



CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • APRIL 6, 2026
MINUTES

**Regular
Meeting**

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

6:00 PM

I. PUBLIC HEARING

1. Special Use Permit-451 E. Hilton Ave.-Parcel K16 01 015

Jared Murphy, with Elite Land Development Group, Inc., is requesting approval of a Special Use Permit to be able to continue the existing use of an equipment storage and laydown yard on parcel K16 01 015, located at 451 E. Hilton Ave. The parcel is zoned R-1 (Single Family Residential) and is currently owned by Matt & Will Ellis.

2. Special Use Permit-162 Verano St-Parcel 107T02 059

Evelynn Ralston is requesting approval of a Special Use Permit to have a children's daycare business at her residence located at 162 Verano St. The parcel contains approximately 0.22 acres and is zoned PD/R-1.

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: Planning Commission Mike Anderson
 Planning Commission William Sopp
 Planning Commission Kathryn Markes
 Planning Commission Becci Shannon

ABSENT: Planning Commission Angela Halliwell
 Planning Commission Judy Smith-Burris
 Planning Commission William Huebener

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. Becci Shannon abstained. The motion carried 3 to 1.

IV. AGENDA ITEMS

1. Right of Way Acceptance-Lake Juniper Phases IV & V

Charles Gilman, Jr., with Lake Manor West, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 60' ROW including all infrastructure within the continuation of Verano St. and all of Whistler Drive and Sundance Street. An inspection of the infrastructure was completed by the Planning Dept. and Public Works on November 1, 2025 and all infrastructure was in good working order. Zoning is PD/R-1. Staff recommends approval.

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

2. Home Occupation-138 Laurel Marsh Way-Parcel 120F 058

Dustin Hanson has applied for a Home Occupation Permit for a land clearing business known as "Hanson Land Solutions, 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.

Mike Anderson made a motion to approve. Becci Shannon seconded the motion. The motion carried unanimously.

3. Home Occupation-207 Norwood Dr.-Parcel 082N 008A

Brenda Prestridge has applied for a Home Occupation Permit for a residential cleaning business known as "B's Cleaning". 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.

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

4. Special Use Permit-451 E. Hilton Ave.-Parcel K16 01 015

Jared Murphy, with Elite Land Development Group, Inc., is requesting a Special Use Permit to be able to continue the existing use of a laydown yard and outside equipment storage on parcel K16 01 015. Zoning is R-1. Planning Staff recommends approval with the following conditions:

- 1) Applicant must install opaque fencing and approved landscaping along the property that fronts E. Hilton Ave.
- 2) Hours of Operation will be from 7:00 am to 6:00 PM Monday - Saturday.

Mike Anderson made a motion to approve. Bill Sopp seconded the motion. Becci Shannon voted no. The motion carried 3 to 1. Kathy Markes added a caveat to the hours of operation. Noise ordinance on Saturday changed to 8:00 AM.

5. Special Use Permit-162 Verano St.-Parcel 107T02 059

Evelynn Ralston is requesting approval of a Special Use Permit to be able to operate an in home children's daycare (maximum 6 children) at her residence located at 162 Verano St. Zoning is PD/R-1. Planning Staff recommends approval with the following conditions:

- 1) Hours of Operation will be Monday - Friday from 7:00 am to 6:00 pm.
- 2) No parking of vehicles in the street.

Kathy Markes made a motion to approve. Becci Shannon seconded the motion. The motion carried unanimously. Mike Anderson made a motion to change the hours of operation at the applicant's request to Monday-Sunday from 5:30 AM to 7:00 PM to accommodate the military clients.

6. Re-Plat-Laurel Preserve Phase 1A

Ron Sawyer with Sawdawg, LLC has submitted an application for a Re-Plat of Laurel Preserve Phase 1A, consisting of 18 single family lots on approximately 4.5 acres. The purpose of the Re-Plat is to revise the amenity center tract and lots 53 & 54. This will remove the easement across tract 2 and add an easement along common lot lines of lots 53 & 54. Zoning is PD/R-1. Staff recommends approval.

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

V. ADJOURNMENT

Bill Sopp made a motion to adjourn. Mike Anderson seconded the motion. The motion carried unanimously. The meeting adjourned at 6:19 PM.

Citizens present at this meeting were Randy Sawyer, Dustin Hanson, Brenda Prestridge, Jerod Murphy, Cody Watkins, Kevin Dalton, Evelynn Ralston, Marilee Griffith and Wayne Griffith.

Kathy Markes, Chairwoman

Attest:

Natalie Moreland, Clerk Receptionist