



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • JANUARY 16, 2018

Regular Meeting

City Council Chamber

6:00 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. Fiddlers Reserve Temporary Construction Entrance -
2. Subdivision of Parcel K17 01 003B -
3. Re-Zoning a Portion of K17 01 003B -
4. Variance 103 Bedford Ct. -

Applicant requests a 3 foot side yard variance for a carport.

IV. ADJOURNMENT

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA



APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

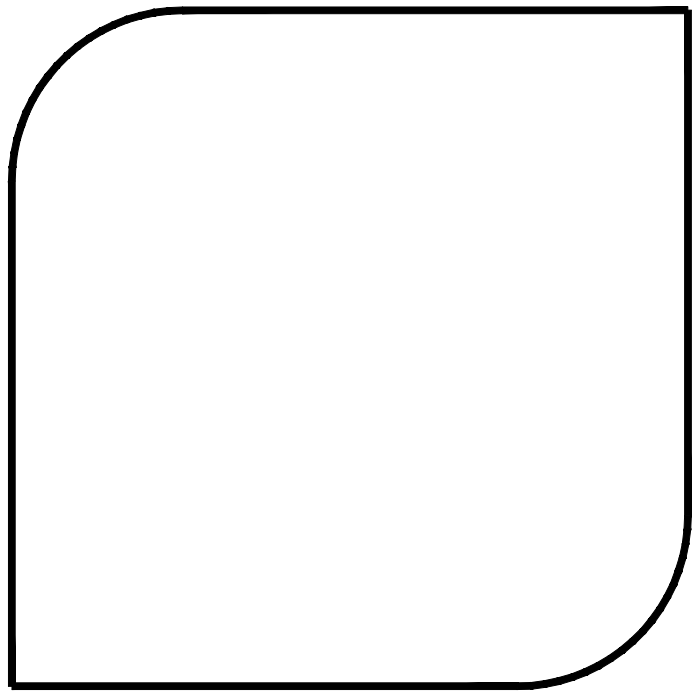
Part B — Applicant Only

1. **Your Name:** Joshua Ligon (Hutton) **Phone:** 423-362-5034
Address: 736 Cherry Street, Chattanooga, TN 37402
2. **Owner, if not same:**
Name: Sidney L. Gross
Address: PO BOX 5506, Saint Marys, GA 31558
3. **What is your interest if you are not the owner?**
Interested purchaser/developer of one of the created parcels.
4. **Name of proposed subdivision:** Hutton ST 17, LLC
5. **Location of subdivision: Neighborhood:** Northwest corner of E King and North Grove Road
Street: Northwest corner of E King and North Grove Road
Parcel Number: K17 01 003B **Lot Number:** n/a
6. **Present zoning:** R-1
7. **Number of proposed lots:** 2
8. **Area of proposed subdivision:** 1.08 ac
9. **Please attach the following items to this application.** This application will NOT be considered complete and cannot be processed until you have done so.
 - Preliminary Plat (Original and 9 copies)
 - Vicinity Map See attached map
 - PD (if applicable) n/a
 - Proof of ownership See deed

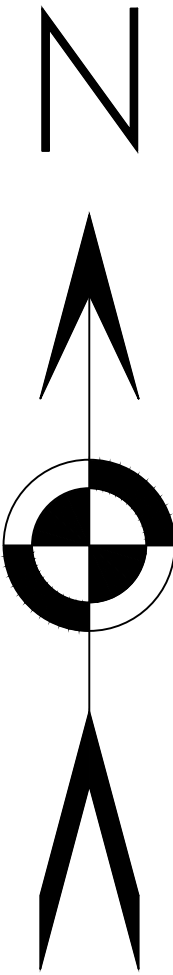
Part C - Planning Official Only

1. Date application was filed: _____
 2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? () Yes () No
 3. Checked by: _____
 4. Are Preliminary Plat and application complete? () Yes () No
 5. Correct fee paid? () Yes () No () Not applicable
 6. Date preliminary plat reviewed by Planning Commission: _____
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

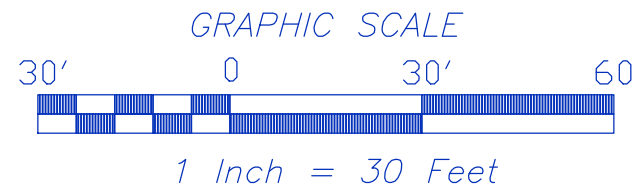
Attachment: PrelimPlat Application (2041 : Subdivision of Parcel K17 01 003B)



OFFICIAL USE ONLY



GRID NORTH
GA. EAST
(SURVEY NOTE 6)



CERTIFICATION

I CERTIFY THAT THIS PLAT DOES NOT CREATE ANY NEW STREETS OR ROADS, REQUIRES NO UTILITY IMPROVEMENTS, AND REQUIRES NO NEW SANITARY SEWER OR SEPTIC SYSTEM IMPROVEMENTS, MEETING THE REQUIREMENTS IN O.C.G.A. SECTION 15-6-67, AND MEETS OR EXCEEDS THE MINIMUM LOT SIZE REQUIREMENTS OF THE CITY OF KINGSLAND.

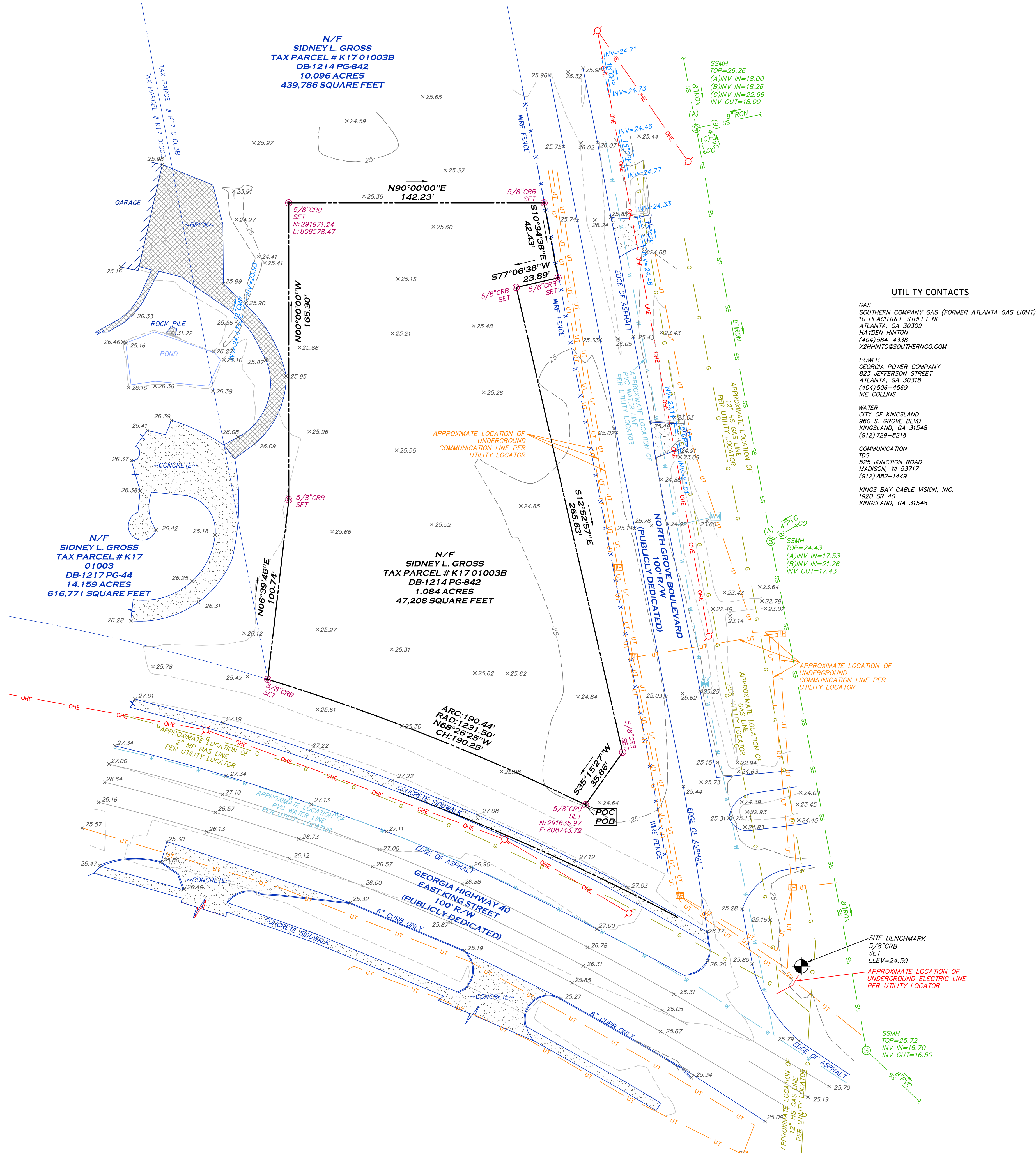
MITCHELL LOWERY GEORGIA RLS# 3109

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED 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.



MITCHELL LOWERY GEORGIA RLS# 3109



UTILITY CONTACTS

GAS
SOUTHERN COMPANY GAS (FORMER ATLANTA GAS LIGHT)
10 PEACHTREE STREET NE
ATLANTA, GA 30309
HAYDEN HINTON
(404) 584-4338
X2HHINTO@SOUTHERNCO.COM

POWER
GEORGIA POWER COMPANY
823 JEFFERSON STREET
ATLANTA, GA 30318
(404) 506-4569
WE COLLINS

WATER
CITY OF KINGSLAND
960 S. GROVE BLVD
KINGSLAND, GA 31548
(912) 729-8218

COMMUNICATION
TDS
525 JUNCTION ROAD
MADISON, WI 53717
(912) 882-1449

KINGS BAY CABLE VISION, INC.
1920 SR 40
KINGSLAND, GA 31548

SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED DECEMBER 5, 2017.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 69,741' WITH AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A SOKKIA TOTAL STATION, TOPCON SR GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 135,149'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13039C0391F, WITH A DATE OF IDENTIFICATION OF DECEMBER 16, 2008 FOR COMMUNITY NUMBER 130238, IN THE CITY OF KINGSLAND, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EARL DUDLEY. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS 03 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- 8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.

SURVEY REFERENCES

- 1) BOUNDARY SURVEY FOR: SIDNEY L. GROSS
PREPARED BY: CUMBERLAND LAND SURVEYORS
DATED: APR 15, 2011

LEGEND

- | | |
|------|----------------------------|
| W | PROPERTY LINE |
| OHE | WATER LINE |
| G | OVERHEAD UTILITY LINE |
| SS | GAS LINE |
| UGE | SANITARY SEWER LINE |
| UT | UNDERGROUND ELECTRIC LINE |
| X | UNDERGROUND TELEPHONE LINE |
| X | FENCE LINE |
| → | STORM DRAIN PIPE |
| → | FLOW DIRECTION |
| RCP | REINFORCED CONCRETE PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| CMP | CORRUGATED METAL PIPE |
| WM | WATER METER |
| FM | FIRE HYDRANT |
| PM | GAS METER |
| SV | GAS VALVE |
| RB | POWER METER |
| CRB | SANITARY SEWER MANHOLE |
| CRWM | WATER VALVE |
| OTF | REBAR |
| FND | CAPPED REBAR |
| LP | CONCRETE R/W MONUMENT |
| LP | OPEN TOP PIPE |
| LP | FOUND |
| LP | LIGHT POLE |
| LP | LIGHT POLE |



VICINITY MAP

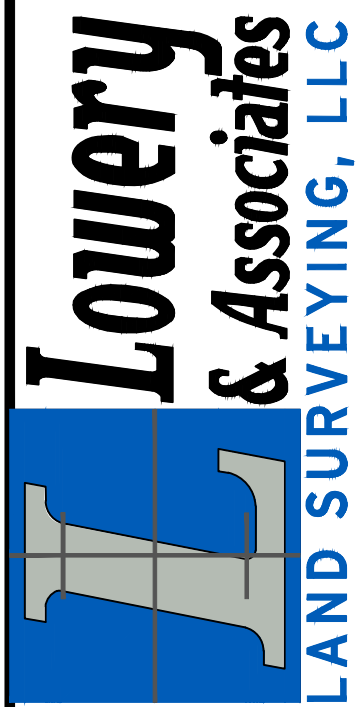
LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-00102

PREPARED FOR:
THE HUTTON COMPANY
BUCKLE DESIGN GROUP, LLC

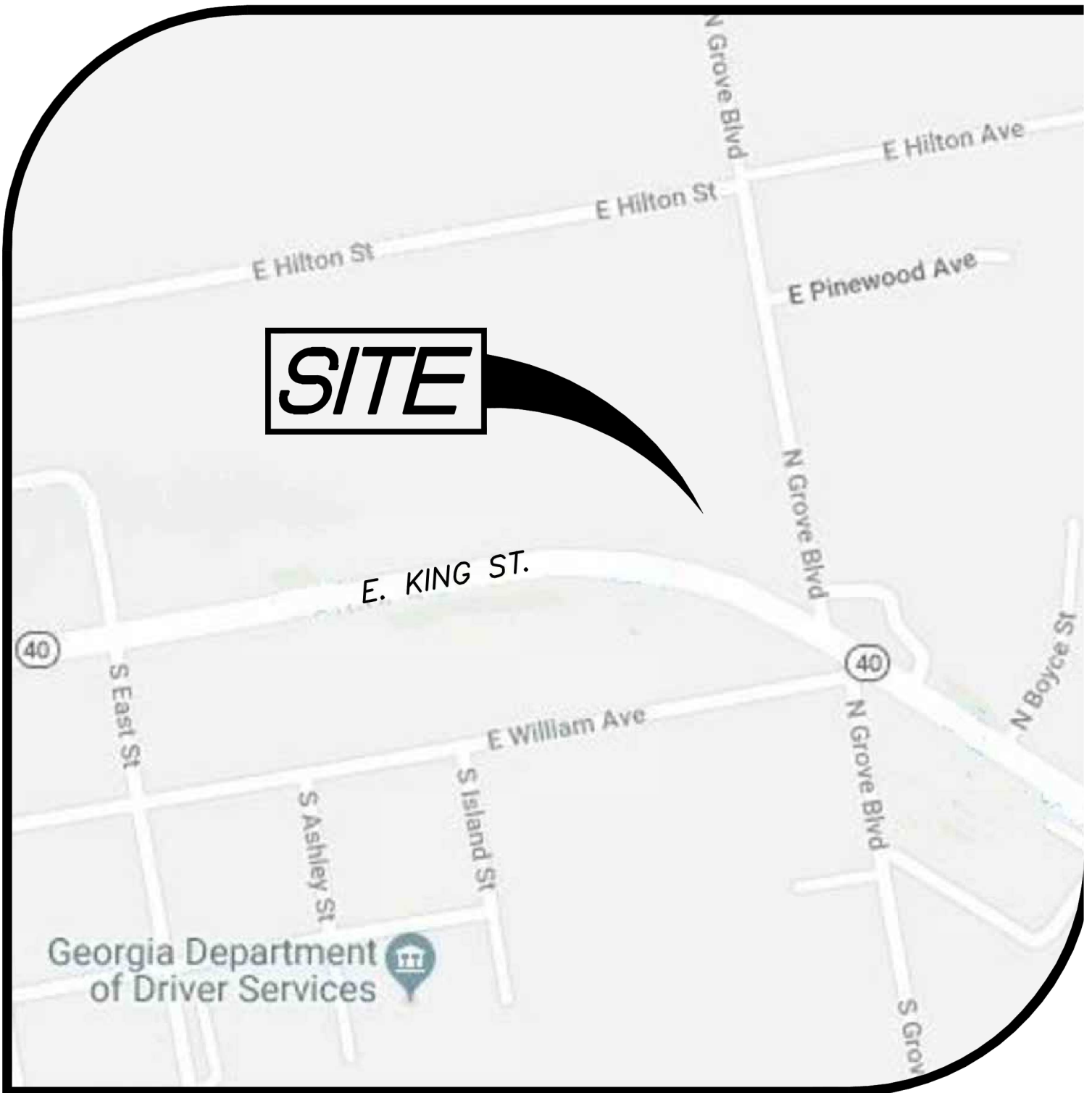
FINAL PLAT SURVEY OF:
A PORTION OF
TAX PARCEL # K17 01003B

STATE: GEORGIA
COUNTY: CAMDEN
CITY OF KINGSLAND

REVISIONS
DATE: DESCRIPTION



DATE: DECEMBER 13, 2017
JOB #: 172084
SCALE: 1"=30'
DRAWN BY: J.THREADGILL



Attachment: PrelimPlat Application (2041 : Subdivision of Parcel K17 01 003B)

VICINITY MAP

9-10

Prepared By/Return to:
Attorney Blair C. Strain
202 Anne Drive
St. Marys, Georgia 31534
File No. 251358
Camden County, Georgia
Real Estate Transfer Tax

STATE OF GEORGIA
Camden County

I hereby certify that this instrument
was filed for record at the Clerk's
office, Superior Court, said County on
the 23 day of June 2006

at 1:50 o'clock P. m. and recorded
in Book No. 1214 Page 842-843

On 23 day of June 2006

Deputy Clerk of Superior Court

DCCC

1214-842

000093

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CAMDEN

THIS INDENTURE, made the 23 day of December, two thousand five, by and between

**JAMES R. MCCOLLUM AND LUCY PROCTOR GAY, AS CO-EXECUTORS
OF THE ESTATE OF ANNE P. GROSS ALSO KNOWN AS ANNE
MALLETTE GROSS, UNDER LETTERS TESTAMENTARY DATED
FEBRUARY 19, 2003.**

as party or parties of the first part, hereinafter called Grantor(s), and

SIDNEY L. GROSS

as party or parties of the second part, hereinafter called Grantee(s) (words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That said Grantor(s), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained and sold, conveyed and transferred and by these presents does hereby grant, bargain and sell, convey, transfer and set over unto said party of the second part, his/her heirs and assigns.

See Exhibit A attached hereto and made part hereof.

SUBJECT TO: Conditions, restrictions limitations, easements, zoning ordinances of record, if any, and taxes for 2006 and subsequent years.

TO HAVE AND HOLD the said tract or parcel of land, 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 Grantee(s) forever in FEE SIMPLE.

AND THE SAID Grantor(s) will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) has/ have signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of

Witness

Notary Public

My Commission Expires:



James R. McCollum I.S.
JAMES R. MCCOLLUM,
CO-EXECUTOR

Lucy Proctor Gay I.L.S.
LUCY PROCTOR GAY,
CO-EXECUTOR

CLERK'S NOTE: CONTINUE NEXT PAGE

Attachment: PrelimPlat Application (2041 : Subdivision of Parcel K17 01 003B)

File No. 251338 - Grants

1214-843

EXHIBIT A

All that tract or parcel of land of 11.51 acres, more or less, lying and being in the City of Kingsland, 1606th G.M. District, Camden County, Georgia, more particularly described as follows:

Beginning at an iron pin located at the intersection of the westerly right-of-way line of North Grove Boulevard (100' paved right-of-way) and the northerly right-of-way line of Georgia Highway 40 (100' paved right-of-way), run in a westerly direction along the northerly right-of-way line of Georgia Highway 40 a chord distance of 239.00 feet (said arc with a bearing of North 58°54'39" West) to an iron pin; thence, run North 12°06'24" West a distance of 714.83 feet to an iron pin; thence, run South 78°20'01" West a distance of 1433.49 to an iron pin; thence, run North 56°21'48" West a distance of 281.36 feet to an iron pin; thence, run North 56°21'48" West a distance of 42.03 feet to an iron pin located in the southerly right-of-way line of East Hilton Avenue (a 66' paved right-of-way); thence, run North 78°20'01" East a distance of 1829.86 feet along the said southerly right-of-way line of East Hilton Avenue to an iron pin located in the westerly right-of-way line of North Grove Boulevard; thence, run South 12°06'24" East a distance of 1044.16 feet to an iron pin and the Point of Beginning.

RECORDED JAN 3 2008 *Burda America*
DEPUTY CLERK SUPERIOR COURT CAMDEN COUNTY, GEORGIA

Attachment: PrelimPlat Application (2041 : Subdivision of Parcel K17 01 003B)

BUCKEL DESIGN GROUP, LLC
3471 DONAVILLE STREET
DULUTH, GA 30096

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.comA

64-9238/610

00 3.2.a

DATE

December 13, 2017

PAY

Fifty and 00/100 Dollars

AMOUNT

50.00

TO THE
ORDER
OF

City of Kingsland
107 S. Lee Street
P. O. Box 250
Kingsland, GA 31548



Plat Fee - Kingsland, GA

⑈005050⑈ ⑆061092387⑆ 262636339⑈

BUCKEL DESIGN GROUP, LLC

Check Date: 12/13/2017

005050

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
121317B	12/13/2017	000000007458	50.00			50.00
City of Kingsland		TOTAL	50.00			50.00
Chase Bank New Account 2		CITYOFKINGSLAN D				

Attachment: PrelimPlat Application (2041 : Subdivision of Parcel K17 01 003B)

CITY OF KINGSLAND ZONING APPLICATION

Please attach to this application a plot plan/survey showing the location and dimensions of the property to be rezoned. Also attach a list of surrounding land owners (names and addresses). Please further attach the appropriate fee for this request (fee schedule attached). If paid by check make payable to "City of Kingsland".

REQUEST**EXISTING ZONING** R-1**EXISTING USE** Vacant**REQUESTED ZONING** C-2**REQUESTED USE** Retail**PROPERTY OWNER(S)****Name(s)** Sidney L. Gross**Address** PO BOX 5506, Saint Marys, GA 31558**Phone No.** usesid@yahoo.com **(Work and/or home); Fax No.** _____

☒ **Individual** ☐ **Partnership** ☐ **Sole Proprietor** ☐ **Firm** ☐ **Corporation**
☐ **Association**

Corporation: Submit list of officers, directors and major stockholders with name, address and title.

Partnership: Submit list of all partners with name, address and title.

GENERAL INFORMATION

Location or Legal Property Description: Located at the northwest corner of East King and
North Grove Road - see attached legal description.

Property Address: Unassigned, to be determined once subdivided

Tax Map Reference Number K17 01 003B (parent tract) **Zoning Map** R-1, see attached map

Attachment: CITY OF KINGSLAND REZONING APPLICATION (2042 : Re-Zoning a Portion of K17 01 003B)

City of Kingsland Zoning Application
Page Two

190' +/- on E King
 308' +/- on N Grove

Property Size 1.08 acres **Property Frontage** _____ **Feet**

Check One: x **Paved Road or** _____ **Unpaved**
 x **Public Water or** _____ **Individual Well**
 x **Public Sewer or** _____ **Individual Septic Tank**

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because the proposed rezoning and subsequent development would keep with the character and trend of retail development along both sides of the East King Avenue corridor.

Would not be detrimental to property or persons in the area because the proposed rezoning and subsequent development would provide for community services for the nearby neighborhoods.

Other

Comments: This rezoning is concurrent with a preliminary plan application that has been submitted separately per direction from city staff. The property size and frontages listed are based on the proposed subdivision. The parcel number is for the parent tract. This rezoning is only for a portion of the parent tract, as indicated in the legal description.

DISCLOSURE

Identify all members of the City Council of the City of Kingsland, City of Kingsland Planning Commission and Employees of the City of Kingsland Community Development who

(1) Have a property interest in the real property affected by this request

None known

(2) Have a financial interest (direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

None known

Attachment: CITY OF KINGSLAND REZONING APPLICATION (2042 : Re-Zoning a Portion of K17 01 003B)

City of Kingsland Zoning Application
Page Three

(3) Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

None known

CAMPAIGN CONTRIBUTION

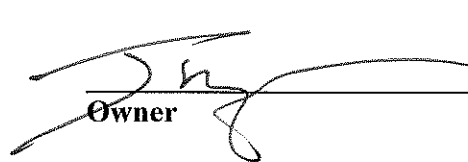
List below the names of local government officials of the City of Kingsland to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name	Amount of Description of Gift
------------------------	-------------------------------

N/A

SIGNATURE(S) OF OWNER(S)

I/We, the owner(s), submit this application and certify that the information is correct and true to the best of my knowledge.

 — Hutton DPM
 Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission

Attachment: CITY OF KINGSLAND REZONING APPLICATION (2042 : Re-Zoning a Portion of K17 01 003B)

City of Kingsland Zoning Application
Page Four

at their meeting of January 16, 2017__, at 6:00 P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

Owner or agent must be present in order for the request to be heard.

RECEIPT

Submission fee for rezoning received from Buckel Design Group, LLC
 in the amount of \$ 200.00.

City of Kingsland

BY: _____
Planning & Zoning Administrator

Date: _____

Attachment: CITY OF KINGSLAND REZONING APPLICATION (2042 : Re-Zoning a Portion of K17 01 003B)

ZONING/REZONING FEE SCHEDULE

REZONING: Any single-family residential use, or other uses not listed below - \$125.00

<u>Land Area Involved</u>	<u>Commercial/Industrial/PD</u>	<u>Multi-family</u>
0 → 19,999 Sq. Feet	\$175.00	\$150.00
20,000 → 49,999 Sq. Feet	\$200.00	\$175.00
50,000 → 74,999 Sq. Feet	\$225.00	\$200.00
75,000 → 99,999 Sq. Feet	\$275.00	\$225.00
100,000→149,999 Sq. Feet	\$350.00	\$275.00
150,000→199,999 Sq. Feet	\$400.00	\$350.00
200,000→299,999 Sq. Feet	\$450.00	\$400.00
Over 300,000 Sq. Feet	\$600.00	\$450.00

**City of Kingsland Community Development Department
Planning and Zoning Division**

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated _____, 200__, by virtue of a deed dated _____, _____, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book _____, Page _____.

See attached Affidavit of Agency (Agent Authorization), dated August 8, 2017

Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Owner's Signature Date: _____

Other Owner's Signature Date: _____

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize _____ to act as Agent in submitting and representing the above identified application in my/our behalf.

Owner's Signature

Other Owner's Signature

I accept this authorization to act on behalf of the above ownership as Agent.

See attached Affidavit of Agency (Agent Authorization), dated August 8, 2017

Authorized Agent's Name-Printed

Authorized Agent's Signature

Date

Planning and Zoning

Received by: _____ Date: _____

Attachment: CITY OF KINGSLAND REZONING APPLICATION (2042 : Re-Zoning a Portion of K17 01 003B)

EXHIBIT D
Affidavit of Agency

8/8, 2017

To: All City, County and State agencies with
jurisdiction over the development of the
Property

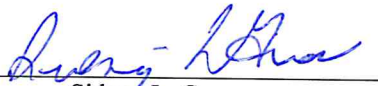
Re: Property located on East Kings Avenue, Kingsland, Georgia (the "Property")

To Whom It May Concern:

Sidney L. Gross ("Owner") is the owner of the above-referenced Property. Owner hereby authorizes each of the persons and/or entities listed below (the "Designated Agents") to act as Owner's agent for purposes of filing any and all applications for building, site, and development permits and approvals relating to the construction of a development on the Property.

Designated Agents:
Hutton ST 17, LLC

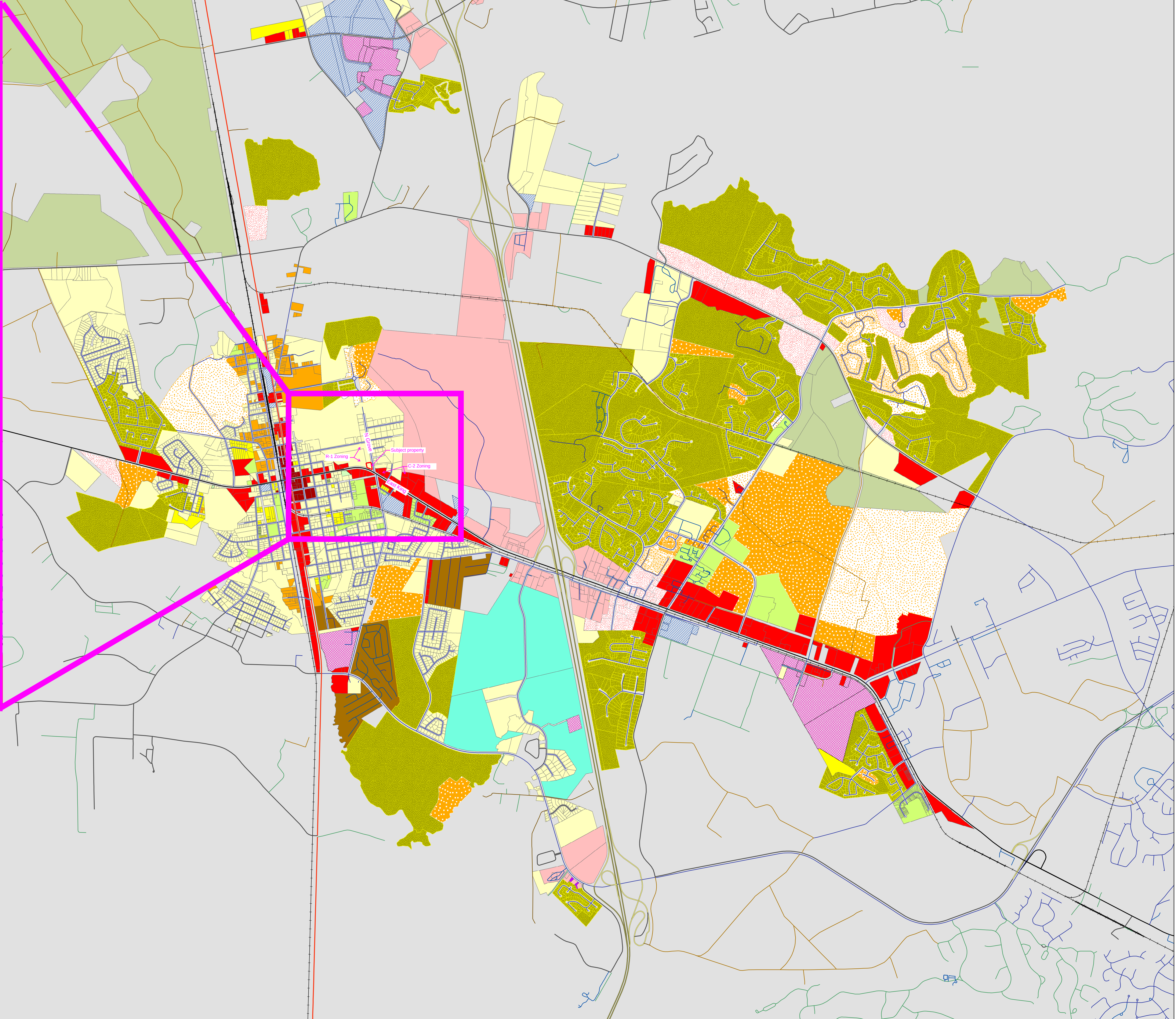
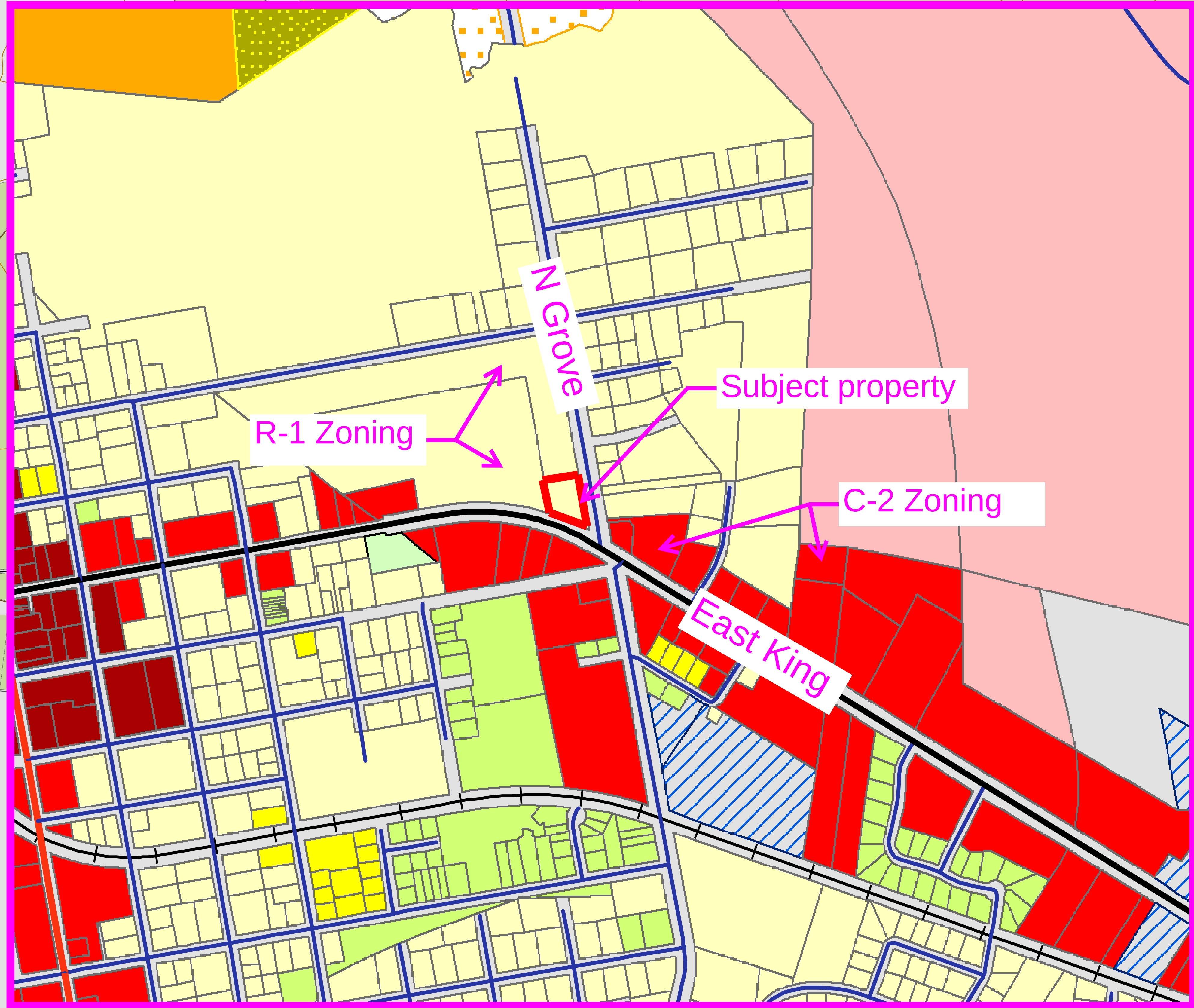
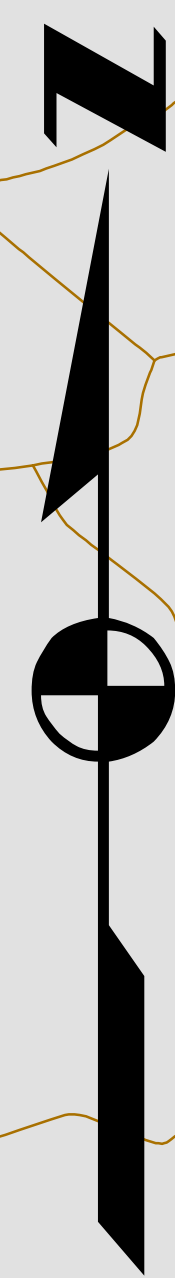
Please contact me if you have any questions. Thank you.



Sidney L. Gross

Attachment: CITY OF KINGSLAND REZONING APPLICATION (2042 : Re-Zoning a Portion of K17 01 003B)

City of Kingsland Zoning Map



Legend

Roads

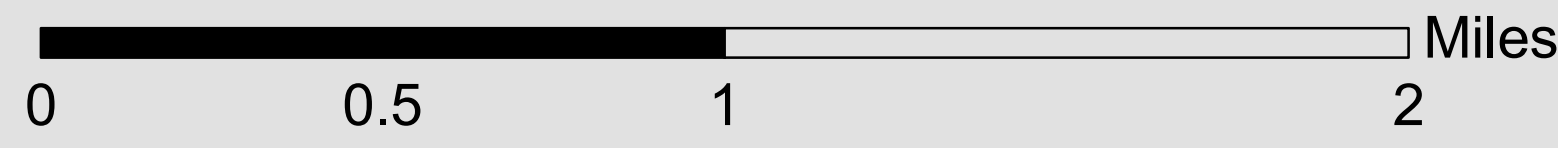
- City Street
- County Road
- County Road (unpaved)
- Driveway Access
- Forestry Roads
- Interstate
- Private
- Ramp
- State Highway
- US Highway
- Railroad

Zoning 2013

- C-1
- C-2
- C-4
- C-ED
- I-G
- I-L
- MU
- PD
- PD/C-2
- PD/C-4

- PD/R-1
- PD/R-2
- PD/R-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7

**City of Kingsland
Planning & Community
Development
GIS Department
January 2016**



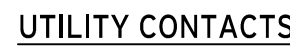
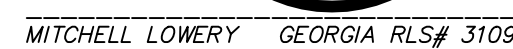


I CERTIFY THAT THIS PLAT DOES NOT CREATE ANY NEW STREETS OR ROADS, REQUIRES NO UTILITY IMPROVEMENTS, AND REQUIRES NO NEW SANITARY SEWER OR SEPTIC SYSTEM IMPROVEMENTS, MEETING THE REQUIREMENTS IN O.C.G.A. SECTION 15-6-67, AND MEETS OR EXCEEDS THE MINIMUM LOT SIZE REQUIREMENTS OF THE CITY OF KINGSLAND

MITCHELL LOWERY GEORGIA RLS# 3109

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING. IF ANY LOCAL JURISDICTION DOES NOT REQUIRE APPROVAL, SUCH LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS WHOSE SIGNATURES ARE REQUIRED BY THAT AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL, THE NAME OF THAT JURISDICTION, SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. THE NUMBER OF THE ORDINANCE OR RESOLUTION OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE PURCHASER OR USER OF THIS PLAT AGREES 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 SURVEYING AND MAPPING, AND THE ENGINEERING AND SURVEYING ACTS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



GAS
SOUTHERN COMPANY GAS (FORMER ATLANTA GAS LIGHT)
10 PEACHTREE STREET NE
ATLANTA, GA 30309
HAYDEN HINTON
(404) 584-4338
X2HHINTO@SOUTHERNCO.COM

POWER
GEORGIA POWER COMPANY
823 JEFFERSON STREET
ATLANTA, GA 30318
(404) 506-4569
IKE COLLINS

WATER
CITY OF KINGSLAND
960 S. GROVE BLVD
KINGSLAND, GA 31548
(912) 729-8218

COMMUNICATION
TDS
525 JUNCTION ROAD
MADISON, WI 53717
(912) 882-1449

KINGS BAY CABLE VISION, INC.
1920 SR 40
KINGSLAND, GA 31548

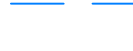
SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED DECEMBER 5, 2017.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 69,741" WITH AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A SOKKIA TOTAL STATION, TOPCON SR GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 135,149'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING THE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13030C0391F, WITH A DATE OF IDENTIFICATION OF DECEMBER 16, 2008 FOR COMMUNITY NUMBER 130238, IN THE CITY OF KINGSLAND, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

SURVEY REFERENCES

1) BOUNDARY SURVEY FOR: SIDNEY L. GROSS
PREPARED BY: CUMBERLAND LAND SURVEYORS
DATED: APR 15, 2011

LEGEND

	PROPERTY LINE
	WATER LINE
	OVERHEAD UTILITY LINE
	GAS LINE
	SANITARY SEWER LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	FENCE LINE
	STORM DRAIN PIPE
	FLOW DIRECTION
	REINFORCED CONCRETE PIPE
	POLYVINYL CHLORIDE PIPE
	CORRUGATED METAL PIPE
	WATER METER
	FIRE HYDRANT
	GAS VALVE
	POWER METER
	SANITARY SEWER MANHOLE
	WATER VALVE
	REBAR
	CAPPED REBAR
	CONCRETE R/W MONUMENT
	OPEN TOP PIPE
	FOUND
	LIGHT POLE
	LIGHT POLE



LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-001102

PREPARED FOR:
THE HUTTON COMPANY
BUCKLE DESIGN GROUP LLC

FINAL PLAT SURVEY OF:
A PORTION OF
TAX PARCEL #K17 01 003B

STATE: GEORGIA

REVISIONS

[illegible]

DATE: DECEMBER 13, 2017
JOB #: 172084
SCALE: 1"=30'
DRAWN BY: J.THREADGIL

BUCKEL DESIGN GROUP, LLC
3471 DONAVILLE STREET
DULUTH, GA 30096

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.comA

64-9238/610

00 **3.3.a**

DATE

December 13, 2017

PAY

Two Hundred and 00/100 Dollars

AMOUNT

200.00

TO THE
ORDER
OF

City of Kingsland
107 S. Lee Street
P. O. Box 250
Kingsland, GA 31548



Rezoning Fee - Kingsland, GA

⑈005049⑈ ⑆061092387⑆ 262636339⑈

005049

BUCKEL DESIGN GROUP, LLC

Check Date: 12/13/2017

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
121317A	12/13/2017	000000007457	200.00			200.00
City of Kingsland		TOTAL	200.00			200.00
Chase Bank New Account	1	CITYOFKINGSLAN D				

Attachment: CITY OF KINGSLAND REZONING APPLICATION (2042 : Re-Zoning a Portion of K17 01 003B)

APPLICATION FOR VARIANCE

Kingsland, Georgia



Read Part A completely. Then answer each item in Part B. Please print or type. Do not write in Part C. The Building Inspector or Planning Director will help you, if necessary. You must file this application and all required materials with the Planning Director at least 26 days before the Planning Commission meeting at which it will be considered.

FEE: Residential - \$100.00, Commercial \$125.00

PART A---GENERAL INFORMATION

You are encouraged to read the appropriate sections of the Kingsland Land Development Ordinance as they pertain to zoning variances or subdivision variances. Since zoning variances are much more common and require a public hearing, they are the only ones described in the Kingsland Land Development Ordinance

A variance is a "loosening" of the requirements of the Zoning Ordinance to relieve a hardship. A variance can only be granted because of a hardship beyond your control is being created by a dimensional requirement—that is, one dealing with distance, area, height, or some other dimension of your land or building. For example, you own a lot and wish to build a house on it. It is zoned "R-1, Single Family Residential", but it is too narrow to meet the building setback requirements. You are prevented, therefore, from building your house unless you get a variance from the Planning Commission that lets you build closer to your side property lines. Please note that a variance does not allow you to start a new use in a zoning district where it is presently not permitted. In other words, you could not put a grocery store in a residential neighborhood.

Once you have filed a complete application with the Planning and Development Director, he will advertise your request in the newspaper and send a letter to your neighbors. The Planning Commission will then hold a public hearing. At the meeting, you will tell the Planning Commission why you need the variance and your neighbors may ask questions and make comments. The Planning Commission will then make a recommendation to the City Council about the variance. The City Council will make final determination; generally the 2ND Monday of the month. The variance is valid for 1 year.

PART B---APPLICANT ONLY

1. This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) _____ of the Kingsland Land Development Ordinance.
2. Your Name Gene A. Barber
 Phone 912-552-7579
 Address 103 Bedford Court
Kingsland, GA 31548
3. Location of Property:
 Street Bedford Court
 Parcel No. 108D 002 Lot No. 2
4. This land is zoned: (✓) R-1 () R-2 () R-3 () R-4 () MH (✓) PD () C-1 () C-2
 () C-3 () C-4 () I-L

5. Please describe the type of variance you need. (Example: Reduction of front yard setback from 35 feet to 13 feet):

Reduction of 3 feet variance from land line to
build a carport.

6. All the following points must apply to your situation for the variance to be granted. Describe how you meet each "test":

A. Special conditions or circumstances over which I have no control affect my property.

Sun on my vehicles

B. Because of this situation, I do not have the same property rights as my neighbors or as other property owners in the same zoning district do.

C. The variance would not significantly defeat the purposes of any city plan, policy, ordinance, or regulation, nor would it interfere with my neighbors use of their property.

No

D. This is the minimum variance which would relieve my hardship.

Need 3 feet variance

7. In the case of a zoning variance, attach these to this application:

- A simple map showing the location of the property, its dimensions, location of existing and proposed structures, and the nearest public road.

8. Signed

Ken A Barber

Date

12-1-17

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 12/1/17

2. List of attachments: ☐ Simple map ☐ Final plat ☒ None
 ☐ Preliminary plat ☐ Other

3. Public hearing (If zoning variance):
Date Applicant notified: _____

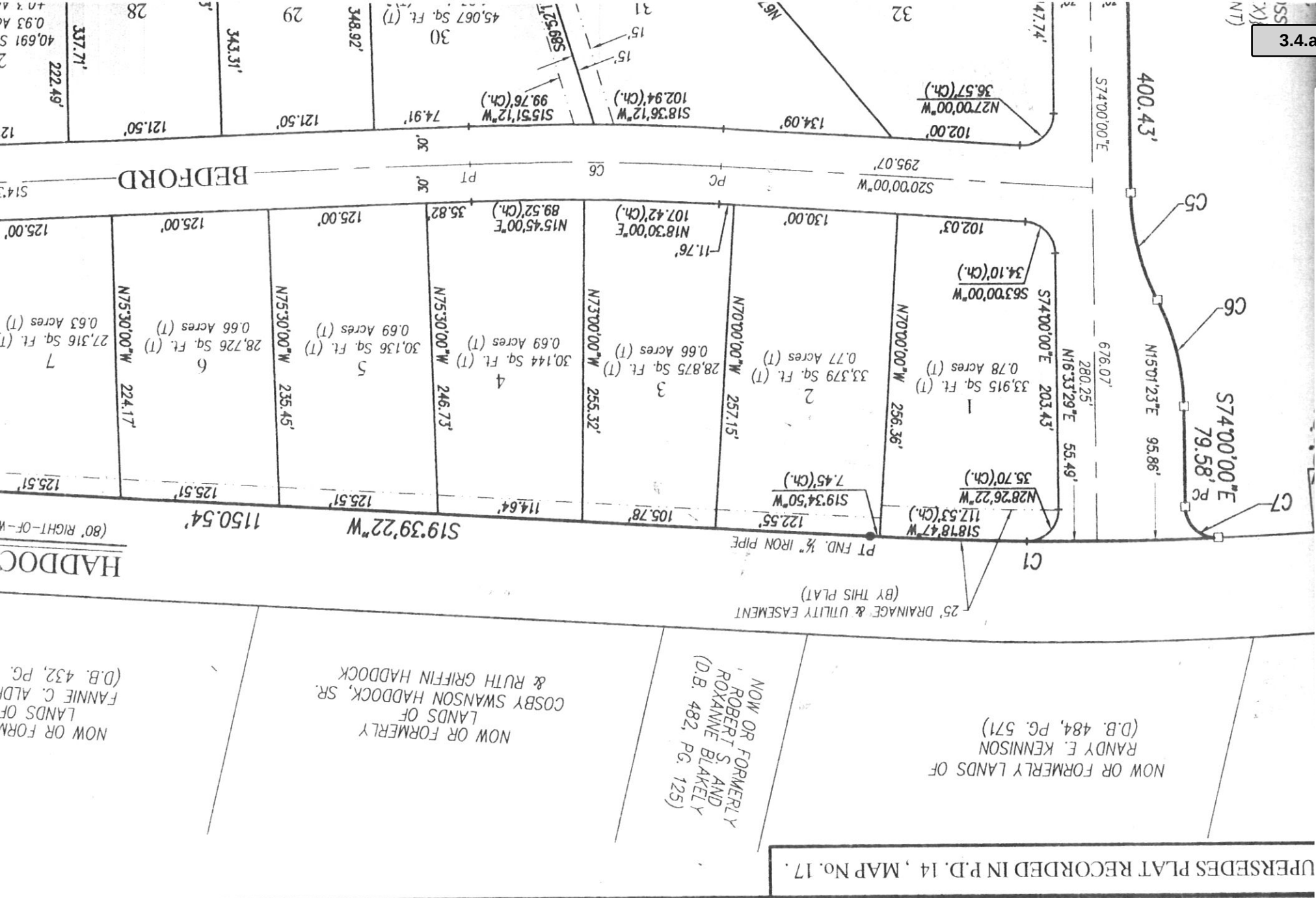
Date hearing advertised: _____

Date hearing held: _____

4. Planning Commission ☐ Approved ☐ Denied: Conditions of approval or reasons for denial

5. City Council ☐ Approved ☐ Denied: Conditions of approval or reasons for denial

6. Date Applicant notified of final action: _____



Last Data Upload: 12/1/2017 8:03:46 AM

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.

No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

