



**CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • SEPTEMBER 8, 2026**

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Special Use Permit — Parcel - 107-003B

James Fair, with Kings Bay Hotel Management LLC has applied for a Special Use Permit to be able to operate an Assisted Senior Living Facility at 1323 Hospitality Drive. Assisted Senior Living Facilities are inspected and subject to the rules of the GA. Department of Community Health and are not regulated by the City of Kingsland. Zoning is C-4 (Interchangeable Commercial).

2. Rezoning - Parcel - 093 011B

Larry Shapiro, with Cards MD LLC, is requesting that parcel 093011B be rezoned to I-L (Light Industrial). The parcel is located at 1363 Harriet's Bluff Rd. containing approximately 0.9 acres. The purpose of the rezoning is for a mechanic shop and future industrial/office rental space.

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-145 W. Peach Ave. - Parcel K30-07-012

George Corriere has applied for a home occupation permit for a gun carrying accessory business known as "Street Rat Holsters, LLC." The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

2. Home Occupation-817 Clarks Bluff Road — Parcel -K29-08-003

Sarina Thomas Henley has applied for a home occupation permit for a food /juice delivery & catering business known as "Island Girlz Delight". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

3. Home Occupation-226 Waters Edge Drive. - Parcel 108F- 120

Jose Perez has applied for a home occupation permit for a tile installation business known as "JP Custom Tile". 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.

4. Home Occupation-75 Lake Point Drive. Apt.3102. - Parcel 121-023A

Angela Knight has applied for a home occupation permit for a cleaning business known as "Knight Cleaning Business Pro, LLC." The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is C-2. Staff recommends approval.

5. PD Amendment - K - Town Parcel - 094-025

Jonathan McDill, acting agent for Salt Branch Partners, LLC has submitted an amendment to the PD for K-Town Mixed Use Development that was approved in May of 2025. The Amendment is an addition to the permitted commercial uses for the development: (w) Neighborhood Gas Station/Convenience Store with gas pumps, but not to include semi-truck repair, service, or fueling yard. The development is located on the south side of Colerain Road on parcel 094 025. Zoning is PD/MU (Planned Development/Mixed Use). Staff recommends approval.

6. Special Use Permit — Parcel - 107-003B

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7. Right of Way Acceptance — Lake Juniper

Charles Gilman with Lake Manor West, LLC has submitted three Quit- Claim Deeds requesting the City of Kingsland to accept a 60' ROW including all roads (Verano St.,

Pomegranate St., and Vela Court) and all infrastructure within Lake Juniper Phases I, II, and III. An inspection of the infrastructure was completed by Public Works on August 13, 2025 and all infrastructure was in good working order. The submitted Quit Claim Deeds are attached to this report. Staff recommends approval.

8. Rezoning - Parcel - 093 011B

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V. ADJOURNMENT