



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • MAY 6, 2019

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
Matt Garner
Troy Hoper
Fyrth Morris
Mr. Eric Snook

Chairman
Vice Chairman
Board Member
Board Member
Board Member
Board Member

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Rezoning Parcel 120 019A -

Rezoning of 30.13 acres on the east side of Gross Rd., south of Laurel Island Pkwy.

2. Rezoning of Parcels K31 01 001 and K31 021 002 -

Rezoning of contiguous parcels K31 01 001 and K31 01 002 located on the east side of S. Lee St. between Boone Ave. and Royal Ave.

3. Setback Variance 324 N. Lee St. -

Rear set variance for 324 N. Lee St for 5 feet. from unopened alleyway.

4. Residential Business 204 Cedar Breeze Dr - Yvonne Way

Sale of women's and children's clothes from the home.

5. Preliminary Plat Lake Juniper Phase II -

Preliminary Plat for 15 lots Lake Juniper Phase II Lakes Blvd. East at Lakes Blvd.

6. Preliminary Plat Fiddlers Reserve at Laurel Island -

Preliminary Plat for 10 lots off Amanda Trace

7. Haddock Rd Annexation S. Gay -

Applicant requests annexation of 5 acres on Haddock Rd. for water & sewer service.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2631)**

Meeting: 05/06/19 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors:
DOC ID: 2631

Rezoning Parcel 120 019A

Rezoning of 30.13 acres on the east side of Gross Rd., south of Laurel Island Pkwy.

REZONE PERMIT

THIS FORM WAS PRINTED ON: 3/26/2019

PERMIT #: 190122

DATE ISSUED: 3/26/2019

PROJECT ADDRESS: GROSS RD
 PARCEL ID: 120-019A
 SUBDIVISION:

LOT #:
 BLK #:
 ZONING: PD

ISSUED TO: DANIEL WHEELER
 ADDRESS: 2800 OSBORNE RD
 CITY: ST MARYS
 STATE: GA
 ZIP: 31558
 PHONE: 912-230-8986

CONTRACTOR: DANIEL WHEELER
 ADDRESS: 2800 OSBORNE RD
 CITY: ST MARYS
 STATE: GA
 ZIP: 31558
 PHONE:

PROP. USE
 WORK: REZONING
 VALUATION: \$ 0.00
 WORK CLASS: REZONING

SQ FT 0.00
 OCCP TYPE:
 CNST TYPE:

FEE CODE	DESCRIPTION	AMOUNT
REZ08	REZONE COM/IND/PD OVER 300000	\$ 600.00
	TOTAL	\$ 600.00

NOTES:**NOTICE**

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

_____/_____/_____
 DATE

(APPROVED BY)

3/29/19
 DATE



Attachment: Rezoning Gross Rd (2631 : Rezoning Parcel 120 019A)



Overview

Legend

- Parcels
- Roads
- USA Major Highways
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels

Parcel ID 120 019A
 Class Code Agricultural
 Taxing District KINGSLAND
 Acres 30.13

Owner GUM BRANCH RESERVE LLC
 3405 PIEDMONT ROAD
 SUITE 400
 ATLANTA GA 30305
 Physical Address n/a
 Assessed Value Value \$120198

Last 2 Sales

Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 4/8/2019
 Last Data Uploaded: 4/5/2019 8:13:26 PM

Developed by Schneider
 GEOSPATIAL

Summary

Parcel Number 120 019A
Location Address
Legal Description V/L E/S GROSS 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 30.13
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

GUM BRANCH RESERVE LLC
 3405 PIEDMONT ROAD
 SUITE 400
 ATLANTA, GA 30305

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	8	16.46
RUR	Woodlands	Rural	7	13.67

Valuation

	2018	2017	2016
Previous Value	\$120,198	\$120,198	\$120,198
Land Value	\$120,198	\$120,198	\$120,198
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$120,198	\$120,198	\$120,198

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, Sales, 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 updates shown. Please note that the Assessors' Office establishes values only. The Camden County Tax Commissioner should be contacted with tax bill related questions.

Last Data Upload: 4/5/2019, 8:13:26 PM

Version 2.2.10

Developed by

Schneider
 GEOSPATIAL

Attachment: Rezoning Gross Rd (2631 : Rezoning Parcel 120 019A)



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 the appropriate fee for this request (fee schedule attached). If paid by check make payable to "City of Kingsland".

REQUEST

EXISTING ZONING PD

EXISTING USE _____

REQUESTED ZONING C-2

REQUESTED USE _____

PROPERTY OWNER(S)

Name(s) Daniel T. Wheeler

Address 2800 Osborne Rd St. Marys

Phone No. 912-230-8986 (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: _____

Property
 Address: _____

Tax Map Reference Number: 120-019A Zoning Map: _____

Property Size: 30.13 Acres Property Frontage: 3600 Feet

Attachment: Rezoning Gross Rd (2631 : Rezoning Parcel 120 019A)

City of Kingsland Zoning Application
Page Two

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 other 3 Quadrants are Commercial. Also Property

is consistently 400' in depth making it difficult for development

Would not be detrimental to property or persons in the area because Surrounding

properties are zoned Commercial

Other Comments: _____

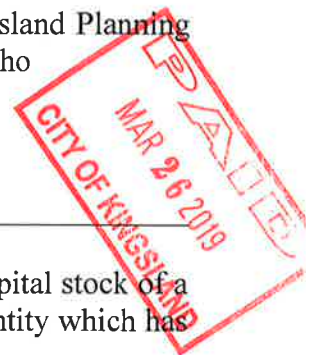
DISCLOSURE

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

- (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

- (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



Attachment: Rezoning Gross Rd (2631 : Rezoning Parcel 120 019A)

City of Kingsland Zoning Application
Page Three

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

_____	_____
_____	_____

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

Owner

Owner

HEARING DATE

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

Date: _____

Planning & Zoning Administrator

Attachment: Rezoning Gross Rd (2631 : Rezoning Parcel 120 019A)

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 Planning and Development Department

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 _____, 2009, by virtue of a deed dated 3/26/19, _____, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book _____, Page _____.

Daniel T. Wheeler

Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Daniel T. Wheeler

Owner's Signature Date: 3/26/19

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

Community Planning and Development

Received by: _____ Date: _____

Attachment: Rezoning Gross Rd (2631 : Rezoning Parcel 120 019A)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2632)**

Meeting: 05/06/19 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich

Initiator: Paul Speich

Sponsors:

DOC ID: 2632

Rezoning of Parcels K31 01 001 and K31 021 002

Rezoning of contiguous parcels K31 01 001 and K31 01 002 located on the east side of S. Lee St. between Boone Ave. and Royal Ave.

REZONE PERMIT

THIS FORM WAS PRINTED ON: 4/10/2019

PERMIT #: 190136

DATE ISSUED: 4/09/2019

PROJECT ADDRESS: CORNER OF E ROYAL
 PARCEL ID: K31-01-002
 SUBDIVISION:

LOT #:
 BLK #:
 ZONING:

ISSUED TO: ALICIA ROGERS
 ADDRESS: PO BOX 5519
 CITY: ST MARYS
 STATE: GA
 ZIP: 31558
 PHONE:

CONTRACTOR: ALICIA ROGERS
 ADDRESS: PO BOX 5519
 CITY: ST MARYS
 ST: GA
 ZIP: 31558
 PHONE:

PROP. USE
 WORK: REZONING
 VALUATION: \$ 0.00
 WORK CLASS:

SQ FT 19,500 SQ FT 0.00
 OCCP TYPE:
 CNST TYPE:

FEE CODE	DESCRIPTION	AMOUNT
REZ01	REZONE COM/IND/PD 0-19999 SQ FT	\$ 175.00
	TOTAL	\$ 175.00

NOTES: REZONING**NOTICE**

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

_____/_____/_____
 DATE

(APPROVED BY)

4/9/19
 DATE



Attachment: Rezoning S Lee St (2632 : Rezoning of Parcels K31 01 001 and K31 021 002)

HAROLD JR.
729-7548



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 the appropriate fee for this request (fee schedule attached). If paid by check make payable to "City of Kingsland".

REQUEST

EXISTING ZONING RESIDENTIAL

EXISTING USE VACANT

REQUESTED ZONING COMMERCIAL

REQUESTED USE _____

PROPERTY OWNER(S)

Name(s) ALICIA R. ROGERS

Address P.O. Box 5519 St. Marys, GA 31558

Phone No. 912 729-5194 (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: CORNER OF EAST ROYAL HIGHWAY 17

Property Address: KINGSLAND, GA

Tax Map Reference Number: K31 01 002 Zoning Map: _____

Property Size: 19,500 SQ FT Property Frontage: 65 Feet



Attachment: Rezoning S Lee St (2632 : Rezoning of Parcels K31 01 001 and K31 021 002)

City of Kingsland Zoning Application
Page Two

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 IS AN AREA
OF PRIMARILY COMMERCIAL PROPERTIES
AND LOCATED ON A MAJOR HIGHWAY.

Would not be detrimental to property or persons in the area because OF LOCATION

Other Comments: _____

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

- (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

- (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

City of Kingsland Zoning Application
Page Three

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
<u>NONE</u>	

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.

Alivia Russell Rogers
Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of April 1, 2009, 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 Alivia R. Rogers
in the amount of \$ 175.00.

City of Kingsland

BY: Glenn J. Wayne
Planning & Zoning Administrator

Date: 4-9-19

Attachment: Rezoning S Lee St (2632 : Rezoning of Parcels K31 01 001 and K31 021 002)

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 Planning and Development Department

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 APRIL 1, 2009, by virtue of a deed dated JAN 11, 2011, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1949, Page 595.

ALICIA R. ROGERS
Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Alicia Russell Rogers
Owner's Signature Date: 4-1-19

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

Community Planning and Development

Received by: _____ Date: _____

Attachment: Rezoning S Lee St (2632 : Rezoning of Parcels K31 01 001 and K31 021 002)



Summary

Parcel Number K31 01 002
Location Address
Legal Description V/L CORNER EAST ROYAL & HWY 1
 (Note: Not to be used on legal documents)
Class R3-Residential
 (Note: This is for tax purposes only, Not to be used for zoning.)
Tax District KINGSLAND (District 02)
Millage Rate 37.94
Acres 0.45
Homestead Exemption No (\$0)
Landlot/District N/A

[View Map](#)


Owner

[ROGERS ALICIA R](#)
 POST OFFICE BOX 5519
 ST MARYS, GA 31558

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	City of Kingsland Residential	Acres	19,500	65	300	0.45	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/11/2011	1949 595		\$10,000	Unable to Verify	ROGERS HAROLD C JR	ROGERS ALICIA R
7/15/2010	1534 537		\$0	Non-Market	RUSSELL ALENE P	ROGERS HAROLD C JR
12/7/1999	748 631		\$1,500	Land Market Sale	GRIFFIS & GAY BLDRS	RUSSELL ALENE P
12/31/1983	177 36		\$0	Unqualified Vacant	BLUE STAR DEV CO INC	GRIFFIS & GAY BLDRS
10/5/1979	151 427		\$0	Unqualified Vacant	POWELL, H A	BLUE STAR DEV CO INC
			\$0	Non-Market		POWELL, H A

Valuation

	2018	2017	2016
Previous Value	\$11,250	\$11,250	\$11,250
Land Value	\$11,250	\$11,250	\$11,250
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$11,250	\$11,250	\$11,250

Photos





Last Data Upload: 4/5/2019, 8:13:26 PM

Version 2.2.10

REZONE PERMIT

THIS FORM WAS PRINTED ON: 4/09/2019

PERMIT #: 190137

DATE ISSUED: 4/09/2019

PROJECT ADDRESS: CORNER/ LEE & RODNEY
 PARCEL ID: K31-01-001
 SUBDIVISION:

LOT #:
 BLK #:
 ZONING:

ISSUED TO: ALICIA ROGERS
 ADDRESS: PO BOX 5519
 CITY: ST MARYS
 STATE: GA
 ZIP: 31558
 PHONE:

CONTRACTOR: ALICIA ROGERS
 ADDRESS: PO BOX 5519
 CITY: ST MARYS
 ST: GA
 ZIP: 31558
 PHONE:

PROP.USE
 WORK: REZONING
 VALUATION: \$ 0.00
 WORK CLASS:

SQ FT 2.9 ACRES 90,000 SQ.FT
 OCCP TYPE:
 CNST TYPE:



FEE CODE	DESCRIPTION	AMOUNT
REZ01	REZONE COM/IND/PD 0-19999 SQ FT	\$ 175.00
TOTAL		\$ 175.00

NOTES: **REZONING****NOTICE**

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

_____/_____/_____
 DATE

(APPROVED BY)

4/9/19
 DATE

Attachment: Rezoning S Lee St (2632 : Rezoning of Parcels K31 01 001 and K31 021 002)



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 the appropriate fee for this request (fee schedule attached). If paid by check make payable to "City of Kingsland".

REQUEST

EXISTING ZONING RESIDENTIAL

EXISTING USE VACANT

REQUESTED ZONING COMMERCIAL

REQUESTED USE _____

PROPERTY OWNER(S)

Name(s) _____

Address P.O. Box 3519 ST. Marys, Ga 31558

Phone No. 912 729-5194 (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: VACANT Lot CORNER OF LEE & RODNEY

Property
Address: KINGSLAND, GEORGIA

Tax Map Reference Number: K31 01 001 Zoning Map: _____

Property Size: 2.9 ACRES 90,000 sq ft Property Frontage: 300 Feet

Attachment: Rezoning S Lee St (2632 : Rezoning of Parcels K31 01 001 and K31 021 002)

City of Kingsland Zoning Application
Page Two

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 IN AN AREA
OF PRIMARILY COMM PROPERTIES AND LOCATED
ON A MAJOR HIGHWAY.

Would not be detrimental to property or persons in the area because OF LOCATION

Other Comments: _____

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

- (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

- (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

City of Kingsland Zoning Application
Page Three

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
<u>NONE</u>	

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.

Alicia Russell Rogers
Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of April 1, 2019, at 6:00 pm 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 Alicia R. Rogers
in the amount of \$ 175.00.

City of Kingsland

BY: Glenn S. Whyte

Planning & Zoning Administrator

Date: 4-9-19

Attachment: Rezoning S Lee St (2632 : Rezoning of Parcels K31 01 001 and K31 021 002)

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 Planning and Development Department

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 APRIL 1, 2019, by virtue of a deed dated JAN 11, 2011, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1949, Page 592.

Alida R. Rogers

Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Alida Russell Rogers
Owner's Signature Date: APR 1, 2019

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

Community Planning and Development

Received by: _____ Date: _____

Attachment: Rezoning S Lee St (2632 : Rezoning of Parcels K31 01 001 and K31 021 002)



Overview

Legend

- Parcels
- Roads
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels

Parcel ID K3101001
 Class Code Residential
 Taxing District KINGSLAND
 Acres 2.39

Owner ROGERS ALICIA R
 POST OFFICE BOX 5519
 ST MARYS GA 31558
 Physical Address n/a
 Assessed Value Value \$48625

Last 2 Sales			
Date	Price	Reason	Qual
1/11/2011	\$49000	XX	U
7/15/2010	0	NM	U

(Note: Not to be used on legal documents)

Date created: 4/8/2019
 Last Data Uploaded: 4/5/2019 8:13:26 PM

Developed by Schneider
 GEOSPATIAL

Attachment: Rezoning S Lee St (2632 : Rezoning of Parcels K31 01 001 and K31 021 002)

Summary

Parcel Number K31 01 001
Location Address
Legal Description V/LOT COR LEE & RODNEY
 (Note: Not to be used on legal documents)
Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District KINGSLAND (District 02)
Millage Rate 37.94
Acres 2.39
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)


Owner

ROGERS ALICIA R
POST OFFICE BOX 5519
ST MARYS, GA 31558

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	City of Kingsland Residential	Acres	90,000	300	300	2.39	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/11/2011	1949 592		\$49,000	Unable to Verify	ROGERS HAROLD C JR	ROGERS ALICIA R
7/15/2010	1535 379		\$0	Non-Market	WHITELEY FRANK R III	ROGERS HAROLD C JR
7/14/2010	1534 507		\$0	Non-Market	GROSS, AVENT	WHITELEY FRANK R III
10/22/1954	51 422	1 152	\$0	Non-Market	GROSS, AVENT	RUSSELL C G

Valuation

	2018	2017	2016
Previous Value	\$48,625	\$48,625	\$48,625
Land Value	\$48,625	\$48,625	\$48,625
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$48,625	\$48,625	\$48,625

Photos



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

Attachment: Rezoning S Lee St (2632 : Rezoning of Parcels K31 01 001 and K31 021 002)

This rezoning, if approved, reflects the value as assessed by the Camden County Board of Assessors for the 2018 tax year. Parcels with existing current zoning that is shown. Please note that the Assessors Office estimates values and The Camden County Tax Commissioner should be contacted with tax bill related inquiries.



Last Data Upload: 4/5/2019, 8:13:26 PM

Version 2.2.10



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 2633)

3.3

Meeting: 05/06/19 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors:
DOC ID: 2633

Setback Variance 324 N. Lee St.

Rear set variance for 324 N. Lee St for 5 feet. from unopened alleyway.

VARIANCE PERMIT

THIS FORM WAS PRINTED ON: 4/05/2019

PERMIT #: 190131

DATE ISSUED: 4/05/2019

PROJECT ADDRESS: 342 LEE ST N
 PARCEL ID: K15-12-004B
 SUBDIVISION:

LOT #:
 BLK #:
 ZONING: R-1

ISSUED TO: HABITAT FOR HUMANITY
 CAMDEM
 ADDRESS: 302 SOUTH LEE STREET
 CITY: KINGSLAND
 STATE: GA
 ZIP: 31548
 PHONE:

CONTRACTOR: HABITAT FOR HUMANITY CAMDEM
 ADDRESS: 302 SOUTH LEE STREET
 CITY: KINGSLAND
 ST: GA
 ZIP: 31548
 PHONE:

PROP. USE
 WORK: VARIANCE
 VALUATION: \$ 0.00
 WORK CLASS:

SQ FT 0.00
 OCCP TYPE:
 CNST TYPE:

FEE CODE	DESCRIPTION	AMOUNT
VAR01	RESIDENTIAL VARIANCE	\$ 100.00
	TOTAL	\$ 100.00

NOTES:**NOTICE**

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

_____/_____/_____
 DATE

(APPROVED BY)

4/5/19
 DATE

Attachment: 324 N Lee St (2633 : Setback Variance 324 N. Lee St.)

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 2ND 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) _____ of the Kingsland Land Development Ordinance.
2. Your Name Habitat for Humanity ☐ Camden County
 Phone 912-729-3633
 Address 302 South Lee Street
3. Location of Property:
 Street 324 N. LEE ST.
 Parcel No. K15 12 004B 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 rear yard setback from 15 to 10 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.

Lot does not allow any other adjustments

- 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.

NA

- 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.

Affirm

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

No other option known

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



Date

5 APR 19

Attachment: 324 N Lee St (2633 : Setback Variance 324 N. Lee St.)

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 5 April 2019
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: 324 N Lee St (2633 : Setback Variance 324 N. Lee St.)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2640)**

Meeting: 05/06/19 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Paul Speich
Initiator: Yvonne Way
Sponsors: Yvonne Way
DOC ID: 2640

Residential Business 204 Cedar Breeze Dr

Sale of women's and children's clothes from the home.

CITY OF KINGSLAND

BUILDING PERMIT

PERMIT #: 190150

DATE ISSUED: 4/15/2019

PROJECT ADDRESS: 204 CADER BREEZE DR
 PARCEL ID:
 SUBDIVISION:

LOT #:
 BLK #:
 ZONING: R-1

ISSUED TO: LULAROE WHITNEY STACH
 ADDRESS: 204 CEADAR BREEZE DRIVE
 CITY: KINGSLAND
 STATE: GA
 ZIP: 31548
 PHONE:

CONTRACTOR: LULAROE WHITNEY STACH
 ADDRESS: 204 CEADAR BREEZE DRIVE
 CITY: KINGSLAND
 ST: GA
 ZIP: 31548
 PHONE: 3606899463

PROP. USE
 WORK: HOME OFFICE
 VALUATION: \$ 1.00
 WORK CLASS:

SQ FT 0.00
 OCCP TYPE:
 CNST TYPE:

SEGMENT	CONTRACTOR	AMOUNT
HOME OFFICE	LULAROE WHITNEY STACH	\$ 50.00
TOTAL		\$ 50.00

NOTES: **RESIDENTIAL BUSINESS**

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.


 (SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

4/15/19
 DATE


 (APPROVED BY)

4/15/19
 DATE

Attachment: 204 Cedar Breeze (2640 : Residential Business 204 Cedar Breeze Dr)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the planning and Zoning Administrator at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is encouraged at the Planning Commission public hearing.

APPLICANT: Whitney Stach PHONE: 360-689-9463
 ADDRESS: 204 Cedar Breeze Dr. Kingsland, Ga 3154
 FAX: _____ E-MAIL: Lularoe.whitneystach@gmail.com

Type of use you are requesting:

- () **Home Office:** (requires planning commission recommendation & city council approval. Permit is valid for as long as the Home Office is located at the address stated herein.)
- () **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)
- ☒ **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: LulaRoe Whitney Stach
 STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 17509 Patterson Dr. Hogges
 TAX MAP & PARCEL NUMBER: _____ ZONING: _____
 OWNER OF SITE, IF NOT APPLICANT: Nicholas Stach
 ADDRESS: 204 Cedar Breeze Dr
 CITY: Kingsland STATE: Ga ZIP: 31548

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
HOME OCCUPATION	\$50.00
<u>RESIDENTIAL BUSINESS</u>	<u>\$50.00</u>

I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.

SIGNED: [Signature] DATE: 4/11/19



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT
TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: _____
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: _____
3. DATE PERMIT FEE PAID: _____ AMOUNT PAID: \$ _____
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: _____
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: _____
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: _____

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A _____ PERMIT HAS BEEN ISSUED.

 PLANNING & ZONING ADMINISTRATOR
 CITY OF KINGSLAND

 DATE

3.4.a

DESCRIBE BELOW HOW THE PROPOSED BUSINESS WILL COMPLY WITH EACH OF THE FOLLOWING CONDITIONS: (ADDITIONAL PAGES MAY BE ATTACHED IF NECESSARY)

CONDITIONS:

If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a residential business in the premises. _____

WS

Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood. _____

WS

The residential businesses shall not involve group instruction or group assembly on the premises, with the exception of "daycare centers" and "home parties" for products such as Tupperware, AmWay, Mary Kay Cosmetics, etc. Such "home parties" are to be limited to no more than one (1) "home party" per week. _____

WS

The occupation or profession must be conducted entirely within the dwelling. _____

WS

The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the residential business shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license. _____

WS

Residential businesses shall be limited to no more than thirty-five percent (35%) of the total heated floor area of the residence. The size of the residential business shall be specified at the time of the application. _____

WS

Any additions or alterations to the residence which will be used for the residential business must be of an architectural style in keeping with the surrounding residential development. _____

WS

The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property. _____

WS

Only one employee in excess of family members residing on the premises shall be permitted. For uses where no customers or clients are coming to the site, the number of employees permitted at any one time may be increased to two. _____

WS

Property on which the residential business is proposed must have frontage on a public road. _____

WS

No outside storage or display shall be allowed. _____

WS

Parking for customers/clients must be provided on site so as not to interfere with the neighboring property in any way, location of parking to be approved by the Planning Commission and City Council.

WS

No more home occupation or residential business is allowed in a residence at one time.

WS

The principal practitioner will be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, a van, or a light truck (up to one ton).

WS

Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Planning Commission and City Council. The request must include the proposed use and size of the trailer.

WS

Pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axels and shall be restricted to no more than two pickups or deliveries per day. The pickups and deliveries are restricted to daylight hours only.

WS

No article or service shall be sold or offered for sale except as may be manufactured or assembled by members of the immediate family residing on the premises, or their employees. Manufactured items are limited to item manufactured within the home (crafts, clothing, etc.) or to the dwelling's garage (such as items made from wood.)

WS

The Planning Commission and/or City Council may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

WS

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

[Signature]

SIGNATURE OF APPLICANT

4/11/19

DATE

To whom it may concern,

I, Nicholas Stach, give my wife Whitney Stach, permission to operate her business out of my home where we reside together. Located at 204 Cedar Breeze Drive, Kingsland, Ga 31548.

Thank you

A handwritten signature in black ink, appearing to read "Nick Stach", with a stylized flourish at the end.

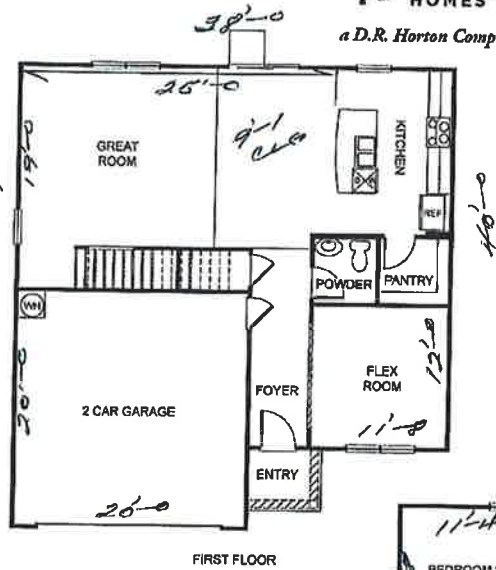
Nicholas Stach

Attachment: 204 Cedar Breeze (2640 : Residential Business 204 Cedar Breeze Dr)



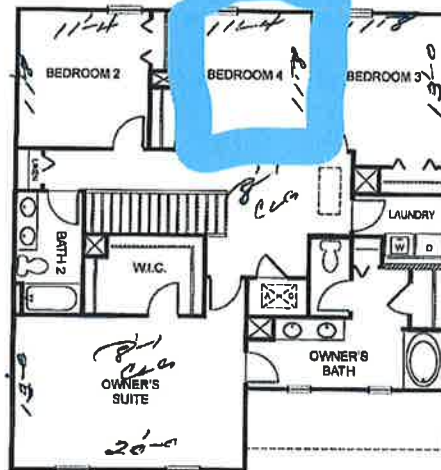
Express
HOMES

a D.R. Horton Company



FIRST FLOOR

THE GALEN
4 Bedroom | 2 Bath | 2 Car Garage
Approximately 2,298 Square Feet



SECOND FLOOR



Floorplans and elevations are artist's renderings for illustration purposes only. Features, sizes and details are approximate and will vary from the homes as built. Builder reserves the right to change and/or alter materials, specifications, features, dimensions and designs without prior notice or obligation. ©2017 Express Homes, Inc. CBC056997 Modified 08/30/17



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2641)**

Meeting: 05/06/19 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich

Initiator: Paul Speich

Sponsors:

DOC ID: 2641

Preliminary Plat Lake Juniper Phase II

Preliminary Plat for 15 lots Lake Juniper Phase II Lakes Blvd. East at Lakes Blvd.



City of Kingsland
Payment Form

Return to Cashier's Window 105 W William Ave, Kingsland, Georgia 31548

Department Generated:

- ☐ Accounting/Finance
- ☐ Administration
- ☐ Court
- ☒ Police
- ☐ Fire
- ☐ Human Resources
- ☒ Planning & Zoning (business licenses, building permits, etc.)
- ☐ Public Works
- ☐ Water Operations
- ☐ Other: _____

Description: (Please give detail description of what the charge is for)

Preliminary Plat

#190151

Payment Code: (Circle payment code #)

61	Business License	525	Water Fund Miscellaneous	105	Building & Zoning Fees
110	Cemetery Fees	115	Demolition of Structure	120	Fines
125	General Fund Misc.	130	Land Disturbance	131	DDA Funds
199	Event Fundraiser	152	Police Dept Misc.		
150	Permits for: _____ (Electrical, Re-inspection, etc.)				
135	Specific Line Item Reimbursement- GL #: _____				



Payment Amount:

\$ 300.00

Today's Date: 4/15/19

Print Name (paid by)

Jeff Foster

Business Name (if applicable)

Celso & Sondra Gonzalez-Falk
Lake Juniper Phase II

Form Completed by:

Employee Name: Natalie Mardano

Project Management - (Edit)

FileEditOptionsFunctionsHelp

Project #190151

New Project #

Property140LAKES BLVD

DescriptionPRELIMINARY PLAT

Issued toFOSTER, JEFF

GeneralSegmentsFinancialProperty InfoInformationCommentsHistoryFootprintConditionsDescription

Project Mailing Address

AttentionJEFF FOSTER

AddressP O BOX 5730
ST MARYS, GA 31558

General Contractor

Owner

Contractor

Project TypePP

PRELIMINARY PLAT

Dwelling TypePrivate

Square Footage

Units

Project Details

Open

Applied Date4/15/2019

Issued Date4/15/2019

Expires Date4/14/2020

Completion Date

Balance300.00

Pending Activity0.00

Securities0.00

Edit This Record

Clear

View

nmoreland

RECEIVED
APR 15 2019
CITY OF KINGSLAND

Packet Pg. 46

Attachment: Preliminary Plat Lake Juniper (2641 : Preliminary Plat Lake Juniper Phase II)

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA



APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. Your Name: Jeff Foster Phone: 912-729-1507
Address: P.O. Box 5730 St. Marys, GA 31558
2. Owner, if not same:
Name: Celso & Sondra Gonzalez-Falla
Address: 140 Lakes Blvd Kingsland, Ga 31548
3. What is your interest if you are not the owner?
Agent for Owner
4. Name of proposed subdivision: Lake Juniper - Phase II
5. Location of subdivision: Neighborhood: The Lakes
Street: _____
Parcel Number: 107 005 Lot Number: _____
6. Present zoning: PD-R1
7. Number of proposed lots: 15
8. Area of proposed subdivision: The Lakes - Lakes Blvd - near sports complex
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - Preliminary Plat (Original and 9 copies)
 - Vicinity Map
 - PD (if applicable)
 - Proof of ownership

Part C - Planning Official Only

1. Date application was filed: _____
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☐ Yes ☐ No
3. Checked by: _____
4. Are Preliminary Plat and application complete? ☐ Yes ☐ No
5. Correct fee paid? ☐ Yes ☐ No ☐ Not applicable
6. Date preliminary plat reviewed by Planning Commission: _____

(☐) Approved (☐) Disapproved
- Conditions of approval or reasons for disapproval: _____

Attachment: Preliminary Plat Lake Juniper (2641 : Preliminary Plat Lake Juniper Phase II)



Please Return To:
Charles C. Smith, Jr.
P. O. Drawer 766
St. Marys, GA 31558

STATE OF GEORGIA
COUNTY OF CAMDEN

655 0346 EXECUTOR'S DEED 0 1032

THIS INDENTURE, Made and entered into this 1st day of January, 1998, by and between SONDR A GILMAN GONZALEZ-FALLA, formerly known as SONDR A G. GILMAN, as Executrix under the Last Will and Testament of CHARLES GILMAN, Jr., deceased, late of the State of Georgia and County of Camden, hereinafter designated "Grantor", and SONDR A G. GONZALEZ-FALLA, hereinafter designated "Grantee", the words Grantor and Grantee to include their respective heirs, successors and assigns, where the context requires or permits;

WITNESSETH:

That the Grantor, acting under and by virtue of the power and authority contained in said Will, the same having been probated and recorded in the Surrogate's Court of New York County, New York, for and in consideration of the assent to the devise contained in the Last Will and Testament of the said Charles Gilman, Jr., deceased, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, her heirs and assigns, 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:

TO ARRIVE AT A POINT OF BEGINNING, from a concrete monument located at the point where the northerly right-of-way line of Georgia State Highway Number 40 (a 185 foot right-of-way) intersects the easterly right-of-way line of Ramp "A" of Interstate Highway 95, extend North 34° 03' 24" West along said easterly right-of-way line 125.27 feet to a concrete monument; thence, extend North 01° 03' 59" West along said easterly right-of-way line 223.55 feet to a concrete monument; thence, extend in a northerly direction along and following said easterly right-of-way line along the arc of a curve concave to the West a chord distance of 553.16 feet to an iron pin which is the point of beginning; AND FROM SAID POINT OF BEGINNING, running North 68° 39' 02" East 573.33 feet to an iron pin; thence, running South 56° 46' 46" East 1430.87 feet to a fence corner; thence, running South 31° 55' 21" West 771.77 feet to a concrete monument in the northerly right-of-way line of Georgia State Highway 40; thence, running South 71° 03' 32" East along said northerly right-of-way line 1038.06 feet to a concrete monument;

Camden County, Georgia
Real Estate Transfer Tax

Paid: 18.19
Date: February 18, 1998
Deputy Clerk of Superior Court

SMITH & FLOYD
Attorneys At Law
1818 Osborne Road
St. Marys, Ga. 31558
912/882-4948

655 0347

thence, running South 18° 56' 28" West 85 feet to a point in the northerly right-of-way line of Georgia State Highway 40 (at the point where such Highway becomes a 100 foot right-of-way); thence, running South 71° 03' 32" East along said northerly right-of-way line 448.74 feet to an iron pin; thence, running North 32° 10' 11" East 1188.99 feet to a concrete monument; thence, running North 32° 10' 10" East 1315.53 feet to an iron pin; thence, running South 71° 06' 39" East 797.96 feet to an iron pin; thence, running South 31° 56' 31" West 1169.64 feet to an iron pin; thence, running South 32° 12' 50" West 894.45 feet to an iron pin; thence, running South 32° 24' 56" West 441.98 feet to an iron pin in the northerly right-of-way line of Georgia Highway 40; thence, running South 71° 03' 32" East along said northerly right-of-way line 82.24 feet to a concrete monument; thence, running North 32° 24' 56" East 423.10 feet to a concrete monument; thence, running North 32° 12' 50" East 897.04 feet to a concrete monument; thence, running North 31° 56' 31" East 1186.08 feet to an iron pin; thence, running North 31° 56' 31" East 5136.48 feet to a concrete monument; thence, running North 42° 13' 05" East 1008.98 feet to a concrete monument; thence, running North 07° 29' 23" West 1350.20 feet to a concrete monument; thence, running North 72° 32' 57" West 1016.23 feet to a concrete monument; thence, running North 72° 00' 53" West 804.56 feet to a concrete monument; thence, running North 85° 38' 47" West 5895.87 feet to a stake; thence, running North 86° 28' 29" West 2495.85 feet to an iron pin in the easterly right-of-way line of Interstate Highway 95; thence, running South 12° 22' 37" East along said easterly right-of-way line 4612.19 feet to a concrete monument; thence, running in a southerly direction along said easterly right-of-way line a chord distance of 850.38 feet to an iron pin (the bearing of the aforesaid chord being South 11° 40' 06" East); thence, running South 10° 57' 35" East along said easterly right-of-way line 1448.85 feet to a concrete monument; thence, running in a southerly direction along said easterly right-of-way line, along the arc of a curve concave to the northeast a chord distance of 611.26 feet to a concrete monument; thence, running South 43° 57' 19" East 247.07 feet to a concrete monument; thence, running in a southerly direction along said easterly right-of-way line along the arc of a curve concave to the southwest a chord distance of 205.29 feet to an iron pin which is the point of beginning. Being all of Tract "B", containing 1411.11 acres, as more fully and accurately shown and described on that certain plat by survey by Lloyd Lee Karschner, Georgia Registered Land Surveyor of John J. Harte Associates, Inc., dated August 24, 1978, revised January 23, 1981, recorded in Plat Drawer 2, Map Number 50, Camden County, Georgia, records.

LESS AND EXCEPT any of the above-described property, or interests therein, previously conveyed by the grantor herein.

SMITH & FLOYD
Attorneys At Law
818 Osborne Road
J. Marys, Ga. 31608
912/882-4348

655 0348

TOGETHER WITH a perpetual nonexclusive easement for ingress and egress over, across, and through that 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 a concrete monument at the point where the northerly right-of-way line of Georgia Highway 40 (a 185 foot right-of-way) intersects the easterly right-of-way line of Ramp "A" of Interstate Highway 95; AND FROM SAID POINT OF BEGINNING, running North 34° 03' 24" West along the easterly right-of-way line of Interstate Highway 95 125.27 feet to a concrete monument; thence, running North 01° 03' 59" West along said easterly right-of-way line 223.55 feet to a concrete monument; thence, running in a northerly direction along the said easterly right-of-way line a chord distance of 553.16 feet to an iron pin; thence, running North 68° 39' 02" East 30 feet to an iron pin; thence, running in a southerly direction along the easterly right-of-way line of a 30 foot easement, along the arc of a curve concave to the West a chord distance of 569.38 feet to an iron pin; thence, running South 01° 03' 59" East 214.67 feet to an iron pin; thence, running South 34° 03' 24" East 106.31 feet to an iron pin; thence, running South 71° 03' 32" East 142.47 feet to an iron pin; thence, running South 18° 56' 28" West 30 feet to a concrete monument in the northerly right-of-way line of Georgia State Highway 40; thence, running North 71° 03' 32" West along said northerly right-of-way line 152.55 feet to a concrete monument which is the point of beginning. Being more fully and accurately shown and described as detail "D" on that certain plat of survey by Lloyd Lee Karschner, Georgia Registered Land Surveyor, dated August 24, 1978, revised January 23, 1981, recorded in Plat Drawer 2, Map Number 50, Camden County, Georgia records.

TO HAVE AND TO 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 forever, in Fee Simple in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

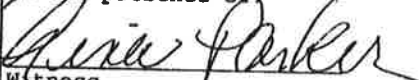
SMITH & FLOYD
Attorneys At Law
1818 Osborne Road
St. Marys, Ga. 31558
912/882-4348

655 0349

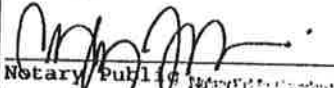
IN WITNESS WHEREOF, the Grantor has hereunto set her hand and affixed her seal, the day and year first above written.


_____(SEAL) 8
Sondra Gilman Gonzalez-Falla,
formerly Sondra G. Gilman,
as Executrix under the
Last Will and Testament of
Charles Gilman, Jr.

Signed, sealed, and delivered
in the presence of

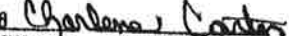


Witness

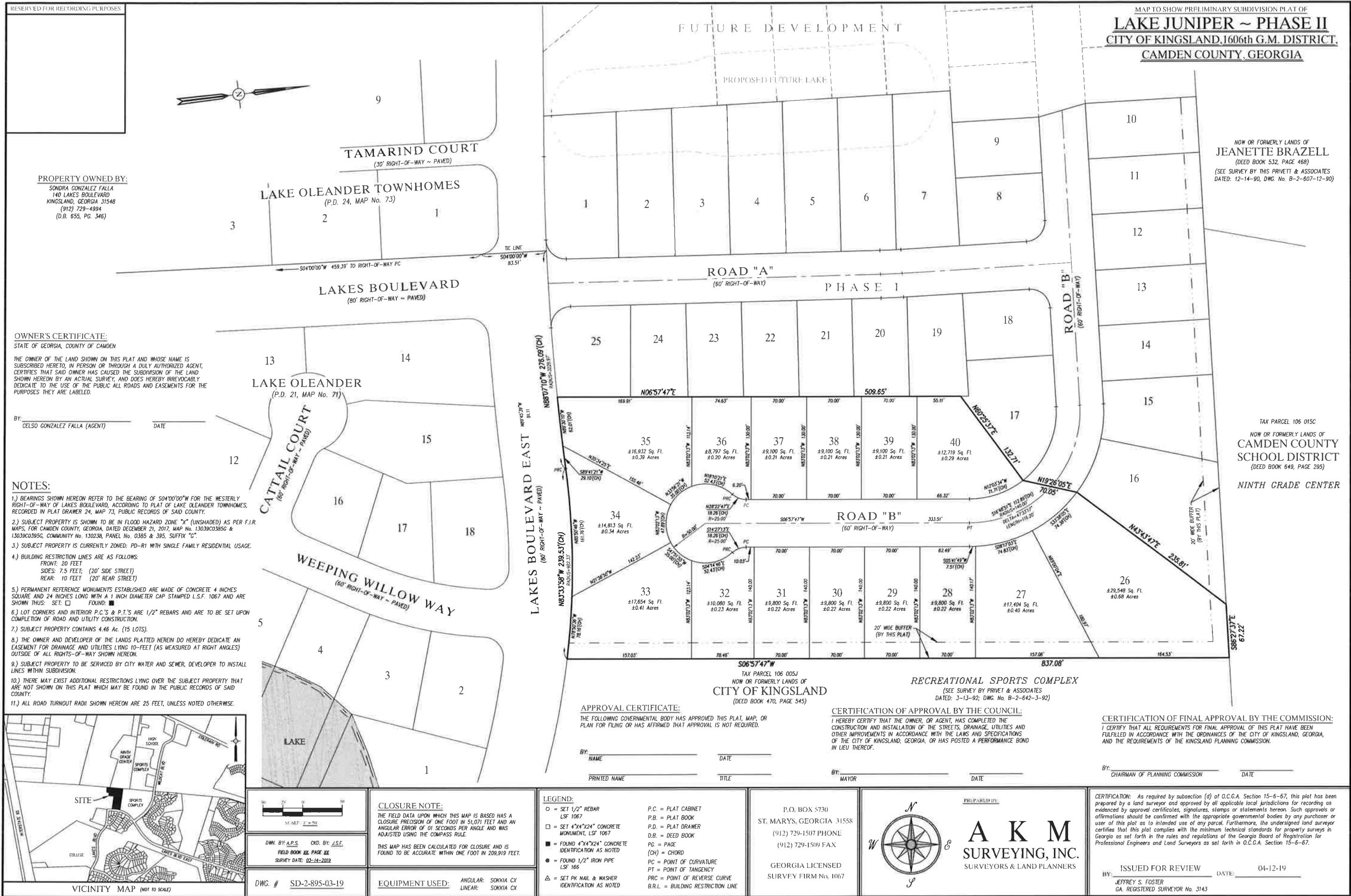


Notary Public



RECORDED FEB 18 1998 
DEPUTY CLERK SUPERIOR COURT CAMDEN COUNTY, GEORGIA

SMITH & FLOYD
Attorneys At Law
1815 Osborne Road
St. Marys, Ga. 31558
912/883-4348



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2642)**

Meeting: 05/06/19 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors:
DOC ID: 2642

Preliminary Plat Fiddlers Reserve at Laurel Island

Preliminary Plat for 10 lots off Amanda Trace



City of Kingsland

Payment Form

Return to Cashier's Window 105 W William Ave, Kingsland, Georgia 31548

Department Generated:

- | | |
|---|---|
| ☐ Accounting/Finance | ☐ Human Resources |
| ☐ Administration | ☒ Planning & Zoning (business licenses, building permits, etc.) |
| ☐ Court | ☐ Public Works |
| ☒ Police | ☐ Water Operations |
| ☐ Fire | ☐ Other: _____ |

Description: (Please give detail description of what the charge is for)

Preliminary Plat

#190152

Payment Code: (Circle payment code #)

61	Business License	525	Water Fund Miscellaneous	106	Building & Zoning Fees
110	Cemetery Fees	115	Demolition of Structure	120	Fines
125	General Fund Misc.	130	Land Disturbance	131	DDA Funds
199	Event Fundraiser	152	Police Dept Misc.		
150	Permits for: _____ (Electrical, Re-inspection, etc.)				
135	Specific Line Item Reimbursement- GL #: _____				



Payment Amount:

\$ 250.00

Today's Date:

4/15/19

Print Name (paid by)

Jeff Foster

Business Name (if applicable)

Fiddlers Holding LLC-Mark Goldsmith
Fiddlers Reserve Phase 1B

Form Completed by:

Employee Name:

Natalie Howard

Project Management - (Edit)

File Edit Options Functions Help

Project #

190152

Next Project #

Property

AMANDA TRACE

Description

PRELIMINARY PLAT

Issued to

FOSTER, JEFF

General

Segments

Financial

Property Info

Information

Comments

History

Footprint

Conditions

Description

Project Mailing Address

Attention

JEFF FOSTER

Address

P O BOX 5730
ST MARYS, GA 31558

General Contractor

Owner

Contractor

Project Type

PP

PRELIMINARY PLAT

Dwelling Type

Private

Square Footage

Units

Project Details

Open

Applied Date

4/15/2019

Issued Date

4/15/2019

Expires Date

4/14/2020

Completion Date

Balance

250.00

Pending Activity

0.00

Securities

0.00

✓ Edit This Record

✓ Ok

✗ Cancel

View

nmoreland

3.6.a

PAD
APR 15 2019
CITY OF KINGSLAND

Attachment: Preliminary Plat Fiddlers Reserve (2642 : Preliminary Plat Fiddlers Reserve at Laurel Island)

Packet Pg. 56

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA

APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.



Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. Your Name: Jeff Foster Phone: 912-729-1507
Address: P.O. Box 5730 St. Marys, GA 31558
2. Owner, if not same:
Name: Fiddlers Holding LLC - Mark Goldsmidt
Address: 36 Charming Way Lakewood, NJ 08701
3. What is your interest if you are not the owner?
Agent for Owner
4. Name of proposed subdivision: Fiddlers Reserve - Phase 1B
5. Location of subdivision: Neighborhood: Laurel Island Country Club
Street: Amanda Trace
Parcel Number: 120 018A Lot Number: _____
6. Present zoning: PD-R1
7. Number of proposed lots: 10
8. Area of proposed subdivision: Laurel Island - Fiddlers Reserve
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.

- Preliminary Plat (Original and 9 copies)
- Vicinity Map
- PD (if applicable)
- Proof of ownership

Part C - Planning Official Only

1. Date application was filed: _____
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? () Yes () No
3. Checked by: _____
4. Are Preliminary Plat and application complete? () Yes () No
5. Correct fee paid? () Yes () No () Not applicable
6. Date preliminary plat reviewed by Planning Commission: _____

() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

Attachment: Preliminary Plat Fiddlers Reserve (2642 : Preliminary Plat Fiddlers Reserve at Laurel Island)



SEP 4 AM 9:46
1600

F.E.
CAMDEN CO. CLERK'S OFFICE

Please return to: 2014 SEP -4 AM 11: 07
Gilbert, Harrell, Sumerford & Martin, P.C.
Attorneys at Law
P. O. Box 7050
St. Marys, GA 31558
34755

CAMDEN COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 425.00
This 1st of Sept 2014
BOOK PAGE
1726 00131
J. Lynn Turner
Clerk of Superior Court

218400

STATE OF GEORGIA
COUNTY OF GLYNN

LIMITED WARRANTY DEED

THIS INDENTURE, made this 27th day of August, 2014, between AMERIS BANK, a Georgia banking corporation, of the first part, and FIDDLERS HOLDINGS LLC, a Delaware limited liability company, 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 party of the second part, its successors and assigns, 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 the intersection of the Northeastern right-of-way of Laurel Island Parkway and the Northwestern right-of-way of Marsh Harbour Parkway; thence run North 27° 10' 07" East a distance of 527.62 feet to an iron pin found; said point also being the Point of Beginning; AND FROM SAID POINT OF BEGINNING, thence run North 62° 49' 53" West a distance of 1,039.84 feet to an iron pin set; thence run North 22° 30' 42" West a distance of 59.14 feet to an iron pin set; thence run North 30° 05' 32" West a distance of 107.24 feet to an iron pin set; thence run North 32° 17' 32" West a distance of 67.52 feet to an iron pin set; thence run North 39° 36' 33" West a distance of 80.15 feet to an iron pin set; thence run North 57° 13' 02" West a distance of 53.63 feet to an iron pin set; thence run North 43° 47' 56" West a distance of 66.59 feet to an iron pin set, thence run North 29° 15' 49" West a distance of 38.26 feet to an iron pin set; thence run North 55° 05' 18" West a distance of 38.87 feet to an iron pin set; thence run North 80° 37' 03" West a distance of 19.15 feet to an iron pin set; thence run North 47° 13' 11" West a distance of 12.29 feet to an iron pin set; thence run North 14° 12' 38" West a distance of 17.02 feet to an iron pin set; thence run North 40° 25' 42" West a distance of 55.20 feet to an iron pin set; thence run North 63° 26' 58" West a distance of 55.79 feet to an iron pin set; thence run North 46° 29' 33" West a distance of 163.97 feet to an iron pin set; thence run

Attachment: Preliminary Plat Fiddlers Reserve (2642 : Preliminary Plat Fiddlers Reserve at Laurel Island)

North 01° 54' 34" East a distance of 7.37 feet to an iron pin set; thence run North 00° 27' 44" West a distance of 25.34 feet to an iron pin set; thence run North 59° 03' 13" West a distance of 11.92 feet to an iron pin set; thence run North 51° 32' 42" West a distance of 29.25 feet to an iron pin set; thence run North 51° 00' 20" West a distance of 41.57 feet to an iron pin set; thence run North 34° 31' 29" West a distance of 35.72 feet to an iron pin set; thence run North 15° 43' 52" East a distance of 28.66 feet to an iron pin set; thence run North 16° 26' 15" East a distance of 16.62 feet to an iron pin set; thence run North 02° 05' 30" East a distance of 28.02 feet to an iron pin set; thence run North 42° 40' 02" West a distance of 42.73 feet to an iron pin set; thence run North 34° 30' 43" West a distance of 17.59 feet to an iron pin set; thence run North 34° 30' 43" West a distance of 7.20 feet to an iron pin set; thence run North 53° 56' 26" East a distance of 28.52 feet to an iron pin set; thence run North 23° 20' 33" East a distance of 37.83 feet to an iron pin set; thence run South 82° 43' 13" East a distance of 32.55 feet to an iron pin set; thence run North 39° 49' 25" East a distance of 20.48 feet to an iron pin set; thence run South 72° 07' 57" East a distance of 21.36 feet to an iron pin set; thence run North 43° 20' 06" East a distance of 15.77 feet to an iron pin set; thence run South 88° 31' 56" East a distance of 25.58 feet to an iron pin set; thence run North 87° 01' 24" East a distance of 22.08 feet to an iron pin set; thence run South 62° 41' 57" East a distance of 16.79 feet to an iron pin set; thence run North 03° 40' 58" East a distance of 28.07 feet to an iron pin set; thence run North 70° 35' 16" East a distance of 30.07 feet to an iron pin set; thence run South 49° 16' 29" East a distance of 20.13 feet to an iron pin set; thence run North 59° 49' 49" East a distance of 56.04 feet to an iron pin set; thence run North 05° 42' 54" East a distance of 20.91 feet to an iron pin set; thence run North 54° 36' 38" East a distance of 4.25 feet to an iron pin set; thence run South 85° 42' 48" East a distance of 19.66 feet to an iron pin set; thence run North 35° 33' 09" East a distance of 6.32 feet to an iron pin set; thence run North 08° 19' 50" East a distance of 20.30 feet to an iron pin set; thence run North 46° 21' 01" East a distance of 7.45 feet to an iron pin set; thence run North 77° 54' 44" East a distance of 28.07 feet to an iron pin set; thence run North 26° 39' 23" East a distance of 14.42 feet to an iron pin set; thence run North 17° 53' 14" West a distance of 13.78 feet to an iron pin set; thence run North 68° 58' 28" East a distance of 29.47 feet to an iron pin set; thence run North 09° 19' 38" East a distance of 56.78 feet to an iron pin set; thence run South 75° 33' 50" West a distance of 14.42 feet to an iron pin set; thence run South 70° 58' 26" West a distance of 17.83 feet to an iron pin set; thence run North 06° 46' 14" East a distance of 27.26 feet to an iron pin set; thence run North 73° 39' 13" East a distance of 44.02 feet to an iron pin set; thence run North 05° 02' 39" West a distance of 15.66 feet to an iron pin set; thence run North 88° 10' 59" West a distance of 28.94 feet to an iron pin set; thence run North 06° 53' 10" West a distance of 26.81 feet to an iron pin set; thence run North 75° 04' 40" East a distance of 42.77 feet to an iron pin set; thence run South 41° 10' 51" East a distance of 37.75 feet to an iron pin set; thence run South 45° 17' 54" East a distance of 67.11 feet to an iron pin set; thence run South 34° 43' 04" East a distance of 28.72 feet to an iron pin set; thence run South 61° 30' 33" East a distance of 41.87 feet to an iron pin set; thence run South 57° 36' 35" East a distance of 101.69 feet to an iron pin set; thence run South 64° 23' 49" East a

distance of 124.71 feet to an iron pin set; thence run South 70° 23' 41" East a distance of 279.38 feet to an iron pin set; thence run South 70° 46' 42" East a distance of 199.34 feet to an iron pin set; thence run South 68° 06' 59" East a distance of 170.21 feet to an iron pin set; thence run South 70° 58' 23" East a distance of 278.23 feet to an iron pin set; thence run South 80° 30' 41" East a distance of 172.03 feet to an iron pin set; thence run South 71° 30' 39" East a distance of 72.00 feet to an iron pin set; thence run South 60° 45' 30" East a distance of 67.13 feet to an iron pin set; thence run South 53° 41' 32" East a distance of 249.01 feet to an iron pin set; thence run South 50° 36' 34" East a distance of 79.45 feet to an iron pin set; thence run South 46° 42' 55" East a distance of 69.96 feet to an iron pin set; thence run South 39° 31' 53" East a distance of 177.35 feet to an iron pin set; thence run South 30° 04' 10" East a distance of 187.50 feet to an iron pin set; thence run South 77° 40' 53" West a distance of 413.45 feet to an iron pin found; thence run along the arc of a curve having a radius of 523.09 feet; a chord distance of 446.37 feet, a chord bearing of South 52° 25' 30" West an arc distance of 461.16 feet to an iron pin set; thence run South 27° 10' 07" West a distance of 152.79 feet to an iron pin set; said point also being the Point of Beginning. Containing 42.010 acres, more or less.

Less and except the following:

All of Lots 82 & 116 of Fiddler's Reserve @ Laurel Island Country Club, Phase 1A, as more fully and accurately shown and described on that certain plat of survey by Ernest C. Johns, Jr., Georgia Registered Land Surveyor No. 2774, dated October 15, 2008, recorded in Plat Drawer 24, Map No. 60, Camden County, Georgia, records.

The above described property being the same as described in that deed in lieu of foreclosure from Sawyer & Associates, Inc., to Ameris Bank dated November 5, 2010, recorded in Deed Book 1545, page 694, Camden County, Georgia, records.

SUBJECT, NEVERTHELESS, to covenants and easements of record.

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 behoof of the said party of the second part, its successors 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 party of the second part, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the party

BOOK PAGE
1726 00134

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.

AMERIS BANK

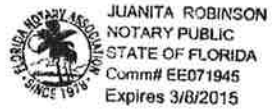
By: Robert W. Mullins, Sr. (SEAL)
Robert W. Mullins, Sr. Vice President

Attest: Teresa Jones (SEAL)
Teresa Jones, Vice President
JAMES W. DAVIS

Signed, sealed, and delivered
in the presence of:

Michael M. Huth
Witness

Juanita Robinson
Notary Public

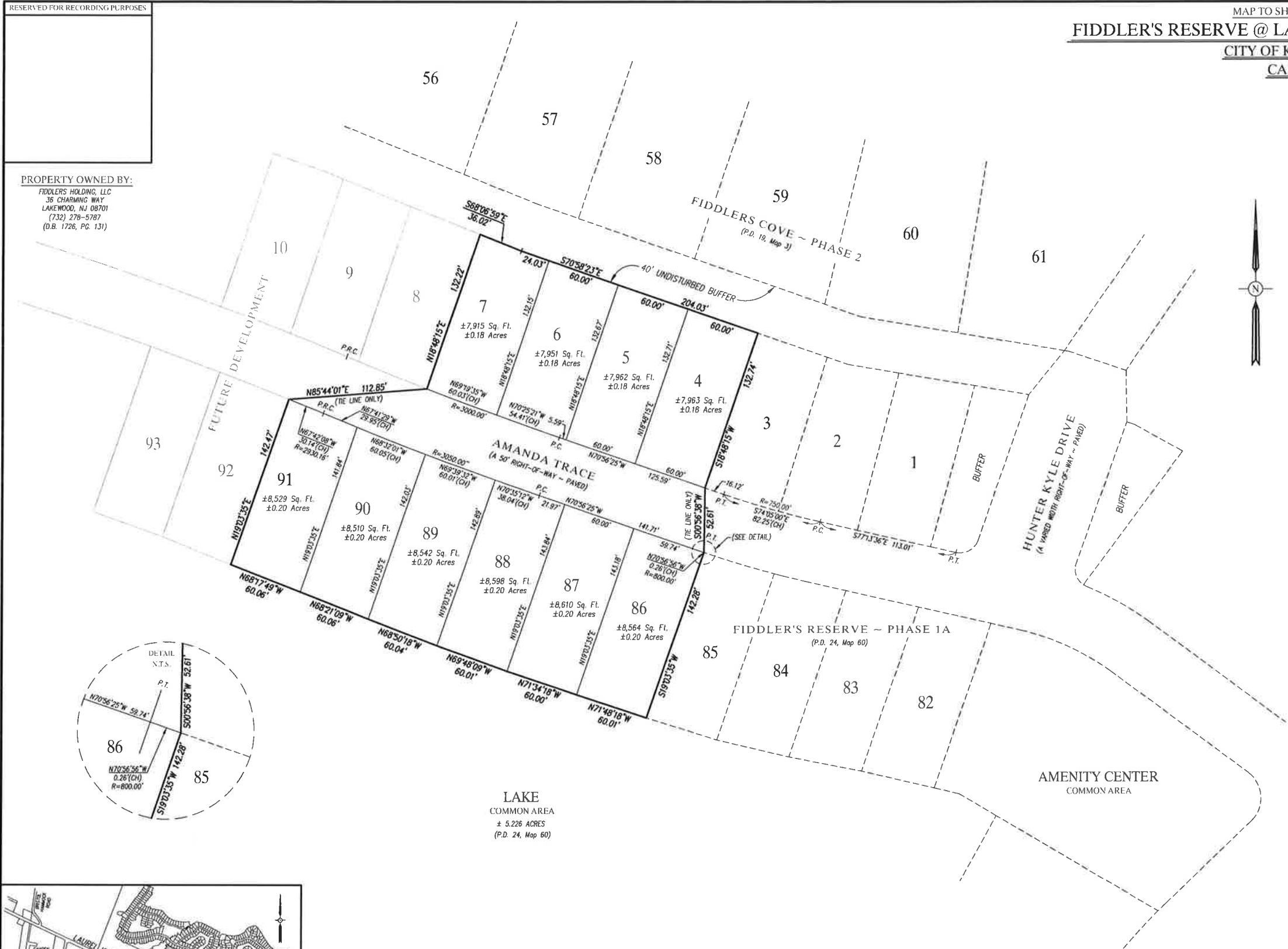


Recorded SEP 04 2014
Jeffrey J. Turner
Clerk of Court

RESERVED FOR RECORDING PURPOSES

MAP TO SHOW PRELIMINARY SUBDIVISION PLAT OF
FIDDLER'S RESERVE @ LAUREL ISLAND COUNTRY CLUB ~ PHASE 1B
CITY OF KINGSLAND, 1606th G.M. DISTRICT,
CAMDEN COUNTY, GEORGIA

PROPERTY OWNED BY:
FIDDLERS HOLDING, LLC
36 CHARMING WAY
LAKEWOOD, NJ 08701
(732) 278-5787
(D.B. 1726, PG. 131)



OWNER'S CERTIFICATE:
STATE OF GEORGIA, COUNTY OF CAMDEN

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY, AND DOES HEREBY IRREVOCABLY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THEY ARE LABELED.

BY: _____ DATE _____
MARK GOLDSCHMIDT (AGENT)

APPROVAL CERTIFICATE:

THE FOLLOWING GOVERNMENTAL BODY HAS APPROVED THIS PLAT, MAP, OR PLAN FOR FILING OR HAS AFFIRMED THAT APPROVAL IS NOT REQUIRED.

BY: _____ DATE _____
NAME
PRINTED NAME TITLE

CERTIFICATION OF APPROVAL BY THE COUNCIL:

I HEREBY CERTIFY THAT THE OWNER, OR 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: _____ DATE _____
MAYOR

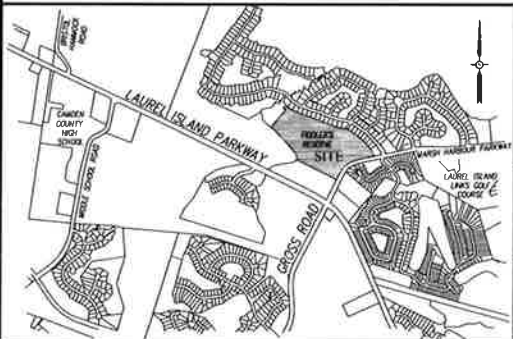
CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:

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: _____ DATE _____
CHAIRMAN OF PLANNING COMMISSION

NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF N70°56'25"W FOR THE NORTHERLY RIGHT-OF-WAY OF AMANDA TRACE, ACCORDING TO PLAT OF FIDDLER'S RESERVE @ LAUREL ISLAND COUNTRY CLUB, PHASE 1A, RECORDED IN PLAT DRAWER 24, MAP 60, PUBLIC RECORDS OF SAID COUNTY.
- 2.) SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAPS, FOR CAMDEN COUNTY, GEORGIA, DATED DECEMBER 21, 2017, MAP No. 13039003856, COMMUNITY No. 130238, PANEL No. 0385, SUFFIX "G".
- 3.) SUBJECT PROPERTY IS CURRENTLY ZONED: PD-R1 WITH SINGLE FAMILY RESIDENTIAL USAGE.
- 4.) BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 20 FEET
SIDES: 0 FEET OR 10 FEET; (20' SIDE STREET)
REAR: 10 FEET (INTERIOR LOTS)
- 5.) PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE MADE OF CONCRETE 4 INCHES SQUARE AND 24 INCHES LONG WITH A 1 INCH DIAMETER CAP STAMPED L.S.F. 1067 AND ARE SHOWN THUS: SET: ☐ FOUND: ☒
- 6.) LOT CORNERS AND INTERIOR P.C.'S & P.T.'S ARE 1/2" REBARS AND ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.
- 7.) SUBJECT PROPERTY CONTAINS 1.91 AC. (10 LOTS).
- 8.) THE OWNER AND DEVELOPER OF THE LANDS PLATTED HEREIN DO HEREBY DEDICATE AN EASEMENT FOR DRAINAGE AND UTILITIES LYING 10-FOOT (AS MEASURED AT RIGHT ANGLES) OUTSIDE OF ALL RIGHTS-OF-WAY SHOWN HEREON.
- 9.) SUBJECT PROPERTY TO BE SERVICED BY CITY WATER AND SEWER, DEVELOPER TO INSTALL LINES WITHIN SUBDIVISION.
- 10.) 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.



VICINITY MAP (NOT TO SCALE)



DWN. BY: A.P.S. CND. BY: J.S.F.

DWG. # SD-2-908-04-19

CLOSURE NOTE:

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 103,816 FEET.

EQUIPMENT USED: ANGULAR: SOKKIA CX
LINEAR: SOKKIA CX

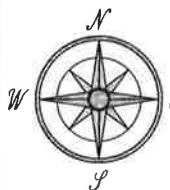
LEGEND:

- = SET 1/2" REBAR LSF 1067
- = SET 4"x4"x24" CONCRETE MONUMENT, LSF 1067
- = FOUND 4"x4"x24" CONCRETE IDENTIFICATION AS NOTED
- = FOUND 1/2" IRON PIPE LSF 166
- △ = SET PK NAIL & WASHER IDENTIFICATION AS NOTED

P.C. = PLAT CABINET
P.B. = PLAT BOOK
P.D. = PLAT DRAWER
D.B. = DEED BOOK
PG. = PAGE
(CH) = CHORD
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVE
B.R.L. = BUILDING RESTRICTION LINE

P.O. BOX 5730
ST. MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX

GEORGIA LICENSED
SURVEY FIRM No. 1067



PREPARED BY:

A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS

CERTIFICATION: As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

BY: _____ DATE: _____
JEFFREY S. FOSTER
GA. REGISTERED SURVEYOR No. 3143

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2644)**

Meeting: 05/06/19 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors:
DOC ID: 2644

Haddock Rd Annexation S. Gay

Applicant requests annexation of 5 acres on Haddock Rd. for water & sewer service.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

COPY

April 17, 2019

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

RE: Annexation, 108 004A, 5 Acres, Mr. Scott Gay, 327 Haddock Road

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:

- Copy of the Application(s) to Annex Land
- Copy of Camden County Property Record Card(s)
- Warranty Deed(s)
- Survey Map(s)

This matter will go before the City Council pending any objections from the County.

Respectfully,

Linda M. O'Shaughnessy, MMC
City Clerk

/attachments



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 108, Block _____, Parcel 0044, 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 _____ 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 R-3 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: 5

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: 60

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.

4/10/15 Date
Scott E. Gay Signature (Signed and Printed) of Owner
750 Al Gay Dr. Kingsland GA 31548 Address of above Owner

Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

Page One



Summary

Parcel Number	108.004A
Location Address	327 HADDOCK RD
Legal Description	V/L E/S HADDOCK RD GAY TRACT (Note: Not to be used on legal documents)
Class	R4-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	42 UNINCORPORATED SERVICE DIST (District 42)
Millage Rate	30.61
Acres	11.39
Homestead Exemption	No (S0)
Landlot/District	N/A

[View Map](#)

Owner

GAY SCOTT EDWARD
750 AL GAY ROAD
KINGSLAND, GA 31548

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Ponds	Rural	1	2.25
RUR	Small Parcels	Rural	1	9.14

Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
4139	GAY SCOTT EDWARD		1998	HOMES OF MERIT	AV	26x64

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/1/1996	610 347		\$0	Non-Market	GAY, ALLEN E JR	GAY, SCOTT EDWARD
			\$0	Non-Market		GAY, ALLEN E JR

Valuation

	2018	2017	2016
Previous Value			
Land Value	\$64,159	\$64,159	\$64,159
+ Improvement Value	\$58,263	\$64,159	\$64,159
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$58,263	\$64,159	\$64,159

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

The information contained herein reflects the values as provided by the Camden County Board of Assessors for the 2018 tax digest. Parcel including a current with the latest update shown. Please note that our Assessor's Office cannot answer questions regarding questions.

Last Data Upload: 4/12/2019, 8:44:02 PM

Version 2.2.13



Overview



Legend

 Parcels

 Roads

 USA Major Highways

 Limited Access

 Highway

 Major Road

 Local Road

 Minor Road

 Other Road

 Ramp

 Ferry

 Pedestrian Way

 City Labels

Parcel ID

108.004A

Class Code

Residential

Taxing District

42 UNINCORPORATED SERVICE DIST

Acres

11.39

Owner

GAY SCOTT EDWARD

Physical Address

750 AL GAY ROAD

Assessed Value

Value \$58263

Last 2 Sales

Date

9/1/1996

Price

0

Reason

NM

Qual

U

Physical Address

327 HADDOCK RD

Assessed Value

Value \$58263

(Note: Not to be used on legal documents)

Date created: 4/15/2019
Last Data Uploaded: 4/12/2019 8:44:02 PM
Developed by  **Schneider**
GEOSPATIAL

2644

DEED OF GIFT

RETURN TO:

JOHN J. OSSICK, JR.
Attorney at Law
225 North 1st Street
Ft. O. Box 1087
Kingland, Georgia 31548
(912) 729-5864

STATE OF GEORGIA
COUNTY OF CAMDEN

610 0347

THIS INDENTURE, made this 15th day of September,

1996, between ALLEN E. GAY, JR., Camden County, Georgia (hereinafter referred to as "Grantor"), and SCOTT EDWARD GAY, Camden County, Georgia (hereinafter referred to as "Grantee").

WITNESSETH:

That the said Grantor for and in consideration of his natural love and affection for the said Grantee, has given, granted and conveyed and by these presents does give, grant and convey unto said Grantee, his heirs and assigns, all of the following described property, to-wit:

All that tract or parcel of land lying and being in Camden County, G.M.D. 1606, Georgia, being shown on a plat by Brandon Associates, GA. R.L.S. No. 2053, dated April 2, 1996, containing 8.639 acres and being more particularly described as follows to-wit:

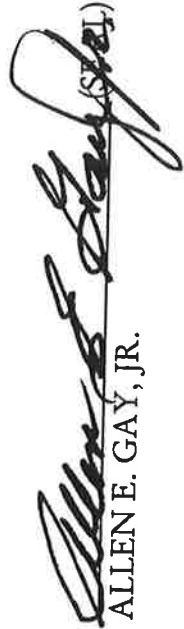
Beginning at an iron pin at the east R/W line of Haddock Road. Lying south 18° 17' 43" west, 657.10 feet from a half-inch rebar at the south R/W line of Al Gay Road, run south 64° 08' 37" east, 536.83 feet to an iron pin at a fence corner; thence south 12° 00' 00" west, 676.00 feet to a 2" iron pipe; thence north 65° 41' 04" west, 572.11 feet to an iron pin at the east R/W line of Haddock Road (a new 80 foot R/W); thence along the R/W around a curve to the right, having a radius of 2766.30 feet, an arc distance of 455.32 feet, subtended by a chord running north 13° 34' 48" east, 454.81 feet to a half-inch rebar at the P.T.; thence north 18° 17' 43" east, 886.37 feet to the point of beginning.

TO HAVE AND TO HOLD the said above-described real estate, with all and singular its rights, members and appurtenances, unto the said Grantee, his heirs, executors, administrators and assigns, forever in fee simple.

JOHN J. OSSICK, JR.
Attorney at Law
P.O. Box 1087
Kingland, Georgia 31548
(912) 729-5864

Camden County, Georgia
Real Estate Transfer Tax
Paid \$ none
Date December 11, 1996
Chalene Carter
Deputy Clerk of Superior Court

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, affixed his seal, and delivered these presents the day and year above-written.


ALLEN E. GAY, JR.

Signed, sealed and delivered
in the presence of:


Witness


Notary Public



Notary Public, Camden County, Georgia
My Commission Expires July 5, 1993.

RECORDED DEC 11 1996 
DEPUTY CLERK SUPERIOR COURT CAMDEN COUNTY, GEORGIA

JOHN J. OSSICK, JR.
Attorney at Law
P.O. Box 1087
Mableton, Georgia 31548
(912) 729-5864

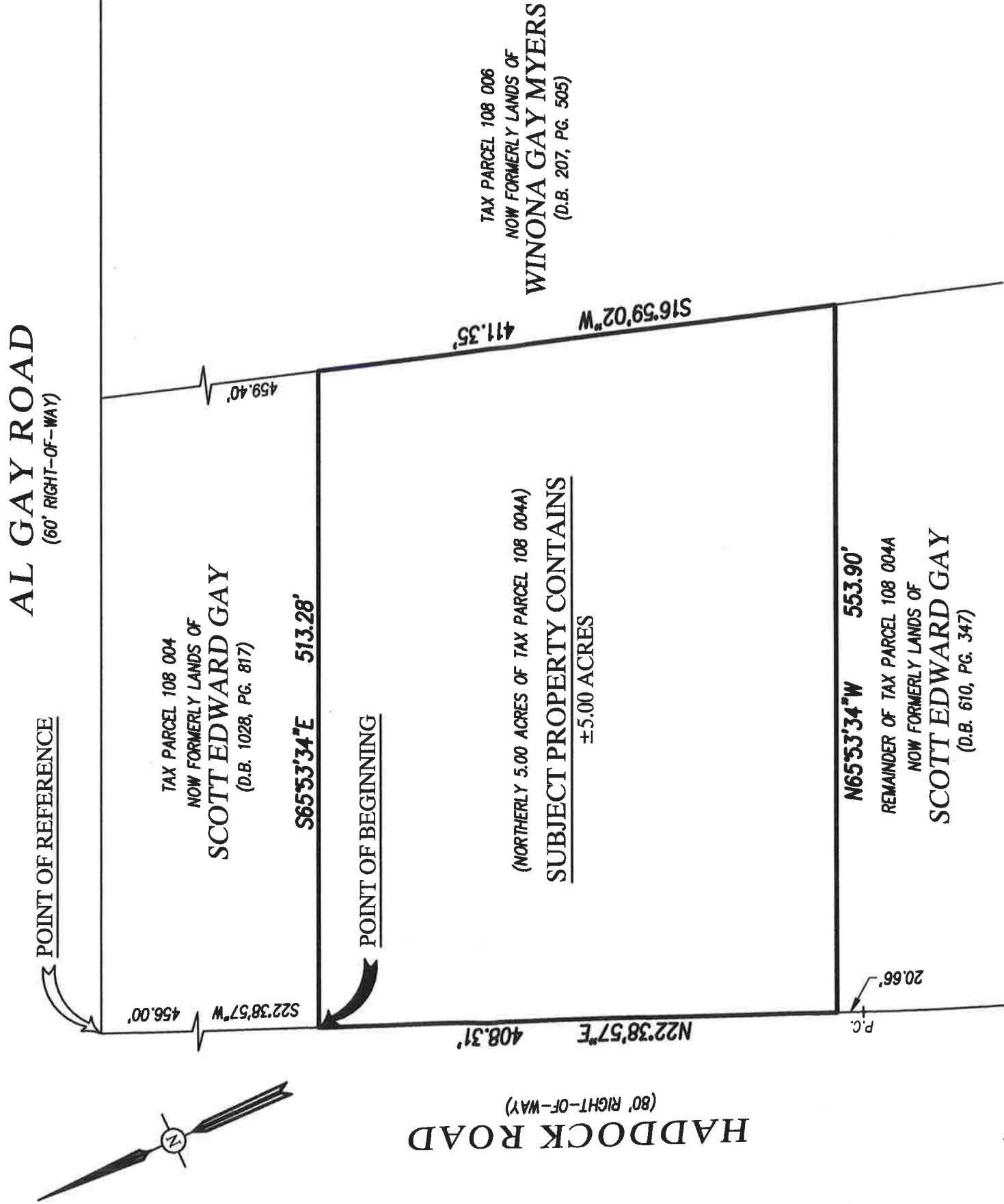
MAP TO SHOW SKETCH OF
A PARCEL OF LAND LYING IN THE 1606th G.M. DISTRICT,
CAMDEN COUNTY, GEORGIA
(BEING THE NORTHERLY 5.00 ACRES OF TAX PARCEL 108 004A, ACCORDING TO TAX ASSESSORS RECORDS)
FOR: W.H. GROSS CONSTRUCTION

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE 1606th G.M.D., CAMDEN COUNTY, GEORGIA, BEING THE NORTHERLY 5.00 ACRES OF TAX PARCEL 108 004A, ACCORDING TO TAX ASSESSORS RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF AL GAY ROAD (A 60 FOOT RIGHT-OF-WAY AS ESTABLISHED) INTERSECTS THE EASTERLY RIGHT-OF-WAY LINE OF HADDOCK ROAD (AN 80 FOOT RIGHT-OF-WAY AS ESTABLISHED) AND RUN THENCE SOUTH 22°-38'-57" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 456.00 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF SCOTT EDWARD GAY (ACCORDING TO DEED RECORDED IN DEED BOOK 1028, PAGE 817, PUBLIC RECORDS OF SAID COUNTY) SAID POINT BEING THE POINT OF BEGINNING.

FROM THE POINT BEGINNING THUS DESCRIBED RUN THENCE SOUTH 65°-53'-34" EAST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 513.28 FEET TO A POINT LYING ON THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF WINONA GAY MYERS ESTATE (ACCORDING TO DEED RECORDED IN DEED BOOK 207, PAGE 505, PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH 16°-59'-02" WEST, ALONG LAST MENTIONED WESTERLY LINE, A DISTANCE OF 411.35 FEET TO A POINT; RUN THENCE NORTH 65°-53'-34" WEST, A DISTANCE OF 553.90 FEET TO A POINT LYING ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY OF HADDOCK ROAD; RUN THENCE NORTH 22°-38'-57" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 408.31 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 5.00 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT MAY LIE WITHIN.



NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF N22°38'57"E FOR THE EASTERLY RIGHT-OF-WAY LINE OF HADDOCK ROAD, ACCORDING TO RIGHT-OF-WAY MAP BY PRIVETT & ASSOCIATES DATED JUNE 1995 AND HAVING DRAWING No. B-2-825-6-95.
- 2.) THIS IS SKETCH WAS COMPILED FOR THE PURPOSE OF FOLLOWING A LEGAL DESCRIPTION AND SHOULD NOT BE CONSTRUED AS A CURRENT BOUNDARY SURVEY.
- 3.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER SUBJECT PROPERTY NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- 4.) SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAPS, FOR CAMDEN COUNTY, GEORGIA, DATED DECEMBER 21, 2017, MAP No. 13039C03956, COMMUNITY No. 130262, PANEL No. 0395, SUFFIX "G".

PREPARED BY:



A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS

P.O. BOX 5730 (912) 729-1507 PHONE
ST. MARYS, GEORGIA 31558 (912) 729-1509 FAX
GEORGIA LAND SURVEY FIRM No. 1067



DWN. BY: M.C.
CKD. BY: J.S.F.
SKETCH DATE: 03-27-2019

APPROVED BY:



DATE: 3/27/19

BY: JEFFREY S. FOSTER
GA. REGISTERED SURVEYOR No. 3143