



**CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • DECEMBER 1, 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-Parcels 108 052A and 108 002I

Jeffrey Johns with Southern Marsh Properties is requesting to Annex Parcels 108 052A and 108 002I for the purpose of having access to city water and sewer services. The parcels are located on the North side of Al Gay Dr. and on the East side of Chris Dr., containing a total of approximately 4.10 acres. The applicant is also requesting a Zoning Designation of C-2 (General Commercial).

2. Variance-Parcel K27 09 004B-504 E. Thrift Ave.

Edward Briggs is requesting a Variance to the Kingsland Zoning and Land Development Ordinance, Article VII, Sec. 70.1.1, #5 (b) - Minimum rear yard setback from any other property line = 15 feet in an R-1 zoning district. The applicant is requesting a 6-foot variance to allow a rear yard setback of 9 feet to accommodate the applicant's proposed house plans.

3. Rezone-Parcel 056 001K

James Coughlin with Camden County JDA, is requesting that a 60.08-acre portion of Parcel 056 001K be re-zoned to I-G (General Industrial) for the purpose of allowing Industrial type businesses to be located in the new JDA Commerce Park. The parcel is located on the West side of US 17 at the intersection of Harriett's Bluff Rd.

4. Rezoning-Parcel K11 01 009

Kasandra Allen is requesting that Parcel K11 01 009 be re-zoned to C-2 (General Commercial) for the purpose of a Take-Out Restaurant. The Parcel is located on the East side of N. Lee St. containing approximately 0.8 acres.

5. Rezoning and PD Approval

Kevin Jund, acting agent for DLP Kingsland Ventures, LLC is requesting that Parcel 095 027 be re-zoned to PD/R-1 (Planned Development/Single Family Residential) for the purpose of a 600 single family home development. The parcel is located on the South side of Scrubby Bluff Rd. containing approximately 314 acres. The applicant has also submitted a PD for approval.

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

III. APPROVE MINUTES

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.

2. Home Occupation-201 Winding Rd., Unit 2112-Parcel 120 015

Sabrina Boyd has applied for a Home Occupation Permit for a home baking vending business known as "Onyx Magnolia Farms". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-3. Staff recommends approval.

3. Home Occupation-97 Oleander Dr.-Parcel 107 005D

Glenn Barnard has applied for a Home Occupation Permit for a handy-man business known as "Glenn's Carpentry, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-2. Staff recommends approval.

4. Easment Agreement-Settler's Hammock Phase 5

Smith Family Homes, LLC has submitted an easement agreement to the city for a 20' utility easement within Settler's Hammock Phase 5. The Planning Dept. and Public Works both agree with the location and width of the easement. Zoning is PD/R-1. Staff recommends approval.

5. Annexation and Zoning Designation-Parcels 108 052A and 108 002I

Jeffrey Johns, with Southern Marsh Properties, has applied for the Annexation of Parcels 108 052A and 108 002I containing a total of approximately 4.10 acres located on the North side of Al Gay Dr. and on the East side of Chris Dr. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for future development. There is existing water and sewer access in the area. The applicant is also requesting a Zoning Designation of C-2 (General Commercial), which is consistent for this area. Current Zoning is I-G - General Industrial (County). Staff recommends approval.

6. Variance-Parcel K24 09 004B-504 E. Thrift Ave.

Edward Briggs has applied for a Variance to Article VII, Sec.70.1.1 #5 (b)- Minimum rear yard setback from any other property line equals 15'. The applicant is asking for a 6' variance to make the rear setback 9'. The Planning Dept. staff see no issue with the variance request. Zoning is R-1. Staff recommends approval.

7. Rezone-Parcel 056 001K

James Coughlin, with the Camden County Joint Development Authority is requesting that a 60.08-acre portion of parcel 056 001K be rezoned to I-G (General Industrial) for the purpose of allowing industrial businesses to be located in the new JDA Commerce Park. The parcel is

located on the West side of US 17 at the Harriett's Bluff Intersection. There are several Industrial parcels in the area. Current zoning is PD. Staff recommends approval.

8. Rezone-Parcel K11 01 009

Kasandra Allen is requesting that Parcel K11 01 009 be rezoned to C-2 (General Commercial) and still be located within the C-1A Business Corridor District. The purpose of the rezone is for a proposed Take-Out Restaurant. Current Zoning is R-1 (Single Family Residential). Staff recommends approval with the following condition:

1) If the business is terminated for any reason, the portable building must be removed from the property within 45 days.

9. Rezone & PD Approval

Kevin Jund, acting agent for DLP Kingsland Ventures, LLC is requesting that parcel 095 027 be rezoned to PD/R-1 (Planned Development/Single Family Residential) for a proposed 600 single family lot development. The applicant is also asking to approve the PD that has been submitted. Current zoning is PD/C-2 (Planned Development/General Commercial) Staff recommends approval of the Rezoning Request and PD submittal.

V. ADJOURNMENT