



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

**Regular
Meeting**

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

6:00 PM

I. PUBLIC HEARING

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

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

No one came forward to speak

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.

No one came forward to speak

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.

1. Beverly Cleveland asked for clarification on the impact on her property.
2. Planning and Zoning Director Scott Kimball read a letter submitted by Camden Adventures in support of the expansion of the district.
3. Kerry Crummey asked for clarification on the impact on his property.

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

Chairman Markes called the Planning Meeting to order at 6:12 PM

PRESENT: Planning Commission Mike Anderson
 Planning Commission Angela Halliwell
 Planning Commission Judy Smith-Burris
 Planning Commission Kathryn Markes
 Planning Commission Becci Shannon
 Planning Commission William Huebener

ABSENT: Planning Commission William Sopp

III. APPROVE MINUTES

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Judy Smith-Burris
SECONDER:	Planning Commission William Huebener
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, Kathryn Markes, Becci Shannon, William Huebener

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.

Commissioner Anderson made a motion to deny the permit due to the applicant not being present twice.

RESULT:	[UNANIMOUS]
MOVER:	Anderson
SECONDER:	Huebener
AYES:	Huebener, Halliwell, Markes, Smith-Burris, Shannon, Anderson

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Mike Anderson
SECONDER:	Planning Commission Becci Shannon
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, Kathryn Markes, Becci Shannon, William Huebener

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission William Huebener
SECONDER:	Planning Commission Judy Smith-Burris
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, Kathryn Markes, Becci Shannon, William Huebener

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Mike Anderson
SECONDER:	Planning Commission Judy Smith-Burris
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, Kathryn Markes, Becci Shannon, William Huebener

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Becci Shannon
SECONDER:	Planning Commission William Huebener
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, Kathryn Markes, Becci Shannon, William Huebener

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Mike Anderson
SECONDER:	Planning Commission Judy Smith-Burris
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, Kathryn Markes, Becci Shannon, William Huebener

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission William Huebener
SECONDER:	Planning Commission Judy Smith-Burris
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, Kathryn Markes, Becci Shannon, William Huebener

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Mike Anderson
SECONDER:	Planning Commission Judy Smith-Burris
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, Kathryn Markes, Becci Shannon, William Huebener

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Mike Anderson
SECONDER:	Planning Commission Judy Smith-Burris
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, Kathryn Markes, William Huebener
ABSTAINED:	Becci Shannon

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Becci Shannon
SECONDER:	Planning Commission William Huebener
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, Kathryn Markes, Becci Shannon, William Huebener

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.

Mr. Ken Smith explained his request to the Planning Board.

Commissioner Anderson moved to deny the variance.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Mike Anderson
SECONDER:	Planning Commission Becci Shannon
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, Kathryn Markes, Becci Shannon, William Huebener

V. ADJOURNMENT

Meeting adjourned at 6:49 PM

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Becci Shannon
SECONDER:	Planning Commission William Huebener
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, Kathryn Markes, Becci Shannon, William Huebener