



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

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 - 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



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development
Staff Report

Planning Commission Meeting Date: May 4, 2026

City Council Meeting Date: May 11, 2026

Agenda Item: Home Occupation- 527 Eagle Blvd. - Parcel # 120G 032B

Summary:

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: PD/R-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director



may Agent
240188

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the Planning and Zoning Director at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is required at the Planning Commission regularly scheduled meeting.

APPLICANT: Eric A. Engel PHONE: [REDACTED]

ADDRESS: 527 Eagle Blvd, Kingsland GA, 31548

FAX: _____ E-MAIL: [REDACTED]

Type of use you are requesting:

- Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)
- Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)
- Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: PODstop, LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 527 Eagle Blvd, Kingsland GA, 31548

TAX MAP & PARCEL NUMBER: 1206 032B ZONING: PD/R-2

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: _____

CITY: _____ STATE: GA ZIP: _____

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
HOME OCCUPATION	\$50.00
RESIDENTIAL BUSINESS	\$50.00

I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.

SIGNED: Eric Engel DATE: 19 MAR 2026



**CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT**

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 3/20/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 3/23/26

3. DATE PERMIT FEE PAID: 3/23/26 AMOUNT PAID: \$ 50.00

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 5/6/26

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 5/13/26

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: _____

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home occ. PERMIT HAS BEEN ISSUED.

[Signature]
PLANNING DIRECTOR
CITY OF KINGSLAND

5/23/26
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



**CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION**

APPLICANT: Eric A. Engel

ADDRESS: 527 Eagle Blvd

CITY: Kingsland STATE: Georgia ZIP: 31548

PHONE:() [REDACTED] FAX:() [REDACTED] E-MAIL: [REDACTED]

PROPOSED BUSINESS: Managing vending machines LOCATION: Kingsland

TAX PARCEL: 1206 032B ZONING: PD/R-2

A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

HOME OCCUPATION: An occupation or profession conducted entirely within a dwelling and which is carried on by an occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There is no access by the public. A Home Occupation is designed to be less restrictive than a Home Office but more than a Residential Business in regard to access by the public, size, visibility, number of employees and types of business.

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 200 Business area sq. ft. _____ Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

Eric Engel
SIGNATURE OF APPLICANT

19 MAR 2026
DATE

Kingsland Zoning Map
Zoning 2026
ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- C-ED
- C-PLMU
- FT- Forest
- I-G
- I-L
- LI Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PD/MU
- PD/R-1
- PD/R-2
- PD/R-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7





Overview



Legend

- Parcels
- Roads
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels**

Parcel ID	120G 032B	Owner	ENGEL ERIC A & KATTY V	Last 2 Sales			
Class Code	Residential		CELESTINO	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		527 EAGLE BOULEVARD	7/25/2023	\$300000	FM	Q
	KINGSLAND		KINGSLAND, GA 31548	12/15/2020	\$205000	FM	Q
Acres	n/a	Physical Address	527 EAGLE BLVD				
		Assessed Value	Value \$271405				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

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The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: Home Occupation- 216 Daniel Trent Way. - Parcel # 107Z 218

Summary:

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: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval with the following condition:

- 1) **Manufacturing of ammunition is not allowed.**

Scott L. Kimball
Planning & Zoning Director

Paid in full well
HOC-26-0012

June 15th
meeting



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the Planning and Zoning Director at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is required at the Planning Commission regularly scheduled meeting.

APPLICANT: Chad Hullinger PHON: [REDACTED]

ADDRESS: 216 Daniel Trent Way Kingsland, GA 31548

FAX: _____ E-MAIL: [REDACTED]

Type of use you are requesting:

- Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)
- Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)
- Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: Enfilade Arms LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 216 Daniel Trent Way

TAX MAP & PARCEL NUMBER: 1072 210 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: _____

CITY: _____ STATE: GA ZIP: _____

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
HOME OCCUPATION	\$50.00
RESIDENTIAL BUSINESS	\$50.00

I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.

SIGNED: [Signature] DATE: 5/9/2026



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT
TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 5/11/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 5/11/26

3. DATE PERMIT FEE PAID: 5/12/26 *EV.* AMOUNT PAID: \$ 50.⁰⁰

4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 6/15/26
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 6/22/26
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 6/23/26

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home occ. PERMIT HAS BEEN ISSUED.

[Signature]
 PLANNING DIRECTOR
 CITY OF KINGSLAND

 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Chack Hullinger

ADDRESS: 316 Daniel Trent Way

CITY: Kingsland STATE: Georgia ZIP: 31548

PH: [REDACTED] FAX: () E-MAIL: [REDACTED]

PROPOSED BUSINESS: Online Firearm Sales LOCATION: Online - At Residence

TAX PARCEL: 1072210 ZONING: PD/R-1

A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

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- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 500 Business area sq. ft. 2500 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

SIGNATURE OF APPLICANT [Signature]

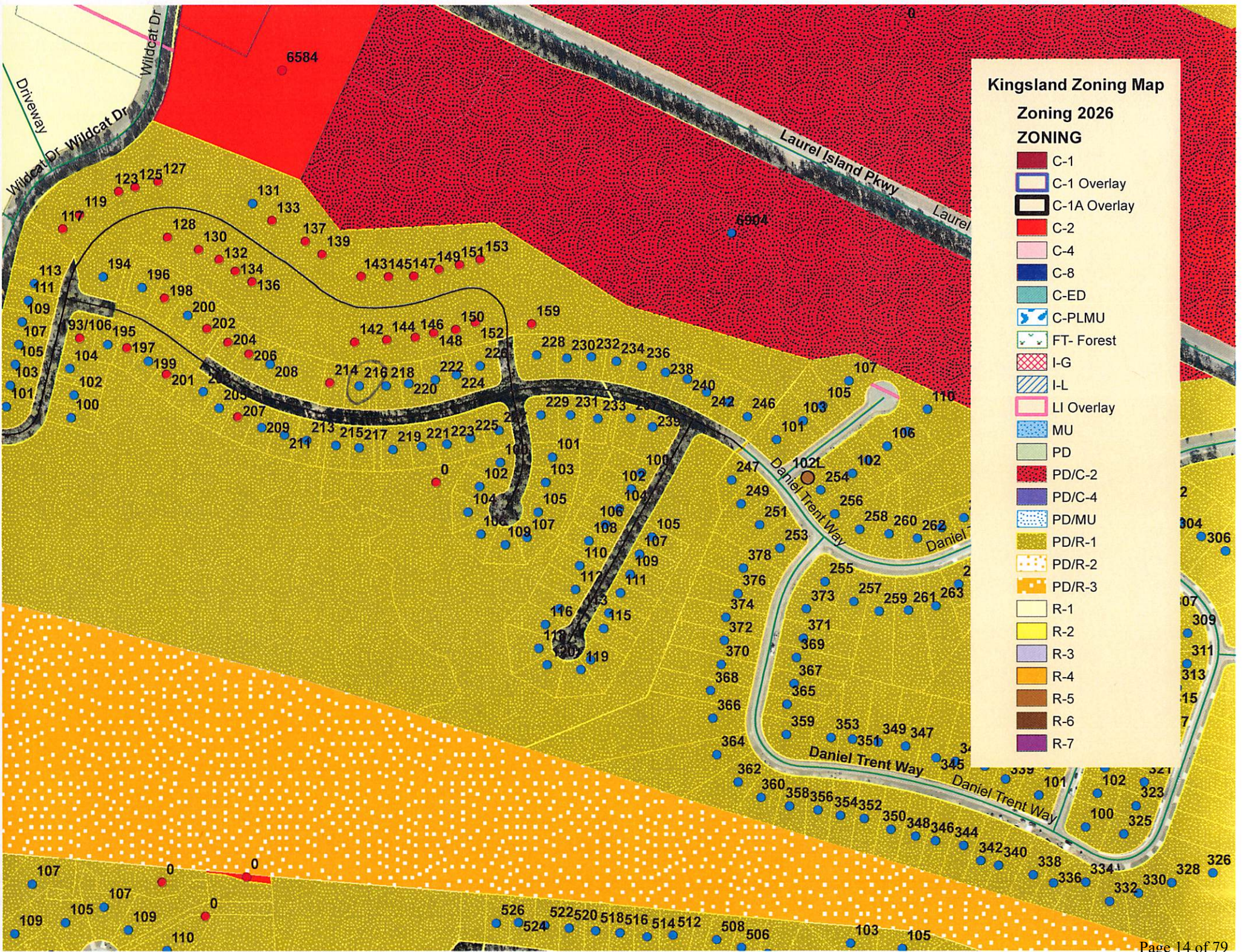
DATE 5-9-2026

Kingsland Zoning Map

Zoning 2026

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- C-ED
- C-PLMU
- FT- Forest
- I-G
- I-L
- LI Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PD/MU
- PD/R-1
- PD/R-2
- PD/R-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7





Overview



Legend

- Parcels
- Roads
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels

Parcel ID	107Z 218	Owner	HULLINGER CHAD MARTIN & AMANDA	Last 2 Sales			
Class Code	Residential		ASHLEY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		216 DANIEL TRENT WAY	2/7/2024	\$379900	FM	Q
	KINGSLAND		KINGSLAND, GA 31548	8/7/2023	0	NM	U
Acres	0.19	Physical Address	216 DANIEL TRENT WAY				
		Assessed Value	Value \$368424				

(Note: Not to be used on legal documents)

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The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: Home Occupation- 125 Woodhaven Drive. - Parcel # 082E 020C

Summary:

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.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director

Enter in Goodwell



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the Planning and Zoning Director at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is required at the Planning Commission regularly scheduled meeting.

APPLICANT: EMILY KNOLL PHONE: [REDACTED]

ADDRESS: 125 W WOODHAVEN DR. KINGSLAND, GA 31548

FAX: _____ E-MAIL: [REDACTED]

Type of use you are requesting:

- Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)
- Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)
- Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: HEARTH CORE BAKERY LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: N/A

TAX MAP & PARCEL NUMBER: 082 E 020 C ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: _____

CITY: N/A STATE: _____ ZIP: _____

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
HOME OCCUPATION	\$50.00
RESIDENTIAL BUSINESS	\$50.00

I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.

SIGNED: [Signature] DATE: 5/7/20



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT
TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 5/7/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 5/7/26

3. DATE PERMIT FEE PAID: 5/8/26 AMOUNT PAID: \$ 50.⁰⁰

4. PLANNING COMMISSION REVIEW:
 APPROVAL RECOMMENDED DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 6/15/26
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 APPROVED DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 6/22/26
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 6/23/26

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home OCC. PERMIT HAS BEEN ISSUED.

Scott Kibler
 PLANNING DIRECTOR
 CITY OF KINGSLAND

5/7/26
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



**CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION**

APPLICANT: EMILY KNOLL - HEARTHCORE BAKERY LLC

ADDRESS: 125 W WOODHAVEN DR.

CITY: KINGSLAND STATE: GA ZIP: 31548

PHONE: [REDACTED] X:() E-M [REDACTED]

PROPOSED BUSINESS: HEARTHCORE BAKERY LOCATION: [REDACTED]

TAX PARCEL: 082E 020C ZONING: R-1

A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

HOME OCCUPATION: An occupation or profession conducted entirely within a dwelling and which is carried on by an occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There is no access by the public. A Home Occupation is designed to be less restrictive than a Home Office but more than a Residential Business in regard to access by the public, size, visibility, number of employees and types of business.

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 250 Business area sq. ft. 1314 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

SIGNATURE OF APPLICANT

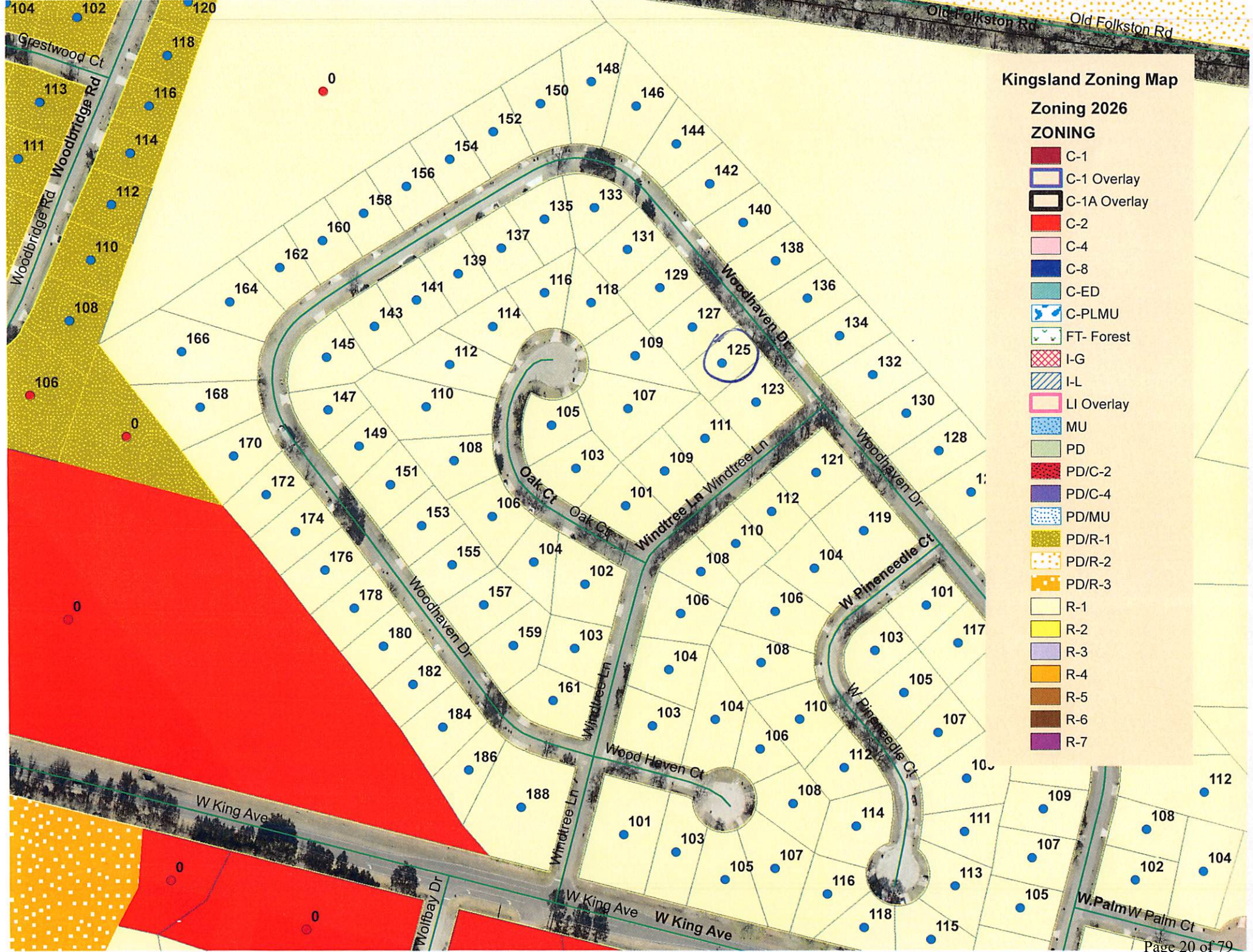
DATE 5/7/20

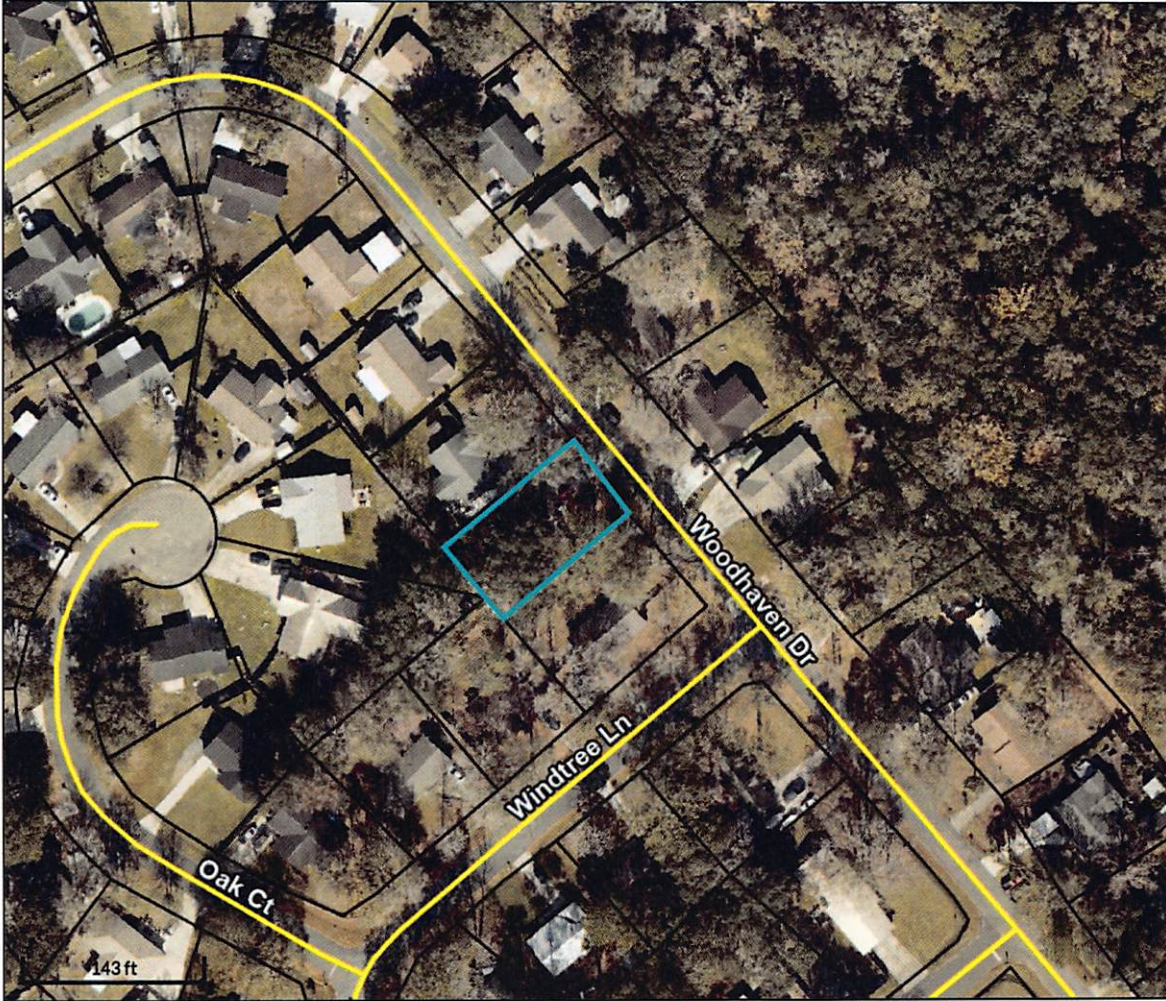
Kingsland Zoning Map

Zoning 2026

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- C-ED
- C-PLMU
- FT- Forest
- I-G
- I-L
- LI Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PD/MU
- PD/R-1
- PD/R-2
- PD/R-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7





Overview



Legend

- Parcels
- Roads
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels

Parcel ID	082E 020C	Owner	KNOLL JASON C & EMILY M	Last 2 Sales			
Class Code	Residential		125 WEST WOODHAVEN DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	4/26/2016	\$105200	FM	Q
	KINGSLAND	Physical Address	125 W WOODHAVEN DR	1/20/2012	\$57000	AL	U
Acres	n/a	Assessed Value	Value \$225570				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

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Developed by SCHNEIDER GEOSPATIAL



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: Home Occupation- 183 Lakewood Drive. - Parcel # 107C 001B

Summary:

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.

Zoning: PD/R-3

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director

HOCC 26-0011



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the Planning and Zoning Director at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is required at the Planning Commission regularly scheduled meeting.

APPLICANT: Delinerays Martin PHON: [REDACTED]

ADDRESS: 183 Lakewood Dr, Kingsland, GA, 31548

FAX: _____ E-MAIL: [REDACTED]

Type of use you are requesting:

- Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)
- Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)
- Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: Sweet Crust

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 183 Lakewood Dr.

TAX MAP & PARCEL NUMBER: 107C001B ZONING: PD/R-3

OWNER OF SITE, IF NOT APPLICANT: X Lakewood 76 ocl, LLC

ADDRESS: 4706 18th Ave.

CITY: Brooklyn STATE: NY ZIP: 11204

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
HOME OCCUPATION	\$50.00
RESIDENTIAL BUSINESS	\$50.00

I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.

SIGNED: Delinerays Martin DATE: 5/4/26



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 5/4/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 5/5/26

3. DATE PERMIT FEE PAID: 5/7/26 AMOUNT PAID: \$ 50.⁰⁰

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 6/15/26

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 6/22/26

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: _____

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home occ. PERMIT HAS BEEN ISSUED.

[Signature]
PLANNING DIRECTOR
CITY OF KINGSLAND

5/5/26
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



**CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION**

APPLICANT: Delinerys Martin

ADDRESS: 183 Lakewood Dr

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: [REDACTED] FAX: () E-MAIL: [REDACTED]

PROPOSED BUSINESS: Sweet Crust LOCATION: _____

TAX PARCEL: 107C001B ZONING: PD/R-3

A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

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- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 150 Business area sq. ft. 1107 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
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I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

Delinerys Martin
SIGNATURE OF APPLICANT

6/4/20
DATE



05/06/2026

City Of Kingsland
107 S. Lee Street
Kingsland, GA 31548

RE: 183 Lakewood Dr. – Business License Request

To whom it may concern,

The resident, Delinerys Martin, of 183 Lakewood Drive, Kingsland, GA 31548, has Owner and Landlord permission to receive her Home Occupation Certificate and Business License to run her custom baking business out of her home.

It is understood that Mrs. Martin will be performing Custom Baking orders for delivery outside the home.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cathy Lewis".

Cathy Lewis, Property Manager
MOD Villas a Pegasus Community

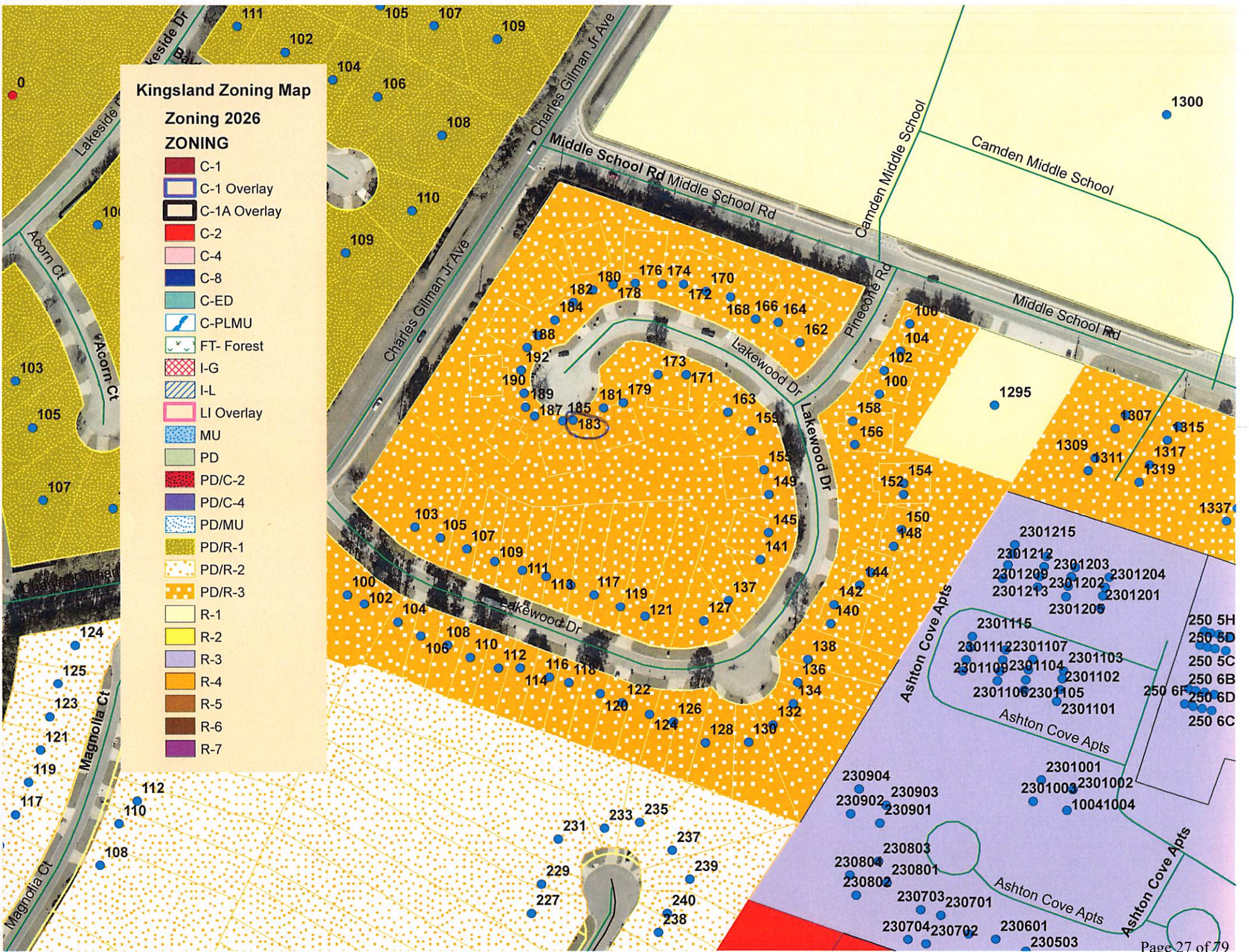


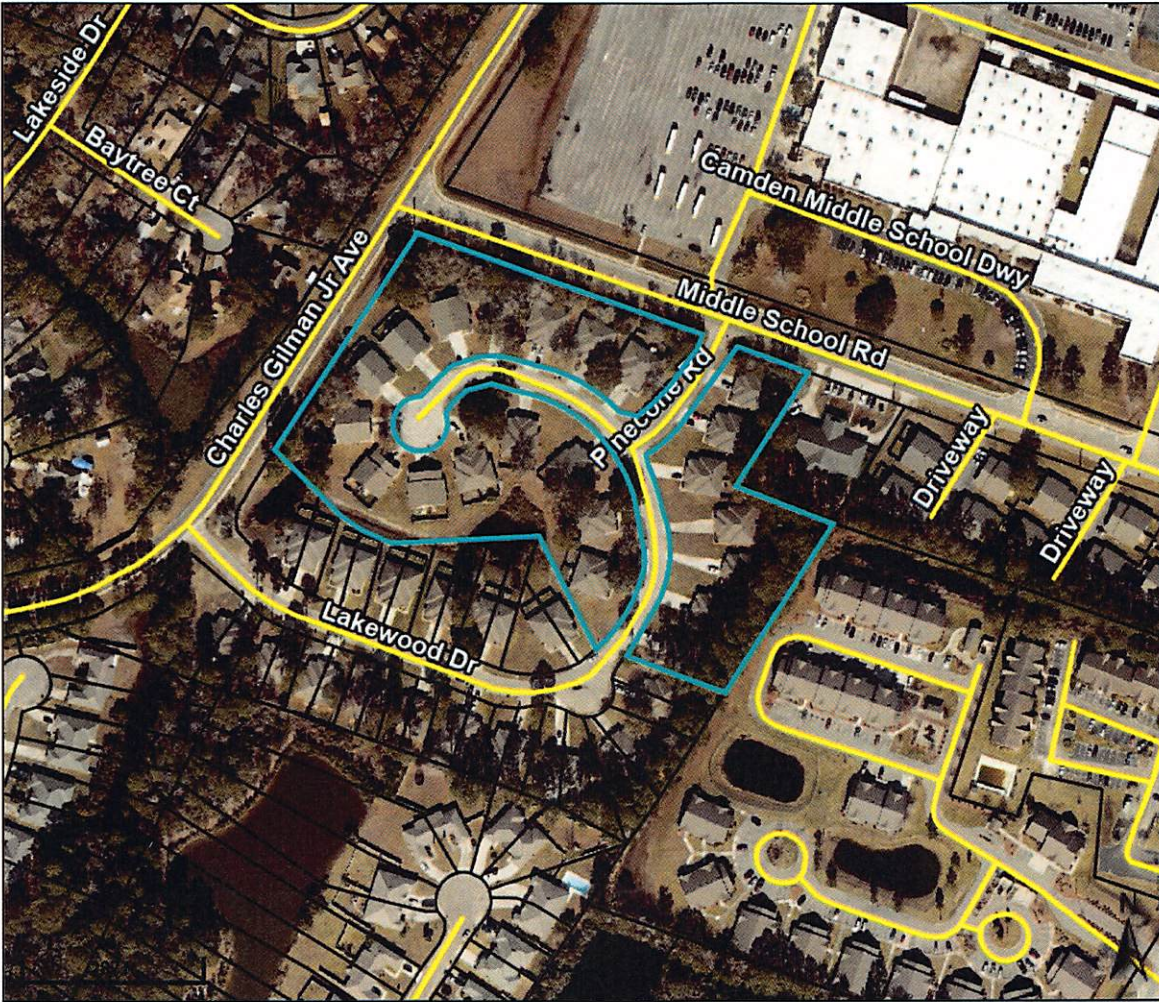
Kingsland Zoning Map

Zoning 2026

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- C-ED
- C-PLMU
- FT- Forest
- I-G
- I-L
- LI Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PD/MU
- PD/R-1
- PD/R-2
- PD/R-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7





Overview



Legend

- Parcels
- Roads
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels**

Parcel ID	107C 001B	Owner	LAKWOOD 76 OCL LLC	Last 2 Sales			
Class Code	Commercial		4706 18TH AVENUE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		BROOKLYN, NY 11204	11/22/2023	\$2649558	MF	U
	KINGSLAND	Physical Address	LAKWOOD DR	4/1/1994	0	NM	U
Acres	n/a	Assessed Value	Value \$7258360				

(Note: Not to be used on legal documents)

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Date created: 5/7/2026

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Developed by SCHNEIDER GEOSPATIAL



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
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Ph: 912-729-5613
Fax: 912-729-7618

**Planning and Community Development
Staff Report**

Planning Commission Meeting Date: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: Home Occupation- 227 Bulkhead Drive. - Parcel # 058A 220A

Summary:

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.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director



June Asordy

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the Planning and Zoning Director at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is required at the Planning Commission regularly scheduled meeting.

APPLICANT: REBECCA WILLIAMS PHONE: [REDACTED]

ADDRESS: 227 BULKHEAD DRU

FAX: _____ E-MAIL: [REDACTED]

Type of use you are requesting:

- Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)
- Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)
- Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: Howl & Hop TEA

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 227 BULKHEAD DRU

TAX MAP & PARCEL NUMBER: OSBA 220A ZONING: P-1

OWNER OF SITE, IF NOT APPLICANT: YES

ADDRESS: _____

CITY: KINGSLAND STATE: GA ZIP: 31548

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
HOME OCCUPATION	\$50.00
RESIDENTIAL BUSINESS	\$50.00

I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.

SIGNED: Rebecca Williams DATE: 5.15.26



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 5/18/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 5/19/26

3. DATE PERMIT FEE PAID: 5/20/26 AMOUNT PAID: \$ 50.00

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 6/15/26

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 6/22/26

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 6/23/26

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home occ. PERMIT HAS BEEN ISSUED.

[Signature]
PLANNING DIRECTOR
CITY OF KINGSLAND

5/20/26
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



**CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION**

APPLICANT: REBECCA Williams

ADDRESS: 227 Bulkhead Dr

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: [REDACTED] FAX: () _____ E-MAIL: _____

PROPOSED BUSINESS: Howl & Hop tea LOCATION: Home Address

TAX PARCEL: 058A 220A ZONING: R-1

A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

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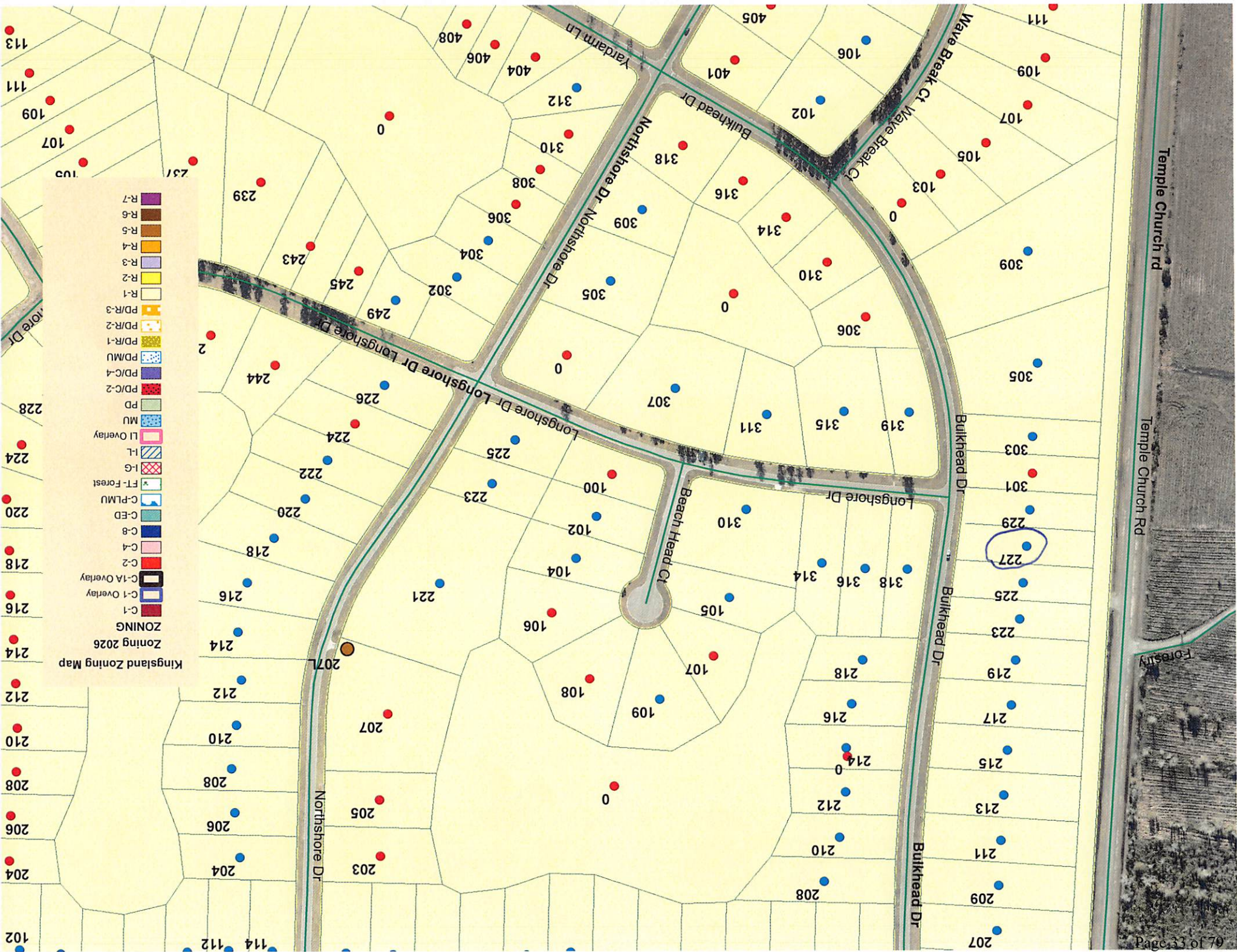
HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

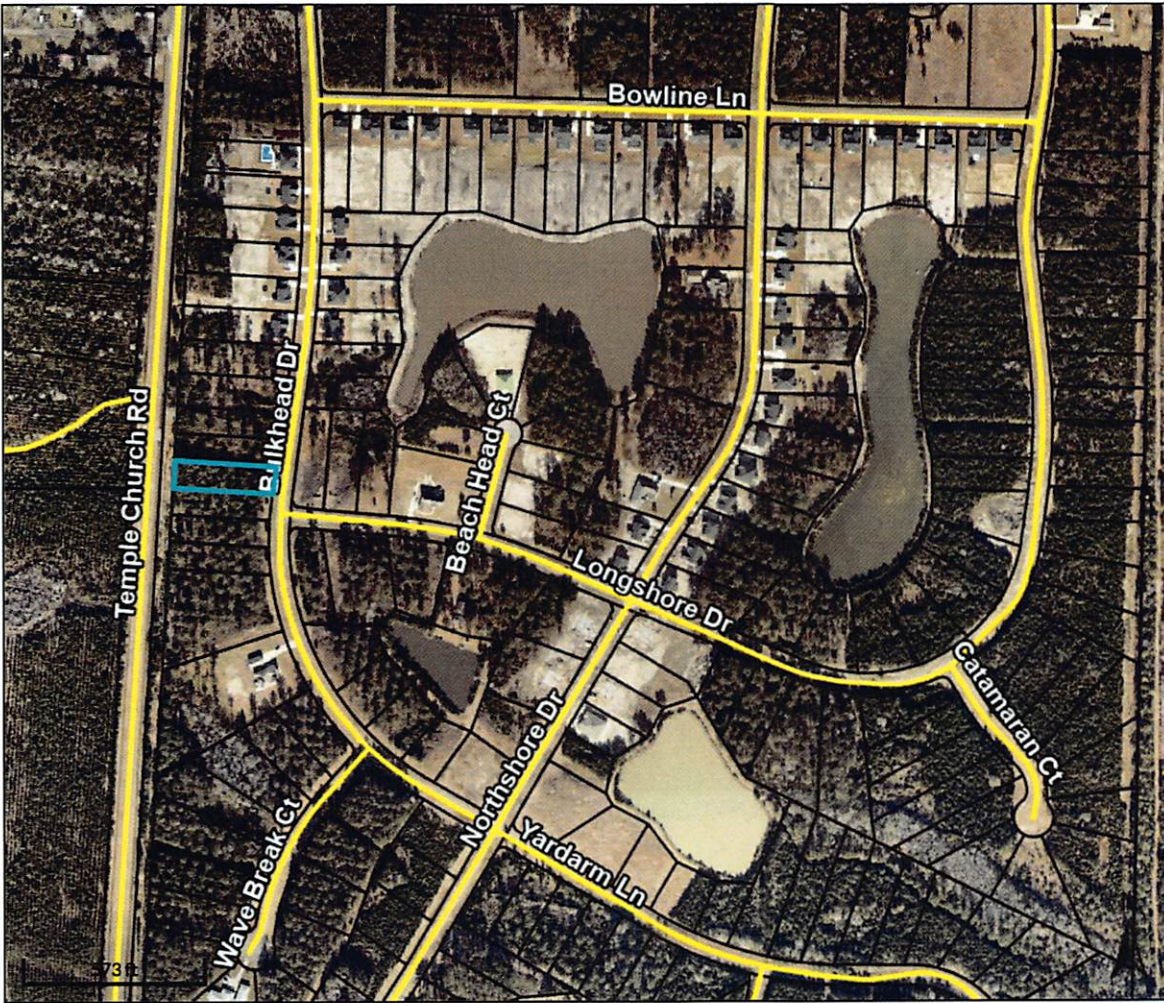
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
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- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete: 100 Business area sq. ft. 2100 Home heated floor area sq. ft.**
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
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I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

Rebecca Williams
SIGNATURE OF APPLICANT

5.15.26
DATE





Overview



Legend

- Parcels
- Roads
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels

Parcel ID	058A 220A	Owner	WILLIAMS NATHAN LEWIS & REBECCA	Last 2 Sales			
Class Code	Residential		MARIE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		227 BULKHEAD DRIVE	10/11/2024	\$371400	FM	Q
	KINGSLAND		KINGSLAND, GA 31548	9/28/2022	\$40000	ML	U
Acres	0.58	Physical Address	227 BULKHEAD DR				
		Assessed Value	Value \$401638				

(Note: Not to be used on legal documents)

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Date created: 5/20/2026
Last Data Uploaded: 5/19/2026 7:35:05 PM



CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR ANNEXATION AND ZONING DESIGNATION

The City of Kingsland Planning Commission will hold a public hearing on the application from Bryant Walker requesting to annex parcel 082C02 008A for the purpose of having access to city sewer services. The parcel is located at 739 MLK JR. Blvd. containing a total of approx. 1.0 acres. The applicant is also requesting a zoning designation of R-1 (Single Family Residential).

Notice is hereby given that a public hearing on the proposed annexation and zoning designation is scheduled for the Planning Commission meeting on Monday June 15, 2026 at 6:00 p.m. and the Kingsland City Council will vote on the Planning Commission's recommendation at their regular scheduled meeting on Monday, June 22, 2026 at 6:00 p.m. Both meetings will be held in the City Hall Council Chambers located at 107 S. Lee St. Anyone desiring to address the Planning Commission or City Council regarding this proposed application may do so in person.

Copies of the proposed annexation and zoning designation application are available at the Community Planning Development offices located at 105 S. Lee St.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: Annexation Request and Zoning Designation

Summary:

Bryant Walker has applied for the Annexation of parcel 082C02 008A containing a total of approx. 1.0 acres located at 739 MLK Jr. Blvd. The purpose of the Annexation is to have access to city sewer services. The applicant is already connected to city water services. The applicant is also requesting a zoning designation of R-1 (Single Family Residential), which is consistent for this area.

Current Zoning: R-2 (Low Density Multi-Family Residential) -County

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director



APPLICATION TO CITY OF KINGSLAND, GEORGIA
TO ANNEX LANDS/ DE-ANNEX

June Agenda.

240198

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map 082602, Block 008A, Parcel _____, has a street address of 739 Martin Luther King Jr Blvd. Kingsland GA and is more fully and completely described in Exhibit "A" attached hereto and hereby made a part hereof. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned R-2 by the City of Kingsland/Camden County. I/We, the undersigned, desire to have this property annexed/de-annexed into/from the City of Kingsland, Georgia. I/We further desire to have a zoning classification of R-1 at the time the subject property is annexed. If the requested zoning is different from the County's zoning, you must complete Number 4 on the following page.

Please give the square footage or acreage of the land to be annexed/de-annexed:

Square footage: _____ or Number of Acres: 1.0

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: 3 Future population: 3

The undersigned further state that the undersigned is/are all of the owner(s) of the subject property, and that all facts contained herein are true, to the best of the undersigned's belief.

04/13/2026 _____
Date Signature (Signed and Printed) of Owner
739 Martin Luther King Jr Blvd Kingsland GA 31548
Address of above Owner

13 Apr 2026 _____
Date Signature (Signed and Printed) of Owner
739 Martin Luther King Jr Blvd. Kingsland, GA 31548
Address of above Owner

CONTINUED ON BACK

Date

Signature (Signed and Printed) of Owner

Address of above Owner

Owner(s) signed the above in the presence of:

Witness

Ashley Gibbs
NOTARY PUBLIC, State of Georgia
My commission expires: 01-03-2027
(NOTARY SEAL)



ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX/DE-ANNEX LANDS

1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. THREE (3) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY AND ONE (1) COPY FOR DE-ANNEXATION.
3. THREE (3) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY AND ONE (1) COPY FOR DE-ANNEXATION)
4. IF THE CITY'S ZONING CLASSIFICATION REQUESTED BY APPLICANT IS DIFFERENT THAN THE COUNTY'S ZONING CLASSIFICATION, PLEASE STATE BELOW WHY YOU ARE REQUESTING DIFFERENT ZONING FOR THE SUBJECT PROPERTY:

Annexing for right to connect to city sewer. Already
connected to water service. Single family modular home should
be zoned R-1 (Single Family Residential) Neighboring properties
in city are zoned R-1

184 26

N

C/L S.C.L. SPUR TO KINGSBAY

S.C.L. RAILROAD

1/2" REBAR SET

DRIVE

N 81° 28' E

495.41

N 12° 29' 17" E

3.44

AREA 1.00 AC

452.50

N 77° 39' 38" W

CALVIN WILLIAMS

5" PIPE PD

0.6 GR

1/2" REBAR SET

185.07

CANEY BRANCH RD

KINGSLAND

HOWARD WAY ESTATE



In my opinion, this plat is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law.

Leonard Elgic Henry

Survey For

RENA BAKER

A portion of the Howard Way Estate, 1606th G.M.D. Camden County, Georgia, Scale: 1" = 100' Sept. 23, 1983

Prepared By

HENRY & ASSOCIATES

Reg. Land Surveyors

Kingsland, Ga. 912-729-5540

0 150 300

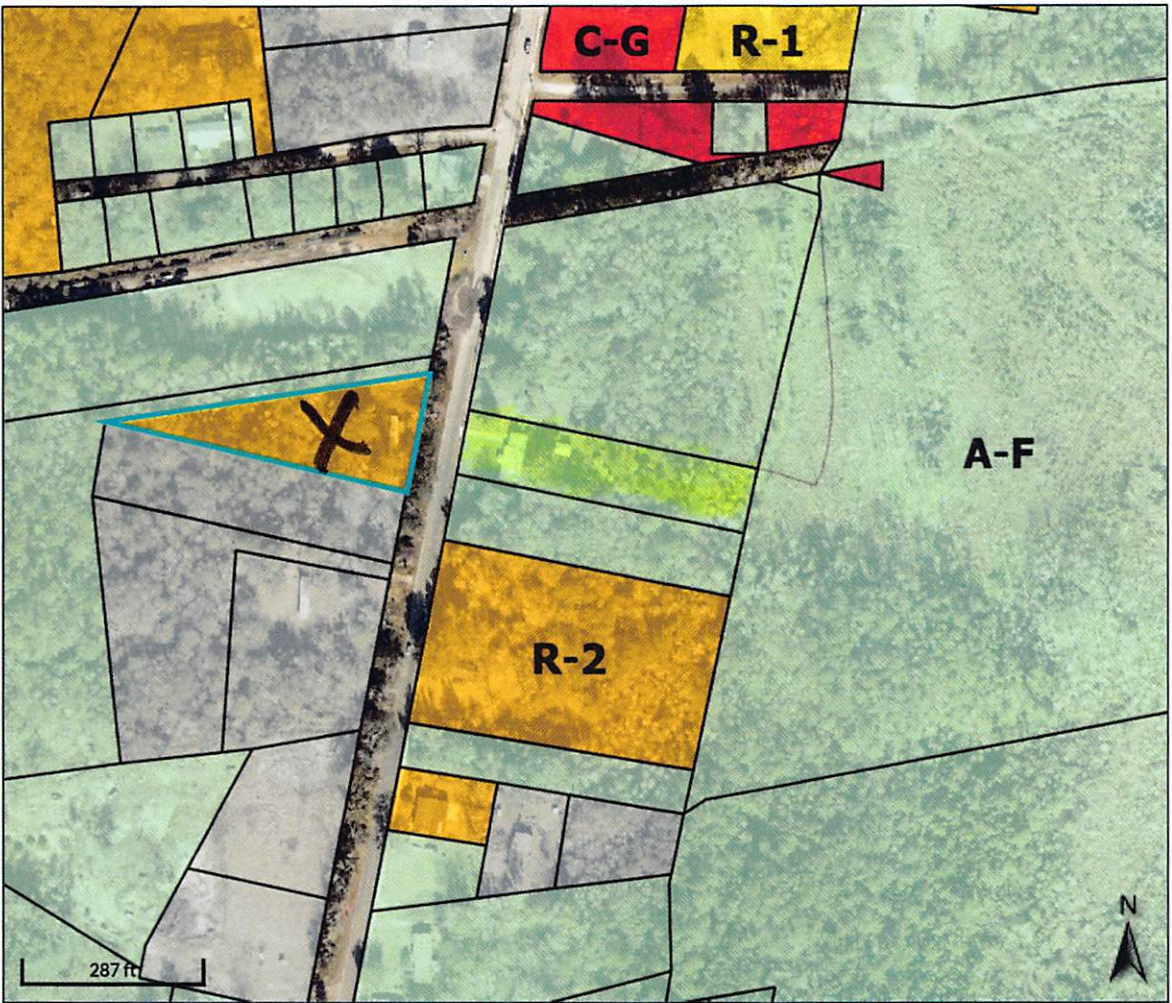
NOV 11 1983

Charles Williams

RECORDED

DEPUTY CLERK SUPERIOR COURT, CAMDEN COUNTY, GEORGIA

F-16-16-03-23



Overview



Legend

- Parcels
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels**
- Zoning**
 - RVD
 - Unknown
 - A-F
 - A-R
 - C-G
 - C-I
 - C-N
 - C-P
 - City
 - I-G
 - I-R
 - LCI
 - MHP
 - PD
 - R-1
 - R-2
 - R-3



Overview



Legend

- Parcels
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels

Parcel ID	082C02 008A	Owner	WALKER BRYANT LEVI & JOHNDRELL SHANIECE WALKER	Last 2 Sales			
Class Code	Agricultural		1601 HIGHWAY 40 EAST SUITE M176 KINGSLAND, GA 31548	Date	Net Price	Reason	Qual
Taxing District	42 UNINCORPORATED SERVICE DIST		739 MARTIN LUTHER KING JR BLVD	4/15/2024	\$14000	LM	Q
Acres	1.0	Physical Address	Value \$18000	1/28/2013	0	ES	U

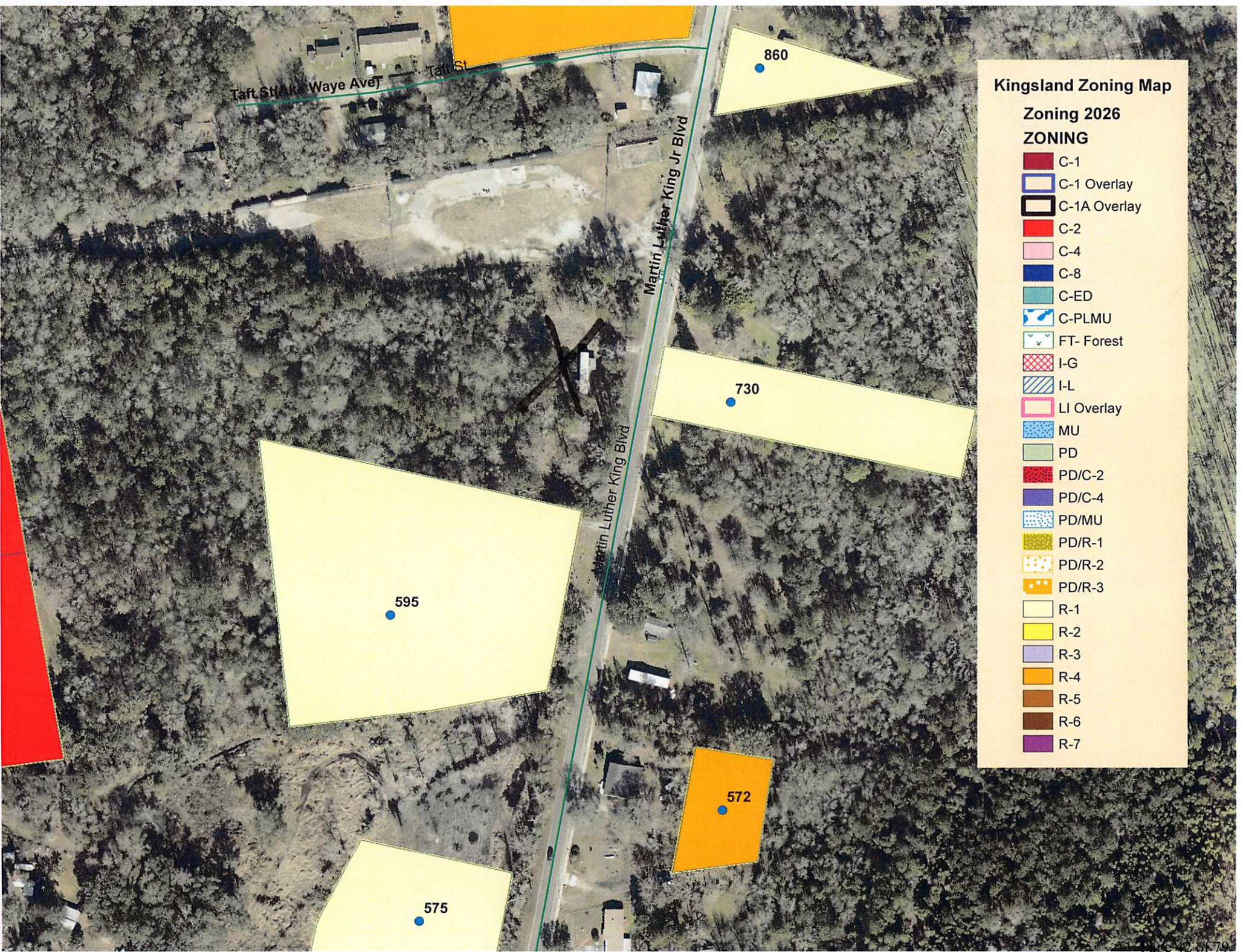
(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 4/28/2026

Last Data Uploaded: 4/27/2026 7:35:02 PM

Developed by SCHNEIDER GEOSPATIAL



Kingsland Zoning Map

Zoning 2026 ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- C-ED
- C-PLMU
- FT- Forest
- I-G
- I-L
- LI Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PD/MU
- PD/R-1
- PD/R-2
- PD/R-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7

CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR ANNEXATION AND ZONING DESIGNATION

The City of Kingsland Planning Commission will hold a public hearing on the application from Bill Gross with Haddock Corner LLC, requesting to annex parcels 108 004 for the purpose of a proposed hotel and a commercial lot. The parcel is located on the south side of Al Gay Drive and on east side of Haddock Rd., containing a total of approx. 5.01 acres. The applicant is also requesting a zoning designation of C-2 (General Commercial).

Notice is hereby given that a public hearing on the proposed annexation and zoning designation is scheduled for the Planning Commission meeting on Monday June 15, 2026 at 6:00 p.m. and the Kingsland City Council will vote on the Planning Commission's recommendation at their regular scheduled meeting on Monday, June 22, 2026 at 6:00 p.m. Both meetings will be held in the City Hall Council Chambers located at 107 S. Lee St. Anyone desiring to address the Planning Commission or City Council regarding this proposed application may do so in person.

Copies of the proposed annexation and zoning designation application are available at the Community Planning and Development offices located at 105 S. Lee St.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: Annexation Request and Zoning Designation

Summary:

Bill Gross, with Haddock Corner, LLC has applied for the Annexation of parcel 108 004 containing a total of approx. 5.01 acres located on the south side of Al Gay Drive and on the east side of Haddock Rd. 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.

Current Zoning: R-3 (High Density Multi-Family Residential) -County

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director



APPLICATION TO CITY OF KINGSLAND, GEORGIA
TO ANNEX LANDS/ DE-ANNEX

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map ^{D.B 2317} PG 405, Block _____, Parcel 108 004, has a street address of PARCEL # 108 004, and is more fully and completely described in *Exhibit "A" attached hereto and hereby made a part hereof*. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned R-3 by the City of Kingsland/Camden County. I/We, the undersigned, desire to have this property annexed/de-annexed into/from the City of Kingsland, Georgia. I/We further desire to have a zoning classification of C2 at the time the subject property is annexed. If the requested zoning is different from the County's zoning, you must complete Number 4 on the following page.

Please give the square footage or acreage of the land to be annexed/de-annexed:

Square footage: 224,334 SF or Number of Acres: 5.15 AC

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: 0 Future population: 50

The undersigned further state that the undersigned is/are *all* of the owner(s) of the subject property, and that all facts contained herein are true, to the best of the undersigned's belief.

4-28-26
Date

W.H. Gross
Signature (Signed and Printed) of Owner

1209 E. King Ave, Kingsland, GA 31548
Address of above Owner

Date

Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

Date

Signature (*Signed and Printed*) of Owner

Address of above Owner

Owner(s) signed the above in the presence of:

[Handwritten signature]

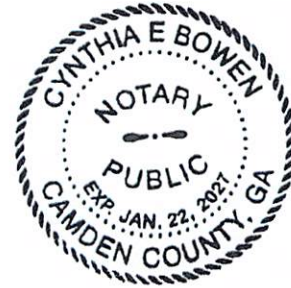
Witness

Cynthia E Bowen

NOTARY PUBLIC, State of Georgia

My commission expires: 1/22/2027

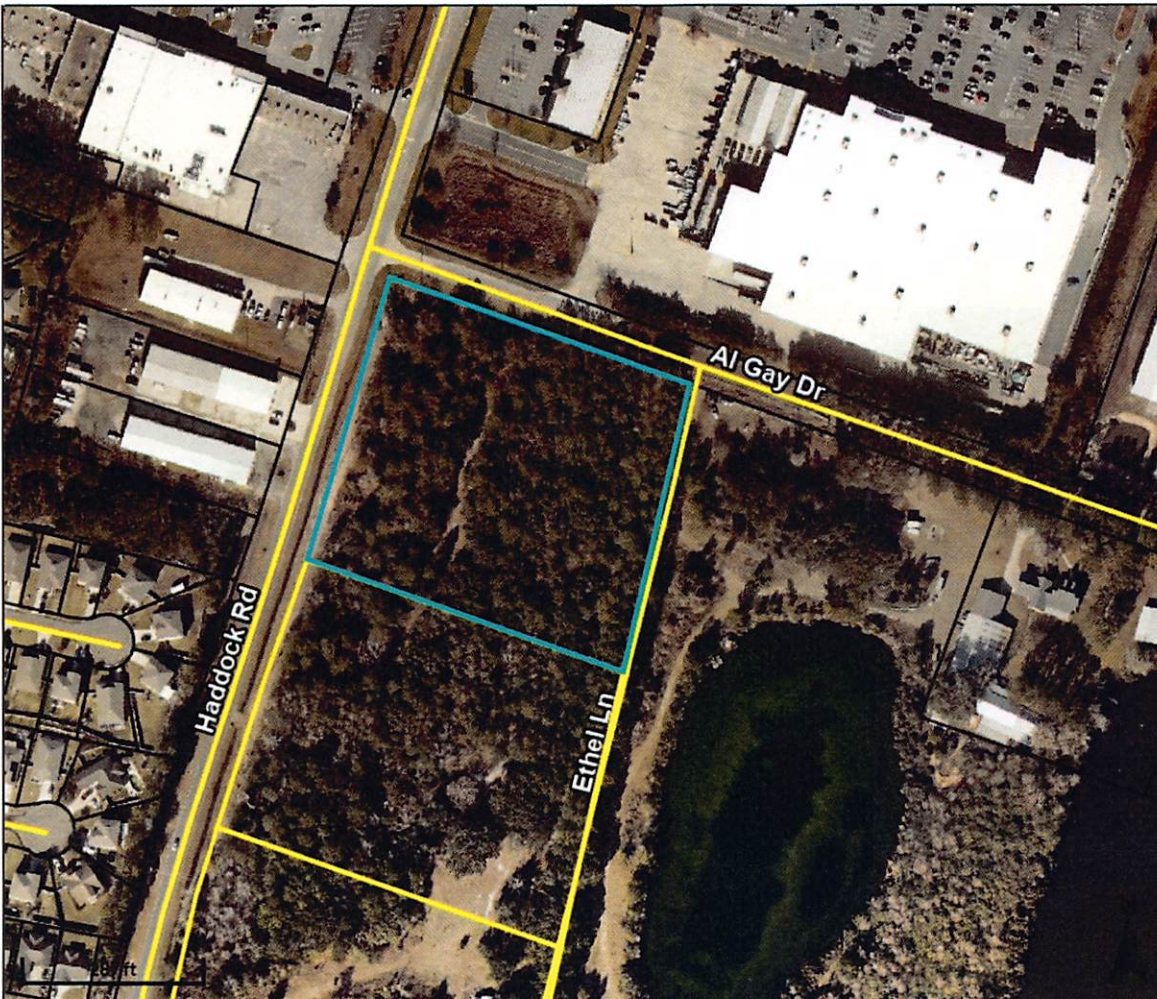
(NOTARY SEAL)



ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX/DE-ANNEX LANDS

1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. TEN (10) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY (ONE COPY FOR DE-ANNEXATION)
3. TEN (10) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY (ONE COPY FOR DE-ANNEXATION)
4. IF THE CITY'S ZONING CLASSIFICATION REQUESTED BY APPLICANT IS DIFFERENT THAN THE COUNTY'S ZONING CLASSIFICATION, PLEASE STATE BELOW WHY YOU ARE REQUESTING DIFFERENT ZONING FOR THE SUBJECT PROPERTY:

OWNERSHIP REQUEST TO ANNEX PARCE 108 004 INTO THE CITY OF KINGSLAND IN
TO ALLOW ACCESS FOR WATER AND SEWER. ADDITIONALLY, OWNERSHIP REQUEST
TO MODIFY THE USE FROM HIGH DENSITY RESIDENTIAL (R-3) TO COMMERCIAL C-2



Overview



Legend

- Parcels
- Roads
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels

Parcel ID	108 004	Owner	HADDOCK CORNER LLC	Last 2 Sales			
Class Code	Commercial		1209 EAST KING AVENUE	Date	Net Price	Reason	Qual
Taxing	42 UNINCORPORATED SERVICE		KINGSLAND, GA 31548	8/6/2024	\$423472	ML	U
District	DIST	Physical Address	n/a	3/15/2004	0	FY	U
	42 UNINCORPORATED SERVICE	Assessed Value	Value \$411961				
	DIST						
Acres	5.01						

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

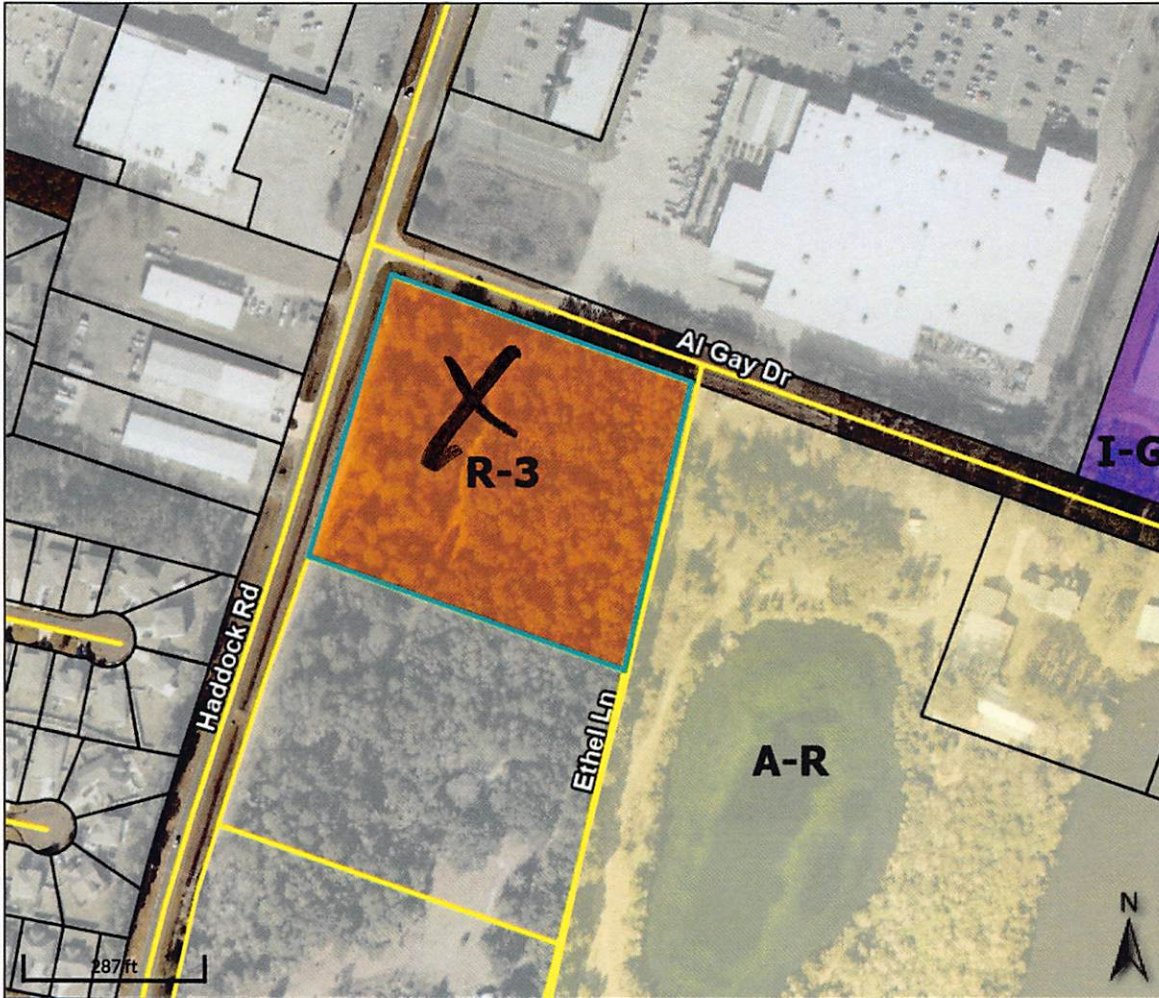
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Developed by SCHNEIDER GEOSPATIAL



Camden County, GA



Overview



Legend

- Parcels
- Roads
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels**
- Zoning**
- RVD
- Unknown
- A-F
- A-R
- C-G
- C-I
- C-N
- C-P
- City
- I-G
- I-R
- LCI
- MHP
- PD
- R-1
- R-2
- R-3

Parcel ID 108 004
Class Code Commercial
Taxing District 42 UNINCORPORATED SERVICE DIST
 42 UNINCORPORATED SERVICE DIST
Acres 5.01

Owner HADDOCK CORNER LLC
 1209 EAST KING AVENUE
 KINGSLAND, GA 31548
Physical Address n/a
Assessed Value Value \$411961

Last 2 Sales			
Date	Net Price	Reason	Qual
8/6/2024	\$423472	ML	U
3/15/2004	0	FY	U

(Note: Not to be used on legal documents)

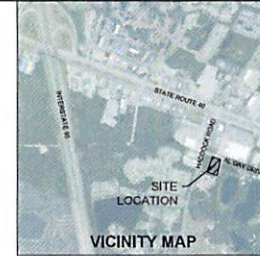


Kingsland Zoning Map

Zoning 2026

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- C-ED
- C-PLMU
- FT- Forest
- I-G
- I-L
- LI Overlay
- PD
- PD/C-2
- PD/C-4
- PD/MU
- PD/R-1
- PD/R-2
- PD/R-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7



NOTES

PROPERTY LINES ARE APPROXIMATE. THIS CONCEPT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT SURVEY.
 THIS SITE CONTAINS NO FLOOD PLAIN PER FEMA FIRM #13030C2385G.
 THIS SITE CONTAINS NO WETLANDS PER NATIONAL WETLANDS INVENTORY.

SITE DATA

LOT DATA	
PROPOSED SITE AREA	±2.18 ACRES
CURRENT ZONING	R-3 DESCRIPTION
BUILDING SETBACKS	
FRONT	FT.
SIDE	FT.
REAR	FT.
PARKING SETBACKS	
FRONT	FT.
SIDE	FT.
REAR	FT.
BUILDING DATA	
BUILDING AREA	SQ. FT.
MAXIMUM BUILDING HEIGHT ALLOWED	
BUILDING HEIGHT PROPOSED	
FLOOR AREA REQUIRED	
FLOOR AREA RATIO PROVIDED	
PARKING DATA	
PARKING SPACE REQUIRED DIMENSIONS	9 X 20 FT.
DRIVE AISLE WIDTH REQUIRED	FT.
PARKING SPACES REQUIRED	
PARKING SPACES PROVIDED	126
ACCESSIBLE SPACES REQUIRED	
ACCESSIBLE SPACES PROVIDED	8

Site Development1

Description	Quantity	Unit
ASPHALT	50,801.85	sf
Concrete	4,876.20	sf
POND	0.21	ac

FILL DIRT (Estimated) = 250 loads import
 Curb/Gutter = 1200ft

ISSUANCE SCHEDULE
 DATE DESCRIPTION

WOODSPRING SUITES

AL GAY DRIVE
 KINGSLAND, GA

PROJECT NO.
 DATE ISSUED 04/15/26
 DESIGNED BY TR
 DRAWN BY DH
 CHECKED BY TR

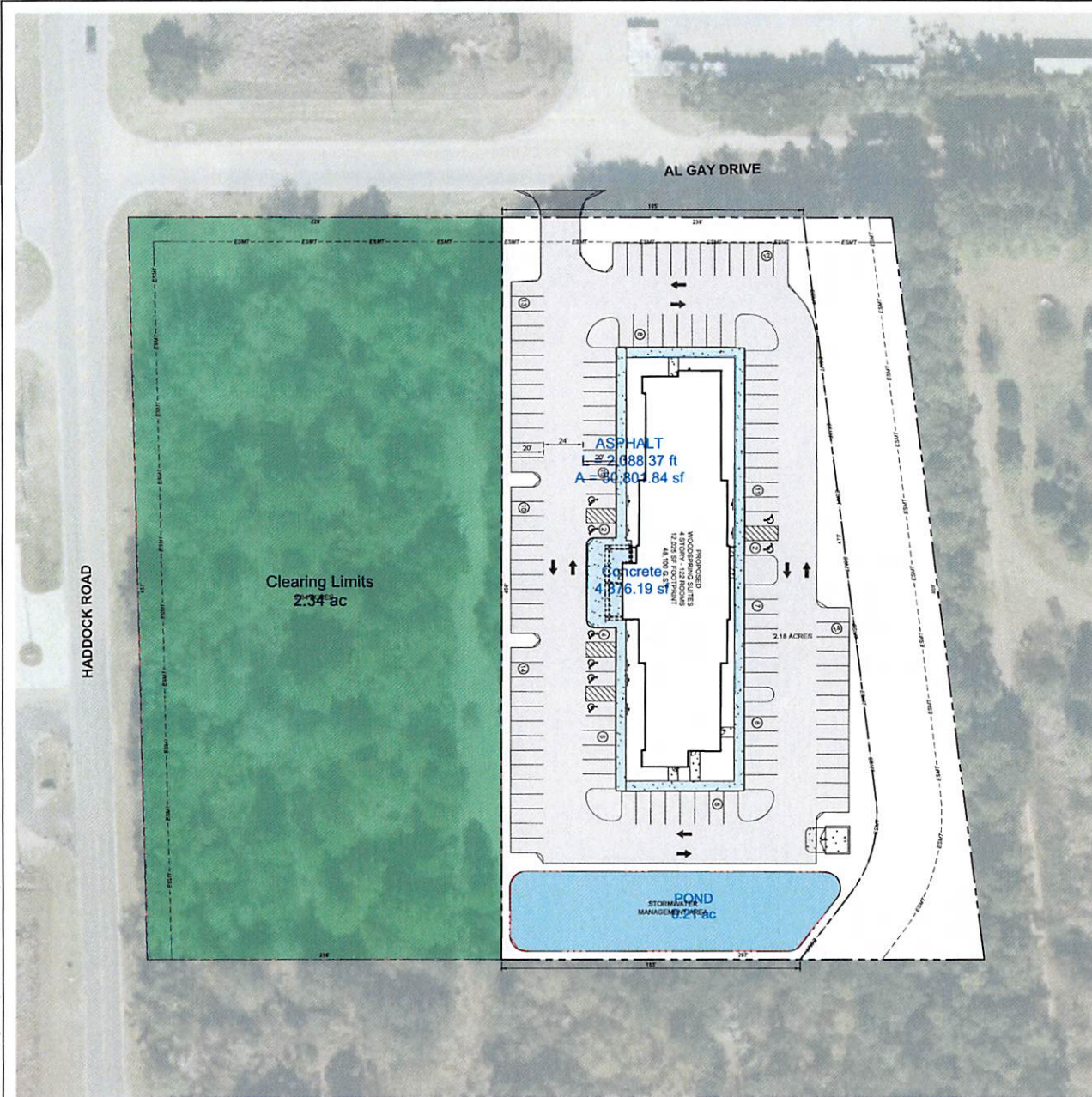
SHEET NAME
 CONCEPT PLAN

SHEET NO.

CP



Know what's below.
 Call before you dig.



Layout File Name: Layout1
 Last Edited By: Schneider, C. 05/02/2025 2:29:40 PM
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The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: Preliminary Plat

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

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

pre 26-0002

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA



APPLICANT: Read Part A completely, then answer each item in Part B. Please print or type. Do not write in Part C. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

- 1. Your Name: William H. Grabs Phone:
Address: P.O. Box 365 Kingsland Ga. 31548
2. Owner, if not same:
Name: Scrubby Bluff Holdings, LLC
Address:
3. What is your interest if you are not the owner?
4. Name of proposed subdivision: Scrubby 57
5. Location of subdivision: Neighborhood: May Creek
Street: Scrubby Bluff Rd.
Parcel Number: 095025 Lot Number: 1
6. Present zoning: PD/R-1
7. Number of proposed lots: 191
8. Area of proposed subdivision: 56.76 Acres
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
- Preliminary Plat (Original and 9 copies)
- Vicinity Map
- PD (if applicable)
- Proof of ownership

Part C - Planning Official Only

- 1. Date application was filed: 5/8/26
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? (X) Yes () No
3. Checked by: Scott Kimball & James
4. Are Preliminary Plat and application complete? (X) Yes () No
5. Correct fee paid? (X) Yes () No () Not applicable
6. Date preliminary plat reviewed by Planning Commission: 6/15/26
() Approved () Disapproved
Conditions of approval or reasons for disapproval:



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: Preliminary Plat

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

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

PRE- 26-0001

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA



APPLICANT: Read Part A completely, then answer each item in Part B. Please print or type. Do not write in Part C. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

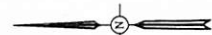
- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

- 1. Your Name: William H. Gross Phone:
Address: PO Box 365 Kingsland Ga 31548
2. Owner, if not same:
Name: Camden County 42/LLC
Address:
3. What is your interest if you are not the owner?
4. Name of proposed subdivision: Friendship 42
5. Location of subdivision: Neighborhood: Friendship Church
Street: Sherard Ave & Wibur St
Parcel Number: K19 01 004 Lot Number: 1
6. Present zoning: PD/R-1
7. Number of proposed lots: 124
8. Area of proposed subdivision: 41.73 Acres
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
- Preliminary Plat (Original and 9 copies)
- Vicinity Map
- PD (if applicable)
- Proof of ownership

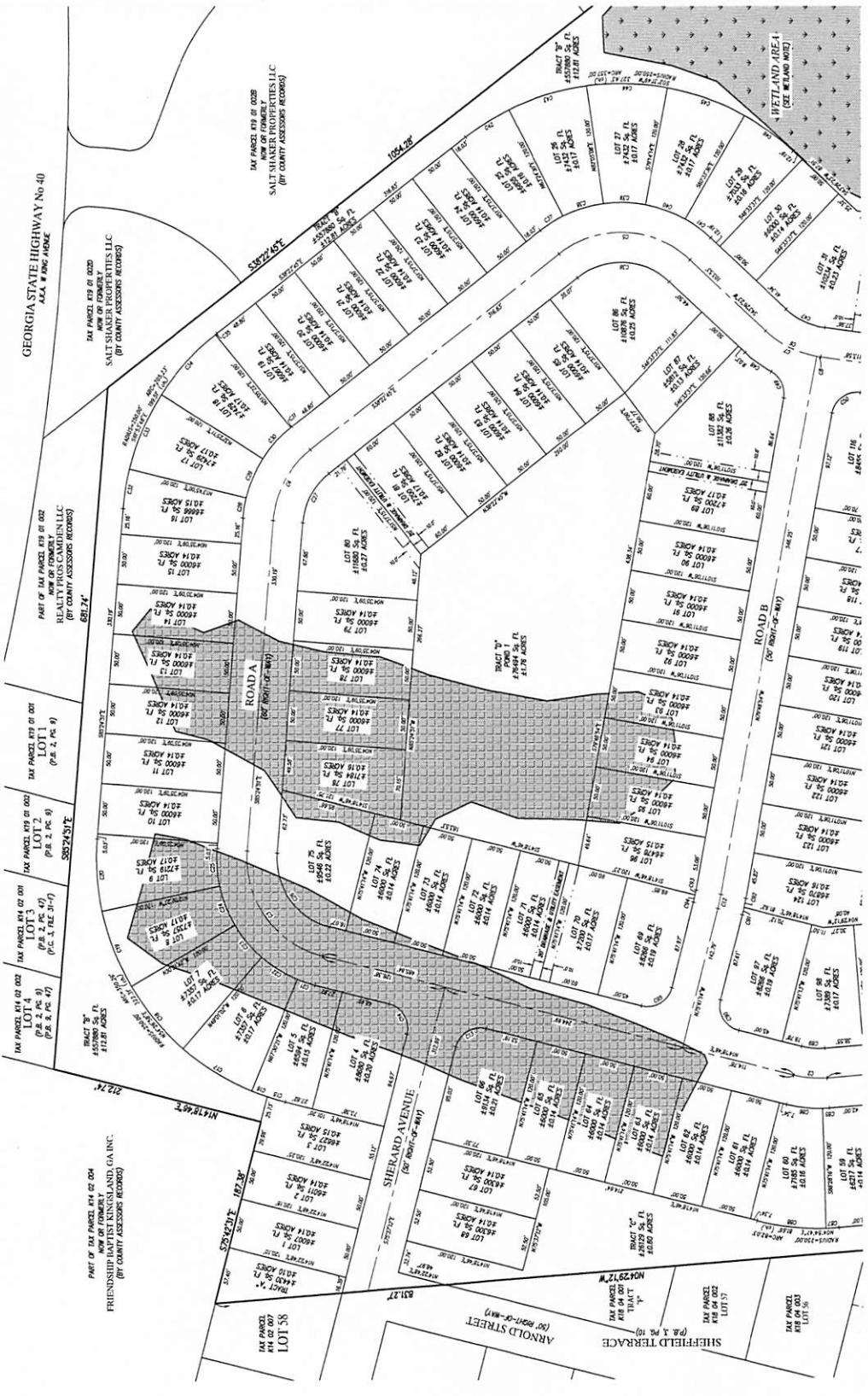
Part C - Planning Official Only

- 1. Date application was filed: 5/8/26
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? (X) Yes () No
3. Checked by: Scott Kimball
4. Are Preliminary Plat and application complete? (X) Yes () No
5. Correct fee paid? (X) Yes () No () Not applicable
6. Date preliminary plat reviewed by Planning Commission: 6/15/26
() Approved () Disapproved
Conditions of approval or reasons for disapproval:



MAP TO SHOW PRELIMINARY SUBDIVISION PLAT OF
FRIENDSHIP 42
 CITY OF KINGSLAND, 1606th G.M. DISTRICT,
 CAMDEN COUNTY, GEORGIA
 (ACCORDING TO DEED RECORDED IN D.B. 2179, P.C. 269, PUBLIC RECORDS OF SAID COUNTY)

GEORGIA STATE HIGHWAY No. 40
 S.D.A. # 106 H&K



PART OF TAX PARCEL #19 OF 002
 REALTY TRUST, CAMDEN LLC
 (BY COUNTY ASSESSORS RECORDS)
 S.D.A. # 106 H&K

TAX PARCEL #19 OF 002
 LOT 1
 (P.C. 2, P.C. 4)
 S.D.A. # 106 H&K

TAX PARCEL #19 OF 002
 LOT 2
 (P.C. 2, P.C. 4)
 S.D.A. # 106 H&K

TAX PARCEL #19 OF 002
 LOT 3
 (P.C. 2, P.C. 4)
 S.D.A. # 106 H&K

TAX PARCEL #19 OF 002
 LOT 4
 (P.C. 2, P.C. 4)
 S.D.A. # 106 H&K

TAX PARCEL #19 OF 002
 LOT 5
 (P.C. 2, P.C. 4)
 S.D.A. # 106 H&K

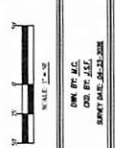
TAX PARCEL #19 OF 002
 LOT 6
 (P.C. 2, P.C. 4)
 S.D.A. # 106 H&K

Curve Table

CHORD / LENGTH	RADIUS	DELTA	TANGENT	CHORD	DIRECTION
02	100.00	180.00	141.42	141.42	N045.00W
03	141.42	270.00	212.13	212.13	N045.00W
04	212.13	360.00	282.84	282.84	N045.00W
05	282.84	450.00	353.55	353.55	N045.00W
06	353.55	540.00	424.26	424.26	N045.00W
07	424.26	630.00	494.97	494.97	N045.00W
08	494.97	720.00	565.68	565.68	N045.00W
09	565.68	810.00	636.39	636.39	N045.00W
10	636.39	900.00	707.10	707.10	N045.00W
11	707.10	990.00	777.81	777.81	N045.00W
12	777.81	1080.00	848.52	848.52	N045.00W
13	848.52	1170.00	919.23	919.23	N045.00W
14	919.23	1260.00	989.94	989.94	N045.00W
15	989.94	1350.00	1060.65	1060.65	N045.00W
16	1060.65	1440.00	1131.36	1131.36	N045.00W
17	1131.36	1530.00	1202.07	1202.07	N045.00W
18	1202.07	1620.00	1272.78	1272.78	N045.00W
19	1272.78	1710.00	1343.49	1343.49	N045.00W
20	1343.49	1800.00	1414.20	1414.20	N045.00W
21	1414.20	1890.00	1484.91	1484.91	N045.00W
22	1484.91	1980.00	1555.62	1555.62	N045.00W
23	1555.62	2070.00	1626.33	1626.33	N045.00W
24	1626.33	2160.00	1697.04	1697.04	N045.00W
25	1697.04	2250.00	1767.75	1767.75	N045.00W
26	1767.75	2340.00	1838.46	1838.46	N045.00W
27	1838.46	2430.00	1909.17	1909.17	N045.00W
28	1909.17	2520.00	1979.88	1979.88	N045.00W
29	1979.88	2610.00	2050.59	2050.59	N045.00W
30	2050.59	2700.00	2121.30	2121.30	N045.00W
31	2121.30	2790.00	2192.01	2192.01	N045.00W
32	2192.01	2880.00	2262.72	2262.72	N045.00W
33	2262.72	2970.00	2333.43	2333.43	N045.00W
34	2333.43	3060.00	2404.14	2404.14	N045.00W
35	2404.14	3150.00	2474.85	2474.85	N045.00W
36	2474.85	3240.00	2545.56	2545.56	N045.00W
37	2545.56	3330.00	2616.27	2616.27	N045.00W
38	2616.27	3420.00	2686.98	2686.98	N045.00W
39	2686.98	3510.00	2757.69	2757.69	N045.00W
40	2757.69	3600.00	2828.40	2828.40	N045.00W
41	2828.40	3690.00	2899.11	2899.11	N045.00W
42	2899.11	3780.00	2969.82	2969.82	N045.00W
43	2969.82	3870.00	3040.53	3040.53	N045.00W
44	3040.53	3960.00	3111.24	3111.24	N045.00W
45	3111.24	4050.00	3181.95	3181.95	N045.00W
46	3181.95	4140.00	3252.66	3252.66	N045.00W
47	3252.66	4230.00	3323.37	3323.37	N045.00W
48	3323.37	4320.00	3394.08	3394.08	N045.00W
49	3394.08	4410.00	3464.79	3464.79	N045.00W
50	3464.79	4500.00	3535.50	3535.50	N045.00W
51	3535.50	4590.00	3606.21	3606.21	N045.00W
52	3606.21	4680.00	3676.92	3676.92	N045.00W
53	3676.92	4770.00	3747.63	3747.63	N045.00W
54	3747.63	4860.00	3818.34	3818.34	N045.00W
55	3818.34	4950.00	3889.05	3889.05	N045.00W
56	3889.05	5040.00	3959.76	3959.76	N045.00W
57	3959.76	5130.00	4030.47	4030.47	N045.00W
58	4030.47	5220.00	4101.18	4101.18	N045.00W
59	4101.18	5310.00	4171.89	4171.89	N045.00W
60	4171.89	5400.00	4242.60	4242.60	N045.00W
61	4242.60	5490.00	4313.31	4313.31	N045.00W
62	4313.31	5580.00	4384.02	4384.02	N045.00W
63	4384.02	5670.00	4454.73	4454.73	N045.00W
64	4454.73	5760.00	4525.44	4525.44	N045.00W
65	4525.44	5850.00	4596.15	4596.15	N045.00W
66	4596.15	5940.00	4666.86	4666.86	N045.00W
67	4666.86	6030.00	4737.57	4737.57	N045.00W
68	4737.57	6120.00	4808.28	4808.28	N045.00W
69	4808.28	6210.00	4878.99	4878.99	N045.00W
70	4878.99	6300.00	4949.70	4949.70	N045.00W
71	4949.70	6390.00	5020.41	5020.41	N045.00W
72	5020.41	6480.00	5091.12	5091.12	N045.00W
73	5091.12	6570.00	5161.83	5161.83	N045.00W
74	5161.83	6660.00	5232.54	5232.54	N045.00W
75	5232.54	6750.00	5303.25	5303.25	N045.00W
76	5303.25	6840.00	5373.96	5373.96	N045.00W
77	5373.96	6930.00	5444.67	5444.67	N045.00W
78	5444.67	7020.00	5515.38	5515.38	N045.00W
79	5515.38	7110.00	5586.09	5586.09	N045.00W
80	5586.09	7200.00	5656.80	5656.80	N045.00W
81	5656.80	7290.00	5727.51	5727.51	N045.00W
82	5727.51	7380.00	5798.22	5798.22	N045.00W
83	5798.22	7470.00	5868.93	5868.93	N045.00W
84	5868.93	7560.00	5939.64	5939.64	N045.00W
85	5939.64	7650.00	6010.35	6010.35	N045.00W
86	6010.35	7740.00	6081.06	6081.06	N045.00W
87	6081.06	7830.00	6151.77	6151.77	N045.00W
88	6151.77	7920.00	6222.48	6222.48	N045.00W
89	6222.48	8010.00	6293.19	6293.19	N045.00W
90	6293.19	8100.00	6363.90	6363.90	N045.00W
91	6363.90	8190.00	6434.61	6434.61	N045.00W
92	6434.61	8280.00	6505.32	6505.32	N045.00W
93	6505.32	8370.00	6576.03	6576.03	N045.00W
94	6576.03	8460.00	6646.74	6646.74	N045.00W
95	6646.74	8550.00	6717.45	6717.45	N045.00W
96	6717.45	8640.00	6788.16	6788.16	N045.00W
97	6788.16	8730.00	6858.87	6858.87	N045.00W
98	6858.87	8820.00	6929.58	6929.58	N045.00W
99	6929.58	8910.00	7000.29	7000.29	N045.00W
100	7000.29	9000.00	7071.00	7071.00	N045.00W

LINE TABLE

LINE /	DIRECTION	LENGTH
U1	N045.00W	10.00
U2	N045.00W	10.00
U3	N045.00W	10.00
U4	N045.00W	10.00
U5	N045.00W	10.00
U6	N045.00W	10.00
U7	N045.00W	10.00
U8	N045.00W	10.00
U9	N045.00W	10.00
U10	N045.00W	10.00



CLOSURE NOTE:
 THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS AN
 ACCURACY OF ± 0.01 FEET PER FOOT OF MEASUREMENT.
 THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS
 FOUND TO BE ACCURATE WITHIN ONE FOOT IN 45,175 FEET.

LEGEND:
 O = SET POINT
 □ = SET POINT
 ■ = POINT OF BEGINNING
 ● = POINT OF BEGINNING
 ▲ = POINT OF BEGINNING
 ○ = POINT OF BEGINNING

PG. = PLAT CORNER
 PB. = PLAT BOOK
 DR. = DEED BOOK
 PL. = PLAT
 PT. = POINT OF BEGINNING
 P.C. = POINT OF BEGINNING
 B.L. = BELONG RESTRICTION LINE



AKM
 SURVEYING, INC.
 SURVEYORS & LAND PLANNERS

P.O. BOX 570
 ST. MARTIN'S, GEORGIA 31555
 (912) 725-1507 PHONE
 (912) 725-1509 FAX
 GEORGIA LICENSED
 SURVEY FIRM NO. 1007
 EMAIL: AKM_SURVEYING@GMAIL.COM

DWG. / SD-23241-04-26

SHEET 2 OF 3

RESERVED FOR RECORDING PURPOSES

RESERVED FOR RECORDING PURPOSES

RESERVED FOR RECORDING PURPOSES

RESERVED FOR RECORDING PURPOSES

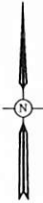
RESERVED FOR RECORDING PURPOSES

RESERVED FOR RECORDING PURPOSES

RESERVED FOR RECORDING PURPOSES

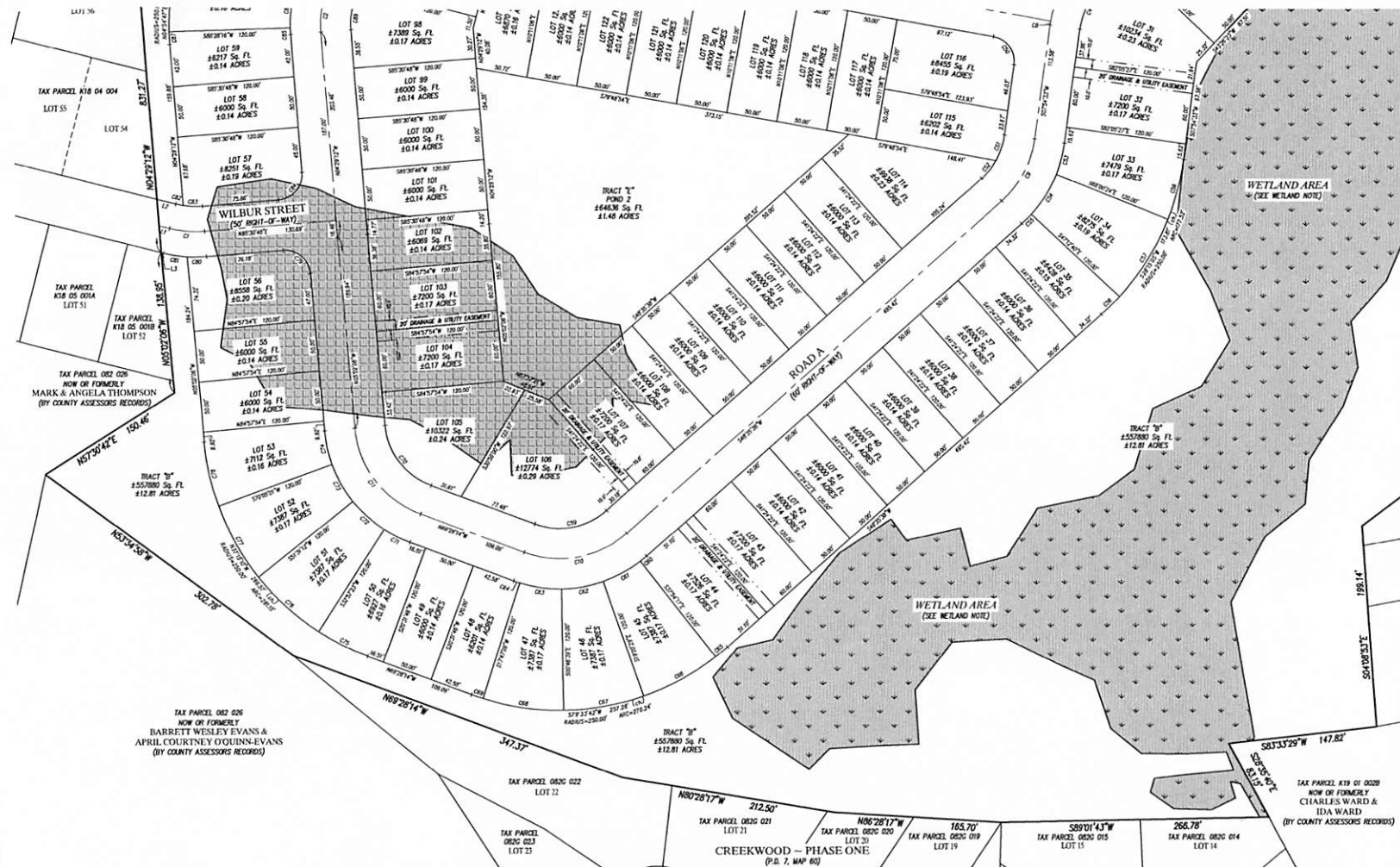
RESERVED FOR RECORDING PURPOSES

RESERVED FOR RECORDING PURPOSES



MAP TO SHOW PRELIMINARY SUBDIVISION PLAT OF
FRIENDSHIP 42
CITY OF KINGSLAND, 1606th G.M. DISTRICT,
CAMDEN COUNTY, GEORGIA
 (ACCORDING TO DEED RECORDED IN D.B. 2178, PG. 269, PUBLIC RECORDS OF SAID COUNTY)

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DIRECTION
C1	34.87	100.00	182°50'	17.45	34.47	S85°51'12"E
C2	32.84	100.00	187°47'58"	16.55	32.64	N04°54'47"E
C3	3.67	100.00	278°54'	1.99	3.67	S39°25'50"W
C4	71.07	100.00	40°41'05"	37.08	68.57	S28°15'50"W
C5	108.97	100.00	87°36'00"	60.01	102.87	S78°35'42"W
C6	112.46	100.00	64°28'00"	63.02	106.63	N37°51'0"W
C7	38.28	25.00	87°47'28"	24.03	34.85	S35°57'0"E
C8	26.87	70.00	27°36'51"	13.57	26.85	S18°52'30"W
C9	22.88	70.00	18°44'13"	11.55	22.79	S37°13'0"W
C10	31.86	130.00	14°09'53"	16.06	31.88	N14°53'04"E
C11	47.18	130.00	20°47'44"	23.85	46.83	N13°23'28"E
C12	13.17	130.00	5°48'18"	6.58	13.17	N45°41'29"E
C13	61.45	250.00	14°05'53"	30.88	61.30	S45°57'04"W
C14	80.74	250.00	20°47'44"	45.87	80.24	S32°32'0"W
C15	25.37	250.00	5°48'18"	12.68	25.37	S45°41'29"W
C16	75.67	70.00	87°36'00"	42.04	72.04	S78°35'42"W
C17	7.84	130.00	37°00'5"	3.87	7.84	S52°07'40"E
C18	42.12	130.00	18°33'48"	21.25	41.84	N87°22'37"E
C19	42.12	130.00	18°33'48"	21.25	41.84	N78°56'36"E
C20	42.12	130.00	18°33'48"	21.25	41.84	S82°29'45"E
C21	8.22	130.00	274°26'	3.17	8.22	S78°56'36"E
C22	15.28	250.00	37°00'5"	7.84	15.27	S50°29'40"W
C23	81.00	250.00	18°33'48"	40.86	80.64	S87°22'37"E
C24	81.00	250.00	18°33'48"	40.86	80.65	S78°56'36"W
C25	81.00	250.00	18°33'48"	40.86	80.65	N82°29'45"W
C26	11.87	250.00	274°26'	5.89	11.87	N78°56'36"W
C27	78.72	70.00	64°28'00"	44.11	74.64	N17°19'10"W
C28	28.20	130.00	12°25'38"	14.15	28.14	S63°15'25"E
C29	42.12	130.00	18°33'48"	21.25	41.84	S47°45'42"E
C30	42.12	130.00	18°33'48"	21.25	41.84	S28°15'51"E
C31	33.78	130.00	14°52'53"	16.86	33.67	S12°28'32"E
C32	54.22	250.00	12°25'38"	27.22	54.17	N63°15'25"W
C33	81.00	250.00	18°33'48"	40.86	80.65	N47°45'42"W
C34	81.00	250.00	18°33'48"	40.86	80.65	N28°15'51"W
C35	64.83	250.00	14°52'53"	32.85	64.75	N12°28'31"E
C36	38.83	35.00	89°27'08"	24.76	35.19	S49°45'34"E
C37	18.14	130.00	87°36'00"	8.50	18.17	N88°43'52"E
C38	23.86	130.00	10°25'45"	11.86	23.67	S80°50'00"E
C39	7.02	80.00	51°03'	3.57	7.02	N78°08'01"W
C40	18.32	80.00	17°30'22"	9.71	18.28	N87°34'01"W
C41	38.27	25.00	90°00'00"	25.00	35.36	S40°37'48"W
C42	6.71	130.00	25°28'	3.36	6.71	S83°00'28"E
C43	35.94	130.00	15°30'30"	18.09	35.83	S68°23'31"W
C44	12.91	250.00	27°28'	6.45	12.90	N13°00'28"W
C45	68.12	250.00	15°30'30"	34.78	68.90	N68°23'31"E
C46	22.87	70.00	18°47'58"	11.58	22.86	N04°54'47"E



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N78°57'12"W	10.76
L2	N78°57'12"W	18.30
L3	N78°57'12"W	2.22

SHEET 3 OF 3

CLOSURE NOTE:
 THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PROPORTION OF ONE FOOT IN 30000 FEET AND AN ANGULAR ERROR OF 10 SECONDS PER ANGLE AND HAS BEEN ADJUSTED USING THE COMPASS RULE. (RADIAL SURVEY)

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 43,715 FEET.

EQUIPMENT USED: ANGLAR: SOKKIA CX
 LINEAR: SOKKIA CX

LEGEND:

- = SET 1/2" REBAR LSF 1067
- = SET 4"x4"x24" CONCRETE MONUMENT, LSF 1067
- = FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
- = FOUND REBAR OR IRON PIPE IDENTIFICATION AS NOTED
- ▲ = FOUND PK NAIL & WASHER IDENTIFICATION AS NOTED

P.C. = PLAT CURVE
 P.L. = PLAT BOOK
 P.D. = PLAT DRAWER
 D.B. = DEED BOOK
 P.C. = PAGE
 (C.A.) = CHORD
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 P.R.C. = POINT OF REVERSE CURVE
 B.L.L. = BUILDING RESTRICTION LINE

P.O. BOX 5730
 ST. MARYS, GEORGIA 31558
 (912) 729-1507 PHONE
 (912) 729-1509 FAX

GEORGIA LICENSED SURVEY FIRM No. 1067
 EMAIL: AKM_SURVEYING@GMAIL.COM

PREPARED BY:

AKM SURVEYING, INC.
 SURVEYORS & LAND PLANNERS

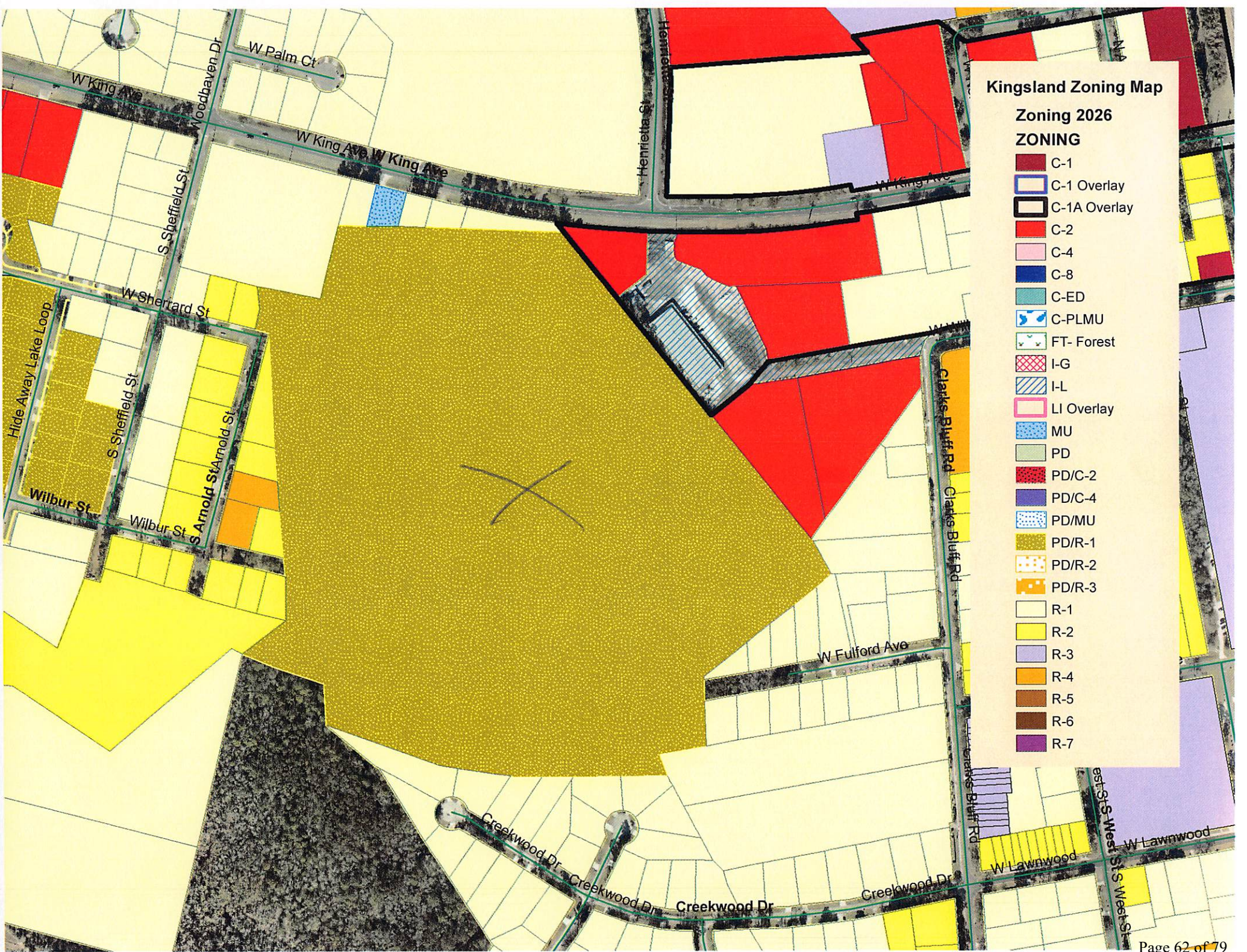
Small text at the bottom left corner, likely a disclaimer or reference to a standard.

Kingsland Zoning Map

Zoning 2026

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- C-ED
- C-PLMU
- FT- Forest
- I-G
- I-L
- LI Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PD/MU
- PD/R-1
- PD/R-2
- PD/R-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7



CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR EXPANSION OF D.D.A. BOUNDARIES

The City of Kingsland Planning Commission will hold a public hearing on the application from the Kingsland Downtown Development Authority requesting to expand the C-1A Business Corridor District westward on West King Ave. from Seaboard St. to Henrietta St.

Notice is hereby given that the public hearing on the proposed DDA boundary expansion is scheduled for the Planning Commission meeting on Monday June 15, 2026 at 6:00 p.m. The Kingsland City Council will vote on the recommendation of the Planning Commission at their meeting to be held on Monday, June 22, 2026 at 6:00 p.m. Both meetings will be held at the City Council Chambers located at 107 S. Lee St. Anyone desiring to address the Planning Commission or City Council regarding this request may do so in person.

Copies of the proposed rezoning application and staff report are available at the Community Development and Planning Offices located at 105 S. Lee St.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: K.D.D.A. Boundary Expansion

Summary:

The Kingsland Downtown Development Authority has applied to expand the C-1A Business Corridor District westward on W. King Ave 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 the parcels included in the proposed expansion area is included with this report.

Current Zoning: Multiple parcels within the expansion area include Residential, Commercial, and Industrial zonings.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

MAY 4, 2026

RE: CORRECTION OF MEETING DATE IN PREVIOUS LETTER YOU RECEIVED.

Dear Property Owner,

The City of Kingsland Downtown Development Authority (DDA) has requested that the city expand the DDA boundaries, to be included in the C-1A Business Corridor District, westward on W. King Ave. to Henrietta Street. The included parcels are within the black line area as depicted on the attached map. This adjustment would incorporate additional parcels into the DDA district and better align the boundary with current and anticipated development patterns in that area.

Expanding the DDA boundaries offers several strategic advantages. Most notably, it would make the newly included parcels eligible for a wider range of funding opportunities, including DDA-specific grants and other State and local economic development resources. This can enhance our ability to support redevelopment, incentivize private investment, and address infrastructure or aesthetic improvements within the expanded area.

To clarify, this boundary expansion would not alter the underlying zoning of any of the affected parcels. However, it would designate them as part of the DDA- C-1A district, which could restrict some allowed uses. The expansion would also allow property owners and the City to leverage available programs and funding tools without impacting existing land use entitlements.

A Public Hearing has been scheduled for the Planning Commission on **Monday, June 15, 2026** at 6:00pm in the City Council Chambers located at 107 S. Lee St. This will be a time for any property owner within the proposed expansion to express any comments, concerns, or ask any questions you may have. If you are unable to attend the meeting, you may also send me a letter to P.O. Box 250 Kingsland , Ga. 31548 or an email to skimball@kingslandgeorgia.com expressing your comments or concern.

Kindest Regards,

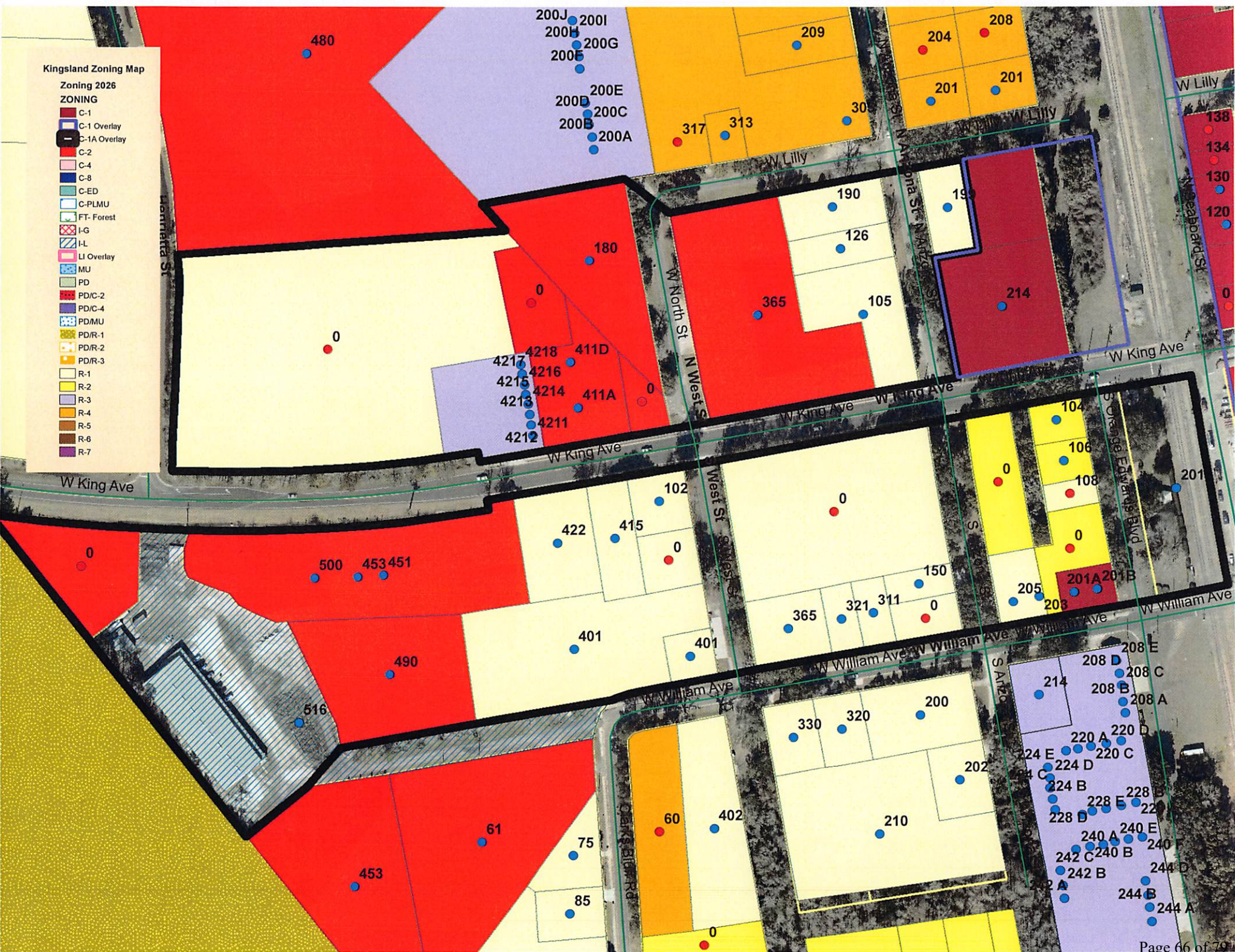
Scott L. Kimball
Planning & Zoning Director

Kingsland Zoning Map

Zoning 2026

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- C-ED
- C-PLMU
- FT- Forest
- I-G
- I-L
- LI Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PD/MU
- PD/R-1
- PD/R-2
- PD/R-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7



ParcelId	OwnerName
K20 01 008	MCKENDREE MIKE
K20 03 003	WINGATE J C EST, C/O WAYNE C WINGATE
K20 03 004	BURCH EVERETT & NANCY
K15 01 003	HOLLEY CAPITAL LLC
K19 01 002A	ANCHOR STORAGE SOLUTIONS LLC
[REDACTED]	[REDACTED]
K15 01 001	WESTWOOD 7 LLC
K19 01 002E	ANCHOR STORAGE SOLUTIONS LLC
K20 01 009A	MANER ROBERT ARTHUR & LAUREN
K20 03 001	PATEL HARDIK B
K20 02 001	SHEFFIELD NANCY S LIVING TRUST, BEVERLY J CLEVELAND AS TRUSTEE
082 004	SHEFFIELD WILLIAM A & GLORIA P TRUST
K19 01 002B	SALT SHAKER PROPERTIES LLC
K20 03 002	CARDONA LORI & JULIAN F
K20 01 010	BURNS JAMES A KEYSTONE, INHERITANCE TRUST
K20 03 005	BERGERON ROLAND
K15 01 002	HOLLEY CAPITAL LLC
K20 01 007	MCKENDREE J M & GERALDINE
K20 02 005	CRUMMEY KERRY M,
K15 08 004A	HULETT MICHAEL E & TAMMIE A,
K20 02 004	CRUMMEY KERRY M,
K20 01 009	MANER ROBERT ARTHUR & LAUREN
[REDACTED]	[REDACTED]
K20 02 006	CRUMMEY KERRY M,
K20 02 003	CRUMMEY KERRY M,
K20 01 011	GASKINS FRANK & JOANN
K15 01 004B	HOLLEY CAPITAL LLC
K15 01 002A	HOLLEY CAPITAL LLC
K15 08 003	HULETT MIKE & TAMMIE,
K15 08 001A	ABUNDANT HARVEST BAPTIST CHURCH INC
K15 08 005	ALLEN KASANDRA,
K15 08 004	HULETT MICHAEL E & TAMMIE
K15 09 002A	TESTON SEAN A & HALEY L
K20 02 002	LEE ANNA NICOLE & KATIE BYRD INEZ STUBBS
K20 03 001A	JADON LLC

CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR A VARIANCE REQUESTS

The City of Kingsland Planning Commission will hold a public hearing on the application from Kenneth B. Smith for three variance requests to the Kingsland Zoning and Land Development Ordinance, Article VIII, Sec. 82.1.2 – Accessory and Temporary Buildings. 1) The applicant is requesting a 2.5-foot variance from the required 5-foot side yard setback. 2) A 2-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.

Notice is hereby given that a public hearing on the variance request is scheduled for the Planning Commission meeting on Monday June 15, 2026 at 6:00 p.m. and the City Council will vote on the Planning Commission recommendation at their regularly scheduled meeting on Monday, June 22, 2026 at 6:00pm. Both meetings will be held in the City Hall Council Chambers located at 107 S. Lee St. Anyone desiring to address the Planning Commission or City Council regarding this variance requests may do so in person.

Copies of the Variance Application and Staff Report are available at the Community Planning offices located at 105 S. Lee St.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 15, 2026

City Council Meeting Date: June 22, 2026

Agenda Item: Variance

Background:

The property is located in a PD/R-1 zoning district neighborhood. Accessory structures must be located in the rear yard or side yard behind the plain of the front door. The Applicant is proposing to build a 14' X 36' building in the side yard of the property and **is asking for 3 variances**. I met with the applicant and explained that Variances are granted because of a hardship that existed and not created by the applicant and that I would be recommending denial. The applicant chose to proceed with the variance request.

In my opinion the applicant is creating the hardship by the choice of the size building and the location where he is choosing to place the building. With the building height being 10', reducing the side setbacks by 2.5' and the rear yard setback by 2.5', this could degrade the aesthetics of the property and the adjacent neighbors parcels as well, while possibly setting a precedent for this subdivision. Also, reducing the required 10' set back requirement from the primary structure to 3' would also create a Fire Code Violation. It would be more feasible for the applicant to place the building in the rear yard.

Summary:

Kenneth B. Smith is requesting 3 Variances to KLADO, Article VIII, Sec.82.1.2- Accessory and Temporary Buildings

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



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Current Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? N/A

Staff Recommendation: Staff Recommends Denial of the Variance requests

Scott L. Kimball
Planning Director

APPLICATION FOR VARIANCE
Kingsland, Georgia



Read Part A completely. Then answer each item in Part B. Please print or type. Do not write in Part C. The Building Inspector or Planning Director will help you, if necessary. You must file this application and all required materials with the Planning Director at least 26 days before the Planning Commission meeting at which it will be considered.

FEE: Residential - \$100.00, Commercial \$125.00

PART A---GENERAL INFORMATION

You are encouraged to read the appropriate sections of the Kingsland Land Development Ordinance as they pertain to zoning variances or subdivision variances. Since zoning variances are much more common and require a public hearing, they are the only ones described in the Kingsland Land Development Ordinance

A variance is a "loosening" of the requirements of the Zoning Ordinance to relieve a hardship. A variance can only be granted because of a hardship beyond your control is being created by a dimensional requirement –that is, one dealing with distance, area, height, or some other dimension of your land or building. For example, you own a lot and wish to build a house on it. It is zoned "R-1, Single Family Residential", but it is too narrow to meet the building setback requirements. You are prevented, therefore, from building your house unless you get a variance from the Planning Commission that lets you build closer to your side property lines. Please note that a variance does not allow you to start a new use in a zoning district where it is presently not permitted. In other words, you could not put a grocery store in a residential neighborhood.

Once you have filed a complete application with the Planning and Development Director, he will advertise your request in the newspaper and send a letter to your neighbors. The Planning Commission will then hold a public hearing. At the meeting, you will tell the Planning Commission why you need the variance and your neighbors may ask questions and make comments. The Planning Commission will then make a recommendation to the City Council about the variance. The City Council will make final determination; generally the 2ND Monday of the month. The variance is valid for 1 year.

PART B---APPLICANT ONLY

1. This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) Article V+VII of Appendix A of the Kingsland Land Development Ordinance.
2. Your Name Kenneth B. Smith
Phone [REDACTED]
Address 211 Woodbridge Rd.
Kingsland, GA 31548
3. Location of Property:
Street Woodbridge Rd.
Parcel No. 0821-022 Lot No. 211
4. This land is zoned: ^{PD} R-1 R-2 R-3 R-4 MH PD C-1 C-2
 C-3 C-4 I-L

5. Please describe the type of variance you need. (Example: Reduction of front yard setback from 35 feet to 13 feet):

- Reduction of Right side clearance to property line from 10 ft. to 3 ft.
- Reduction of distance between Right side wall of main house and left side wall of out building
from 10'-3'

6. All the following points must apply to your situation for the variance to be granted. Describe how you meet each "test":

A. Special conditions or circumstances over which I have no control affect my property.

Please see attached document

B. Because of this situation, I do not have the same property rights as my neighbors or as other property owners in the same zoning district do.

Please see attached document

C. The variance would not significantly defeat the purposes of any city plan, policy, ordinance, or regulation, nor would it interfere with my neighbors use of their property.

Please see attached document

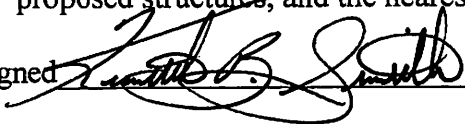
D. This is the minimum variance which would relieve my hardship.

Please see attached document

7. In the case of a zoning variance, attach these to this application:

- A simple map showing the location of the property, its dimensions, location of existing and proposed structures, and the nearest public road.

8. Signed



Date

04/14/26

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 5/5/26
2. List of attachments: Simple map () Final plat () None
 Preliminary plat () Other
3. Public hearing (If zoning variance):
Date Applicant notified: 5/6/26
Date hearing advertised: 5/28/26
Date hearing held: 6/15/26
4. Planning Commission () Approved () Denied: Conditions of approval or reasons for denial

5. City Council () Approved () Denied: Conditions of approval or reasons for denial

6. Date Applicant notified of final action: 6/23/26

Variance Application:
Kingsland, GA

This request seeks a variance from the 10-foot side yard setback for accessory structures in the R-1 District (Appendix A, Article VII) and from the 10-foot minimum separation between an accessory structure and the principal building (Appendix A, Article V – Accessory Uses and Structures).

Project: Detached Accessory Building
Address: 211 Woodbridge Road, Kingsland, GA 31548
Subdivision: The Meadows
Parcel: 0821 022
Zoning: R-1 Single-Family Residential
Relief requested:

- Reduce required **10 ft side yard setback** for an accessory structure to **2.5 ft**
- Reduce required **10 ft separation** between the accessory structure and the principal dwelling to **3 ft**

Narrative

The applicant proposes to construct a **14' wide × 36' long × 10' high** detached accessory building on the right side of the existing single-family residence at 211 Woodbridge Road. The structure will be used for storage and workspace associated with normal residential use, including tools, equipment, and household items that cannot be reasonably accommodated within the existing garage.

The proposed building will be located **2.5 feet from the right side property line, 3 feet from the right side wall of the main house and 3 feet from the rear property line.** The 36-foot dimension runs front-to-back, and the front wall of the proposed building remains **entirely behind the front wall of the house**, so it does not extend into the front yard. The building is fully within the rear/side yard area and subordinate in height and scale to the principal dwelling.

Due to the placement of the existing house and garage on the lot, the depth of the rear yard, and the configuration of usable yard area, there is no practical way to locate a functional 14' × 36' accessory building while meeting both the **10-foot side setback** and the **10-foot separation from the house**. The requested variance will allow reasonable residential use of the property consistent with the character of the neighborhood, while

maintaining the building behind the front of the main house line and avoiding encroachment into the front yard.

Site plan diagram (See drawing attached. Drawing is not to exact scale)

Assuming “top” is rear yard and “bottom” is street/front yard:

Proposed building is on the **right side** of the house.

- **2.5 ft** between proposed building and right side property line.
- **2.5 ft** between proposed building and rear property line.
- **3 ft** between proposed building and main house.
- Front of proposed building is **behind** the front wall of the house.
- The front ~10 ft of the building projects into the **side yard area**, but not into the front yard.

Hardship and justification:

Hardship related to the property The existing house and attached garage were constructed in a way that leaves a relatively narrow and irregular buildable area in the rear and side yard on the right side of the lot. The combination of the house footprint, garage location, and yard depth does not allow a reasonably sized accessory building to be placed in the rear yard while maintaining both a 10-foot side setback and a 10-foot separation from the dwelling. This constraint is inherent to the lot’s configuration and the original placement of the structures, not a matter of personal preference.

Not self-created The applicant did not design or place the original house and garage; these were constructed as part of the subdivision. The lot dimensions and building placement pre-date this request and effectively limit where an accessory structure can be located. The need for a variance arises from these existing conditions rather than any action by the current owner.

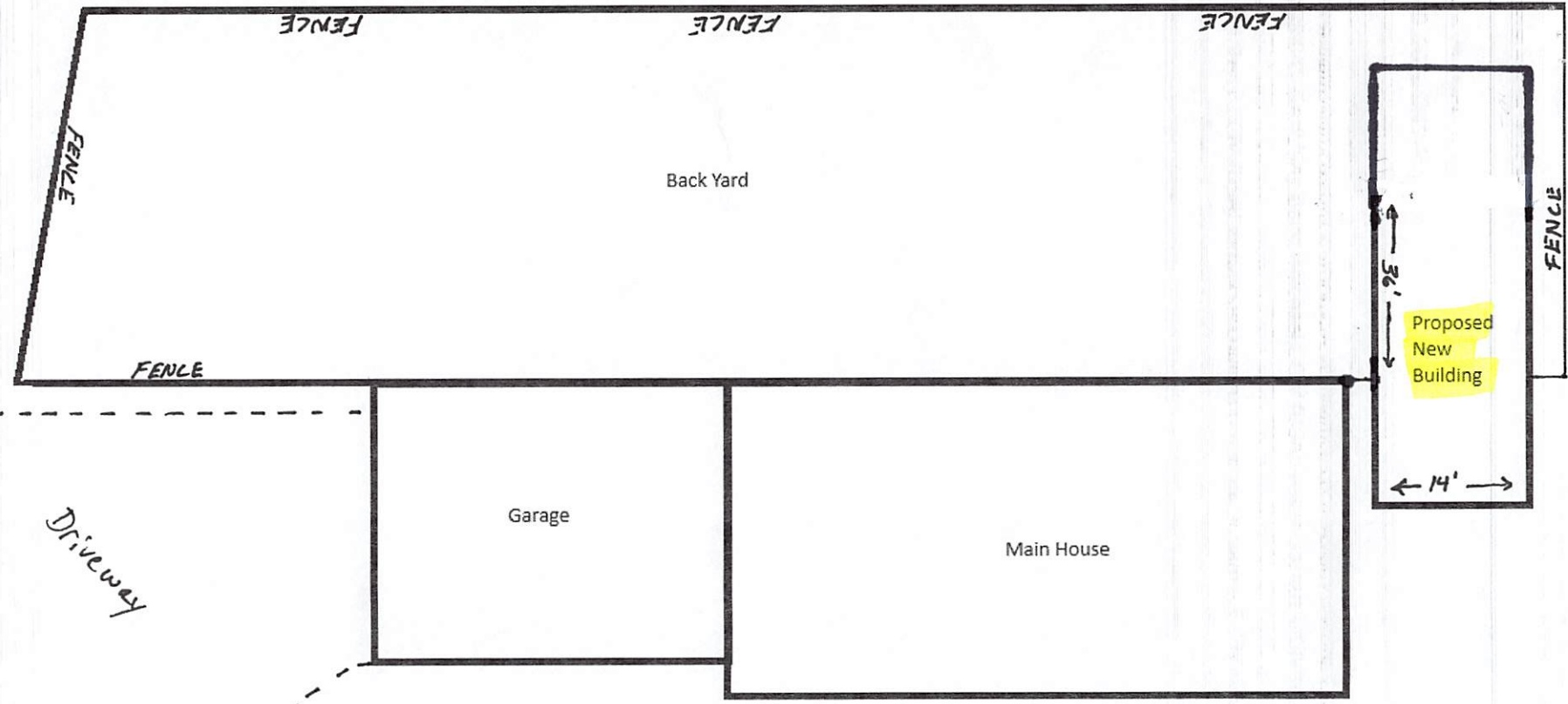
Minimum variance necessary The proposed location on the right side of the house is the only area where a 14' × 36' building can function as intended while remaining behind the front building line and outside the front yard. The requested **2.5/3-foot setbacks** from the house and side/rear property line represent the minimum relief necessary to allow a usable structure. Reducing the building size would not eliminate the need for a variance because the controlling factor is the fixed distance between the house and the side property line, not just the building’s length.

No harm to public safety or neighboring properties The building will be limited to **10 feet in height**, constructed with appropriate materials, and kept behind the front wall of the house, preserving the streetscape. It will not encroach onto neighboring property, will not obstruct drainage or utilities, and will not impede emergency access. The use is typical of residential accessory structures in similar neighborhoods. Granting this variance will not be detrimental to adjacent properties or the public interest and will allow the property to be used in a manner consistent with its residential zoning.

Respectfully,

 04/14/26
Kenneth B. Smith (Property Owner)

ELM Court



Driveway

Garage

Main House

Back Yard

Proposed New Building

36'

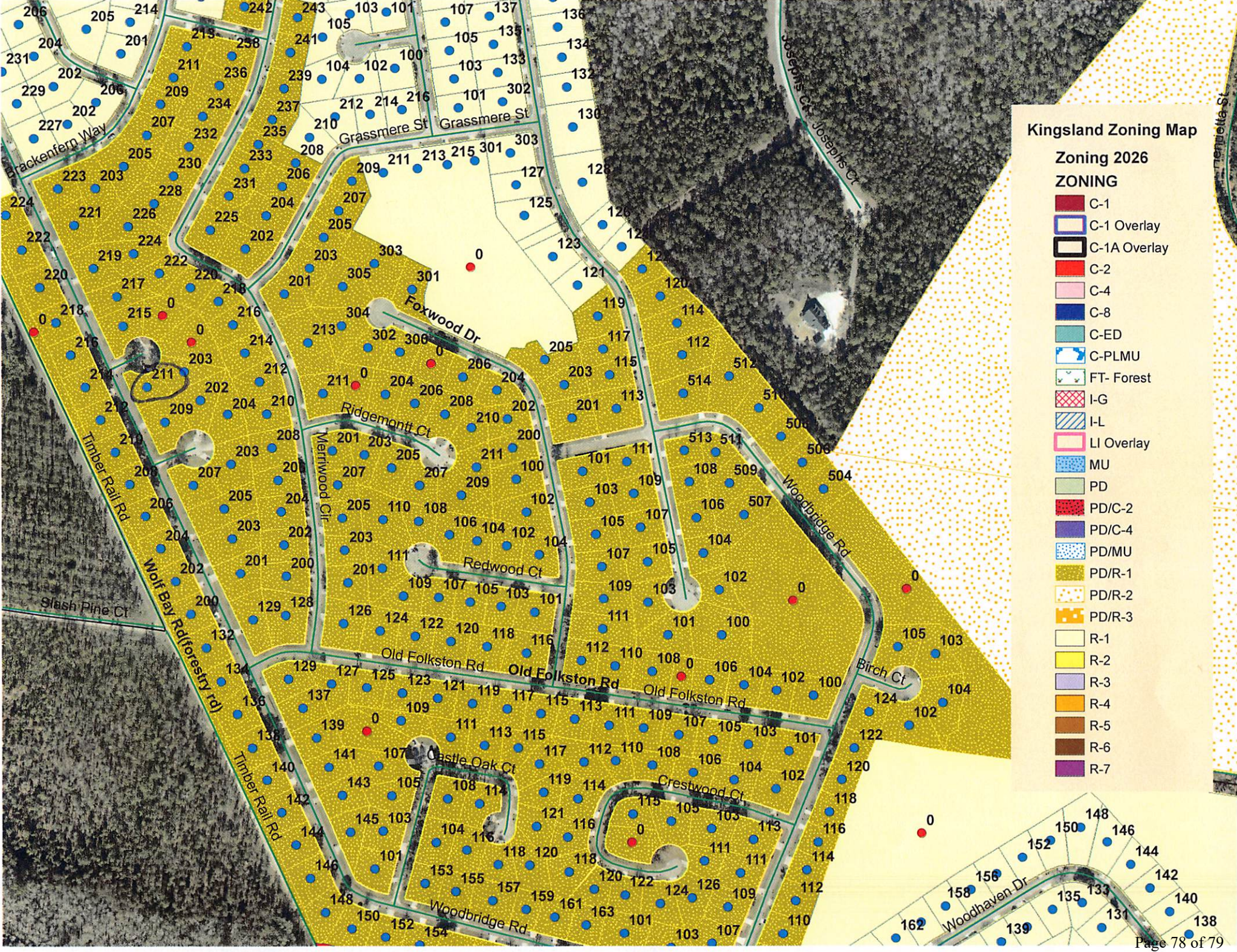
14'

Front Yard

211 Woodbridge Rd.
Parcel: 0821 022
The Meadows

Drawing is not to scale

Woodbridge Rd.



Kingsland Zoning Map

**Zoning 2026
ZONING**

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- C-ED
- C-PLMU
- FT- Forest
- I-G
- I-L
- LI Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PD/MU
- PD/R-1
- PD/R-2
- PD/R-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7



Overview



Legend

- Parcels
- Roads
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels

Parcel ID	0821022	Owner	SMITH KENNETH B & TARA P	Last 2 Sales			
Class Code	Residential		211 WOODBRIDGE ROAD	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	8/12/2011	\$108000	AL	U
	KINGSLAND	Physical Address	211 WOODBRIDGE RD	3/3/2011	0	FY	U
Acres	0.27	Assessed Value	Value \$228014				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

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