



**CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • MARCH 2, 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 # 107T 039

Sabrina Hannan, with Timeless Care Homes, LLC, is requesting a Special Use Permit to have a personal care home business with up to six patients at her residence located at 133 Lake Manor Dr. The parcel contains approximately 1.28 acres and is zoned PD/R-1.

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. Lift Station Acceptance-Canopy Oaks Subdivision

Ron Sawyer with Sawyer Land Development, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept the Lift Station and a 20' utility easement located at 117 Canopy Crossing. An inspection was completed by the Planning Dept. and Public Works on January 29, 2026 and the lift station was in good working order. The submitted Quit-Claim Deed is attached to this report. Zoning is PD/R-2. Staff recommends approval.

2. Right of Way Acceptance-The Preserve at Camden Woods

Ron Sawyer with LIH Holdings, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 50' ROW including all infrastructure within the finished 2,171.8 linear feet portion of Collin Nicholas Dr. An inspection of the infrastructure was completed by the Planning Dept. and Public Works on January 27, 2026 and all infrastructure was in good working order. The submitted Quit-Claim Deed is attached to this report. Zoning is MU (Mixed Use). Staff recommends approval.

3. Home Occupation-75 Lake Pointe Dr., Apt. 3207-Parcel # 121 023A

Whitley Countryman has applied for a Home Occupation Permit for a mobile florist business known as "December Eleven, 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.

4. Home Occupation-205 Sugar Maple Way-Parcel # 082R 019
Jessica Shirah has applied for a Home Occupation Permit for a tote rental and organizing business known as "Organized Chaos Solutions, 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.
5. Home Occupation-101 Lake Forest S. Ct.-Parcel # 107R 068
Kristin Hill has applied for a Home Occupation Permit for an embroidery business known as "Salty Stitches Embroidery". 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.
6. Home Occupation-101 Huntington Dr.-Parcel # 082M 023
Lauren Harms has applied for a Home Occupation Permit for a microgreens farming business known as "The Harmstead, 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.
7. Home Occupation-255 Merriwood Ct.-Parcel # 082N 027A
Branden Krull has applied for a Home Occupation Permit for a baked bread business known as "Salt & Starter Bread Co., 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.
8. Special Use Permit-Parcel # 107T 039
Sabrina Hannan, with Timeless Care Homes, LLC has applied for a Special Use Permit to be able to operate a Personal Care Home at her residence, located at 133 Lake Manor Dr.
Personal Care Homes are inspected and subject to the rules of the Department of Human Resources and are not regulated by The City of Kingsland. Zoning is PD/R-1.

Planning Staff remains neutral in their recommendation.

If approved, Planning Staff recommends to add the following condition:
 - 1) At any time, there may be no parking in the street.

V. ADJOURNMENT