



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • NOVEMBER 5, 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. OLD BUSINESS

1. Variance 208 Lake Forest -

IV. AGENDA ITEMS

1. Preliminary Plat Lake Manor West - Supervisor Paul Speich
2. Re-Zoning a Portion of Kingsland West 107 005 -
3. Easement Change Lot 27 Christians Landing - Supervisor Paul Speich
4. Rezoning 070 057A SE Trust for Public Land -
5. Rezoning 107 042 SE Trust for Public Land - Supervisor Paul Speich

V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2384)**

Meeting: 11/05/18 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich

Initiator: Paul Speich

Sponsors:

DOC ID: 2384

Variance 208 Lake Forest

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2369)**

Meeting: 11/05/18 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2369

Preliminary Plat Lake Manor West

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2373)**

Meeting: 11/05/18 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich

Initiator: Paul Speich

Sponsors:

DOC ID: 2373

Re-Zoning a Portion of Kingsland West 107 005

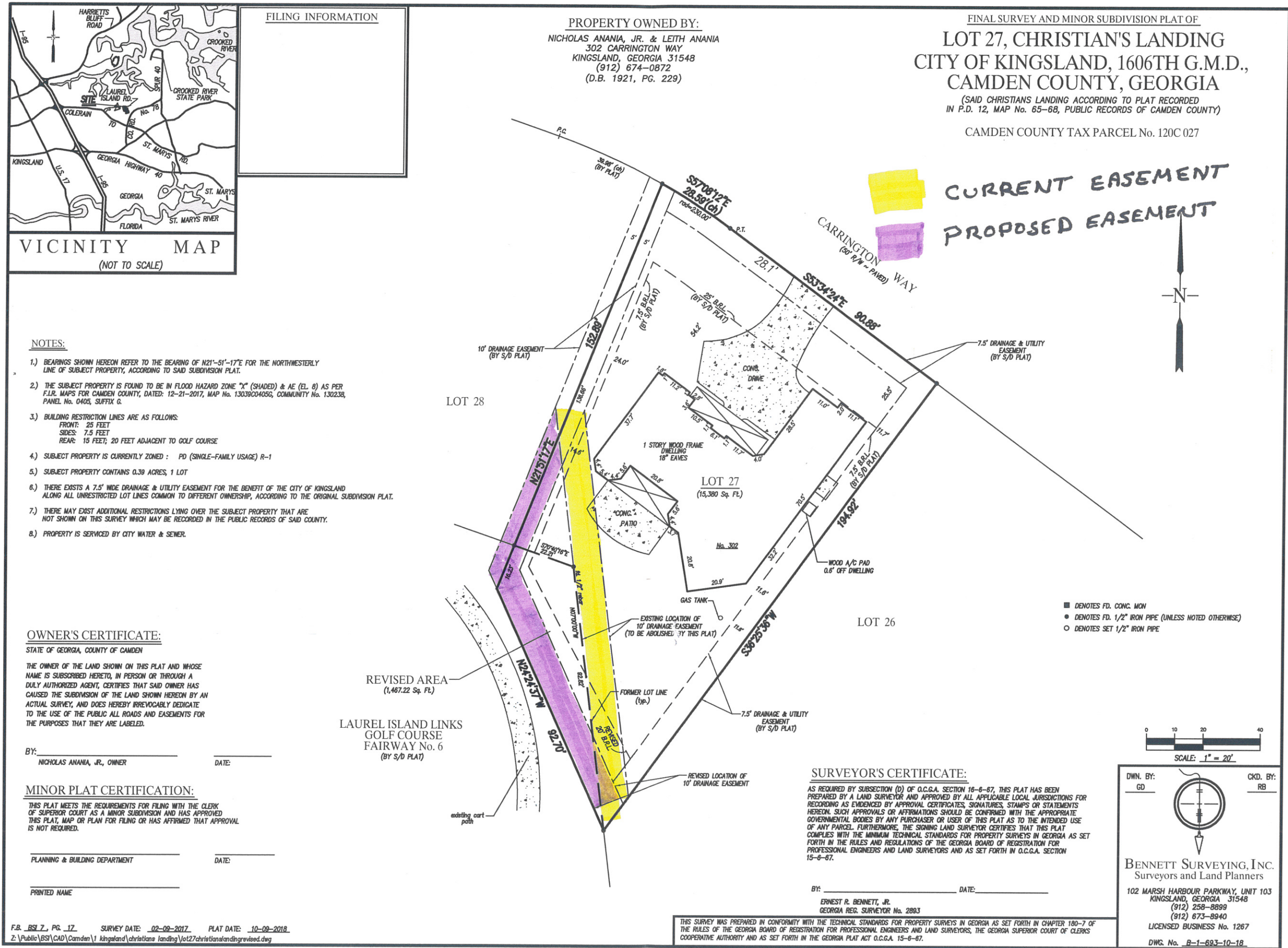
**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2368)**

Meeting: 11/05/18 06:00 PM
Department: Planning and Zoning
Category: Easement
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2368

Easement Change Lot 27 Christians Landing



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2372)**

Meeting: 11/05/18 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich

Initiator: Paul Speich

Sponsors:

DOC ID: 2372

Rezoning 070 057A SE Trust for Public Land

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 Conservation Use

EXISTING
USE Natural Land

REQUESTED
ZONING Land Dev

REQUESTED
USE Solar energy collection site

PROPERTY OWNER(S)

Name(s) Southeastern Trust for Parks and Land, Inc.

Address 122 North Avondale Road, Suite 230, Avondale Estates, GA 30002

Phone No. 678-974-2609 (Work and/or home); **Fax No.** _____

☐ **Individual** ☐ **Partnership** ☐ **Sole Proprietor** ☐ **Firm** ☒ **Corporation**
☐ **Association** * Incorporated 501-C-3 non-profit public charity

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: Camden County Tax Parcel 070 057A, V/Land Bertha Mineral Tract

Property

Address: W King Ave at Jimmy Foddrell Road, Kingsland GA

Tax Map Reference Number 070 057A **Zoning Map** Kingsland District 2

Attachment: Blackgum CITY OF KINGSLAND REZONING APPLICATION (2372 : Rezoning 070 057A SE Trust for Parks & Land)

City of Kingsland Zoning Application
Page Two

Property Size 134.89 acres Property Frontage 2250 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 solar collection site will be quiet, clean, and enviromental friendly. It will not increase traffic in the area.

Would not be detrimental to property or persons in the area because The solar collection site will be quiet, clean, and enviroment freindly. It will not impact the land it borders.

Other

Comments: The solar collection site will be a good neighbor, produce clean energy, and not impact the community negatively. Lease proceeds will be used by STPAL to further our mission of creating public parks.

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

No

(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

No

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

No

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

None

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.

Owner



William T Jones II, Executive Director, 10/09/2018

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission

City of Kingsland Zoning Application
Page Four

at their meeting of _____, 200__, at _____ 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 _____
 in the amount of \$ _____.

City of Kingsland

BY: _____
 Planning & Zoning Administrator

Date: _____

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

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 October 9, 2018, 200, by virtue of a deed dated December 22, 2015, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1787, Page 00022.

William T Jones II

Owner's Printed/Typed Name

Type text here

William Jones II

Owner's Signature Date: 10/09/2018

Other Owner's Printed/Typed Name

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.

Authorized Agent's Name-Printed

Authorized Agent's Signature

Date

Planning and Zoning

Received by: _____ Date: _____

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2371)**

Meeting: 11/05/18 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2371

Rezoning 107 042 SE Trust for Public Land

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 AG

EXISTING
USE Natural Land

REQUESTED
ZONING Land Dev

REQUESTED
USE Solar energy collection site

PROPERTY OWNER(S)

Name(s) Southeastern Trust for Parks and Land, Inc.

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Phone No. 678-974-2609 **(Work and/or home); Fax No.** _____

☐ **Individual** ☐ **Partnership** ☐ **Sole Proprietor** ☐ **Firm** ☒ **Corporation**
☐ **Association** * Incorporated 501-C-3 non-profit public charity

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: Camden County Tax Parcel 107 042, VL Camden Woods SD

Property

Address: Gross Road, Kingsland GA

Tax Map Reference Number 107 042 **Zoning Map** Kingsland District 2

Attachment: Gross Road CITY OF KINGSLAND REZONING APPLICATION (2371 : Rezoning 107 042 SE Trust for Parks & Land)

City of Kingsland Zoning Application
Page Two

Property Size 43.56 acres Property Frontage 575 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 solar collection site will be quiet, clean, and enviromental friendly. It will not increase traffic in the area.

Would not be detrimental to property or persons in the area because The solar collection site will be quiet, clean, and enviroment freindly. It will not impact the park lands it borders.

Other

Comments: The solar collection site will be a good neighbor, produce clean energy, and not impact the community negatively. Lease proceeds will be used by STPAL to further our mission of creating public parks.

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City of Kingsland Zoning Application
Page Three

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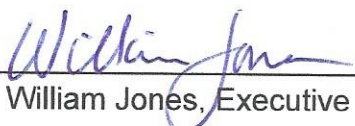
CAMPAIGN CONTRIBUTION

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
None	

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.


 Owner William Jones, Executive Director, 10-09-18

Owner

Owner

HEARING DATE

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City of Kingsland Zoning Application
Page Four

at their meeting of _____, 200__, at _____ P.M. in the Council
 Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

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City of Kingsland Community Development Department
Planning and Zoning Division

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Ownership Certification

State of Georgia
County of Camden

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William T Jones II

Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

William Jones
Owner's Signature Date: 10/9/2018

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.

Authorized Agent's Name-Printed

Authorized Agent's Signature

Date

Planning and Zoning

Received by: _____ Date: _____

Southeastern Trust for Parks and Land, Inc Board of Directors		
Trace Copeland -President	tcopeland@troutlandco.com	404-488-2084
Eric Nelson - Past President	eric.nelson@interfaceglobal.com	404-483-8440
Stephen Arms - Treasurer	armss@mindspring.com	404-918-0333
Dee Harlin - Secretary	deeharlin@gmail.com	770-702-4421
Alexandra Llewellyn	alexandria.llewellyn@gmail.com	404-599-5353
Alex Ottley	aottley@seengineering.com	770-313-2892
Barney Crooks	bcrooks@corblu.com	770-550-1368
Brenda Morawa	brendavmorawa@gmail.com	404-210-6593
Daniel Jessee	dgjessee@gmail.com	404-991-8857
Terry Palmeri	terry.palmeri@imba.com	706-515-5221

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2600 Runic Way Alpharetta, GA 30022
3319 Fieldwood Drive Smyrna, GA 30080
9775 Huntclub Way Alpharetta, GA 30022
4868 Hampton Lake Drive Marietta, GA 30068
4627 Patrick Drive Kennesaw GA 30144
977 Ralph McGill Boulevard Atlanta, GA 30306
481 Eastland Drive Decatur, GA 30030
2009 McLendon Avenue NE Atlanta, GA 30307
1790 Defoor Avenue NW Atlanta, GA 30318
691 Pisgah Road Ellijay, GA 30536