



**CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • AUGUST 4, 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

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 Occupatioin-225 Lake Forest South Dr.-Parcel 107W 008
Stephanie Allwine has applied for a Home Occupation Permit for a home bakery business known as "Stephanie's Tasty Spoon, 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.
2. Preliminary Plat-Wright's Island
Ron Sawyer with Sawdawgs Holdings, LLC has submitted a Preliminary Plat for Wright's Island consisting of 567 single family lots on approximately 213 acres. The original site plan included 147 Townhome lots. However, the applicant has removed the townhouses from the plans. The PD and RE-Zoning was approved by City Council on January 31, 2025. Zoning is PD/R-2 (Planned Development Low Density Residential). Staff recommends approval.
3. Preliminary Plat-Wildcat Settlers
Ron Sawyer with Sawyer & Associates Holdings, LLC has submitted a Preliminary Plat for Wildcat Settlers consisting of 39 lots for a total of 169 Townhome units on approximately 37 acres. There will be two entrances/exits off of Wildcat Dr. Zoning is PD/R-3 (Planned Development Medium/High Density Residential). Staff recommends approval.
4. Preliminary Plat-Canopy Grove
Jonathan Napier has submitted a Preliminary Plat for Canopy Grove consisting of 29 single family lots on approximately 15 acres. This will be a gated community with the entrance off of N. Grove Blvd. Zoning is R-1 (Single Family Residential). Staff recommends approval.

V. ADJOURNMENT

