



**CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • AUGUST 3, 2026**

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Special Use Permit - Parcel K25-08-002

Kristopher Cagle is requesting approval of a SUP to be able to operate a Mini- Storage Facility on parcel K25 08 002 containing approximately 1.1 acres located on the west side of S. Lee St.

II. CALL TO ORDER

William Huebener, Board Member
Angie Halliwell, Board Member
Kathy Markes, Chairwoman
Judy Smith-Burris, Board Member
Becci Shannon, Vice Chairwoman
William Sopp, Board Member
Mike Anderson, Board Member

III. APPROVE MINUTES

1. Minutes of the Previous Meeting

IV. AGENDA ITEMS

1. Home Occupation- 121 Creekwood Circle- Parcel 082G-034

John Calhoun has applied for a home occupation permit for a vending business known as "Coastal Oak Vending Company, 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.

2. Home Occupation — 102 Lake Manor Drive — Parcel 107R 041

Alice Miner has applied for a home occupation permit for a craft business known as "Whimsical Little Wonders." The applicant has been notified and agrees to the requirements of a Home Occupation as noted int KLADO. Zoning PD/R. Staff Recommends Approval.

3. Final Plat -

Ron Sawyer with LIH Holdings, LLC has submitted a final plat application for The Preserve at Camden Woods Phase 2E, consisting of 15 family lots on approximately 2.15 acres. The plat was originally part of The Villas at Camden Woods Phase 2 Final Plat. This plat includes part of Collin Nicholas Drive. Zoning is PD/MU. Staff recommends Approval.

4. Final Plat -

Richie Sawyer with Gross Road Development, LLC has submitted a final plat application for Canopy Oak Phase 2, consisting of 87 family lots on approximately 32.58 acres. The final plat for Phase 1 was approved by City Council on July 14, 2025. Zoning is PD/R-2. Staff

recommends Approval.

5. Preliminary Plat -

Bill Gross, with Haddock Road Holdings, LLC has submitted a Preliminary Plat application for Millers Branch Subdivision, consisting of 279 single family lots on approximately 69.99 acres. This is the first phase of the GA/FL Gateway Project on Exit 1. Zoning is C-8 (Interchange Transitional). Staff recommends Approval.

6. Special Use Permit - Kristopher Cagle - K25 08 002

Kristopher Cagle is requesting approval of a SUP to be able to operate a Mini-Storage Facility on parcel K25 08 002 containing approximately 1.1 acres located on the west side of S. Lee St. Zoning is C-2, and is located in C-1A Business Corridor District. Staff Recommends Approval.

V. ADJOURNMENT