



CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • OCTOBER 6, 2025
MINUTES

**Regular
Meeting**

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

6:00 PM

I. PUBLIC HEARING

1. Re-Zoning-Parcel 107P 006A

Austin Sawyer, acting agent for Charles Gilman, III, with Soncel, Inc. is requesting that Parcel 107P 006A be re-zoned to R-7 (Townhouse Residential District). The parcel is located on the east side of The Lakes Blvd. and on the south side of Royal Palms Ave. containing approximately 5.81 acres. The purpose of the re-zoning is for a proposed townhome development.

Withdrawn by Applicant.

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

All Board Members were present except Bill Sopp.

III. APPROVE MINUTES

Mike Anderson made a motion to approve the September 2025 Minutes. Bill Huebener seconded the motion. Angie Halliwell and Mike Anderson abstained. The motion carried 4 to 2.

1. Minutes of the Previous Meeting

IV. AGENDA ITEMS

1. Home Occupation-111 Azalea Ct.-Parcel 107G 008

Elizabeth Ross has applied for a Home Occupation Permit for a cleaning service business known as "Magically Spotless, 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.

Applicant was not present. Item was tabled until November 2025. Becci Shannon

made a motion to table. Mike Anderson seconded the motion. The motion carried unanimously.

2. Home Occupation-113 Oleander Dr.-Parcel 107 005D003

Dustin Conway has applied for a Home Occupation Permit for a printing business known as "Joyful Impressions, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-3. Staff recommends approval.

Becci Shannon made a motion to approve. Judy Smith-Burris seconded the motion. The motion carried unanimously.

3. Home Occupation-305 Royal Pines Way-Parcel 095I 048

William McClain has applied for a Home Occupation Permit for a grass cutting business known as "McClain's Lawncare". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

Applicant was not present. Bill Huebener made a motion to table until November 2025. Judy Smith-Burris seconded the motion. The motion carried unanimously.

4. Final Plat-Laurel Preserve Phase 1A

Ron Sawyer with Sawdawg, LLC has submitted a Final Plat application for Laurel Preserve Phase 1A consisting of 18 single family lots on approximately 4.5 acres. The plat was originally part of the Fairways Edge Phase 2 Final Plat.

However, due to tax purposes the applicant will now final plat the development in smaller phases with the new name of Laurel Preserve. This plat will include Birdie Dr. and part of Spyglass. Zoning is PD/R-1. Staff recommends approval.

Becci Shannon made a motion to approve. Angie Halliwell seconded the motion. The motion carried unanimously.

5. Re-Zoning-Parcel 107P 006A

Austin Sawyer, acting agent for Soncel, Inc. has applied for a re-zoning of parcel 107P 006A containing approximately 5.81 acres located on the east side of The Lakes Blvd. and the south side of Royal Palms Ave. The applicant is requesting that the parcel be re-zoned to R-7 (Townhome District) for a proposed 70-unit townhome community. The conceptual site plan that was submitted has been reviewed and approved by the Planning and Public Works Depts. Current Zoning is PD/C-2. Staff recommends approval.

Withdrawn by applicant.

6. Settler's Hammock Phase 4-ROW Acceptance

Ashley Durrance with LSSD Settlers Hammock, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure

within Daniel Trent Way and Pioneer Way. The one-year warranty period ended in May of 2025. An inspection of the infrastructure was completed by the Planning Dept. and Public Works on August 7, 2025 and no issues were found, all infrastructure was in good working order. The submitted Quit Claim Deed is attached to this report. Zoning is PD/R-1. Staff recommends approval.

Mike Anderson made a motion to approve. Angie Halliwell seconded the motion. The motion carried unanimously.

V. ADJOURNMENT

Becci Shannon made a motion to adjourn. Bill Huebener seconded the motion. The motion carried unanimously. The meeting adjourned at 6:10 PM.

Citizens present at this meeting were Joan M. Doby, John L. McPhearson, Randy Sawyer, Dustin Conway and Nicole Ford.

Kathy Markes, Chairwoman

ATTEST:

Natalie Moreland, Clerk Receptionist