



**CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • JUNE 15, 2026**

Regular Meeting

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

6:00 PM

I. PUBLIC HEARING

1. Annexation and Zoning Designation - Parcel 082C 02 008A

Bryant Walker is requesting to annex parcel 082C 02 008A for the purpose of having access to city sewer services. The parcel is located at 739 Martin Luther King Junior Boulevard, containing approximately 1.0 acre. The applicant is requesting a zoning designation of R-1 (Single Family Residential)

2. Annexation and Zoning Designation — Parcel 108 004

Bill Gross with Haddock Corner LLC., is requesting that Parcel 108 004 be annexed into the City for the purpose of a proposed hotel and commercial lot with a zoning designation of C-2 (General Commercial). The parcel is located on the south side of Al Gay Drive and on the east side of Haddock Road, containing a total of approximately 5.01 acres.

3. Expansion - C-1A Business Corridor District

The Kingsland Downtown Development Authority (KDDA) is requesting to expand the C-1A Business Corridor District westward on West King Avenue from Seaboard Street to Henrietta Street.

4. Variance - Parcel 082I 022 - 211 Woodbridge Road

Kenneth B. Smith is requesting three (3) variance requests to the Kingsland Zoning and Land Development Ordinance, Article VIII, Section 82.1.2 - Accessory and Temporary Buildings. The applicant is requesting:

1. A 2.5-foot variance from the required 5-foot side yard setback requirement.
2. A 2.5-foot variance from the 5-foot rear yard setback requirement.
3. A 7-foot variance from the 10-foot distance requirement from the main residential structure.

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 - 527 Eagle Boulevard - Parcel 120G 032B

Eric Engel has applied for a Home Occupation Permit for a vending machine business known as "Podstop, 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.

2. Home Occupation - 216 Daniel Trent Way - Parcel 107Z 218

Chad Hullinger has applied for a home occupation permit for an on-line gun sales business known as "Enfilade Arms, 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 with the following condition:

1. Manufacturing of ammunition is not allowed.

3. Home Occupation - 125 Woodhaven Drive - Parcel 082E 020C

Emily Knoll has applied for a home occupation permit for a home bakery business known as "Hearthcore Bakery, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Staff recommends approval.

4. Home Occupation - 183 Lakewood Drive - Parcel 107C 001B

Delinerys Martin has applied for a home occupation permit for a home bakery business known as "Sweet Crust." The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Staff recommends approval.

5. Home Occupation - 227 Bulkhead Drive - Parcel 058A 220A

Rebecca Williams has applied for a home occupation permit for a packaged tea business known as "Howl & Hop Tea." The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Staff recommends approval.

6. Annexation Request and Zoning Designation - 739 Martin Luther King Jr., Boulevard - Parcel 082C 02 008A

Bryant Walker has applied for the Annexation of Parcel 082C 02 008A containing approximately 1.0 acre at 739 Martin Luther King Jr., Boulevard. The purpose of the Annexation is to have access to city sewer services. The applicant is already connected to city water services. This applicant is also requesting a zoning designation of R-1 (Single Family Residential), which is consistent for this area. Staff recommends approval.

7. Annexation Request and Zoning Designation - Parcel 108 004

Bill Gross with Haddock Corner, LLC has applied for the Annexation of Parcel 108 004, containing approximately 5.01 acres located on the south side of Al Gay Drive and on the east side of Haddock Road. The purpose of the Annexation is to have access to city water and sewer services. The applicant is also requesting a zoning designation of C-2 (General Commercial) for a proposed hotel and retail commercial lot. Staff recommends approval.

8. Preliminary Plat - Scrubby Bluff 57

Bill Gross with Scrubby Bluff Holdings, LLC has submitted a preliminary plat application for Scrubby 57 subdivision, consisting of 191 single family lots on approximately 56.76 acres. This subdivision is part of the GA/FL Sports Park Master Plan. The PD for the project was approved by City Council on June 9, 2025. Staff recommends approval.

9. Preliminary Plat - Friendship 42

Bill Gross with Camden County 42, LLC has submitted a preliminary plat application for Friendship 42 subdivision, consisting of 124 single family lots on approximately 41.73 acres. The PD for the project was approved by City Council on January 12, 2026. Staff recommends approval.

10. Kingsland Downtown Development Authority Boundary Expansion

The Kingsland Downtown Development Authority has applied to expand the C-1A Business Corridor District westward on West King Avenue from Seaboard Street to Henrietta Street. This will not affect the underlying zoning of any parcels within the expanded boundary lines. A zoning map and list of parcels included in the proposed expansion area is included with this report. Current Zoning over multiple parcels within the expansion area includes Residential, Commercial and Industrial zonings. Staff recommends approval.

11. Variance Request - 211 Woodbridge Road - Parcel 082I 022

Kenneth B. Smith is requesting three (3) variances to KLADO, Article VIII, Section 82.1.2 - Accessory and Temporary Buildings:

1. A 2.5-foot reduction of the required 5-foot side yard setback.
2. A 2.5-foot reduction of the required 5-foot rear yard setback
3. A 7-foot reduction to the required 10-foot distance from the primary structure on the parcel.

Staff does not recommend approval.

V. ADJOURNMENT