



# CITY OF KINGSLAND, GEORGIA

## PLANNING AND ZONING

AGENDA • AUGUST 6, 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. Erosion and Sedimentation Control Policy Text Amendment - Supervisor Paul Speich

Updated text amendment to the model ordinance.

2. Braun Variance - Supervisor Paul Speich

Joyce Braun is Requesting a 5 ft. side setback variance to build a 1 car garage to take the place of an existing carport.

3. Proposed DDA Boundary Expansion - Chairman Paul E. Chamberlin

Expansion of the DDA boundary north and south on US Hwy 17 to include more properties for DDA assistance.

4. Lake Victoria III Final Plat - Supervisor Paul Speich

Final Plat for 5.37 Acres 11 lots. Preliminary plat approved.

5. Rezoning a Portion of K17 01 003 - Supervisor Paul Speich

Rezoning a portion of parcel K17 01 003 from R-1 to C-2 for commercial use.

6. Annexation Walkabout Campground 093 042A - Supervisor Paul Speich

Annexation Walkabout Campground 093 042A 31.56 acres for municipal services.  
Annexation method

approved by DCA.

7. Utility Easement Landing at Crooked River - Supervisor Paul Speich

Utility Easement between COK and BH Kingsland LLC (Landing at Crooked River)  
for sewer service to Walkabout Campground.

#### **IV. ADJOURNMENT**



Proposed Language amendment to the City of Kingsland Erosion and Sedimentation Control Policy to align with the Current Epd Model ordinance.

Section 181 Definitions:

Subsection 18 (currently reads as follows) **Final Stabilization:**

All soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by EPD for Waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or equivalent permanent stabilization measures (such as the use of rip rap, gabions, permanent mulches or geotextiles) have been used. Permanent vegetation shall consist of: planted trees, shrubs, perennial vines; a crop of annual vegetation and a seeding of target crop perennials appropriate for the region. Final stabilization applies to each phase of construction.

Proposed 2016 EPD model ordinance Definition Change:

Subsection 18: **Final Stabilization:** All soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by EPD for waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or landscaped according to the Plan (uniformly covered with landscaping materials in planned landscape areas) or equivalent permanent stabilization measures as defined in the Manual (excluding a crop of annual vegetation and seeding of target crop perennials appropriate for the region). Final stabilization applies to each phase of construction.

## 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 2<sup>ND</sup> 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) ARTICLE VII, SEC. 70.1.1 of the Kingsland Land Development Ordinance.
2. Your Name JOYCE BRAUN  
 Phone 912-729-6381 H C 912-227-5800  
 Address 149 W. WOODHAVEN DR  
KINGSLAND, GA, 31548
3. Location of Property:  
 Street 149 W. WOODHAVEN DR KINGSLAND  
 Parcel No. 082E 032C Lot No. \_\_\_\_\_
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 SIDE YARD SETBACK FROM 10 TO 5 FEET

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.

REMOVAL OF DAMAGED CARPORT & CONCRETE SLAB  
TO CONSTRUCT A 1 CAR ATTACHED GARAGE

- 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.

THIS WILL NOT AFFECT MY NEIGHBOR. AWNING STRUCTURE  
WAS WITH THE HOUSE WHEN I BOUGHT IT IN 2011. THE GARAGE  
WILL MATCH THE FIT, FINISH & COLOR OF THE HOUSE

- 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.

VARIANCE WILL NOT AFFECT MY NEIGHBOR. THERE IS AN  
EXISTING FENCE ON THE LOT LINE

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

A 5 FOOT SETBACK VARIANCE FROM THE CURRENT  
10 FEET

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 John J. Braun Date 7-18-2018

\*\*\*\*\*  
\*\*\*\*\*

**PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY**

1. Date complete application filed 7/18/18
2. List of attachments:      ( ) Simple map                      ( ☒ ) Final plat                      ( ) None  
                                          ( ) Preliminary plat      ( ☒ ) Other CONSTRUCTION DRAWINGS
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: \_\_\_\_\_

Attachment: Braun Variance (2275 : Braun Variance)



RECEIVED

**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**

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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 2<sup>ND</sup> 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) ARTICLE VII, SEC. 70.1.1 of the Kingsland Land Development Ordinance.
2. Your Name JOYCE BRAUN  
 Phone 912 724-6381 HM 912 227-5800 CELL  
 Address 149 W. WOODHAVEN DR.  
KINGSLAND GA 31548
3. Location of Property:  
 Street 149 W. WOODHAVEN DRIVE KINGSLAND GA 31548  
 Parcel No. 082E032C Lot No. \_\_\_\_\_
4. This land is zoned: ☒ R-1   ☐ R-2   ☐ R-3   ☐ R-4   ☐ MH   ☐ PD   ☐ C-1   ☐ C-2  
☐ C-3   ☐ C-4   ☐ IL

**PAID**  
**APR 9 2018**  
 CITY OF KINGSLAND  
 KINGSLAND, GA 31548

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

REDUCTION OF SIDE YARD SETBACK FROM 10 FT TO 8 FT

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.

I NEED TO REMOVE THE AWNING STRUCTURE ON THE SIDE OF THE HOUSE AND CONSTRUCT A GARAGE OVER THE CEMENT SLAB THAT CURRENTLY EXISTS. THE GARAGE WILL ATTACH TO HOME. IT WILL NOT EXTEND BEYOND THE FRONT OF THE HOUSE, OR THE BACK OF THE HOUSE.

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.

THIS WILL NOT AFFECT MY NEIGHBOR. THE AWNING STRUCTURE HAS BEEN ON THIS PROPERTY SINCE I BOUGHT THE HOME IN 2011. THE GARAGE WILL MATCH THE EXISTING HOME IN COLOR AND SIDING.

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.

I NEED THE 2ft variance to ensure I can get a BUILDING PERMIT FOR THE CONSTRUCTION OF MY GARAGE. THERE IS AN EXISTING FENCE BETWEEN MY HOUSE AND THE NEIGHBORS HOUSE.

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

A 2foot variance from 10ft to 8ft ON THE SIDE OF MY HOME

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 Jay Braun Date 4-5-18

\*\*\*\*\*  
\*\*\*\*\*

Attachment: Braun Variance (2275 : Braun Variance)

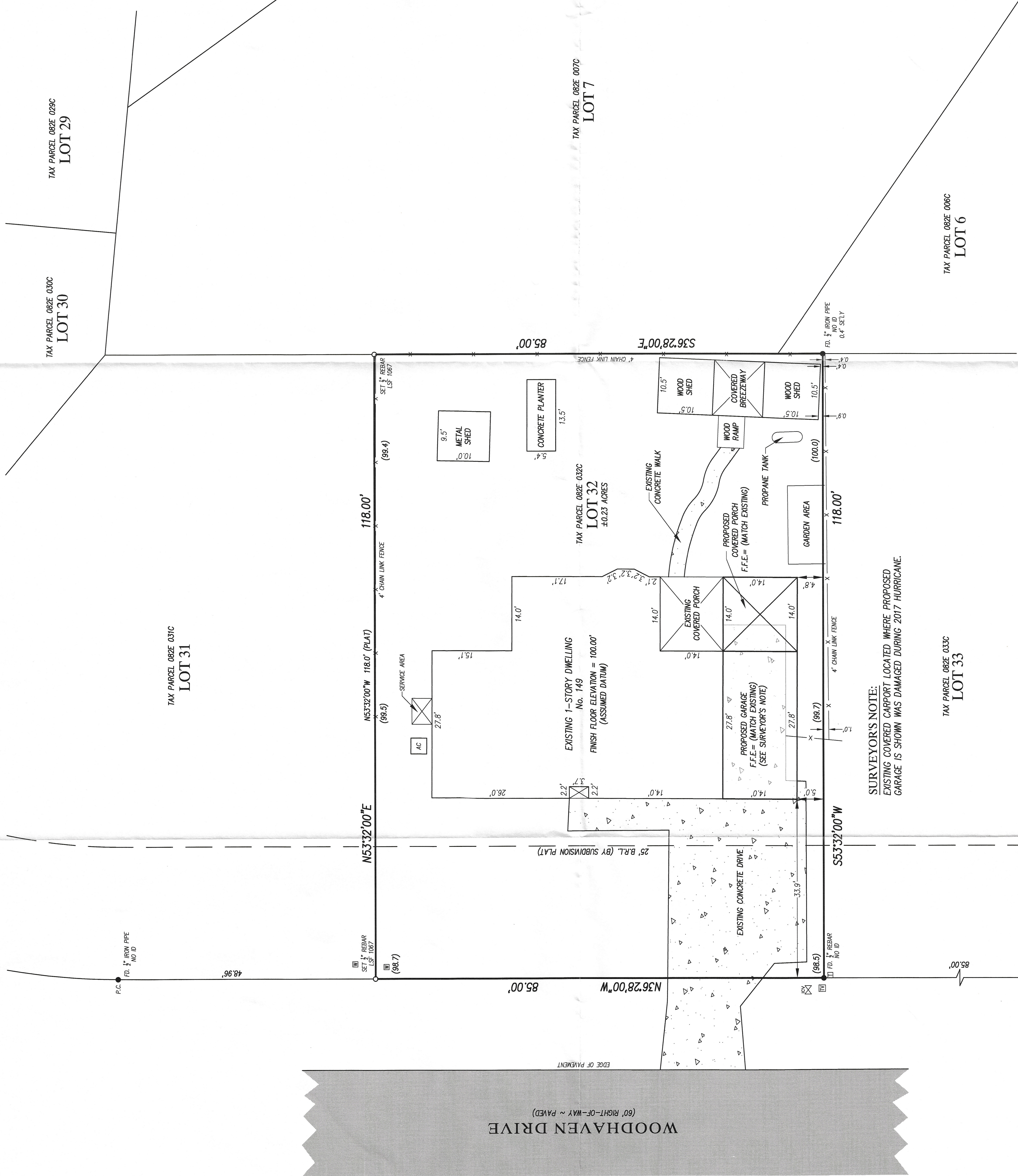
# **PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY**

1. Date complete application filed April 9 2018
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: \_\_\_\_\_

Attachment: Braun Variance (2275 : Braun Variance)



MAP TO SHOW SITE PLAN OF  
**LOT 32, WOODHAVEN, BLOCK "C",**  
**CITY OF KINGSLAND, 1606th G.M.D.,**  
**CAMDEN COUNTY, GEORGIA**  
(ACCORDING TO PLAT RECORDED IN PLAT BOOK 8, MAP No. 50-51, PUBLIC RECORDS OF SAID COUNTY)  
**FOR: KARL F. BRAUN & JOYCE BRAUN**

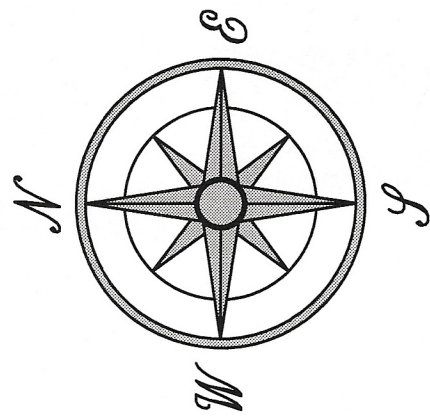


**SURVEYOR'S NOTE:**  
EXISTING COVERED CARPORT LOCATED WHERE PROPOSED GARAGE IS SHOWN WAS DAMAGED DURING 2017 HURRICANE.

## NOTES:

- (1). BEARINGS SHOWN HEREIN REFER TO THE BEARING OF N35°28'00"W FOR THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WOODHAVEN DRIVE, ACCORDING TO SAID SUBDIVISION PLAT.
- (2). SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAP FOR CAMDEN COUNTY, GEORGIA, DATED: DECEMBER 21, 2017, MAP NO. 1303090303876, COMMUNITY NO. 130238, PANEL NO. 0387, SHEET "6".
- (3). THIS SITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- (4). THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY (NOT SHOWN HEREON THAT MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
- (5). REFER TO CITY OF KINGSLAND ZONING REGULATIONS FOR ADDITIONAL BUILDING SETBACK REQUIREMENTS.
- (6). REFERENCE BENCHMARK: FINISH FLOOR OF EXISTING DWELLING, ELEVATION = 100.00' (ASSUMED DATUM).
- (7). EXISTING ELEVATIONS SHOWN THUS: (100.0') AND ARE BASED ON ASSUMED DATUM.

**PREPARED BY:**



P.O. BOX 5730  
ST. MARYS, GEORGIA 31558  
(912) 729-1507 PHONE  
(912) 729-1509 FAX  
GEORGIA LICENSED  
SURVEY FIRM No. 1067  
DWG. No. S-2-754-07-18

EQUIPMENT USED: SOKKIA CX  
ANGULAR: SOKKIA CX

SOKKIA CX  
ANGULAR: SOKKIA CX

LEGEND

|   |                                              |                                    |
|---|----------------------------------------------|------------------------------------|
| ○ | = SET 1/2" REBAR LST 1067                    | (CH) = CHORD                       |
| ■ | = FOUND 4"x4"x24" CONCRETE MONUMENT RLS 2218 | B.R.L. = BUILDING RESTRICTION LINE |
| ● | = FOUND REBAR OR IRON PIPE                   | P.C. = POINT OF CURVATURE          |
|   |                                              | F.F.E. = FINISH FLOOR ELEVATION    |

FIELD BOOK 38, PAGE 12  
SURVEY DATE: 06-28-2018  
DWN. BY: M.C.  
CKD. BY: J.S.F.

**A K M**  
**SURVEYING, INC.**  
**SURVEYORS & LAND PLANNERS**

APPROVED BY:



BY: Jeffrey S. Foster DATE: 7/9/18  
JEFFREY S. FOSTER  
GA. REGISTERED SURVEYOR No. 3143



OWNER/ BUILDER ARE SOLELY RESPONSIBLE FOR MAINTAINING

**FINELINE'S**  
*crafting & Design Group*

**HELP YOU BUILD**  
OWNER: BILL LAWRENCE  
LICENSED & INSURED

# BRAUN RESIDENCE GARAGE & PORCH ADDITION

DRAWN: CHECKED:  
KEVIN KNIGHT

REVISIONS

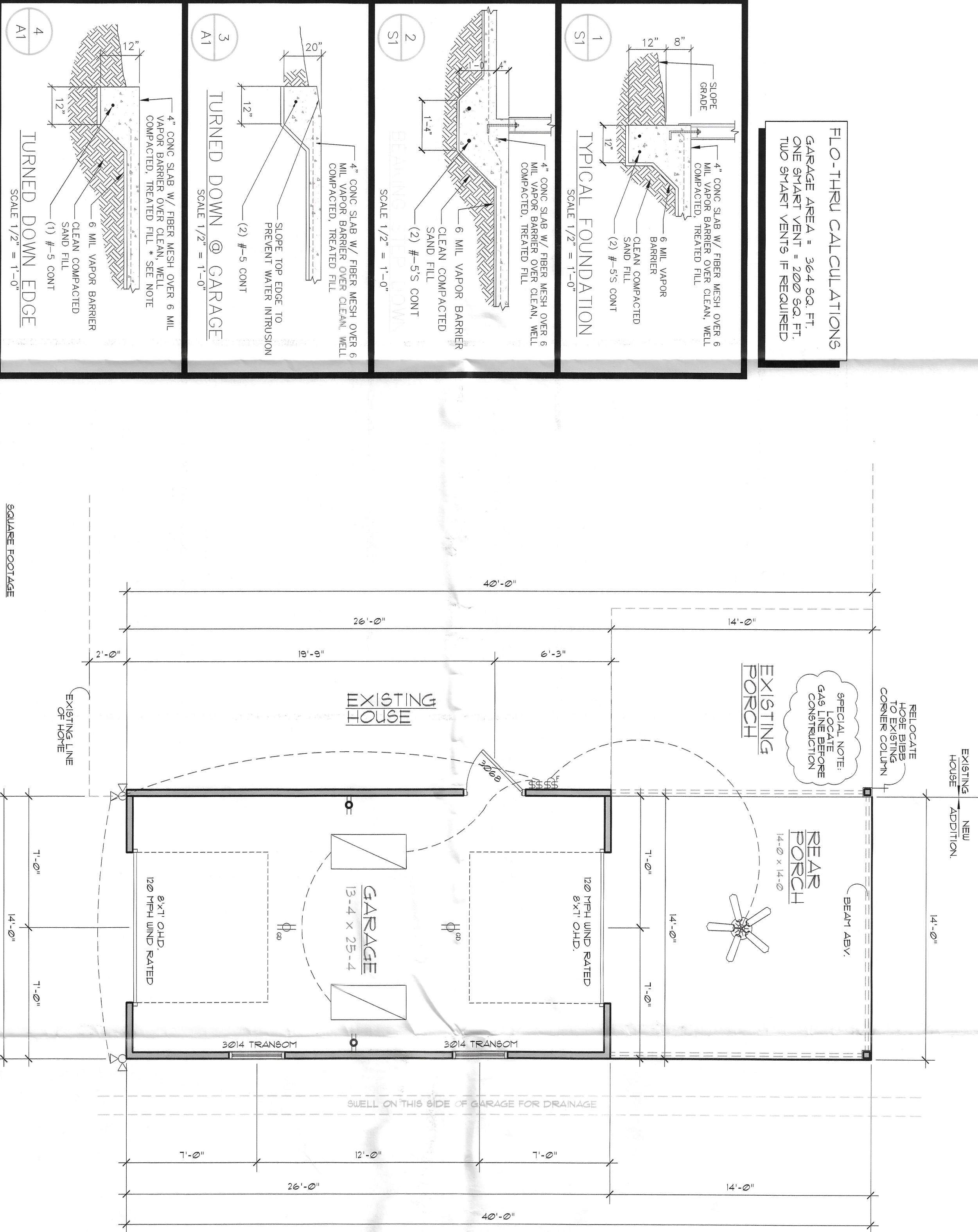
△

△

△

△

JOB#18-1050



- F1. PROVIDE CONTROL JOINTS IN SLAB TO DIVIDE INTO AREAS OF 200 SQ. FT. OR LESS
- F2. SET PORCH TOP OF SLAB BELOW HOUSE TOP OF SLAB. ACTUAL HT. TO BE DETERMINED BY MASONRY COURSING.
- F3. SET GARAGE TOP OF SLAB BELOW HOUSE TOP OF SLAB. ACTUAL HT. TO BE DETERMINED BY GRADE.

# GARAGE FOUNDATION PLAN

GARAGE AREA = 364 SQ. FT.  
ONE SMART VENT = 200 SQ. FT.  
TWO SMART VENTS IF REQUIRED

|               |     |
|---------------|-----|
| GARAGE        | 364 |
| REAR PORCH    | 136 |
| TOTAL SQ. FT. | 560 |

GARAGE FLOOR PLAN

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and/or Kevin T. Knight.

These plans may be used to construct ONE Garage addition only and the license CANNOT be transferred. By violating this copyright it is a violation of the federal copyright statute which provides:

damages for each infringement from \$250 up to \$150,000.

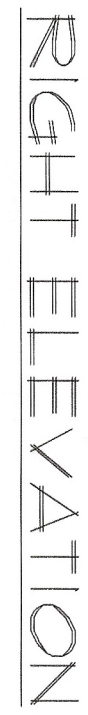
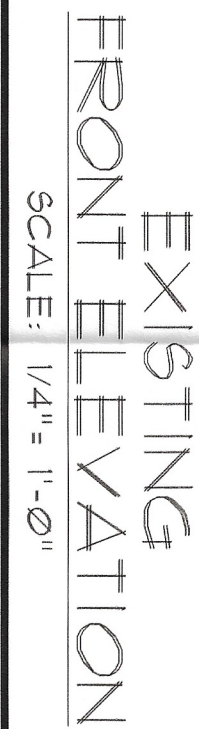
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for questions call (912) 576-5463





ALL THOUGH GREAT CARE WAS TAKEN IN THE DEVELOPMENT OF THESE PLANS THE AUTHOR ASSUMES NO LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS OR DEFICIENCIES IN THEM. OWNER/ BUILDER ARE SOLELY RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH ALL BLDG. CODES

The use of these drawings and specifications shall be restricted to the portion of the site plan which was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication without the written consent of Kevin T. Knight, Designer, by any method in whole or in part, is prohibited. Title to the drawings and specifications remain in the Designer without prejudice. Visual contact with those drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

\* COMMERCIAL \* RESIDENTIAL \* RE-MODELS \* ADDITIONS \*

# HELP YOU BUILD

OWNER: BILL LAWRENCE  
LICENSED & INSURED

(9 1 2) 322-1778 (Cell)  
(9 1 2) 729-1789 (Office)

LIC. # RLC100240      EMAIL: WILDWILL@TDS.NET

**FINELINE'S**  
*Drafting & Design Group*  
RESIDENTIAL • COMMERCIAL • REMODELS • ADDITIONS  
140 LAKES BLVD. SUITE 212  
KINGSLAND, GA. • 31548  
(912)•576•LINE

ALL FEDERAL, STATE, AND LOCAL  
CODES, ORDINANCES, REGULATIONS  
ETC. SHALL BE CONSIDERED AS PART  
OF SPECIFICATIONS FOR THIS BUILDING  
AND SHALL TAKE PREFERENCE OVER  
ANYTHING SHOWN, DESCRIBED, OR  
IMPLIED WHERE SAME ARE AT VARIANCE

JOB#18-1050

SHEET

G2

OF 3

DATE  
6-4-2018

DRAWN BY:  
KEVIN KNIGHT

REVISIONS

BRAUN RESIDENCE  
GARAGE & PORCH  
ADDITION  
149 WODDHAVEN DRIVE  
KINGSLAND, GA. 31548







# Proposed DDA Boundary Expansion



**Legend**

- DDA\_Expan\_7162018
- Roads
  - City Street
  - County Road
  - County Road (unpaved)
  - Driveway Access
  - Forestry Roads
  - Interstate
  - Private
  - Ramp
  - State Highway
  - US Highway
  - Railroad
  - Laurel\_Island\_Overlay
  - city\_parcel\_81508\_digist
  - DDA Boundary

**City of Kingsland  
Planning & Community  
Development  
GIS Department  
June 2018**

This document has been prepared for the purpose of public access to information. This data is not warranted for accuracy or fitness. This map should not be considered as official or approved by any individual, council, or commission associated with the City of Kingsland. It is recommended that persons obtain independent verification of the data contained herein before making any decisions.

Attachment: DDA Boundary Expansion 7162018 (2283 : Proposed DDA Boundary Expansion)



The purpose of extending the DDA boundaries is to encompass properties owned, or held in interest by the City of Kingsland, to enable DDA assistance for future development of those properties. Other properties in the expansion area would be eligible for DDA assistance in development or re-development to enhance the Highway 17 business corridor.

Paula Chamberlin  
Downtown Manager  
City of Kingsland



Date: July 6, 2018

**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 just east of the fire station on the north side of E King

**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: Rezoning a portion of K17 01 003 (2279 : Rezoning a Portion of K17 01 003)



**City of Kingsland Zoning Application**  
**Page Two**

Property Size 1.25 acres Property Frontage 211' +/- on E King Feet

Check One: ☒ Paved Road or ☐ Unpaved  
☒ Public Water or ☐ Individual Well  
☒ 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. It is also located away from nearby residences, minimizing any  
traffic impacts to side streets.

**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: Rezoning a portion of K17 01 003 (2279 : Rezoning a Portion of K17 01 003)



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

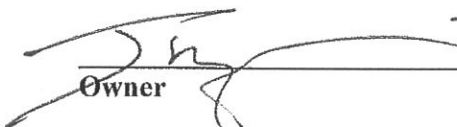
**CAMPAIGN CONTRIBUTION**

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: Rezoning a portion of K17 01 003 (2279 : Rezoning a Portion of K17 01 003)



City of Kingsland Zoning Application  
Page Four

at their meeting of August 6, 2018, 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 \$ 225.00.

City of Kingsland

BY:

  
Planning & Zoning Administrator

Date:

7-16-18

Attachment: Rezoning a portion of K17 01 003 (2279 : Rezoning a Portion of K17 01 003)



### 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            |

Attachment: Rezoning a portion of K17 01 003 (2279 : Rezoning a Portion of K17 01 003)

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: Rezoning a portion of K17 01 003 (2279 : Rezoning a Portion of K17 01 003)



**EXHIBIT D**  
**Affidavit of Agency**

8/8, 2017

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

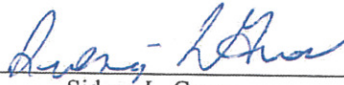
Re: Property located on East Kings Avenue, Kingsland, Georgia (the "Property")

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.

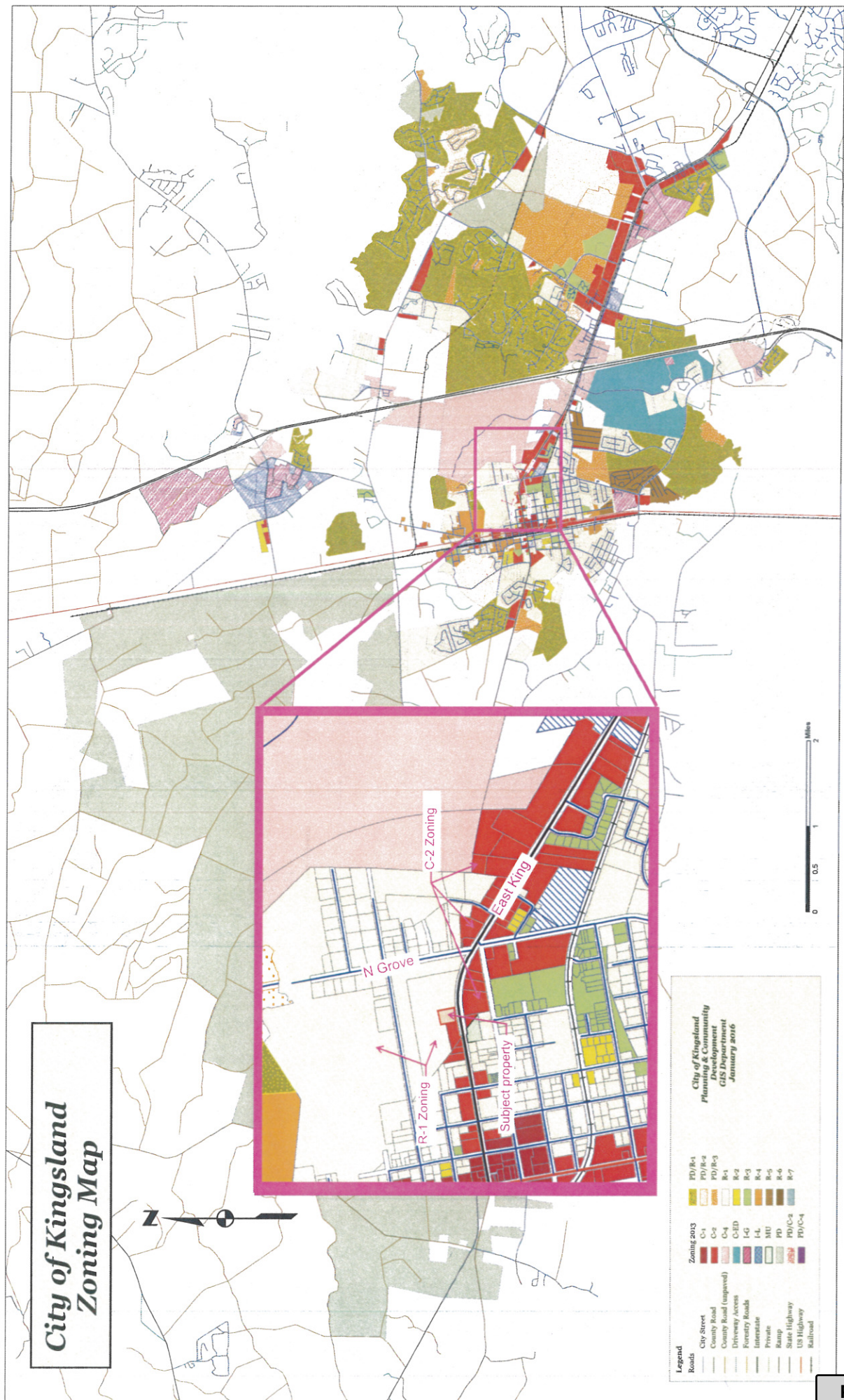
Designated Agents:  
Hutton ST 17, LLC

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

  
\_\_\_\_\_  
Sidney L. Gross

Attachment: Rezoning a portion of K17 01 003 (2279 : Rezoning a Portion of K17 01 003)











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

Commencing at an 5/8-inch capped rebar set at the intersection of the westerly right-of-way line of North Grove Boulevard (having a publicly dedicated variable width right-of-way) and the Northerly right-of-way line of Georgia Highway 40 (having a publicly dedicated variable width right-of-way), thence following a curve to the left, said curve having a radius of 1231.50 feet, with an arc distance of 190.44 feet, with a chord bearing of North 68 degrees 26 minutes 25 seconds West and a chord length of 190.25 feet to a 5/8-inch capped rebar set, thence continuing along a curve to the left, said curve having a radius of 1231.50 feet, with an arc distance of 460.97 feet, with a chord bearing of North 83 degrees 36 minutes 08 seconds West and a chord length of 458.29 feet to a point; thence continuing along a curve to the left, said curve having a radius of 1231.50 feet, with an arc distance of 10.06 feet, with a chord bearing of South 86 degrees 22 minutes 18 seconds West and a chord length of 10.06 feet to a 5/8-inch capped rebar set said, rebar being the TRUE POINT OF BEGINNING

Thence continuing along said Northerly right-of-way line of Georgia Highway 40 along a curve to the left, said curve having a radius of 1231.50 feet, with an arc distance of 211.37 feet, with a chord bearing of South 81 degrees 13 minutes 14 seconds West and a chord length of 211.11 feet to a nail found; Thence leaving said right of way North 10 degrees 39 minutes 24 seconds West a distance of 118.24 feet to a 1/2 inch rebar found; Thence North 10 degrees 39 minutes 24 seconds West a distance of 138.76 feet to a 5/8 inch capped rebar set; Thence North 79 degrees 20 minutes 36 seconds East a distance of 211.00 feet to a 5/8 inch capped rebar set; Thence South 10 degrees 39 minutes 24 seconds East a distance of 263.92 feet to a 5/8 inch capped rebar set; said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 1.247 Acres (54,319 square feet).



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

**CHASE**  
JPMorgan Chase Bank, N.A.  
www.Chase.com/A

64-9238/610

005263

DATE

July 6, 2018

**PAY**

Two Hundred Twenty Five and 00/100 Dollars

AMOUNT

225.00

TO THE  
ORDER  
OF

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



MP

Rezoning Application Fee

⑈005263⑈ ⑆061092387⑆ 262636339⑈

BUCKEL DESIGN GROUP, LLC

Check Date: 7/6/2018

005263

| Invoice Number         | Date     | Voucher             | Amount | Discounts | Previous Pay | Net Amount |
|------------------------|----------|---------------------|--------|-----------|--------------|------------|
| 070618                 | 7/6/2018 | 000000007738        | 225.00 |           |              | 225.00     |
| City of Kingsland      |          | TOTAL               | 225.00 |           |              | 225.00     |
| Chase Bank New Account | 1        | CITYOFKINGSLAN<br>D |        |           |              |            |



## Walkabout Annexation



Interstate 95 SB

Interstate 95 NB

093 040

093 041

~~093~~    ~~041A~~

093 042A

### Legend

 Un-incorporated County

City Parcels

— Road C/L

**Packet Pg. 27**





## City of Kingsland

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

May 21, 2018

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

RE: Annexation, 093 042 A, 31.56 Acres, Mr. Troy Kilner, Walkabout Camp & RV  
Park LLC, 742 Old Still Road, Woodbine, Georgia

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: Walkabout Annexation (2265 : Annexation Walkabout Campground 093 042A)





**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 093, Block 042, Parcel A, has a street address of 742 OLD STILL RD WOODBINE, 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 COMMERCIAL 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 COMMERCIAL 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: 31.56

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.

5/3/18  
Date

Troy Kilner  
Signature (Signed and Printed) of Owner  
742 OLD STILL RD WOODBINE GA  
Address of above Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature (Signed and Printed) of Owner  
\_\_\_\_\_  
Address of above Owner

CONTINUED ON BACK

Attachment: Walkabout Annexation (2265 : Annexation Walkabout Campground 093 042A)



Page One

Date

Signature (*Signed and Printed*) of Owner

Address of above Owner

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

Witness

NOTARY PUBLIC, State of GeorgiaMy commission expires: 5-19-2018

(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:

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Page Two

Attachment: Walkabout Annexation (2265 : Annexation Walkabout Campground 093 042A)



Control No: 10088324  
Date Filed: 12/23/2010 09:55 AM  
Brian P. Kemp  
Secretary of State

December 23, 2010

**ARTICLES OF ORGANIZATION  
FOR GEORGIA LIMITED LIABILITY COMPANY**

**The name of the Limited Liability Company is:**

Walkabout Camp & RV Park, LLC

**The principal mailing address of the Limited Liability Company is:**

Post Office Box 7050  
St. Marys, GA 31558

**The Registered Agent is:**

Charles C. Smith, Jr  
1815 Osborne Rd , St Marys, GA 31558  
St Marys, GA 31558

**County:**

**The name and address of each organizer(s) are:**

|                          |                          |
|--------------------------|--------------------------|
| Susan Kilner             | Troy Kilner              |
| 22138 Soliel Circle East | 22138 Soliel Circle East |
| Boca Raton, FL 33433     | Boca Raton, FL 33433     |

**The optional provisions are:**

No optional provisions.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization on the date set forth below.

**Signature(s):**

Organizer, Susan Kilner

**Date:**

December 23, 2010

Attachment: Walkabout Annexation (2265 : Annexation Walkabout Campground 093 042A)



Prepared By/Return to:  
Attorney Blair C. Strain  
202 Arrow Drive  
St. Marys, Georgia 31558  
File No. 100736

BOOK PAGE  
1556 00559

2011 FEB -7 AM 11:34

00811

### WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF CAMDEN

THIS INDENTURE, made the 3<sup>rd</sup> day of February two thousand eleven, by and between **GEORGE J. KALARIS** as party or parties of the first part, hereinafter called Grantor(s), and **WALKABOUT CAMPGROUND & RV PARK, LLC, a Georgia limited liability company**, 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.

All that tract or parcel of land lying and being in the 31<sup>ST</sup> G.M. District, Camden County, Georgia, (according to Plat recorded in Plat Drawer 10, Map No. 250, Public Records of said County) and being more particularly described as follows:

For a Point of Beginning commence at the Northwest corner of the aforementioned lands recorded in Plat Drawer 10, Map No. 250, said point being where the Northerly line of said lands intersects the curved Southeasterly right-of-way line of Old Still Road (a 100 foot right-of-way as now established) and run South 77°31'45" East, along last mentioned Northerly line a distance of 678.88 feet to the Northeast corner thereof; run thence South 04°13'09" West, along the Easterly line of said lands, a distance of 303.00 feet to a point; run thence North 77°41'30" West, a distance of 696.27 feet to a point lying on the Southeasterly right-of-way line of the aforementioned Old Still Road; run thence, North 26°47'00" East, along last mentioned Southeasterly right-of-way line a distance of 124.61 feet to a point of curvature; run thence, in a Northeasterly direction along the arc of a curve in last mentioned Southeasterly right-of-way line, said curve being concave to the Northwest and having a radius of 2914.79 feet, a chord distance of 185.49 feet to the Point of Beginning, the bearing of the aforementioned chord being North 24°57'36" East.

The land thus described contains 4.40 acres, and is also shown and described as Parcel A on that certain plat of survey as recorded in Plat Cabinet 4, File No. 47-F. This parcel is subject to any easements of record which may lie within.

SUBJECT TO: Conditions, restrictions limitations, easements, zoning ordinances of record, if any, and taxes for 2011 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: 7/5/13

GEORGE J. KALARIS (I.S.)  
Recorded FEB 7 2011  
Camden County

Attachment: Walkabout Annexation (2265 : Annexation Walkabout Campground 093 042A)



Prepared By/Return to:  
Blair C. Strain, P.C.  
202 Arnaw Drive  
St. Marys, Georgia 31558  
File No: 160965

FILED - 160965-001  
JAN 17 2017  
CLERK OF SUPERIOR  
COURT  
CAMDEN COUNTY

REAL ESTATE TRANSFER TAX  
PAID: \$100.00

PT-61 020-2017-000085

## LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF CAMDEN

THIS INDENTURE, made the 1<sup>st</sup> day of January, two thousand seventeen, by and between

**DOT'S JACK, LLC, a Georgia limited liability company, J.E. GROSS, LLC, a Georgia limited liability company and SID GROSS, LLC, a Georgia limited liability company,**

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

**WALKABOUT CAMP & RV PARK, LLC, a Georgia limited liability company,**

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.

All that lot, tract or parcel of land lying and being in the 31<sup>st</sup> G.M. District, Camden County, Georgia, more particularly described as being the 27.153 ACRES more fully and accurately shown and described on that certain plat of survey by Cumberland Land Surveyors, dated April, 2004, attached hereto as Exhibit A and made a part hereof.

SUBJECT TO: Conditions, restrictions limitations, easements, zoning ordinances of record, if any, and taxes for 2017 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 claiming by, through and under the Grantor, but not further or otherwise.

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, State of  
My Commission Expires:



**DOT'S JACK, LLC, a Georgia limited liability company**

By: \_\_\_\_\_ {L.S.}

**JACK L. GROSS, Sole Member**

Witness

Notary Public, State of  
My Commission Expires:



**SID GROSS, LLC, a Georgia limited liability company**

By: \_\_\_\_\_ {L.S.}

**SIDNEY L. GROSS, Sr., Sole Member**

Witness

Notary Public, State of  
My Commission Expires:



**J.E. GROSS, LLC, a Georgia limited liability company**

By: \_\_\_\_\_ {L.S.}

**JAMES EDMUND GROSS, Sole Member**



RECOMINATION SURVEY FOR:  
**WALKABOUT CAMPGROUND  
 AND RV PARK**  
 TAX PARCEL Nos. 093 042A & 093 042,  
 3rd CADD, CAMDEN COUNTY, GEORGIA

**LEGEND:**  
 1) 1/2" REBAR (MASS NOTED)  
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**GENERAL NOTES:**

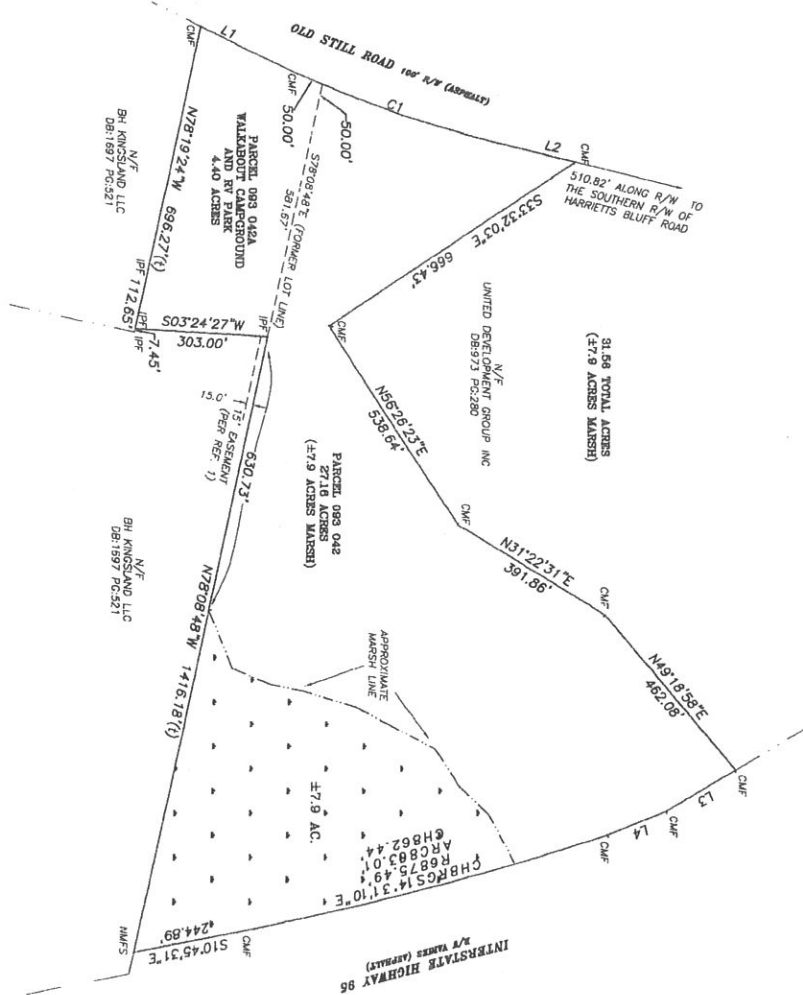
- 1) THIS MAP OR PLAT IS BASED UPON RADIAL SURVEY METHODS AND NO ANGULAR ADJUSTMENTS WERE MADE.
- 2) THIS MAP OR PLAT HAS BEEN CALCULATED FOR ONE FOOT IN 1,500,000 FEET.
- 3) THIS SURVEY WAS PERFORMED USING A TOPCON STATION.
- 4) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT.
- 5) NO ATTEMPT WAS MADE TO DETERMINE EASEMENTS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
- 6) THERE MAY EXIST ADDITIONAL EASEMENTS NOT SHOWN HEREON.
- 7) ALL IMPROVEMENTS NOT SHOWN.

**REFERENCES:**

- 1) PLAT BY FRANK BENNETT & ASSOCIATES FOR GARY SAMUEL DATED 8/9/2005 RECORDED IN PLAT BOOK #4, FILE #7-F OF THE CAMDEN COUNTY RECORDS.
- 2) PLAT BY HENRY & ASSOCIATES RECORDED IN PLAT BOOK #10, FILE #20 OF THE CAMDEN COUNTY RECORDS.
- 3) PLAT PREPARED BY THIS FIRM FOR TRUST U/W SONNY L. GROSS DATED 3/31/2004.
- 4) TAX RECORDS PER WWW.CAMDENCOUNTYGA.COM (ACCESSED 12/20/2010).
- 5) PLAT PREPARED BY THIS FIRM FOR KING GEORGE RV PARK 12/20/2010.

**CERTIFICATION:**

THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY MAP AS PREPARED BY THE SURVEYOR, AND THE SURVEYOR CERTIFIES THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE ACT CREATING THE CAMDEN COUNTY SURVEYOR (Ga. Code Ann. § 44-5-10).



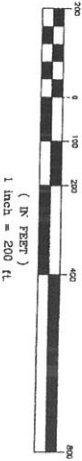
**LINE TABLE**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| 1    | N66°01'03\" | 172.44   |
| 2    | N1°58'20\"  | 178.50   |
| 3    | S89°28'43\" | 178.99   |
| 4    | S81°32'32\" | 178.40   |

**CURVE TABLE**

| CURVE | CHORD BEARING | CHORD LENGTH | ARC LENGTH | AREA   |
|-------|---------------|--------------|------------|--------|
| 1     | N01°53'46\"   | 67.79        | 67.80      | 119.24 |
| 2     | N01°53'46\"   | 67.79        | 67.80      | 119.24 |

**GRAPHIC SCALE**



**CUMBERLAND  
 SURVEYORS**

300 CAMDEN AVENUE  
 WADSWORTH, GA 30150  
 (770) 576-0834  
 DATE: 3/3/11  
 JOB: 10087 REV. 1" = 200'

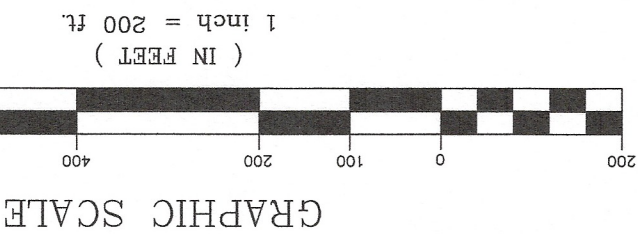


CERTIFICATION:  
THIS IS TO CERTIFY TO THE CLERK OF SUPERIOR COURT OF CAMDEN COUNTY, GEORGIA, THAT THIS PROPERTY IS EXEMPT FROM THE ACT CREATED BY GEORGIA SECTION 15-6-67(d), AMENDED (No. 1366-SENATE BILL No.735)

- REFERENCES:
- 1) PLAT BY PRIVETT-BENNETT & ASSOCIATES FOR GARY SAMUEL DATED 8/9/2005 RECORDED IN PLAT CABINET #4, FILE 47-F OF THE CAMDEN COUNTY RECORDS.
  - 2) PLAT BY HENRY & ASSOCIATES RECORDED IN PLAT CABINET #10, FILE 250 OF THE CAMDEN COUNTY RECORDS.
  - 3) PLAT PREPARED BY THIS FIRM FOR TRUST U/W SIDNEY L. GROSS DATED 3/31/2004.
  - 4) TAX RECORDS PER WWW.CAMDENCOUNTYMAPS.COM (ACCESSED 12/20/2010).
  - 5) PLAT PREPARED BY THIS FIRM FOR KING GEORGE RV PARK 12/30/2010

- GENERAL NOTES:
- 1) THIS MAP OR PLAT IS BASED UPON RADIAL SURVEY METHODS AND NO ANGULAR ADJUSTMENTS WERE MADE.
  - 2) THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000 FEET
  - 3) THIS SURVEY WAS PERFORMED USING A TOPCON GTS-223 AND A TOPCON HIPER PRO RTK GPS SYSTEM.
  - 4) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT
  - 5) NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY
  - 6) THERE MAY EXIST ADDITIONAL EASEMENTS NOT SHOWN HEREON
  - 7) ALL IMPROVEMENTS NOT SHOWN

- LEGEND:
- IPF IRON PIN FOUND
  - 1/2" REBAR UNLESS NOTED
  - IPF IRON PIN SET (1/2" REBAR)
  - R/W RIGHT OF WAY
  - CMF CONCRETE MONUMENT FOUND
  - T.P. TAX PARCEL NUMBER
  - CLF CHAIN LINK FENCE
  - NTS NOT TO SCALE
  - POB POINT OF BEGINNING
  - N/F NOW OR FORMERLY
  - DB DEED BOOK
  - PG PLAT DRAWER
  - SUB SUBDIVISION
  - NMFS NO MONUMENT FOUND OR SET

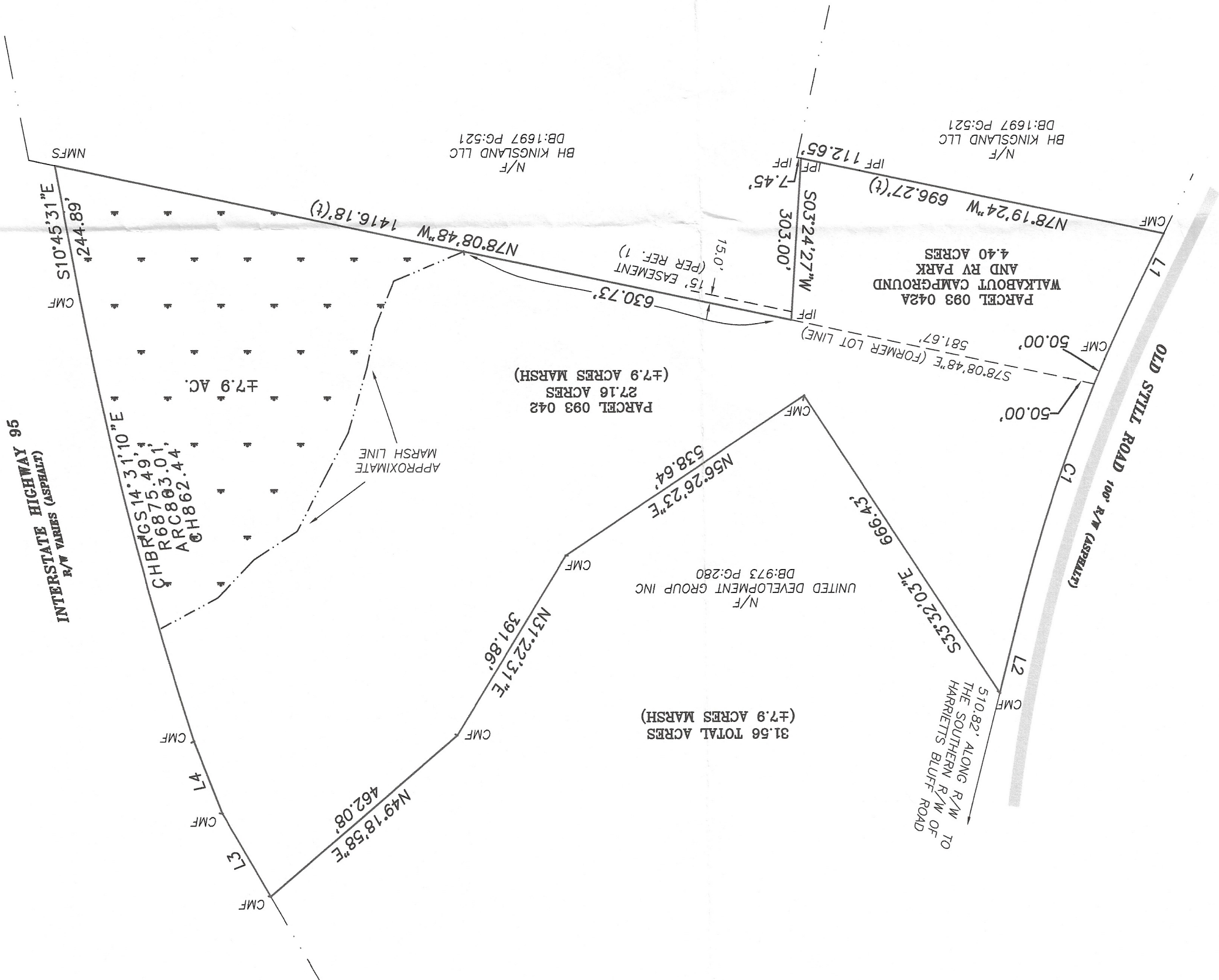


CURVE TABLE:

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|----------|------------|--------------|---------------|
| C1    | 3015.46' | 671.79'    | 670.40'      | N19°34'28"E   |

LINE TABLE:

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N26°01'03"E | 124.44'  |
| L2   | N13°58'40"E | 118.50'  |
| L3   | S30°26'43"E | 179.99'  |
| L4   | S21°34'34"E | 145.40'  |



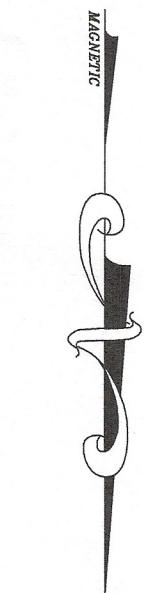
JOB: 10087 REV 1" = 200'

DWG. BY: RL PM: ET

WOODBINE, GA 31569

300 CAMDEN AVENUE

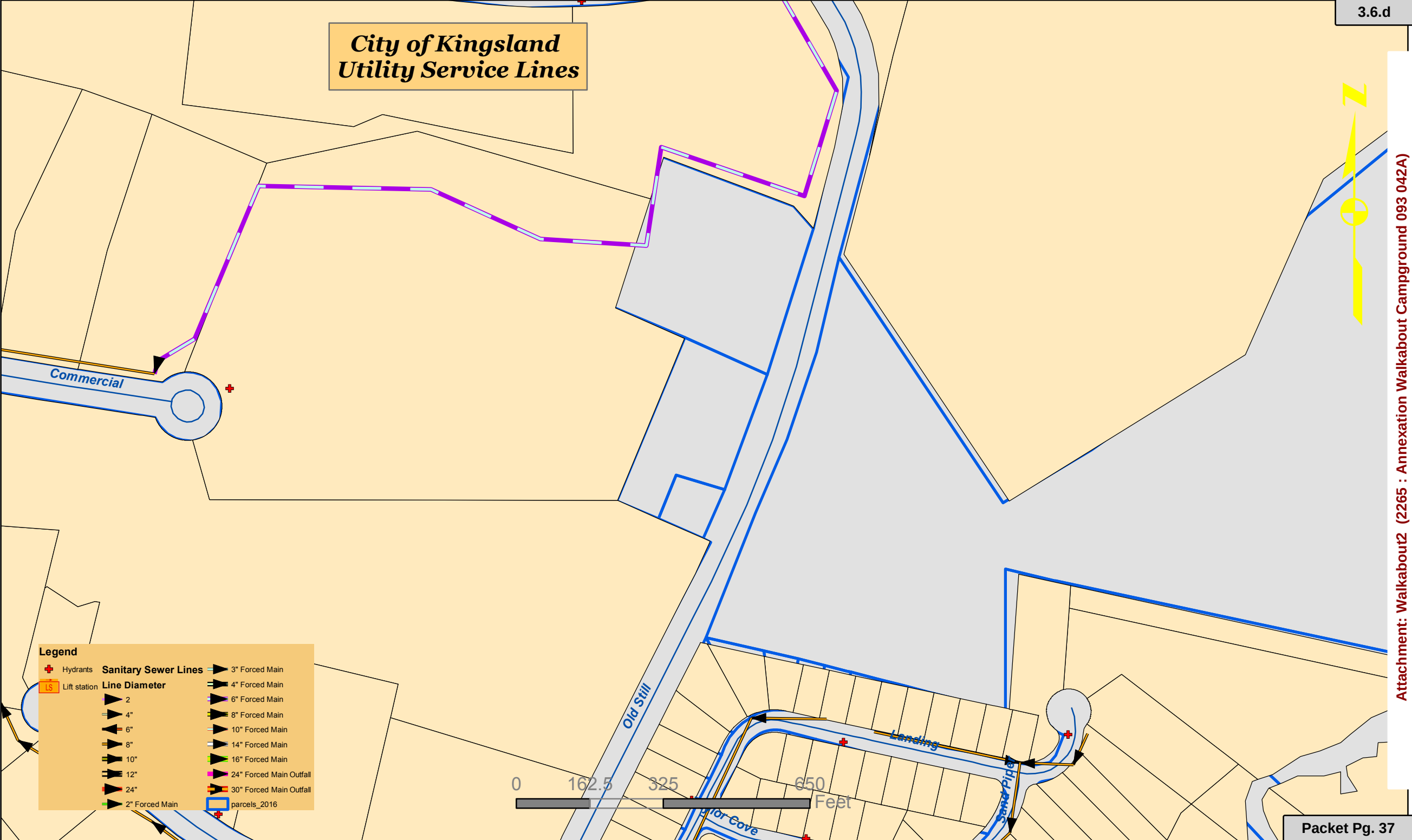
CUMBERLAND SURVEYORS



RECOMBINATION SURVEY FOR:  
WALKABOUT CAMPGROUND  
AND RV PARK  
TAX PARCEL Nos. 093 042A & 093 042,  
31st G.M.D., CAMDEN COUNTY, GEORGIA



City of Kingsland  
Utility Service Lines



**Legend**

|              |                             |                         |
|--------------|-----------------------------|-------------------------|
| Hydrants     | <b>Sanitary Sewer Lines</b> | 3" Forced Main          |
| Lift station | <b>Line Diameter</b>        | 4" Forced Main          |
|              | 2"                          | 6" Forced Main          |
|              | 4"                          | 8" Forced Main          |
|              | 6"                          | 10" Forced Main         |
|              | 8"                          | 14" Forced Main         |
|              | 10"                         | 16" Forced Main         |
|              | 12"                         | 24" Forced Main Outfall |
|              | 24"                         | 30" Forced Main Outfall |
|              | 2" Forced Main              | parcels_2016            |

0 162.5 325 650 Feet



**CLERK'S NOTES:**

After Recording, Return to:  
 City Clerk  
 P.O. Box 250  
 Kingsland, GA 31548

**STATE OF GEORGIA****COUNTY OF CAMDEN****CITY OF KINGSLAND****UTILITY EASEMENT**

That in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration paid to BH KINGSLAND, LLC, hereinafter referred to as GRANTOR, by CITY OF KINGSLAND, hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer, and convey unto the GRANTEE, its successors and assigns, a perpetual easement with the right to construct, install, lay, and therefore use, operate, inspect, repair, maintain, replace, and remove necessary materials over, across, and through the land of the GRANTOR, situated in the 1606<sup>th</sup> G.M.D., CAMDEN COUNTY, STATE OF GEORGIA.

SEE ATTACHED SURVEY PREPARED BY CUMBERLAND LAND SURVEYORS ENTITLED "ANNEXATION SURVEY FOR WALKABOUT CAMPGROUND AND RV PARK" SIGNED AND DATED BY MATTHEW M. JORDAN, RLS NO. 3011. SAID EASEMENT IS PROVIDED ON THE SURVEY AS A 30' SEWER EASEMENT AS SHOWN ON THE ATTACHED SURVEY ATTACHED HERETO AND HEREBY MADE A PART THEREOF THIS DOCUMENT.

The land thus described will be used exclusively for the construction and maintenance of THIRTY foot utility easement and equipment ingress and egress during construction and periodic maintenance operations of said utility easement.

The consideration hereinafter recited shall constitute payment in full for any damage to the land of the GRANTOR, his successors and assigns, by reason of the installation, operation, and maintenance of the structures or improvements referred to herein. The GRANTEE covenants to maintain the easement in good repair so that no unreasonable damage may result from its use to the adjacent land of the GRANTOR, his successors and assigns.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
 Notary Public

By: \_\_\_\_\_  
 BH Kingsland, LLC

\_\_\_\_\_  
 Witness

Attest:

\_\_\_\_\_  
 City Clerk

\_\_\_\_\_  
 Kenneth E. Smith, Sr.  
 Mayor

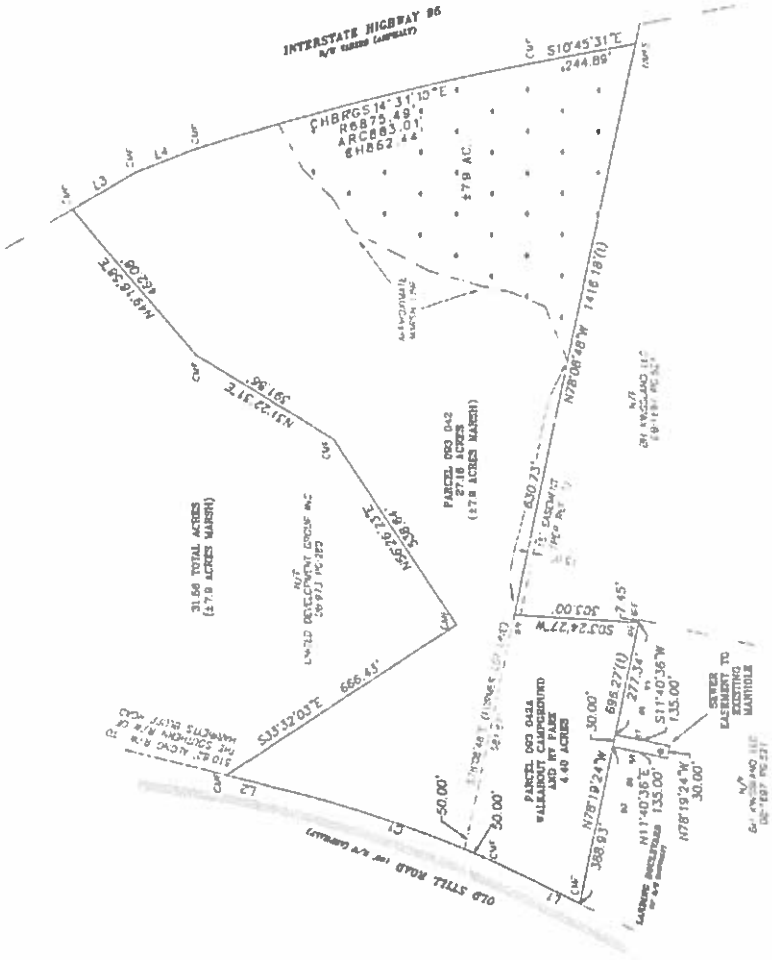
Approved in legal assembly this \_\_\_\_  
 day of \_\_\_\_\_ 2018.

Attachment: COK Utility Easement with Survey (2280 : Utility Easement Landing at Crooked River)



ANNULATION SURVEY FOR:  
**WALKABOUT CAMPGROUND  
AND RV PARK**

THIS PARCEL HAS 0.99 ACRES & 0.99 ACRES  
AND 0.01 ACRES, CANNON COUNTY, GEORGIA



**CUMBERLAND  
SURVEYORS**  
JAY CANNON, ASST.  
JAY CANNON, ASST.  
JAY CANNON, ASST.  
JAY CANNON, ASST.  
JAY CANNON, ASST.  
JAY CANNON, ASST.  
JAY CANNON, ASST.  
JAY CANNON, ASST.  
JAY CANNON, ASST.  
JAY CANNON, ASST.

AREA TABLE

| AREA | ACRES | SQ. FT. |
|------|-------|---------|
| 1    | 0.99  | 68,880  |
| 2    | 0.99  | 68,880  |
| 3    | 0.99  | 68,880  |
| 4    | 0.99  | 68,880  |
| 5    | 0.99  | 68,880  |
| 6    | 0.99  | 68,880  |
| 7    | 0.99  | 68,880  |
| 8    | 0.99  | 68,880  |
| 9    | 0.99  | 68,880  |
| 10   | 0.99  | 68,880  |

CURVE TABLE

| CHORD | ARC  | ANGLE | AREA |
|-------|------|-------|------|
| 1     | 1.00 | 1.00  | 1.00 |
| 2     | 1.00 | 1.00  | 1.00 |
| 3     | 1.00 | 1.00  | 1.00 |
| 4     | 1.00 | 1.00  | 1.00 |
| 5     | 1.00 | 1.00  | 1.00 |
| 6     | 1.00 | 1.00  | 1.00 |
| 7     | 1.00 | 1.00  | 1.00 |
| 8     | 1.00 | 1.00  | 1.00 |
| 9     | 1.00 | 1.00  | 1.00 |
| 10    | 1.00 | 1.00  | 1.00 |



- LEGEND**
- 1. 0.99 ACRES
  - 2. 0.99 ACRES
  - 3. 0.99 ACRES
  - 4. 0.99 ACRES
  - 5. 0.99 ACRES
  - 6. 0.99 ACRES
  - 7. 0.99 ACRES
  - 8. 0.99 ACRES
  - 9. 0.99 ACRES
  - 10. 0.99 ACRES

**GENERAL NOTES**

- 1) THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1909 AND 1917.
- 2) THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1909 AND 1917.
- 3) THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1909 AND 1917.
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- 7) THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1909 AND 1917.

**REFERENCES**

- 1) THE SURVEYING ACTS OF 1909 AND 1917.
- 2) THE SURVEYING ACTS OF 1909 AND 1917.
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- 7) THE SURVEYING ACTS OF 1909 AND 1917.