



# CITY OF KINGSLAND, GEORGIA

## PLANNING AND ZONING

AGENDA • JULY 1, 2019

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**Regular Meeting**

**City Council Chamber**

**6:00 PM**

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

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### **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. Final Plat-Jeff Foster-Fiddlers Reserve @ Laurel Island Country Club-Phase 1B  
-

Jeff Foster is requesting a Final Plat on behalf of Fiddlers Holding, LLC-Mark Goldsmidt for Fiddlers Reserve @ Laurel Island Country Club-Phase 1B in Laurel Island on Amanda Trace. Parcel # is 120 018A. Lot # is 4-7; 86-91. Zoning is PD-R-1. Number of proposed lots is 10.

2. Re-Zoning-Daniel T. Wheeler-Clarks Bluff Rd. -

Daniel T. Wheeler requests re-zoning of Tax Parcel K20 06 001A on Clarks Bluff Rd.. The Property Size is .75. Property Frontage is 365 feet. Existing Zoning is R-3. Requested Zoning is R-4.

3. Healing Harvest Ministries-Alfonzo Alberto -

Special Use-Healing Harvest Ministries-550 N. Orange Edwards Blvd.-Tax Parcel K1003010-Zoning R-3-Construction of a new church

### **IV. ADJOURNMENT**

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 2723)**

Meeting: 07/01/19 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

DOC ID: 2723

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## **Final Plat-Jeff Foster-Fiddlers Reserve @ Laurel Island Country Club-Phase 1B**

Jeff Foster is requesting a Final Plat on behalf of Fiddlers Holding, LLC-Mark Goldsmidt for Fiddlers Reserve @ Laurel Island Country Club-Phase 1B in Laurel Island on Amanda Trace. Parcel # is 120 018A. Lot # is 4-7; 86-91. Zoning is PD-R-1. Number of proposed lots is 10.

## APPLICATION FOR FINAL 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 Chrming 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 @ Laurel Island Country Club - Phase 1B
5. **Location of subdivision: Neighborhood:** Laurel Island  
**Street:** Amanda Trace  
**Parcel Number:** 120 018A **Lot Number:** 4-7 ; 86-91
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.
  - Final Plat (Original and 9 copies)
  - Vicinity Map
  - Proof of ownership
10. **Signed:** [Signature] **Date:** 5/16/19

**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 Final Plat and application complete? ( ) Yes ( ) No
5. Correct fee paid? ( ) Yes ( ) No ( ) Not applicable
6. Date final plat reviewed by Planning Commission: \_\_\_\_\_  
( ) Approved ( ) Disapproved

Conditions of approval or reasons for disapproval: \_\_\_\_\_

RESERVED FOR RECORDING PURPOSES

MAP TO SHOW FINAL 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  
(O.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: MARK GOLDSCHMIDT (AGENT) DATE

APPROVAL CERTIFICATE:

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

BY: NAME DATE  
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: MAYOR DATE

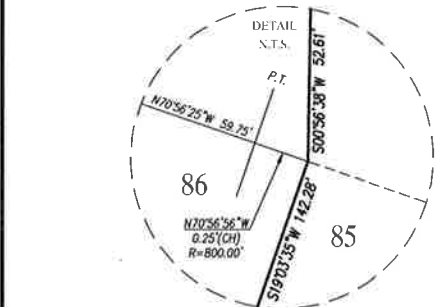
CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:

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

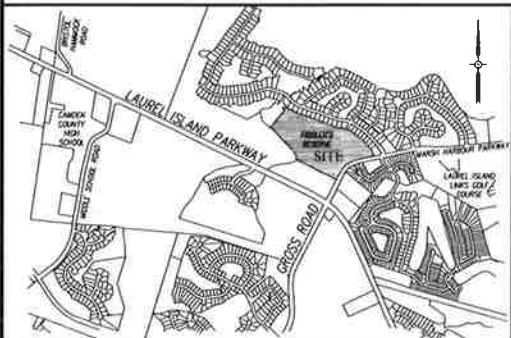
BY: CHAIRMAN OF PLANNING COMMISSION DATE

NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF 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. 1303900385 G, 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.) THE OWNER AND DEVELOPER OF THE LANDS PLATTED HEREIN DO HEREBY DEDICATE AN EASEMENT FOR DRAINAGE AND UTILITIES LYING 10-FEET (AS MEASURED AT RIGHT ANGLES) OUTSIDE OF ALL RIGHTS-OF-WAY SHOWN HEREON.
- 6.) THIS PLAT RESERVES A DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES EQUIVALENT TO THE BUILDING SETBACKS ON THOSE LOTS. SEE NOTE 4 FOR SETBACK REQUIREMENTS.
- 7.) LOT CORNERS AND INTERIOR P.C.'S & P.T.'S ARE 1/2" REBARS AND ARE TO BE SET UPON FINAL APPROVAL OF THIS PLAT.
- 8.) SUBJECT PROPERTY CONTAINS 2.25 AC. (10 LOTS)
- 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.



LAKE  
COMMON AREA  
± 5.226 ACRES  
(P.D. 24, Map 60)



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:

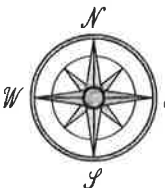
ANGULAR: SOKKIA CX  
LINEAR: SOKKIA CX

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  
P.R.C. = 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: JEFFREY S. FOSTER DATE:  
GA. REGISTERED SURVEYOR No. 3143

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 2684)**

Meeting: 07/01/19 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

DOC ID: 2684

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**Re-Zoning-Daniel T. Wheeler-Clarks Bluff Rd.**

Daniel T. Wheeler requests re-zoning of Tax Parcel K20 06 001A on Clarks Bluff Rd.. The Property Size is .75. Property Frontage is 365 feet. Existing Zoning is R-3. Requested Zoning is R-4.



### 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 R-3

EXISTING USE \_\_\_\_\_

REQUESTED ZONING R-4

REQUESTED USE \_\_\_\_\_

#### PROPERTY OWNER(S)

Name(s) Daniel T. Wheeler

Address 109 Bryce Ryan Cir

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: KZC 06 001A

Property  
 Address: Clarks Bluff Rd

Tax Map Reference Number: \_\_\_\_\_ Zoning Map: \_\_\_\_\_

Property Size: .75 Property Frontage: 365 Feet

Attachment: Re-Zoning-Daniel T. Wheeler-Clarks Bluff Rd. (2684 : Re-Zoning-Daniel T. Wheeler-Clarks Bluff Rd.)

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 Area has mixed use from R-1 R-3 + C-2

Would not be detrimental to property or persons in the area because has mixed use conditions now

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

No

- (2) Have a financial interest (direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

No

- (3) Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

No

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: 5/24/19

Planning & Zoning Administrator

Attachment: Re-Zoning-Daniel T. Wheeler-Clarks Bluff Rd. (2684 : Re-Zoning-Daniel T. Wheeler-Clarks Bluff Rd.)

### 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 \_\_\_\_\_, 200\_\_\_\_, by virtue of a deed dated \_\_\_\_\_, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book \_\_\_\_\_, Page \_\_\_\_\_.

\_\_\_\_\_  
Owner's Printed/Typed Name

\_\_\_\_\_  
Other Owner's Printed/Typed Name

\_\_\_\_\_  
Owner's Signature Date: \_\_\_\_\_

\_\_\_\_\_  
Other Owner's Signature Date: \_\_\_\_\_

**Agent Authorization**

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize \_\_\_\_\_ to act as Agent in submitting and representing the above identified application in my/our behalf.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Other Owner's Signature

I accept this authorization to act on behalf of the above ownership as Agent.

\_\_\_\_\_  
Authorized Agent's Name-Printed

\_\_\_\_\_  
Authorized Agent's Signature

\_\_\_\_\_  
Date

**Community Planning and Development**

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Attachment: Re-Zoning-Daniel T. Wheeler-Clarks Bluff Rd. (2684 : Re-Zoning-Daniel T. Wheeler-Clarks Bluff Rd.)

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 2721)**

Meeting: 07/01/19 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:  
DOC ID: 2721

**Healing Harvest Ministries-Alfonzo Alberto**

Special Use-Healing Harvest Ministries-550 N. Orange Edwards Blvd.-Tax Parcel K1003010-  
Zoning R-3-Construction of a new church



## APPLICATION FOR SPECIAL USE PERMIT

Kingsland, Georgia

This Application must be filed with the Planning & Zoning Administrator at least 26 days before the Planning Commission meeting at which it will be heard. The Kingsland Planning Commission will hold at least one public hearing and make a recommendation about your request within 45 days of the date you file a complete application. The City Council will then issue or deny the permit.

### TO BE COMPLETED BY APPLICANT:

1. Your Name: Healing Harvest Ministries Phone: (904) 239-1185

Mailing Address: 1382 Brookwood Forest Blvd W14W

2. The Planning & Zoning Administrator informed me that a special use permit is required at the time I applied for (check one):  
( ) A Zoning Amendment (rezoning)  
( ) A home occupation  
(X) Other Request special for a 3 district

3. Location of property:  
Street Address 550 N. Craig Edward Blvd  
Parcel No. 4100300 Lot No. 13-3

4. Present Zoning W14W

5. Owner of property, if not you: (Name, Address & Phone Number, please)

Wanda Wilberta  
1382 Brookwood Forest Blvd W14W

6. Proposed use of property: Construction of a new church

NOTE: PLEASE ATTACH A SITE PLAN OR SURVEY PLAT AND SPECIAL PERMIT FEE OF \$300. THESE ITEMS MUST BE SUBMITTED WITH THE COMPLETED APPLICATION. If your property is in any multi-family, mobile home, commercial or industrial zoning district, you are required to submit a site plan at the time you file this application. YOUR PRESENCE OR THAT OF YOUR REPRESENTATIVE IS ENCOURAGED AT THE PLANNING COMMISSION PUBLIC HEARING.

Signed: Alfonzo Wilberta Date: 5/20/19

### TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR:

1. Has the correct fee been paid?  
( ) Yes ( ) No Amount \$

2. Date complete application filed: 5/20/19

3. List of attachments:

( ) Simple map with property owner's name  
( ) Site Plan  
( ) Other

4. Public hearing:

( ) Date applicant notified: \_\_\_\_\_  
( ) Date hearing advertised: \_\_\_\_\_  
( ) Date hearing held: \_\_\_\_\_

5. Planning Commission recommended:

( ) Approval ( ) Denial Date: \_\_\_\_\_  
Conditions of approval or reasons for denial: \_\_\_\_\_

6. City Council: ( ) Approved ( ) Denied  
Conditions of approval or reasons for denial: \_\_\_\_\_

7. Date applicant notified of final action: \_\_\_\_\_

MAP TO SHOW SITE PLAN OF  
A PARCEL OF LAND LYING IN THE CITY OF KINGSLAND,  
1606th, G.M.D., CAMDEN COUNTY, GEORGIA

FOR: HEALING HARVEST MINISTRIES

- DENOTES 1/2" REAR (UNLESS NOTED OTHERWISE)
- DENOTES F.D. COMIC MON.
- DENOTES SET 1/2" ROW PFE

CAMDEN COUNTY TAX PARCEL NOS.  
K1003 10  
K1003 009  
K1003 009A  
K1003 008

- NOTES:
- 1) BEYOND SHOWN HEREON REFER TO THE BEARING OF SURVEY FOR THE CONTINUED OF ORANGE EDWARDS BOULEVARD ACCORDING TO SURVEY BY PROJECT & ASSOC. DATED: 02-08-1993, DMC. No. B-5-279(A)-02-93.
  - 2) THIS SITE PLAN WAS PERFORMED WITHOUT THE BENEFIT OF A FINAL TITLE REVIEW.
  - 3) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF CAMDEN COUNTY.
  - 4) NO ATTEMPT TO DETERMINE METEOROLOGICAL ISSUES OR OTHER ENVIRONMENTAL ISSUES, IF ANY, IS MADE OR MADE BY THIS SURVEY.
  - 5) PROPERTY IS CURRENTLY ZONED: R-1
  - 6) BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: 25' (25' SIDE & REAR STREET)  
SIDES: 10'  
REAR: 15'

