



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

**Regular
Meeting**

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

6:00 PM

I. PUBLIC HEARING

1. Special Use Permit — 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 (Interchangable Commercial).

No one came forward to speak.

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.

No one came forward to speak.

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

The meeting was called to order at 6:00 PM

PRESENT:

Planning Commission Mike Anderson

Planning Commission William Sopp

Planning Commission Kathryn Markes

Planning Commission William Huebener

ABSENT: Planning Commission Angela Halliwell
Planning Commission Judy Smith-Burris
Planning Commission Becci Shannon

III. APPROVE MINUTES

1. Minutes of the Previous Meeting

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission William Sopp
SECONDER:	Planning Commission William Huebener
AYES:	William Sopp, Kathryn Markes, William Huebener

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.

Planning and Zoning Director Scott Kimball read a letter that was sent to the Commission in support of Mr. Corriere's Home Occupation Permit.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Mike Anderson
SECONDER:	Planning Commission William Sopp
AYES:	Mike Anderson, William Sopp, Kathryn Markes, William Huebener

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission William Huebener
SECONDER:	Planning Commission Mike Anderson

AYES:	Mike Anderson, William Sopp, Kathryn Markes, William Huebener
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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.

Chairwoman Markes read a letter of support from a neighbor for Mr. Perez's Home Occupation Permit.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Mike Anderson
SECONDER:	Planning Commission William Sopp
AYES:	Mike Anderson, William Sopp, Kathryn Markes, William Huebener

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission William Huebener
SECONDER:	Planning Commission William Sopp
AYES:	Mike Anderson, William Sopp, Kathryn Markes, William Huebener

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission William Huebener
SECONDER:	Planning Commission William Sopp
AYES:	Mike Anderson, William Sopp, Kathryn Markes, William Huebener

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

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RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission William Sopp
SECONDER:	Planning Commission Mike Anderson
AYES:	Mike Anderson, William Sopp, Kathryn Markes, William Huebener

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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Mike Anderson
SECONDER:	Planning Commission William Huebener
AYES:	Mike Anderson, William Sopp, Kathryn Markes, William Huebener

8. Rezoning - Parcel - 093 011B

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RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission William Sopp
SECONDER:	Planning Commission Mike Anderson
AYES:	Mike Anderson, William Sopp, Kathryn Markes, William Huebener

V. ADJOURNMENT

The meeting was called for adjournment at 6:25 PM.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Mike Anderson
SECONDER:	Planning Commission William Sopp
AYES:	Mike Anderson, William Sopp, Kathryn Markes, William Huebener