



**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

CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR A SPECIAL USE PERMIT

The City of Kingsland Planning Commission will hold a public hearing on the Special Use Permit application from Kristopher Cagle. The purpose of the permit is to be able to operate a Mini-Storage Facility on parcel K25 08 002 containing approx 1.1 acres located on the west side of S. Lee St.

Notice is hereby given that the public hearing on the SUP is scheduled for the Planning Commission meeting on Monday, August 3, 2026 at 6:00 p.m.

The Kingsland City Council will vote on the recommendation of the Planning Commission at their meeting to be held on Monday, August 10, 2026 at 6:00 p.m. Both meetings will be held in the City Hall Council Chambers located at 107 S. Lee St. Anyone desiring to address the Planning Commission or City Council regarding this request may do so in person.

Copies of the application and staff report are available at the Community Planning & Development Offices located at 105 S. Lee St.



Record Report for Special Use #SUP-26-0003

Record Overview

Record Number: SUP-26-0003
Record Type: Special Use
Record Status: Submitted
Record Submitted At: Thursday June 11, 2026
Record Address: S. Lee St
Record Owner: Scott Kimball
Record Applicant User: Kristopher Cagle
Record Applicant Company: STEFFENS

Form Submission

Contact:

Kristopher Cagle
200 Carrington Way
Kingsland, GA 31548

steffensrestaurant@yahoo.com, (617) 347-5400

The Planning & Zoning Administrator informed me that a special use permit is required at the time I applied for::
Other

Explain if other: Storage Units on Property

Location of property:

S. Lee St

Parcel no.: K25 08 002

Present zoning: C-2

Owner of property (if not applicant):

Proposed use of property:

Mixed use:

Southeast Building: Commercial kitchen with garage space.

Northeast Building: 2 Flex warehouse spaces. Each with garage, office & bathroom

Southwest Building: 4 RV storage units 15'x50'

West Building: 9 10'x10' storage units

Northwest Building: 4 RV Storage Units 15'x50'

Generated Documents

No documents generated

Record Report for Special Use #SUP-26-0003

Record Overview

Record Number: SUP-26-0003
Record Type: Special Use
Record Status: Submitted
Record Submitted At: Property Use #1-0003
Record Address: 2, Lee St
Record Owner: John Smith
Record Applicant: John Smith
Record Applicant Company: STB P&S

Form Submission

Contact:
A. Smith
200 Washington Way
Baltimore, MD 21201



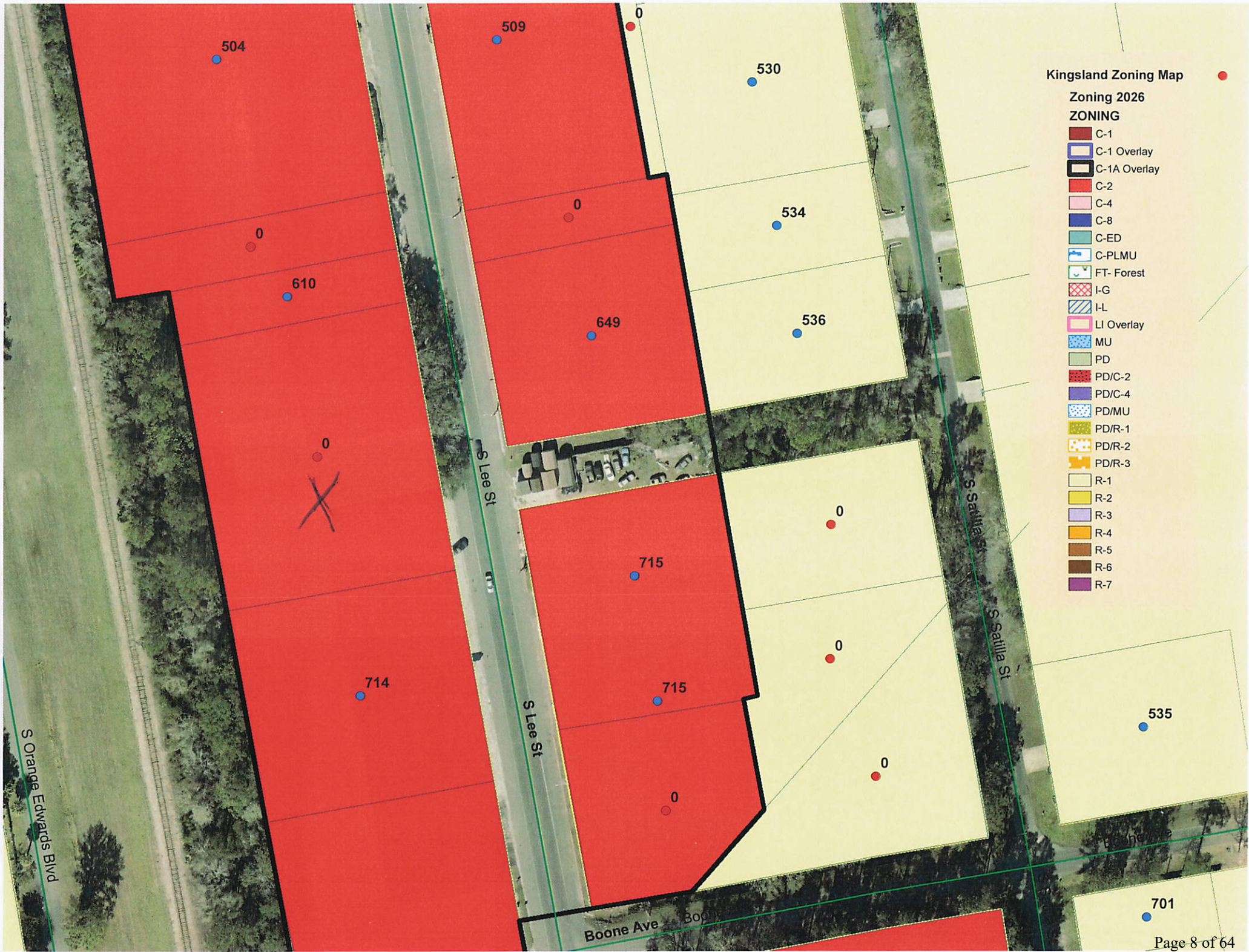
The Planning & Zoning Administrator informed me that a special use permit is required for this use. I applied for this permit.

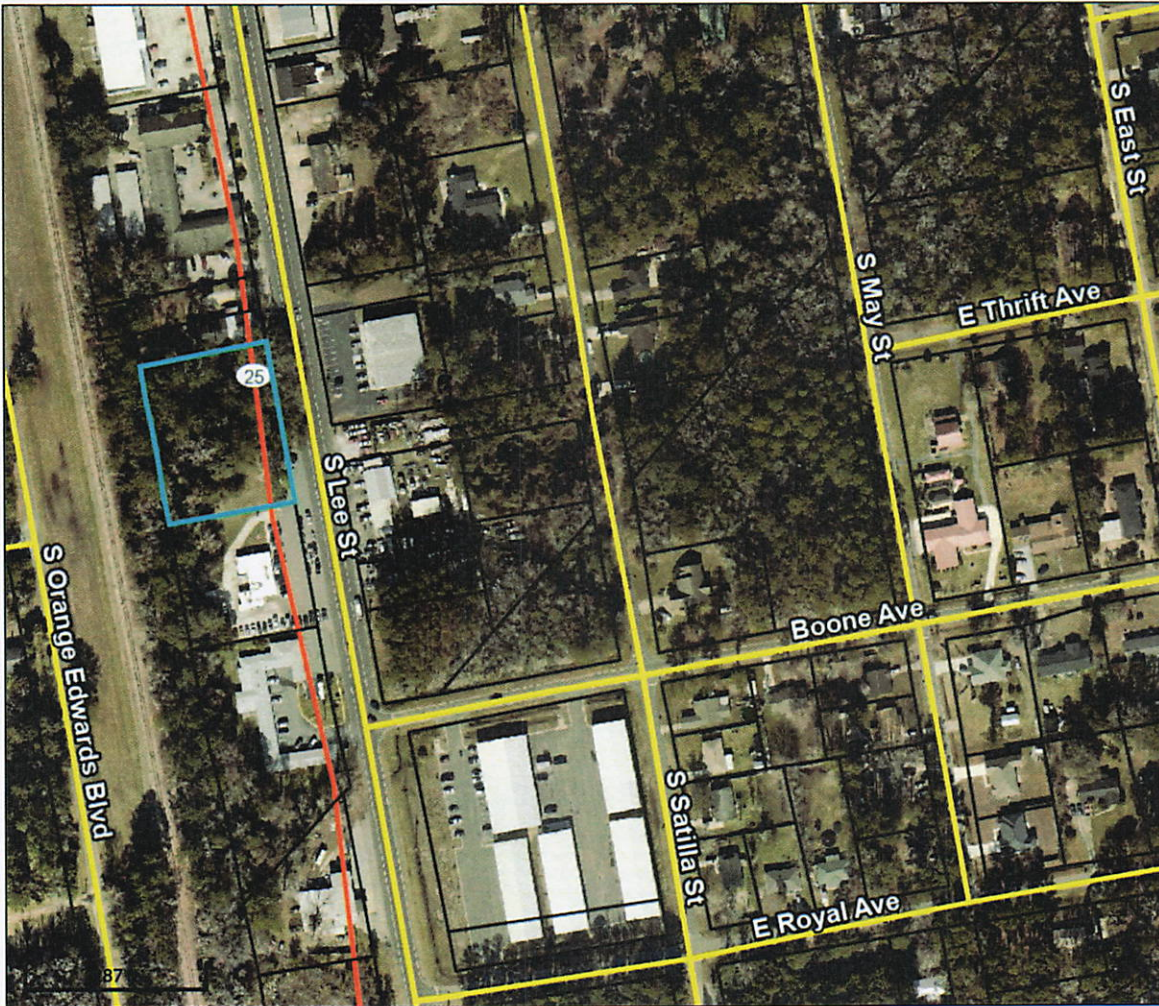
Exclusion of other Special Use on Property:
Location of property:
2, Lee St
Parcel No.: 002 00 000
Present zoning: C-2
Current use of property (if not applicant):
Proposed use of property:
Other use:

Neighboring Building: Corner lot bordering with parking space
Neighboring Building: 2 Flex warehouse spaces. Each with drive-office & parking
Neighboring Building: RV storage units 15x30
Neighboring Building: 10x10 storage units
Neighboring Building: A and B storage units 15x30

Generated Documents

No documents generated





Overview



Legend

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

Parcel ID	K25 08 002	Owner	CAGLE KRISTOPHER R	Last 2 Sales			
Class Code	Commercial		200 CARRINGTON WAY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	2/15/2023	\$50000	LM	Q
	KINGSLAND	Physical Address	S LEE ST	1/1/1990	0	NM	U
Acres	1.1	Assessed Value	Value \$107625				

(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
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Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: August 3, 2026

City Council Meeting Date: August 10, 2026

Agenda Item: Special Use Permit

Background:

The parcel is located in C-1A Business Corridor District and a Special Use Permit is required for a mini-warehouse storage facility. The applicant proposes to have 8 to 10 mini-warehouses located in the rear of the property and also have two retail spaces in the front of the parcel, along with a flex-space office/garage for his catering business. The applicant will be required to have opaque fencing around the entire parcel and approved landscaping along the road frontage of the property.

Summary:

Kristopher Cagle, with Overkill Land Development LLC, is requesting approval of a SUP for parcel K25 08 002 to be able to operate a mini-warehouse storage facility. The parcel is located on the west side of S. Lee St. containing approx. 1.10 acres.

Zoning: C-2 (General Commercial) and located within the C-1A Business Corridor District.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Planning Staff recommends Approval.

Scott L. Kimball
Planning & Zoning Director



**CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • JULY 6, 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 056 001K

Matt Mitchell, with The Scruggs Company, is requesting approval of a SUP to be able to operate an asphalt plant on a 63- acre portion of parcel 056 001K located on the west side of US 17 North and on the south side of Old Jefferson Hwy. Zoning is I-G (General Industrial)

Doug Stanley addressed his concerns about the possibility of noise, odor, water run off.

2. Special Use Permit - Parcel 121 007S

Mitch Clary, with Overkill Land Development LLC. is requesting approval of a SUP to be able to operate an outside RV/Boat/Storage and mini-warehouse storage facility at 1800 Village Drive, containing approximately 9.59 acres. Zoning is C-2 (General Commercial)

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 (ABSENT)

Chairwoman Markes called for an Amendment to add all zoning designations to Agenda items 3,4 and 5.

PRESENT: Planning Commission Angela Halliwell
Planning Commission Judy Smith-Burris
Planning Commission William Sopp
Planning Commission Kathryn Markes
Planning Commission Becci Shannon
Planning Commission William Huebener

ABSENT: Planning Commission Mike Anderson

III. APPROVE MINUTES

1. Minutes of the Previous Meeting

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission William Huebener
SECONDER:	Planning Commission Becci Shannon
AYES:	Angela Halliwell, Judy Smith-Burris, William Sopp, Kathryn Markes, William Huebener, Becci Shannon

IV. AGENDA ITEMS

1. Infrastructure Acceptance - Fiddlers Reserve Phase 2

Ron Sawyer, with Laurel Island Holdings LLC has submitted a Quit - Claim Deed requesting the City of Kingsland to accept all sewer, water, and storm drain infrastructure within Fiddler's Reserve Phase 2. This does not include any roads within Phase 2. An inspection of the infrastructure was completed by Planning Department and Public Works on June 3, 2026, and all infrastructure was in good working order. The submitted Quit Claim Deed is attached to this report. **Staff Recommends Approval.**

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission William Sopp
SECONDER:	Planning Commission Angela Halliwell
AYES:	Judy Smith-Burris, Kathryn Markes, Becci Shannon, William Huebener, William Sopp, Angela Halliwell

2. Lift Station Acceptance - Laurel Preserve

Ron Sawyer with Sawyer Land Development , LLC has submitted a Quit - Claim Deed requesting the City of Kingsland to accept the Lift Station and the tract containing 0.01 acres located at 179 Spyglass. An inspection was completed by Public Works on June 5, 2026, and the lift station was in good working order. The submitted Quit Claim Deed is attached to this report. **Staff Recommends Approval.**

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission William Sopp
SECONDER:	Planning Commission Judy Smith-Burris
AYES:	Angela Halliwell, Kathryn Markes, Becci Shannon, William Huebener, William Sopp, Judy Smith-Burris

3. Special Use Permit - Parcel 121 007S

Mitch Clary, with Overkill Land Development LLC. is requesting approval of a SUP to be able to operate an outside RV/Boat/Truck storage and mini-warehouse storage facility at 1800 Village Drive, containing approximately 9.59 acres. Zoning is C-2.

Planning Staff recommends Approval with the following conditions.

- 1) Opaque fencing will be installed along the front and left side of property.
- 2) An approved landscape buffer shall be installed along the front and left side of the fencing.

*The parcel has existing fencing and a natural vegetative buffer along the right side and rear property lines.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Becci Shannon
SECONDER:	Planning Commission William Sopp
AYES:	Angela Halliwell, Judy Smith-Burris, Kathryn Markes, Becci Shannon, William Sopp

4. Special Use Permit - Parcel 056 001K

Matt Mitchell, with The Scruggs Company, is requesting approval of a SUP to be able to operate an asphalt plant on a 63- acre portion of parcel 056 001K located on the west side of US 17 North and on the south side of Old Jefferson Hwy. Zoning is I-G (General Industrial)

Planning Staff recommends Approval with the following condition.

- 1) A 30' natural vegetative buffer will be required on the east and north side of the property.

RESULT:	PASSED [4]-[2]
MOVER:	Planning Commission Becci Shannon
SECONDER:	Planning Commission William Sopp
AYES:	Judy Smith-Burris, William Sopp, Kathryn Markes, Becci Sha
NAYS:	Angela Halliwell, William Huebener

5. Preliminary Plat - Parcels 082 005 and 082 005A

John Willis with BBC Investments Group has submitted a preliminary plat application for Kingsland West Subdivision, consisting of 267 single family lots on approximately 143.93 acres. The developer has agreed to follow the original PD that was approved by City Council in 2007. Zoning is PD/R-2.

Staff Recommends Approval with the following conditions:

- 1) This Preliminary Plat only gives approval of the layout of the plat and does not guarantee approval of the final plat. It also does not give approval for any grading

or construction.

2) The Developer must submit Civil Plans and Hydrology reports to the City Planning Department that shall be signed and stamped by an engineer. These plans must be reviewed and approved by the City Planning Department and its third party engineers, Carter & Sloope, confirming that the proposed development will not increase the amount of storm water discharge from the property post development. A staff report, along with the final opinion report from Carter & Sloope will be provided to the Planning Commission and the City Council prior to a final plat being submitted or any construction taking place.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Becci Shannon
SECONDER:	Planning Commission William Sopp
AYES:	Angela Halliwell, Judy Smith-Burris, Kathryn Markes, William Huebener, Becci Shannon, William Sopp

V. ADJOURNMENT

The meeting was called for adjournment at 6:40 pm.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission William Huebener
SECONDER:	Planning Commission Angela Halliwell
AYES:	Judy Smith-Burris, William Sopp, Kathryn Markes, Becci Shannon, William Huebener, Angela Halliwell



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development Staff Report

Planning Commission Meeting Date: August 3, 2026

City Council Meeting Date: August 10, 2026

Agenda Item: Home Occupation- 121 Creekwood Circle - Parcel # 082G 034A

Summary:

John Calhoun has applied for a home occupation permit for a vending machine 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: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director



Record Report for Home Occupation #HOCC-26-0014

Record Overview

Record Number: HOCC-26-0014
Record Type: Home Occupation
Record Status: In Progress
Record Submitted At: Monday June 15, 2026
Record Address: 121 Creekwood Cir, Kingsland GA 31548
Record Owner: Scott Kimball
Record Applicant User: John Calhoun
Record Applicant Company: Coastal Oak Vending Co LLC

Form Submission

Applicant Contact:

John Calhoun
121 creekwood cir
kingsland, GA 31548
coastaloakvendingco@gmail.com, (912) 464-3318

Group/Business you represent: Coastal Oak Vending Co LLC

Street address where this use is to be located:

121 Creekwood Cir, Kingsland GA 31548

Description of the business:

Vending machine business where we place, service, and maintain vending machine at local businesses in camden county. Placing machines at various locations and keeping them stocked with various food items, snacks ,candy bars, honey buns and more.

Is the applicant the same as the Owner of the Site?: Yes

Owner of site (if not applicant):

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.:

Yes

Generated Documents

No documents generated

Activity History

Email June 15, 2026, 4:54pm	Subject: #HOCC-26-0014 Payment is Required (Due on 6/19/26) (Coastal Oak Vending Co LLC) (121 Creekwood Cir, Kingsland GA 31548) To: John Calhoun
Payment June 15, 2026, 4:54pm	Scott Kimball requested fees in the amount of \$50.00.



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: John Calhoun

ADDRESS: 121 Creekwood cir

CITY: Kingsland

STATE: Ga

ZIP: 31548

PHONE: (912 246 4331)

FAX: ()

E-MAIL: jcalhoun95@hotmail.com

PROPOSED BUSINESS: Coastal Oak Vending Co LLC

LOCATION: Kingsland ga

TAX PARCEL: 082G 034A

ZONING: 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: 200 Business area sq. ft. 1400 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 OF APPLICANT

06/15/2026

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



Camden County, GA



Overview



Legend

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

Parcel ID	082G 034A	Owner	CALHOUN JOHN MICHAEL JR &	Last 2 Sales			
Class Code	Residential		KASSIDY HUNTINGTON CALHOUN	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		121 CREEKWOOD CIRCLE	12/14/2023	\$244700	FM	Q
	KINGSLAND		KINGSLAND, GA 31548	6/16/2021	\$148000	AL	U
Acres	n/a	Physical Address	121 CREEKWOOD CIR				
		Assessed Value	Value \$224432				

(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
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Planning and Community Development

Staff Report

Planning Commission Meeting Date: August 3, 2026

City Council Meeting Date: August 10, 2026

Agenda Item: Home Occupation- 102 lake Manor Drive - Parcel # 107R 041

Summary:

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 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



Record Report for Home Occupation #HOCC-26-0017

Record Overview

Record Number: HOCC-26-0017

Record Type: Home Occupation

Record Status: In Progress

Record Submitted At: Thursday July 9, 2026

Record Address: 102 Lake Manor Dr, Kingsland GA 31548

Record Owner: Scott Kimball

Record Applicant User: Alice Miner

Record Applicant Company: Whimsical Little Wonders

Form Submission

Applicant Contact:

Alice Miner

102 Lake Manor Drive

Kingsland, GA 31548

whimsicalw@gmail.com, (304) 639-2759

Group/Business you represent: Whimsical Little Wonders

Street address where this use is to be located:

102 Lake Manor Dr, Kingsland GA 31548

Description of the business:

I make handcrafted items like hair bows, coin purses, keychains, and other sewn items to sell at markets, festivals, and other events that allow vendors. There is no storefront. I just make the items at home to sell at events.

Is the applicant the same as the Owner of the Site?: Yes

Owner of site (if not applicant):

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.: Yes

Generated Documents

No documents generated

Record Report for Home Occupation WHOC-28-0047

Record Overview

Record Number WHOC-28-0047

Record Title Home Occupation

Record Status In Progress

Record Submitted On Thursday, May 1, 2014

Record Address 10000 Wilshire Blvd, Suite 1000, Los Angeles, CA 90024

Record Owner John Smith

Record Submitted By Anonymous

Record Request Comments: Please see below

Form Submission

Attachment Contact

Mr. Smith

10000 Wilshire Blvd

Los Angeles, CA 90024

Owner Address and contact information listed above

Submit address where this case is to be located

10000 Wilshire Blvd, Suite 1000, Los Angeles, CA 90024

I understand that the business

I have submitted above is for home use only and that I will not use the property for any other purpose, including but not limited to, commercial or industrial use, or any other use that may be prohibited by the City of Los Angeles.

is the applicant the owner of the property at the time of the filing?

Yes or No (please check)

I understand that the property is not to be used for any other purpose, including but not limited to, commercial or industrial use, or any other use that may be prohibited by the City of Los Angeles.

Generated Documents

The following documents



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

APPLICANT: Alice Miner

ADDRESS: 102 Lake Manor Drive

CITY: Kingsland

STATE: GA

ZIP: 31548

PHONE: () 904 639-2759

FAX: () _____

E-MAIL: whimsicalw@gmail.com

PROPOSED BUSINESS: Handmade crafts to sell at markets

LOCATION: 102 Lake Manor Drive Kingsland GA 31548

TAX PARCEL: 107R041

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:** 150 Business area sq. ft. 2400 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.

Alice Miner
SIGNATURE OF APPLICANT

7/9/26
DATE

mod. 18, 19, 20, 21, 22, 23

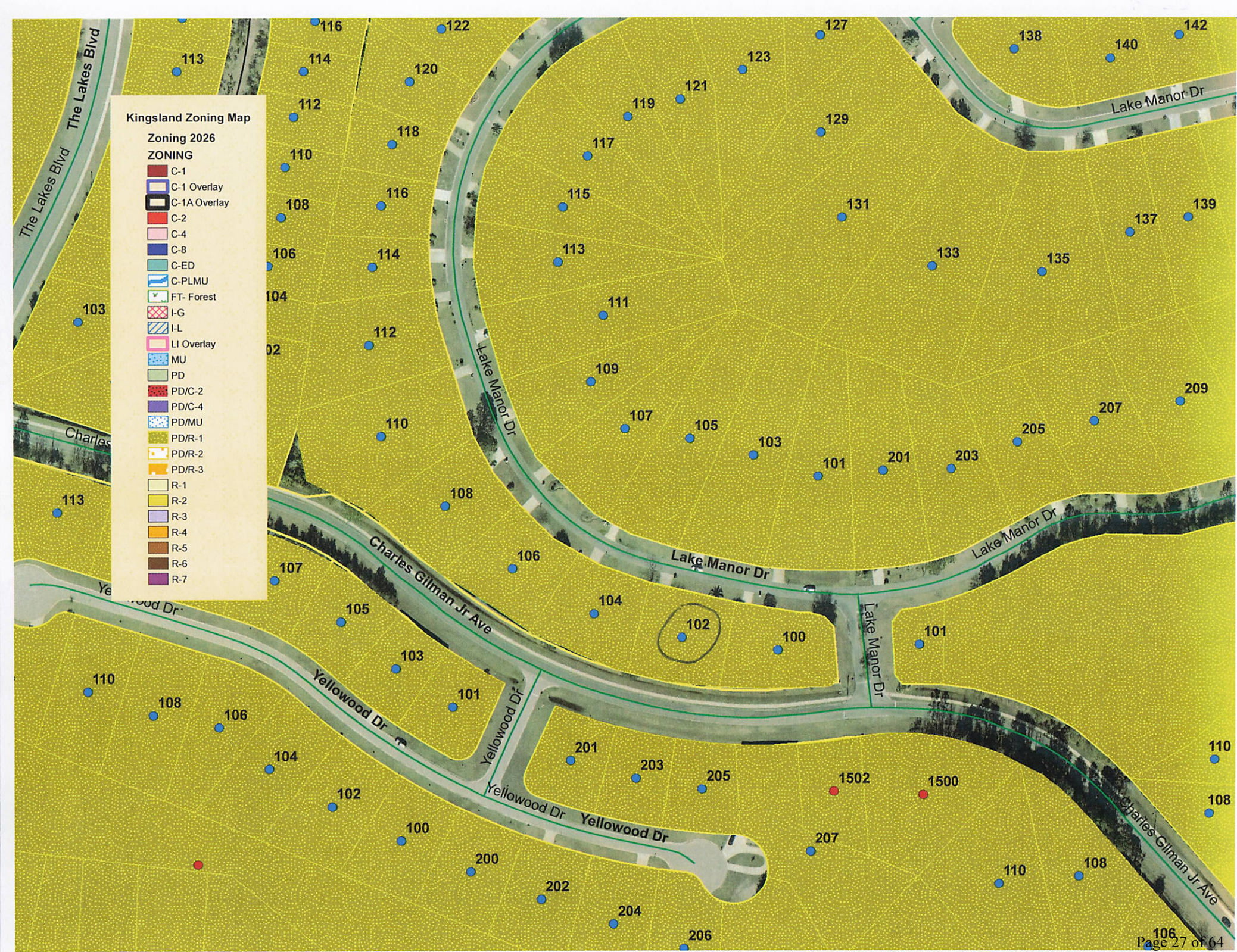
18, 19, 20, 21, 22, 23

Kingsland Zoning Map

Zoning 2026

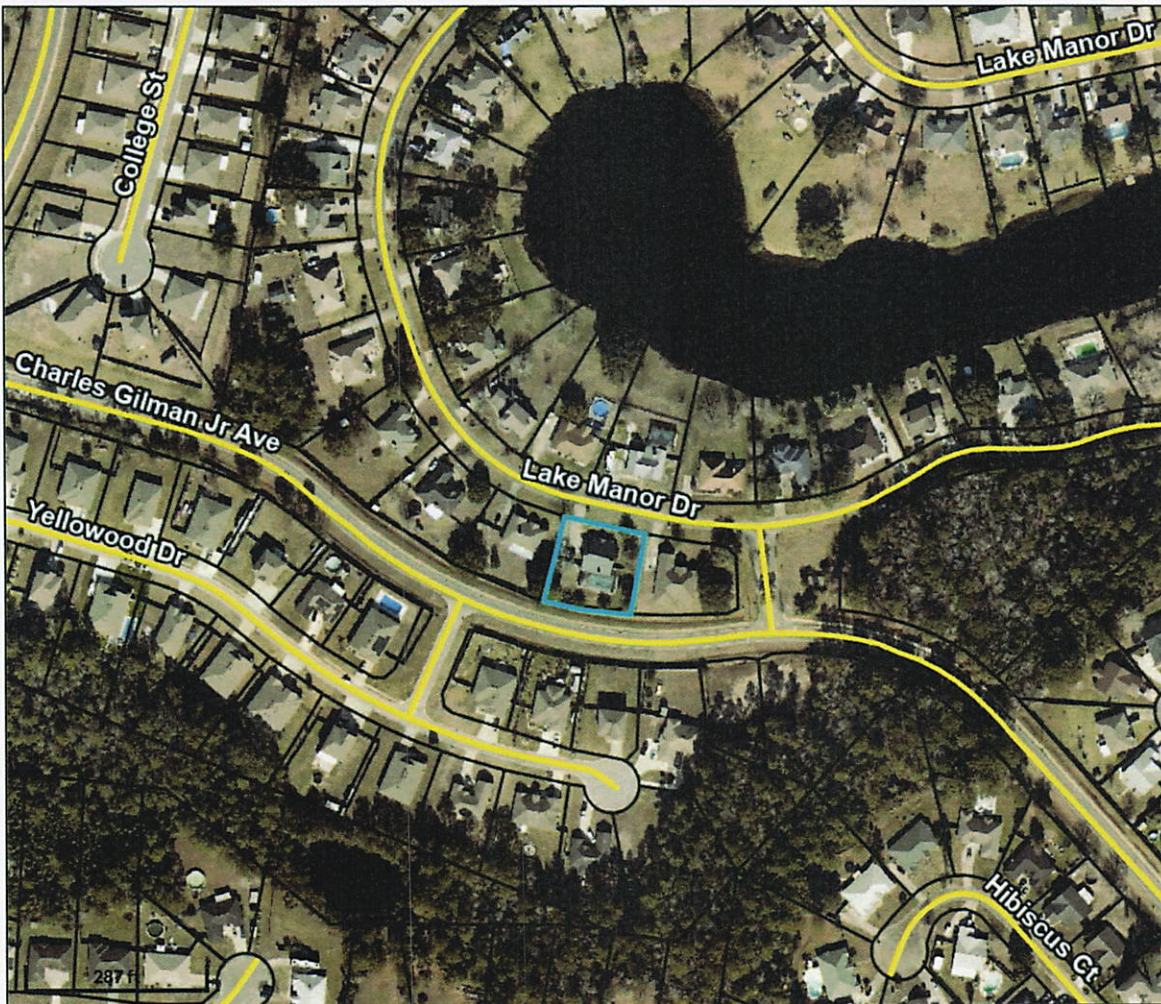
ZONING

- 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





Camden County, GA



Overview



Legend

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

Parcel ID	107R 041	Owner	MINER ALICE MARIE & DONALD LEE	Last 2 Sales			
Class Code	Residential		MINER	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		102 LAKE MANOR DRIVE	8/13/2024	\$387500	FM	Q
	KINGSLAND		KINGSLAND, GA 31548	5/3/2021	\$312000	FM	Q
Acres	0.38	Physical Address	102 LAKE MANOR DR				
		Assessed Value	Value \$368313				

(Note: Not to be used on legal documents)

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

Date created: 7/9/2026

Last Data Uploaded: 7/8/2026 7:09:47 PM

Developed by SCHNEIDER
GEOSPATIAL



Receipt #3945 for Record #HOCC-26-0017

Billed To

Whimsical Little Wonders
102 Lake Manor Dr
Kingsland, GA 31548

Receipt Details

Invoice Number: #4070
Requested Date: July 9, 2026, 8:58am
Paid Date: July 9, 2026, 9:09am
Paid By: Alice Miner

Record Information

Submission Details

Applicant: Alice Miner
Record Type: Home Occupation
Applicant Company: Whimsical Little Wonders
Applicant Company Address: 102 Lake Manor Drive, Kingsland, 31548

Property Details

Address: 102 Lake Manor Dr, Kingsland GA 31548
Parcel: 107R041

Fees

Fee	Description	Explanation	Total
Home Occupation		\$50.00 * 1	\$50.00

Subtotal: \$50.00
Processing Fee: \$1.75
Total Paid: \$51.75
Payment Method: GovernmentWindow (Credit Card)

Thank you for your payment.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

July 09, 2026

Member:

*Kathy Markes, Chairwoman
Becci Shannon, Vice Chairwoman
Mike Anderson
Angela Halliwell
William Huebener
Judy Smith-Burris
William Sopp*

TO WHOM IT MAY CONCERN:

Alice Miner filed an application with our office. The applicant asks that the Kingsland Planning Commission recommend approval and that the Kingsland City Council approve the following item:

(X) HOME OCCUPATION: The applicant has applied for a Home Occupation Permit for home craft business known as "Whimsical Little Wonders" located at 102 Lake Manor. Map & Parcel 107R 041. Zoning is R-1.

In order to review the application, the Kingsland Planning Commission will hold a meeting on Monday, August 3, 2026 at 6:00 p.m. and the Kingsland City Council will vote on the Planning Commission recommendation at their meeting on Monday, August 3, 2026 at 6:00 p.m. Both meetings will be held in the Kingsland City Hall Council Chambers located at 107 S. Lee St. in Downtown Kingsland.

If you are unable to attend either meeting, you may submit a written statement to our office which will be read at the meeting, or give me a call expressing your concern. For further information, please call our office at 912-729-8296.

Sincerely,

Scott Kimball
Planning & Zoning Director



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: August 3, 2026

City Council Meeting Date: August 10, 2026

Agenda Item: Final Plat

Summary: Ron Sawyer with LIH Holdings, LLC has submitted a final plat application for The Preserve at Camden Woods phase 2E, consisting of 15 single family lots on approx. 2.15 acres. The plat was originally part of The Villas at Camden Woods Phase 2 Final Plat. This plat will include part of Collin Nicholas Drive.

Zoning: PD/MU

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director



Record Report for Final Plat #FP-26-0003

Record Overview

Record Number: FP-26-0003

Record Type: Final Plat

Record Status: In Progress

Record Submitted At: Thursday June 25, 2026

Record Address: -

Record Owner: Scott Kimball

Record Applicant: Brittany Walker

Form Submission

I have read and understand Part A of the attached form.: Yes

Applicant Information:

LIH HOLDINGS, LLC RICHIE SAWYER
100 MARSH HARBOUR PARKWAY
KINGSLAND, GA 31548

richie@sawyerandassociates.com, (912) 882-7725

Is the Applicant the same as the owner?: Yes

Owner Information (if different):

What is your interest if you are not the owner?: -

Name of proposed subdivision: THE PRESERVE AT CAMDEN WOODS, PHASE 2E

Subdivision street name: COLLIN NICOLAS DR.

Number of proposed lots: 15

Area of proposed subdivision (acreage): 2.15

Subdivision parcel number: 107 035

Generated Documents

No documents generated



Record Report for Final Plan SEP-28-0093

Record Overview

Record Number: RP-28-0093
Record Type: Final Plan
Record Status: In Progress
Record Submitted At: Thursday, June 28, 2023
Record Address: -
Record Owner: Scott Smith
Record Address Entry Method: -

Form Submission

I have read and understand that I am the affected party for

Additional Information:
The owner of the property and/or
the affected party is/are



is the affected party or the owner of the property.

Owner Information (if different)

When is your interest in the property?

Name of proposed subdivision: THE PROJECT AT CAMDEN WOODS PHASE 2B

Subdivision street names: COVINGTON AVE & E

Number of proposed lots: 10

Area of proposed subdivision (acres): 2.10

Subdivision record number: 00000000000000000000

Generated Documents

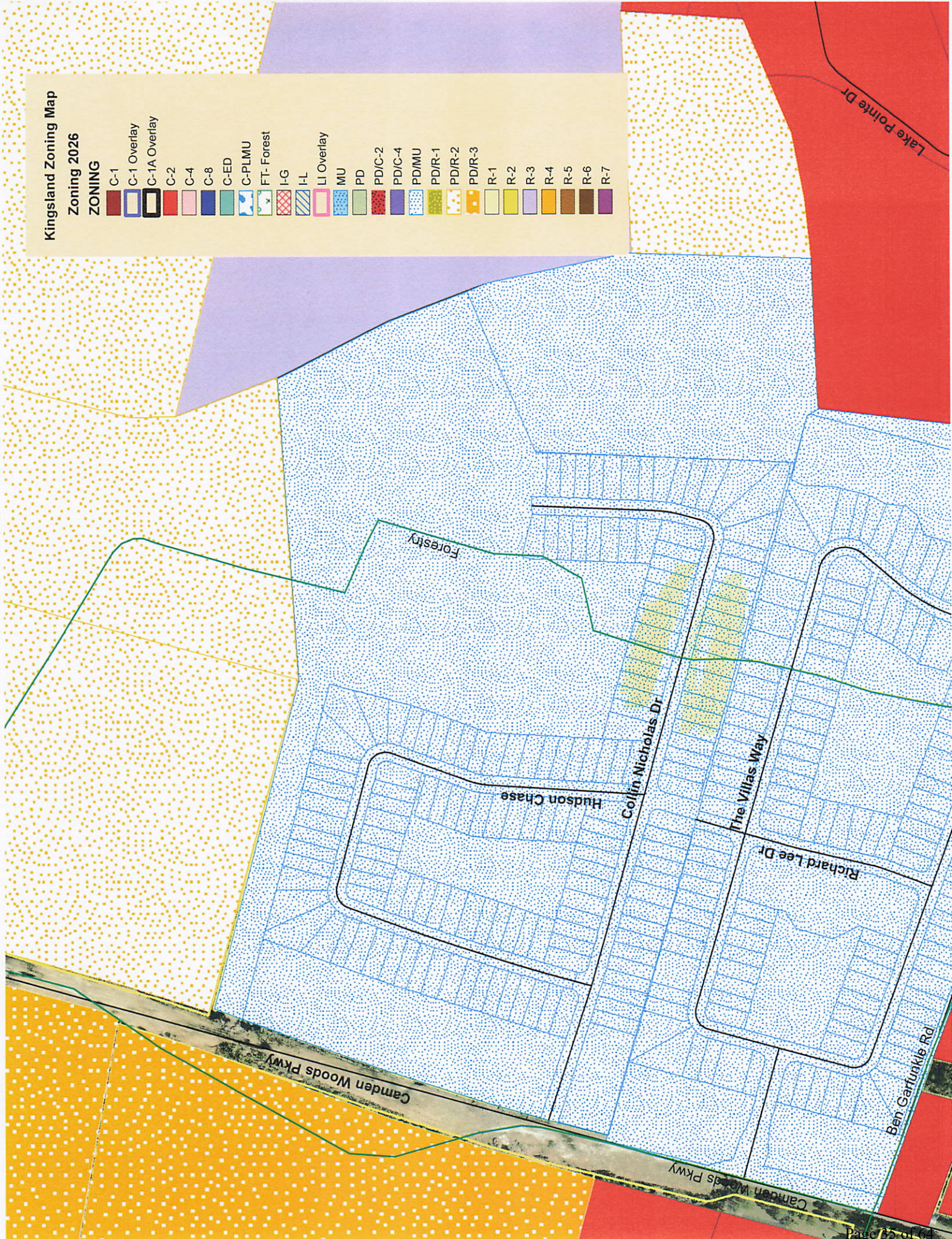
No documents generated

Kingsland Zoning Map

Zoning 2026

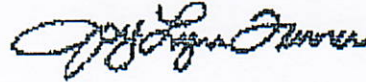
ZONING

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
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3

DOCH:2024-004120
FILED IN OFFICE
6/25/2024 10:21:00 AM
BK:2310 PG:347-349
JOY LYNN TURNER
CLERK, SUPERIOR COURT
CAMDEN COUNTY, GA



REAL ESTATE TRANSFER TAX
PAID: \$2760.00

PT-61 020-2024-001592

By
Please return to:
Kinney & Hendrix, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, Georgia 31558
File 24-49416

STATE OF GEORGIA
COUNTY OF CAMDEN

LIMITED WARRANTY DEED

THIS INDENTURE, made June 20, 2024, between **White Sands Land Co., LLC, a Georgia limited liability company**, of the first part, and **Gross Road Development LLC, a Georgia limited liability company**, 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 at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, the following described property:

See Exhibit "A" attached hereto.

SUBJECT, NEVERTHELESS, to covenants and easements of record, if any.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and

4941624-49416

behalf of the said party of the second part, its successors and assigns, forever,
IN FEE SIMPLE.

And the said party of the first part, for itself, its successors and assigns,
will warrant and forever defend the right and title to the above described
property unto the said party of the second part, its successors and assigns,
against the lawful claims of all persons owning, holding or claiming by, through
or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set
its hand and affixed its seal through its duly authorized officers, the day and
year first above written.

White Sands Land Co., LLC

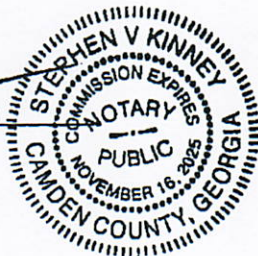
By: Ronald H. Sawyer (SEAL)
Ronald H. Sawyer, Its Member

By : Jonathan M. Napier (SEAL)
Jonathan M. Napier, Its Member

Signed, sealed, and delivered
in the presence of:

Witness

Notary Public



4941624-49416

Exhibit "A"

All those lots, tracts or parcels of land lying and being in the City of Kingsland, 1606th G.M. District, Camden County, Georgia, more particularly described as follows:

All of Lots 9 and 10 of Camden Woods Subdivision, as more fully and accurately shown and described on that certain plat of survey, by Jeffrey S. Foster, Georgia Registered Land Surveyor No. 3143, dated July 29, 2009 as recorded in Plat Drawer 25, Map No. 6, Camden County, Georgia, records.

24-49416



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: August 3, 2026

City Council Meeting Date: August 10, 2026

Agenda Item: Final Plat

Summary: Richie Sawyer with Gross Road Development, LLC has submitted a final plat application for Canopy Oaks Phase 2, consisting of 87 single family lots on approx. 32.55 acres. The final plat for Phase 1 was approved by City Council on July 14, 2025.

Zoning: PD/R-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director



Record Report for Final Plat #FP-26-0002

Record Overview

Record Number: FP-26-0002

Record Type: Final Plat

Record Status: In Progress

Record Submitted At: Thursday June 25, 2026

Record Address: -

Record Owner: Scott Kimball

Record Applicant: Brittany Walker

Form Submission

I have read and understand Part A of the attached form.: Yes

Applicant Information:

GROSS ROAD DEVELOPMENT, LLC RICHIE SAWYER
100 MARSH HARBOUR PARKWAY
KINGSLAND, GA 31548

Phone: [REDACTED] (912) 882-7725

Is the Applicant the same as the owner?: Yes

Owner Information (if different):

What is your interest if you are not the owner?: -

Name of proposed subdivision: CANOPY OAKS, PHASE 2

Subdivision street name: CANOPY CROSSING

Number of proposed lots: 87

Area of proposed subdivision (acreage): 32.55

Subdivision parcel number: 107 042; 107 043

Generated Documents

No documents generated

PROPERTY OWNED BY:
GROSS ROAD DEVELOPMENT, LLC
100 MARSH HARBOUR PARKWAY
KINGSLAND, GEORGIA 31548
(912) 882-7725
(D.B. 2310, PG. 347)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY, AND DOES HEREBY IRREVOCABLY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THEY ARE LABELED.

BY: RICHE SANDER (AGENT) DATE

CERTIFICATION OF APPROVAL BY THE COUNCIL:
I HEREBY CERTIFY THAT THE OWNER, OR AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE LAWS AND SPECIFICATIONS OF THE CITY OF KINGSLAND, GEORGIA, OR HAS POSTED A PERFORMANCE BOND IN LIEU THEREOF.

BY: _____ DATE: _____
MAYOR _____

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:
I CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN
FULFILLED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF KINGSLAND, GEORGIA,
AND THE REQUIREMENTS OF THE KINGSLAND PLANNING COMMISSION.

BY: CHAIRMAN OF PLANNING COMMISSION DATE: _____

- 1) BEARING SHOWN HEREIN IS BASED ON THE STATE PLANE COORDINATE SYSTEM FOR GEORGIA, EAST ZONE.
- 2) THERE MAY BE ANY EXISTING RESTRICTIONS TO THEIR SUBJECT PROPERTY, NOTSHOWN HEREIN, WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- 3) THE METLAND JURISDICTION AREA SHOWN HEREIN ARE, BASED ON CENSUS DRAWINGS FOR THE CANOPY GROWS DEVELOPMENT PROVIDED BY OTHERS; AND ATTEMPT TO MAKE UP BY THIS PLAN TO DETERMINE THE ACCURACIES OF THESE REGIONAL AREAS; SAID METLAND AREAS ARE UNDER THE JURISDICTION OF THE U.S. FOREST SERVICE.
- 4) THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE SEARCH.
- 5) THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE FOLLOWING FEATURES: BURNING SHOULDER FAIRLY LITTLE AREA 400' X 70'; LOT WITHIN 500 FEET; NORTH YARD SECTION 200 FEET; SOUTH YARD SECTION (UNKNOWN) 80 FEET BETWEEN BUILDINGS (FROM STREET) 10 FEET; LOT WITHIN 500 FEET; NORTH YARD SECTION 200 FEET; SOUTH YARD SECTION (FROM STREET) 15 FEET (15 FEET); BUILDING HEIGHTENING 30 FEET; MAXIMUM PERCENTAGE COMPAKE 6% PROPOSED.
- 6) SUBJECT PROPERTY CONTAINS 43350 ACRES AND CONTAINS 69 LOTS & 4 TRACTS.
- 7) SUBJECT PROPERTY IS CURRENTLY REVENUED AS PORTIONS OF R-1 & D-1.
- 8) SUBJECT PROPERTY TO BE SERVED BY CITY OF KINGSLAND WATER AND SEWER OWNER'S DEVELOPER TO INSTALL LINES WITHIN SUBJECT PROPERTY.
- 9) SUBJECT PROPERTY IS NOW TO BE IN FLOOD HAZARD ZONE "C" (UNDESIGNED) AS PER FIRM MAPS FOR CHAMBER COUNTY, GEORGIA, DATED DECEMBER 20, 2013.

SHEET 1 OF 5
SEE SHEETS 2-5 FOR DETAILS



VICINITY MAP (NOT TO SCALE)

100' 50' 0' 50' 100'

SCALE: 1" = 100'

DRAWN BY: M.C. CHECKED BY: J.S.F.

PLAT DATE: 06-18-2020

DWG. / SD-2-2916(A)-06-26

THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN XXXXX FEET AND AN ANGULAR ERROR OF XX SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. (RADIAL SURVEY)

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 320,765 FT.

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 370,765 FEET.

FOOTING TO BE ASSUMED, WITHIN ONE FOOT IN ANY/ALL FEET.

EQUIPMENT USED: ANGULAR: SOROGA CX
LINEAR: SOROGA CX

- = SET 1/2" REBAR
LSF 1067
- = SET 474"x24" CONCRETE
MONUMENT, LSF 1067
- = FOUND CONCRETE MONUMENT
IDENTIFICATION AS NOTED
- = FOUND REBAR OR IRON PIPE
IDENTIFICATION AS NOTED
- △ = FOUND PK NAIL △ WASHER
IDENTIFICATION AS NOTED

P.C. = PLAT CABINET
P.B. = PLAT BOOK
P.D. = PLAT DRAWER
D.B. = DEED BOOK
PG. = PAGE
(ch.) = CHORD
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVE
B.R.L. = BUILDING RESTRICTION LINE

P.O. BOX 5730
MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX

GEORGIA LICENSED
SURVEY FIRM No. 1067
EMAIL: AKW_SURVEYING@GTE.NET

PREPARED BY:



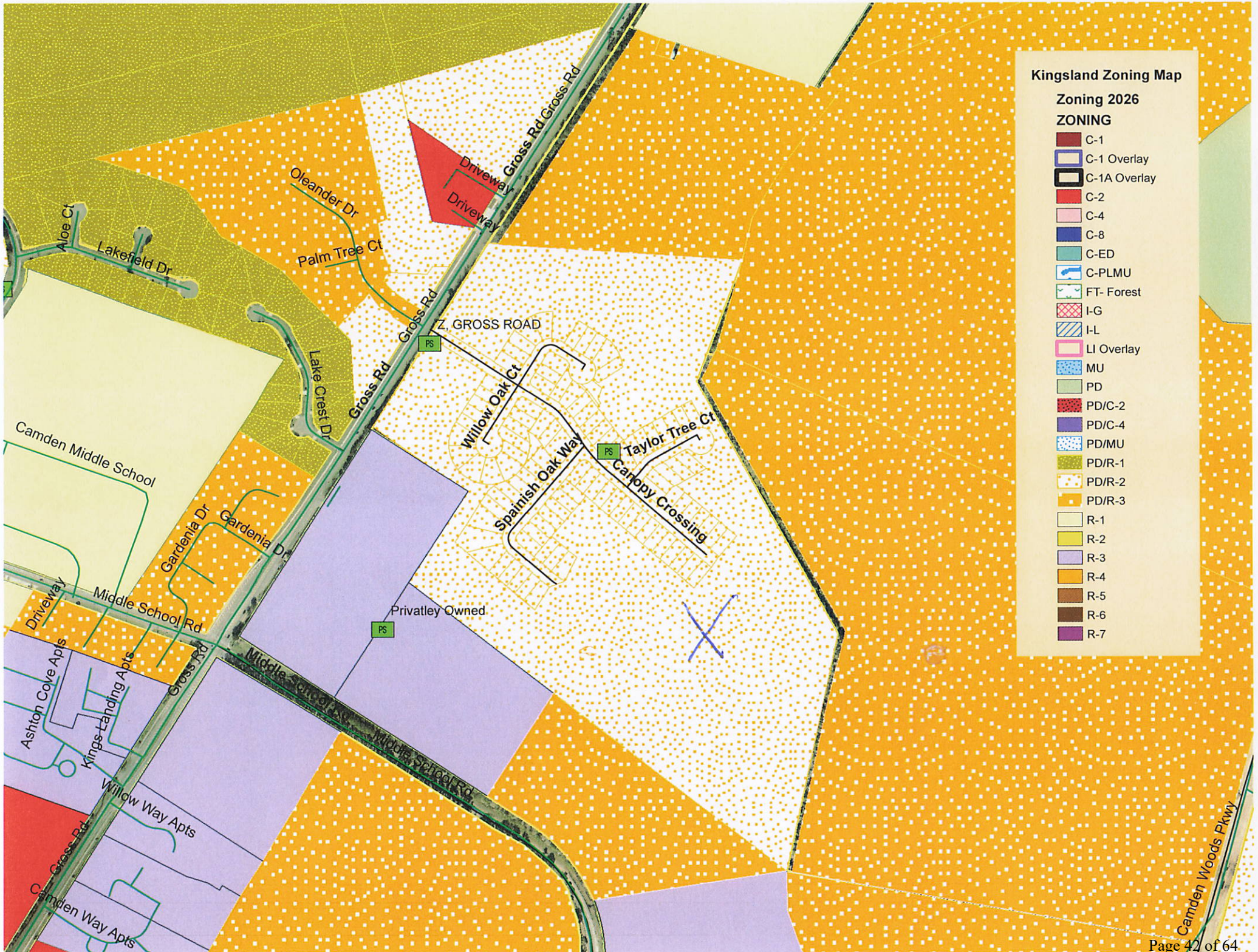
A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS

CERTIFICATION: As required by subsection (f) of O.G.C.A. Section 15-6-47, this record has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps or statements hereon. Such approvals or statements shall be confirmed by the respective governmental bodies by any purchase or use of this plot as intended use of the parcel. Furthermore, the undersigned land surveyor certifies that this plot complies with all applicable technical standards for property surveys in Georgia as set forth in the Georgia Surveying and Mapping Act (the Georgia Board of Registration for Professional Engineers and Land Surveyors Act) in O.G.C.A. Section 15-6-67.

NO. 3143

BY: JOSEPH S. FOSTER DATE: 06/24/2026

JOSEPH S. FOSTER 3143



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



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: August 3, 2026

City Council Meeting Date: August 10, 2026

Agenda Item: Final Plat

Summary: Richie Sawyer with Gross Road Development, LLC has submitted a final plat application for Canopy Oaks Phase 2, consisting of 87 single family lots on approx. 32.55 acres. The final plat for Phase 1 was approved by City Council on July 14, 2025.

Zoning: PD/R-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director



Record Report for Final Plat #FP-26-0002

Record Overview

Record Number: FP-26-0002

Record Type: Final Plat

Record Status: In Progress

Record Submitted At: Thursday June 25, 2026

Record Address: -

Record Owner: Scott Kimball

Record Applicant: Brittany Walker

Form Submission

I have read and understand Part A of the attached form.: Yes

Applicant Information:

GROSS ROAD DEVELOPMENT, LLC RICHIE SAWYER
100 MARSH HARBOUR PARKWAY
KINGSLAND, GA 31548

~~richie.sawyer@grossroaddevelopment.com (912) 882-7725~~

Is the Applicant the same as the owner?: Yes

Owner Information (if different):

What is your interest if you are not the owner?: -

Name of proposed subdivision: CANOPY OAKS, PHASE 2

Subdivision street name: CANOPY CROSSING

Number of proposed lots: 87

Area of proposed subdivision (acreage): 32.55

Subdivision parcel number: 107 042; 107 043

Generated Documents

No documents generated

RESERVED FOR RECORDING PURPOSES

SAWYER ASSOCIATES

PROPERTY OWNED BY:
GROSS ROAD DEVELOPMENT, LLC
100 MARSH HARBOR PARKWAY
KINGSLAND, GEORGIA 31548
(912) 882-1725
(D.B. 2310, PG. 347)

OWNERS CERTIFICATE:
STATE OF GEORGIA, COUNTY OF CAMDEN

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SURVEY OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY, AND DOES HEREBY IRREVOCABLY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THEY ARE LABELED.

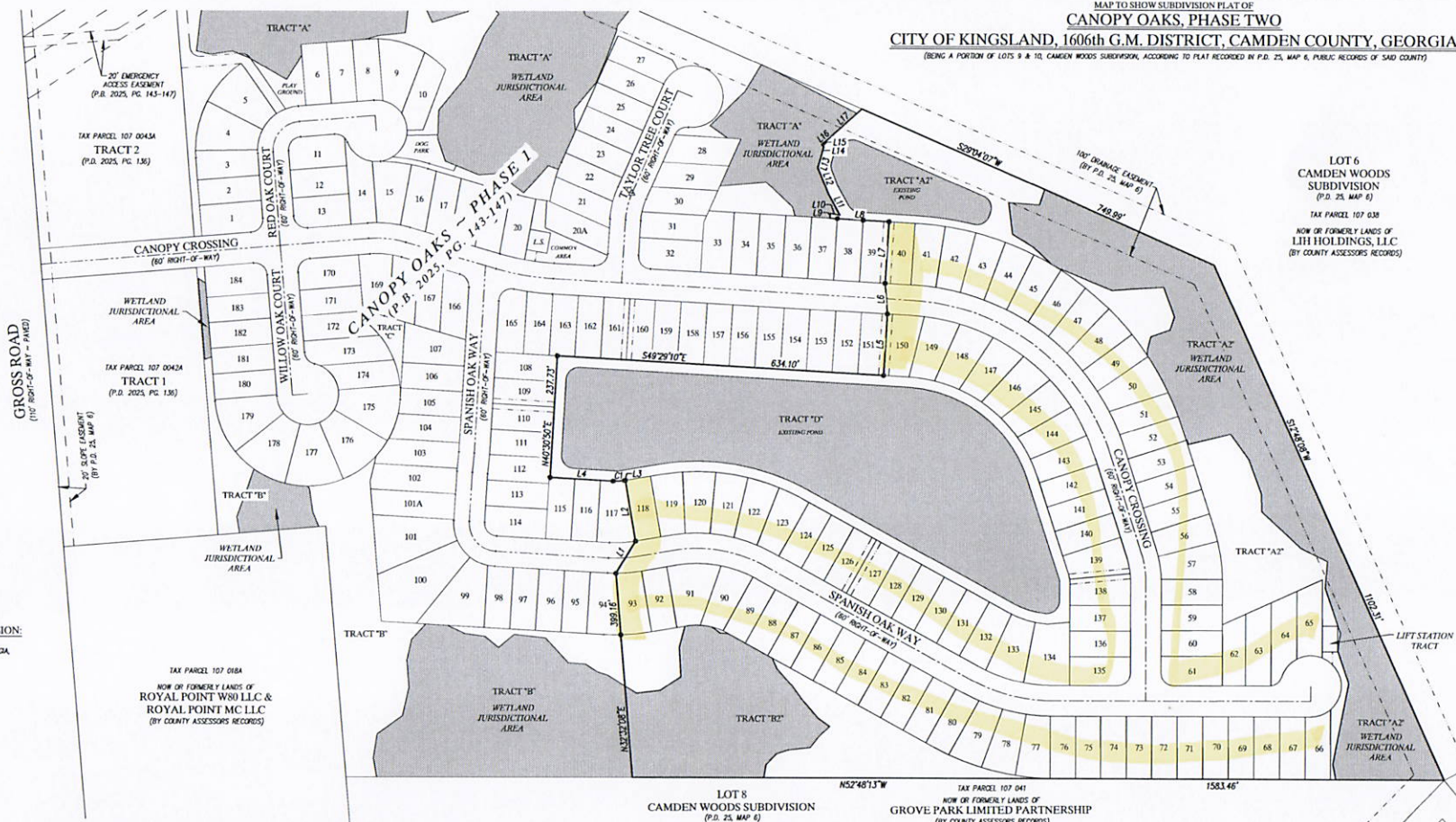
BY: RODNEY SAWYER (AGENT) DATE: _____

CERTIFICATION OF APPROVAL BY THE COUNCIL:
I HEREBY CERTIFY THAT THE OWNER, OR AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE LAWS AND SPECIFICATIONS OF THE CITY OF KINGSLAND, GEORGIA, OR HAS POSTED A PERFORMANCE BOND IN LIEU THEREOF.

BY: MAYOR DATE: _____

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:
I CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF KINGSLAND, GEORGIA, AND THE REQUIREMENTS OF THE KINGSLAND PLANNING COMMISSION.

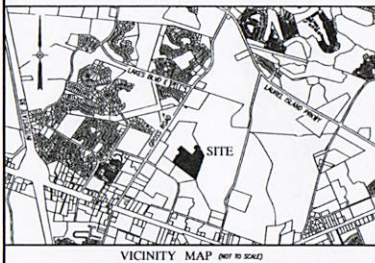
BY: CHAIRMAN OF PLANNING COMMISSION DATE: _____



NOTES:

- 1) BEARINGS SHOWN HEREIN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR GEORGIA, EAST ZONE.
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS LING OVER SUBJECT PROPERTY, NOT SHOWN HEREON, WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- 3) THE WETLAND JURISDICTIONAL AREAS SHOWN HEREON ARE BASED ON DESIGN DRAWINGS FOR THE CANOPY OAKS DEVELOPMENT PROVIDED BY OTHERS. NO ATTEMPT WAS MADE BY THIS FIRM TO DETERMINE THE ACCURACY OF THESE WETLAND AREAS. SAID WETLAND AREAS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE AREAS WITHOUT PROPER AUTHORIZATION.
- 4) THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A FORMAL TREE REVIEW.
- 5) SUBJECT PROPERTY IS CURRENTLY ZONED PUD-2. MINIMUM RESIDENTIAL LOT SPECIFICATIONS: MINIMUM SINGLE FAMILY LOT AREA 6,000 SQ. FT.; LOT WIDTH 50.0 FEET; FRONT YARD SETBACK 20 FEET; SIDE YARD SETBACK (EXTENDING 10 FEET BETWEEN BUILDINGS, SIDE YARD SETBACK (FROM STREET) 10 FEET (SEE MAP); REAR YARD SETBACK 10 FEET; REAR YARD SETBACK (FROM STREET) 10 FEET (SEE MAP); MAXIMUM BUILDING HEIGHT 35 FEET; MAXIMUM PERCENTAGE COVERAGE 40 PERCENT.
- 6) SUBJECT PROPERTY CONTAINS 2.5333 ACRES AND CONTAINS 87 LOTS & 4 TRACTS.
- 7) SUBJECT PROPERTY IS CURRENTLY REVENUED AS PORTIONS OF TAX PARCELS 107 0434 & 0435.
- 8) SUBJECT PROPERTY TO BE SERVICED BY CITY OF KINGSLAND WATER AND SEWER. OWNER/DEVELOPER TO INSTALL LINES WITHIN SUBJECT PROPERTY.
- 9) SUBJECT PROPERTY IS SHOWN TO BE IN A FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAPS FOR CAMDEN COUNTY, GEORGIA, DATED DECEMBER 25, 2012, MAP NO. 1302000000, COMMUNITY NO. 130200, PHASE NO. 03000, SUFFIX G.

SHEET 1 OF 5
SEE SHEETS 2-5 FOR DETAILS



SCALE: 1" = 100'
DWN. BY: M.C. CDD. BY: J.S.F.
PLAT DATE: 06-18-2026
DWG. # SD-2-2916(A)-06-26

CLOSURE NOTE:

THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 300,000 FEET AND AN ANGULAR ERROR OF SIX SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPOUND RULE (FINAL SURVEY).

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 300,000 FEET.

EQUIPMENT USED: ANGLER: SOKKIA CX
LINEAR: SOKKIA CX

LEGEND:

- = SET 1/2" REBAR
LSP 100'
- = SET 4"x4"x24" CONCRETE MONUMENT, LSP 100'
- = FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
- = FOUND REBAR OR IRON PIPE IDENTIFICATION AS NOTED
- ▲ = FOUND PIN NAIL & WOODEN IDENTIFICATION AS NOTED
- P.C. = PLAT CABINET
P.B. = PLAT BOOK
P.D. = PLAT DRAWING
D.B. = DEED BOOK
P.C. = PLAT
(H) = CHORD
P.T. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.M.C. = POINT OF REVERSE CURVE
B.R.L. = BUILDING RESTRICTION LINE

LINE #	DIRECTION	LENGTH
L1	N48°10'00"E	73.00'
L2	N27°30'00"E	120.00'
L3	N62°30'00"W	1.27'
L4	N48°29'10"W	122.81'
L5	N48°30'50"E	120.00'
L6	N33°06'23"E	60.50'

LINE #	DIRECTION	LENGTH
L7	N48°30'50"E	120.00'
L8	N49°29'10"W	114.40'
L9	N30°35'33"E	9.27'
L10	S43°09'43"E	19.50'
L11	N08°33'34"E	46.74'
L12	N15°55'51"E	56.23'

LINE #	DIRECTION	LENGTH
L13	N52°56'00"E	21.37'
L14	N52°56'00"E	21.37'
L15	N17°35'17"W	5.41'
L16	N05°12'00"E	27.39'
L17	N44°59'22"E	77.36'

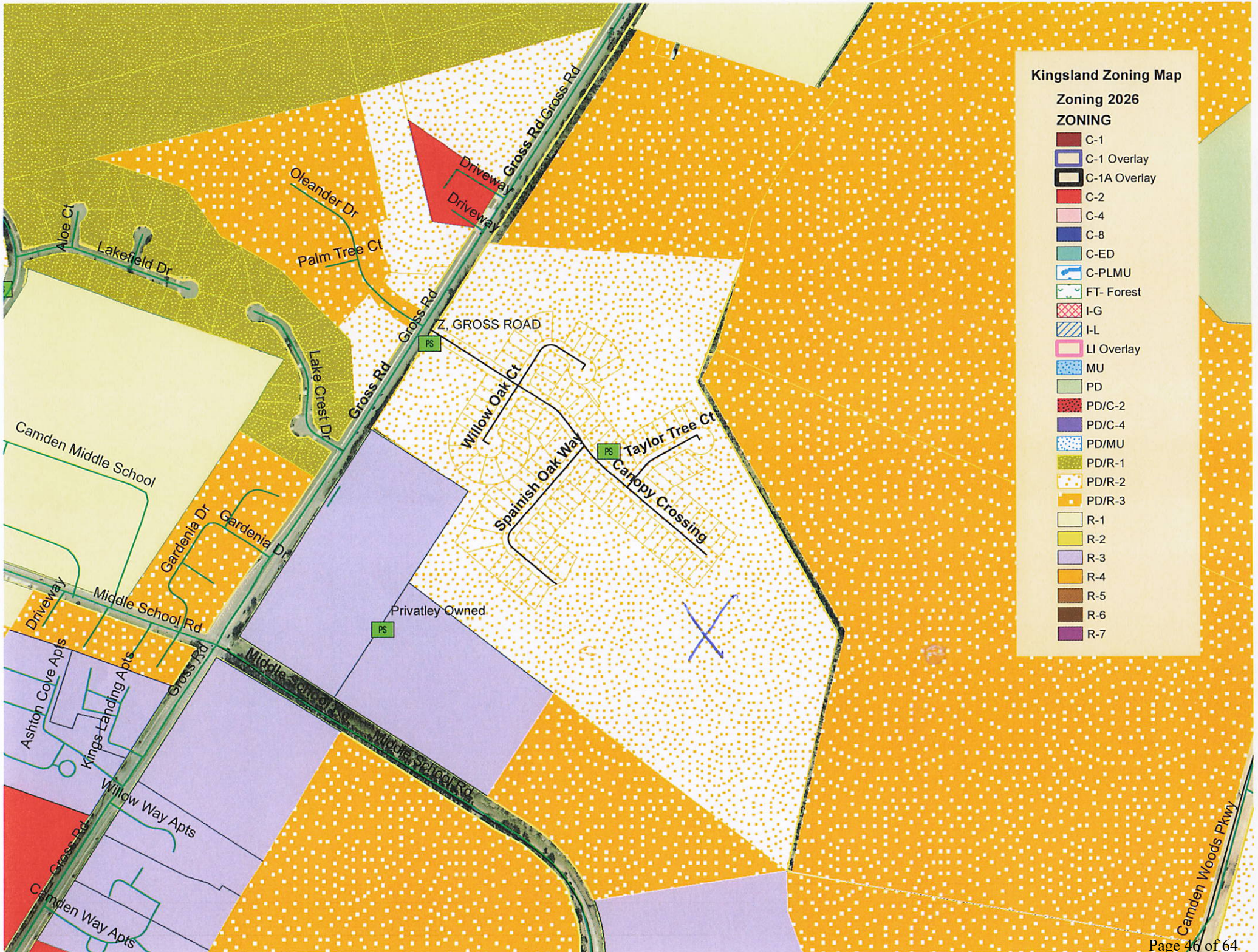
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DIRECTION
C1	22.65'	100.00'	12°56'42"	11.37'	22.60'	N55°58'31"W

P.O. BOX 5730
ST. MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX
GEORGIA LICENSED
SURVEY FIRM No. 1067
EMAIL: AKM_SURVEYING@GMAIL.COM

PREPARED BY:
AKM SURVEYING, INC.
SURVEYORS & LAND PLANNERS

CERTIFICATION: As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps or statements herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of the same. Furthermore, the undersigned land surveyor certifies that this plat complies with the following technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors or as published in O.C.G.A. Section 15-6-67.

BY: ATTORNEY S. FOSTER DATE: 06/24/2026
GA. REGISTERED SURVEYOR No. 3143





The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: August 3, 2026

Agenda Item: Preliminary Plat

Summary: Bill Gross, with Haddock Road Holdings, LLC has submitted a Preliminary Plat application for Millers Branch subdivision, consisting of 279 single family lots on approx. 69.99 acres. this is the first phase of the GA./FL Gateway Project on Exit 1.

Zoning: C-8 (Interchange Transitional)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director



Record Report for Preliminary Plat #PRE-26-0004

Record Overview

Record Number: PRE-26-0004

Record Type: Preliminary Plat

Record Status: In Progress

Record Submitted At: Thursday June 25, 2026

Record Address: HADDOCK RD

Record Owner: Scott Kimball

Record Applicant User: Brittny Walker

Record Applicant Company: W.H.GROSS CONSTRUCTION

Form Submission

I have read and understand Part A of the attached form.: Yes

Applicant Information:

HADDOCK ROAD HOLDINGS,LLC BILL GROSS
1209 EAST KING AVE.
KINGSLAND, GA 31548

~~gross@whgross.com (912) 729-3564~~

Owner Information (if different):

HADDOCK ROAD HOLDINGS,LLC BILL GROSS

What is your interest if you are not the owner?: -

Name of proposed subdivision: MILLERS BRANCH SD

Neighborhood of subdivision: HADDOCK ROAD AREA

Subdivision street name:

HADDOCK RD

Number of proposed lots: 279

Area of proposed subdivision (acreage): 69.99

Subdivision parcel number: 121 009A

Generated Documents

No documents generated



Record Report for Preliminary Plot WPIRE-28-0004

Record Overview

Record Number: WPIRE-28-0004
Record Type: Preliminary Plot
Record Status: In Progress
Record Submitted At: Thursday June 25, 2020
Record Address: 10000 WOODBURN RD
Record Owner: Scott K. Smith
Record Address: 10000 WOODBURN RD
Record Address: 10000 WOODBURN RD
Record Address: 10000 WOODBURN RD

Form Submission

Documents and notes were sent to the address below.

Address: 10000 WOODBURN RD
ADDRESS: 10000 WOODBURN RD
10000 WOODBURN RD

10000 WOODBURN RD

Owner Information (if different):
JACOB ROAD HOLDINGS LLC, 10000 WOODBURN RD

What is your interest? You are the owner.

Name of proposed subdivision: 10000 WOODBURN RD

Neighborhood of subdivision: 10000 WOODBURN RD

Subdivision area: 10000 WOODBURN RD

Number of proposed lots: 10

Area of proposed subdivision (acres): 10.00

Subdivision parcel number: 10000 WOODBURN RD

Generated Documents

No documents generated.

PROPERTY OWNED BY:
HADDOCK ROAD HOLDINGS, LLC
1209 EAST KING AVENUE
KINGSLAND, GEORGIA 31548
(912) 729-3564
(D.B. 1669, PG. 653)



OWNER'S CERTIFICATE:
STATE OF GEORGIA, COUNTY OF CAMDEN

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY, AND DOES HEREBY IRREVOCABLY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THEY ARE LABELED.

BY: WILLIAM H. GROSS (AGENT) DATE:

CERTIFICATION OF APPROVAL BY THE COUNCIL:

I HEREBY CERTIFY THAT THE OWNER, OR AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE LAWS AND SPECIFICATIONS OF THE CITY OF KINGSLAND, GEORGIA, OR HAS POSTED A PERFORMANCE BOND IN FULL THEREOF.

BY: _____ DATE: _____
MAYHE

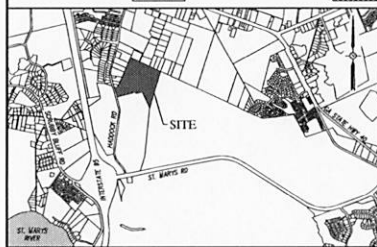
CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION

I CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE
FULFILLED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF KINGSLAND,
AND THE REQUIREMENTS OF THE KINGSLAND PLANNING COMMISSION.

BY: _____
CHAIRMAN OF PLANNING COMMISSION DATE: _____

NOTES:

- 1) BEARING SHOWN HEREIN REFER TO THE STATE PLANE COORDINATE SYSTEM FOR GEORGIA, EAST ZONE AND WERE ESTABLISHED BY GPS METHODOLOGY.
- 2) THERE MAY BE EXIST ADJACENT RESTRICTIONS LIMITING OWNER SUBJECT PROPERTY, NOT SHOWN HEREIN, WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAG COUNTY.
- 3) SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "P" (UNDESIGNED) AS PER F.H.M.S. MAPS, FOR CANNON COUNTY, GEORGIA, DATED DECEMBER 21, 2017, MAP NO. 1300302Z, PLAN NO. 0353, SUFFIX C.
- 4) THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE CURSUS.
- 5) SUBJECT PROPERTY IS CURRENTLY ZONED PD. BUILDING SECTORS REQUIREMENTS ARE AS FOLLOWS: MINIMUM FRONT YARD SETBACK: 25 FEET; MINIMUM SIDE YARD SETBACK: ZERO. HOWEVER, THERE MUST BE 10 FEET BETWEEN BUILDINGS; 15 FEET FROM SIDE STREET; MINIMUM REAR YARD SETBACK: 10 FEET FROM REAR PROPERTY LINE.
- 6) SUBJECT PROPERTY CONTAINS 468.66 ACRES AND CONTAINS 279 LOTS AND 11 TRACTS.
- 7) SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS TAX PARCEL 121 005A.
- 8) SUBJECT PROPERTY TO BE SERVED BY CITY OF KINGSLAND AND WISER, CONVEYED/DEVELOPED TO INSTALL LINES WITHIN SUBJECT PROPERTY.
- 9) THE WETLANDS SHOWN HEREIN ARE BASED ON GPS LOCATIONS PROVIDED RESOURCE (LAND CONSULTANTS). THE ACCURACY OF SAID WETLANDS HAVE NOT BEEN VERIFIED BY THIS FIRM. THIS FIRM BEARS NO RESPONSIBILITY IN THE ACCURACY OF SAID WETLANDS. THE USER OF THIS REPORT SHOULD CONSULT WITH AN APPROPRIATELY LICENSED PROFESSIONAL ENGINEER OR JURISCONSULT, WHOSE SERVICES REQUIRE APPROVAL PRIOR TO ANY CLEARING, FILL OR DISTURBANCE TO THESE AREAS.



GEORGIA FLORIDA GATEWAY, PHASE ONE
(P.B. 2024, PG. 8)

TAX PARCEL 121 0038

$N68^{\circ}19'39''E$
 $84.80'(ch.)$
 $RADIUS=31.00'$
 $ARC=85.03'$
 $N76^{\circ}27'04''W$
 $33.83'(ch.)$
 $RADIUS=25.00'$
 $ARC=37.16'$
 $N33^{\circ}52'14''W$
 $58.82'$

TAX PARCEL 121 009
NOW OR FORMERLY LANDS OF
RAYDIENT ST. MARYS LLC
(D.B. 2280, PG. 857)

PREPARED BY
A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS



P.O. BOX 5730
ST. MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX

GEORGIA LICENSED
SURVEY FIRM No. 1067
EMAIL: AKW_SURVEYING@GDS.NET

MAP TO SHOW PRELIMINARY SUBDIVISION PLAT OF
MILLERS BRANCH SUBDIVISION
CITY OF KINGSLAND, 1606th G.M. DISTRICT,
CAMDEN COUNTY, GEORGIA
(BEING A REPEAT OF TRACT "A", 2023A FLORIDA ACQUISITION, PHASE ONE, ACCORDING
TO A PLAT RECORDED IN S.B. 2023, C.A. # 2023-000005, OF SAFFORD COUNTY, FLORIDA)

CERTIFICATION: As required by subsection (4) of O.G.C.A. Section 15-6-67, this has been prepared by a land surveyor approved by all applicable local jurisdictions for recording as evidence, approval certificates, signatures, stamp statements hereon. Such approvals or affirmations should be confirmed with appropriate governmental bodies by a purchaser or user of this plot as to its intended use of any parcel. Furthermore, the undersigned land surveyor certifies this plot complies with the minimum technical standards for any survey. Georgia as set forth in the rules and regulations of the State Surveyors' Board. Registrations of the Georgia Land Surveyors as set forth in O.G.C.A. Section 15-6-67. No. 3143

JEFFREY K. FOSTER
GA. REGISTERED SURVEYOR No. 31111
DATE: 07/08/2026

DWN. BY: M.C. O.D. BY: J.S.
F.B. 35 PC 62 & 57
F.B. 321 PC 61-65, 72, 80
PLAT DATE: 06-18-2008

DWG. / SD-2-2378(A)-06

SHEET 1 OF 5

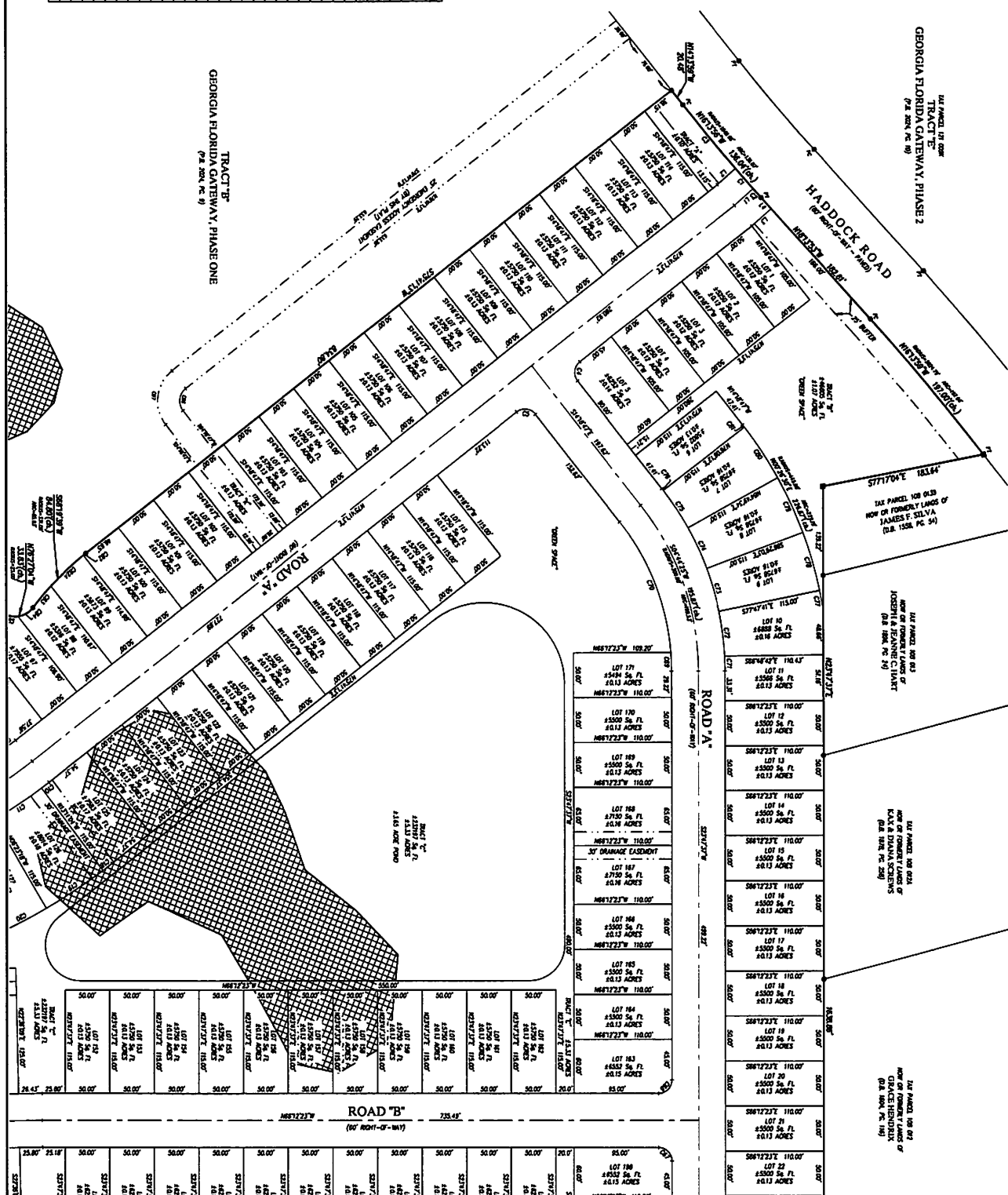
1/4 PARCEL 17, 1/4 CORNER
TRACT "E"
GEORGIA FLORIDA GATEWAY PHASE 2
(P.B. 2024, P.C. 19)



LINE	DESCRIPTION	LENGTH
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3	ADVERSELY AFFECTED	1.00
4	ADVERSELY AFFECTED	1.00

LINE	DESCRIPTION	LENGTH	ADVERSELY AFFECTED
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TRACT "E"
GEORGIA FLORIDA GATEWAY, PHASE ONE
(P.B. 2024, P.C. 19)



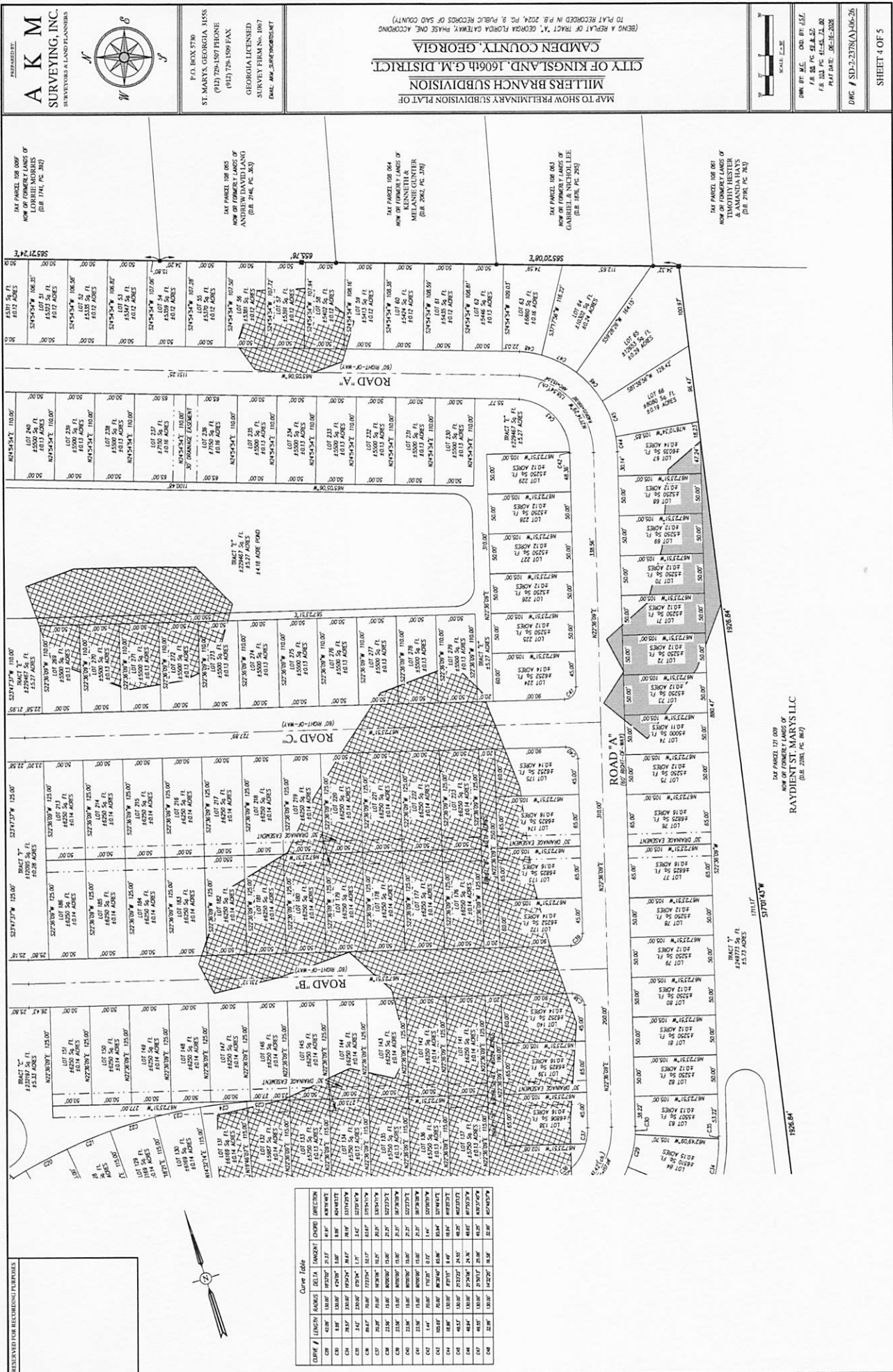
MAP TO SHOW PRELIMINARY SUBDIVISION PLAT OF
MILLERS BRANCH SUBDIVISION
CITY OF KINGS LAND, 1606th G.M. DISTRICT,
CAMDEN COUNTY, GEORGIA
(BEING A REPLAY OF TRACT "A", GEORGIA FLORIDA GATEWAY, PHASE ONE, ACCORDING
TO PLAT RECORDED IN P.B. 2024, P.C. 9, PUBLIC RECORDS OF SAO COUNTY)

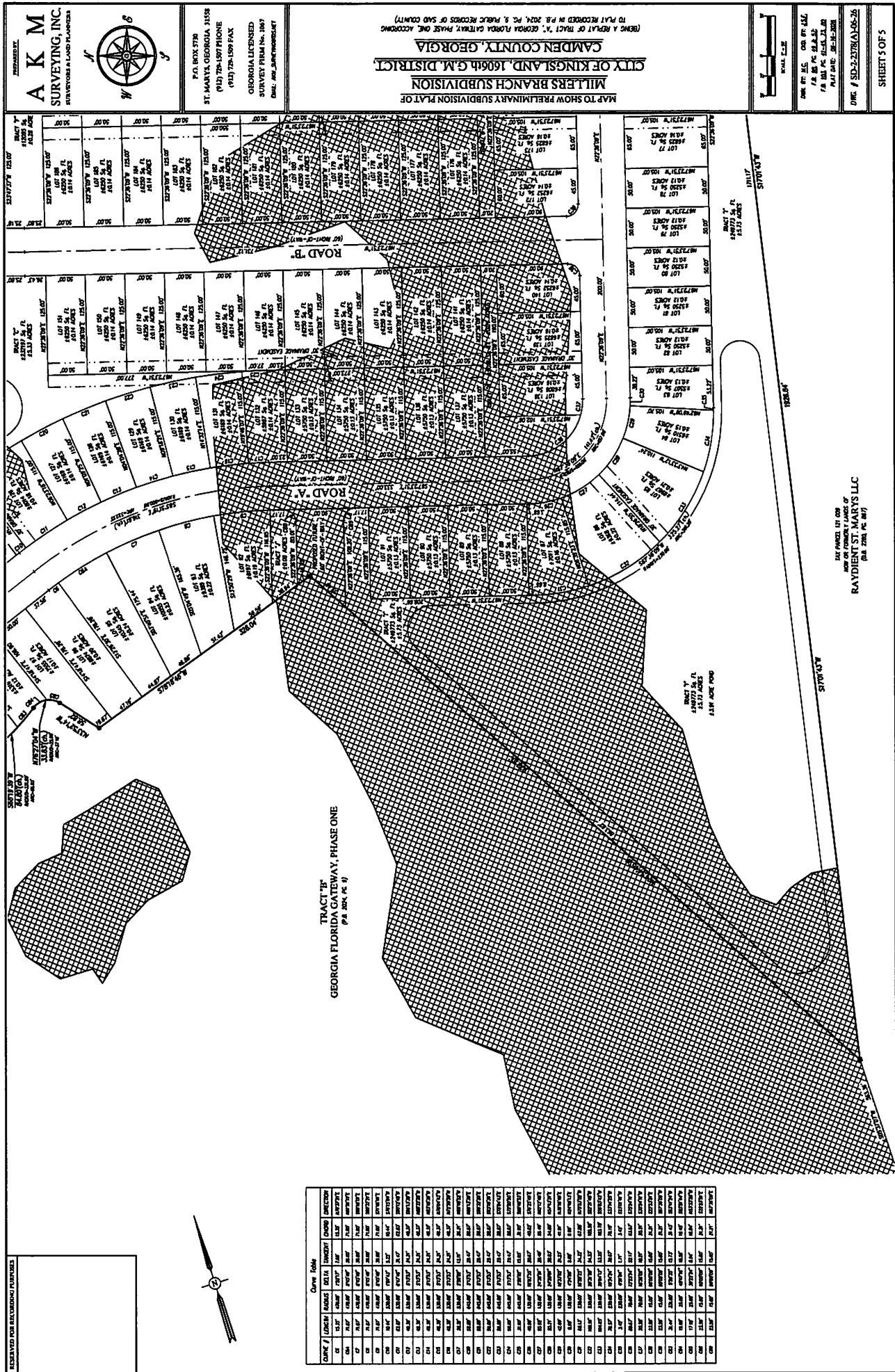
A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS

P.O. BOX 570
ST. MARYS, GEORGIA 31558
(912) 728-1507 PHONE
(912) 728-1509 FAX
GEORGIA LICENSED
SURVEY FIRM NO. 1067
DANIEL M. JAMES/REGISTERED

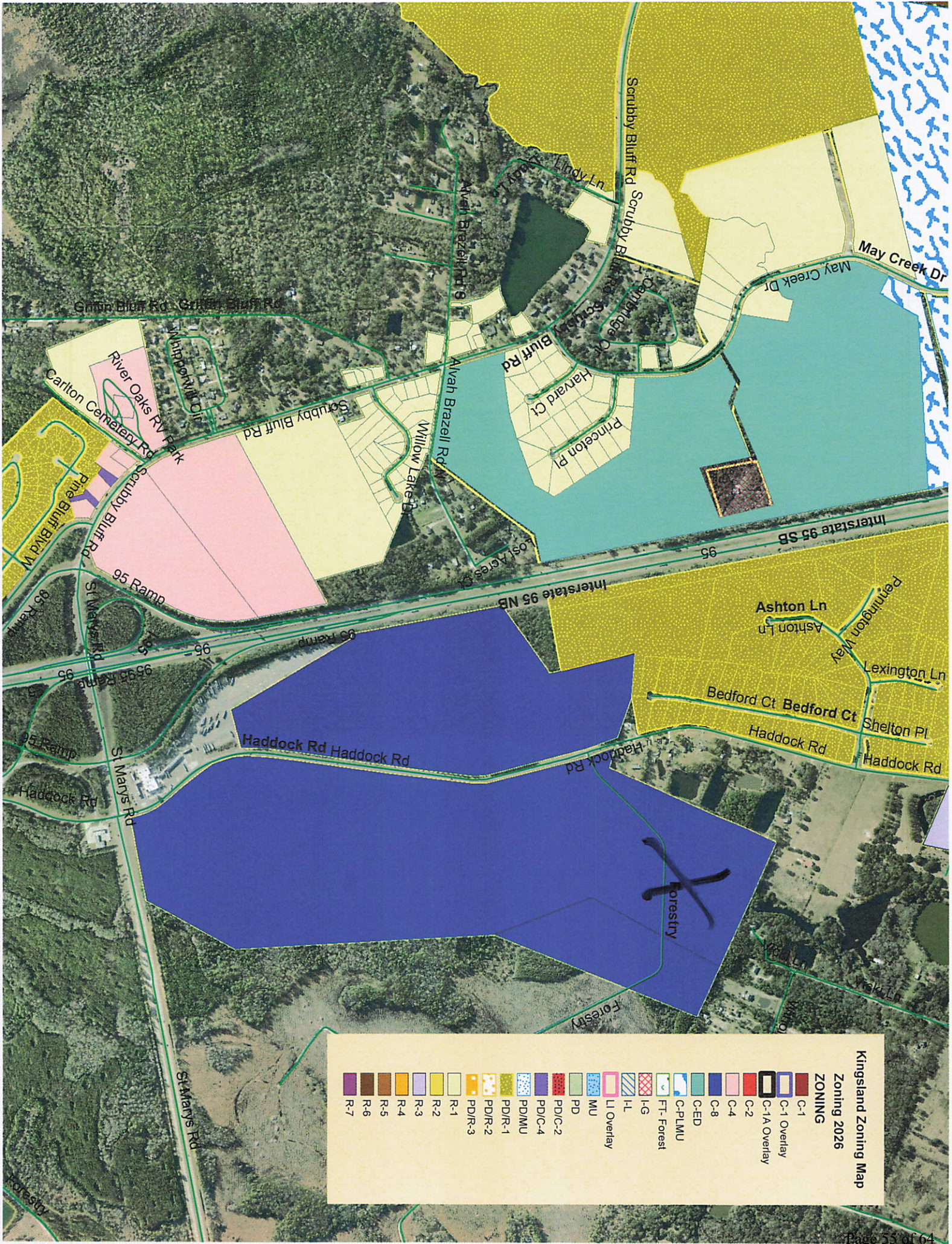
DATE: 08-23-2024
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN
SHEET 2 OF 5

0"=100'
0"=100'
0"=100'





Curve Table			
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Kingsland Zoning Map

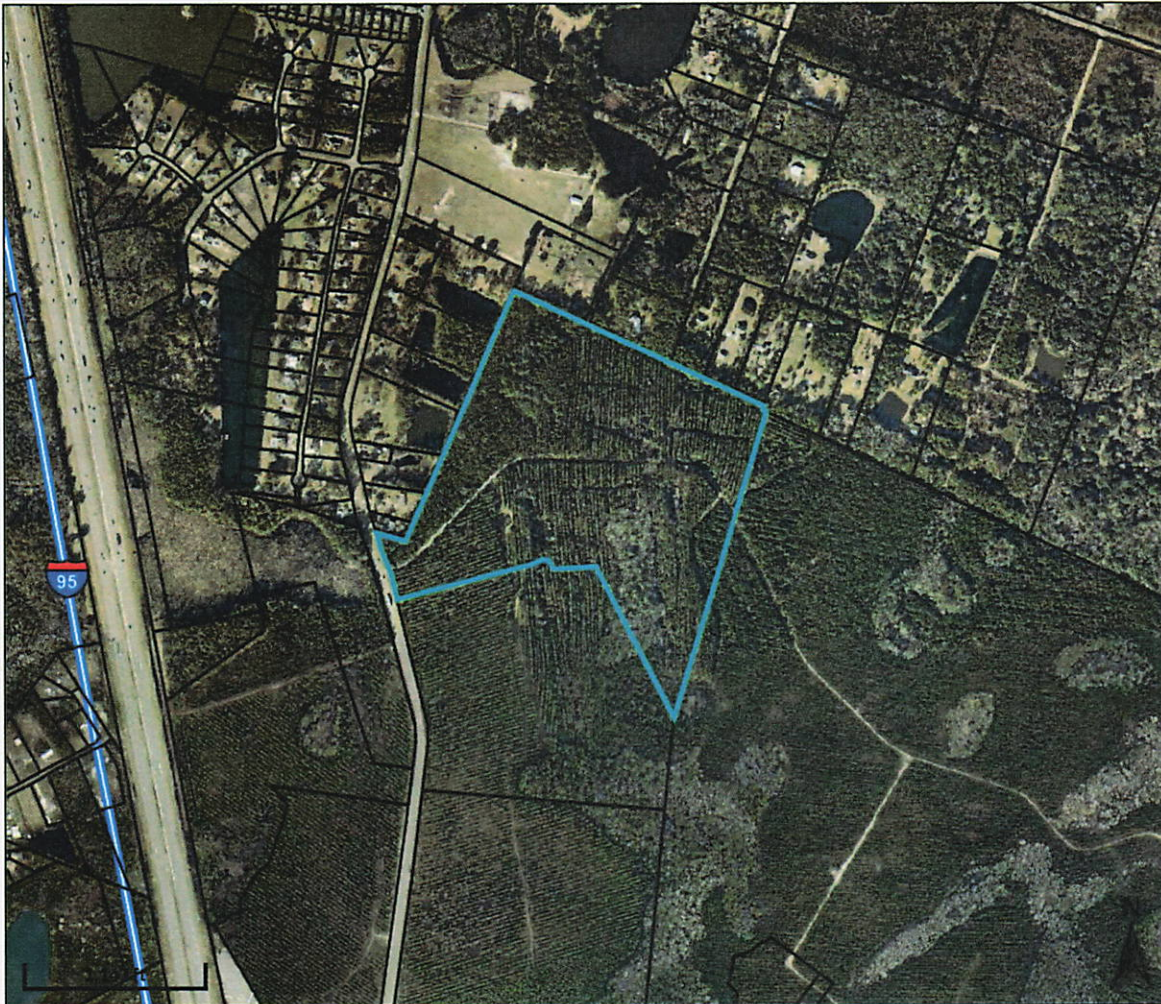
Zoning 2026

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



Camden County, GA



Overview



Legend

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

Parcel ID	121 009A	Owner	HADDOCK ROAD HOLDINGS LLC	Last 2 Sales			
Class Code	Commercial		1209 EAST KING AVENUE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND TAD #1		KINGSLAND, GA 31548	1/12/2024	\$4500000	XS	U
	KINGSLAND TAD #1	Physical Address	n/a	6/21/2013	0	QC	U
Acres	69.66	Assessed Value	Value \$1532520				

(Note: Not to be used on legal documents)

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

Date created: 7/9/2026

Last Data Uploaded: 7/9/2026 9:32:17 AM

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GEOSPATIAL

CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR A SPECIAL USE PERMIT

The City of Kingsland Planning Commission will hold a public hearing on the Special Use Permit application from Kristopher Cagle. The purpose of the permit is to be able to operate a Mini-Storage Facility on parcel K25 08 002 containing approx 1.1 acres located on the west side of S. Lee St.

Notice is hereby given that the public hearing on the SUP is scheduled for the Planning Commission meeting on Monday, August 3, 2026 at 6:00 p.m.

The Kingsland City Council will vote on the recommendation of the Planning Commission at their meeting to be held on Monday, August 10, 2026 at 6:00 p.m. Both meetings will be held in the City Hall Council Chambers located at 107 S. Lee St. Anyone desiring to address the Planning Commission or City Council regarding this request may do so in person.

Copies of the application and staff report are available at the Community Planning & Development Offices located at 105 S. Lee St.



Record Report for Special Use #SUP-26-0003

Record Overview

Record Number: SUP-26-0003

Record Type: Special Use

Record Status: Submitted

Record Submitted At: Thursday June 11, 2026

Record Address: S. Lee St

Record Owner: Scott Kimball

Record Applicant User: Kristopher Cagle

Record Applicant Company: STEFFENS

Form Submission

Contact:

Kristopher Cagle
200 Carrington Way
Kingsland, GA 31548

steffensrestaurant@yahoo.com, (617) 347-5400

The Planning & Zoning Administrator informed me that a special use permit is required at the time I applied for::
Other

Explain if other: Storage Units on Property

Location of property:

S. Lee St

Parcel no.: K25 08 002

Present zoning: C-2

Owner of property (if not applicant):

Proposed use of property:

Mixed use:

Southeast Building: Commercial kitchen with garage space.

Northeast Building: 2 Flex warehouse spaces. Each with garage, office & bathroom

Southwest Building: 4 RV storage units 15'x50'

West Building: 9 10'x10' storage units

Northwest Building: 4 RV Storage Units 15'x50'

Generated Documents

No documents generated

Record Report for Special Use #SUP-26-0003

Record Overview

Record Number: SUP-26-0003
Record Type: Special Use
Record Status: Submitted
Record Submitted At: Property Use #1-0003
Record Address: 2, Use #1
Record Owner: John Smith
Record Applicant: John Smith
Record App. Agent Company: STB P&S

Form Submission

Contact:
A. Smith
200 Washington Way
Kalamazoo, MI 49001



The Planning & Zoning Administrator informed the applicant that a special use permit is required for this use. The applicant has agreed to this requirement.

Exclusion of other Special Use on Property

Location of property

2, Use #1

Parcel #1: 0000000000

Present zoning: C-2

Character of property (if not residential)

Proposed use of property

Other use

General Building: General and minor with open space

Industrial Building: 2 Flex warehouse spaces. Each with drive-office & outdoor

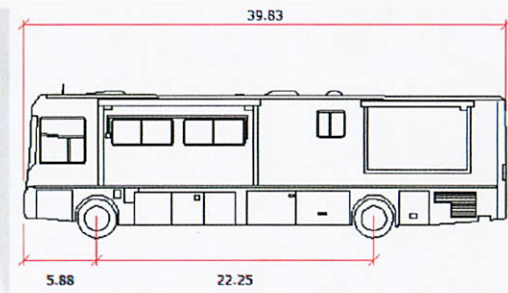
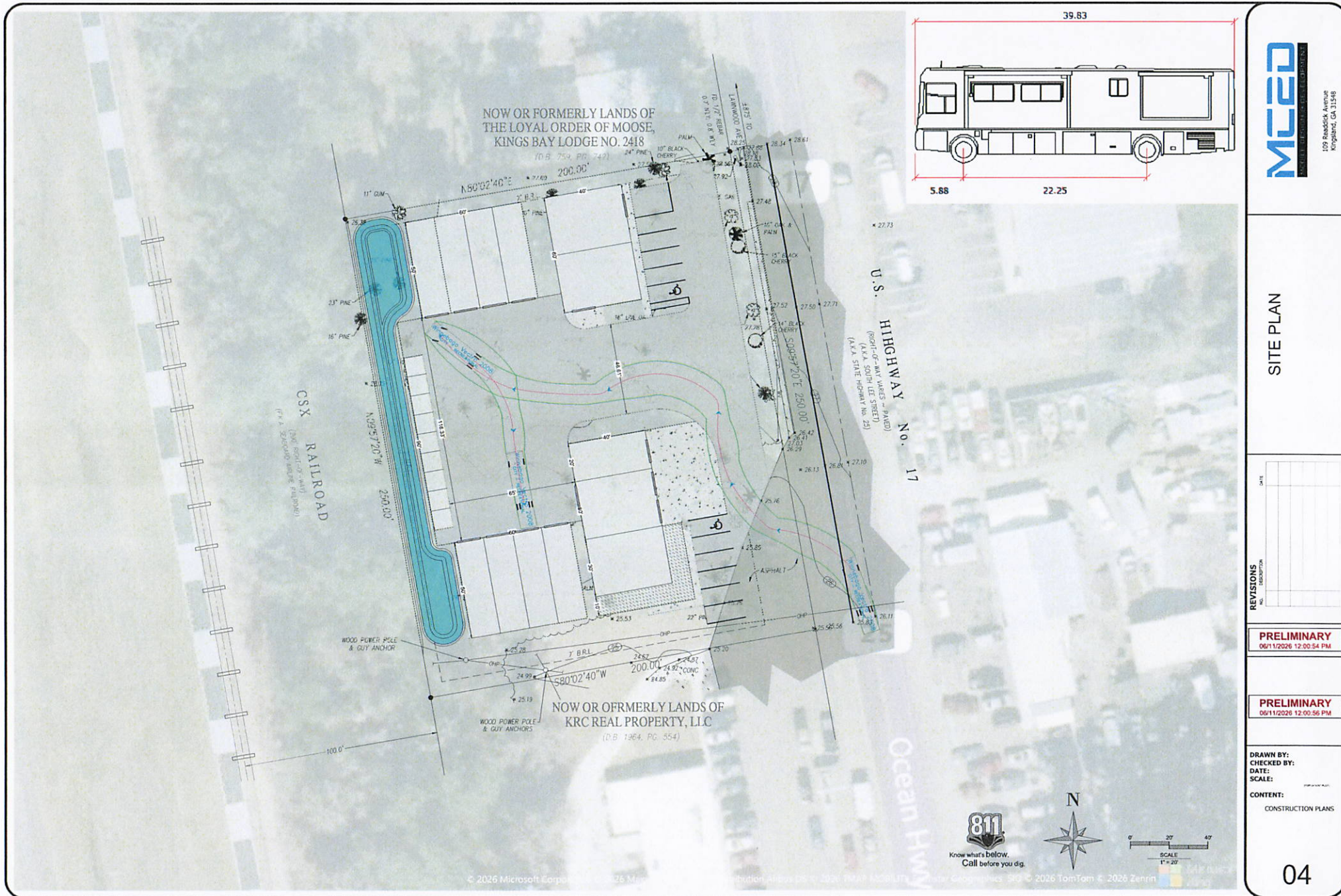
Southwest Building: 17,000 sq ft (19,000)

West Building: 10,000 sq ft (11,000)

Northwest Building: 10,000 sq ft (11,000)

Generated Documents

Documents generated



MCED
109 Blandish Avenue
Kingsland, GA 31548

SITE PLAN

NO.	DATE	DESCRIPTION
1	06/11/2026	PRELIMINARY

PRELIMINARY
06/11/2026 12:00:54 PM

PRELIMINARY
06/11/2026 12:00:56 PM

DRAWN BY:
CHECKED BY:
DATE:
SCALE:
CONTENT:
CONSTRUCTION PLANS

FILING INFORMATION

CLOSURE STATEMENT:

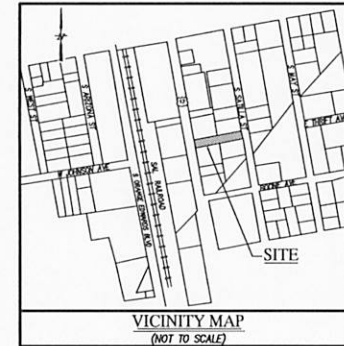
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS OBTAINED USING FIELD EQUIPMENT AND REQUIREMENTS CONSISTENT WITH GEORGIA BOARD RULE 180-07-.03. THE CALCULATED POSITIONAL TOLERANCE IS 0.04 FEET.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 60,000 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
 LINEAR: CARLSON BRK7 ANGULAR: CARLSON BRK7

NOW OR FORMERLY LANDS OF
 THE LOYAL ORDER OF MOOSE,
 KINGS BAY LODGE NO. 2418
 (D.B. 759, PG. 742)
 200.00'

MAP TO SHOW SURVEY OF
**LOTS 18-22, DIXIE TERRACE,
 CITY OF KINGSLAND, 1606th G.M.D.,
 CAMDEN COUNTY, GEORGIA**
 (SAID DIXIE TERRACE ACCORDING TO PLAT RECORDED IN D.B. "GG", PG. 497, PUBLIC RECORDS OF CAMDEN COUNTY)
FOR: KRISTOPHER CAGLE
 CAMDEN COUNTY TAX PARCEL No. K25 08 002



ELEVATION NOTES:

- 1.) REFERENCE BENCH MARK: MAG NAIL SET IN PAVEMENT IN FRONT OF SUBJECT PROPERTY UTILIZING THE eGPS REALTIME SOLUTIONS, ELEV.=27.73' (NAVD 88).
- 2.) ELEVATIONS SHOWN THUS: +26.63'
- 3.) CONTOURS SHOWN THUS: —26—

LEGEND

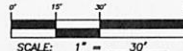
- DENOTES FD. 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- DENOTES FD. CONC. MON.
- DENOTES SET 1/2" REBAR
- R/W = RIGHT-OF-WAY
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- RAD = RADIUS
- △ DENOTES SET MAG NAIL/HUB
- ▲ DENOTES FD. MAG NAIL/HUB
- B.R.L. = BUILDING RESTRICTION LINE
- D.B. = DEED BOOK
- PG. = PAGE
- (ch) = CHORD
- (typ) = TYPICAL
- ELEV. = ELEVATION
- F.F. = FINISHED FLOOR
- ⊕ = FRESHWATER
- P.B. = PLAT BOOK
- P.C. = PLAT CABINET
- P.D. = PLAT DRAWER
- P.C.C. = POINT OF COMPOUND CURVATURE
- ARC = ARC LENGTH
- ID = IDENTIFICATION
- FD. = FOUND
- P.R.C. = LICENSED BUSINESS
- L.S.F. = LICENSED SURVEY FIRM
- CONC. = CONCRETE
- MON. = MONUMENT
- ID = IDENTIFICATION
- ORB = OFFICIAL RECORDS BOOK
- (T) = TOTAL
- (W) = WETLAND
- SQ. FT. = SQUARE FEET
- (r) = RADIAL
- F.P.L. = FLORIDA POWER & LIGHT
- ⊕ = WATER VALVE

NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH-NA83 COORDINATE DATUM FOR THE GEORGIA EAST ZONE UTILIZING THE eGPS SOLUTIONS REAL TIME NETWORK. ROTATE BEARINGS 01°-02'-40" CLOCKWISE TO MATCH PLAT BEARINGS.
- 2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 3.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF CAMDEN COUNTY.
- 4.) NO ATTEMPT TO DETERMINE WETLAND ISSUES OR OTHER ENVIRONMENTAL ISSUES, IF ANY, IS MADE OR IMPLIED BY THIS SURVEY.
- 5.) PROPERTY IS CURRENTLY ZONED: C-2 (GENERAL DISTRICT)
- 6.) BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: 25'
 SIDES: 7', 25' SIDE STREET; 15' ADJOINING RESIDENTIAL
 REAR: 7', 25' SIDE STREET; 15' ADJOINING RESIDENTIAL

SURVEYOR'S CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE SIGNING LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



F.B.: BSL DIGITAL, PG.: —
 DWG. No. BT-1-2668-04-28

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE GEORGIA SUPERIOR COURT OF CLAIMS COOPERATIVE AUTHORITY AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

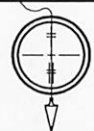
FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.L.R. MAP No. 13039C0387G, COMM No. 130238, PANEL No. 0387, SUFFIX G, DATED: 12-21-2017 FOR: CAMDEN COUNTY, GEORGIA

I HEREBY CERTIFY THAT THE ABOVE PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS AND IMPROVEMENTS ARE LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID PROPERTY, EXCEPT AS SHOWN.

THIS MAP NOT VALID UNLESS THIS PRINT BEARS THE SEAL OF THE SIGNING SURVEYOR.

CAD FILE: BSL\CAD\CAMDEN\KINGSLAND\1606TH DIXIE TERRACE\18-22 DIXIE TERRACE CAGLE.DWG

DWN. BY:
G.D.



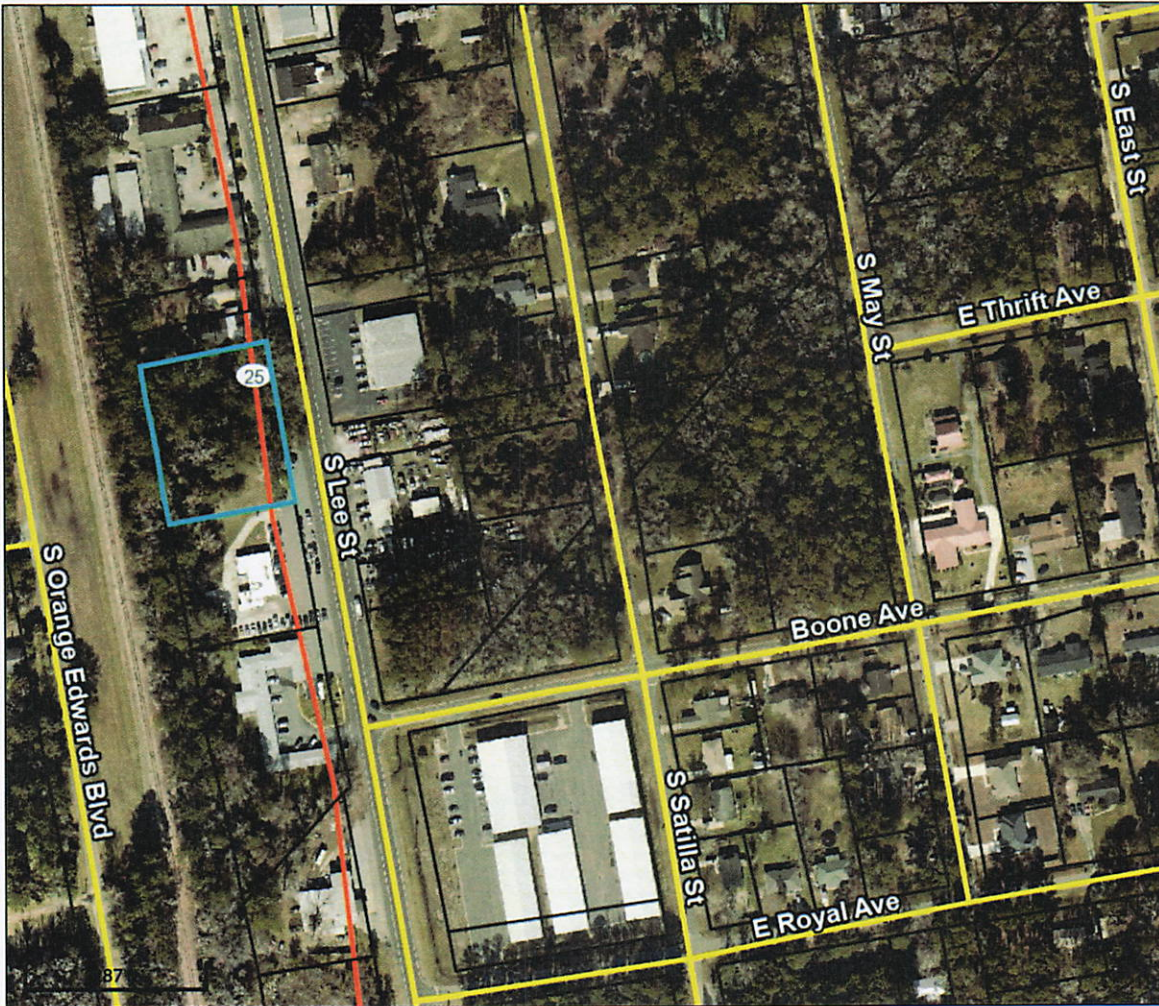
CKD. BY:
R.B.

BENNETT SURVEYING, INC.
 Surveyors and Land Planners
 102 MARSH HARBOR PARKWAY, UNIT 103
 KINGSLAND, GEORGIA 31548
 912-873-8840
 912-258-8898

LICENSED SURVEY FIRM No. 3267
 KRISTOPHER CAGLE
 REGISTERED SURVEYOR No. 2898 GA

SURVEY DATE: 04-16-2026





Overview



Legend

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

Parcel ID	K25 08 002	Owner	CAGLE KRISTOPHER R	Last 2 Sales				
Class Code	Commercial		200 CARRINGTON WAY	Date	Net Price	Reason	Qual	
Taxing District	KINGSLAND		KINGSLAND, GA 31548	2/15/2023	\$50000	LM	Q	
	KINGSLAND	Physical Address	S LEE ST	1/1/1990	0	NM	U	
Acres	1.1	Assessed Value	Value \$107625					

(Note: Not to be used on legal documents)

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Date created: 7/6/2026

Last Data Uploaded: 7/3/2026 7:10:07 PM

Developed by SCHNEIDER
GEOSPATIAL



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: August 3, 2026

City Council Meeting Date: August 10, 2026

Agenda Item: Special Use Permit

Background:

The parcel is located in C-1A Business Corridor District and a Special Use Permit is required for a mini-warehouse storage facility. The applicant proposes to have 8 to 10 mini-warehouses located in the rear of the property and also have two retail spaces in the front of the parcel, along with a flex-space office/garage for his catering business. The applicant will be required to have opaque fencing around the entire parcel and approved landscaping along the road frontage of the property.

Summary:

Kristopher Cagle, with Overkill Land Development LLC, is requesting approval of a SUP for parcel K25 08 002 to be able to operate a mini-warehouse storage facility. The parcel is located on the west side of S. Lee St. containing approx. 1.10 acres.

Zoning: C-2 (General Commercial) and located within the C-1A Business Corridor District.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Planning Staff recommends Approval.

Scott L. Kimball
Planning & Zoning Director