



# **CITY OF KINGSLAND, GEORGIA**

## **PLANNING AND ZONING**

**AGENDA • MARCH 5, 2018**

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**Regular Meeting**

**City Council Chamber**

**6:00 PM**

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

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### **I. CALL TO ORDER**

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

Chairman  
Vice Chairman  
Board Member  
Board Member  
Board Member  
Board Member  
Board Member

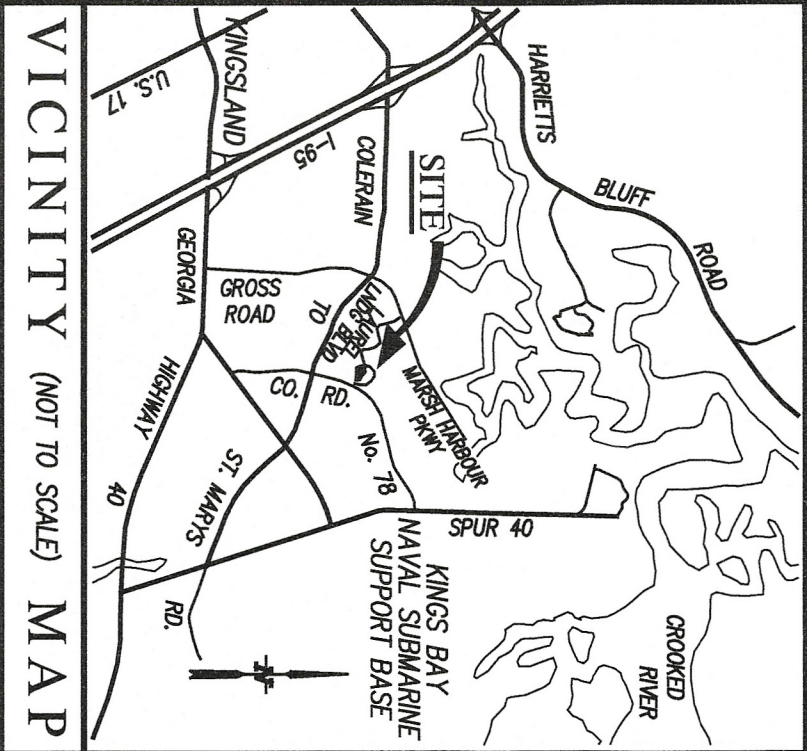
### **II. APPROVE MINUTES FROM LAST MEETING**

### **III. PUBLIC PORTION**

1. Final Plat -  
Preliminary plat approved 8/8/2005

### **IV. ADJOURNMENT**

FILING INFORMATION



FINAL SUBDIVISION PLAT OF  
LAUREL LANDING ~ PHASE 5E,  
CITY OF KINGSLAND, 29th and 1606th G.M.D.,  
CAMDEN COUNTY, GEORGIA

FAIRWAY NO. 16  
LAUREL ISLAND LINKS GOLF COURSE  
NOW OR FORMERLY LANDS OF  
SBC III REO LLC  
(02/8/01, P.C. 4)

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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MAYOR

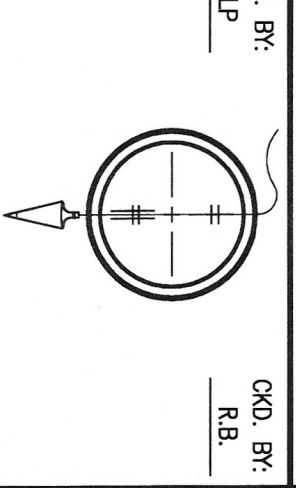
APPROVAL CERTIFICATE:  
THE FOLLOWING GOVERNMENTAL BODY HAS APPROVED THIS PLAT, MAP OR PLAN FOR FILING OR HAS AFFIRMED THAT APPROVAL IS NOT REQUIRED.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

SURVEYOR'S CERTIFICATE:  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION. I FURTHER CERTIFY, AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67 THAT THIS MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF GEORGIA. I HAVE REVIEWED THE PLAT AND ALL APPLICABLE GOVERNING AUTHORITIES OR THAT SUCH GOVERNING AUTHORITIES ARE NOT APPLICABLE TO THIS PLAT. APPROVAL IS NOT REQUIRED.

BY: ERNEST E. BENNETT, JR. DATE: \_\_\_\_\_  
GEORGIA REG. SURVEYOR NO. 2883

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



BENNETT SURVEYING, INC.  
Surveyors and Land Planners  
102 MARSH HARBOR PARKWAY, UNIT 103  
KINGSLAND, GEORGIA 31548  
(912) 258-9899  
LICENSED BUSINESS NO. 1267  
DWC No. 30-2-147-02-18

**SAWYER & ASSOCIATES**  
PROPERTY OWNED BY:  
SAWYER & ASSOCIATES, INC.  
102 MARSH HARBOR PARKWAY, UNIT 108  
KINGSLAND, GEORGIA 31548  
(912) 882-7725

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:  
I CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN MET AND THAT THE PLAT IS TRUE AND ACCURATE AND WAS PREPARED IN ACCORDANCE WITH THE LAWS AND SPECIFICATIONS OF THE CITY OF KINGSLAND, GEORGIA, AND THE REQUIREMENTS OF THE KINGSLAND PLANNING COMMISSION.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIRMAN OF PLANNING COMMISSION

- NOTES:
- 1) BEARINGS SHOWN HEREON REFER TO THE BEARING OF N 87°27'-11" E FOR THE SOUTHERLY LINE OF LOT 28, LAUREL LANDING, PHASE 5B, ACCORDING TO MAP RECORDED IN P.D. 27, MAP NO. 11, PUBLIC RECORDS OF SAID COUNTY, FIELD HAZARD ZONE "C" (UNINSURED) AS PER F.L.A. MAPS.
  - 2) SUBJECT PROPERTY IS BOUND TO BE IN FIELD HAZARD ZONE "C" (UNINSURED) AS PER F.L.A. MAPS. SUBJECT PROPERTY IS BOUND TO BE IN FIELD HAZARD ZONE "C" (UNINSURED) AS PER F.L.A. MAPS. PANEL NO. 0415, SHEET C. 1-24-2017, MAP NO. 1435034156, SUBDIVISION NO. 1435034156.
  - 3) BUILDING RESTRICTION LINES ARE AS FOLLOWS:  
FRONT: 20 FEET FROM PROPERTY LINE, MINIMUM 10 FEET FROM ADJACENT DWELLING, SIDE STREET 20 FEET REAR: 20 FEET FROM STREET, 10 FEET FROM PROPERTY LINE, 20 FEET ADJACENT TO GOLF COURSE POOLS AND POOL ENCLOSURES MAY EXTEND INTO THE FIRST 10 FEET OF THE TWO SETBACK PER ORIGINAL PLAT.
  - 4) SUBJECT PROPERTY IS CURRENTLY ZONED: PD (P-2, MULTI FAMILY USAGE).
  - 5) SUBJECT PROPERTY CONTAINS 4.38 ACRES. (7 LOTS, 1 TRACT).
  - 6) TOTAL ROADWAY AREA WITHIN SUBDIVISION: 0.82 ACRES.
  - 7) THIS PLAT RESERVES A 7.5 FOOT WIDE EASEMENT FOR DRAINAGE AND UTILITIES TO THE CITY OF KINGSLAND ALONG THE FRONT, SIDE AND REAR LOT LINES, UNLESS NOTED OTHERWISE AND EXCEPTING THEREFROM ANY EASEMENTS SHOWN ON RECORD MAPS AND RECORD PLATS.
  - 8) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY WHICH MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
  - 9) SUBJECT PROPERTY IS SERVED BY CITY WATER & SEWER, DEVELOPER TO INSTALL.
  - 10) PROPERTY CORNERS SHOWN THIS: SET: 0, 1/4" FROM P.C. (P.C. 1263) FOUND: 1/4" FROM P.C. (P.C. 1263) FOUND: 1/4" FROM P.C. (P.C. 1263) FOUND: 1/4" FROM P.C. (P.C. 1263)
  - 11) LOT CORNERS AND INTERIOR P.C.'S & P.T.'S ARE 1/2" FROM P.C. AND ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.
  - 12) LOTS SHOWN HEREON ARE CONSECUTIVELY NUMBERED PER OVERALL SITE PLAN OF THE LAUREL LANDING DEVELOPMENT.
  - 13) ALL ROAD RIGHTS-OF-WAY TURNOUTS HAVE A WIDTH OF 25 FEET, UNLESS NOTED OTHERWISE.

| CURVE TABLE |         |         |               |        |
|-------------|---------|---------|---------------|--------|
| CURVE       | LENGTH  | RADIUS  | CHORD BEARING | CHORD  |
| C1          | 157.00' | 100.00' | N32°00'00"E   | 54.62' |
| C2          | 157.00' | 100.00' | S29°00'00"E   | 54.62' |

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS A CLOSURE SURVEY OF THE LAUREL LANDING, PHASE 5B, ACCORDING TO MAP RECORDED IN P.D. 27, MAP NO. 11, PUBLIC RECORDS OF SAID COUNTY, FIELD HAZARD ZONE "C" (UNINSURED) AS PER F.L.A. MAPS. PANEL NO. 0415, SHEET C. 1-24-2017, MAP NO. 1435034156, SUBDIVISION NO. 1435034156. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 400.00 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:  
LINER: TOPCON GTS ANSOLAR: TOPCON GTS