



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

**Regular
Meeting**

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

6:00 PM

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.

Kesher Fuller wants approval of this item.

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.

This item has been deferred until July 2025. However, we did hold the Public Hearing portion for this item.

Several citizens voiced their concerns about drastic alterations of the neighborhood, lose of property and green space, compromised privacy, overcrowding, logistical burden upon the HOA, Townhouse detracting appearance of the neighborhood, this is not in the best interest of the community, property values, access to sewer lift station- it is old and needs work, pushing facilities into crisis, concerns about the entrance, worried about utilities, how many bedrooms for the townhouses, parking spaces, ditches, culverts, rainwater drainage, one entrance creates traffic jams, they like the quietness and peacefulness, this project will interrupt this, residents have paid a lot for their homes and HOA dues, worries about water, trees and hurricanes, some residents had to pump water out of their homes during recent hurricanes, community pool too close to project, common areas at risk, afraid Townhouse residents with utilize the common amenities that they have no right to, geographical and environmental impacts, excess water when it rains, one citizen says he'll sell his house and move if project moves forward, one citizen upset that applicant was not present to hear their concerns and answer questions, one citizen upset about the results of the Overkill Motorsports current situation because now there is no buffer from that project, does the city have the funds for repair when it floods.

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

All Board Members were present at this meeting.

1. All Board Member were present at this meeting

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: No one was absent at this meeting

III. APPROVE MINUTES

1. Minutes of the Previous Meeting

Mike Anderson made a motion to approve last month's minutes. Bill Sopp seconded the motion. The motion carried unanimously.

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.

RESULT:	[UNANIMOUS]
MOVER:	Becci Shannon
SECONDER:	Mike Anderson

AYES:	Kathy Markes, Becci Shannon, Mike Anderson, Angie Halliwell Judy Smith-Burris and Bill Sopp
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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.

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

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.

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

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).

Kathy Markes made a motion to defer this item until July 2025. Bill Sopp seconded

this motion. The motion carried unanimously.

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.

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

V. **ADJOURNMENT**

Mike Anderson made a motion to adjourn. Becci Shannon seconded the motion. The motion carried unanimously. The meeting adjourned at 6:59 PM.

Citizens present at this meeting were Janet Hege, Jeanne O'Neill, Angelika Powers, Yvonne Dantzien, Patty Martin, John Kissinger, Eve Gonzales, Damian Gonzales, II, Michelle Renfroe, Damian Gonzales, Justin Shannon, Susan Draper, Steven Blackburn, Ada Thomas, Daniel R. Thomas, Antoinette Dawson, William Kane, Richard Turner, Max Kirkland, Georgiana Chanthavaneirve, Matthew Wheeler, Miguel Thigpen, Rebecca Ross, Shiy Young, Yvonne Johnson, Barry E. Johnson, Sr., Kesha Fuller, Max Dykes, Faith Raine, Jacob Bemtsch, Catherine Sims, Melona Mendelsehn, Brody True and Randy Reinke.

Kathy Markes, Chairwoman

ATTEST:

Natalie Moreland, Clerk/Receptionist