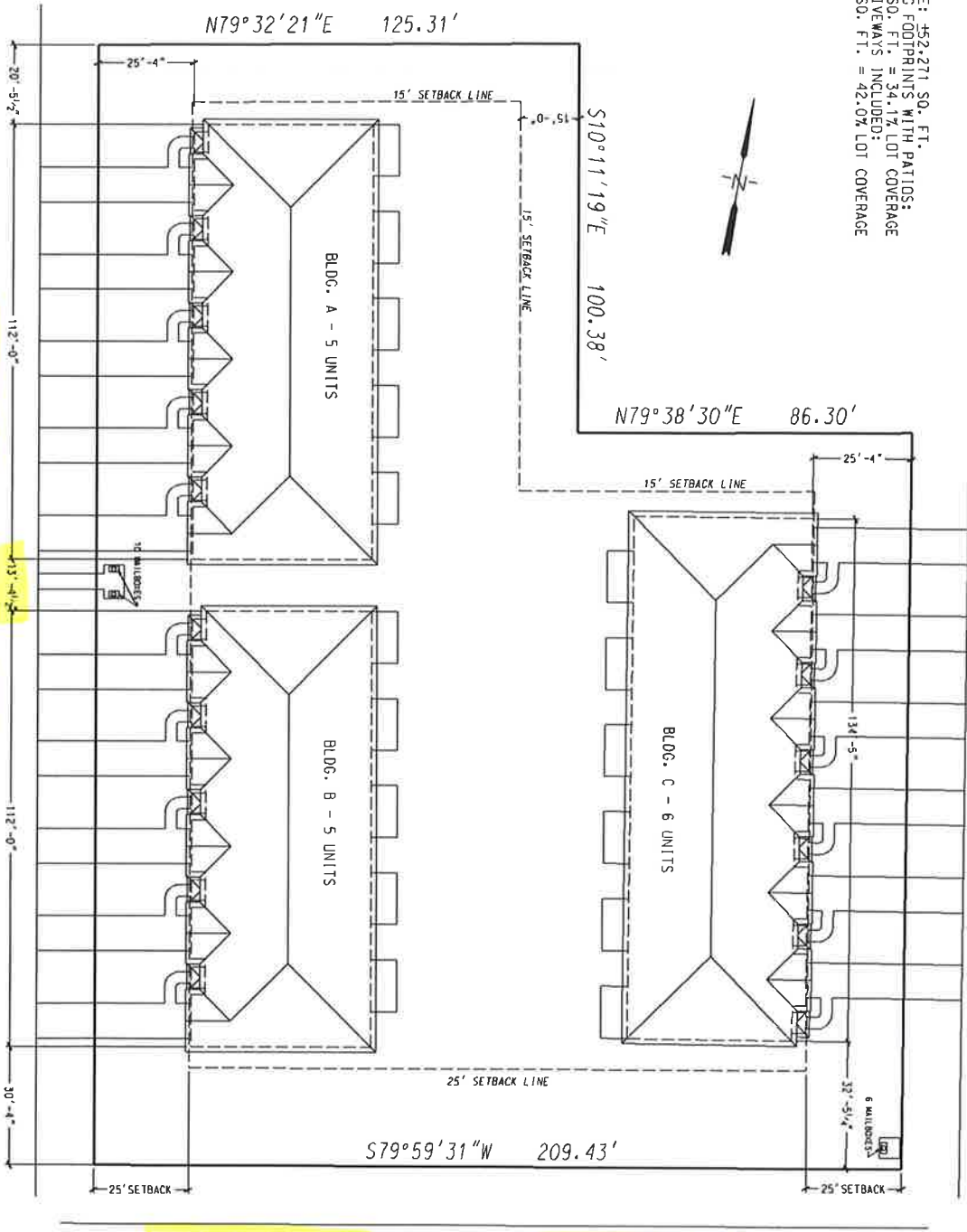
(R/W VARIES ~ PAVED)
(A.K.A. WEST OUTLAW AVENUE)
(A.K.A. RODNEY STREET)

ORANGE

EDWARDS
(R/W VARIES PAVED)

BOULEVARD

LOT SIZE: 452,271 SQ. FT.
BUILDING FOOTPRINTS WITH PATIOS:
17,809 SQ. FT. = 34.1% LOT COVERAGE
WITH DRIVEWAYS INCLUDED: 21,913 SQ. FT. = 42.0% LOT COVERAGE



ARIZONA
(R/W VARIES)

STREET
(PAVED)

The set back we would like to change.

OUTLAW AVENUE
(R/W VARIES PAVED)

SITE PLAN

SHEET NO.
1 OF 1

SITE PLAN	
DATE: 11/26/24	BY:
DATE: 11/26/24	BY:

KINGSLAND TOWNHOMES
PARCEL K25 04 003
CAMDEN COUNTY, GEORGIA

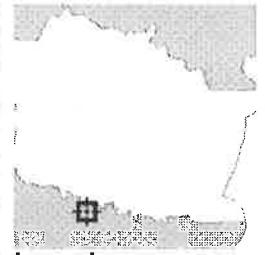
PLAN
THP-001



Camden County, GA



Overview



Legend

- Parcels
- Roads
- USA Major Highways
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels

Parcel ID	K25 04 003	Owner	SOUTHERN REALTY & CUSTOM HOMES	Last 2 Sales			
Class Code	Residential		LLC	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		213 AZALEA COURT				
	KINGSLAND		KINGSLAND, GA 31548	10/30/2024	\$60000	LM	Q
Acres	1.2	Physical Address	n/a	7/12/2021	\$15000	LM	Q
		Assessed Value	Value \$50625				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 3/25/2025
Last Data Uploaded: 3/24/2025 7:19:29 PM

Developed by SCHNEIDER
GEOSPATIAL

Kingsland Zoning Map

Zoning 2024

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- C-ED
- C-PLMU
- FT- Forest
- HG
- HL
- LI Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PDMU
- PDR-1
- PDR-2
- PDR-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7





The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: May 5, 2025

City Council Meeting Date: May 12, 2025

Agenda Item: Annexation Request and Zoning Designation

Summary:

Jonathan McDill, acting agent for Kathy McMinn/O'Quinn Family Partnership has applied for the Annexation of parcel 094 025 containing approx. 143.6 acres located on the south side of Colerain Rd. 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 mixed use development. The adjacent properties to the south are city parcels and are zoned single family residential and transitional forestry. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of PD/MU (Planned Development Mixed Use) for the parcel if the annexation is approved, which is consistent for this type of development.

Current Zoning: A-F/ Agricultural Forestry (County)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball
Planning Director

240125



**APPLICATION TO CITY OF KINGSLAND, GEORGIA
TO ANNEX LANDS/ DE-ANNEX**

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map 094, Block _____, Parcel 025, has a street address of 0 LAUREL ISLAND PKWY, KINGSLAND GA 31548, and is more fully and completely described in *Exhibit "A" attached hereto and hereby made a part hereof*. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned AF by the City of Kingsland/Camden County. I/We, the undersigned, desire to have this property annexed/de-annexed into/from the City of Kingsland, Georgia. I/We further desire to have a zoning classification of PD/MU at the time the subject property is annexed. If the requested zoning is different from the County's zoning, you must complete Number 4 on the following page.

Please give the square footage or acreage of the land to be annexed/de-annexed:

Square footage: _____ or Number of Acres: 143.6 PER TAX MAP

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: 8 Future population: 1095

The undersigned further state that the undersigned is/are *all* of the owner(s) of the subject property, and that all facts contained herein are true, to the best of the undersigned's belief.

Date: 1/20/2020 Signature (Signed and Printed) of Owner: Kathy McMinin / O'Quinn Family Partnership
Address of above Owner: 2000 Repulse Crossing Ave. Porterdale, Ga

Date: _____ Signature (Signed and Printed) of Owner: _____
Address of above Owner: _____

CONTINUED ON BACK

Date

Signature (*Signed and Printed*) of Owner

Address of above Owner

Owner(s) signed the above in the presence of:

Witness

Danielle Mariepy
NOTARY PUBLIC, State of *Georgia*

My commission expires: *Jan. 4, 2027*
(NOTARY SEAL)

DANIELLE GARIEPY
NOTARY PUBLIC
Camden County
State of Georgia
My Comm. Expires January 4, 2027

**ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED
APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX/DE-ANNEX LANDS**

1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. ~~TEN (10)~~ COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY (ONE COPY FOR DE-ANNEXATION)
3. ~~TEN (10)~~ COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY (ONE COPY FOR DE-ANNEXATION)
4. IF THE CITY'S ZONING CLASSIFICATION REQUESTED BY APPLICANT IS DIFFERENT THAN THE COUNTY'S ZONING CLASSIFICATION, PLEASE STATE BELOW WHY YOU ARE REQUESTING DIFFERENT ZONING FOR THE SUBJECT PROPERTY:

The current parcel is zoned A-F and with the jurisdiction of Camden County

The annexation of this parcel to the City of Kingsland is requested to allow the city to provide water and sewer services. The requested zoning will be PD-Mix Use (MU)

which will be required for the residential and commercial uses for this property

EXHIBIT "A"
Legal Description

150 Acres on Colerain Road

All that lot, tract or parcel of land lying and being in 1606th District, G. M., Camden County, Georgia described and identified according to a print of a plat of survey made by John k. DuBose, Georgia Registered Engineer No. 744, a print of which is attached to and made a part of a conveyance from Eunice B. Price, et al to Mrs. Leslie B. Beavers, and recorded in the public records of Camden County, Georgia, in Book 81, Page 5, et seq., as Tract No. 2 of the division of lands on John Brazell. Said tract of land contains 150 acres, more or less, and is bound as follows, to wit: Northerly for a distance of 1,500 feet by the Old Jefferson-St. Marys Road; Easterly for a distance of 4,385 feet by Tract No. 3 of the division of properties formerly of John Brazell, now the property of Mrs. Leslie B. Beavers; Southerly for a distance of 1,301 feet by lands now or formerly of Mrs. Ollie Gross; and Westerly for a distance of 4,144 feet, more or less, by lands now or formerly of Mrs. Eunice B. Price and the run of Caney Branch. Said property is the same real property fully described and identified in a conveyance from Mrs. Leslie B. Beavers to Mrs. Maudrey B. Atkinson dated August 16, 1969, and recorded in said public records in Book 92, Page 601 and being the same property fully described and identified in a conveyance from Mrs. Maudrey B. Atkinson to Camp-A-Lot Corp, dated September 18, 1969, and recorded in said public records in [Book 93, Pages 81 and 82](#). The real property above described subject, to an easement of the Georgia Power Company and the right-of-way of the Seaboard Coastline Railroad.

Less and Except any portion of the property set forth above contained within the following conveyances:

(A) Right of Way Deed between Brantley O'Quinn and Georgia Power Company, a Georgia corporation, dated February 22, 1984, filed March 2, 1984 and recorded in [Deed Book 187, Page 388](#), records of the Superior Court of Camden County, Georgia.

(B) Right of Way Deed from O'Quinn Family Partnership to Department of Transportation, dated July 23, 2015, filed July 29, 2015 and recorded in [Deed Book 1766, Page 713](#), aforesaid records.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance w-GA Mod (07/01/2021)



AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated 4/10, 20024, by virtue of a deed dated 7/13/2003, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1488171, Page _____.

O'Quinn Family Partnership / Kathy McMin
 Owner's Printed/Typed Name Other Owner's Printed/Typed Name
Kathy McMin
 Owner's Signature Date: April 3, 2005 Other Owner's Signature Date: _____

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize JONATHAN MCDILL to act as Agent in submitting and representing the above identified application in my/our behalf.

Owner's Signature _____

Other Owner's Signature _____

I accept this authorization to act on behalf of the above ownership as Agent.

JONATHAN MCDILL
Authorized Agent's Name-Printed


Authorized Agent's Signature

4/10/25
Date

Planning and Zoning

Received by: Scott K. Ball Date: 4/14/25

City of Kingsland Zoning Application
Page Four

at their meeting of May 5th, 2024, at 6:00 P.M. in the Council
Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

Owner or agent must be present in order for the request to be heard.

RECEIPT

Submission fee for rezoning received from Jonathan M^{rs} Dill
in the amount of \$ 550.00.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 4/14/25



Overview



Legend

- Parcels
- USA Major Highways
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels
- Zoning
 - RVD
 - Unknown
 - A-F
 - A-R
 - C-G
 - C-I
 - C-N
 - C-P
 - City
 - I-G
 - I-R
 - LCI
 - MHP
 - PD
 - R-1
 - R-2
 - R-3

Parcel ID 094 025
Class Code Agricultural
Taxing 42 UNINCORPORATED SERVICE
District DIST
42 UNINCORPORATED SERVICE
DIST
Acres 143.6

Owner OQUINN FAMILY
PARTNERSHIP
PO BOX 2403
BRUNSWICK, GA 31521
Physical Address n/a
Assessed Value Value \$371062

Last 2 Sales	Date	Net Price	Reason	Qual
	7/23/2015	0	RW	U
	7/13/2009	0	GV	U

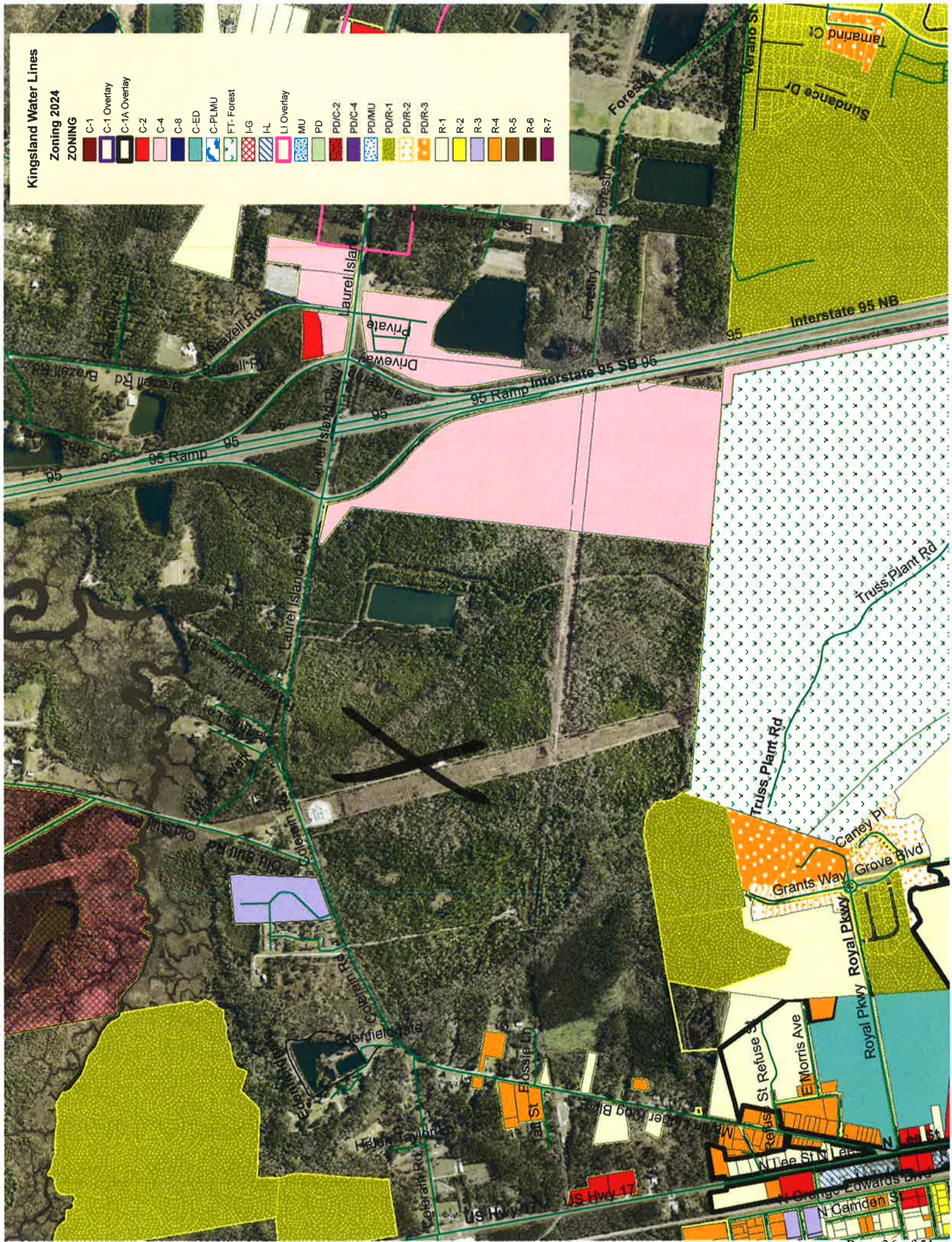
(Note: Not to be used on legal documents)

Kingsland Water Lines

Zoning 2024

ZONING

C-1	C-1 Overlay	C-1A Overlay	C-2	C-4	C-8	C-ED	C-PLMU	FT-Forest	IG	IL	LI Overlay	MU	PD	PD/C-2	PD/C-4	PD/MU	PDR-1	PDR-2	PDR-3	R-1	R-2	R-3	R-4	R-5	R-6	R-7
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- DEVELOPABLE LAND USE AND AREAS**
- = 88.5ac SINGLE FAMILY - DETACHED (UPLAND)
 - = 19.5ac SINGLE FAMILY / MULTIFAMILY - ATTACHED (UPLAND)
 - = 8.5ac COMMERCIAL (UPLAND)
 - = 20.69ac Wetlands
 - = 18.25ac Power Easements + Wetland Areas



CONCEPT PLAN	DESIGNER: MCEC DATE: 01/11/2023 PROJECT: KINGS LAND CONSTRUCTION PLAN	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION																SITE PLAN KINGS LAND, GA PREPARED FOR:	MCEC 100 Roadside Avenue Kingsland, GA 31548
NO.	DATE	DESCRIPTION																				



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: May 5, 2025

City Council Meeting Date: May 12, 2025

Agenda Item: PD Approval

Summary:

Jonathan McDill, acting agent for Salt branch partners, LLC has submitted a PD for K-Town Mixed Use Development to be located on parcel 094 025. The PD will consist of 325 single family units, 375 multi-family unit and 10 acres of commercial development that will front Colerain Road. The development will be built in phases and will have a proposed 10-year buildout. All site plans, and engineering plans will be reviewed and approved by the Planning Dept. All traffic lanes will be reviewed and approved in conjunction with GDOT.

Current Zoning: A-F/ Agricultural Forestry (County)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval contingent upon annexation and zoning designation being approved.

Scott L. Kimball
Planning Director

**KTown Mixed Use
PD-MU
Kingsland, Georgia**

PLANNED DEVELOPMENT

REZONING APPLICATION

With Land Use Plan and Development Standards

Prepared for:
Salt Branch Partners
LLC

Submitted to:
The Kingsland Planning Commission and
The Kingsland City Council

April 11, 2025

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SECTION 1

INTRODUCTION AND DESCRIPTION OF PROPOSAL

A. The Property

The subject property (parcel 094 025) is located approximately ¼ mile west of the Interstate 95 at the Laurel Island Parkway Interchange.

The property is currently under the jurisdiction of Camden County and is currently zoned A-F. See the boundary and wetland survey (exhibit A).

The total area of the property is approximately ¹⁴³~~155~~ acres. Inclusive of the ¹⁴³~~155~~ac there exist a power transmission easement, utility easement, and various wetland areas. There are no flood zones located within the property lines according to the latest FEMA map dated 12/21/17.

B. Property Ownership and Legal Description

Property deeds and legal descriptions are included in the rezoning application.

C. Intent of the KTown PD District

The goal of this project is the development of a mixed-use commercial and residential project that fits with the overall character of the development for this area of the City.

D. Planned Development Process

The Planned Development Process is based on the Kingsland Ordinance.

- 1) This document establishes the framework for the anticipated buildout of the project. Land Uses, development density, utility services, and other information pertinent to the development of the project master plan are described herein. This document is submitted to the Staff for review and to the Planning Commission and Board of Commissioners for approval.
- 2) As the project is developed, Preliminary and Final Plats for the project will be prepared and submitted as required to the ~~County~~^{City} for review and approval. These plats will subdivide the project into the various land uses depicted on the Zoning Master Plan. Additional subdivision within these overall parcels may be submitted for approval.
- 3) Site Development Plans will be submitted as required for approval to the City for each portion/phase of the tract to be developed. The Development Plans will describe specific development in detail as studies and designs are prepared. Specific development standards for individual lot setbacks, buffers, minimum lot area, lot coverage, road design standards, building heights and other development standards shall be in accordance with those established in this document or as amended by the Owner/Developer and accepted by the City of Kingsland. Supporting documentation of the appropriate detail is required at each level of approval.

E. Zoning Master Plan and Development Schedule

The project will be constructed in multiple phases over a period of approximately 10 years. Development will occur in accordance with this text and the Zoning Master Plan. Amendments to these documents may be made in the future as specified herein and as allowed by the City of Kingsland Zoning Ordinance. These documents outline the general scope of the development including number of parcels, development standards, open space and other development criteria.

The Zoning Master Plan indicates specific land uses and locations for the various parts of the project. Some future modifications to these land use designations or locations may be dictated by future market conditions, wetlands, or other factors.

Proposed land uses are detailed under Section 2 – Allowed Land Uses and Development Standards. The plan anticipates development of residential and commercial uses with related road and utility infrastructure.

Open space and common areas are not specifically addressed on the Zoning Master Plan. The project contains freshwater wetlands under the Jurisdiction of the U.S. Army Corps of Engineers. The stormwater management areas and the non-mitigated wetlands will be used as open space or common areas. Landscaping shall be introduced at entranceways, along major circulation routes, and within the passenger vehicle parking areas.

The provisions of the Zoning Master Plan, Exhibits, and Appendices shall apply to development of the project. In the event of a conflict, the hierarchy of documents is the Zoning Master Plan followed by the City of Kingsland Zoning ordinance.

F. Storm Water Management

Each project/product type within this concept plan is intended to be independent and will be responsible for managing the storm water runoff to meet the City requirements. This plan will provide the surface water storage, conveyance, and control systems needed to comply with all applicable Federal, State, and Local regulations.

As part of the development process, the Owner/Developer will implement Best Management Practices (BMPs) for Storm Water Management. The quantity and quality requirements for the storm water management systems shall meet the City of Kingsland design standards.

G. Wetlands

Freshwater wetlands on the property are typical of coastal Georgia. Approximately 22 percent of the land area in Coastal Georgia above mean high water consists of jurisdictional and isolated freshwater wetlands. This project contains freshwater wetlands which are shown on the surveys in Exhibit A. The concept plan has taken into account what is believed to be the Jurisdictional wetlands on the site. These wetlands will be verified and delineated by the authority having jurisdiction prior to preliminary platting of any phase of this project. The wetlands are subject to changing based on the jurisdictional determination which could require modification to the master layout plan.

H. Water and Sewer Service

Water supply and wastewater collection for the project will be provided by the City of Kingsland. The details of this service, including the need to extend facilities to individual parcels within the project will be coordinated with the city as the development plans for the project progress. These facilities will be constructed and connected to the existing utility systems owned and operated by the City of Kingsland. The need, location, and design of all utility facilities will be coordinated with the City of Kingsland at a later date. All required main extensions of the water and sewer systems will be permitted with the Environmental Protection Division of the Department of Natural Resources.

I. Site Access and Traffic

Traffic is anticipated to enter and exit the site at more than one intersection with Laurel Island Parkway. Proposed locations of these access points are shown on the Zoning Master Plan. Final driveway locations on Laurel Island will be coordinated with the Georgia Department of Transportation, County, and the City of Kingsland. These plans will include the median breaks, left turn lanes, and right-turn storage lanes as needed based on traffic evaluation to maintain an acceptable level of service.

J. Dedications to City of Kingsland

a. Dedication of Roads

The Owner/Developer will construct all roads within the project in accordance with City of Kingsland County Standards. All roads that are accessible by the public will be dedicated to City of Kingsland. Private roads will be allowed if approved by the The City of Kingsland Staff/Planning Commission.

b. **Dedication of Water and Sewer Facilities**

The proposed water and wastewater systems will be designed and constructed to City of Kingsland Specifications. The Owner/Developer will dedicate the completed and accepted systems to the City of Kingsland for Ownership, maintenance, and operation.

K. Restrictive Covenants

Restrictive Covenants will be applied to the project for each phase. The owner/developer will create and record the Restrictive Covenants prior to the construction plans approval of each subdivided property. This will include a Home Owners association that will be responsible for managing the development(s) as final platted. The HOA is required to be established at the time of final plat approval for each phase of the project.

L. Development Standards

Site development within the project will be controlled by the development standards that are established in Section 2 of this document. In the event of a conflict, the hierarchy of documents shall be this document and then the City of Kingsland Subdivision Regulations.

SECTION 2

LAND USE DESIGNATION, DEVELOPMENT STANDARDS, AND DEFINITIONS

A. Introduction

The proposed project will be developed in a mixture of commercial and residential uses as indicated on the Zoning Master Plan.

The Zoning Master Plan and Development Standards for project provide the flexibility to adapt the development plan as necessary to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters. Accordingly, the exact location of boundary lines between tracts, the location and size of land uses indicated within tracts and preliminary design concepts for each tract described herein shall be subject to change as phases of the Zoning Master Plan area are submitted for detailed development review over the life of the development. The maximum densities and other conditions of the project will be adhered to unless the zoning is changed as required by this document and the City of Kingsland Zoning Ordinance. All modifications to the Zoning Master Plan will be submitted to the County for Staff and Commission approval.

B. Allowed Land Uses and Development Standards

This following Common Area uses are allowed in all portions of this PD.

- 1) Lakes and Parks
- 2) Roads and Utilities
- 3) Open Space / Fenced Open storage yard

Development Standards for these uses shall be in conformance with the City of Kingsland.

The following land uses, as designated for each individual planning area, shall be permitted in the KTown PD. The purpose of this section of the PD document is to describe the land uses that are allowed within the individual planning areas of the PD district; however, allowing these land uses does not obligate the owner/developer to provide the uses or facilities stated herein. The development standards for each use are outlined below.

Parcel 094 025

This parcel will include land uses consistent with the following sections of the City of Kingsland

Permitted Commercial Uses:

Those allowed in Section 61.1 – C1

Art and antique shops.

(c) Retail bakeries.

(d) Banks and drive-in banks.

(e) Bicycle stores.

(f) Book, stationery, camera or photographic supply stores.

(g) Confectionery stores.

(h) Clothing, shoes, millinery, dry-goods and notions.

(i) Ice Cream Parlors.

(j) Drug stores.

(k) Furniture, home furnishings, including office furniture and equipment.

(l) Florist, nursery and gift shop.

(m) Grocery, fruit, vegetable, meat market, delicatessen, catering and super markets.

(n) Hardware and paint stores.

(o) Jewelry stores.

(p) Hobby supplies.

(q) Sporting goods.

(r) Amusement enterprises include the provision of stage entertainment.

(s) Museum.

(t) Open air market.

(u) Multi-family dwellings provided the requirements of the R-3 Medium and High Residential District are met.

(v) Flex space for business and enclosed (mini) storage

(2) Any of the following service businesses:

(a) Barber and beauty shops.

(b) Cafes, grills, lunch counters, restaurants and brew pubs and microbreweries.

(c) Dress making and tailoring shops.

(d) Leather repair and sales.

(e) Shoe repair shops.

(f) Retail Shops

Permitted Residential Uses:

1) Single- Family Dwelling (detached)

2) Multi-Family [Duplex and Triplex only] Dwelling Structures (attached)

3) Recreation Vehicle/Boat Storage

4) Amenities

Common area uses as defined in this section are also allowed.

C. General Requirements

All uses permitted in the KTown PD District shall conform to the following standards:

	One-family Dwelling (40ft)	One-family Dwelling (50ft)	One-family Dwelling (60ft)	One-family Dwelling (70ft)
Minimum Lot Area	4400 SF/DU	5,500 SF/DU	6,600 SF/DU	7,700 SF/DU
Minimum Lot Width	40 feet	50 feet	60 feet	70 feet
Minimum Front Yard	25 feet	25 feet	25 feet	25 feet
Minimum Side Yard	Note 2	5 feet	5 feet	5 feet
Minimum Rear Yard	20 feet	20 feet	20 feet	20 feet
Height	35 feet	35 feet	35 feet	35 feet
Density	9 DU/Acre	8 DU/Acre	7 DU/Acre	6 DU/Acre

Note 1 - Front yard setbacks for commercial uses shall be 20 feet if measured from a frontage road and 50 feet if measured from Laurel Island Pkwy ROW line.

Note 2 - Side yard setback shall be 5 feet. 0 feet shall be allowed for patio homes on a site specific basis to be approved by a variance from City.

Note 3 - Max Building height allowed is 35ft, however, this may be modified to 50 feet with the approval of the City Fire Marshall.

DU = Dwelling Units

	Multi-family Dwelling	Commercial
Minimum Lot Area	1800 SF/DU	10,000 SF/unit
Minimum Lot Width	18 feet	60 feet
Minimum Front Yard	20 feet	Note 1
Minimum Side Yard	10 feet building / 0 ft if attached	10 feet
Minimum Rear Yard	10 feet	15 feet
Height	Note 3	Note 3
Density	15 DU/Acre	N/A

* Acreage per dwelling unit (DU) is based on the developable area.
See definition in Section F.

Off-street parking and loading

All uses in this district shall meet all standards set forth in City of Kingsland Ordinance pertaining to off-street parking, loading and other requirements. Single family residential shall have a minimum of 2 off-street parking spaces.

Signs

Signs shall be permitted in this district as provided in the City of Kingsland Zoning Ordinance. Signs for commercial uses in Parcel P1 will conform to the requirements for Section 714 - Freeway Commercial. Residential signs shall conform to the appropriate section of the zoning ordinance based on the land use.

Preliminary Plat Approval

All uses within this district shall be required to apply for Preliminary Plat Approval and shall comply the City of Kingsland Zoning Ordinance

D. Land Use Table

Overall Land Uses for the KTown PD District shall not exceed the following:

Land Use	Total
Single Family Residential	<u>325</u> Dwelling Units
Multi-Family (attached) Residential	<u>375</u> Dwelling Units
Commercial	<u>10</u> acres

**NOTE: The max allowed as shown in the table above is not cumulative. This is a maximum allowed for each product type within the PD.*

E. Exceptions to the City of Kingsland Zoning Ordinance and Subdivision Regulations

The project is a Mixed-Use planned residential and commercial development. The nature of the development and the creation of a PD – Planned Development District, provide the opportunity to modify certain portions of the development ordinance. This section details the changes to City of Kingsland Ordinances.

F. Definitions of Land Use Terms and Density Terms

1. In the absence of a term definition in this Zoning Master Plan, “Definitions” of the Kingsland City Zoning Ordinance included herein as an Appendix shall apply in the interpretation of this Zoning Master Plan. The locations of specific land uses are described on the Zoning Master Plan, and detailed by Land areas in this text.

2. Open Space

Total open space for the PD District shall be calculated for the boundary of the project and not on a site specific basis for each phase of the project. Open space and common areas are not specifically addressed on the Zoning Master Plan. The project contains freshwater wetlands under the Jurisdiction of the U.S. Army Corps of Engineers that will be included in all open space or common area assessments. Landscaping shall be introduced at entranceways, along major circulation routes, and within the passenger vehicle parking areas.

3. Roads

The project shall have roads designed to the standards of the City of Kingsland Design guidance and Regulations. Roads indicated on the Zoning Master Plan are subject to modification at the time of Preliminary and Final Plat approval based on final lot layout, specific soil conditions, environmental concerns, wetlands, and physical constraints and design parameters.

4. Setbacks and Buffers

Setbacks and buffers shall meet the minimum requirement established herein and shall apply to the perimeter of the project only; provided, however, that any required wetlands and salt marsh jurisdictional setbacks shall apply according to law throughout the project. Setbacks and buffers internal to the project shall be established at the time Development Plan approval.

5. Developable Area

This area refers to the upland portion of the property that is not within an unmitigated jurisdictional wetland or within a power/transmission easement.

- DEVELOPABLE LAND USE AND AREAS**
-  = 88.5ac SINGLE FAMILY - DETACHED (UPLAND)
 -  = 19.5ac SINGLE FAMILY / MULTIFAMILY - ATTACHED (UPLAND)
 -  = 8.5ac COMMERCIAL (UPLAND)
 -  = 20.69ac Wetlands
 -  = 18.25ac Power Easements + Wetland Areas



LAUREL ISLAND PARKWAY



CONCEPT
PLAN

DRAWN BY:
CHECKED BY:
DATE:
SCALE:
CONTENT:
CONSTRUCTION PLANS

REVISIONS

NO.	DESCRIPTION	DATE

SITE PLAN
KINGSLAND, GA
PREPARED FOR:



109 Readick Avenue
Kingsland, GA 31548