



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • MAY 7, 2018

Regular Meeting

City Council Chamber

6:00 PM

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

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. AGENDA ITEMS

1. Home Occupation Lamothe Woodworking - Supervisor Paul Speich

Requesting a home occupation permit to conduct woodworking business out of his garage at 131 Wood Valley Drive.

2. Recommendation on Chester Street Right-Of-Way - Supervisor Paul Speich

Discussion and vote on Abandonment of Chester street Right-of-Way for the First Baptist Church of Kingsland.

3. Tiny/Small House Ordinance Discussion - Supervisor Paul Speich

Discussion of Ordinance and zoning for tiny/small houses.

4. Annexation - Supervisor Paul Speich

Annexation of parcel 094 007 113 acres on Kinlaw Rd. County Zoning I-G

5. Variance Joyce Braun - Supervisor Paul Speich

Two foot side yard variance for construction of a garage replacing an awning structure on existing slab.

IV. ADJOURNMENT



**APPLICATION TO CITY OF KINGSLAND, GEORGIA
TO ANNEX LANDS/ DE-ANNEX**

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map 094-007, Block 2160, Parcel KINLAN RD, Kingsland, GA, has a street address of 2160 KINLAN RD, Kingsland, GA, 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 IG by the City of Kingsland/Camden County. I/We, the undersigned, desire to have this property annexed/de-annexed into/from 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/de-annexed:

Square footage: _____ or Number of Acres: 113

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/de-annex said property to/from 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/de-annexed and an estimate of the future population: Current population: _____ Future population: _____

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.

Date

4-9-18

Signature (Signed and Printed) of Owner

Jack L. Grier for Dot's Jack L.
21 LANIER AVE, Kingsland, GA

Address of above Owner

Date

4/6/18

Signature (Signed and Printed) of Owner

JACK JEGORILL
27 LANIER AVE, KINGSLAND, GA 31548

Address of above Owner

CONTINUED ON BACK

Page One

Attachment: Annexation 094 007 (2121 : Annexation)

Date

4-9-18

Signature (Signed and Printed) of Owner

Address of above Owner

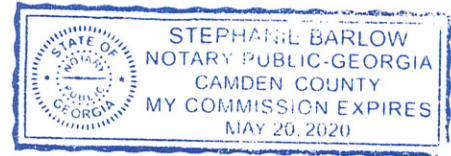
Red P Gross LLC
Sid Gross LLC
P.O. Box 5506, St Marys, GA 31558

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

Witness

Stephanie Barlow
SR Non

NOTARY PUBLIC, State of GA
 My commission expires: May 20 2020
 (NOTARY SEAL)



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

1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. TEN (10) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY (ONE COPY FOR DE-ANNEXATION)
3. TEN (10) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY (ONE COPY FOR DE-ANNEXATION)
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:

TRACT NUMBER ONE:

That certain real property described in a conveyance from Mrs. Ollie S. Gross to Sidney L. Gross dated June 30, 1949, and recorded in the office of the Clerk of Superior Court of Camden County, Georgia (also referred to herein as the "public records") in Deed Book UU, Page 185, as follows:

All that tract or parcel of land lying and being in the State of Georgia, County of Camden in the 31st District, G.M., containing two hundred (200) acres, more or less, and bounded now or formerly as follows: North by Hawkins hauling road and lands formerly owned by C.M. Sheffield Estate; East and South by Crooked River, and West by lands formerly owned by C.M. Sheffield Estate and unknown lands. Said tract of land being a part of what is known as the Ben Scott Place and deeded to J.J. Kirkland by B.J. Gowen and G.R. Gowen under date of November 7, 1910, and the same property was deeded and conveyed by J.J. Kirkland to J.H. Gross by deed dated November 5, 1919, and recorded in Deed Book EE, Folio 95, and deeded to Mrs. Ollie S. Gross by J.H. Gross by deed dated July 13, 1945, and recorded in Deed Book RR, Folio 33-34, public records of Camden County, Georgia.

Said tract is subject to that certain access and utility easement to Telecom Florida dated February 2, 1998, recorded in said public records at Deed Book 654, Page 23, rerecorded at Deed Book 654, Page 29, and corrected by an instrument bearing the same date recorded in said public records at Deed Book 656, Page 320.

Also, that tract or parcel of land lying and being in the 31st District, G.M., Camden County, Georgia, containing one hundred and thirty-one (131) acres, and described as follows: beginning at a Black Gum corner on the Kingsland-Harrietts Bluff Road and running South 16 West 10 chains; thence South 25 West 21 chains to a corner; thence North 72 West 12 chains and 12 links; thence West 10 chains to public road; thence North 40.29 chains; thence North 15 West 13 chains to a corner; thence South 88 East 54 chains; thence 64 feet to the point of beginning on Kingsland-Harrietts Bluff Road. The above is part of what is known as the Scott Place, and bounded now or formerly North by lands of John Holzendorf; East by Harrietts Bluff Road; South by lands of J.H. Gross, and West by Kingsland-Woodbine Road. This being the same tract of land as was deeded by J.W. and H.F. Sheffield to J.H. Gross and C.A. Perry by deed dated July 26, 1920, and recorded in Deed Book EE, Folio 275, and deed by J.H. Gross to Mrs. Ollie S. Gross by deeds dated July 13, 1945, and recorded in Deed Book RR, Folios 33-34 and 34-35, records of Camden County, Georgia.

The above two parcels of land constituting this TRACT NUMBER ONE were conveyed to Jack L. Gross, James Edmund Gross and Sidney L. Gross, Jr., as Trustees of the Trust created in Item VI of the Last Will and Testament of Sidney L. Gross, by Jack L. Gross and James Edmund Gross, as Executors of the Last Will and Testament of the said Sidney L. Gross, deceased, by deed dated February 21, 1983, recorded in said Clerk's office at Deed Book 178, Page 581, as Parcel Number 1, on pages 1 and 2 of said deed.

GENERAL NOTES:

- 1) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION GREATER THAN ONE FOOT IN 15,000 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- 2) THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 300,000 FEET.
- 3) THIS SURVEY WAS PERFORMED USING A TOPCON GTS-223.
- 4) NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY EFFECT THE SUBJECT PROPERTY.
- 5) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT.

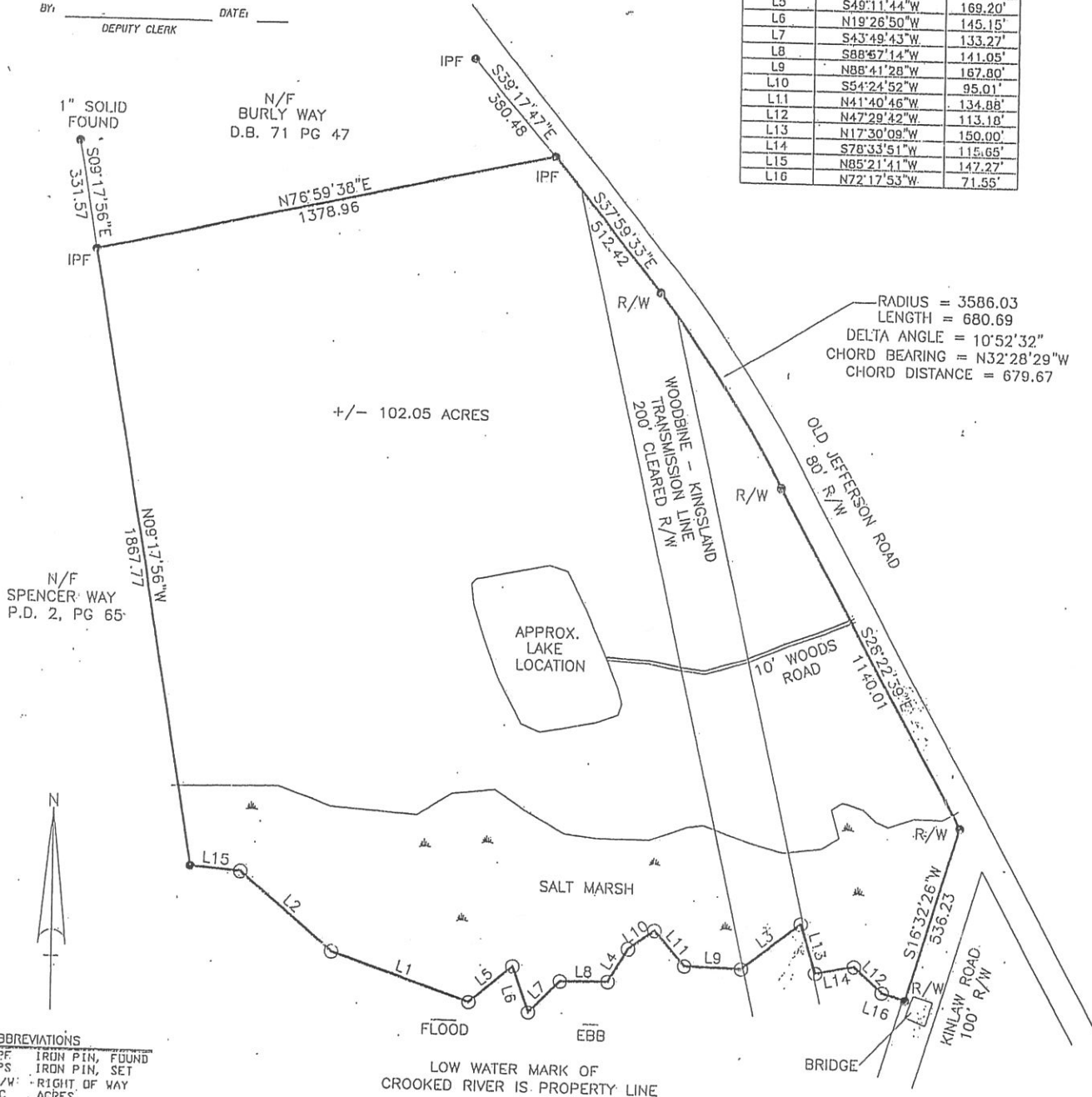
RECORDING DATA INFORMATION:

STATE OF GEORGIA, COUNTY OF CAMDEN,
OFFICE OF CLERK OF SUPERIOR COURT
THIS WITHIN PLAT RECORDED IN PLAT
DRAWER _____ MAP NO. _____
THIS DAY _____ OF _____ 2004.

BY: _____ DATE: _____
DEPUTY CLERK

MAP SHOWING BOUNDARY
OF A PARCEL ON LAND LYING IN
THE 31st G.M.D.,
CAMDEN COUNTY, GEORGIA
PREPARED FOR
TRUST U/W SIDNEY L. GROSS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N70°57'33"W	429.93'
L2	N49°54'22"W	354.81'
L3	S52°00'08"W	220.82'
L4	S30°22'31"W	115.04'
L5	S49°11'44"W	169.20'
L6	N19°26'50"W	145.15'
L7	S43°49'43"W	133.27'
L8	S88°57'14"W	141.05'
L9	N88°41'28"W	167.80'
L10	S54°24'52"W	95.01'
L11	N41°40'46"W	134.88'
L12	N47°29'42"W	113.18'
L13	N17°30'09"W	150.00'
L14	S78°33'51"W	115.65'
L15	N85°21'41"W	147.27'
L16	N72°17'53"W	71.55'



ABBREVIATIONS

- IPF IRON PIN, FOUND
- IPS IRON PIN, SET
- R/W RIGHT OF WAY
- AC ACRES
- N/F NOW OR FORMERLY
- A/C AIR CONDITIONING UNIT

CERTIFICATION:

THIS IS TO CERTIFY TO THE CLERK OF SUPERIOR COURT OF CAMDEN COUNTY, GEORGIA, THAT THIS PROPERTY IS EXEMPT FROM THE ACT CREATED BY GEORGIA SECTION 15-6-67, AMENDED (No. 1366-SENATE BILL No.735), PROVIDING NO FUTURE ROAD(S) ON THIS PROPERTY ARE DEDICATED TO CAMDEN COUNTY AND/OR NO FUTURE SEPTIC TANK(S) AND/OR NITRIFICATION FIELDS ARE INSTALLED ON THIS PROPERTY WITHOUT THE PRIOR APPROVAL AND CONSENT BY THE APPROPRIATE LOCAL GOVERNING AUTHORITIES.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY, DONE UNDER MY DIRECT SUPERVISION, AND THAT ALL MONUMENTS SHOWN HEREON HAVE BEEN SET.

BY: Carl S. Courson DATE: 4-23-04
Carl S. Courson
GA. L.S. #2272

350 0 350
HORIZONTAL SCALE IN FEET

CLS	
PREPARED BY: Cumberland Land Surveyors P.O. Box 231 Woodbine, Ga 31569 (912) 882-6994	
DRG. BY: CAS	PROJ. MGR. HJ
DATE: 05/11/04	SURV. DATE: 05/08/04
JOB NO. 012304c	FILE NO.
SHEET NO. 1 OF 1	

4-20-05 per Matt Jordan 23 acres of marsh approx 79.05 acres high land