



**CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • AUGUST 4, 2025
MINUTES**

Regular Meeting

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

6:00 PM

I. PUBLIC HEARING

II. CALL TO ORDER

William Huebener, 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

Chairwoman Kathy Markes called the meeting to order at 6:00 PM.

PRESENT: Planning Commission Angela Halliwell
Planning Commission Judy Smith-Burris
Planning Commission Kathryn Markes
Planning Commission Becci Shannon
Board Member William Huebener

ABSENT: Planning Commission Mike Anderson
Planning Commission William Sopp

III. APPROVE MINUTES

Angie Halliwell made a motion to approve last months minutes. Judy Smith-Burris seconded the motion. Becci Shannon and Bill Huebener abstained. The motion was approved 3-2.

RESULT:	[3]-[2]
MOVER:	Angie Halliwell
SECONDER:	Judy Smith-Burris
AYES:	Angie Halliwell, Kathy Markes & Judy Smith-Burris
NAYS:	Bill Huebener & Becci Shanon abstained

1. Minutes of the Previous Meeting

Angie Halliwell made a motion to approve last month's minutes. Judy Smith-Burris seconded the motion. Becci Shannon and Bill Huebener abstained. The motion was approved 3-2.

IV. AGENDA ITEMS

1. Home Occupation-225 Lake Forest South Dr.-Parcel 107W 008

Stephanie Allwine has applied for a Home Occupation Permit for a home bakery business known as "Stephanie's Tasty Spoon, 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:	APPROVED [UNANIMOUS]
MOVER:	Becci Shannon
SECONDER:	Judy Smith-Burris
AYES:	Bill Huebener, Angie Halliwell, Kathy Markes, Judy Smith-Burris, Becci Shannon

2. Preliminary Plat-Wright's Island

Ron Sawyer with Sawdawgs Holdings, LLC has submitted a Preliminary Plat for Wright's Island consisting of 567 single family lots on approximately 213 acres. The original site plan included 147 Townhome lots. However, the applicant has removed the townhouses from the plans. The PD and RE-Zoning was approved by City Council on January 31, 2025. Zoning is PD/R-2 (Planned Development Low Density Residential). Staff recommends approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Judy Smith-Burris
SECONDER:	Becci Shannon
AYES:	Bill Huebener, Angie Halliwell, Kathy Markes, Judy Smith-Burris & Becci Shannon

3. Preliminary Plat-Wildcat Settlers

Ron Sawyer with Sawyer & Associates Holdings, LLC has submitted a Preliminary Plat for Wildcat Settlers consisting of 39 lots for a total of 169 Townhome units on approximately 37 acres. There will be two entrances/exits off of Wildcat Dr. Zoning is PD/R-3 (Planned Development Medium/High Density Residential). Staff recommends approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Angie Halliwell
SECONDER:	Judy Smith-Burris
AYES:	Bill Huebener, Angie Halliwell, Kathy Markes, Judy Smith-Burris & Becci Shannon

4. Preliminary Plat-Canopy Grove

Jonathan Napier has submitted a Preliminary Plat for Canopy Grove consisting of 29 single family lots on approximately 15 acres. This will be a gated community with the entrance off of N. Grove Blvd. Zoning is R-1 (Single Family Residential). Staff recommends approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Becci Shannon
SECONDER:	Judy Smith-Burris
AYES:	Bill Huebener, Angie Halliwell, Kathy Markes, Judy Smith-Burris & Becci Shannon

V. ADJOURNMENT

Angie Halliwell made a motion to adjourn. Becci Shannon seconded the motion. The motion carried unanimously. The meeting adjourned at 6:07 PM.

Citizens present at this meeting were Jonathan Napier, Randy Sawyer, Nicole Ford, Stephanie Allwine, David Allwine & Justin Shannon.

Kathy Markes, Chairwoman

ATTEST:

Natalie Moreland, Clerk Receptionist