



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • SEPTEMBER 4, 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. Fiddlers Cove IV Final Plat - Supervisor Paul Speich
Final Plat Fiddlers Cove IV 16.41 ac. 28 platted lots.
2. Deannexation 039 033 - Supervisor Paul Speich
Virgil Lee is requesting deannexation of 16 ac. on greenville Rd.
3. Deannexation 094 19P - Supervisor Paul Speich
Daren Pocernik is requesting deannexation of 24 ac. on Brazell Road.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2323)**

Meeting: 09/04/18 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2323

Fiddlers Cove IV Final Plat

Final Plat Fiddlers Cove IV 16.41 ac. 28 platted lots.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2322)**

Meeting: 09/04/18 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2322

Deannexation 039 033

Virgil Lee is requesting deannexation of 16 ac. on greenville Rd.



**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 039, Block _____, Parcel 033, has a street address of ~~3695~~ 0 GREENVILLE RD, 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 PD 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: 697,135 Sq Ft or Number of Acres: 16.00 AC

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: 0 Future population: 0

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.

X 08/21/18
Date

X Virgil R Lee Virgil R Lee
Signature (Signed and Printed) of Owner
3695 Harriett's Bluff Road Woodbine, GA 31569
Address of above Owner

Date

* Telisa A. Lee Telisa A. Lee
Signature (Signed and Printed) of Owner
3695 Harriett's Bluff Road, Woodbine, GA 31569
Address of above Owner

CONTINUED ON BACK

Attachment: Lee Deannexation (2322 : Deannexation 039 033)

8-21-2018

Date

Page One

Vaughn R Lee

Signature (Signed and Printed) of Owner

3695 Harrietts Bluff Road Woodbine, Ga. 31569

Address of above Owner

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

Witness

NOTARY PUBLIC, State of Georgia

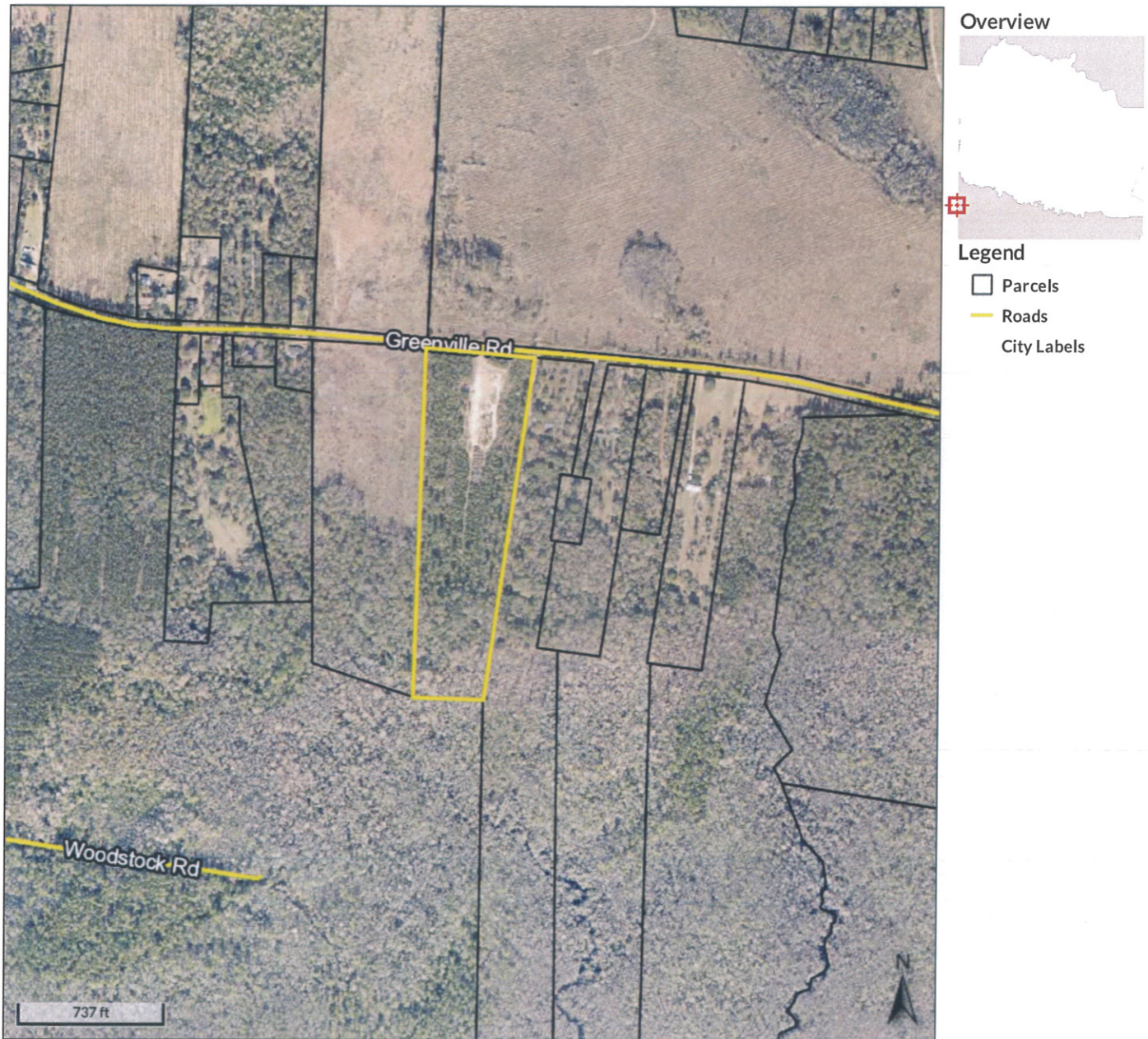
My commission expires: 10-10-2020

(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:

no water and sewer



Date created: 8/24/2018
 Last Data Uploaded: 8/23/2018 8:14:21 PM

Developed by  **Schneider**
 GEOSPATIAL

Attachment: Lee Deannexation (2322 : Deannexation 039 033)

Summary

Parcel Number 033 039
 Location Address
 Legal Description V/L PORT TRACT 9
 (Note: Not to be used on legal documents)
 Class A4-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District KINGSLAND (District 02)
 Millage Rate 37.94
 Acres 16
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

LEE VIRGIL R & TELISA A
 3695 HARRIETTS BLUFF ROAD
 WOODBINE, GA 31569

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	16

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/23/2018	1932 352		\$59,900	Sale has not been qualified	ST MARYS PROPERTIES LLC	LEE VIRGIL R & TELISA A
10/2/2013	1689 755		\$0	Multiple Parcels - Non Market	HUTCHINS RAYMOND L	ST MARYS PROPERTIES LLC
7/24/2009	1489 67		\$0	Multiple Parcels - Non Market	HUTCHINS RAYMOND L & LINDA M	HUTCHINS RAYMOND L
5/15/2008	1428 833		\$0	Non-Market	MSJC BERTHA PROPERTY GHOLDING LP	HUTCHINS RAYMOND L & LINDA M
4/18/2008	1424 268		\$192,000	Land Market Sale	MSJC BERTHA PROPERTY HOLDINGS LP	HUTCHINS RAYMOND L & LINDA LP

Valuation

	2018	2017	2016
Previous Value	\$34,000	\$13,408	\$13,408
Land Value	\$34,000	\$34,000	\$13,408
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$34,000	\$34,000	\$13,408

Photos



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

The information contained herein reflects the values as approved by the Camden County Board of Assessors for the 2018 tax digest. 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.

Developed by
 **Schneider**
GEOSPATIAL

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Attachment: Lee Deannexation (2322 : Deannexation 039 033)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2321)**

Meeting: 09/04/18 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2321

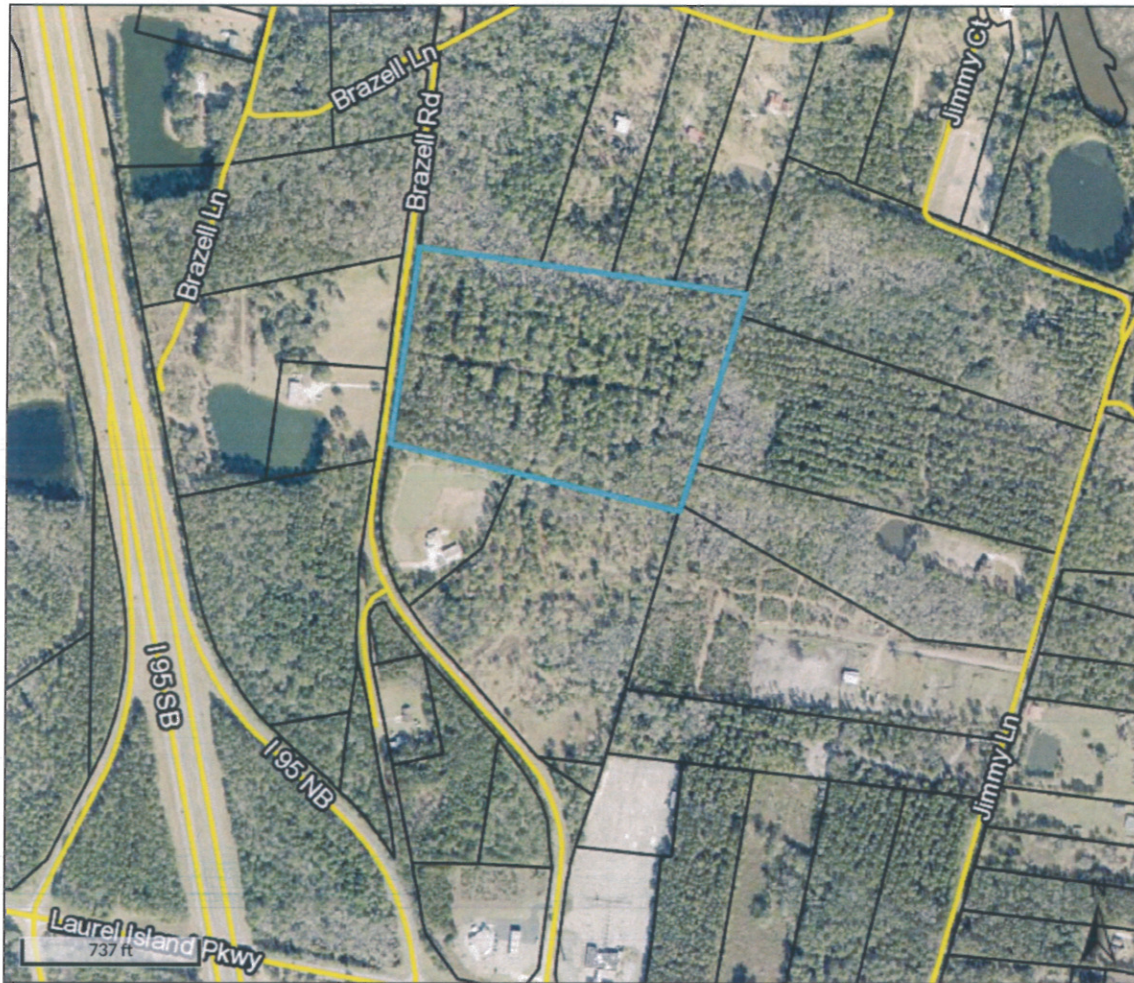
Deannexation 094 19P

Daren Pocernik is requesting deannexation of 24 ac. on Brazell Road.



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Camden County, GA



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	094 019P	Owner	POCERNIK DAREN C & DANIELLE	Last 2 Sales			
Class Code	Agricultural		MARIE	Date	Price	Reason	Qual
Taxing District	KINGSLAND	Physical Address	364 BRAZELL ROAD	7/19/2018	\$142500	NQ	U
	KINGSLAND		KINGSLAND GA 31548	6/20/2014	\$139200	LM	Q
Acres	24.4	Assessed Value	Value \$64636				

(Note: Not to be used on legal documents)

Date created: 8/24/2018
Last Data Uploaded: 8/23/2018 8:14:21 PM

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GEOSPATIAL

Attachment: Pocernik Deannexation (2321 : Deannexation 094 19P)



Summary

Parcel Number 094 019P
Location Address
Legal Description V/LAND E/S BRAZELL RD
 (Note: Not to be used on legal documents)
Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District KINGSLAND (District 02)
Millage Rate 37.94
Acres 24.4
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

POCERNIK DAREN C & DANIELLE MARIE
 364 BRAZELL ROAD
 KINGSLAND, GA 31548

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	8	24.4

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/19/2018	1932 877	14 5	\$142,500	Sale has not been qualified	EBW HOLDINGS LLC	POCERNIK DAREN C & DANIELLE MARIE
6/20/2014	1718 539	14 5	\$139,200	Land Market Sale	THE HEARN FAMILY LIMITED LIABILITY LTD P	EBW HOLDINGS LLC

Valuation

	2018	2017	2016
Previous Value	\$64,636	\$64,636	\$64,636
Land Value	\$64,636	\$64,636	\$64,636
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$64,636	\$64,636	\$64,636

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

The information contained herein reflects the values as approved by the Camden County Board of Assessors for the 2018 tax digest. 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.

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Schneider
 GEOSPATIAL

Attachment: Pocernik Deannexation (2321 : Deannexation 094 19P)



**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, Block 019P, Parcel _____, has a street address of Brazell Road, 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 R-1 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 N/A 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:

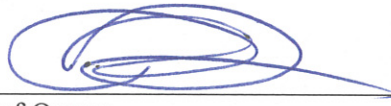
Square footage: _____ or Number of Acres: 24.4

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: 0 Future population: 0

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.

7/20/2018
Date

Daren C. Pocernik 
Signature (Signed and Printed) of Owner

Address of above Owner

Date

Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

Date

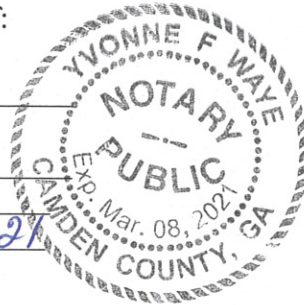
Signature (*Signed and Printed*) of Owner

Address of above Owner

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

[Signature]
Witness

NOTARY PUBLIC, State of Georgia
My commission expires: March 8, 2021
(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
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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:

Exhibit "A"

All that lot, tract, or parcel of land 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 at the southwesterly corner of Parcel "G" of the estate division of lands of Earl Brazell, as shown on that plat recorded in Plat Drawer 14, Map No. 5, Camden County, Georgia, records; AND FROM SAID POINT OF BEGINNING, running South 16° 35' 28" West along the westerly line of lands now or formerly of Tolbert as described in Deed Book 1677, page 266, aforesaid records, 198.38 feet to an iron pin; thence, running North 77° 14' 29" West along the northerly line of lands now or formerly of Tanner and of Pocernik and Siekkinen 1191.20 feet to an iron pin in the easterly right-of-way line of Brazell Road (an 80-foot right-of-way); thence, running North 07° 48' 37" East along said easterly right-of-way line 794.66 feet to an iron pin in the southerly line of lands now or formerly of Mark H. Mounsey as described in Deed Book 1552, page 590, aforesaid records; thence, running South 81° 58' 09" East along the southerly line of said lands of Mounsey and the southerly line of lands now or formerly of Tomko, Hearn Family LLLP, and Price 1324.60 feet to an iron pin; thence, running South 16° 35' 28" West 704.51 feet to an iron pin which is point of beginning. Containing 24.40 acres, more or less, as more fully and accurately shown and described on that plat of survey by D. E. Taylor, Georgia Registered Land Surveyor No. 3251, dated June 4, 2014.

Please return to:
Kinney & Kinney, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, Georgia 31558
 File 18-39852

STATE OF GEORGIA
 COUNTY OF CAMDEN

LIMITED WARRANTY DEED

THIS INDENTURE, made July 19, 2018, between **EBW Holdings, LLC**, a Florida limited liability company, of the first part, and **Daren C. Pocernik and Danielle Marie Pocernik**, as joint tenants with right of survivorship, of the second part.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, the following described property:

See Exhibit "A" attached hereto

SUBJECT, NEVERTHELESS, to covenants and easements of record, if any.

TO HAVE AND TO HOLD the said bargained premises, together 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

Attachment: Pocernik Deannexation (2321 : Deannexation 094 19P)

behoof of the said parties of the second part, their heirs and assigns, forever, IN FEE SIMPLE.

And the said party of the first part, for itself, its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said parties of the second part, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under the party of the first part, but none other.

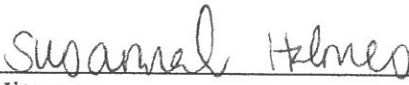
IN WITNESS WHEREOF, the said party of the first part has executed this deed and affixed its seal the day and year first above written.

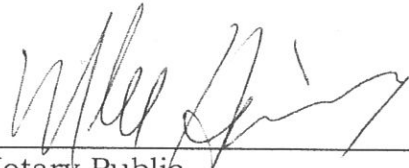
EBW Holdings, LLC

By: Hutchins Management Services, Inc.
Its Sole Member

By:  (SEAL)
Peter D. Randolph, its President

Signed, sealed, and delivered
in the presence of:


Witness


Notary Public

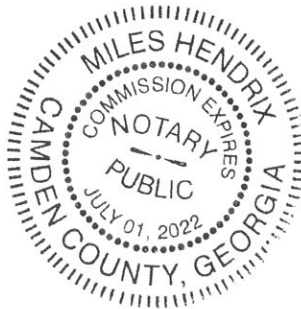


Exhibit "A"

All that lot, tract, or parcel of land 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 at the southwesterly corner of Parcel "G" of the estate division of lands of Earl Brazell, as shown on that plat recorded in Plat Drawer 14, Map No. 5, Camden County, Georgia, records; AND FROM SAID POINT OF BEGINNING, running South 16° 35' 28" West along the westerly line of lands now or formerly of Tolbert as described in Deed Book 1677, page 266, aforesaid records, 198.38 feet to an iron pin; thence, running North 77° 14' 29" West along the northerly line of lands now or formerly of Tanner and of Pocernik and Siekkinen 1191.20 feet to an iron pin in the easterly right-of-way line of Brazell Road (an 80-foot right-of-way); thence, running North 07° 48' 37" East along said easterly right-of-way line 794.66 feet to an iron pin in the southerly line of lands now or formerly of Mark H. Mounsey as described in Deed Book 1552, page 590, aforesaid records; thence, running South 81° 58' 09" East along the southerly line of said lands of Mounsey and the southerly line of lands now or formerly of Tomko, Hearn Family LLLP, and Price 1324.60 feet to an iron pin; thence, running South 16° 35' 28" West 704.51 feet to an iron pin which is point of beginning. Containing 24.40 acres, more or less, as more fully and accurately shown and described on that plat of survey by D. E. Taylor, Georgia Registered Land Surveyor No. 3251, dated June 4, 2014.