



**CITY OF KINGSLAND, GEORGIA  
PLANNING & ZONING  
AGENDA • AUGUST 4, 2025**

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**Regular Meeting**

**City Council Chamber**

**6:00 PM**

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

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**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**





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:** August 4, 2025

**City Council Meeting Date:** August 11, 2025

**Agenda Item:** Home Occupation- 225 Lake forest South Drive- Parcel # 107W008

**Summary:**

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:** PD/R-1

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Staff recommends approval

Scott L. Kimball  
Planning & Zoning Director



August Agenda  
240137

**CITY OF KINGSLAND**  
**APPLICATION FOR HOME OCCUPATION PERMIT**

*This application is based on the requirements of Section 110 of the KLADO and must be filed with the Planning and Zoning Director at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is required at the Planning Commission regularly scheduled meeting.*

APPLICANT: Stephanie J Allwine PHONE: 912 409 0810

ADDRESS: 225 Lake Forest South Dr.

FAX: \_\_\_\_\_ E-MAIL: stephanie.stastyspoon@gmail.com

Type of use you are requesting:

( ) **Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)

(x) **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

( ) **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: Stephanie's Tasty Spoon, LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 225 Lake Forest South Dr.

TAX MAP & PARCEL NUMBER: 107W008 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: Tax District 02

ADDRESS: Same as above

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

**PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)**

**ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:**

HOME OFFICE	\$50.00
HOME OCCUPATION	\$50.00
RESIDENTIAL BUSINESS	\$50.00

**I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.**

SIGNED: Stephanie J Allwine DATE: 4/21/25



**CITY OF KINGSLAND**  
**APPLICATION FOR HOME OCCUPATION PERMIT**

**TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR**

1. DATE COMPLETE APPLICATION FILED: 7/1/25

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 7/1/25

3. DATE PERMIT FEE PAID: 7/1/25 AMOUNT PAID: \$ 50.<sup>00</sup>

4. PLANNING COMMISSION REVIEW:

( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 8/4/25

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. CITY COUNCIL ACTION:

( ) APPROVED ( ) DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 8/11/25

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 8/12/25

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home OCC. PERMIT HAS BEEN ISSUED.

[Signature]  
PLANNING DIRECTOR  
CITY OF KINGSLAND

7/1/25  
DATE

\_\_\_\_\_  
CITY MANAGER  
CITY OF KINGSLAND

\_\_\_\_\_  
DATE



**CITY OF KINGSLAND  
AFFIDAVIT FOR A HOME OCCUPATION**

APPLICANT: Stephanie J Allwine

ADDRESS: 225 Lake Forest South Dr

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: 912 4090810 FAX: ( ) E-MAIL: stephanics.tastyspoin@gmail.com

PROPOSED BUSINESS: bakery LOCATION: 225 Lake Forest South Dr

TAX PARCEL: 107W008 ZONING: - P-D/R-1

*A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.*

*HOME OCCUPATION: An occupation or profession conducted entirely within a dwelling and which is carried on by an occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There is no access by the public. A Home Occupation is designed to be less restrictive than a Home Office but more than a Residential Business in regard to access by the public, size, visibility, number of employees and types of business.*

**HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:**

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 280 Business area sq. ft. 2490 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

**I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.**

Stephanie All  
SIGNATURE OF APPLICANT

6/21/25  
DATE

# Kingsland Zoning Map

## Zoning 2025

ZONING	Color/Pattern
C-1	Dark Red
C-1 Overlay	Light Red
C-1A Overlay	White with Red Border
C-2	Red
C-4	Pink
C-8	Dark Blue
C-ED	Teal
C-PLMU	Light Blue
FT- Forest	White with Green Border
I-G	Red and White Checkered
I-L	Blue and White Checkered
LI Overlay	White with Blue Border
MU	Blue and White Dotted
PD	Light Green
PD/C-2	Dark Red
PD/C-4	Dark Purple
PD/MU	Blue and White Dotted
PD/R-1	Green and White Dotted
PD/R-2	White and Green Dotted
PD/R-3	Orange and White Dotted
R-1	White
R-2	Yellow
R-3	Light Purple
R-4	Orange
R-5	Brown
R-6	Dark Brown
R-7	Purple





Overview



Legend

- Parcels
- Roads
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels

<b>Parcel ID</b>	107W 008	<b>Owner</b>	ALLWINE DAVID A & STEPHANIE	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		225 LAKE FOREST SOUTH DRIVE	<b>Date</b>	<b>Net Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	KINGSLAND		KINGSLAND, GA 31548	5/15/2023	0	NM	U
	KINGSLAND	<b>Physical Address</b>	225 SLAKE FOREST DR	2/9/2010	\$10	FY	U
<b>Acres</b>	0.25	<b>Assessed Value</b>	Value \$305933				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 7/11/2025

Last Data Uploaded: 7/10/2025 7:32:10 PM

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GEOSPATIAL



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:** August 4, 2025

**City Council Meeting Date:** August 11, 2025

**Agenda Item:** Preliminary Plat

**Summary:** Ron Sawyer with Sawdawg Holdings, LLC has submitted a Preliminary Plat for Wright's Island consisting of 567 single family lots on approx. 213 acres. The original site plan included 147 Townhome lots. However, the applicant has removed the townhomes from the plans. The PD and rezoning was approved by City Council on January 13, 2025.

**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

August 2025 240138

APPLICATION FOR PRELIMINARY 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: Sawdawg Holdings, LLC Phone: 912-882-7725 Address: 100 Marsh Harbour Parkway Kingsland, GA 31548
2. Owner, if not same: Name: Ron Sawyer Address:
3. What is your interest if you are not the owner?
4. Name of proposed subdivision: Wrights Island
5. Location of subdivision: Neighborhood: Wrights Island Street: Laurel Island Pkwy & Bristol Hammock Rd Parcel Number: 106 037 037A Lot Number:
6. Present zoning: PD/R-2
7. Number of proposed lots: 567 lots, & 22 Tracts
8. Area of proposed subdivision: 213.33 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.
- Preliminary Plat (Original and 9 copies)
- Vicinity Map
- PD (if applicable)
- Proof of ownership

Part C - Planning Official Only

- 1. Date application was filed: 7/7/25
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? (X) Yes ( ) No
3. Checked by: Scott & James
4. Are Preliminary Plat and application complete? (X) Yes ( ) No
5. Correct fee paid? (X) Yes ( ) No ( ) Not applicable
6. Date preliminary plat reviewed by Planning Commission: 8/4/25 ( ) Approved ( ) Disapproved

Conditions of approval or reasons for disapproval:

# WRIGHT'S ISLAND

18 TOWNHOME LOTS  
~~40~~ TOTAL

40' LOTS TOTAL  
 218 LOTS

50' LOTS TOTAL  
 236 LOTS

60' MARSH LOTS  
 53 TOTAL

TOTAL  
~~647~~ LOTS  
 567 SF Lots

TOTAL 4182.34 AC  
 TOTAL SUBDIVISION WITH ROADS  
 AND WETLANDS

TOTAL 14.16 AC  
 TOTAL SUBDIVISION WITH ROADS  
 AND WETLANDS

TOTAL ±57.46 AC  
 WETLANDS

PARCEL 1 ±4.73 AC

PARCEL 2 ±7.52 AC

PARCEL 3 ±8.05 AC

TOTAL ±39.30 AC  
 COMMERCIAL WITH ROADS

PARCEL 4 ±16.00 AC



12/04/2024  
 V6-0

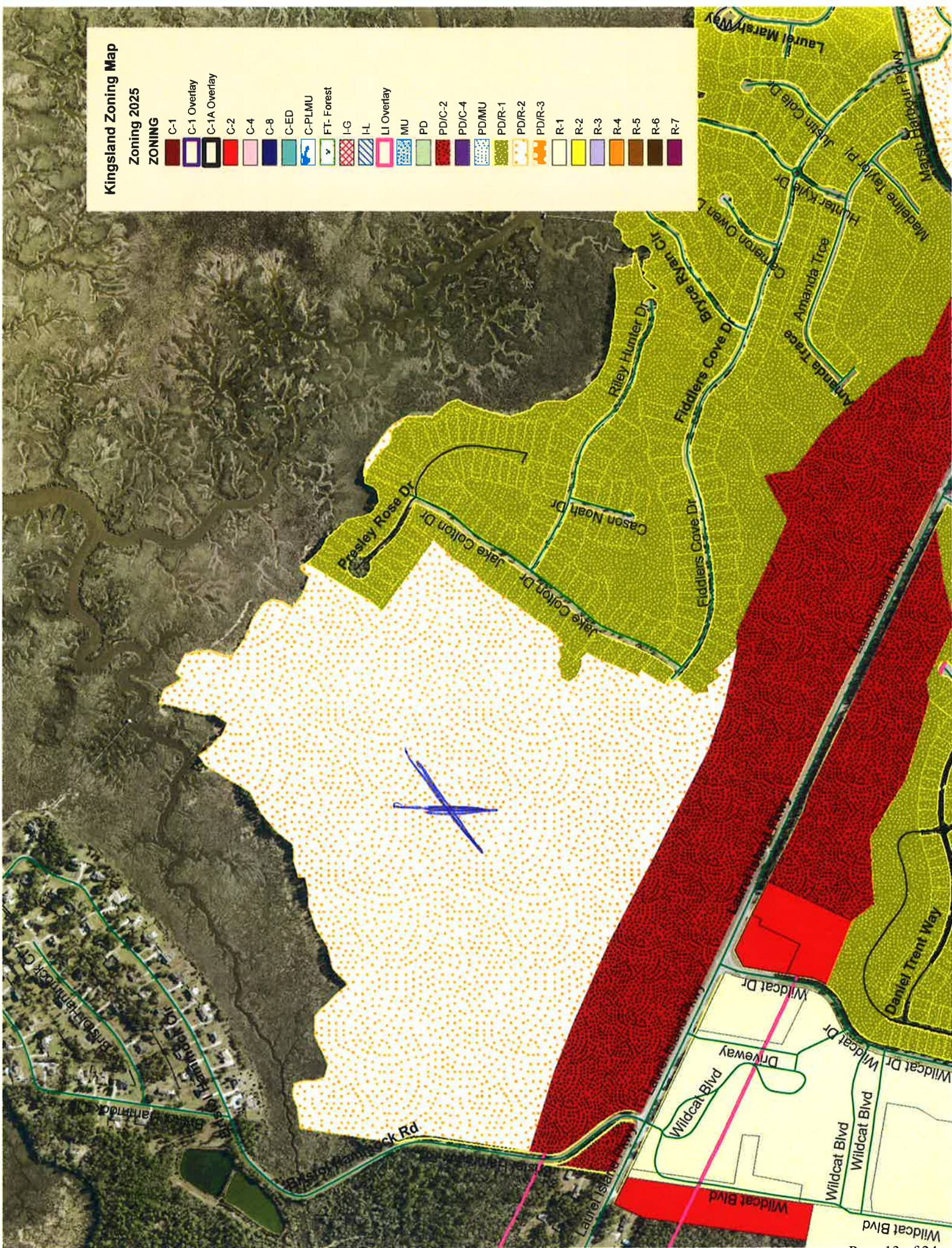


# Kingsland Zoning Map

Zoning 2025

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- C-ED
- C-PLMU
- FT- Forest
- I-G
- I-L
- LI Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PD/MU
- PD/R-1
- PD/R-2
- PD/R-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7





Overview



Legend

- Parcels
- Roads
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels

<b>Parcel ID</b>	106 037	<b>Owner</b>	SAWDAWG HOLDINGS LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		100 MARSH HARBOUR PARKWAY	<b>Date</b>	<b>Net Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	KINGSLAND		KINGSLAND, GA 31548	12/13/2024	0	NM	U
	KINGSLAND	<b>Physical Address</b>	n/a	10/10/2023	\$2511600	XS	U
<b>Acres</b>	171.49	<b>Assessed Value</b>	Value \$1894288				

(Note: Not to be used on legal documents)

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## **Planning and Community Development**

### **Staff Report**

**Planning Commission Meeting Date:** August 4, 2025

**City Council Meeting Date:** August 11, 2025

**Agenda Item:** Preliminary Plat

**Summary:** Ron Sawyer with Sawyer & Associates, LLC has submitted a Preliminary Plat for Wildcat Settlers consisting of 39 lots for a total of 169 Townhome units. on approx. 37 acres. There will be two entrances/exits off of Wildcat Drive.

**Zoning:** PD/R-3 (Planned Development Medium/High Density Residential)

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

# APPLICATION FOR PRELIMINARY 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: Sawyer & Associates Holdings, LLC Phone: 912-882-7725  
Address: 100 Marsh Harbour Parkway Kingsland, GA 31548
2. Owner, if not same:  
Name: Ron Sawyer  
Address: \_\_\_\_\_
3. What is your interest if you are not the owner?  
\_\_\_\_\_
4. Name of proposed subdivision: Wildcat Settlers
5. Location of subdivision: Neighborhood: Settlers Hammock  
Street: Wildcat Dr.  
Parcel Number: 107 023D Lot Number: Tract 4
6. Present zoning: PD R-3
7. Number of proposed lots: 39 lots 169 Sublots, 4 tracts
8. Area of proposed subdivision: 36.93 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.
  - Preliminary Plat (Original and 9 copies)
  - Vicinity Map
  - PD (if applicable)
  - Proof of ownership

### Part C - Planning Official Only

1. Date application was filed: 7/11/25
  2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed?  Yes ( ) No
  3. Checked by: Scott & Jones
  4. Are Preliminary Plat and application complete?  Yes ( ) No
  5. Correct fee paid?  Yes ( ) No ( ) Not applicable
  6. Date preliminary plat reviewed by Planning Commission: 8/4/25  
( ) Approved ( ) Disapproved
- Conditions of approval or reasons for disapproval: \_\_\_\_\_



# Kingsland Zoning Map

Zoning 2025

ZONING
C-1
C-1 Overlay
C-1A Overlay
C-2
C-4
C-8
C-ED
C-PLMU
FT-Forest
I-G
I-L
LI Overlay
MU
PD
PD/C-2
PD/C-4
PDMU
PD/R-1
PD/R-2
PD/R-3
R-1
R-2
R-3
R-4
R-5
R-6
R-7





- Legend**
- Parcels
  - Roads
  - USA Major Highways**
  - Limited Access
  - Highway
  - Major Road
  - Local Road
  - Minor Road
  - Other Road
  - Ramp
  - Ferry
  - Pedestrian Way
  - City Labels

<b>Parcel ID</b>	107 023D	<b>Owner</b>	SAWYER & ASSOCIATES HOLDINGS LLC	<b>Last 2 Sales Date</b>	<b>Net Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Class Code</b>	Residential			12/13/2024	0	NM	U
<b>Taxing District</b>	KINGSLAND		100 MARSH HARBOUR PARKWAY	12/31/2018	0	CR	U
<b>Acres</b>	31.77	<b>Physical Address</b>	KINGSLAND, GA 31548				
		<b>Assessed Value</b>	Value \$190620				

(Note: Not to be used on legal documents)

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## Planning and Community Development

### Staff Report

**Planning Commission Meeting Date:** August 4, 2025

**City Council Meeting Date:** August 11, 2025

**Agenda Item:** Preliminary Plat

**Summary:** Jonathan Napier has submitted a Preliminary Plat for Canopy Grove consisting of 29 single family lots on approx. 15 acres. This will be a gated community with the entrance off of North Grove Blvd.

**Zoning:** R-1 (Single Family Residential)

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

Aug 2025 240140

APPLICATION FOR PRELIMINARY 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

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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: CLIMBERLAND LAND SURVEYOR Phone: 576-8544
Address:
2. Owner, if not same: Name: JONATHAN NAPSON Address:
3. What is your interest if you are not the owner? SURVEYOR
4. Name of proposed subdivision: CANOPY GROVE
5. Location of subdivision: Neighborhood: Street: NORTH GROVE BLVD Parcel Number: 094 039 Lot Number:
6. Present zoning: R-1
7. Number of proposed lots: 29
8. Area of proposed subdivision: 15± ac.
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.
- Preliminary Plat (Original and 9 copies)
- Vicinity Map
- PD (if applicable)
- Proof of ownership

Part C - Planning Official Only

- 1. Date application was filed: 7/9/25
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? (X) Yes ( ) No
3. Checked by: SCOTT JAMES
4. Are Preliminary Plat and application complete? (X) Yes ( ) No
5. Correct fee paid? (X) Yes ( ) No ( ) Not applicable
6. Date preliminary plat reviewed by Planning Commission: 8/4/25 ( ) Approved ( ) Disapproved
Conditions of approval or reasons for disapproval:

**CITY COUNCIL OFFICIAL:**  
 CITY COMMISSIONER: \_\_\_\_\_  
 CITY CLERK: \_\_\_\_\_

**PLANNING AND ZONING DEPARTMENT OFFICIAL:**  
 PLANNING AND ZONING DEPARTMENT: \_\_\_\_\_

**PUBLIC WORKS DEPARTMENT OFFICIAL:**  
 PUBLIC WORKS DEPARTMENT: \_\_\_\_\_

**PLANNING COMMISSION OFFICIAL:**  
 PLANNING COMMISSION: \_\_\_\_\_

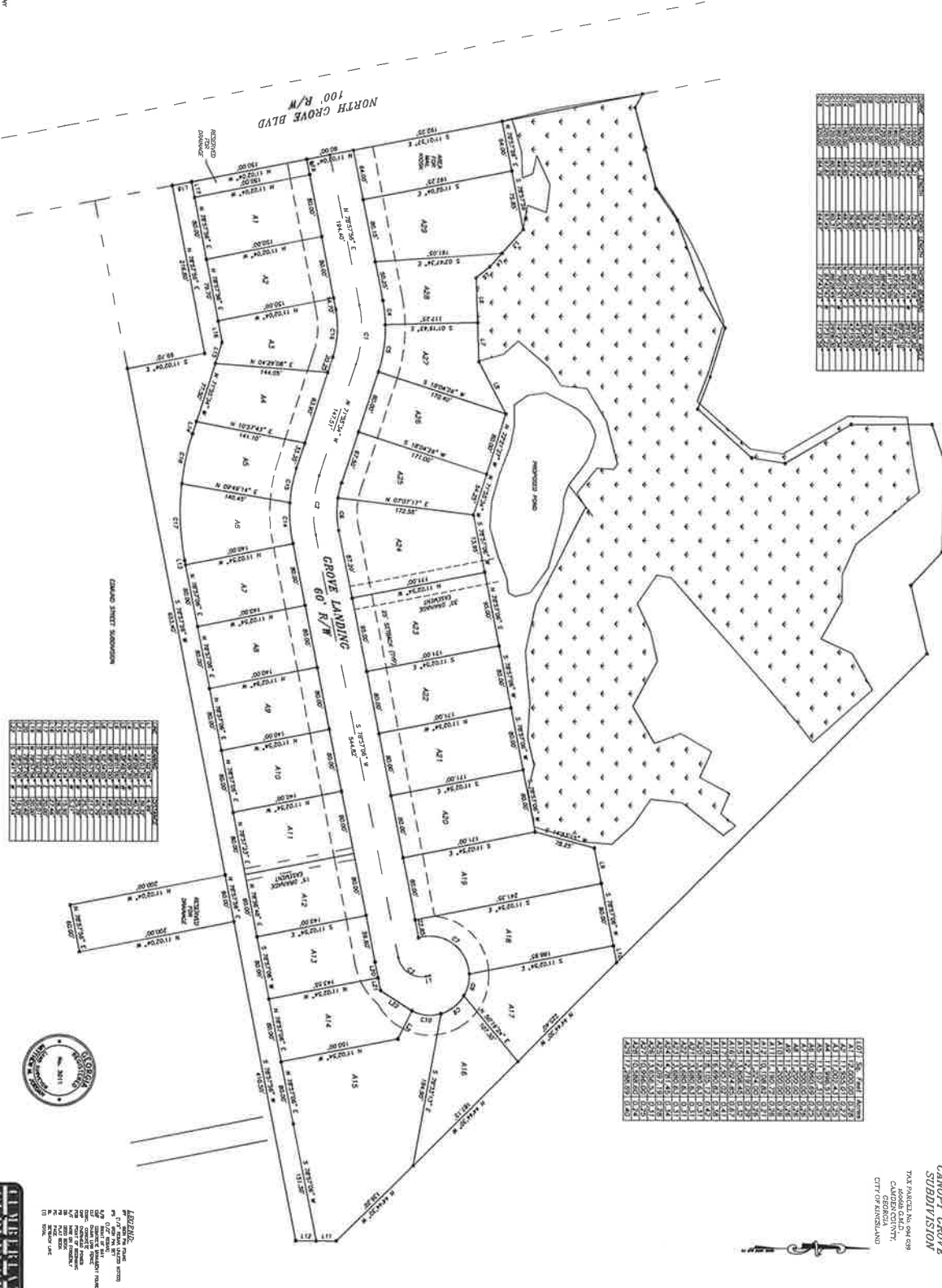
**OFFICE OF GENERAL COUNSEL:**  
 OFFICE OF GENERAL COUNSEL: \_\_\_\_\_

- ALL ZONING REGULATIONS:**
- (1) Minimum lot area: 10,000 square feet
  - (2) Minimum front yard setback: 15 feet
  - (3) Minimum side yard setback: 10 feet
  - (4) Minimum rear yard setback: 10 feet
  - (5) Minimum front-of-lot width: 20 feet
  - (6) Minimum lot coverage: 25%
  - (7) Minimum lot area: 10,000 square feet
  - (8) Minimum front yard setback: 15 feet
  - (9) Minimum side yard setback: 10 feet
  - (10) Minimum rear yard setback: 10 feet
  - (11) Minimum front-of-lot width: 20 feet
  - (12) Minimum lot coverage: 25%

- GENERAL NOTES:**
1. Surveyed lot lines, bearings, and distances are shown on this plan.
  2. Proposed lots are shown with bearings and distances.
  3. This plan is prepared under a contract with the City of Atlanta.
  4. The owner is responsible for obtaining all necessary permits.
  5. A title block must be attached to the plan.
  6. The plan is subject to the provisions of the City of Atlanta Zoning Ordinance.
  7. The plan is subject to the provisions of the City of Atlanta Code.
  8. The plan is subject to the provisions of the City of Atlanta Charter.
  9. The plan is subject to the provisions of the City of Atlanta Constitution.
  10. The plan is subject to the provisions of the City of Atlanta Ordinance.
  11. The plan is subject to the provisions of the City of Atlanta Code.
  12. The plan is subject to the provisions of the City of Atlanta Charter.
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  17. The plan is subject to the provisions of the City of Atlanta Constitution.
  18. The plan is subject to the provisions of the City of Atlanta Ordinance.
  19. The plan is subject to the provisions of the City of Atlanta Code.
  20. The plan is subject to the provisions of the City of Atlanta Charter.

**LEGEND:**

- 1. Proposed lots
- 2. Existing lots
- 3. Proposed streets
- 4. Existing streets
- 5. Proposed easements
- 6. Existing easements
- 7. Proposed setbacks
- 8. Existing setbacks
- 9. Proposed easement lines
- 10. Existing easement lines
- 11. Proposed easement areas
- 12. Existing easement areas
- 13. Proposed easement widths
- 14. Existing easement widths
- 15. Proposed easement depths
- 16. Existing easement depths
- 17. Proposed easement lengths
- 18. Existing easement lengths
- 19. Proposed easement widths and depths
- 20. Existing easement widths and depths



PRELIMINARY PLAN FOR:  
**CANOPY GROVE SUBDIVISION**  
 TAX MAP NO. 10, 04, 009  
 JOHNS GABLE, GA  
 COUNTY OF ANNEWATER, GEORGIA  
 CITY OF ANNEWATER

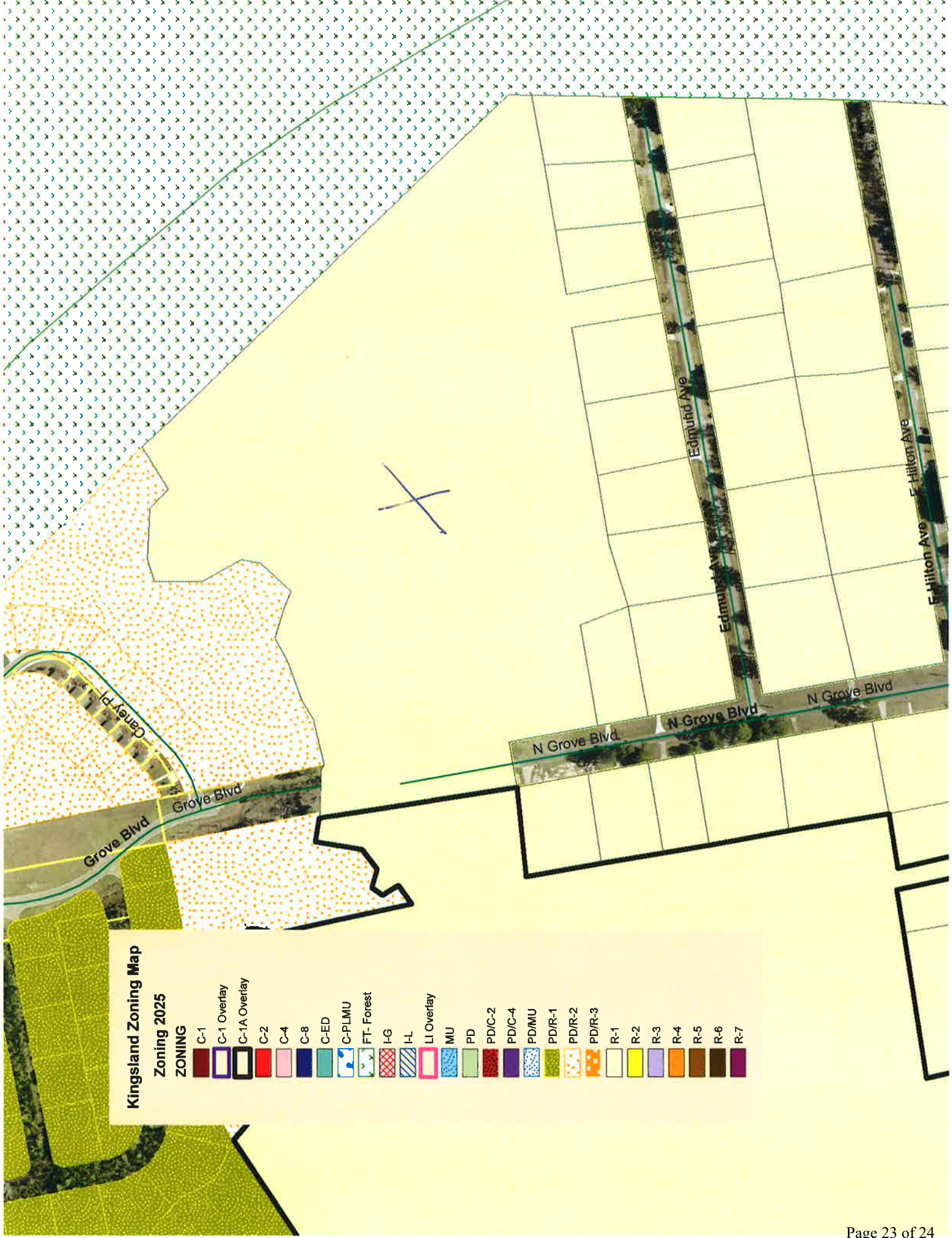
**CLAYTON STRATTON**

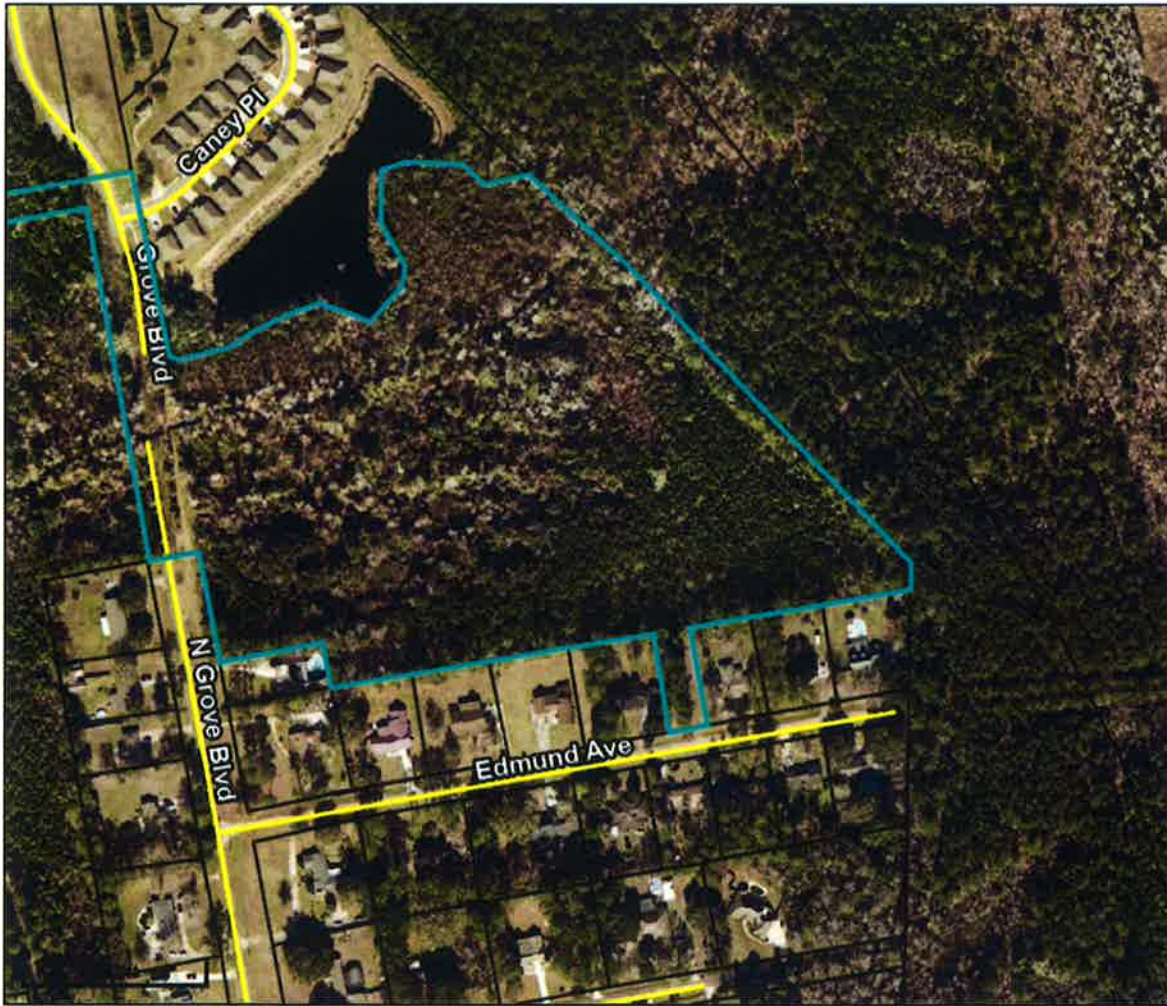
1000 W. CHERRY AVE  
 ATLANTA, GA 30310  
 (404) 525-1111  
 FAX: (404) 525-1112  
 WWW.CLAYTONSTRATTON.COM

# Kingsland Zoning Map

## Zoning 2025

ZONING	Color/Pattern
C-1	Dark Red
C-1 Overlay	Light Blue
C-1A Overlay	Light Green
C-2	Red
C-4	Pink
C-8	Dark Blue
C-ED	Teal
C-PLMU	Light Blue with Wave Pattern
FT- Forest	Light Blue with Tree Pattern
I-G	Red with X Pattern
LI	Blue with Diagonal Lines
LI Overlay	Pink with Diagonal Lines
MU	Light Blue with Dotted Pattern
PD	Light Green
PD/C-2	Dark Red
PD/C-4	Dark Purple
PD/MU	Light Blue with Dotted Pattern
PD/R-1	Light Green
PD/R-2	Light Green with Dotted Pattern
PD/R-3	Light Green with Dotted Pattern
R-1	White
R-2	Yellow
R-3	Light Purple
R-4	Orange
R-5	Brown
R-6	Dark Brown
R-7	Dark Purple





Overview



Legend

- Parcels
- Roads
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels**

<b>Parcel ID</b>	094 039	<b>Owner</b>	AVENIR EQUITY PARTNERS LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		110 NORTH GROSS ROAD	<b>Date</b>	<b>Net Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	KINGSLAND		KINGSLAND, GA 31548	4/15/2024	\$150000	LM	Q
	KINGSLAND	<b>Physical Address</b>	n/a	7/8/2022	\$97000	LM	Q
<b>Acres</b>	20.63	<b>Assessed Value</b>	Value \$108150				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

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