



**CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • JULY 7, 2025**

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

II. CALL TO ORDER

Vacant, 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. Final Plat-Canopy Oaks Phase 1

Ron Sawyer with Gross Road Development, LLC has submitted a Final Plat for Canopy Oaks Phase 1 consisting of 98 single family lots on approx. 38.41 acres. The preliminary plat was approved by City Council on March 11, 2024. Zoning is PD/R-2 (Planned Development Low Density Residential). Staff recommends approval.

2. Final Plat-The Villas at Camden Woods Phase 2B

Ron Sawyer with Laurel Island Holdings,, LLC has submitted a Final Plat for The Villas at Camden Woods Phase 2B, consisting of 16 single family lots on approx. 3.35 acres. The preliminary plat was approved by City Council on July 15, 2024. Zoning is PD/MU (Planned Development/Mixed Use). Staff recommends 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: July 7, 2025

City Council Meeting Date: July 14, 2025

Agenda Item: Final Plat

Summary: Ron Sawyer with Gross Road Development, LLC has submitted a Final Plat for Canopy Oaks Phase 1 consisting of 98 single family lots on approx. 38.41 acres. The preliminary plat was approved by City Council on March 11, 2024.

Zoning: PD/R-2 (Planned Development Low Density Residential)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

240135 July Agenda

APPLICATION FOR FINAL 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: GROSS Road Development, LLC - Sawyer & Associates Phone: 912-882-7725
Address: 100 Marsh Harbour Parkway Kingsland, GA 31548
2. Owner, if not same:
Name: N/A
Address: N/A
3. What is your interest if you are not the owner?
N/A
4. Name of proposed subdivision: Canopy Oaks, Phase 1
5. Location of subdivision: Neighborhood: Canopy Oaks, Phase 1
Street: GROSS Rd. & Canopy Crossing
Parcel Number: 107 042 & 043 Lot Number: _____
6. Present zoning: PD/R-2
7. Number of proposed lots: 98 lots & 3 Tracts
8. Area of proposed subdivision: 38.41 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.
 - Final Plat (Original and 9 copies)
 - Vicinity Map
 - Proof of ownership
10. Signed: [Signature] Date: 6/5/25

Part C - Planning Official Only

1. Date application was filed: 6/5/25
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes ☐ No
3. Checked by: Scott & James
4. Are Final Plat and application complete? ☒ Yes ☐ No
5. Correct fee paid? ☒ Yes ☐ No ☐ Not applicable
6. Date final plat reviewed by Planning Commission: 7/7/25
() 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: July 7, 2025

City Council Meeting Date: July 14, 2025

Agenda Item: Final Plat

Summary: Ron Sawyer with Laurel Island Holdings, LLC has submitted a Final Plat for The Villas at Camden Woods Phase 2B, consisting of 16 single family lots on approx. 3.35 acres. The preliminary plat was approved by City Council on July 15, 2024.

Zoning: PD/MU (Planned Development Mixed Use)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

240134 July 2025 APPLICATION FOR FINAL 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: LTH Holdings, LLC - Sawyer & Associates Phone: 912-882-7725
Address: 100 Marsh Harbour Parkway Kingsland, GA 31548
2. Owner, if not same:
Name: N/A
Address: N/A
3. What is your interest if you are not the owner?
N/A
4. Name of proposed subdivision: The Villas at Camden Woods, Phase 2B
5. Location of subdivision: Neighborhood: The Villas
Street: Collin Nicholas Dr.
Parcel Number: 107 035 Lot Number: _____
6. Present zoning: PD - Mixed Use
7. Number of proposed lots: 16 lots & 1 tract
8. Area of proposed subdivision: 3.35 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.
 - Final Plat (Original and 9 copies)
 - Vicinity Map
 - Proof of ownership
10. Signed: [Signature] Date: 6/2/25

Part C - Planning Official Only

1. Date application was filed: 6/5/25
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? (☒) Yes () No
3. Checked by: Scott & James
4. Are Final Plat and application complete? (☒) Yes () No
5. Correct fee paid? (☒) Yes () No () Not applicable
6. Date final plat reviewed by Planning Commission: 7/7/25
() Approved () Disapproved

Conditions of approval or reasons for disapproval: _____

