



**CITY OF KINGSLAND, GEORGIA  
PLANNING & ZONING  
AGENDA • MARCH 2, 2026**

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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**

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



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:** March 2, 2026

**City Council Meeting Date:** March 9, 2026

**Agenda Item:** Lift Station Acceptance- Canopy Oaks Subdivision

#### **Summary:**

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:** PD/R-2

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

**Staff Recommendation:** Staff Recommends approval

Scott L. Kimball  
Planning & Zoning Director

**Please return to:  
Kinney & Hendrix, LLC  
Attorneys at Law  
P. O. Box 7050  
St. Marys, GA 31558  
File No. 26-50885**

STATE OF GEORGIA

COUNTY OF CAMDEN

QUIT-CLAIM DEED

THIS INDENTURE, made this 9<sup>th</sup> day of March, 2026,  
between, **Sawyer Land Development LLC**, a Georgia limited liability company  
f/k/a **Gross Road Development LLC**, a Georgia limited liability company, of  
the first part, and the **City of Kingsland**, a municipal corporation of the State  
of Georgia, of the second part.

WITNESSETH: That the said party of the first part, for and in  
consideration of the sum of \$10.00 and other valuable considerations in hand  
paid, the receipt whereof is acknowledged, has bargained, sold, and by these  
presents does remise, convey and forever QUIT CLAIM to the said party of the  
second part, its successors and assigns, the following described property:

**See Exhibit "A" attached hereto.**

TO HAVE AND TO HOLD the said bargained premises to the said party of  
the second part, so that neither the said party of the first part nor its  
successors and assigns, nor any other person or persons claiming under it  
shall at any time by any means or ways, have, claim or demand any right or

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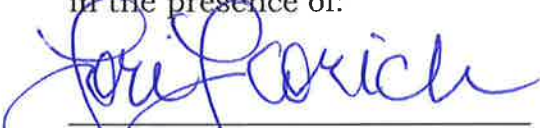
title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said party of the first part has hereunto set the hands and seals of the respective officers, the day and year above written.

Sawyer Land Development LLC f/k/a  
Gross Road Development LLC

By:  (SEAL)  
Ronald H. Sawyer, its Manager

Signed, sealed, and delivered  
in the presence of:

  
Witness

  
Notary Public

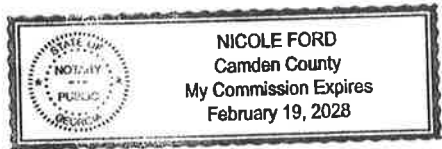


Exhibit "A"

All that lot, tract or parcel of land lying and being in the City of Kingsland, 1606th G.M. District, Camden County, Georgia, more particularly described as follows:

All of that tract containing 0.04 acres, more or less, and labelled as "LIFT STATION" on that plat of survey titled "MAP TO SHOW SUBDIVISION PLAT OF CANOPY OAKS, PHASE ONE REPLAT" by Jeffrey S. Foster, Georgia Registered Land Surveyor No. 3143, dated August 19, 2025, recorded in Plat Book 2025, page 148, Camden County, Georgia, records.

There is also hereby conveyed a perpetual, assignable, non-exclusive easement for ingress and egress, for clearing, and for laying and maintaining water, sewer, and electrical lines of all types and descriptions, over, under, through and across that area labelled as "20' ACCESS & UTILITY EASEMENT" on said plat.

RESOLUTION ACCEPTING PROPERTY

WHEREAS, Sawyer Land Development LLC has constructed and installed a lift station within the City of Kingsland that Sawyer Land Development LLC desires to dedicate to the City of Kingsland; and

WHEREAS, the aforesaid lift station required under ordinances of the City of Kingsland has been completed and accepted by the City of Kingsland; and

WHEREAS, Sawyer Land Development LLC has tendered to the City of Kingsland a deed conveying the aforesaid lift station, which deed is acceptable to the City of Kingsland;

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, that the deed from Sawyer Land Development LLC to the City of Kingsland, Georgia, conveying the aforesaid lift station, dated \_\_\_\_\_, is hereby accepted by the City of Kingsland.

THIS \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF KINGSLAND, GEORGIA

By: \_\_\_\_\_ (SEAL)  
Its Mayor

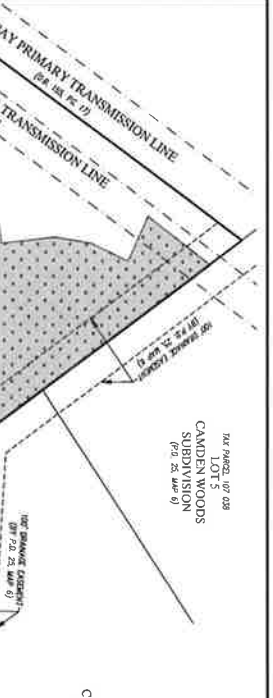
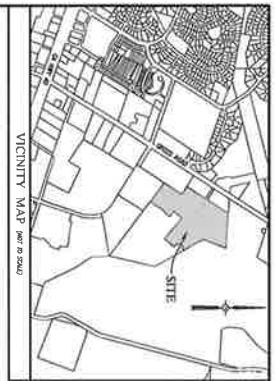
Attest: \_\_\_\_\_ (SEAL)  
Its Clerk

CLERK'S CERTIFICATE

I, Jo Seigler, the duly appointed, qualified and acting Clerk of the City of Kingsland, Georgia, do hereby certify that the attached resolution was duly adopted by the Mayor and Council of the City of Kingsland, Georgia, at its regular meeting held on March 9<sup>th</sup>, 2026, and I do further certify that the copy of the resolution is a true and correct copy of said resolution adopted at said meeting and on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said City this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Jo Seigler



**\* RECORD DRAWING \***  
**"AS BUILT"**  
**WATER, STORM SEWER & SANITARY SEWER**

LOT 6  
 CAMDEN WOODS SUBDIVISION  
 (P.L. 25, APR 09)

MAP TO SHOW ASBUILT SURVEY  
 CANOPY OAKS - PHASE ONE  
 CITY OF KINGSLAND, 1606th G.M.D.,  
 CAMDEN COUNTY, GEORGIA  
 FOR: LAUREL ISLAND HOLDINGS, LLC

**SAWYER ASSOCIATES**  
 PROPERTY OWNED BY:  
 LAUREL ISLAND HOLDINGS, LLC  
 1606th G.M.D.,  
 CAMDEN COUNTY, GEORGIA  
 (912) 825-7725  
 (P.L. 25, APR 09)

**CONTRACTOR CERTIFICATION:**  
 ALL CONTRACTING OPERATIONS AND PRODUCT QUALITIES  
 HAVE BEEN IN ACCORDANCE WITH THE  
 CITY OF KINGSLAND, GEORGIA

- NOTES:**
- 1) SUBJECT PROPERTY IS CURRENTLY ZONED R-100. ALL REGULATIONS, ORDINANCES, AND CODES SHALL APPLY. LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, LOT 20, LOT 21, LOT 22, LOT 23, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32, LOT 33, LOT 34, LOT 35, LOT 36, LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, LOT 42, LOT 43, LOT 44, LOT 45, LOT 46, LOT 47, LOT 48, LOT 49, LOT 50, LOT 51, LOT 52, LOT 53, LOT 54, LOT 55, LOT 56, LOT 57, LOT 58, LOT 59, LOT 60, LOT 61, LOT 62, LOT 63, LOT 64, LOT 65, LOT 66, LOT 67, LOT 68, LOT 69, LOT 70, LOT 71, LOT 72, LOT 73, LOT 74, LOT 75, LOT 76, LOT 77, LOT 78, LOT 79, LOT 80, LOT 81, LOT 82, LOT 83, LOT 84, LOT 85, LOT 86, LOT 87, LOT 88, LOT 89, LOT 90, LOT 91, LOT 92, LOT 93, LOT 94, LOT 95, LOT 96, LOT 97, LOT 98, LOT 99, LOT 100, LOT 101, LOT 102, LOT 103, LOT 104, LOT 105, LOT 106, LOT 107, LOT 108, LOT 109, LOT 110, LOT 111, LOT 112, LOT 113, LOT 114, LOT 115, LOT 116, LOT 117, LOT 118, LOT 119, LOT 120, LOT 121, LOT 122, LOT 123, LOT 124, LOT 125, LOT 126, LOT 127, LOT 128, LOT 129, LOT 130, LOT 131, LOT 132, LOT 133, LOT 134, LOT 135, LOT 136, LOT 137, LOT 138, LOT 139, LOT 140, LOT 141, LOT 142, LOT 143, LOT 144, LOT 145, LOT 146, LOT 147, LOT 148, LOT 149, LOT 150, LOT 151, LOT 152, LOT 153, LOT 154, LOT 155, LOT 156, LOT 157, LOT 158, LOT 159, LOT 160, LOT 161, LOT 162, LOT 163, LOT 164, LOT 165, LOT 166, LOT 167, LOT 168, LOT 169, LOT 170, LOT 171, LOT 172, LOT 173, LOT 174, LOT 175, LOT 176, LOT 177, LOT 178, LOT 179, LOT 180, LOT 181, LOT 182, LOT 183, LOT 184, LOT 185, LOT 186, LOT 187, LOT 188, LOT 189, LOT 190, LOT 191, LOT 192, LOT 193, LOT 194, LOT 195, LOT 196, LOT 197, LOT 198, LOT 199, LOT 200, LOT 201, LOT 202, LOT 203, LOT 204, LOT 205, LOT 206, LOT 207, LOT 208, LOT 209, LOT 210, LOT 211, LOT 212, LOT 213, LOT 214, LOT 215, LOT 216, LOT 217, LOT 218, LOT 219, LOT 220, LOT 221, LOT 222, LOT 223, LOT 224, LOT 225, LOT 226, LOT 227, LOT 228, LOT 229, LOT 230, LOT 231, LOT 232, LOT 233, LOT 234, LOT 235, LOT 236, LOT 237, LOT 238, LOT 239, LOT 240, LOT 241, LOT 242, LOT 243, LOT 244, LOT 245, LOT 246, LOT 247, LOT 248, LOT 249, LOT 250, LOT 251, LOT 252, LOT 253, LOT 254, LOT 255, LOT 256, LOT 257, LOT 258, LOT 259, LOT 260, LOT 261, LOT 262, LOT 263, LOT 264, LOT 265, LOT 266, LOT 267, LOT 268, LOT 269, LOT 270, LOT 271, LOT 272, LOT 273, LOT 274, LOT 275, LOT 276, LOT 277, LOT 278, LOT 279, LOT 280, LOT 281, LOT 282, LOT 283, LOT 284, LOT 285, LOT 286, LOT 287, LOT 288, LOT 289, LOT 290, LOT 291, LOT 292, LOT 293, LOT 294, LOT 295, LOT 296, LOT 297, LOT 298, LOT 299, LOT 300, LOT 301, LOT 302, LOT 303, LOT 304, LOT 305, LOT 306, LOT 307, LOT 308, LOT 309, LOT 310, LOT 311, LOT 312, LOT 313, LOT 314, LOT 315, LOT 316, LOT 317, LOT 318, LOT 319, LOT 320, LOT 321, LOT 322, LOT 323, LOT 324, LOT 325, LOT 326, LOT 327, LOT 328, LOT 329, LOT 330, LOT 331, LOT 332, LOT 333, LOT 334, LOT 335, LOT 336, LOT 337, LOT 338, LOT 339, LOT 340, LOT 341, LOT 342, LOT 343, LOT 344, LOT 345, LOT 346, LOT 347, LOT 348, LOT 349, LOT 350, LOT 351, LOT 352, LOT 353, LOT 354, LOT 355, LOT 356, LOT 357, LOT 358, LOT 359, LOT 360, LOT 361, LOT 362, LOT 363, LOT 364, LOT 365, LOT 366, LOT 367, LOT 368, LOT 369, LOT 370, LOT 371, LOT 372, LOT 373, LOT 374, LOT 375, LOT 376, LOT 377, LOT 378, LOT 379, LOT 380, LOT 381, LOT 382, LOT 383, LOT 384, LOT 385, LOT 386, LOT 387, LOT 388, LOT 389, LOT 390, LOT 391, LOT 392, LOT 393, LOT 394, LOT 395, LOT 396, LOT 397, LOT 398, LOT 399, LOT 400, LOT 401, LOT 402, LOT 403, LOT 404, LOT 405, LOT 406, LOT 407, LOT 408, LOT 409, LOT 410, LOT 411, LOT 412, LOT 413, LOT 414, LOT 415, LOT 416, LOT 417, LOT 418, LOT 419, LOT 420, LOT 421, LOT 422, LOT 423, LOT 424, LOT 425, LOT 426, LOT 427, LOT 428, LOT 429, LOT 430, LOT 431, LOT 432, LOT 433, LOT 434, LOT 435, LOT 436, LOT 437, LOT 438, LOT 439, LOT 440, LOT 441, LOT 442, LOT 443, LOT 444, LOT 445, LOT 446, LOT 447, LOT 448, LOT 449, LOT 450, LOT 451, LOT 452, LOT 453, LOT 454, LOT 455, LOT 456, LOT 457, LOT 458, LOT 459, LOT 460, LOT 461, LOT 462, LOT 463, LOT 464, LOT 465, LOT 466, LOT 467, LOT 468, LOT 469, LOT 470, LOT 471, LOT 472, LOT 473, LOT 474, LOT 475, LOT 476, LOT 477, LOT 478, LOT 479, LOT 480, LOT 481, LOT 482, LOT 483, LOT 484, LOT 485, LOT 486, LOT 487, LOT 488, LOT 489, LOT 490, LOT 491, LOT 492, LOT 493, LOT 494, LOT 495, LOT 496, LOT 497, LOT 498, LOT 499, LOT 500, LOT 501, LOT 502, LOT 503, LOT 504, LOT 505, LOT 506, LOT 507, LOT 508, LOT 509, LOT 510, LOT 511, LOT 512, LOT 513, LOT 514, LOT 515, LOT 516, LOT 517, LOT 518, LOT 519, LOT 520, LOT 521, LOT 522, LOT 523, LOT 524, LOT 525, LOT 526, LOT 527, LOT 528, LOT 529, LOT 530, LOT 531, LOT 532, LOT 533, LOT 534, LOT 535, LOT 536, LOT 537, LOT 538, LOT 539, LOT 540, LOT 541, LOT 542, LOT 543, LOT 544, LOT 545, LOT 546, LOT 547, LOT 548, LOT 549, LOT 550, LOT 551, LOT 552, LOT 553, LOT 554, LOT 555, LOT 556, LOT 557, LOT 558, LOT 559, LOT 560, LOT 561, LOT 562, LOT 563, LOT 564, LOT 565, LOT 566, LOT 567, LOT 568, LOT 569, LOT 570, LOT 571, LOT 572, LOT 573, LOT 574, LOT 575, LOT 576, LOT 577, LOT 578, LOT 579, LOT 580, LOT 581, LOT 582, LOT 583, LOT 584, LOT 585, LOT 586, LOT 587, LOT 588, LOT 589, LOT 590, LOT 591, LOT 592, LOT 593, LOT 594, LOT 595, LOT 596, LOT 597, LOT 598, LOT 599, LOT 600, LOT 601, LOT 602, LOT 603, LOT 604, LOT 605, LOT 606, LOT 607, LOT 608, LOT 609, LOT 610, LOT 611, LOT 612, LOT 613, LOT 614, LOT 615, LOT 616, LOT 617, LOT 618, LOT 619, LOT 620, LOT 621, LOT 622, LOT 623, LOT 624, LOT 625, LOT 626, LOT 627, LOT 628, LOT 629, LOT 630, LOT 631, LOT 632, LOT 633, LOT 634, LOT 635, LOT 636, LOT 637, LOT 638, LOT 639, LOT 640, LOT 641, LOT 642, LOT 643, LOT 644, LOT 645, LOT 646, LOT 647, LOT 648, LOT 649, LOT 650, LOT 651, LOT 652, LOT 653, LOT 654, LOT 655, LOT 656, LOT 657, LOT 658, LOT 659, LOT 660, LOT 661, LOT 662, LOT 663, LOT 664, LOT 665, LOT 666, LOT 667, LOT 668, LOT 669, LOT 670, LOT 671, LOT 672, LOT 673, LOT 674, LOT 675, LOT 676, LOT 677, LOT 678, LOT 679, LOT 680, LOT 681, LOT 682, LOT 683, LOT 684, LOT 685, LOT 686, LOT 687, LOT 688, LOT 689, LOT 690, LOT 691, LOT 692, LOT 693, LOT 694, LOT 695, LOT 696, LOT 697, LOT 698, LOT 699, LOT 700, LOT 701, LOT 702, LOT 703, LOT 704, LOT 705, LOT 706, LOT 707, LOT 708, LOT 709, LOT 710, LOT 711, LOT 712, LOT 713, LOT 714, LOT 715, LOT 716, LOT 717, LOT 718, LOT 719, LOT 720, LOT 721, LOT 722, LOT 723, LOT 724, LOT 725, LOT 726, LOT 727, LOT 728, LOT 729, LOT 730, LOT 731, LOT 732, LOT 733, LOT 734, LOT 735, LOT 736, LOT 737, LOT 738, LOT 739, LOT 740, LOT 741, LOT 742, LOT 743, LOT 744, LOT 745, LOT 746, LOT 747, LOT 748, LOT 749, LOT 750, LOT 751, LOT 752, LOT 753, LOT 754, LOT 755, LOT 756, LOT 757, LOT 758, LOT 759, LOT 760, LOT 761, LOT 762, LOT 763, LOT 764, LOT 765, LOT 766, LOT 767, LOT 768, LOT 769, LOT 770, LOT 771, LOT 772, LOT 773, LOT 774, LOT 775, LOT 776, LOT 777, LOT 778, LOT 779, LOT 780, LOT 781, LOT 782, LOT 783, LOT 784, LOT 785, LOT 786, LOT 787, LOT 788, LOT 789, LOT 790, LOT 791, LOT 792, LOT 793, LOT 794, LOT 795, LOT 796, LOT 797, LOT 798, LOT 799, LOT 800, LOT 801, LOT 802, LOT 803, LOT 804, LOT 805, LOT 806, LOT 807, LOT 808, LOT 809, LOT 810, LOT 811, LOT 812, LOT 813, LOT 814, LOT 815, LOT 816, LOT 817, LOT 818, LOT 819, LOT 820, LOT 821, LOT 822, LOT 823, LOT 824, LOT 825, LOT 826, LOT 827, LOT 828, LOT 829, LOT 830, LOT 831, LOT 832, LOT 833, LOT 834, LOT 835, LOT 836, LOT 837, LOT 838, LOT 839, LOT 840, LOT 841, LOT 842, LOT 843, LOT 844, LOT 845, LOT 846, LOT 847, LOT 848, LOT 849, LOT 850, LOT 851, LOT 852, LOT 853, LOT 854, LOT 855, LOT 856, LOT 857, LOT 858, LOT 859, LOT 860, LOT 861, LOT 862, LOT 863, LOT 864, LOT 865, LOT 866, LOT 867, LOT 868, LOT 869, LOT 870, LOT 871, LOT 872, LOT 873, LOT 874, LOT 875, LOT 876, LOT 877, LOT 878, LOT 879, LOT 880, LOT 881, LOT 882, LOT 883, LOT 884, LOT 885, LOT 886, LOT 887, LOT 888, LOT 889, LOT 890, LOT 891, LOT 892, LOT 893, LOT 894, LOT 895, LOT 896, LOT 897, LOT 898, LOT 899, LOT 900, LOT 901, LOT 902, LOT 903, LOT 904, LOT 905, LOT 906, LOT 907, LOT 908, LOT 909, LOT 910, LOT 911, LOT 912, LOT 913, LOT 914, LOT 915, LOT 916, LOT 917, LOT 918, LOT 919, LOT 920, LOT 921, LOT 922, LOT 923, LOT 924, LOT 925, LOT 926, LOT 927, LOT 928, LOT 929, LOT 930, LOT 931, LOT 932, LOT 933, LOT 934, LOT 935, LOT 936, LOT 937, LOT 938, LOT 939, LOT 940, LOT 941, LOT 942, LOT 943, LOT 944, LOT 945, LOT 946, LOT 947, LOT 948, LOT 949, LOT 950, LOT 951, LOT 952, LOT 953, LOT 954, LOT 955, LOT 956, LOT 957, LOT 958, LOT 959, LOT 960, LOT 961, LOT 962, LOT 963, LOT 964, LOT 965, LOT 966, LOT 967, LOT 968, LOT 969, LOT 970, LOT 971, LOT 972, LOT 973, LOT 974, LOT 975, LOT 976, LOT 977, LOT 978, LOT 979, LOT 980, LOT 981, LOT 982, LOT 983, LOT 984, LOT 985, LOT 986, LOT 987, LOT 988, LOT 989, LOT 990, LOT 991, LOT 992, LOT 993, LOT 994, LOT 995, LOT 996, LOT 997, LOT 998, LOT 999, LOT 1000.

NAME OF PROPERTY OWNERS:  
**ROYAL POINT WOODS LLC & ROYAL POINT MCGILLIC**  
 (BY COUNTY RECORDS SECTION)

NAME OF PROPERTY OWNERS:  
**GROVE PARK LIMITED PARTNERSHIP**  
 (BY COUNTY RECORDS SECTION)

LOT 8  
 CAMDEN WOODS SUBDIVISION  
 (P.L. 25, APR 09)

P.O. BOX 5700  
 ST. MARVS, GEORGIA 31558  
 (912) 726-1977 PHONE  
 (912) 726-1599 FAX

GEORGIA LICENSED  
 SURVEYOR No. 1007  
 DATE: 04/29/2016



**APPROVED BY:**  
 [Signature]  
 [Seal]  
 SURVEYOR

DATE: 04/29/2016  
 TIME: 11:17 AM  
 PROJECT: CAMDEN WOODS SUBDIVISION  
 SHEET: 1 OF 11



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:** March 2, 2026

**City Council Meeting Date:** March 9, 2026

**Agenda Item:** Right of Way Acceptance- The Preserve at Camden Woods

#### Summary:

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 Drive. 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:** MU (Mixed Use)

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

**Staff Recommendation:** Staff Recommends approval

Scott L. Kimball  
Planning & Zoning Director

**Please return to:  
Kinney & Hendrix, LLC  
Attorneys at Law  
P. O. Box 7050  
St. Marys, GA 31558  
File No. 26-50885**

STATE OF GEORGIA

COUNTY OF CAMDEN

QUIT-CLAIM DEED

THIS INDENTURE, made this 9<sup>th</sup> day of March, 2026,  
between, **LIH Holdings, LLC**, a Georgia limited liability company, of the first  
part, and the **City of Kingsland**, a municipal corporation of the State of  
Georgia, of the second part.

WITNESSETH: That the said party of the first part, for and in  
consideration of the sum of \$10.00 and other valuable considerations in hand  
paid, the receipt whereof is acknowledged, has bargained, sold, and by these  
presents does remise, convey and forever QUIT CLAIM to the said party of the  
second part, its successors and assigns, the following described property:

**See Exhibit "A" attached hereto.**

TO HAVE AND TO HOLD the said bargained premises to the said party of  
the second part, so that neither the said party of the first part nor its  
successors and assigns, nor any other person or persons claiming under it  
shall at any time by any means or ways, have, claim or demand any right or

50885

title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said party of the first part has hereunto set the hands and seals of the respective officers, the day and year above written.

LIH Holdings, LLC

By: Sawyer Land Development LLC,  
its sole Member

Signed, sealed, and delivered  
in the presence of:

*[Signature]*  
Witness  
*[Signature]*  
Notary Public

By: *[Signature]* (SEAL)  
Ronald H. Sawyer, its Manager

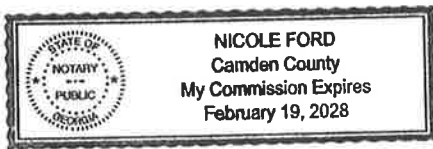


Exhibit "A"

All of that lot, tract or parcel of land lying and being in the 1606<sup>th</sup> G.M. District, City of Kingsland, Camden County, Georgia, more particularly described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE CITY OF KINGSLAND, 1606<sup>th</sup> G.M. DISTRICT, CAMDEN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF CAMDEN WOODS PARKWAY (A 100 FOOT RIGHT-OF-WAY) AND BEING THE NORTHWESTERLY CORNER OF TRACT "A", THE VILLAS AT CAMDEN WOODS (ACCORDING TO PLAT RECORDED IN PLAT BOOK 2021, PAGE 127, PUBLIC RECORDS OF SAID COUNTY), AND RUN THENCE NORTH 14°-48'-59" EAST ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 163.29 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE NORTH 14°-48'-59" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 41.60 FEET TO A POINT OF CURVATURE IN SAID RIGHT-OF-WAY LINE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 5929.00 FEET, A CHORD DISTANCE OF 8.47 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 14°-51'-27" EAST; RUN THENCE SOUTH 72°-15'-30" EAST, A DISTANCE OF 435.67 FEET TO A POINT; RUN THENCE SOUTH 74°-29'-05" EAST, A DISTANCE OF 1255.68 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 60°-30'-55" EAST; RUN THENCE NORTH 15°-30'-55" EAST, A DISTANCE OF 55.51 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 324.31 FEET, A CHORD DISTANCE OF 73.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 08°-59'-01" EAST; RUN THENCE NORTH 02°-27'-08" EAST, A DISTANCE OF 267.08 FEET TO A POINT; RUN THENCE SOUTH 87°-32'-52" EAST, A DISTANCE OF 50.00 FEET TO A POINT; RUN THENCE SOUTH 02°-27'-08" WEST, A DISTANCE OF 267.08 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF CURVE, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 374.31 FEET, A CHORD DISTANCE OF 85.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 08°-59'-01" WEST; RUN THENCE SOUTH 15°-30'-55" WEST, A DISTANCE OF 55.51 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 75.00 FEET, A CHORD DISTANCE OF 106.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 60°-30'-55" WEST; RUN THENCE NORTH

50885

74°-29'-05" WEST, A DISTANCE OF 690.52 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 35.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 60°-32'-05" WEST; RUN THENCE SOUTH 15°-33'-15" WEST, A DISTANCE OF 121.43 FEET TO A POINT; RUN THENCE NORTH 74°-29'-05" WEST, A DISTANCE OF 50.00 FEET TO A POINT; RUN THENCE NORTH 15°-33'-15" EAST, A DISTANCE OF 121.39 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 35.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 29°-27'-55" WEST; RUN THENCE NORTH 74°-29'-05" WEST, A DISTANCE OF 466.13 FEET TO A POINT; RUN THENCE NORTH 72°-15'-30" WEST, A DISTANCE OF 434.09 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 2.67 ACRES, MORE OR LESS AND IS SHOWN AND DESCRIBED ON THAT SURVEY BY AKM SURVEYING, INC., DATED JANUARY 30, 2026, CERTIFIED BY JEFFREY S. FOSTER, GRLS NO. 3143.

Together with all of the water, sanitary sewer, storm sewer and storm drainage infrastructure and street lights lying within said 2.67 acres.

There is also hereby conveyed a 5 foot wide easement for drainage and utilities to the City of Kingsland along all unrestricted front, side and rear lot lines as shown on that plat of survey titled "Final Subdivision Plat of The Villas at Camden Woods - Phase 2A" prepared by Bennett Surveying, Inc., dated January 2, 2025, and recorded in Plat Book 2025, page 20, Camden County, Georgia records, but not the fee simple title to any portion of any lot over which said easements lie.

This conveyance shall not include the title to any irrigation lines and wells located within the property being conveyed. Grantor hereby reserves an easement over, under and through the aforesaid property for the placement, repair, and maintenance of irrigation lines and wells.

RESOLUTION ACCEPTING PROPERTY

WHEREAS, LIH Holdings, LLC has constructed and installed certain streets and water, sanitary sewer, storm sewer and storm drainage infrastructure and street lights within the City of Kingsland that LIH Holdings, LLC desires to dedicate to the City of Kingsland; and

WHEREAS, the aforesaid streets and water, sanitary sewer, storm sewer and storm drainage infrastructure and street lights required under ordinances of the City of Kingsland have been completed and accepted by the City of Kingsland; and

WHEREAS, LIH Holdings, LLC, has tendered to the City of Kingsland a deed conveying the aforesaid streets and water, sanitary sewer, storm sewer and storm drainage infrastructure and street lights, which deed is acceptable to the City of Kingsland.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, that the deed from LIH Holdings, LLC, to the City of Kingsland, Georgia, conveying the aforesaid streets and water, sanitary sewer, storm sewer and storm drainage infrastructure and street lights , dated \_\_\_\_\_, is hereby accepted by the City of Kingsland.

THIS \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF KINGSLAND, GEORGIA

By: \_\_\_\_\_(SEAL)  
Its Mayor

Attest: \_\_\_\_\_(SEAL)  
Its Clerk

CLERK'S CERTIFICATE

I, Jo Seigler, the duly appointed, qualified and acting Clerk of the City of Kingsland, Georgia, do hereby certify that the attached resolution was duly adopted by the Mayor and Council of the City of Kingsland, Georgia, at its regular meeting held on March 9<sup>th</sup>, 2026, and I do further certify that the copy of the resolution is a true and correct copy of said resolution adopted at said meeting and on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said City this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Jo Seigler





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:** March 2, 2026

**City Council Meeting Date:** March 9, 2026

**Agenda Item:** Home Occupation- 75 Lake Pointe Dr. Apartment 3207  
Parcel # 121 023A

**Summary:**

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:** C-2

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

**Staff Recommendation:** Staff recommends approval

Scott L. Kimball  
Planning & Zoning Director



240178

**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: Whitley Countryman PHONE: [REDACTED]

ADDRESS: 75 Lake Pointe Dr, Apt 3207 Kingsland, Ga 31548

FAX: N/A E-MAIL: [REDACTED]

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.)
- 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: December Eleven LLC (DBA Wild Blooms)

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 75 Lake Pointe Dr

TAX MAP & PARCEL NUMBER: 121 023A ZONING: C-2

OWNER OF SITE, IF NOT APPLICANT: Grand Pointe Apartments PGK Property, LLC

ADDRESS: 75 Lake Pointe Dr Apt 3207

CITY: Kingsland STATE: Ga ZIP: 31548

**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: Whitley Countryman DATE: 01/30/2026



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

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

1. DATE COMPLETE APPLICATION FILED: 2/2/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 2/2/26

3. DATE PERMIT FEE PAID: 2/3/26 AMOUNT PAID: \$ 50.<sup>00</sup>

4. PLANNING COMMISSION REVIEW:

( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 3/2/26

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

5. CITY COUNCIL ACTION:

( ) APPROVED ( ) DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 3/9/26

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

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 3/10/26

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 PERMIT HAS BEEN ISSUED.

[Signature]  
PLANNING DIRECTOR  
CITY OF KINGSLAND

2/2/26  
DATE

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

\_\_\_\_\_  
DATE



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

**APPLICANT:** Whitley Countryman

**ADDRESS:** 75 lake Pointe Dr Apt 3207

**CITY:** Kingsland      **STATE:** Ga      **ZIP:** 31548

**PHONE:(X)** (REDACTED)      **FAX:( )** (REDACTED)      **E-MAIL:** (REDACTED)

**PROPOSED BUSINESS:** Wild Blooms, mobile florist      **LOCATION:** Residence

**TAX PARCEL:** 121 023A      **ZONING:** C-2

*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: 150 Business area sq. ft. 1100 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.**

Whitley Countryman  
**SIGNATURE OF APPLICANT**

01/30/2026  
**DATE**



# POINTE GRAND

## APARTMENT HOMES

February 5, 2026

Whitley Countryman  
Apartment #3207  
Pointe Grand Apartment Homes  
Kingsland, GA 31548

RE: Approval to Operate Home-Based Floral Business

Dear Ms. Countryman,

This letter serves as written approval for you to operate your floral business from your apartment home, #3207, at Pointe Grand Apartment Homes.

Please note that this approval is subject to the following condition:

- No clients, customers, or business-related visitors are permitted to conduct business activities within your apartment home or anywhere on the property.

All business operations must be conducted in a manner that does not create additional traffic, noise, disruption, or nuisance to the community. Deliveries related to your floral business must remain reasonable and in compliance with all community policies.

This approval may be revoked if any lease violations occur or if business activities interfere with the quiet enjoyment of other residents.

If you have any questions, please feel free to contact the leasing office.

We wish you continued success with your floral business.

Sincerely,  
  
Emiko Board

Community Manager  
Pointe Grand Apartment Homes

Resident Acknowledgment:

I, Whitley Countryman, acknowledge and agree to the terms outlined above.

  
Whitley Countryman  
Date: 2/9/2026





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>	121 023A	<b>Owner</b>	PGK PROPERTY LLC ETAL	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		244 MADISON AVENUE	<b>Date</b>	<b>Net Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	KINGSLAND		AUITE 439	7/8/2021	\$43647264	AL	U
	KINGSLAND		NEW YORK, NY 10016	2/12/2020	0	CR	U
<b>Acres</b>	20.92	<b>Physical Address</b>	75 LAKE POINTE DR				
		<b>Assessed Value</b>	Value \$25687153				

(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: 2/2/2026

Last Data Uploaded: 1/30/2026 7:34:54 PM

Developed by SCHNEIDER  
GEO SPATIAL



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:** March 2, 2026

**City Council Meeting Date:** March 9, 2026

**Agenda Item:** Home Occupation- 205 Sugar Maple Way- Parcel # 082R 019

#### **Summary:**

Jessica Shirah has applied for a home occupation permit for a tote rental and moving 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:** R-1

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

**Staff Recommendation:** Staff recommends approval

Scott L. Kimball  
Planning & Zoning Director



240177

**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 Administrator at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is encouraged at the Planning Commission public hearing.*

APPLICANT: Jessica Shirah PHONE: [REDACTED]

ADDRESS: 205 Sugar Maple Way Kingsland GA 31548

FAX: \_\_\_\_\_ E-MAIL: [REDACTED]

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.)
- 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. *Organized Chaos Solutions LLC*)

GROUP/BUSINESS YOU REPRESENT: Organized Chaos Eco Tote Rentals  
*- DBA -*

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: - NA -

TAX MAP & PARCEL NUMBER: 082R 019 ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT: Andie Lee

ADDRESS: same as above

CITY: Kingsland STATE: GA ZIP: 31548

**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: [Signature] DATE: 1/30/26



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

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

1. DATE COMPLETE APPLICATION FILED: 2/2/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 2/2/26

3. DATE PERMIT FEE PAID: 2/2/26 AMOUNT PAID: \$ 50.00

4. PLANNING COMMISSION REVIEW:  
( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED  
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 3/2/26  
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. CITY COUNCIL ACTION:  
( ) APPROVED ( ) DENIED  
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 3/9/26  
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 3/10/26

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

2/2/26  
DATE

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

\_\_\_\_\_  
DATE



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

APPLICANT: Jessica Shirah

ADDRESS: 805 Sugar Maple Way

CITY: Kingsland Ga STATE: Ga ZIP: 31548

PHONE: [REDACTED] FAX: ( ) [REDACTED] E-MAIL: [REDACTED]

PROPOSED BUSINESS: Rental Totes / Organizing LOCATION: [REDACTED]

TAX PARCEL: 082R 019 ZONING: 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: 250 Business area sq. ft. 1770 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.**

[Signature]  
SIGNATURE OF APPLICANT

2/FEB/26  
DATE

**Authorization Letter**

**Date:** 2 Feb 26

**Property Address:** 205 Sugar Maple Way Kingsland GA 31548.

I, Andre Lee, am the owner / authorized occupant of the property located at the address listed above.

I hereby grant permission to **Organized Chaos Eco Tote Rentals, LLC (OCET)**, owned and operated by **Jessica Shirah**, to store reusable moving and storage totes and related non-hazardous equipment within my garage at this location.

This storage use is limited in scope and involves:

- Reusable household moving and storage totes
- No hazardous materials
- No on-site customer visits or retail activity
- No signage
- No employees operating from the property

The storage arrangement does not alter the residential use of the property and may be terminated by either party at any time.

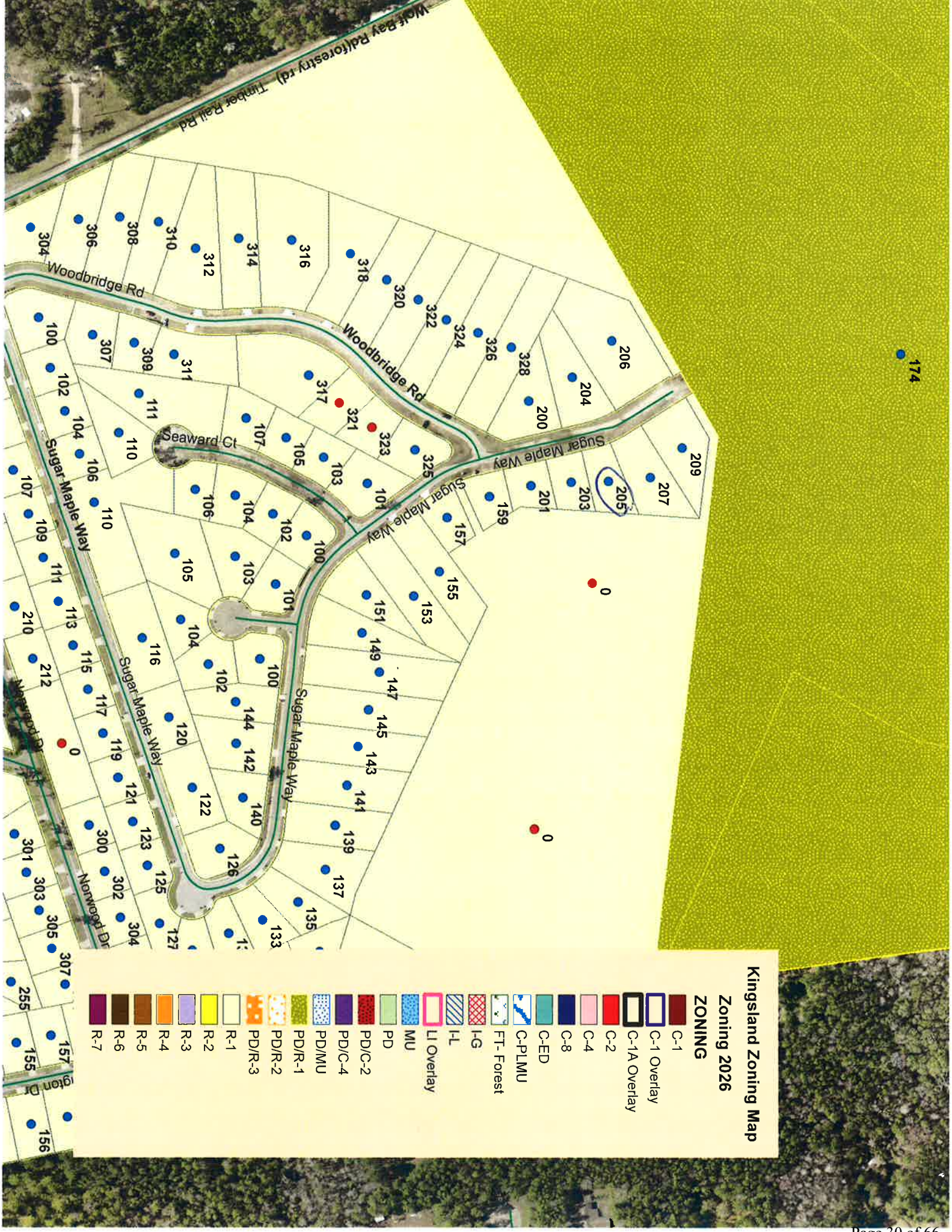
This authorization is provided for business compliance, licensing, and insurance documentation purposes only.

**Authorized Signature:** 

**Printed Name:** Andre Lee

**Date:** 2 Feb 26

**Phone or Email (optional):** 912-409-1050

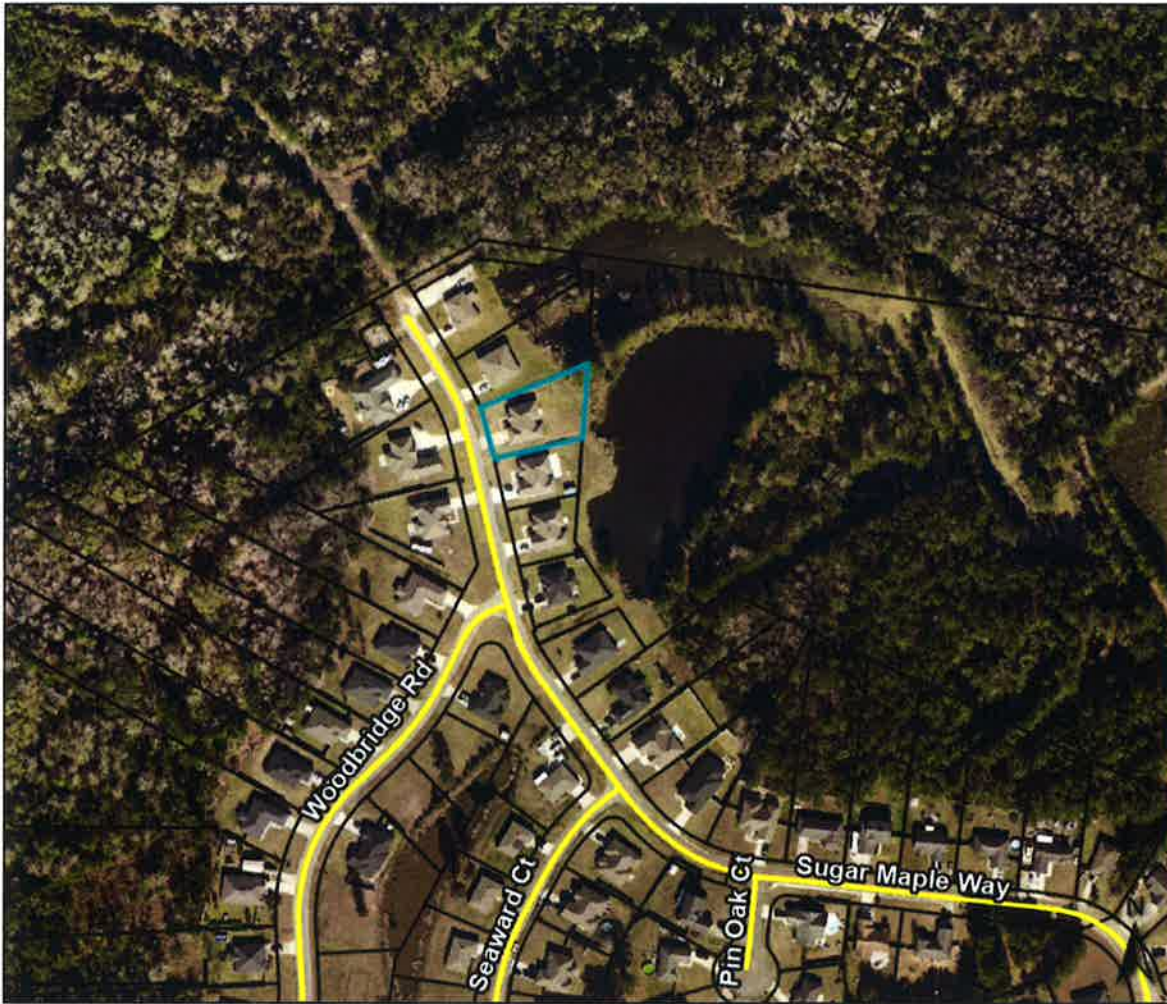


**Kingsland Zoning Map**

**Zoning 2026**

**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>	082R 019	<b>Owner</b>	LEE ANDRE D	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		205 SUGAR MAPLE WAY	<b>Date</b>	<b>Net Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	KINGSLAND		KINGSLAND, GA 31548	2/22/2022	\$245500	FM	Q
	KINGSLAND	<b>Physical Address</b>	205 SUGAR MAPLE WAY	8/3/2018	\$196700	FM	Q
<b>Acres</b>	n/a	<b>Assessed Value</b>	Value \$313994				

(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: 2/2/2026

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Developed by SCHNEIDER  
GEO SPATIAL



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:** March 2, 2026

**City Council Meeting Date:** March 9, 2026

**Agenda Item:** Home Occupation- 101 Lake Forest S. Ct.- Parcel # 107R068

**Summary:**

Kristin Hill has applied for a home occupation permit for an embroidery business known as “Salty Stiches Embroidery”. 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



March  
240179

**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 Administrator at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is encouraged at the Planning Commission public hearing.*

APPLICANT: Kristin Hill PHONE: [REDACTED]

ADDRESS: 101 Lake Forest South Ct. Kingsland, GA 31548

FAX: N/A E-MAIL: [REDACTED]

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.)
- 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: Salty Stitches Embroidery

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 101 Lake Forest South Ct, Kingsland, GA 31548

TAX MAP & PARCEL NUMBER: 107R 068 ZONING: PD/R1

OWNER OF SITE, IF NOT APPLICANT: N/A

ADDRESS: [REDACTED]

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: KW Hill DATE: 02/09/2026



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

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

1. DATE COMPLETE APPLICATION FILED: 2/9/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 2/9/26

3. DATE PERMIT FEE PAID: 2/10/26 AMOUNT PAID: \$ 50.00

4. PLANNING COMMISSION REVIEW:

( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 3/2/26

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

\_\_\_\_\_

5. CITY COUNCIL ACTION:

( ) APPROVED ( ) DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 3/9/26

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

\_\_\_\_\_

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 3/10/26

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 Occupation PERMIT HAS BEEN ISSUED.

[Signature]  
PLANNING DIRECTOR  
CITY OF KINGSLAND

2/9/26  
DATE

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

\_\_\_\_\_  
DATE



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

APPLICANT: Kristin Hill

ADDRESS: 101 Lake Forest South Ct.

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: [REDACTED] FAX: [REDACTED] E-MAIL: [REDACTED]

PROPOSED BUSINESS: Salty Stitches Embroidery LOCATION: 101 Lake Forest South Ct Kingsland GA

TAX PARCEL: 107R 068 ZONING: PD/R1

*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:**

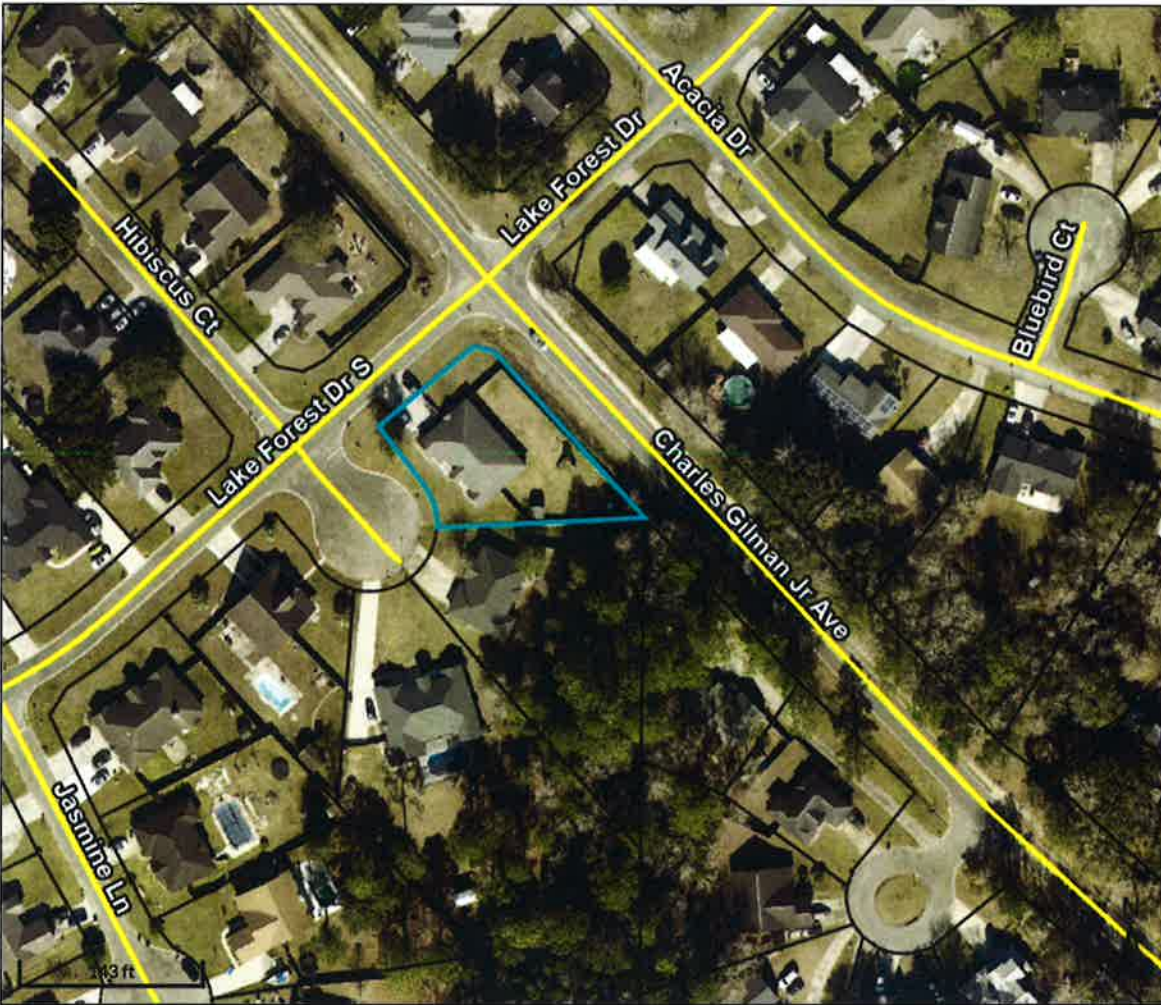
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor 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: 1342 Business area sq. ft. 2201 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.**

K Hill  
SIGNATURE OF APPLICANT

02/01/2026  
DATE





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>	107R 068	<b>Owner</b>	HILL SEAN F & KRISTIN W	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		101 LAKE FOREST SOUTH COURT	<b>Date</b>	<b>Net Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	KINGSLAND		KINGSLAND, GA 31548	8/17/2016	0	NM	U
	KINGSLAND	<b>Physical Address</b>	101 S LAKE FOREST CT	12/18/2015	\$185000	FM	Q
<b>Acres</b>	0.35	<b>Assessed Value</b>	Value \$306376				

(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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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:** March 2, 2026

**City Council Meeting Date:** March 9, 2026

**Agenda Item:** Home Occupation- 101 Huntington Drive. - Parcel # 082M023

#### **Summary:**

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:** PD/R-1

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

**Staff Recommendation:** Staff Recommends Approval

Scott L. Kimball  
Planning & Zoning Director

March 2nd \$50.00



March Agents 240181

**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: Lauren Harms PHONE: [REDACTED]

ADDRESS: 101 Huntington Dr. Kingsland GA 31548

FAX: N/A E-MAIL: [REDACTED]

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.)

() **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: The Harmstead LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 101 Huntington Dr. Kingsland GA 31548

TAX MAP & PARCEL NUMBER: 082M023 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: Jason Clark Harms

ADDRESS: 101 Huntington Dr Kingsland

CITY: Kingsland STATE: GA ZIP: 31548

**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: [Signature] DATE: 2-11-2026



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

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

1. DATE COMPLETE APPLICATION FILED: 2/11/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 2/11/26

3. DATE PERMIT FEE PAID: 2/11/26 AMOUNT PAID: \$ 50.

4. PLANNING COMMISSION REVIEW:

( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 3/2/26

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

5. CITY COUNCIL ACTION:

( ) APPROVED ( ) DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 3/9/26

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

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 3/10/26

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

2/11/26  
DATE

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

\_\_\_\_\_  
DATE



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

APPLICANT: Lauren Harms

ADDRESS: 101 Huntington Dr

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: ( ) [REDACTED] FAX: ( ) N/A E-MAIL: [REDACTED]

PROPOSED BUSINESS: 082M028 LOCATION: 101 Huntington Dr. Kingsland GA 31548

TAX PARCEL: indoor microgreens/seed starts ZONING: PD/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: 200 Business area sq. ft. 1422 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.**

Lauren Harms  
SIGNATURE OF APPLICANT

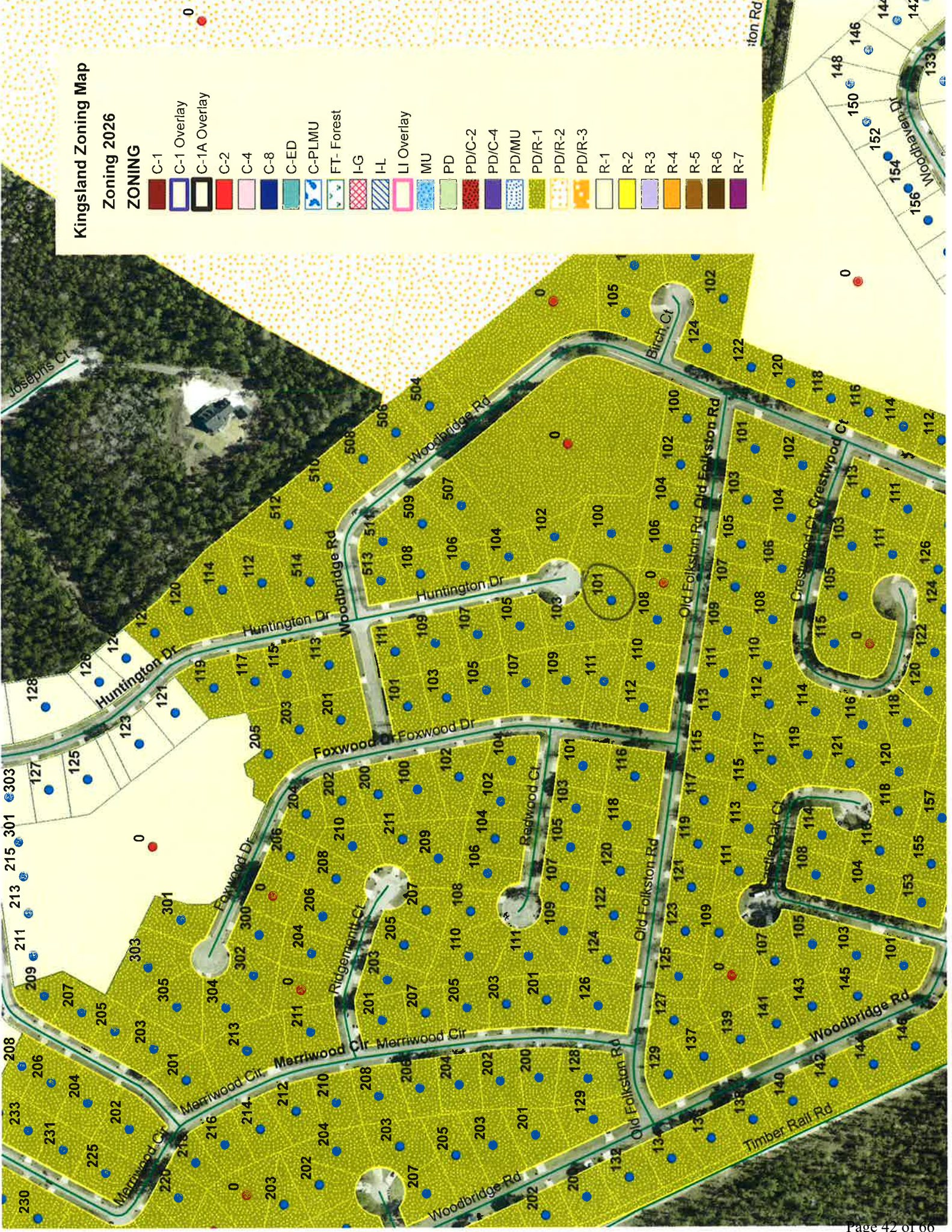
2-11-2020  
DATE

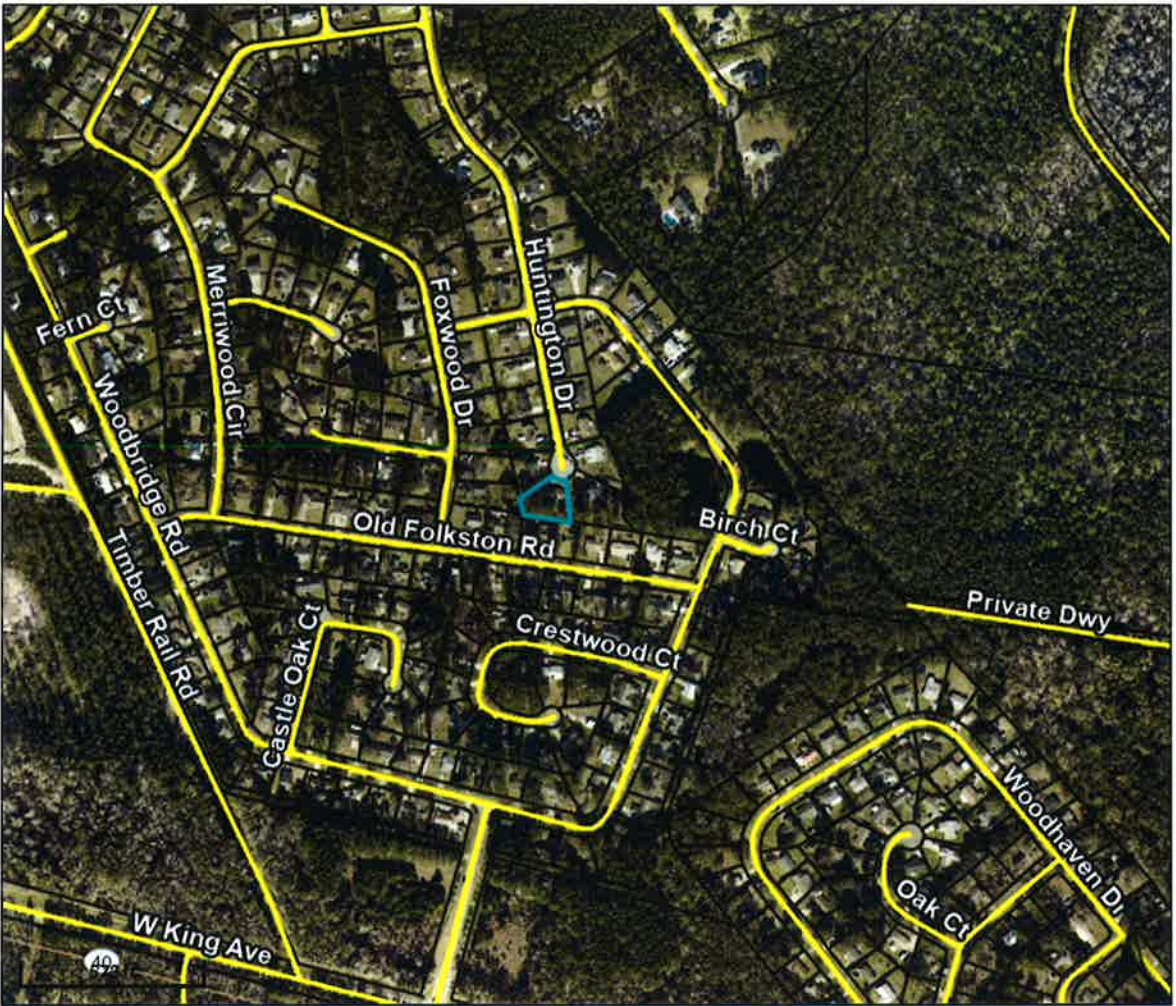
# Kingsland Zoning Map

## Zoning 2026

### 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>	082M 023	<b>Owner</b>	HARMS JASON C & LAUREN	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		101 HUNTINGTON DRIVE	<b>Date</b>	<b>Net Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	KINGSLAND		KINGSLAND, GA 31548	8/28/2023	\$259900	FM	Q
	KINGSLAND	<b>Physical Address</b>	101 HUNTINGTON DR	8/25/2023	0	NM	U
<b>Acres</b>	n/a	<b>Assessed Value</b>	Value \$247555				

(Note: Not to be used on legal documents)

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Last Data Uploaded: 2/10/2026 7:41:16 PM





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:** March 2, 2026

**City Council Meeting Date:** March 9, 2026

**Agenda Item:** Home Occupation- 255 Merriwood Circle. - Parcel # 082N 027A

**Summary:**

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:** R-1

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

**Staff Recommendation:** Staff Recommends Approval

Scott L. Kimball  
Planning & Zoning Director



240175

**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: BRANDEN KRULL PHONE: [REDACTED]

ADDRESS: 255 MERRIWOOD CIR

FAX: \_\_\_\_\_ E-MAIL: [REDACTED]

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: SALT & STARTER BREAD CO LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 255 MERRIWOOD CIR

TAX MAP & PARCEL NUMBER: 082N 027A ZONING: RESIDENTIAL R-1

OWNER OF SITE, IF NOT APPLICANT: \_\_\_\_\_

ADDRESS: N/A

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: [Signature] DATE: 20JAN26



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

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

1. DATE COMPLETE APPLICATION FILED: 1/20/26

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 1/20/26

3. DATE PERMIT FEE PAID: 1/20/26 AMOUNT PAID: \$ 50.00

4. PLANNING COMMISSION REVIEW:

( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 3/2/26

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

5. CITY COUNCIL ACTION:

( ) APPROVED ( ) DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 3/9/26

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

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 3/10/26

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

1/20/26  
DATE

[Signature]  
CITY MANAGER  
CITY OF KINGSLAND

DATE



## Scott Kimball

---

**From:** Lauren Krull [REDACTED] on behalf of Lauren Krull  
**Sent:** Sunday, January 25, 2026 10:57 AM  
**To:** skimball@kingslandgeorgia.com  
**Subject:** March Meeting ICO Salt & Starter Bread Co LLC

Dear Mr. Kimball,

I came in last Tuesday to apply for a home occupation permit and we scheduled the proposal for approval to occur during the March meeting. You asked me to provide information so you could represent our business since me and my wife will be out of the area. If you need any further information please let me know.

The business will consist solely of the production of shelf-stable baked bread products in compliance with Georgia Cottage Food regulations. There will be no retail sales, customer visits, or pickups at the residence. All sales will take place off-site at farmers markets, community events, and similar venues. We formally started our business 11JAN26 with the creation of our LLC in the state of GA.

To address any potential zoning or neighborhood concerns:

- There will be no customer traffic to the home.
- No signage, advertising, or visible indication of a business will be displayed at the property.
- The operation will be small-scale, with production limited to typical home kitchen use.
- The business will not generate noise, odors, parking demand, or activity beyond that of normal residential use.

The home will remain entirely residential in appearance and function, and the business will have no external impacts on surrounding properties. This request is solely to allow administrative approval for a low-impact, home-based food production business as permitted under state cottage food laws and local zoning guidelines.

I appreciate your time and consideration and am happy to provide any additional information or documentation needed to support this request.

Sincerely,

Branden Krull

Salt & Starter Bread Co LLC

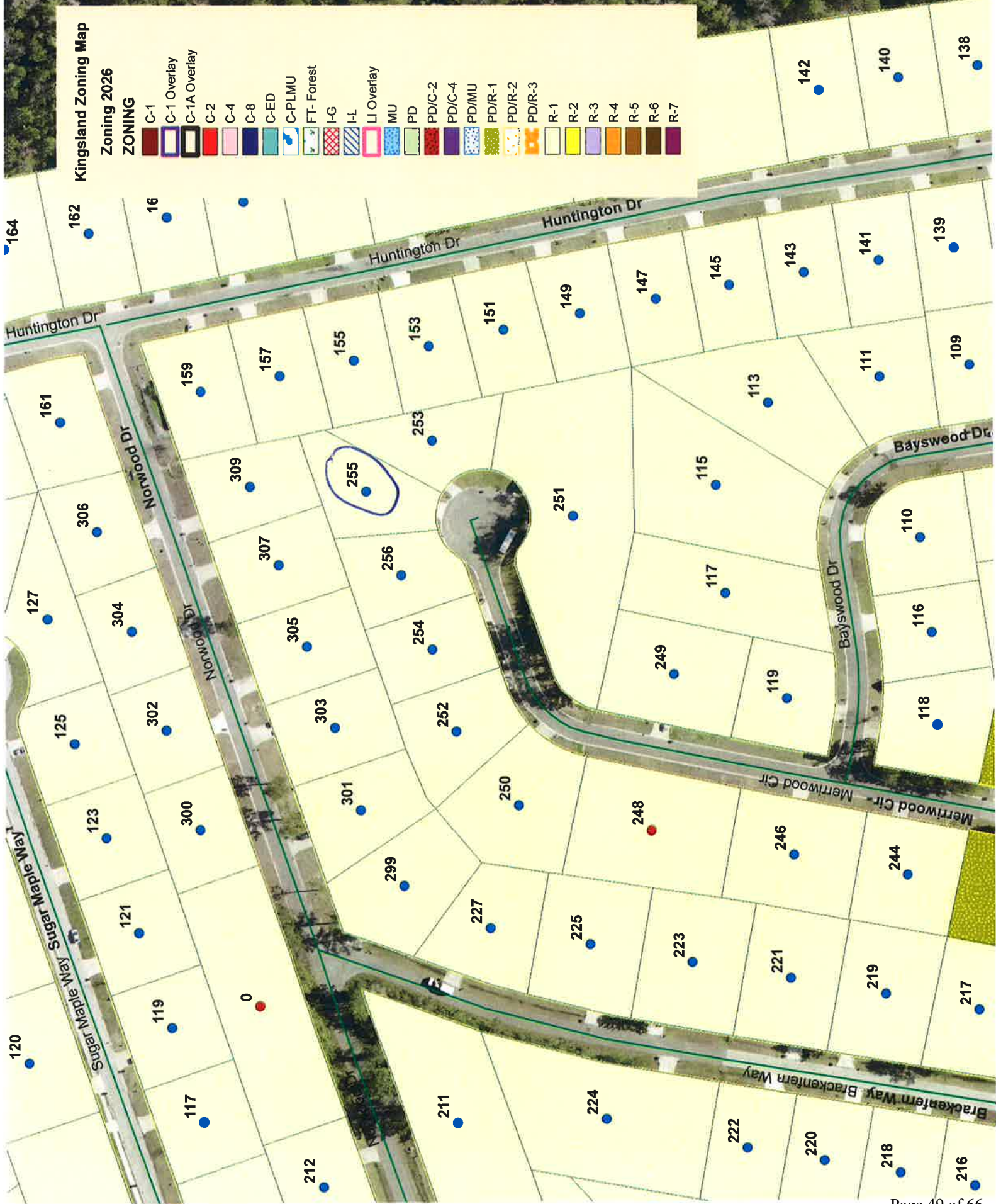
255 Merriwood Cir, Kingsland, GA 31548  
[REDACTED]

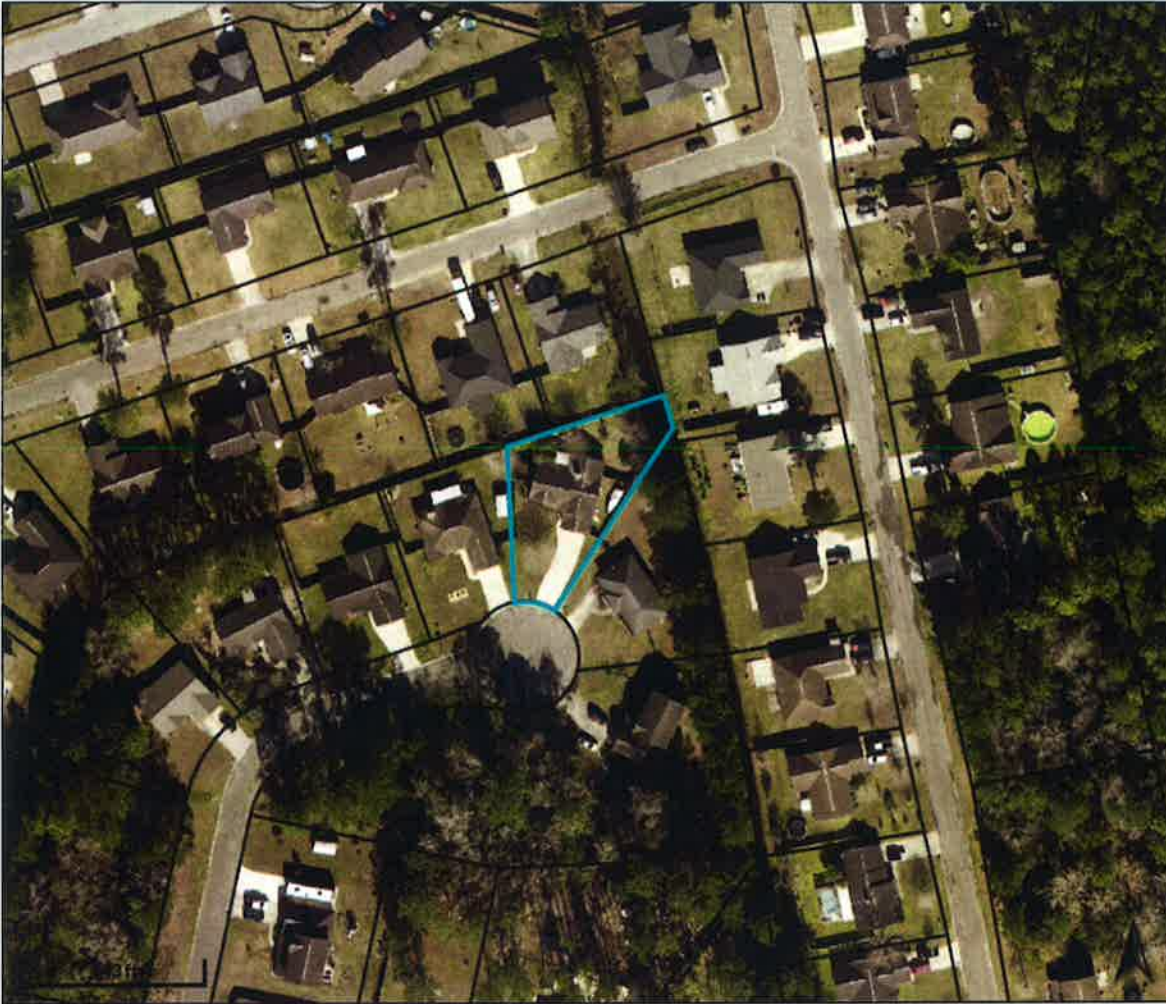
**Kingsland Zoning Map**

**Zoning 2026**

**ZONING**

	C-1
	C-1 Overlay
	C-1A Overlay
	C-2
	C-4
	C-8
	C-ED
	C-PLMU
	FT-Forest
	IG
	LI
	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
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
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- Ferry
- Pedestrian Way
- City Labels**

<b>Parcel ID</b>	082N 027A	<b>Owner</b>	KRULL BRANDEN	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		255 MERRIWOOD CIRCLE	<b>Date</b>	<b>Net Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	KINGSLAND		KINGSLAND, GA 31548	9/7/2023	\$270000	FM	Q
	KINGSLAND	<b>Physical Address</b>	255 MERRIWOOD CIR	9/7/2023	\$270000	FI	U
<b>Acres</b>	n/a	<b>Assessed Value</b>	Value \$246891				

(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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Developed by SCHNEIDER  
GEO SPATIAL



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:** March 2, 2026

**City Council Meeting Date:** March 9, 2026

**Agenda Item:** Special Use Permit- Parcel # 107T039

**Background:**

The parcel is zoned PD/R-1 and is located in the Lake Manor Subdivision. Personal Care Homes are not listed as a permitted use in KLADO. However, a Special Use Permit can be granted for the use to be allowed. Personal Care Homes may have up to 6 patients at one time and patients will have 24/7 medical care. The patients can have visitors anytime during the daytime operating hours, however, the patients are not allowed to leave the residence unsupervised. The applicant has stated she will have two employees and will have food and medical deliveries up to 3 times a week. The residence driveway is large enough to park up to 8 vehicles at one time.

This is the first time that a SUP has been requested for this type of use in the 7 years I have been the Planning Director.

**Summary:**

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 Drive. 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:** PD/R-1

**Is Proposal Consistent with the Comprehensive Plan?** No

**Staff Recommendation:** 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.



The City of Kingsland, GA  
107 South Lee Street  
P.O. Box 250  
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Fax: 912-729-7618

Scott L. Kimball  
Planning & Zoning Director



APPLICATION FOR SPECIAL USE PERMIT  
Kingsland, Georgia

March Agenda  
240180

This Application must be filed with the Planning & Zoning Administrator at least 26 days before the Planning Commission meeting at which it will be heard. The Kingsland Planning Commission will hold at least one public hearing and make a recommendation about your request within 45 days of the date you file a complete application. The City Council will then issue or deny the permit.

TO BE COMPLETED BY APPLICANT:

- 1. Your Name: Sabrina N Hannan Phone: [REDACTED]
- Mailing Address: 133 Lake Manor Drive Kingsland GA 31548
- 2. The Planning & Zoning Administrator informed me that a special use permit is required at the time I applied for (check one):
  - ( ) A Zoning Amendment (rezoning)
  - ( ) A home occupation
  - (X) Other Special use permit
- 3. Location of property: \_\_\_\_\_
- Street Address 133 Lake Manor Drive Kingsland GA 31548
- Parcel No. 1077039 Lot No. 039
- 4. Present Zoning PD/R-1
- 5. Owner of property, if not you: (Name, Address & Phone Number, please) SAME
- 6. Proposed use of property: Personal Care Home as outlined in GA Rule 111-8-62-.03(bb)

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR:

- 1. Has the correct fee been paid?  Yes ( ) No Amount \$ 300.
- 2. Date complete application filed: \_\_\_\_\_
- 3. List of attachments:
  - ( ) Simple map with property owner's name
  - (X) Site Plan
  - (X) Other \_\_\_\_\_
- 4. Public hearing:
  - (X) Date applicant notified: 2/11/26
  - ( ) Date hearing advertised: 2/19/26
  - ( ) Date hearing held: 3/2/26
- 5. Planning Commission recommended:
  - ( ) Approval ( ) Denial Date: \_\_\_\_\_
- Conditions of approval or reasons for denial: \_\_\_\_\_
- 6. City Council: ( ) Approved ( ) Denied  
Conditions of approval or reasons for denial: \_\_\_\_\_
- 7. Date applicant notified of final action: 3/10/26

NOTE: PLEASE ATTACH A SITE PLAN OR SURVEY PLAT AND SPECIAL PERMIT FEE OF \$300. THESE ITEMS MUST BE SUBMITTED WITH THE COMPLETED APPLICATION. If your property is in any multi-family, mobile home, commercial or industrial zoning district, you are required to submit a site plan at the time you file this application. YOUR PRESENCE OR THAT OF YOUR REPRESENTATIVE IS ENCOURAGED AT THE PLANNING COMMISSION PUBLIC HEARING.

Signed: [Signature] Date: 2/10/26

# Application for Special Use Permit

Timeless Care Homes LLC  
Owner/Operator: Sabrina Hannan, BSN, RN  
Address: 133 Lake Manor Drive  
Kingsland, Georgia 31548

## Table of Contents

- 1 Medical Credentials for Owner/Operator
- 2 House Plan and Use of Residence
- 3 Number of Clients and Employees
- 4 Anticipated Food and Medication Deliveries

## 1. Medical Credentials

This personal care home will be owned and operated by Sabrina Nicole Hannan, Registered Nurse, a licensed healthcare professional in the State of Georgia.

### License Information:

- 1 Name: Sabrina Nicole Hannan, RN
- 2 Georgia License Number: RN263314
- 3 License Type: Registered Professional Nurse – eNLC (Multistate)
- 4 Status: Active and Unencumbered
- 5 Original Issue Date: November 22, 2016
- 6 Expiration Date: January 31, 2027

Ms. Hannan holds a multistate nursing license through the Nurse Licensure Compact (NLC), authorizing practice in Georgia and numerous additional states. Her license is in good standing with no restrictions or disciplinary actions.

As an experienced registered nurse, Ms. Hannan is fully qualified to oversee the daily operations of a personal care home and ensure that residents receive safe, compassionate, and professional care.

## 2. Use of the Residence

The residence located at 133 Lake Manor Drive, Kingsland, Georgia 31548 is proposed to be used as a licensed Personal Care Home serving up to six (6) residents.

The home will operate in full compliance with all applicable Georgia laws and regulations governing personal care homes, including the Georgia Department of Community Health Rules and Regulations for Personal Care Homes (Rule 111-8-62).

### Operational Purpose

- 1 A safe and supportive residential environment
- 2 Assistance with activities of daily living
- 3 Medication supervision and management
- 4 Nutritious meals and social engagement
- 5 Personal care services delivered with dignity and respect

### All operations will adhere to state requirements regarding:

- 1 Resident rights
- 2 Staffing standards
- 3 Fire and life safety
- 4 Medication administration
- 5 Record keeping

6 Emergency preparedness

#### **Home Layout and Safety**

- 1 Bedrooms will be used for resident living accommodations
- 2 Common areas will be used for meals, activities, and social interaction
- 3 The kitchen will be used for meal preparation
- 4 The garage will be used for storage
- 5 A secured hallway closet will serve as the locked medication storage area in compliance with Rule 111-8-62-.20

#### **Fire Safety Compliance**

In accordance with Georgia Rule 120-3-3-.04 (State Minimum Fire Safety Standards), personal care homes serving six (6) or fewer residents are exempt from mandatory sprinkler installation. The home will fully comply with all other required fire safety and life safety standards applicable to small personal care homes.

### **3. Number of Clients and Employees**

#### **Number of Clients**

- 1 The home will serve up to six (6) residents at a time, in accordance with Rule 111-8-62-.21
  - 2 Each bedroom will house one (1) to two (2) residents
  - 3 Total occupancy will never exceed six residents
- This size allows for personalized attention, quality supervision, and a true home-like environment.

#### **Staffing Plan**

- 1 Up to two (2) employees will be present at the home at any given time
- 2 Staffing levels will meet or exceed Georgia regulatory requirements

All employees will meet the qualifications established under Rule 111-8-62-.09 (Staffing and Personnel Requirements), including:

- 1 Satisfactory criminal background checks
- 2 Required orientation and annual training
- 3 Education in resident rights, emergency procedures, infection control, and personal care assistance
- 4 Ongoing supervision and competency evaluation

These measures will ensure that all residents receive safe, respectful, and competent care.

### **4. Food and Medication Deliveries**

#### **Food Services**

- 1 Nutritious meals will be prepared on-site
- 2 Dietary needs and physician-ordered restrictions will be strictly followed
- 3 Grocery and food deliveries are anticipated approximately 3 times per week

#### **Medication Management**

- 1 Medications will be securely stored in a locked area
- 2 Medication administration will follow Georgia regulations and physician orders
- 3 Pharmacy and medication deliveries are anticipated approximately 3 times per week

Consistent delivery schedules will support:

- 1 Proper nutrition
- 2 Continuity of care
- 3 Medication compliance
- 4 Regulatory compliance
- 5 Overall resident safety

## **Conclusion**

Timeless Care Homes LLC is committed to providing high-quality, compassionate care to elderly and disabled adults in a safe, residential setting. Approval of this Special Use Permit will allow a much-needed service to operate within the Kingsland community.

This home will be operated with full respect for residents, neighbors, and all applicable state and local regulations.

Thank you for your consideration of this application.



# QuickConfirm License Verification Report

Primary Source Boards of Nursing Report Summary for

## SABRINA NICOLE HANNAN [NCSBN ID: 23228134]

As of Wednesday February 04 2026 11:24:56 AM US Central Time

### Disclaimer of Representations and Warranties

Through a written agreement, participating individual state boards of nursing designate Nursys as a primary source equivalent database. NCSBN posts the information in Nursys when, and as, submitted by the individual state boards of nursing. NCSBN may not make any changes to the submitted information and disclaims any responsibility to update or verify such information as it is received from the individual state boards of nursing. Nursys displays the dates on which a board of nursing updated its information in Nursys.

This report is not sufficient when applying to another board of nursing for licensure. Use the "Nurse License Verification for Endorsement" service to request the required verification of licensure.

Contact the board of nursing for details about the Nurse Practice Act, which includes nurse scope of practice and privileges and information about advanced nursing practice roles (practice privileges, prescription authority, dispensing privileges & independent practice privileges).

**UNENCUMBERED** means that the nurse has a full and unrestricted license to practice by the state board of nursing.

This report does not contain SABRINA NICOLE HANNAN's licenses from: FLORIDA (RN), NORTH CAROLINA (RN)

For a full report please visit [www.nursys.com](http://www.nursys.com) and print the report of all licenses.

Name on License	Type	License State	License	Active	License Status	License Original Issue Date	License Expiration Date	Compact Status
HANNAN, SABRINA NICOLE	RN	GEORGIA	RN263314	YES	UNENCUMBERED	11/22/2016	01/31/2027	MULTISTATE

Where can the nurse practice as an RN and/or PN?
<p><b>Authorized to Practice in</b></p> <ul style="list-style-type: none"> <li>ALABAMA (RN)</li> <li>ARIZONA (RN)</li> <li>ARKANSAS (RN)</li> <li>COLORADO (RN)</li> <li>CONNECTICUT (RN)</li> <li>DELAWARE (RN)</li> <li>FLORIDA (RN)</li> <li>GEORGIA (RN)</li> <li>GUAM (RN)</li> <li>IDAHO (RN)</li> <li>INDIANA (RN)</li> <li>LOUISIANA (RN)</li> <li>MAINE (RN)</li> <li>MARYLAND (RN)</li> <li>MISSISSIPPI (RN)</li> <li>MISSOURI (RN)</li> <li>MONTANA (RN)</li> <li>NEBRASKA (RN)</li> <li>NEW HAMPSHIRE (RN)</li> <li>NEW JERSEY (RN)</li> <li>NEW MEXICO (RN)</li> <li>NORTH CAROLINA (RN)</li> <li>NORTH DAKOTA (RN)</li> <li>OHIO (RN)</li> <li>OKLAHOMA (RN)</li> <li>PENNSYLVANIA (RN)</li> <li>RHODE ISLAND (RN)</li> <li>SOUTH CAROLINA (RN)</li> <li>SOUTH DAKOTA (RN)</li> <li>TENNESSEE (RN)</li> <li>TEXAS (RN)</li> <li>UTAH (RN)</li> <li>VERMONT (RN)</li> <li>VIRGINIA (RN)</li> <li>WASHINGTON (RN)</li> <li>WEST VIRGINIA (RN)</li> <li>WISCONSIN (RN)</li> <li>WYOMING (RN)</li> </ul>

IOWA (RN)  
KANSAS (RN)  
KENTUCKY (RN)

APRN authorization to practice details are not available.

**UNENCUMBERED** means that the nurse has a full and unrestricted license to practice by the state board of nursing.

## License type information

- **RN:** Registered Nurse
- **RN:** Registered Nurse
- **PN:** Practical Nurse (aka Licensed Practical Nurse (LPN), Vocational Nurse (VN), Licensed Vocational Nurse (LVN))
- **CNP:** Certified Nurse Practitioner
- **CNS:** Clinical Nurse Specialist
- **CNM:** Certified Nurse Midwife
- **CRNA:** Certified Registered Nurse Anesthetist

## License status information

- Unencumbered (full unrestricted license to practice)
- Cease & Desist
- Denial of License
- Expired
- Other license action
- Probation
- Reprimand
- Restriction
- Revoked
- Suspension
- Voluntary agreement to refrain from practice
- Voluntary Surrender

## Nurse Licensure Compact (NLC) information

- **Multistate licensure privilege:** Authority to practice as a licensed nurse in a remote state under the current license issued by the individual's home state provided both states are party to the Nurse Licensure Compact (NLC) and the privilege is not otherwise restricted.
- **Single state license:** A license issued by a state board of nursing that authorizes practice only in the state of issuance.
- **Privilege to Practice (PTP):** Multistate licensure privilege is the authority under the Nurse Licensure Compact (NLC) to practice nursing in any compact party state that is not the state of licensure. All party states have the authority in accordance with existing state due process law to take actions against the nurse's privilege such as: revocation, suspension, probation or any other action which affects a nurse's authorization to practice.



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# Professional Licensee Search

[← BACK TO SEARCH](#)

## Licensee Details

## Licensee Information

**FIRST NAME** Sabrina

**MIDDLE** Nicole

**LAST NAME**

Hannan

**ADDRESS**

Kingsland GA 31548

## Primary Source License Information

**LICENSE NUMBER**

RN263314

**PROFESSION** Nursing

**LICENSE TYPE**

Registered Professional Nurse - eNLC (MultiState)

**SUB TYPE**

-

**OBTAINED BY**

Exam-US

**STATUS** Active

**ISSUED** 09/08/2023

**EXPIRES** 01/31/2027

**LAST RENEWAL DATE** 12/16/2024

## Associated Licenses

**LICENSEE** Sabrina Nicole Hannan

**PROFESSION TYPE** Nursing

**LICENSE NUMBER**

RN263314

**LICENSE STATUS** Active

**TYPE** Prerequisite

**ASSOCIATION DATE** 08/29/2025

**DISASSOCIATION DATE**

-

**EXPIRY**

01/31/2027

## Public Board Orders

**NO BOARD ORDER DOCUMENTS**

**Document**

**NO DOCUMENTS**

This website is to be used as a primary source verification for licenses issued by the Professional Licensing Boards. Paper verifications are available for a fee. Please contact the Professional Licensing Boards at 404-9966 (tel:404-424-9966).

424-

# ADVANCED CARDIOVASCULAR LIFE SUPPORT

**ACLS  
Provider**



**Sabrina Nicole Hannan**

**has successfully completed the cognitive and skills evaluations  
in accordance with the curriculum of the American Heart Association  
Advanced Cardiovascular Life Support (ACLS) Program.**

**Issue Date**

1/1/2025

**Renew By**

01/2027

**Training Center Name**

STAT Life Medical Training, LLC

**Instructor Name**

Derek Nowell

**Training Center ID**

FL20284

**Instructor ID**

09110050471

**Training Center City, State**

Neptune Beach, FL

**eCard Code**

255406157339

**Training Center Phone  
Number**

(904) 237-2658

**QR Code**



**Training Site Name**

To view or verify authenticity, students and employers should scan this QR code with their mobile device or go to [www.heart.org/cpr/mycards](http://www.heart.org/cpr/mycards).

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# BASIC LIFE SUPPORT

**BLS  
Provider**



**Sabrina Nicole Hannan**

**has successfully completed the cognitive and skills evaluations  
in accordance with the curriculum of the American Heart Association  
Basic Life Support (CPR and AED) Program.**

**Issue Date**

1/1/2025

**Training Center Name**

STAT Life Medical Training, LLC

**Training Center ID**

FL20284

**Training Center City, State**

Neptune Beach, FL

**Training Center Phone  
Number**

(904) 237-2658

**Training Site Name**

**Renew By**

01/2027

**Instructor Name**

Derek Nowell

**Instructor ID**

09110050471

**eCard Code**

255416157340

**QR Code**



To view or verify authenticity, students and employers should scan this QR code with their mobile device or go to [www.heart.org/cpr/mycards](http://www.heart.org/cpr/mycards).  
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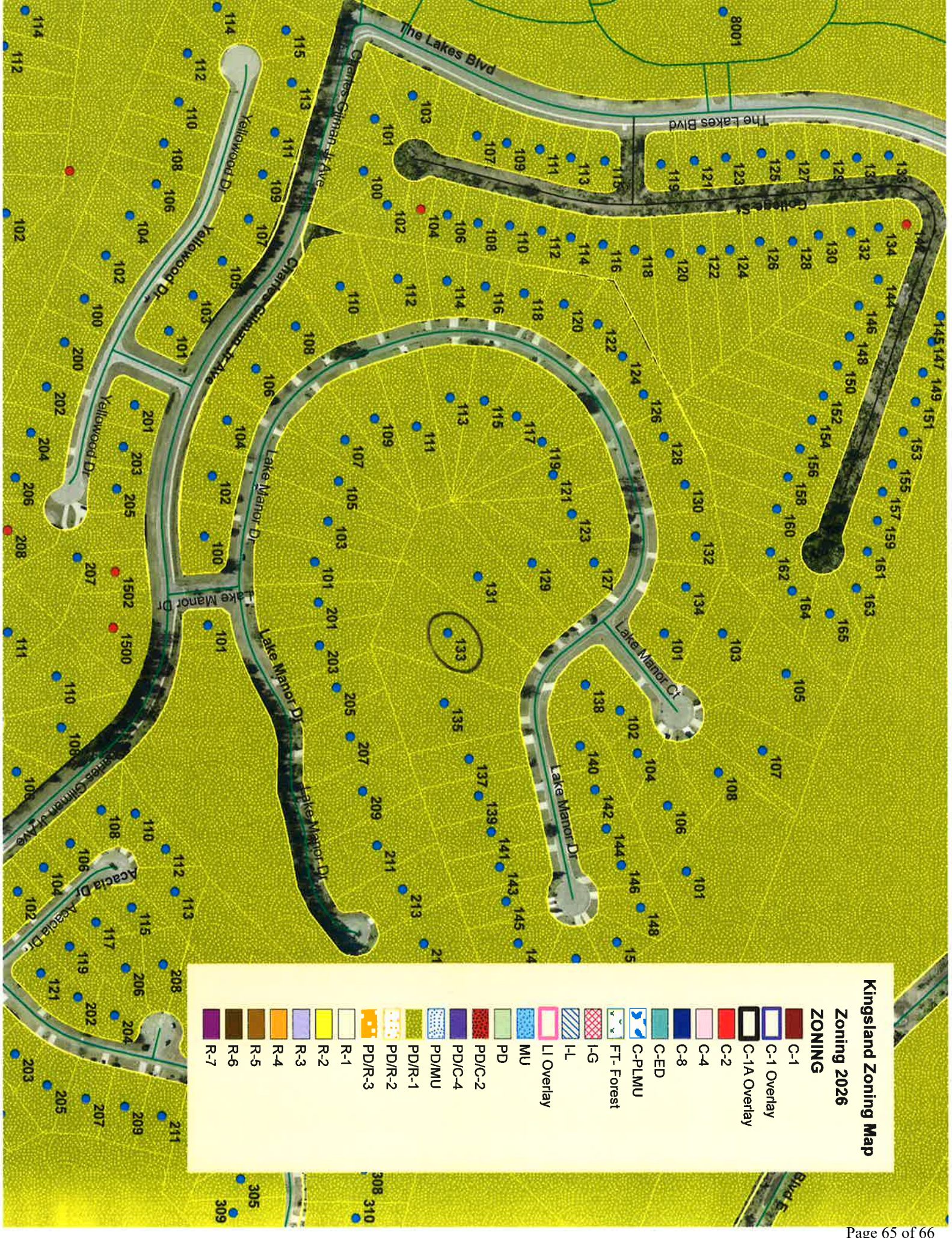
1st floor



2nd floor

**TOTAL: 2264 sq. ft**  
1st floor: 1363 sq. ft, 2nd floor: 901 sq. ft  
EXCLUDED AREAS: GARAGE: 420 sq. ft, OPEN TO BELOW: 387 sq. ft, LOW CEILING: 174 sq. ft,  
ATTIC: 66 sq. ft, WALLS: 199 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

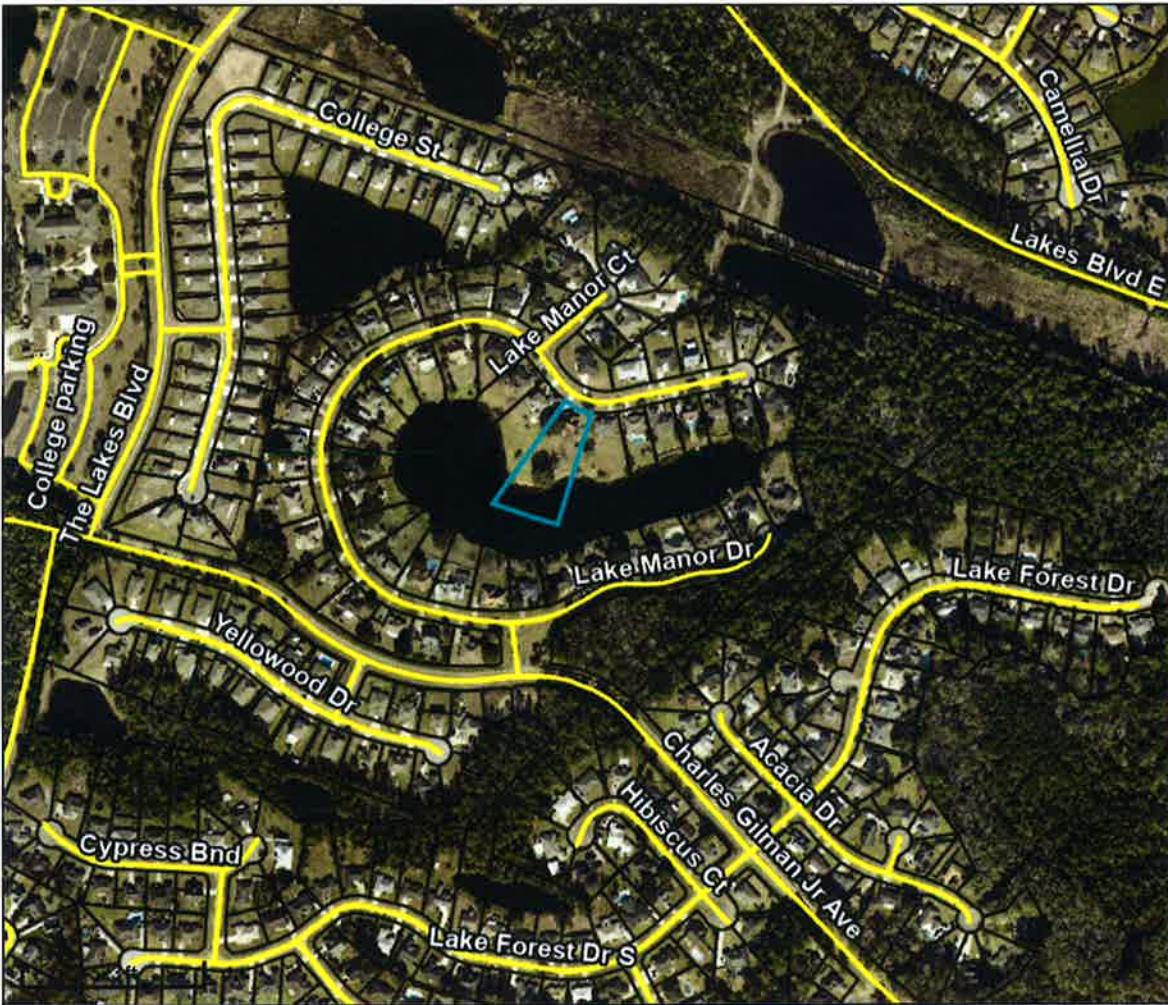


**Kingsland Zoning Map**

**Zoning 2026**

**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>	107T 039	<b>Owner</b>	THOMAS SABRINA & SAMUEL JERMAINE HANNAN	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential			<b>Date</b>	<b>Net Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	KINGSLAND		133 LAKE MANOR DRIVE	8/5/2021	0	NM	U
	KINGSLAND		KINGSLAND, GA 31548	8/5/2021	\$329900	FM	Q
<b>Acres</b>	1.28	<b>Physical Address</b>	133 LAKE MANOR DR				
		<b>Assessed Value</b>	Value \$318759				

(Note: Not to be used on legal documents)

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