



**CITY OF KINGSLAND, GEORGIA**  
**PLANNING & ZONING**  
**AGENDA • JANUARY 5, 2026**  
**MINUTES**

**Regular  
Meeting**

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

**6:00 PM**

**I. PUBLIC HEARING**

1. Amendment to the C-2 (General Commercial) Zoning Ordinance 2011-01  
Ordinance 2026-01 is to amend Article VI, Sec. 61.3.3 by removing the permitted use of Multi-Family dwellings within the C-2 (General Commercial) Zoning District.

2. Rezoning-Parcel K19 01 004

Bill Gross, acting agent for Steven Buchholz with Friendship Baptist Church, is requesting that Parcel K19 01 004 be re-zoned to PD/R-1 (Planned Development/Single Family Residential). The parcel is located on the south side of W. King Ave. and on the east side of W. Sheffield St. containing approximately 42 acres. The purpose of the rezoning is for a residential project consisting of 150 single family homes. Current zoning is MU (Mixed Use).

Bill Gross mentioned the property was zoned as residential before it was zoned Mixed Use and that the plat is for 126 lots, not 150. Debra from Arnold St. was concerned about traffic and wants to see a map of the area. Dylan Gerg from Creekwood Ct. is concerned about drainage and how much of the woods would be left. Tyler and Sarah Durham from Creekwood Dr. are also concerned about drainage.

**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

PRESENT: Kathy Markes, Becci Shannon, Mike Anderson, Bill Huebener  
Sopp

ABSENT: Angie Halliwell and Judy Smith Burris

**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. Amendment to Ordinance 2011-01

The city is requesting to amend Ordinance 2011-01 of KLADO. Ordinance 2026-01 is to amend Article VI, Sec. 61.3.3 by removing the permitted use of Multi-Family Dwellings within a C-2 Zoning District. This will give the city more control and discretion over locations of proposed Multi-Family projects. Staff recommends approval.

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

2. Easement Agreement-WaWa Convenience Store

Wright Barrs with BW King Truss Plant, LLC has submitted an easement agreement to the city for a 10'x10' utility easement within lot 1 of parcel 095 002K. The Planning Dept. and Public Works agrees with the location and dimensions of the easement. Zoning is C-4. Staff recommends approval.

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

3. Right of Way Acceptance-Marsh Harbour Subdivision

Joss Josselyn with Josselyn Homes, Inc. has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 50' ROW including all infrastructure within Green Turtle Court. The one-year warranty period ended in January of 2025. An inspection of the infrastructure was completed by the Planning Dept. and Public Works on October 8, 2025 and all infrastructure was in good working order. Zoning is PD/R-2. Staff recommends approval.

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

4. Final Plat-The Preserve at Camden Woods Phase 2C

Ron Sawyer with LIH Holdings, LLC has submitted a final plat application for The Preserve at Camden Woods Phase 2C, consisting of 14 single family lots on approximately 2.20 acres. The plat was originally part of The Villas at Camden Woods Phase 2 Final Plat. This plat will include Collin Nicholas Dr. Zoning is PD/R-1. Staff recommends approval.

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

5. Rezone and PD Approval-Parcel K19 01 004

Bill Gross, acting agent for Steven Buchholz with Friendship Baptist Kingsland,

Inc. is requesting that parcel K19 01 004 be rezoned to PD/R-1 (Planned Development/Single Family Residential) for a proposed 150 (Max) single family lot development. The applicant is also asking to approve the PD that has been submitted. Current Zoning is MU (Mixed Use). Staff recommends approval of the Rezoning request and PD Submittal.

Mike Anderson made a motion to approve. Bill Sopp seconded the motion. Becci Shannon abstained. The motion carried 4 to 1.

**V. ADJOURNMENT**

Bill Sopp made a motion to adjourn. Bill Huebener seconded the motion. The motion was approved unanimously. The meeting adjourned at 6:16 PM.

Citizens present at this meeting were Dylan M. Gerg, Linsey Gerg, Bill Gross, Doris Thames and Teresa Millard.

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Kathy Markes, Chairwoman

ATTEST:

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Natalie Moreland, Clerk/Receptionist