



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • DECEMBER 4, 2017

Regular Meeting

City Council Chamber

6:30 PM

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

I. CALL TO ORDER

Judy Smith-Burris
Farran Fullilove
Fyrth Morris
Bryant Shepard
Daniel Wheeler
C.B. Yadav

Board Member
Board Member
Board Member
Board Member
Board Member
Board Member

II. APPROVE MINUTES FROM LAST MEETING

III. PUBLIC PORTION

1. Ammendment to Flood Damage Prevention Ordinance -

Amendment and restatement of Kingsland Code of Ordinances Chapter 9 - Flood Damage Prevention as required by 44 Code of Federal Regulations (CFR) Section 60.3(e) of the National Flood Insurance Program (NFIP) regulation.

2. 093 017C Annexation - Supervisor Paul Speich
3. Acoff Home Occupation - Supervisor Paul Speich
4. Kimmell Home Occupation - Supervisor Paul Speich

IV. ADJOURNMENT

FLOOD DAMAGE PREVENTION ORDINANCE

City of Kingsland

ARTICLE 1. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES

■ STATUTORY AUTHORIZATION

Article IX, Section II of the Constitution of the State of Georgia and Section 36-1-20(a) of the Official Code of Georgia Annotated have delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Mayor and City Council, of the City of Kingsland, Georgia, does ordain as follows:

■ FINDINGS OF FACT

- (1) The flood hazard areas of the City of Kingsland, Georgia are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- (2) These flood losses are caused by the occupancy in flood hazard areas of uses vulnerable to floods, which are inadequately elevated, flood-proofed, or otherwise unprotected from flood damages, and by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities.

■ STATEMENT OF PURPOSE

It is the purpose of this ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (1) require that uses vulnerable to floods, including facilities, which serve such uses, be protected against flood damage at the time of initial construction;
- (2) restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, or which increase flood heights, velocities, or erosion;
- (3) control filling, grading, dredging and other development which may increase flood damage or erosion, and;
- (4) prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands;
- (5) control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters.

■ OBJECTIVES

The objectives of this ordinance are:

- (1) to protect human life and health;
- (2) to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;
- (3) to help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize flood blight areas,
- (4) to minimize expenditure of public money for costly flood control projects;
- (5) to minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (6) to minimize prolonged business interruptions, and;
- (7) to insure that potential homebuyers are notified that property is in a flood area.

ARTICLE 2. GENERAL PROVISIONS

SECTION A. LANDS TO WHICH THIS ORDINANCE APPLIES

This ordinance shall apply to all Areas of Special Flood Hazard within the jurisdiction of the City of Kingsland, Georgia.

SECTION B. BASIS FOR AREA OF SPECIAL FLOOD HAZARD

The Areas of Special Flood Hazard identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study (FIS), dated **December 21, 2017** (i.e., most current FIRM map), with accompanying maps and other supporting data and any revision thereto, are adopted by reference and declared a part of this ordinance. For those land areas acquired by a municipality through annexation, the current effective FIS, supporting data and any revision thereto, for Camden, dated **December 21, 2017** (i.e., most current FIRM map of county), are hereby adopted by reference.

Areas of Special Flood Hazard may also include those areas known to have flooded historically or defined through standard engineering analysis by governmental agencies or private parties but not yet incorporated in a FIS. (*Specifically identify*)

The Repository for public inspection of the Flood Insurance Study (FIS), accompanying maps and other supporting data is located: 105 South Lee Street, Kingsland, Georgia.

SECTION C. ESTABLISHMENT OF DEVELOPMENT PERMIT

A Development Permit shall be required in conformance with the provisions of this ordinance PRIOR to the commencement of any Development activities.

SECTION D. COMPLIANCE

No structure or land shall hereafter be located, extended, converted or altered without full

compliance with the terms of this ordinance and other applicable regulations.

SECTION E. ABROGATION AND GREATER RESTRICTIONS

This ordinance is not intended to repeal, abrogate, or impair any existing ordinance, easements, covenants, or deed restrictions. However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

SECTION F. INTERPRETATION

In the interpretation and application of this ordinance all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body, and; (3) deemed neither to limit nor repeal any other powers granted under state statutes.

SECTION G. WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur; flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the Areas of Special Flood Hazard or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of Kingsland or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

SECTION H. PENALTIES FOR VIOLATION

Failure to comply with the provisions of this ordinance or with any of its requirements, including conditions and safeguards established in connection with grants of variance or special exceptions shall constitute a violation. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$50.00 or imprisoned for not more than ten (10) days, or both, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Kingsland from taking such other lawful actions as is necessary to prevent or remedy any violation.

ARTICLE 3. ADMINISTRATION

SECTION A. DESIGNATION OF ORDINANCE ADMINISTRATOR

The **Kingsland Planning Department** is hereby appointed to administer and implement the provisions of this ordinance.

SECTION B. PERMIT PROCEDURES

Application for a Development Permit shall be made to the Kingsland Planning Department on forms furnished by the community PRIOR to any development activities, and may include, but not be limited to the following: plans in duplicate drawn to scale showing the elevations of the area in question and the nature, location, dimensions, of existing or proposed structures, earthen fill placement, storage of materials or equipment, and drainage facilities. Specifically, the following information is required:

(1) Application Stage

- (a) Elevation in relation to mean sea level (or highest adjacent grade) of the lowest floor, including basement, of all proposed structures;
- (b) Elevation in relation to mean sea level to which any non-residential structure will be flood-proofed;
- (c) Design certification from a registered professional engineer or architect that any proposed non-residential flood-proofed structure will meet the flood-proofing criteria of Article 4, Section B (2) and D (2);
- (d) Design certification from a registered professional engineer or architect that any new construction or substantial improvement placed in a Coastal High Hazard Area will meet the Criteria of Article 4, Section E (5);
- (e) Description of the extent to which any watercourse will be altered or relocated as a result of a proposed development, and;

(2) Construction Stage

For all new construction and substantial improvements, the permit holder shall provide to the Administrator an as-built certification of the regulatory floor elevation or flood-proofing level immediately after the lowest floor or flood proofing is completed. Where a structure is subject to the provisions applicable to Coastal High Hazards Areas, after placement of the lowest horizontal structural members. Any regulatory floor certification made relative to mean sea level shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by same. When flood proofing is utilized for non-residential structures, said certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same.

Any work undertaken prior to submission of these certifications shall be at the permit holder's risk.

The Kingsland Planning Department shall review the above referenced certification data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further progressive work being allowed to proceed. Failure to submit certification or failure to make said corrections required hereby shall be cause to issue a stop-work order for the project.

SECTION C. DUTIES AND RESPONSIBILITIES OF THE ADMINISTRATOR

Duties of the Kingsland Planning Department shall include, but shall not be limited to:

- (1) Review all development permits to assure that the permit requirements of this ordinance have been satisfied;
- (2) Review proposed development to assure that all necessary permits have been received from governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334, and the Endangered Species Act of 1973, as amended. Require that copies of such permits be

provided and maintained on file.

- (3) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding.
- (4) When Base Flood Elevation data or floodway data have not been provided in accordance with Article 2 Section B, then the Kingsland Planning Department shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other sources in order to administer the provisions of Article 4.
- (5) Review and record the actual elevation in relation to mean sea level (or highest adjacent grade) of the regulatory floor, including basement, of all new or substantially improved structures in accordance with Article 3, Section B (2).
- (6) Review and record the actual elevation, in relation to mean sea level to which any new or substantially improved structures have been flood-proofed, in accordance with Article 3, Section B (2) and D (2).
- (7) When flood-proofing is utilized for a structure, the Kingsland Planning Department shall obtain certification of design criteria from a registered professional engineer or architect in accordance with Article 3(B)(1)(c) and Article 4(B)(2) or (D)(2).
- (8) Obtain design certification from a registered professional engineer or architect that any new construction or substantial improvement placed in a Coastal High Hazard Area will meet the criteria of Article 4, Section E (5).
- (9) Make substantial damage determinations following a flood event or any other event that causes damage to structures in flood hazard areas.
- (10) Notify adjacent communities and the Georgia Department of Natural Resources prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency (FEMA).
- (11) For any altered or relocated watercourse, submit engineering data/analysis within six (6) months to FEMA to ensure accuracy of community flood maps through the Letter of Map Revision process. Assure flood carrying capacity of any altered or relocated watercourse is maintained.
- (12) Where interpretation is needed as to the exact location of boundaries of the Areas of Special Flood Hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Kingsland Planning Department shall make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Ordinance.
- (13) All records pertaining to the provisions of this ordinance shall be maintained in the office of the Kingsland Planning Department and shall be open for public inspection.

- (14) If a portion of the structure is located in a SFHA, the entire structure shall comply with the requirements of this ordinance.
- (15) If a structure is located in multiple flood zones and/or BFEs, the entire structure shall comply with the most restrictive requirements of this ordinance.

ARTICLE 4. PROVISIONS FOR FLOOD HAZARD REDUCTION

SECTION A. GENERAL STANDARDS

In ALL Areas of Special Flood Hazard the following provisions are required:

- (1) New construction and substantial improvements shall be anchored to prevent flotation, collapse and lateral movement of the structure;
- (2) New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
- (3) New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;
- (4) Elevated Buildings - All New construction and substantial improvements that include ANY fully enclosed area located below the lowest floor formed by foundation and other exterior walls shall be designed so as to be an unfinished or flood resistant enclosure. The enclosure shall be designed to equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwater. (NOT APPLICABLE IN COASTAL HIGH HAZARD AREAS).
 - (a) Designs for complying with this requirement must either be certified by a professional engineer or architect or meet or exceed the following minimum criteria:
 - (i) Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - (ii) The bottom of all openings shall be no higher than **one foot** above grade; and
 - (iii) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwater in both directions.
 - (b) So as not to violate the "Lowest Floor" criteria of this ordinance, the unfinished or flood resistant enclosure shall only be used for parking of vehicles, limited storage of maintenance equipment used in connection with the premises, or entry to the elevated area, and
 - (c) The interior portion of such enclosed area shall not be finished or partitioned into separate rooms.
- (5) All heating and air conditioning equipment and components (including ductwork), all electrical, ventilation, plumbing, and other service facilities

shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

- (6) Manufactured homes shall be anchored to prevent floatation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable State requirements for resisting wind forces.
- (7) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- (8) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
- (9) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding, and
- (10) Any alteration, repair, reconstruction or improvement to a structure, which is not compliant with the provisions of this ordinance, shall be undertaken only if the non-conformity is not furthered, extended or replaced.

SECTION B. SPECIFIC STANDARDS

In ALL Areas of Special Flood Hazard designated as A1-30, AE, AH, A (with engineered or estimated BFE), the following provisions are required:

- (1) **New construction and substantial improvements** - Where base flood elevation data are available, new construction and substantial improvement of any structure including manufactured home shall have the lowest floor, including basement, elevated no lower than ***one foot*** above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of flood waters shall be provided in accordance with standards of Article 4, Section A (4), "Elevated Buildings".
 - a. All heating and air conditioning equipment and components (including ductwork), all electrical, ventilation, plumbing and other service facilities shall be elevated at or above ***one foot*** above the base flood elevation.
- (2) **Non-Residential Construction** - New construction and the substantial improvement of any structure including manufactured housing, may be flood-proofed in lieu of elevation. (not applicable for Coastal High Hazard Areas.) The structure, together with attendant utility and sanitary facilities, must be designed to be water tight to ***one foot*** above the base flood elevation, with walls substantially impermeable to the passage of water, and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions

above, and shall provide such certification to the official as set forth above and in Article 3, Section C. (6). An operation and maintenance plan shall be prepared to assure the continued viability of floodproofing measures.

(3) **Standards for Manufactured Homes and Recreational Vehicles - Where base flood elevation data are available:**

- (a) All manufactured homes placed and substantially improved on: (1) individual lots or parcels, (2) in new and substantially improved manufactured home parks or subdivisions, (3) in expansions to existing manufactured home parks or subdivisions, or (4) on a site in an existing manufactured home park or subdivision where a manufactured home has incurred "substantial damage" as the result of a flood, must have the lowest floor including basement, elevated no lower than ***one foot*** above the base flood elevation.
 - (b) Manufactured homes placed and/or substantially improved in an existing manufactured home park or subdivision may be elevated so that:
 - (i) The lowest floor of the manufactured home is elevated no lower than ***one foot*** above the level of the base flood elevation, or
 - (ii) The manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least an equivalent strength) of no less than 36 inches in height above grade.
 - (c) All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. (ref. Article 4, Section(A)(6))
 - (d) All recreational vehicles placed on sites must either:
 - (i) Be on the site for fewer than 180 consecutive days.
 - (ii) Be fully licensed and ready for highway use, (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions), or
 - (iii) The recreational vehicle must meet all the requirements for "New Construction", including the anchoring and elevation requirements of Article 4, Section B (3)(a)(c), above.
- (4). **Floodway** - Located within Areas of Special Flood Hazard established in Article 2, Section B, are areas designated as floodway. A floodway may be an extremely hazardous area due to velocity floodwaters, debris or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights.

Therefore, the following provisions shall apply:

- (a) Encroachments are prohibited, including earthen fill, new construction, substantial improvements or other development within the regulatory floodway. Development may be permitted however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall not result in ANY increase in flood levels or floodway widths during the base flood discharge. A registered professional engineer must provide supporting analysis, technical data and certification thereof.
- (b) ONLY if Article 4 Section B(B)(4)(a) above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Article 4.

SECTION C. BUILDING STANDARDS FOR STREAMS WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS AND FLOODWAY (A-ZONES)

Located within the Areas of Special Flood Hazard established in Article 2, Section B, where streams exist but no base flood data and floodway data have been provided (A-Zones), the following provisions apply:

- (1) For subdivisions and developments greater than fifty (50) lots or five (5) acres, whichever is less, base flood elevation data shall be provided for subdivision and all other proposed development, including manufactured home parks and subdivisions. Any changes or revisions to the flood data adopted herein and shown on the FIRM shall be submitted to FEMA for review as a Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Amendment (CLOMA), whichever is applicable. Upon completion of the project, the developer is responsible for submitting the “as-built” data to FEMA in order to obtain the final LOMR.
- (2) When base flood elevation data or floodway data have not been provided in accordance with Article 2(B), then the Kingsland Planning Department shall obtain, review, and reasonably utilize any scientific or historic base flood elevation and floodway data available from a Federal, State, or other source, in order to administer the provisions of Article 4. ONLY if data is not available from these sources, the provisions of Article 4, Section C(2)(3) shall apply:
- (3) No encroachments, including structures or fill material, shall be located within an area equal to the width of the stream or twenty-five feet, whichever is greater, measured from the top of the stream bank, unless certification by a registered professional engineer is provided demonstrating that such encroachment shall not result in more than **one foot** increase in flood levels during the occurrence of the base flood discharge.
- (4) In special flood hazard areas without base flood elevation data, new construction and substantial improvements shall have the lowest floor of the lowest enclosed area (including basement) elevated no less than **three feet**

above the highest adjacent grade at the building site. (NOTE: Require the lowest floor to be elevated **one foot** above the estimated base flood elevation in A-Zone areas where a Limited Detail Study has been completed). Openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with standards of Article 4, Section A (4) "Elevated Buildings".

- (a) All heating and air conditioning equipment and components (including ductwork), all electrical, ventilation, plumbing, and other service facilities shall be elevated no less than **one foot** above the highest adjacent grade at the building site.

The Kingsland Planning Department shall certify the lowest floor elevation and the record shall become a permanent part of the permit file.

SECTION D. STANDARDS FOR AREAS OF SPECIAL FLOOD HAZARD (ZONES AE) WITH ESTABLISHED BASE FLOOD ELEVATIONS AND WITHOUT DESIGNATED FLOODWAYS

Located within the Areas of Special Flood Hazard established in Article 2, Section B, where streams with base flood elevations are provided but no floodways have been designated, (Zones AE) the following provisions apply:

- (1) No encroachments, including fill material, new structures or substantial improvements shall be located within areas of special flood hazard, unless certification by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than **one foot** at any point within the community. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.
- (2) New construction and substantial improvements shall be elevated or flood-proofed to elevations established in accordance with Article 4, Section B.

SECTION E. STANDARDS FOR AREAS OF SHALLOW FLOODING (AO ZONES)

Areas of Special Flood Hazard established in Article 2, Section B, may include designated "AO" shallow flooding areas. These areas have base flood depths of **one to three feet (1'-3')** above ground, with no clearly defined channel. The following provisions apply:

- (1) All new construction and substantial improvements of residential and non-residential structures shall have the lowest floor, including basement, elevated to at least one-foot above as high as the flood depth number specified (in feet) on the Flood Insurance Rate Map (FIRM), above the highest adjacent grade. If no flood depth number is specified, the lowest floor, including basement, shall be elevated at least **three feet** above the highest adjacent grade. Openings sufficient to facilitate the unimpeded movements of flood waters shall be provided in accordance with standards of Article 4, Section A (4), "Elevated Buildings".

The Kingsland Planning Department shall certify the lowest floor elevation level and the record shall become a permanent part of the permit file.

- (2) New construction and the substantial improvement of a non-residential structure may be flood-proofed in lieu of elevation. The structure, together with attendant utility and sanitary facilities, must be designed to be water tight to the specified flood level in Article 4, Section E plus **one foot**, above highest adjacent grade, with walls substantially impermeable to the passage of water, and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the official as set forth above and as required in Articles 3(B)(1)(c) and (3)(B)(2). An O&M plan shall be submitted to assure continued viability of the floodproofing measures
- (3) Drainage paths shall be provided to guide floodwater around and away from any proposed structure.

SECTION F. COASTAL HIGH HAZARD AREAS (V-ZONES AND COASTAL A (LiMWA))

Located within the areas of special flood hazard established in Article 2, Section B, are areas designated as Coastal High Hazard Areas (V-Zones). These areas have special flood hazards associated with wave action and storm surge, therefore, the following provisions shall apply:

- (1) All new construction and substantial improvements shall be located landward of the reach of mean high tide;
- (2) All new construction and substantial improvements of existing structures shall be elevated on piles, columns, or shear walls parallel to the flow of water so that the bottom of the lowest supporting horizontal structural member (excluding pilings or columns) is located no lower than **one foot** above the base flood elevation level. All space below the lowest supporting member shall remain free of obstruction or constructed with non-supporting breakaway walls. Open wood lattice work or decorative screening may be permitted for aesthetic purposes only and must be designed to wash away in the event of abnormal wave action and in accordance with Article 4, Section F (6);
- (3) All new construction and substantial improvements shall be securely anchored on pilings, or columns;
- (4) All pile and column foundations and the structures attached thereto shall be anchored to resist flotation, collapse, and lateral movement due to the combined effects of wind and water loads acting simultaneously on ALL building components, both (non-structural and structural). Water loading values shall equal or exceed those associated with the base flood. Wind loading values shall be in accordance with the most current edition of the

Georgia State adopted Standard Building Code.

- (5) A registered professional engineer or architect shall certify that the design, specifications and plans for construction are in compliance with the provisions contained in Article 4, Section E (2)(3) and (4).
- (6) All space below the lowest horizontal supporting member must remain free of obstruction. Open wood lattice work or decorative screening may be permitted for aesthetic purposes only and must be designed to wash away in the event of abnormal wave action without causing structural damage to the supporting foundation or elevated portion of the structure. The following design specifications are allowed:
 - (a) No solid walls shall be allowed, and;
 - (b) Material shall consist of open wood lattice or insect screening only; and
 - (c) If aesthetic open wood lattice work or screening is utilized, any enclosed space shall not be used for human habitation, but shall be designed to be used only for parking of vehicles, building access, or limited storage of maintenance equipment used in connection with the premises.
- (7) Prior to construction, plans for any structures having open wood latticework or insect screening must be submitted to the Kingsland Planning Department for approval;
- (8) Any alteration, repair, reconstruction or improvement to any structure shall not enclose the space below the lowest floor except with open wood latticework or decorative screening, as provided in this Section.
- (9) There shall be no fill used as structural support, or to elevate areas used for septic tank drain fields. Limited non-compacted fill may be used around the perimeter of a building for landscaping/aesthetic purposes provided the fill will wash out from storm surge, (thereby rendering the building free of obstruction) prior to generating excessive loading forces, ramping effects, or wave deflection. The Kingsland Planning Department may approve design plans for landscaping/aesthetic fill only after the applicant has provided an analysis by an engineer, architect or soil scientist, which demonstrates that the following factors have been fully evaluated:
 - (a) Particle composition of fill material does not have a tendency for excessive natural compaction;
 - (b) Volume and distribution of fill will not cause wave deflection to adjacent properties; and
 - (c) Slope of fill will not cause wave run-up or ramping.
- (10) There shall be no alteration of sand dunes or mangrove stands, which would increase potential flood damage;
- (11) Prohibit the placement of manufactured homes (mobile homes), except in an existing manufactured homes park or subdivision. A replacement manufactured home may be placed on a lot in an existing manufactured home

park or subdivision provided the anchoring standards of Article 4, Section B(3) are met.

SECTION G. STANDARDS FOR SUBDIVISIONS

- (1) All subdivision proposals and other development proposals shall be consistent with the need to minimize flood damage;
- (2) All subdivision proposals and other development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;
- (3) All subdivision proposals and other development proposals shall have adequate drainage provided to reduce exposure to flood hazards, and;

SECTION H. STANDARD FOR CRITICAL FACILITIES

- (1) No new critical facilities and substantial improved critical facilities shall be located in the 100-year floodplain or the 500-year floodplain.
- (2) All ingress and egress from any critical facility must be protected to the 500-year flood elevation.
- (3) Hazardous materials shall not be stored in the SFHA. The following materials are prohibited in the SFHA. Acetone, ammonia, benzene, calcium carbide, carbon disulfide, celluloid, chlorine, hydrochloric acid, prussic, magnesium, nitric acid, oxides of nitrogen, phosphorus, potassium, sodium and sulfur.

ARTICLE 5. VARIANCE PROCEDURES

- (A) The Kingsland Planning Commission as established by the City of Kingsland shall hear and decide requests for appeals or variance from the requirements of this ordinance.
- (B) The board shall hear and decide appeals when it is alleged an error in any requirement, decision, or determination is made by the Building Official in the enforcement or administration of this ordinance.
- (C) Any person aggrieved by the decision of the Kingsland Planning Commission may appeal such decision to the Superior Court of Camden County.
- (D) Variances may be issued for the repair or rehabilitation of Historic Structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a Historic Structure and the variance is the minimum to preserve the historic character and design of the structure.
- (E) Variances may be issued for development necessary for the conduct of a functionally dependent use, provided the criteria of this Article are met, no reasonable alternative exists, and the development is protected by methods that minimize flood damage during the base flood and create no additional threats to public safety.
- (F) Variances shall not be issued within any designated floodway if ANY

increase in flood levels during the base flood discharge would result.

- (G) In reviewing such requests, the Kingsland Planning Commission shall consider all technical evaluations, relevant factors, and all standards specified in this and other sections of this ordinance.
- (H) Conditions for Variances:
 - (1) A variance shall be issued ONLY when there is:
 - (i) a finding of good and sufficient cause,
 - (ii) a determination that failure to grant the variance would result in exceptional hardship, and;
 - (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - (2) The provisions of this Ordinance are minimum standards for flood loss reduction; therefore any deviation from the standards must be weighed carefully. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief; and, in the instance of a Historic Structure, a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building.
 - (3) Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation of the proposed lowest floor and stating that the cost of flood insurance will be commensurate with the increased risk to life and property resulting from the reduced lowest floor elevation.
 - (4) The Kingsland Planning Department shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.
- (I) Upon consideration of the factors listed above and the purposes of this ordinance, the Kingsland Planning Commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.

ARTICLE 6. DEFINITIONS UNLESS SPECIFICALLY DEFINED BELOW, WORDS OR PHRASES USED IN THIS ORDINANCE SHALL BE INTERPRETED SO AS TO GIVE THEM THE MEANING THEY HAVE IN COMMON USAGE AND TO GIVE THIS ORDINANCE ITS MOST REASONABLE APPLICATION.

“Accessory Structure” means a structure having minimal value and used for parking, storage and other non-habitable uses, such as garages, carports, storage sheds, pole barns,

hay sheds and the like.

"Addition" means any walled and roofed expansion to the perimeter or height of a building

"Appeal" means a request for a review of the **Building Official's** interpretation of any provision of this ordinance.

"Area of shallow flooding" means a designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet, and where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

"Area of special flood hazard" is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. In the absence of official designation by the Federal Emergency Management Agency, Areas of Special Flood Hazard shall be those designated by the local community and referenced in Article 2, Section B.

"Base flood," means the flood having a one percent chance of being equaled or exceeded in any given year.

"Base Flood Elevation (BFE)" The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

"Basement" means any portion of a building having its floor sub grade (below ground level) on all sides.

"Building," see definition for structure.

"Critical Facility" means any public or private facility, which, if flooded, would create an added dimension to the disaster or would increase the hazard to life and health. Critical facilities include:

- (a) Structures or facilities that produce, use, or store highly volatile, flammable, explosive, toxic, or water-reactive materials;
- (b) Hospitals and nursing homes, and housing for the elderly, which are likely to contain occupants who may not be sufficiently mobile to avoid the loss of life or injury during flood and storm events;
- (c) Emergency operation centers or data storage centers which contain records or services that may become lost or inoperative during flood and storm events; and generating plants, and other principal points of utility lines.
- (d) Generating plants, and other principal points of utility lines.

"Development" means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, and storage of materials or equipment.

"Elevated building" means a non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of solid foundation perimeter walls, pilings, columns, or piers adequately anchored so as not to impair the

structural integrity of the building during the base flood event.

"Existing construction" means structures for which the "start of construction" commenced before June 1, 1984, the effective date of the initial floodplain management regulations adopted for that community.

"Existing manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and final site grading or the pouring of concrete pads) is completed before June 1, 1984, the effective date of the initial floodplain management regulations adopted by a community.

"Expansion to an existing manufactured home park or subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads.

"Flood" or "flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (a.) the overflow of inland or tidal waters; or
- (b.) the unusual and rapid accumulation or runoff of surface waters from any source.

"Flood Hazard Boundary Map (FHBM)" means an official map of a community, issued by the Federal Insurance Administration, where the boundaries of areas of special flood hazard have been defined as Zone A.

"Flood Insurance Rate Map (FIRM)" means an official map of a community, issued by the Federal Insurance Administration, delineating the areas of special flood hazard and/or risk premium zones applicable to the community.

"Flood Insurance Study" the official report by the Federal Emergency Management Agency evaluating flood hazards and containing flood profiles and water surface elevations of the base flood.

"Floodplain" means any land area susceptible to flooding.

"Flood proofing," means any combination of structural and non-structural additions, changes, or adjustments to structures, which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Freeboard" means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridge and culvert openings, and the hydrological effect of urbanization of the watershed.

"Highest adjacent grade" means the highest natural elevation of the ground surface, prior to construction, adjacent to the proposed walls of a structure.

"Historic Structure" means any structure that is;

- a. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually listed on a state inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
- d. Individually listed on a local inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
 1. By an approved state program as determined by the Secretary of the Interior, or
 2. Directly by the Secretary of the Interior in states without approved programs.

"Lowest floor" means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of other provisions of this ordinance.

"Manufactured home" means a building, transportable in one or more sections built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term also includes park trailers, travel trailers, and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.

"Manufactured home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Mean Sea Level" means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

"National Geodetic Vertical Datum (NGVD)" as corrected in 1929 is a vertical control used as a reference for establishing varying elevations within the floodplain.

"New construction" means, for the purposes of determining insurance rates, structures for which the "start of construction" commenced after June 1, 1984, the effective date of the

initial FIRM] and includes any subsequent improvements to such structures. For floodplain management purposes, “new construction” means structures for which the “start of construction” commenced after June 1, 1984, the effective date of the FIRST floodplain management ordinance adopted by the community] and includes any subsequent improvements to such structures.

"New manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after June 1, 1984, the effective date of the first floodplain management regulations adopted by a community.

"North American Vertical Datum (NAVD)" has replaced the National Geodetic Vertical Datum of 1929 in existing and future FEMA Flood Modernization Maps.

"Recreational vehicle" means a vehicle, which is:

- a. built on a single chassis;
- b. 400 square feet or less when measured at the largest horizontal projection;
- c. designed to be self-propelled or permanently towable by a light duty truck; and
- d. designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

~~**"Repetitive loss"** means flood-related damages sustained by a structure on two separate occasions during a ten-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.~~

"Start of construction" means the date the development permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of the structure such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation, and includes the placement of a manufactured home on a foundation. (Permanent construction does not include initial land Preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of buildings appurtenant to the permitted structure, such as garages or sheds not occupied as dwelling units or part of the main structure. (NOTE: accessory structures are NOT exempt from any ordinance requirements) For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"Structure" means a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

"Subdivision" the division of a single lot into two or more lots for the purpose of sale or development.

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to it's before damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

"Substantial improvement" means any combination of repairs, reconstruction, alteration, or improvements to a structure, taking place during a 5-year period, in which the cumulative cost equals or exceeds fifty (50) percent of the market value of the structure before the "start of construction" of the improvement. NOTE: *The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to the damage occurring.* This term includes structures, which have incurred "substantial damage", regardless of the actual amount of repair work performed. The term does not, however, include:

- (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the structure commences, whether or not that alteration affects the external dimensions of the structure.

"Substantially improved existing manufactured home parks or subdivisions" is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

"Variance" is a grant of relief from the requirements of this ordinance, which permits construction in a manner otherwise prohibited by this ordinance.

"Violation" means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, or other certifications, or other evidence of compliance required by this ordinance is presumed to be in violation until such time as that documentation is provided.

ARTICLE 7. SEVERABILITY

If any section, clause, sentence, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance.

Ordinance adopted on _____.

BY: _____

Certified by: _____

Date: _____



City of Kingsland

Post Office Box 250, Kingsland, Georgia 31548
☎(912) 729-5613 ☎(912) 729-761-7618
October 30, 2017

Camden County Board of Commissioners
P.O. Box 99
Woodbine, Georgia 31569

Re: Tax Map 093 017C

Dear County Commissioners:

Please be advised that the City of Kingsland, by the authority vested in the Mayor and Council of the City of Kingsland by Article 2 of O.C.G.A. 36-36, intends to annex a portion of the property described in the documents attached (above stated Tax Maps and Parcels). In that connection enclosed are:

1. Copy of the Application(s) to Annex Land
2. Copy of Camden County Property Record Card(s)
3. Warranty Deed(s)
4. Survey Map(s)

This matter will go before the City Council pending any objections from the County.

Respectfully,

COPY

Linda M. O'Shaughnessy, MMC
City Clerk

attachments

Attachment: 093 017C Annexation (2010 : 093 017C Annexation)



**APPLICATION TO CITY OF KINGSLAND, GEORGIA
TO ANNEX LANDS**

The undersigned desire to annex certain land into the City of Kingsland, Georgia, which land is shown on Tax Map _____, Block _____, Parcel 093017, has a street address of 1890 Harrietts Bluff Rd Woodbine GA 31569, and is more fully and completely described in Exhibit "A" attached hereto and hereby made a part hereof. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned _____ by Camden County. I/We, the undersigned, desire to have this property annexed into and become a part of the City of Kingsland, Georgia. I/We further desire to have a zoning classification of _____ at the time the subject property is annexed. If the requested zoning is different from the County's zoning, you must complete Number 4 on the following page.

Please give the square footage or acreage of the land to be annexed:

Square footage: _____ or Number of Acres: 2.1924

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex said property to the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed and an estimate of the future population: Current population: 0 Future population: 2

The undersigned further state that the undersigned is/are *all* of the owner(s) of the subject property, and that all facts contained herein are true, to the best of the undersigned's belief.

10/20/2017
Date

Chunlan Zhao
Signature (Signed and Printed) of Owner
7174 Danforth Dr Jacksonville FL 32226
Address of above Owner

Date

Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

Page One

Attachment: 093 017C Annexation (2010 : 093 017C Annexation)

Date

Signature (Signed and Printed) of Owner

Address of above Owner

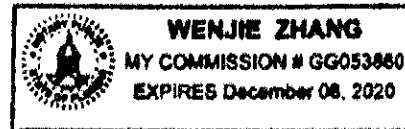
Owner(s) signed the above in the presence of:

Michael Heideberg

Witness

NOTARY PUBLIC, State of FloridaMy commission expires: 12/08/2020

(NOTARY SEAL)



**ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED
APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX LANDS**

1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. SIX (6) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY
3. SIX (6) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY
4. IF THE CITY'S ZONING CLASSIFICATION REQUESTED BY APPLICANT IS DIFFERENT THAN THE COUNTY'S ZONING CLASSIFICATION, PLEASE STATE BELOW WHY YOU ARE REQUESTING DIFFERENT ZONING FOR THE SUBJECT PROPERTY:

The property located at 1890 Harrietts Bluff Rd Woodbine
GA 31569, and just is adjacent to existing property
(1801 Harrietts Bluff Rd). In order to convenient
to use both properties, we would like to annex
the 1890 Harrietts Bluff Rd to existing one (1801 Harriett
as same zone - Industrial light (IL).

Page Two

Attachment: 093 017C Annexation (2010 : 093 017C Annexation)

Control Number : 17095123

STATE OF GEORGIA**Secretary of State****Corporations Division****313 West Tower****2 Martin Luther King, Jr. Dr.****Atlanta, Georgia 30334-1530****CERTIFICATE OF ORGANIZATION**

I, **Brian P. Kemp**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Woodbine Fresh Farms LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **08/16/2017** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **09/05/2017**.



Brian P. Kemp
Secretary of State

Attachment: 093 017C Annexation (2010 : 093 017C Annexation)

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 8/16/2017 3:22:53 PM

BUSINESS INFORMATION

CONTROL NUMBER 17095123
BUSINESS NAME Woodbine Fresh Farms LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 08/16/2017

PRINCIPAL OFFICE ADDRESS

ADDRESS 1801 Harrietts Bluff Rd, Woodbine, GA, 31569, USA

REGISTERED AGENT'S NAME AND ADDRESS

NAME	ADDRESS
Chunlan Zhao	131 Demeries Lake Ln, Bryan, Richmond Hill, GA, 31324, USA

ORGANIZER(S)

NAME	TITLE	ADDRESS
Chunlan Zhao	ORGANIZER	131 Demeries Lake Ln, Richmond Hill, GA, 31324, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Chunlan Zhao
AUTHORIZER TITLE Organizer

Attachment: 093 017C Annexation (2010 : 093 017C Annexation)

Please return to:
Kinney & Kinney, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, Georgia 31558
38568

STATE OF GEORGIA
 COUNTY OF CAMDEN

LIMITED WARRANTY DEED

THIS INDENTURE, made September 22, 2017, between **Tammy Cisco Walker and Aletha Cisco Moore**, of the first part, and **Woodbine Fresh Farms, LLC**, a Delaware limited liability company, of the second part.

WITNESSETH: that the said parties 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, have granted, bargained, sold and conveyed, and by these presents do 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

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

And the said parties of the first part, for themselves, their heirs 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 parties of the first part.

IN WITNESS WHEREOF, the said parties of the first part have hereunto
set their hands and affixed their seals, the day and year first above written.

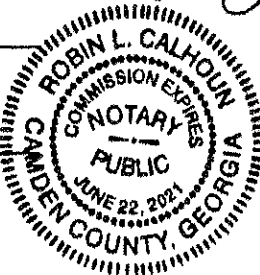
Signed, sealed, and delivered
in the presence of:

Tammy Cisco Walker

(SEAL)

Witness

Robin L. Calhoun
Notary Public



Signed, sealed, and delivered
in the presence of:

Aletha Cisco Moore

(SEAL)

Witness

Robin L. Calhoun
Notary Public

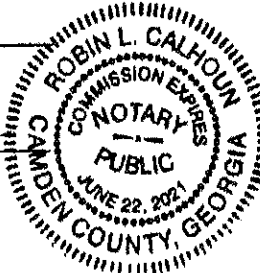


Exhibit "A"

All that lot, tract or parcel of land situate, lying and being in the Northeast Quadrant of I-95 and Harrietts Bluff Road, 31st G. M. District, Camden County, Georgia, containing 2.1924 acres and being more particularly fully and particularly shown by that certain plat of survey prepared for Larry Crews and Mary Crews, dated January 22, 1990, certified and approved by Leonard E. Henry, Georgia Registered Land Surveyor No. 1842, and being recorded in Deed Book 778, Page 150, Camden County Records; said plat is by this reference being incorporated herein for descriptive and all other purposes.

Together with those easements set forth in those deeds recorded in Deed Book 369, page 613 and Deed Book 398, page 266, Camden County, Georgia deed records.

Attachment: 093 017C Annexation (2010 : 093 017C Annexation)





Summary

Parcel Number 093 017C
Location Address 1890 HARRIETTS BLUFF RD
Legal Description COMM BLDG/L OFF HARRIETS BLUFF RD
 (Note: Not to be used on legal documents)
Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District 42 UNINCORPORATED SERVICE DIST (District 42)
Millage Rate 29.43
Acres 2.19
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

WOODBINE FRESH FARMS LLC
 304 NORTH SWEETWATER COVE BOULEVARD
 LONGWOOD, FL 32779

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	Commercial - County	Acres	95,396	0	0	2.19	0

Commercial Improvement Information

Description Restaurant-D
Value \$43,091
Actual Year Built 1993
Effective Year Built
Square Feet 960
Wall Height 8
Wall Frames Wood
Exterior Wall Wood
Roof Cover Asphalt Shingles
Interior Walls Paneling
Floor Construction Wood Joists & Subfloor
Floor Finish Carpet/Vinyl Tile
Ceiling Finish Sheetrock
Lighting Standard F.F.
Heating No Heat

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/22/2017	1885 164		\$86,000	Sale has not been qualified	WALKER TAMMY C &	WOODBINE FRESH FARMS LLC
8/25/2000	778 144		\$0	Family	CISCO ENTERPRISES IN	WALKER TAMMY C &
8/1/1996	601 424		\$191,000	Fair Market Value	US SMALL BUSINESS AD	CISCO ENTERPRISES IN
3/1/1996	585 153		\$258,588	Non-Market	CREWS, STANLEY L & M	US SMALL BUSINESS AD
			\$0	Non-Market		CREWS, STANLEY L & M

Valuation

	2017	2016
Previous Value	\$129,919	\$129,919
Land Value	\$77,850	\$77,850
+ Improvement Value	\$43,091	\$52,069
+ Accessory Value	\$0	\$0
= Current Value	\$120,941	\$129,919

Photos

Sketches

Attachment: 093 017C Annexation (2010 : 093 017C Annexation)

No da
Prebil

Rural Land, Residential Improvement Information, Mobile Homes, Accessory Information,



Attachment: 093 017C Annexation (2010 : 093 017C Annexation)

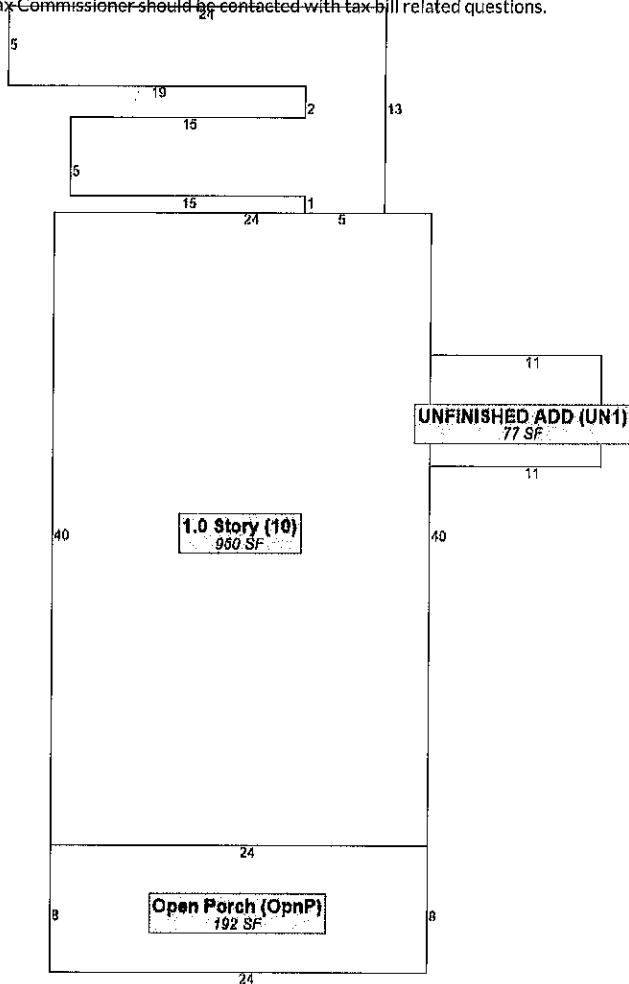
The information contained herein reflects the values as approved by the Camden County Board of Assessors for mailing the 2017 annual assessment notices. Parcel mapping is current with the latest update shown. Please note that the Assessors' Office establishes values only. The Camden County Tax Commissioner should be contacted with tax bill related questions.

Last Data Upload: 10/30/2017 8:06:10 AM



Developed by
The Schneider
Corporation

Deck (Deck)
236 SF



Attachment: 093 017C Annexation (2010 : 093 017C Annexation)



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: Melinda Acoff PHONE: 912 729-7315
 ADDRESS: 803 Edmond Ave Kingsland Georgia
 FAX: _____ E-MAIL: pitterpatter912@gmail.com

Type of use you are requesting:

() **Home Office:** (requires planning commission recommendation & city council 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: Pitter Patter Designs

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: _____

TAX MAP & PARCEL NUMBER: _____

ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: 803 Edmond Ave

CITY: Kingsland

STATE: Georgia

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:

<u>HOME OFFICE</u>	\$50.00
<u>HOME OCCUPATION</u>	\$50.00
<u>RESIDENTIAL BUSINESS</u>	\$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: 11/9/17



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: November 9, 2017
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 11-9-17
3. DATE PERMIT FEE PAID: 11-9-17 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: _____
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: _____
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: _____

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 _____ PERMIT HAS BEEN ISSUED.

 PLANNING & ZONING ADMINISTRATOR
 CITY OF KINGSLAND

 DATE

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION



3.3.a

APPLICANT: Melinda Acoff
ADDRESS: 803 Edmond Ave
CITY: Kingsland STATE: GA ZIP: 31548
PHONE: (912) 729-7315 FAX: () N/A E-MAIL: pitterpatter912@gmail.com
PROPOSED BUSINESS: Pitter Patter Designs LOCATION: 803 Edmond Ave
TAX PARCEL: _____ 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: 10 x 10 Sq. Ft. of business area
- _____ Sq. Ft. of heated floor area of home
- 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.

Melinda Acoff
SIGNATURE OF APPLICANT

11/9/17
DATE

Melinda Acoff

803 Edmond Ave

Pitter Patter Designs

Pitter Patter Designs specializes in custom craft creations such as crochet baby blankets, personalized wine classes, clothing, and other home decor. Since I was a child I have always loved arts and crafts. I create custom pieces for myself, and friends would always tell me that I should sell my items. I created Pitter Patter Designs with the intent of selling my custom creations at local markets, fairs and via telephone. I love designing pieces that convey a message. I personally create each piece and take great care in selecting high quality materials. I love working with Yarn, some designs are crafted with machine cut glitter vinyl, crystal, stones and charms. My goal is to deliver high quality product that is more than an accessory but a treasured keepsake. My hope is that my creations tell a story, my client's story!



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: Brian Kimmell PHONE: (912) 439-0193
 ADDRESS: 198 Redwood St. Kingsland Ga 31548
 FAX: _____ E-MAIL: withoutcomparelawncare@gmail.com

Type of use you are requesting:

- () **Home Office:** (requires planning commission recommendation & city council 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: Without Compare Lawn & Tree Care

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: _____

TAX MAP & PARCEL NUMBER: _____ ZONING: R-3

OWNER OF SITE, IF NOT APPLICANT: Rachel + Brian Kimmell

ADDRESS: 118 Boywood Court

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: 10-27-17

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION



APPLICANT: Brian & Rachel Kimmell

ADDRESS: 198 Redwood St.

CITY: Kingsland

STATE: GA

ZIP: 31548

PHONE: (912) 439-0193

FAX: () _____

E-MAIL: rachel.c.kimmell@gmail.com

PROPOSED BUSINESS: Without Compare Lawn & Tree Care LOCATION: Kingsland GA

TAX PARCEL: _____ ZONING: _____

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 Sq. Ft. of business area
1400 Sq. Ft. of heated floor area of home
- 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.

RL Kimmell
SIGNATURE OF APPLICANT

10-27-17
DATE

The name of our company is Without Compare Lawn Care, formerly Without Compare Lawncare. We offer a variety of services, including: Garden installation & maintenance, Lawn care (which includes mowing, weedeating, edging, blowing), weed pulling, landscaping (which includes digging or laying dirt, sod, planting, garden walls, mulch, retaining walls, etc.), irrigation, fencing, tree removal, tree trimming, bush/hedge trimming, and pressure washing.

We have one truck and an open trailer, on which our equipment stays. In the morning, Brian leaves w/ the equipment to the job site(s), while his wife (co-owner) stays home and handles paperwork. At night, the truck is parked at our residence at 198 Redwood St. Kingstand Ga 31548.

Attached is a list of all our equipment.

Stihl chainsaw - 12" MS 170

- 12" 193T Climbing Saw

- 18" 251 Wood Boss

- 20" 271

- Johnesred 16" chainsaw

pole saw 12" extends 20'

2 200ft 10,000 tensile str. ropes

2 pulleys 10,000 lb

portawrap 18,000 lb

tree climbing harness

arborist climbing spikes/gaff hooks

1 metal climbing lanyard

2 backup " "

3 pullropes 18,000 tsi

throwball

300' paracord

Stihl weedeater

3 backup weedeaters

pressure washer

4 shovels

5 rakes

2 hoes

2 pitchforks

2 landscaping axes

2 handsaws 12"

6' ladder

12' ladder

Stihl adjustable hedge trimmer

edger - 1 Stihl

- 2 backup

John Deere 42" zero turn mower w/ debris wagon

32" SCAG walk-behind zero turn mower

power tools - grinder, drills

various tools - wrenches, hammers, grease gun, etc.

inf. non-slip chisel gloves, glasses, helmets

2004 Chevy Colorado

13 x 7 open trailer

w/ equipment cage &

tool racks - mounted

equipment box

gas cans

Stihl blower

Brenda Nichols
118 Boxwood Ct
Kingsland GA 31548
912-674-9796

October 30, 2017

To Whom It May Concern

Rachel and Brian Kimmell rent a home from me at 198 Redwood Dr Kingsland, GA 31548. They have permission to have a home office for their landscape business. Feel free to give me a call if you have any further questions,

Sincerely,

A handwritten signature in cursive script that reads "Brenda Nichols".

Brenda H. Nichols

Attachment: Kimmell Home Occupation (2012 : Kimmell Home Occupation)



CERTIFICATE OF LIABILITY INSURANCE

RECEIVED 11-9-17

3.4.a

DATE (MM/DD/YYYY)

10/02/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed if SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

Barlow Insurance Agency
2475 Village Drive Ste. 109

Kingsland

CONTACT NAME: Joy Smith

PHONE (A/C No. Ext): (912) 882-4556

E-MAIL ADDRESS: chris@barlowinsurance.com

FAX (A/C No): (866) 562-8416

INSURER(S) AFFORDING COVERAGE

INSURER A: WESTERN WORLD INS CO

NAIC #

INSURER B:

13196

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED

GA 31548

WITHOUT COMPARE LAWN AND TREE CARE
198 REDWOOD ST

Kingsland

GA 31548

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY		Pending	10/02/2017	10/02/2018	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☐ OCCUR	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
	GEN'L AGGREGATE LIMIT APPLIES PER:	MED EXP (Any one person) \$ 5,000				
	☒ POLICY ☐ PRO-JECT ☐ LOC	PERSONAL & ADV INJURY \$ 1,000,000				
	OTHER:					GENERAL AGGREGATE \$ 2,000,000
	AUTOMOBILE LIABILITY					PRODUCTS - COMP/OP AGG \$ INCLUDED
	ANY AUTO					COMBINED SINGLE LIMIT (Ea accident) \$
	OWNED AUTOS ONLY					BODILY INJURY (Per person) \$
	HIRED AUTOS ONLY					BODILY INJURY (Per accident) \$
	SCHEDULED AUTOS NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB					\$
	EXCESS LIAB					EACH OCCURRENCE \$
	DED RETENTION \$					AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					\$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N				PER STATUTE OTH-ER
	If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				E.L. EACH ACCIDENT \$
						E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
LAWN CARE AND TREE SERVICE

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Barlow Insurance

Barlow Insurance Agency
2475 Village Drive Ste. 109
Kingsland, GA 31548
P: (912) 882-4556

WITHOUT COMPARE LAWN AND TREE CARE
198 REDWOOD ST
Kingsland, GA 31548

RECEIPT

Receipt No: 269632
Date: 10/02/2017
Total Payment: \$423.43

Transaction Date: 10/02/2017					
Description	Policy Number	Eff Date	Line of Business	Paid	Balance
Down Payment	Pending	10/02/2017	General Liability	\$423.43	\$0.00

Payment Details		
Payment Method	Details	Amount
Cash	Notes:	\$423.43

Thank you for your business!

Attachment: Kimmell Home Occupation (2012 : Kimmell Home Occupation)