



**CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • JUNE 2, 2025**

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Annexation and Zoning Designation-889 M. L. K., Jr. Blvd.-Parcel 082D02 019A
Harrell Bailey, Executor for the Estate of Mary Ann Fuller, is requesting to annex parcel 082D02 019A, located at 889 M. L. K., Jr. Blvd. containing approx. 1.91 acres. The applicant is also requesting a zoning designation of R-4 (Single Family-Mobile Home) for the purpose of having access to city water and sewer services.
2. Re-Zoning-Parcel 121 007K002
Roger Bennett, acting agent of Oznur Enterprises is requesting that parcel 121 007K002 containing approx. 1.48 acres be re-zoned to R-7 (Townhouse Residential District). The parcel is located on the south side of Boone St. and on the west side of Mariners Drive. The purpose of the re-zoning is for a residential project consisting of 12 townhomes.
3. Re-Zoning-Parcel 095 025
Bill Gross with Scrubby Bluff Holdings, LLC is requesting that parcel 095 025 containing approx. 75.50 acres be re-zoned to PD/R-1 (Planned Development/Single Family Residential). The parcel is located on the north side of Scrubby Bluff Rd. and the purpose of the re-zoning is for a residential project consisting of 160 single family lots.

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-105 E. Lilly St.-Parcel # K16 03 003B
Antoinette Dawson has applied for a Home Occupation Permit for an online book business known as "Unleashing UR Potential, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-2. Staff recommends approval.
2. Home Occupation-200 Carrington Ct.-Parcel # 120C 021

Matthew Wheeler has applied for a Home Occupation Permit for a business known as "Wheeler's All in One Handy Man Service". 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.

3. Annexation and Zoning Designation-889 M. L. K., Jr. Blvd.-parcel 082D02 019A

Harrell Bailey, Executor for the estate of Mary Ann Fuller has applied for the Annexation of parcel 082D02 019A containing approx. 1.91 acres located at 889 M. L. K., Jr. Blvd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the existing residence. The adjacent properties to the east are city parcels and are zoned R-4. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of R-4 (Single Family Mobile Home) for the parcel, which would be contiguous zoning for this area of the city. Current zoning is A-F/Agricultural Forestry (County). Staff recommends approval.

4. Re-Zoning-Parcel 121 007K002

Roger Bennett, acting agent for Oznur Enterprises has applied for a re-zoning of parcel 121 007K002 containing approx. 1.48 acres located on the south side of Boone St. and the west side of Mariners Drive. The applicant is requesting that the parcel be rezoned to R-7 (Townhome District) for a proposed 12-unit townhome community. Current zoning is C-2. Staff recommends approval with the following condition:

1) If the project does not move forward, the city has the right to rezone the property back to C-2 General Commercial).

5. Re-Zoning-Parcel 095 025 and PD Approval

Bill Gross, with Scrubby Bluff Holdings, LLC has applied for a re-zoning of parcel 095 025 containing approx. 75 acres located on the north side of Scrubby Bluff Rd. The applicant is requesting that the parcel be re-zoned to PD/R-1 (Planned Development/Single Family Residential) for a proposed 160-unit subdivision. The applicant has also submitted a PD that has been reviewed and approved by the Planning Director and Building Official. Current zoning is C-PLMU. Staff recommends approval.

V. ADJOURNMENT