CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA ● AUGUST 5, 2019

Regular Meeting | **City Council Chamber** | **6:00 PM**

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

I. CALL TO ORDER

Bryant Shepard	Chairman
Farran Fullilove	Vice Chairman
Matt Garner	Board Member
Troy Hoper	Board Member
Fyrth Morris	Board Member
Mr. Eric Snook	Board Member

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Preliminary Plat-Jeff Foster-Waters Edge-Phase 4 -

Jeff Foster-AKM Surveying, Inc. is requesting a Preliminary Plat on behalf of Waters Edge Kingsland Property Holdings-Bill Gross for Waters Edge-Phase 4 on Haddock Rd. Tax Parcel is 108 071. Zoning is PD-R-1. Number of proposed lots is 20. Acreage is 7.34 acres.

2. Home Occupation-Megann Mason -

Megann Mason is requesting a Home Occupation License for Mrs. Mason's Innovations, a custom tumblers business. She also makes custom T-shirts, small figurines, key chains and coasters at 204 Old Pond Dr., W. Tax Parcel 107A 201. Zoning is PD/R-1.

IV. ADJOURNMENT

Planning and Zoning
105 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 08/05/19 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 2786

AGENDA ITEM (ID # 2786)

Preliminary Plat-Jeff Foster-Waters Edge-Phase 4

Jeff Foster-AKM Surveying, Inc. is requesting a Preliminary Plat on behalf of Waters Edge Kingsland Property Holdings-Bill Gross for Waters Edge-Phase 4 on Haddock Rd. Tax Parcel is 108 071. Zoning is PD-R-1. Number of proposed lots is 20. Acreage is 7.34 acres.

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.

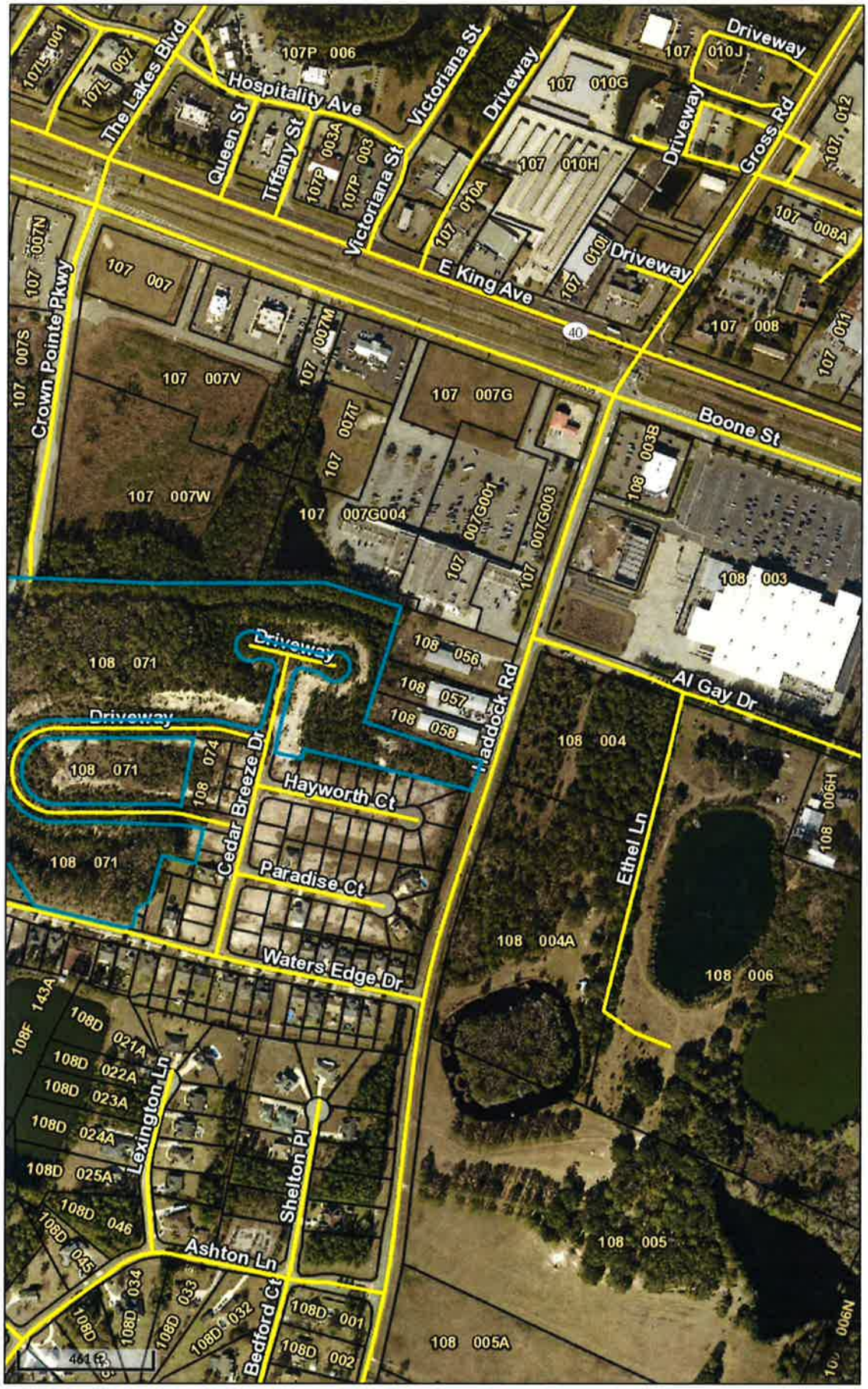
Part B — Applicant Only

1. **Your Name:** Jeff Foster - AKM Surveying, Inc. **Phone:** 912-674-7024
   Address: P.O. Box 5730 St. Marys Ga 31558
2. **Owner, if not same:**
   Name: WATERS EDGE KINGSLAND PROPERTY HOLDINGS - Bill Gross
   Address: P.O. Box 365 Kingsland Ga 31548
3. **What is your interest if you are not the owner?**
   Agent for Owner
4. **Name of proposed subdivision:** Waters Edge - Phase 4
5. **Location of subdivision: Neighborhood:** Waters Edge
   Street: Haddock Rd
   Parcel Number: 108 071 **Lot Number:**
6. **Present zoning:** PD-R1
7. **Number of proposed lots:** 20
8. **Area of proposed subdivision:** 7.34 Acres
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: 7/19/2019
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-Waters Edge-Phase 4 (2786 : Preliminary Plat-Jeff Foster-Waters Edge-Phase 4)



Attachment: Preliminary Plat-Waters Edge-Phase 4 (2786 : Preliminary Plat-Jeff Foster-Waters Edge-Phase 4)

4/10

Prepared By/Return to:
Attorney Blair C. Strain
202 Arnow Drive
St. Marys, Georgia 31558
File No. 181812

DOC# 000626
FILED IN OFFICE
2/4/2019 02:23 PM
BK:1956 PG:177-180
JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY

REAL ESTATE TRANSFER
TAX PAID: $600.00

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CAMDEN

PT-61-020-2019-000249

THIS INDENTURE, made the 23rd day of January, two thousand nineteen, by and between

WATERS EDGE HADDOCK ROAD, LLC,
a Georgia limited liability company

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

WATERS EDGE KINGSLAND PROPERTY HOLDINGS,
A Georgia LIMITED LIABILITY COMPANY

as party or parties of the second part, hereinafter called Grantee(s) (words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H: That said Grantor(s), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained and sold, conveyed and transferred and by these presents does hereby grant, bargain and sell, convey, transfer and set over unto said party of the second part, his/her heirs and assigns.

SEE EXHIBIT A

SUBJECT TO: Conditions, restrictions, limitations, easements, zoning ordinances of record, if any, and taxes for 2019 and subsequent years.

TO HAVE AND HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee(s) forever in FEE SIMPLE.

AND THE SAID Grantor(s) will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons **claiming by, through and under the Grantor, but not further or otherwise.**

IN WITNESS WHEREOF, Grantor(s) has/ have signed and sealed this deed, the day and year first above written.

Attachment: Preliminary Plat-Waters Edge-Phase 4 (2786 : Preliminary Plat-Jeff Foster-Waters Edge-Phase 4)

BK:1956 PG:178

Signed, sealed and delivered in the presence of

WATERS EDGE HADDOCK ROAD, LLC, a Georgia Limited liability company

Witness

By: _____ (L.S.)
Name:
Its: Sole member

Notary Public
My Commission Expires

REBECCA KELLEY
Notary Public - State of Florida
Commission # FF 993747
My Comm. Expires Jun 28, 2020

LIMITED WARRANTY DEED
PAGE 2 OF 2

Attachment: Preliminary Plat-Waters Edge-Phase 4 (2786 : Preliminary Plat-Jeff Foster-Waters Edge-Phase 4)

BK:1956 PG:179

File No. 181812
Waters Edge Haddock Rd., LLC to
W.H. Gross Construction
Legal Description

Exhibit A

All that lot, tract or parcel of land lying and being in the City of Kingsland, 1606th G.M. District, Camden County, Georgia, (being a portion of lands described in Deed Book "228", page 261, Camden County Public Land Records), containing 72.12 acres, more or less, and being more particularly described as follows:

For a point of reference commence at a point where the curved Northwesterly right-of-way line of Ashton Lane (a 60 foot right-of-way) intersects the curved Westerly right-of-way line of Haddock Road (an 80 foot right-of-way) intersects and run thence in a Northerly direction along the arc of a curve in the last mentioned Westerly right-of-way line, said curve being concave to the West and having a radius of 2824.79 feet, a chord distance of 149.44 feet to the point of tangency, the bearing of the aforementioned chord being N 12° 32' 07" E; run thence N 11° 01' 10" East, along last mentioned Westerly right-of-way line, a distance of 509.11 feet to a point of curvature; run thence in a Northerly direction along the arc of a curve in last mentioned Westerly right-of-way line, said curve being concave to the East and having a radius of 2846.33 feet, a chord distance of 73.72 feet to the point of beginning, the bearing of the aforementioned chord being N 11° 45' 41" E and from said point of beginning run N 77° 29' 48" W a distance of 490.12 feet to a point; run thence N 71° 33' 59" W a distance of 610.73 feet to a point; run thence S 28° 25' 22" W a distance of 499.10 feet to a point; run thence N 69° 09' 46" W a distance of 911.55 feet to a point; run thence N 05° 47' 32" W a distance of 857.85 feet to a point; run thence N 84° 12' 28" E a distance of 476.65 feet to a point; run thence N 53° 34' 16" E a distance of 455.08 feet to a point; run thence N 04° 58' 05" E a distance of 310.94 feet to a point lying on the Southerly line of lands now or formerly of James R. McCollum (according to deed recorded in Deed Book "704", page 486, Camden County Public Land Records); run thence N 85° 01' 55" E along last mentioned Southerly line, to and along the Southerly line of lands now or formerly of Sterling Camden/Northwood Limited Partnership (according to deed recorded in Deed Book "640", Page 260, Camden County Public Land Records), a

Attachment: Preliminary Plat-Waters Edge-Phase 4 (2786 : Preliminary Plat-Jeff Foster-Waters Edge-Phase 4)

distance of 1246.00 feet to an angle point; run thence S 65° 55' 59" E along the Southeasterly line of last mentioned lands a distance of 275.29 feet to the Northernmost corner of Lot 1, Haddock Commercial Park (according to plat recorded in Plat Cabinet "2", File No. 167-D, Camden County Public Records); run thence S 22° 38' 57" W along the Northwesterly line of said Lot 1, to and along the Northwesterly line of Lot 2 and Lot 3, Haddock Commercial Park, a distance of 385.00 feet to the Southwesterly corner of Lot 3, run thence S 65° 55' 59" E along the Southwesterly corner of said Lot 3; a distance of 396.12 feet to the Southeast corner thereof, said point lying on the aforementioned Westerly right-of-way line of Haddock Road; run thence S 22° 38' 57" W along last mentioned Westerly right-of-way line a distance of 486.79 feet to a point of curvature; run thence in a Southerly direction along the arc of a curve in last mentioned Westerly right-of-way line said curve being concave to the East and having a radius of 2846.30 feet, a chord distance of 503.36 feet to the point of beginning, the bearing of the aforementioned chord being S 17° 34' 35" W.

LESS AND EXCEPT the land referred to as Phase I – Waters Edge Subdivision, as shown and more accurately described on that certain Survey performed by Ernest R. Bennett, Georgia Registered Land Surveyor No. 2893, dated September 7, 2007, recorded in Plat Drawer 23, Map 60, of the public records of Camden County, Georgia.

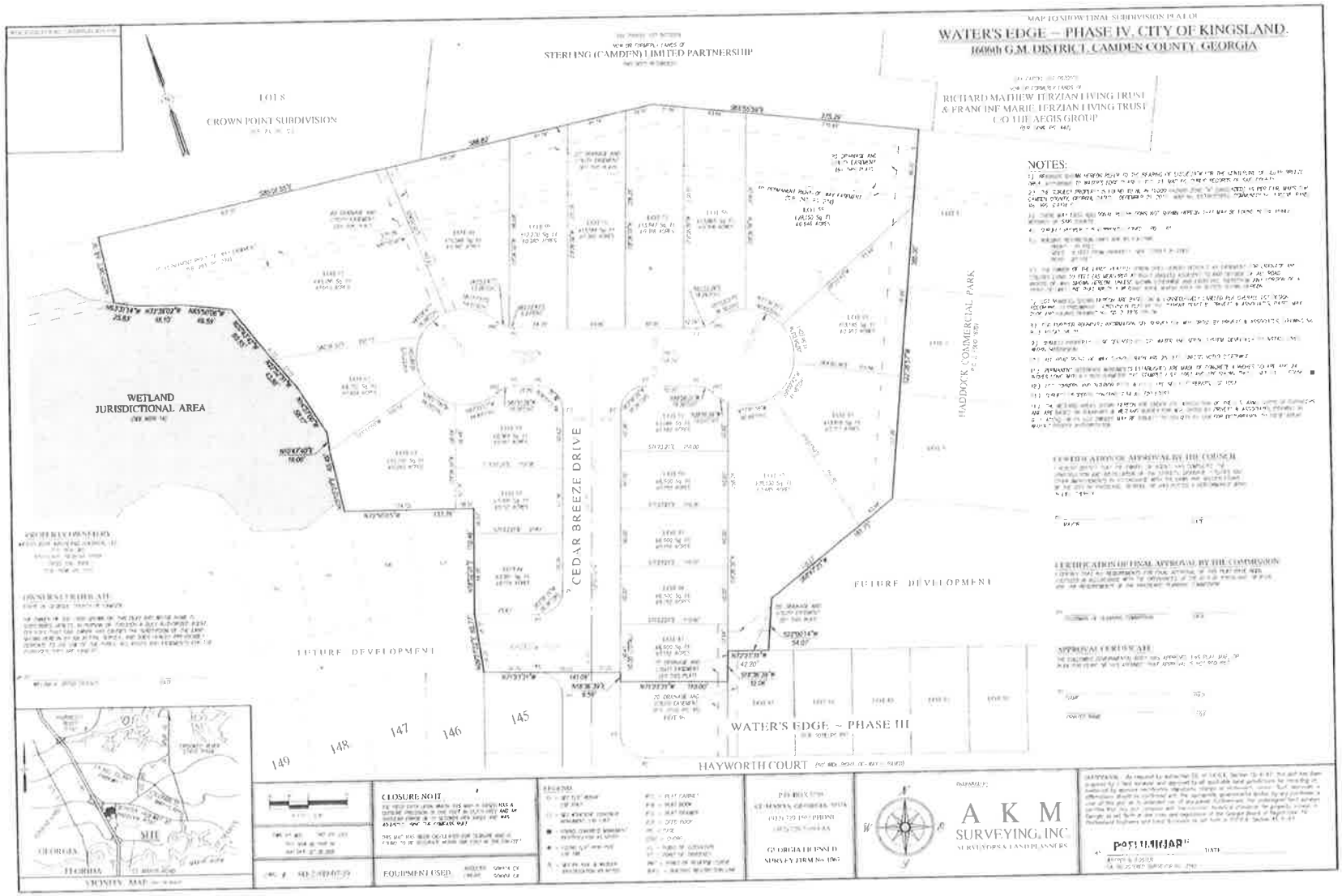
LESS AND EXCEPT the land referred to as Phase II – Waters Edge Subdivision, as shown and more accurately described on that certain survey performed by Ernest R. Bennett, Georgia Registered Land Surveyor No. 2893, dated June 10, 2008, recorded in Plat Drawer 24, Page 32 of the public records of Camden County, Georgia.

LESS AND EXCEPT the land referred to as Phase III – Waters Edge Subdivision, as shown and more accurately described on that certain survey performed by Jeffrey Foster, Georgia Registered Land Surveyor No. 3143, dated June 7, 2018, recorded in Plat Book 2018, Page 65 of the public records of Camden County, Georgia.

LESS AND EXCEPT the land shown and more accurately described in that certain Quit Claim Deed dated June 29, 2010 and recorded in Book 1538, Page 464 in the public records of Camden County, Georgia.

LESS AND EXCEPT the land shown and more accurately described in that certain Quit Claim Deed dated June 30, 2014 and recorded in Book 1722, Page 259 in the public records of Camden County, Georgia.

Attachment: Preliminary Plat-Waters Edge-Phase 4 (2786 : Preliminary Plat-Jeff Foster-Waters Edge-Phase 4)



Attachment: Prem Plat-Jeff Foster-Waters Edge-Phase 4 (2786 : Preliminary Plat-Jeff Foster-Waters Edge-

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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: August 5, 2019

City Council Meeting Date: August 12, 2019

Agenda Item: Waters Edge – Phase 4 - Preliminary Plat

Background:

The Waters Edge area of the city continues to be a popular place to live in the city. This phase of the Waters Edge development follows the same PD (Plan Development) that was originally submitted when the project was first developed. With this phase of the development, the developer wishes to be approved for 20 more lots on 7.34 acres. Water and sewer service are available for the site at the right-of-way.

Zoning: PD-R1

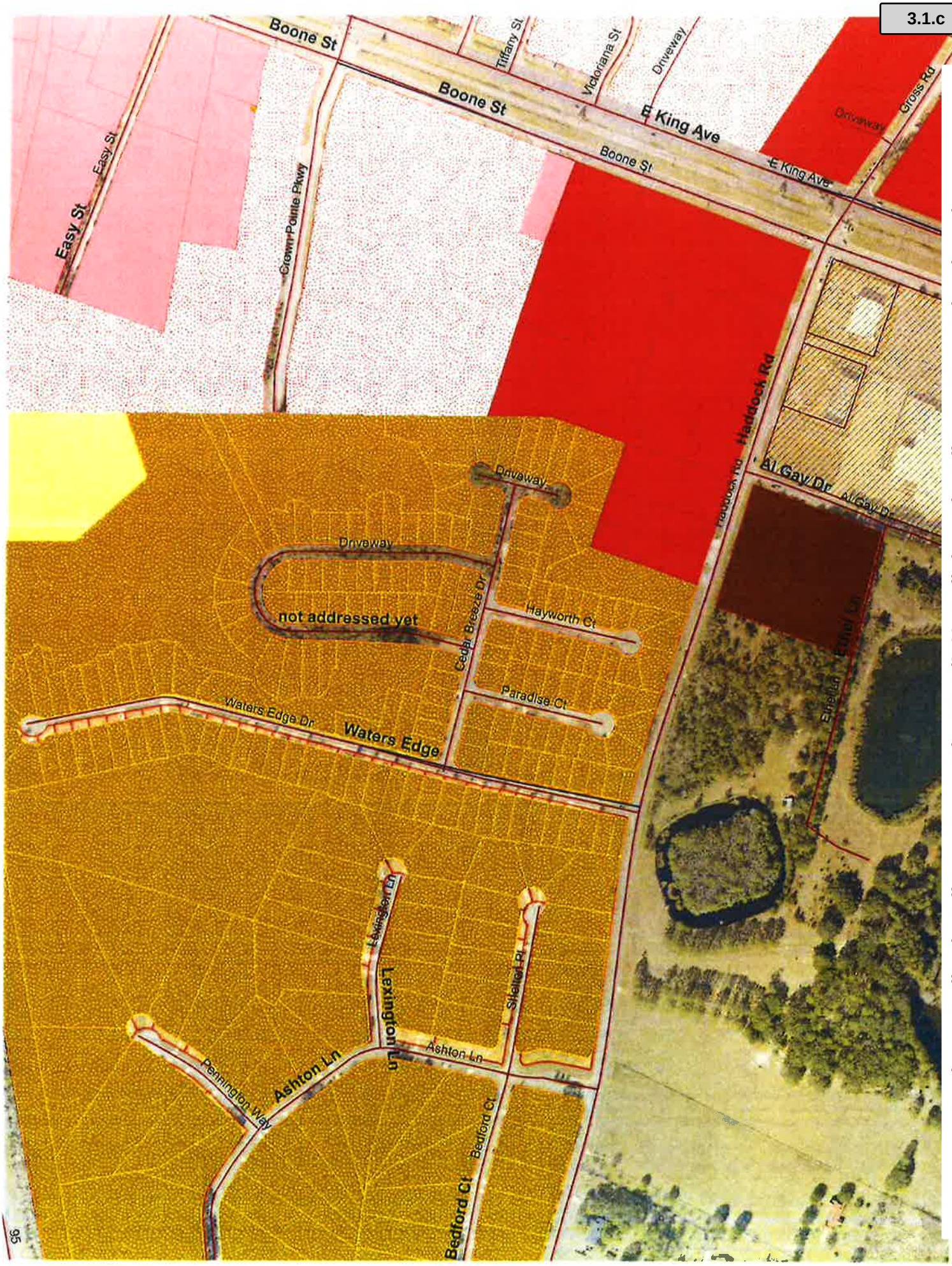
Summary:

The proposed development fits within the context of the area and is consistent with the original Planned Development. This will offer an opportunity for more residences in the area.

Is Proposal Consistent With the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Attachment: Prelim Plat-Jeff Foster-Waters Edge-PH 4 (2786 : Preliminary Plat-Jeff Foster-Waters Edge-Phase 4)



Attachment: Prelim Plat-Jeff Foster-Waters Edge-PH 4 (2786 : Preliminary Plat-Jeff Foster-Waters Edge-Phase 4)

Planning and Zoning
105 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 08/05/19 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 2754

AGENDA ITEM (ID # 2754)

Home Occupation-Megann Mason

Megann Mason is requesting a Home Occupation License for Mrs. Mason's Innovations, a custom tumblers business. She also makes custom T-shirts, small figurines, key chains and coasters at 204 Old Pond Dr., W. Tax Parcel 107A 201. Zoning is PD/R-1.

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: Megann Mason **PHONE:** 260-920-8738

ADDRESS: 204 Old Pond Dr W Kingsland, GA 31548

FAX: _____ **E-MAIL:** meg427ann@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.)

(X) **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: Mrs. Mason's Innovations

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 204 Old Pond Dr W Kingsland, GA 31548

TAX MAP & PARCEL NUMBER: 107A 204 **ZONING:** R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP:** _____

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**
RESIDENTIAL BUSINESS	**$50.00**

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: Megann Mason **DATE:** 7/5/2019

Attachment: Home Occ-Megann Mason (2754 : Home Occupation-Megann Mason)

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Megann Mason

ADDRESS: 204 Old Pond Dr. W

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: (209) 920-8738 FAX: ( ) E-MAIL: Meg427ann@gmail.cc

PROPOSED BUSINESS: LOCATION: 204 Old Pond Dr W Kingsl GA 31548

TAX PARCEL: 107A 204 ZONING: R-1

A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

HOME OCCUPATION: An occupation or profession conducted entirely within a dwelling and which is carried on by an occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There is no access by the public. A Home Occupation is designed to be less restrictive than a Home Office but more than a Residential Business in regard to access by the public, size, visibility, number of employees and types of business.

HOME OCCUPATION SHALL MEET THE FOLLOWING 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 home occupation in the premises.
- 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.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation 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.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 200 **Sq. Ft. of business area**
- _____ **Sq. Ft. of heated floor area of home**
- 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.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

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.

Megann Mason
SIGNATURE OF APPLICANT

8/8/2019
DATE

Attachment: Home Occ-Megann Mason (2754 : Home Occupation-Megann Mason)

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 7-9-19

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: _____

3. DATE PERMIT FEE PAID: _____ AMOUNT PAID: $ 30.00

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 DATE
CITY OF KINGSLAND

Attachment: Home Occ-Megann Mason (2754 : Home Occupation-Megann Mason)

My name is Megann Mason, and I make custom made tumblers and other items. I make a boring stainless steel tumblers into a detailed custom tumbler that can either be sparkly with glitter or just a simple color. A name, quote, or picture can be added to the tumbler with vinyl to make it completely custom for that specific person.

While tumbler making is my main selling point, I also make other custom items such as custom t shirts, small figurines, keychains and coasters. The T-shirts are made with heat transfer vinyl. The keychains, coasters and small figurines are made with silicone molds, glitter/pigment, and epoxy.

Attachment: Home Occ-Megann Mason (2754 : Home Occupation-Megann Mason)

COLDWELL BANKER

PLATINUM PARTNERS

1951 COMMERCE DRIVE
KINGSLAND, GA 31548

OFFICE (912) 882-5450
FAX (912) 882-4524
www.mycbpp.com

To whom it may concern,

Coldwell Banker Platinum Partners represents John L. Murry Jr. the owner of 204 Old Pond Drive, Kingsland, GA 31548. A couple of weeks ago Megann Mason asked us to confirm with owner that she may have a small home-based business. We give her permission to have her small business of customized items. If you have any further questions or need more information, please contact me at (912)882-3621. Thank you for your time.

Cristina Zerbel

Property Manager

Attachment: Home Occupation-Megann Mason (2754 : Home Occupation-Megann Mason)

To Whom it may concern,

I, Megann Mason, state that I will not allow customers on the property. This is a strictly online only business.

Megann Mason

Megann Mason
Business Owner

Attachment: Home Occ-Meg Mason (2754 : Home Occupation-Megann Mason)