



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • JULY 2, 2018

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER

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

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Home Occupation IT Wizard Solutions - Yvonne Way
Home repair of computers
2. Meadows VB-2 Setback Variance - Supervisor Paul Speich
Pineland Bank is requesting a 5 foot setback variance for 5 lots in the Meadows VB-2
3. LAke Victoria III Preliminary Plat - Supervisor Paul Speich
PD R-1 5.37 ac. 11 lots on Walnut Way
4. Final Plat Waters Edge III - Supervisor Paul Speich
5.25 Acres PD R-1 22 Lots
5. Text Amendment Flood Hazard Reduction - Supervisor Paul Speich
Sec. 9-50 Definitions. Add under Substantial improvement **(2) Any alteration of a “historic structure,” provided that the alteration will not preclude the structure's continued designation as a “historic structure.”**

IV. ADJOURNMENT



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

DRAFT

AGENDA ITEM (ID # 2208)

Meeting: 07/02/18 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich

Initiator: Yvonne Way
Sponsors: Yvonne Way

DOC ID: 2208

Home Occupation IT Wizard Solutions

Home repair of computers

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

DRAFT**AGENDA ITEM (ID # 2207)**

Meeting: 07/02/18 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich

DOC ID: 2207

Meadows VB-2 Setback Variance

Pineland Bank is requesting a 5 foot setback variance for 5 lots in the Meadows VB-2

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

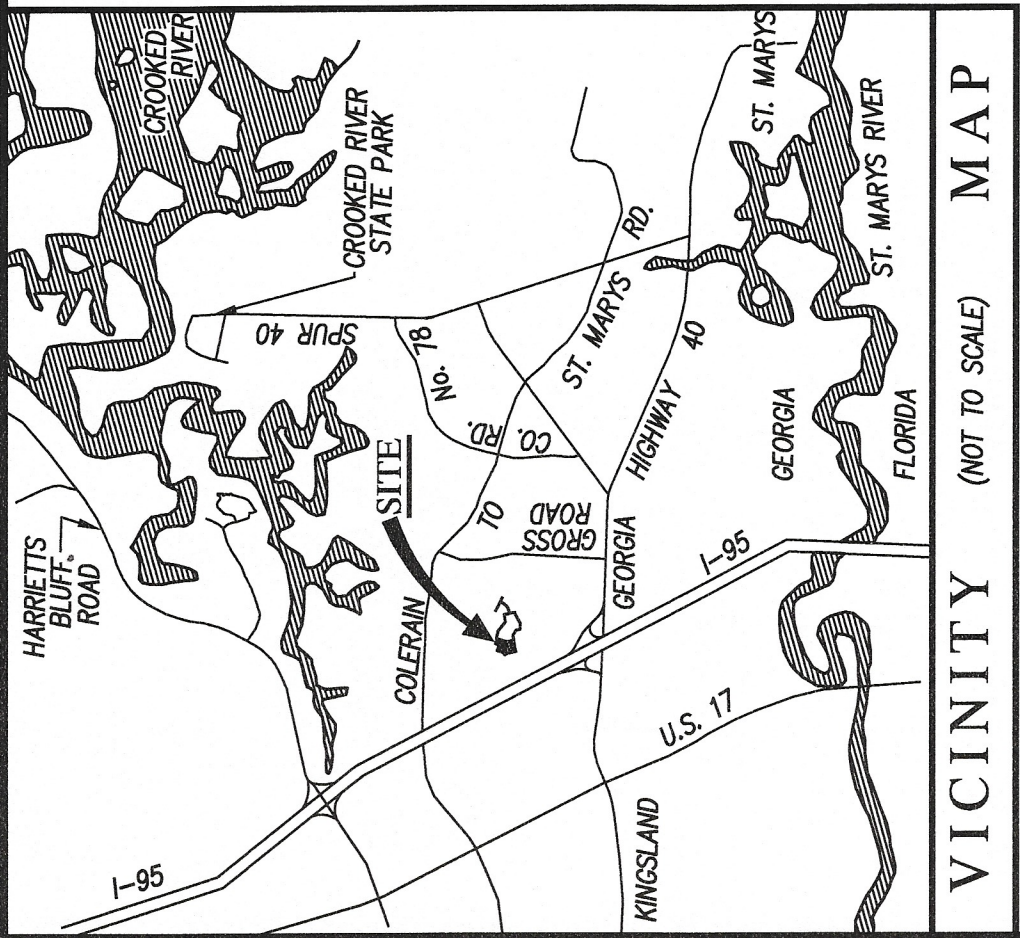
DRAFT**AGENDA ITEM (ID # 2211)**

Meeting: 07/02/18 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich

DOC ID: 2211

LAke Victoria III Preliminary Plat

PD R-1 5.37 ac. 11 lots on Walnut Way



CURVE TABLE			
CURVE	CH	BEARING	CHORD
C1	441.64'	240.00°	327.71'
C2	624.15'	108.07°	7.68'

WETLAND LINE TABLE			
LINE	LENGTH	BEARING	CHORD
L1	33.17'	N67°53'01"E	33.17'
L2	33.10'	N67°53'01"E	33.10'
L3	40.17'	S89°52'01"E	40.17'
L4	58.14'	S71°39'52"E	58.14'
L5	17.84'	S54°02'01"E	17.84'
L6	38.17'	N59°02'04"E	38.17'
L7	38.10'	N52°28'57"E	38.10'
L8	33.44'	N69°33'01"E	33.44'
L9	163.89'	N51°42'58"E	163.89'



PROPERTY OWNED BY:
SONCEL, INC.
140 LAKES BOULEVARD
KINGSLAND, GEORGIA 31548
(912) 729-4094
D.B. 204, PG. 408(EX)

WETLANDS NOTE:
THE WETLAND JURISDICTIONAL LINES SHOWN HEREON ARE A DEPICTION OF AND ACTUAL FIELD LOCATION PERFORMED IN MAY OF 1993 AND WERE RE-VERIFIED ON 05-23-05 BY WPC ENGINEERING, ENVIRONMENTAL AND CONSTRUCTION SERVICES. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. SUCH WETLAND JURISDICTIONAL AREAS ARE SHOWN THUS: [Symbol]

EXISTING LAKE
LAKE VICTORIA
PHASE TWO
(P.D. 21, Pg. 9-11)
TRACT "B"

FUTURE DEVELOPMENT
NOW OR FORMERLY LANDS OF
SONCEL, INC.
(D.B. 721, Pg. 344)

FUTURE DEVELOPMENT
NOW OR FORMERLY LANDS OF
SONCEL, INC.
(D.B. 1128, Pg. 245)

FUTURE DEVELOPMENT
NOW OR FORMERLY LANDS OF
SONCEL, INC.
(D.B. 1128, Pg. 245)

CLOSURE STATEMENT:
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF 04 SECONDS PER ANGLE/POINT AND WAS CALCULATED USING THE COMPASS RULE.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 144,260 FEET.
EQUIPMENT USED FOR FIELD MEASUREMENTS:
LINEAR: TOPCON GTS ANGULAR: TOPCON GTS

FUTURE DEVELOPMENT
NOW OR FORMERLY LANDS OF
SONCEL, INC.
(D.B. 721, Pg. 344)

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 WERE EITHER SET BY ME OR FOUND. (C) OF O.G.C.A. SECTION 15-6-67 THAT THIS MAP OR PLAT HAS BEEN APPROVED FOR FILING IN KINGSLAND COUNTY, GEORGIA, BY THE SURVEYING AUTHORITIES OF THAT SUCH COVERING APPROVAL IS NOT REQUIRED.

FINAL SUBDIVISION PLAT OF

LAKE VICTORIA ~ PHASE III, CITY OF KINGSLAND, 1606th G.M.D., CAMDEN COUNTY, GEORGIA

OWNERS CERTIFICATE:
STATE OF GEORGIA, COUNTY OF CAMDEN

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SHOWN HEREON HAS CAUSED THE SURVEY AND THE PREPARATION OF THIS PLAT AND HAS CAUSED THE SURVEYOR TO BE BOUND BY THE LAWS AND REGULATIONS OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY, AND DOES HEREBY IRREVOCABLY DEDICATE TO THE USE OF THE PUBLIC ALL RIGHTS AND EASEMENTS FOR THE PURPOSES THAT THEY ARE LABELED.

BY: CELSO GONZALEZ FALLA, PRESIDENT DATE:

CERTIFICATION OF APPROVAL BY THE COUNCIL:

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

BY: MAYOR DATE:

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:

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

BY: CHAIRMAN OF PLANNING COMMISSION DATE:

NOTES:

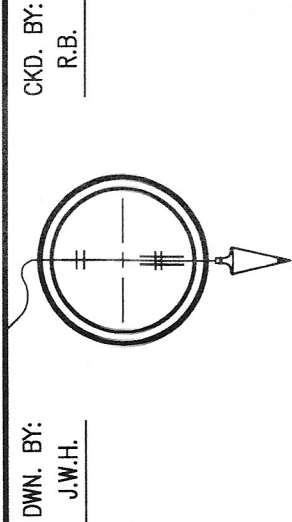
- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S16°15'15"W FOR THE WESTERLY LINE OF LOT 13, LAKE VICTORIA ~ PHASE II-B-3, ACCORDING TO PLAT RECORDED IN P.D. 27, MAP No. 01, PUBLIC RECORDS OF CAMDEN COUNTY.
- 2.) SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAP NO. 13039003955, COMMUNITY No. 10238, PANEL No. 0395, SUFFIX "C", DATED: DECEMBER 21, 2017 FOR: CAMDEN COUNTY, GEORGIA.
- 3.) BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 20 FEET (20' SIDE STREET)
SIDES: SIDE WITH SHEDS: 15 FEET, SIDE FROM STREETS: 10 FEET;
REAR: 10 FEET (20' REAR STREET)
- 4.) PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE MADE OF CONCRETE 4 INCHES SQUARE AND ARE SETTING WITH A 1/2" DIAMETER CAP STAMPED R.L.S. 2889 AND ARE SHOWN THUS: SET □ FOUND ■
- 5.) LOT CORNERS AND INTERIOR P.C.'S & P.T.'S ARE 1/2" IRON PIPES AND ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.
- 6.) SUBJECT PROPERTY CONTAINS 5.37 ACRES. (11 LOTS).
- 7.) TOTAL ROADWAY AREA WITHIN SUBDIVISION: 0.96 ACRES.
- 8.) SUBJECT PROPERTY IS CURRENTLY ZONED: PD WITH SINGLE FAMILY RESIDENTIAL USAGE.
- 9.) EACH LOT IS SUBJECT TO A 7.5 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ALONG THE FRONT, SIDE AND REAR PROPERTY LINES, UNLESS SHOWN OTHERWISE, AND EXCEPTING THEREFROM ANY PORTION OF A LOT LINE LYING IN A JURISDICTIONAL WETLAND AREA SHOWN HEREON.
- 10.) SUBJECT PROPERTY TO BE SERVED BY CITY WATER AND SEWER, LINES WITHIN SUBDIVISION INSTALLED BY DEVELOPER.
- 11.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- 12.) THE 20' DRAINAGE EASEMENT SHOWN HEREON IS RECORDED IN PLAT DRAWER No. 25, MAP No. 73.

RECORDING DATA:

STATE OF GEORGIA, COUNTY OF CAMDEN:
OFFICE OF CLERK OF SUPERIOR COURT
THE WITHIN PLAT RECORDED IN PLAT

THIS MAP No. _____ DAY OF _____ 2015.

BY: _____ DATE: _____
DEPUTY CLERK



BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
(912) 259-8899
(912) 675-8940

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

BY: ERNEST R. BENNETT, JR.
GEORGIA REG. SURVEYOR No. 2893

DATE: _____

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

DRAFT**AGENDA ITEM (ID # 2210)**

Meeting: 07/02/18 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2210

Final Plat Waters Edge III

5.25 Acres PD R-1 22 Lots



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

DRAFT

AGENDA ITEM (ID # 2209)

Meeting: 07/02/18 06:00 PM
Department: Planning and Zoning
Category: Amendment
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2209

Text Amendment Flood Hazard Reduction

Sec. 9-50 Definitions. Add under Substantial improvement (2) **Any alteration of a “historic structure,” provided that the alteration will not preclude the structure's continued designation as a “historic structure.”**