



CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • APRIL 7, 2025
MINUTES

**Regular
Meeting**

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

6:00 PM

I. PUBLIC HEARING

1. Annexation & Zoning Designation

Jonathan Napier, acting agent for Sarah and Dustin Lee is requesting to annex parcel 108 005 located at 545 Haddock Rd. containing approx. 24.46 acres. The applicant is also requesting a zoning designation of PD/R-2 (Planned Development Low Density Residential District) for the purpose of a proposed residential development consisting of Town Homes and Duplexes.

Steve Blakely is against this project. He indicated that the infrastructure is not ready. He had concerns about traffic. There is too much development which creates too much traffic and there have been too many accidents already. Brian Watson also had the same concerns as well as the pond. He is concerned there may be too much drainage to the pond.

2. Rezoning-Parcel K16 01 003

Quinton Douglas with Q. L. Douglas Enterprise has applied for a rezoning of parcel K16 01 003 containing approx. 1.45 acres located at 403 North Lee Street. The applicant is requesting that the parcel be rezoned to C-2 (General Commercial) for a proposed new funeral home. The parcel will also be located in the C-1A Business Corridor District. Zoning is R-1.

The Kingsland Downtown Development Authority recommends denying the zoning change, as the property and existing home are registered as a contributing historical valued property.

Ernestine Dawson Davis had concerns in regards to her property taxes.

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

PRESENT: Planning Commission Mike Anderson
Planning Commission Judy Smith-Burris
Planning Commission William Sopp

Chairperson Kathryn Markes
Vice Chairperson Becci Shannon

ABSENT: Planning Commission Angela Halliwell

III. APPROVE MINUTES

Mike Anderson made a motion to approve the March 2025 minutes. Becci Shannon seconded the motion. The motion was approved with Judy Smith-Burris abstaining.

1. Minutes of the Previous Meeting

RESULT:	[UNANIMOUS]
MOVER:	Mike Anderson, Planning Commissioner
SECONDER:	Becci Shannon, Vice Chairperson
AYES:	4, Judy Smith-Burris abstained

IV. OLD BUSINESS

1. Home Occupation-444 MLK, Jr. Dr.-Parcel K0802 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:	PASSED [UNANIMOUS]
MOVER:	Vice Chairperson Becci Shannon
SECONDER:	Planning Commissioner Mike Anderson
AYES:	Mike Anderson, Judy Smith-Burris, William Sopp, Kathryn Markes, Becci Shannon

V. AGENDA ITEMS

1. Home Occupation-106 Crestwood Ct.-Parcel 082H 072

Brenda Hicks has applied for a Home Occupation Permit for a book business known as "Books by B. B. Hicks, 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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Vice Chairperson Becci Shannon
SECONDER:	Planning Commissioner Judy Smith-Burris
AYES:	Mike Anderson, Judy Smith-Burris, William Sopp, Kathryn

Markes, Becci Shannon

2. Home Occupation-223-B W. Lakemont Dr.-Parcel 121E 002C

Pearl Douglas has applied for a Home Occupation Permit for an online business known as "Essential Pearls Plus, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-3. Staff recommends approval.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commissioner Mike Anderson
SECONDER:	Planning Commissioner Judy Smith-Burris
AYES:	Mike Anderson, Judy Smith-Burris, William Sopp, Kathryn Markes, Becci Shannon

3. Final Plat-Fiddler's Reserve Phase 2

Ron Sawyer with Laurel Island Holding, LLC has submitted a Final Plat for Fiddler's Reserve Phase 2 consisting of 61 single family lots on approx. 17.77 acres. Zoning is PD/R-1 (Planned Development Single Family Residential). Staff recommends approval.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commissioner Judy Smith-Burris
SECONDER:	Planning Commissioner Mike Anderson
AYES:	Mike Anderson, Judy Smith-Burris, William Sopp, Kathryn Markes, Becci Shannon

4. Annexation Request & Zoning Designation-Parcel 108 005

Jonathan Napier, acting agent for Sarah and Dustin Lee has applied for the Annexation of parcel 108 005 containing approximately 24.46 acres located at 545 Haddock Road 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 146-unit town home development. The adjacent properties to the north and to the west are city parcels and are zoned single family and multi-family residential. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of PD/R-2 (Planned Development/Low Density Family Residential) for the parcel if the annexation is approved, which is consistent for this area of the city and this type of development. Zoning is A-F/Agricultural Forestry (County). Staff recommends approval.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commissioner Mike Anderson
SECONDER:	Vice Chairperson Becci Shannon
AYES:	Mike Anderson, Judy Smith-Burris, William Sopp, Kathryn

5. PD Approval

Jonathan Napier with Land Equity Partners, LLC has submitted a PD for a 146 Town Home development located at 545 Haddock Rd. The applicant also submitted a traffic study for the area of the project that was reviewed by the Planning Staff. The PD calls for 146 town home units and will have its own H.O. A., an amenity area, two dock areas for the lakes, and a 25 foot natural vegetative buffer surrounding the property, along with fencing that will provide privacy for the community. The entrance will be located off of Haddock Road. Zoning is A-f/Agricultural Forestry (County). Planning Dept. Staff recommends approval with the following condition:

1) A deceleration right turn lane and a left-in-turn lane on Haddock Road will be required for this project. However, the Planning Commission Board approves with right turn lane and 8' fencing along rear property line.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Chairperson Kathryn Markes
SECONDER:	Vice Chairperson Becci Shannon
AYES:	Mike Anderson, Judy Smith-Burris, William Sopp, Kathryn Markes, Becci Shannon

6. Rezoning-Parcel K16 01 003

Quinton Douglas with Q. L. Douglas Enterprise has applied for a rezoning of parcel K16 01 003 containing approx. 1.45 acres located at 403 North Lee Street. The applicant is requesting that the parcel be rezoned to C-2 (General Commercial) for a proposed new funeral home. The parcel will also be located in the C-1A Business Corridor District. Zoning is R-1.

The Kingsland Downtown Development Authority recommends denying the zoning change, as the property and existing home are registered as a contributing historical valued property.

Staff recommends approval with the following condition:

1) The applicant may not operate the existing and proposed new funeral home simultaneously.

RESULT:	PASSED [4]-[1]
MOVER:	Planning Commissioner Mike Anderson
SECONDER:	Planning Commissioner Judy Smith-Burris
AYES:	Mike Anderson, Judy Smith-Burris, William Sopp and Kathy
NAYS:	Becci Shannon

VI. ADJOURNMENT

Mike Anderson made a motion to adjourn. Becci Shannon seconded the motion. The motion carried unanimously.

Citizens present at this meeting were Jonathan Napier, Quinton Douglas, Steve Blakely, Brenda B. Hicks, James Hicks, Randy Sawyer, Patricia Glass, Bill & Jill Chappell, Justin Shannon, Donna Istvan, Eden Istvan, Autumn Morledge-Istvan, Ernestine D. Dawson Pearl Douglas and Brian Watson.

Kathy Markes, Chairwoman

ATTEST:

Natalie Moreland, Clerk Receptionist