



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

**Regular
Meeting**

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

6:00 PM

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.

Shakira Bateman? and Deloris Hill were concerned about water draining around their residences.

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

PRESENT: Planning Commission Mike Anderson
Planning Commission Angela Halliwell
Planning Commission Judy Smith-Burris
Planning Commission William Sopp
Planning Commission Kathryn Markes
Planning Commission Becci Shannon

ABSENT:

III. APPROVE MINUTES

Kathy Markes made a motion to approve last month's minutes. Becci Shannon seconded the motion. Angie Halliwell abstained. The motion carried unanimously.

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Becci Shannon
SECONDER:	Mike Anderson
AYES:	Angie Halliwell, Kathy Markes, Judy Smit-Burris, Becci Shannon, Bill Sopp, Mike Anderson

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Bill Sopp
SECONDER:	Angie Halliwell
AYES:	Angie Halliwell, Kathy Markes, Judy Smith-Burris, Becci Shannon, Bill Sopp, Mike Anderson

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Mike Anderson
SECONDER:	Judy Smith-Burris
AYES:	Angie Halliwell, Kathy Markes, Judy Smith-Burris, Becci Shannon, Bill Sopp, Mike Anderson

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Angie Halliwell
SECONDER:	Mike Anderson
AYES:	Angie Halliwell, Kathy Markes, Judy Smith-Burris, Becci Shannon, Bill Sopp, Mike Anderson

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Angie Halliwell
SECONDER:	Becci Shannon
AYES:	Angie Halliwell, Kathy Markes, Judy Smith-Burris, Becci

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Bill Sopp
SECONDER:	Mike Anderson
AYES:	Angie Halliwell, Kathy Markes, Judy Smith-Burris, Becci Shannon, Bill Sopp, Mike Anderson

V. **ADJOURNMENT**

Bill Sopp made a motion to adjourn. Becci Shannon seconded the motion. The motion carried unanimously. The meeting adjourned at 6:23 PM.

The following citizens were present at this meeting: Peggy Sandholm, Austin Sawyer, Jonathan McDill, Jennifer Merritt, Carolyn Anderson, Deloris Hill, Shakira Bateman?.

Kathy Markes, Chairwoman

ATTEST:

Natalie Moreland, Clerk/Receptionist