



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

**Regular
Meeting**

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

6:00 PM

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.

Three letters in opposition were read. Alan and Glenda Weber, Dawn Bush and Anne Combs had concerns about traffic, children, not good for the neighborhood, parking, emergency access and safety.

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

PRESENT: Planning Commission Mike Anderson
 Planning Commission Angela Halliwell
 Planning Commission Judy Smith-Burris
 Planning Commission William Sopp
 Planning Commission Kathryn Markes
 Planning Commission William Huebener

ABSENT: Planning Commission Becci Shannon

III. APPROVE MINUTES

1. Minutes of the Previous Meeting

Mike Anderson made a motion to approve last month's minutes. Angie Halliwell seconded the motion. The motion carried unanimously.

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.

Angie Halliwell made a motion to approve. Bill Huebener seconded the motion. The motion carried unanimously.

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.

Mike Anderson made a motion to approve. Bill Sopp seconded the motion. The motion carried unanimously.

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.

Bill Huebener made a motion to approve. Judy Smith-Burriss seconded the motion. The motion carried unanimously.

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.

Bill Sopp made a motion to approve. Mike Anderson seconded the motion. The motion carried unanimously.

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.

Angie Halliwell made a motion to approve. Bill Sopp seconded the motion. The

motion carried unanimously.

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.

Mike Anderson made a motion to approve. Angie Halliwell seconded the motion. The motion carried unanimously.

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.

Bill Sopp made a motion to approve. Bill Huebener seconded the motion. The motion carried unanimously.

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.

Angie Halliwell made a motion to deny. Mike Anderson seconded the motion. The motion carried unanimously.

V. ADJOURNMENT

Bill Sopp made a motion to adjourn. Mike Anderson seconded the motion. The motion carried unanimously. The meeting adjourned at 6:31 PM.

Citizens present at this meeting were Lauren Harms, Dawn Bush, Tim Bush, Amanda Dill, Stephanie Dill, Jason Harms, Kristin Hill, Alan Weber, Glenda Weber, Sabrina Hannan, Sam Hannan, Whitley Countryman, Randy Sawyer, Jessica Shirah, Nicole Ford and Anne Combs.

Kathy Markes, Chairwoman

ATTEST:

Natalie Moreland, Clerk/Receptionist