



CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • NOVEMBER 3, 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

Kathy Markes called the meeting to order at 6:00 PM. All Planning Commissioners were present at this meeting.

III. APPROVE MINUTES

Angie Halliwell made a motion to approve the October 2025 Minutes. Mike Anderson seconded the motion. The motion carried unanimously.

1. Minutes of the Previous Meeting

IV. OLD BUSINESS

1. Home Occupation-111 Azalea Ct.-Parcel # 107G008

Elizabeth Ross has applied for a Home Occupation Permit for a 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.

Bill Sopp made a motion to deny this Home Occupation application because the applicant was absent from the October and November meetings. Angie Halliwell seconded the motion. The motion carried unanimously.

2. 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 "McClains 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.

Mike Anderson made a motion to deny this Home Occupation application because the

applicant was absent from the October and November meetings. Becci Shannon seconded the motion. The motion carried unanimously.

V. AGENDA ITEMS

1. Infrastructure Acceptance-Fiddler's Cove Phase 5

Ron Sawyer with Laurel Island Holdings, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept all of the infrastructure along Presley Rose Dr. within Fiddler's Cove Phase 5. The road will stay private and under the maintenance of the developer or H.O.A. The one-year warranty period ended on October 16, 2025. An inspection of the infrastructure was completed by the Planning Dept. and Public Works on October 8, 2025 and no issues were found. Zoning is PD/R-1. Staff recommends approval.

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

2. Home Occupation-107 Ashton Ln.-Parcel # 108D034

Kelly Martin has applied for a Home Occupation Permit for a jewelry business known as "Southern Grace Beads and Treats, LLC". 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.

Kathy Markes: Include the caveat: If the city investigation into daycare is proven to be valid, then this Home Occupation Permit will be null & void.

Bill Sopp made a motion approve. Mike Anderson seconded the motion. The motion carried unanimously.

3. Home Occupation-120 Lake Ashley Dr.-Parcel # 107J 035

Justin Horn has applied for a Home Occupation Permit for a mobile detailing business known as "Godspeed Motors Detailing, 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.

Bill Sopp made a motion to approve. Becci Shannon seconded the motion. The motion carried unanimously.

4. Home Occupation-214 Lake Wisteria Dr.-Parcel # 107S 041

Calandra Washington has applied for a Home Occupation Permit for a home bakery business known as "Cal's Sweets, 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.

Angie Halliwell made a motion to approve. Bill Sopp seconded the motion. The motion carried unanimously.

5. Home Occupation-109 Castle Ct.-Parcel # 082H 031

Marvain White has applied for a Home Occupation Permit for a business known as "L & M Janitorial Service, 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.

Bill Huebener made a motion to approve. Becci Shannon seconded the motion. The motion carried unanimously.

VI. ADJOURNMENT

Bill Sopp made a motion to adjourn. Becci Shannon seconded the motion. The motion carried unanimously. This meeting adjourned at 6:22 PM.

Citizens present at this meeting were Brian Martin, Justin Horn, Randy Sawyer, Marvain White, Selina Bell, Calandra Washington and Nicole Ford.

Kathy Markes, Chairwoman

ATTEST:

Natalie Moreland, Clerk/Receptionist

