



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • SEPTEMBER 3, 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. OLD BUSINESS

IV. AGENDA ITEMS

1. Final Plat-William H. Gross-Waters Edge-Phase IV -

William H. Gross-Waters Edge Kingsland Property Holdings, LLC is requesting a Final Plat for Waters Edge-Phase IV in the Waters Edge SD on Cedar Breeze Dr. Tax Parcel is 108 071. Lot Numbers: 47-66. Zoning is PD/R1. Number of proposed lots is 20. Acreage is 5.95 acres.

2. Annexation-Matt Jordan -

Matt Jordan has applied for Annexation of 3 parcels totaling approx. 9.36 acres located on the east side of EMS Tower Rd. east of I-95 North and north of Harrietts Bluff Rd. in the unincorporated area of Camden County. Tax Parcels are 093 018, 093 16F and 093 16G. Zoning is A-R & C-I (County). Desired zoning is C-4 (City).

V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2819)**

Meeting: 09/03/19 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 2819

Final Plat-William H. Gross-Waters Edge-Phase IV

William H. Gross-Waters Edge Kingsland Property Holdings, LLC is requesting a Final Plat for Waters Edge-Phase IV in the Waters Edge SD on Cedar Breeze Dr. Tax Parcel is 108 071. Lot Numbers: 47-66. Zoning is PD/R1. Number of proposed lots is 20. Acreage is 5.95 acres.



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: September 3, 2019

City Council Meeting Date: September 9, 2019

Agenda Item: Waters Edge – Phase 4 - Final 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 for the final plat to be approved which includes 20 lots on 7.34 acres. All infrastructure has been completed and inspected and the developer has provided a Letter of Credit for the warranty requirements on the infrastructure.

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. Again, all infrastructure has been completed and inspected and the developer has provided a Letter of Credit for the warranty requirements on the infrastructure.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

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:

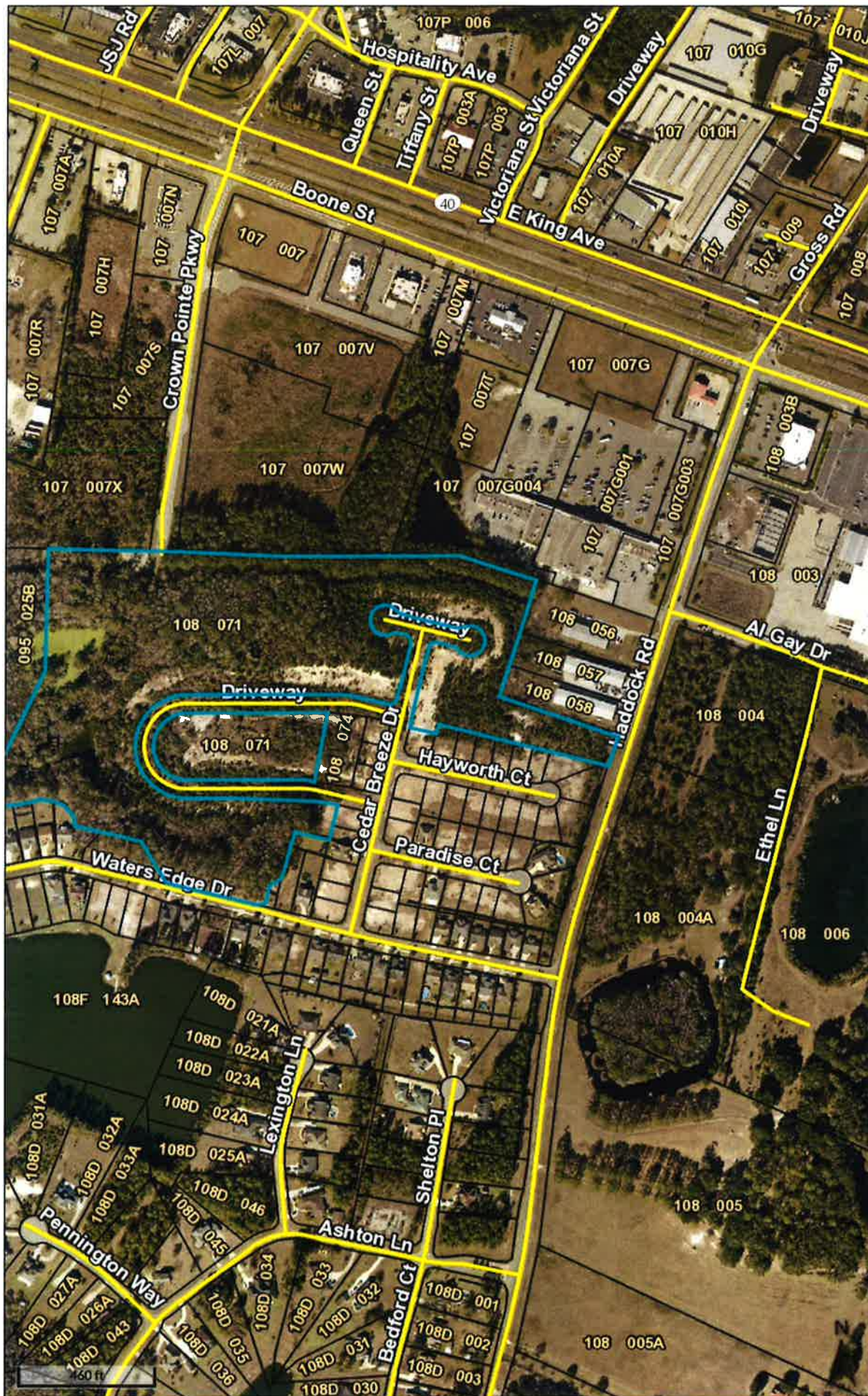
- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved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

Part B — Applicant Only

1. **Your Name:** William H. Gross **Phone:** 912-729-3564
Address: P.O. Box 365 Kingsland, Ga 31548
2. **Owner, if not same:**
Name: Waters Edge Kingsland Property Holdings, LLC
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 IV
5. **Location of subdivision: Neighborhood:** Waters Edge SD
Street: Cedar Breeze Drive
Parcel Number: 108 071 **Lot Number:** 47-66
6. **Present zoning:** PD-R1
7. **Number of proposed lots:** 20
8. **Area of proposed subdivision:** 5.95 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.
 - Final Plat (Original and 9 copies)
 - Vicinity Map
 - Proof of ownership
10. **Signed:** *[Signature: Karen Stephens for W.H. Gross]* **Date:** 8/16/19

Part C - Planning Official Only

1. Date application was filed: 8/16/2019
 2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? () Yes (☒) No
 3. Checked by: Scott Kimball, James George, Terry Smith, Ron Knox
 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: _____



Legend

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

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

DOCH 000626
 FILED IN OFFICE
 2/4/2019 02:23 PM
 BK:1956 PG:177-190
 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

THIS INDENTURE, made the 23rd day of January, two thousand and 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).

WITNESSETH: 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.

LIMITED WARRANTY DEED
 PAGE 1 OF 2

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 Northwesternly 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



GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

4.1.a

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	Waters Edge Kingsland Holdings, LLC	Control Number:	15118208
Business Type:	Domestic Limited Liability Company	Business Status:	Active/Compliance
NAICS Code:	Real Estate and Rental and Leasing	NAICS Sub Code:	Offices of Real Estate Agents and Brokers
Principal Office Address:	PO Box 365, Kingsland, GA, 31548, USA	Date of Formation / Registration Date:	12/16/2015
State of Formation:	Georgia	Last Annual Registration Year:	2019

REGISTERED AGENT INFORMATION

Registered Agent Name: **William H Gross**
Physical Address: **1209 E King Ave, Kingsland, GA, 31548, USA**
County: **Camden**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

Annual Registration

Electronically Filed
Secretary of State
Filing Date: 03/19/2019 10:10:21

BUSINESS INFORMATION

BUSINESS NAME : Waters Edge Kingsland Holdings, LLC
CONTROL NUMBER : 15118208
BUSINESS TYPE : Domestic Limited Liability Company

BUSINESS INFORMATION CURRENTLY ON FILE

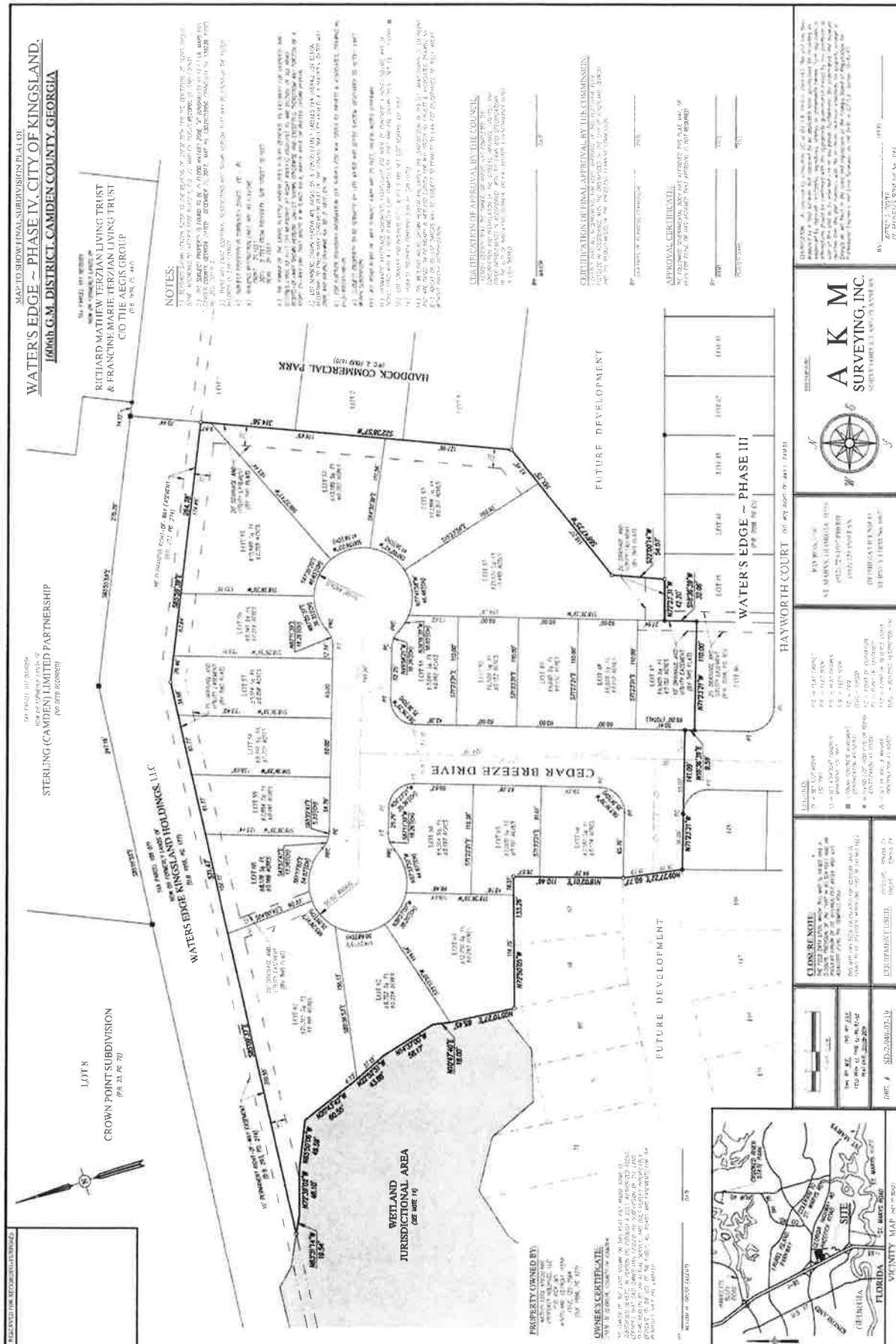
PRINCIPAL OFFICE ADDRESS : PO Box 365, Kingsland, GA, 31548, USA
REGISTERED AGENT NAME : William H Gross
REGISTERED OFFICE ADDRESS : 1209 E King Ave, Kingsland, GA, 31548, USA
REGISTERED OFFICE COUNTY : Camden

UPDATES TO ABOVE BUSINESS INFORMATION

PRINCIPAL OFFICE ADDRESS : PO Box 365, Kingsland, GA, 31548, USA
REGISTERED AGENT NAME : William H Gross
REGISTERED OFFICE ADDRESS : 1209 E King Ave, Kingsland, GA, 31548, USA
REGISTERED OFFICE COUNTY : Camden

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : William H. Gross
AUTHORIZER TITLE : Member



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2815)**

Meeting: 09/03/19 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 2815

Annexation-Matt Jordan

Matt Jordan has applied for Annexation of 3 parcels totaling approx. 9.36 acres located on the east side of EMS Tower Rd. east of I-95 North and north of Harrietts Bluff Rd. in the unincorporated area of Camden County. Tax Parcels are 093 018, 093 16F and 093 16G. Zoning is A-R & C-I (County).Desired zoning is C-4 (City).



**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 093, Block _____, Parcel 018, has a street address of _____, 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 C-4 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: 4.00 AC

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: 0 Future population: 0

The undersigned further state that the undersigned is/are *all* of the owner(s) of the subject property, and that all facts contained herein are true, to the best of the undersigned's belief.

7-23-2019
Date

MATTHEW M JORDAN
Signature (Signed and Printed) of Owner

P.O. Box 231 Woodsane, GA 31569
Address of above Owner

Date

Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

Page One



Attachment: Sept 2019 Annexation-Matt Jordan (2815 : Annexation-Matt Jordan)

Date _____

Signature (*Signed and Printed*) of Owner _____

Address of above Owner _____

Owner(s) signed the above in the presence _____

Witness _____

NOTARY PUBLIC, State of GA

My commission expires: 3-26-21
(NOTARY SEAL)



***ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED
APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX/DE-ANNEX LANDS***

1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. TEN (10) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY (ONE COPY FOR DE-ANNEXATION)
3. TEN (10) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY (ONE COPY FOR DE-ANNEXATION)
4. IF THE CITY'S ZONING CLASSIFICATION REQUESTED BY APPLICANT IS DIFFERENT THAN THE COUNTY'S ZONING CLASSIFICATION, PLEASE STATE BELOW WHY YOU ARE REQUESTING DIFFERENT ZONING FOR THE SUBJECT PROPERTY:

Proposed RV Park



**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 093, Block _____, Parcel 016F, has a street address of _____, 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 C-4 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: 1.62

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: 0 Future population: 0

The undersigned further state that the undersigned is/are *all* of the owner(s) of the subject property and that all facts contained herein are true, to the best of the undersigned's belief.

7-23-2019
Date

MATTHEW M. JORDAN
Signature (Signed and Printed) of Owner
P.O. BOX 231 WOODBURY, GA 31569
Address of above Owner

Date

Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

Page One

Attachment: Sept 2019 Annexation-Matt Jordan (2815 : Annexation-Matt Jordan)

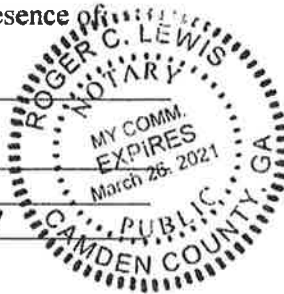
Date _____

Signature (*Signed and Printed*) of Owner _____

Address of above Owner _____

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

Witness _____

NOTARY PUBLIC, State of GA.My commission expires: 3-26-21
(NOTARY SEAL)

**ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED
APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX/DE-ANNEX LANDS**

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Proposed RU Park



**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 093, Block _____, Parcel 016G, has a street address of 104 EMS TOWER ROAD, and is more fully and completely described in Exhibit "A" attached hereto and hereby made a part hereof. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned C-1 by the City of Kingsland/Camden County. I/We, the undersigned, desire to have this property annexed/de-annexed into/from the City of Kingsland, Georgia. I/We further desire to have a zoning classification of C-4 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: 3.16 AC.

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: 1 Future population: 1

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.

07-23-2019
Date

MATTHEW M. JORDAN
Signature (Signed and Printed) of Owner
P.O. Box 231 WOODBINE, GA 31569
Address of above Owner



Date

Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

Page One

Attachment: Sept 2019 Annexation-Matt Jordan (2815 : Annexation-Matt Jordan)

Date

Signature (*Signed and Printed*) of Owner

Address of above Owner

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

Witness

NOTARY PUBLIC, State of GA

My commission expires: 3-26-21
(NOTARY SEAL)



***ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED
APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX/DE-ANNEX LANDS***

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2. TEN (10) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY (ONE COPY FOR DE-ANNEXATION)
3. TEN (10) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY (ONE COPY FOR DE-ANNEXATION)
4. IF THE CITY'S ZONING CLASSIFICATION REQUESTED BY APPLICANT IS DIFFERENT THAN THE COUNTY'S ZONING CLASSIFICATION, PLEASE STATE BELOW WHY YOU ARE REQUESTING DIFFERENT ZONING FOR THE SUBJECT PROPERTY:

TO BUILD A RV PARK

3/14
 Prepared By/Return to:
 Blair C. Strain, P.C.
 202 Arnow Drive
 St. Marys, Georgia 31558
 File No. 190129

DOCH 004103
 FILED IN OFFICE
 7/5/2019 09:34 AM
 BK:1973 PG:118-120
 JOY LYNN TURNER
 CLERK OF SUPERIOR COURT
 CAMDEN COUNTY
 REAL ESTATE TRANSFER
 TAX PAID: \$3.00

LIMITED WARRANTY DEED

PT-61 020-2019-001592

STATE OF GEORGIA
 COUNTY OF CAMDEN

THIS INDENTURE, made the 3 day of May 2019, by and between

JOE HOWARD, as successor trustee of the W.L. SHEFFIELD and MARGARET F. SHEFFIELD TRUST

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

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).

WITNESSETH: 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.

All that tract of land containing 1.62, more or less, being more fully and accurately shown and described as that certain parcel entitled "Tract 1", on that certain plat of survey by Matthew M. Jordan, Georgia Registered Land Surveyor No. 3011, dated May 1, 2019, attached hereto as Exhibit A and made a part of hereto.

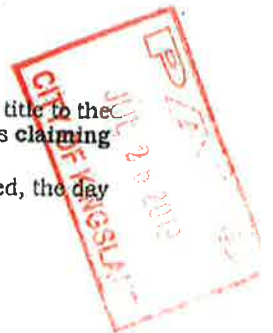
SUBJECT TO: Conditions, restrictions, limitations, easements, zoning ordinances of record, if any, and taxes for 2019 and subsequent years.

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.

LIMITED WARRANTY DEED
 PAGE 1 OF 2



Attachment: Sept 2019 Annexation-Matt Jordan (2815 : Annexation-Matt Jordan)

BK:1978 PG:119

Signed, sealed and delivered in the presence of


Witness


JOE HOWARD, as TRUSTEE [L.S.]


Notary Public
My Commission Expires



LIMITED WARRANTY DEED
PAGE 2 OF 2

Attachment: Sept 2019 Annexation-Matt Jordan (2815 : Annexation-Matt Jordan)

Prepared By/Return to:
Blair C. Strain, P.C.
202 Arrow Drive
St. Marys, Georgia 31558
File No. 190426

DOCH 004107
FILED IN OFFICE
7/5/2019 09:38 AM
BK:1978 PG:127-129
JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY
REAL ESTATE TRANSFER
TAX PAID: \$7.00

STATE OF GEORGIA
COUNTY OF CAMDEN

PT-61 020-2019-001591

THIS INDENTURE, made the 3 day of May, 2019, by and between

JOE R. HOWARD

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

MATTHEW M. JORDAN

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).

WITNESSETH: 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.

LIMITED WARRANTY DEED

Attachment: Sept 2019 Annexation-Matt Jordan (2815 : Annexation-Matt Jordan)

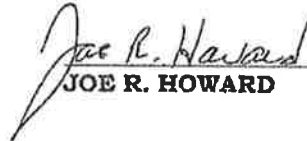
BK:197B PG:128

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.

Signed, sealed and delivered in the presence of


Witness


JOE R. HOWARD (L.S.)



BK:1978 PG:129

File No. 190426
Howard to Jordan
V/L EMS Tower Rd.
Camden, Georgia 31569

Exhibit A

All that tract of land containing 4.00 acres, more or less, being more fully and accurately shown and described as that certain parcel entitled "4.00 AC+- formerly Lockie and Gilbert Roberts Now Wm. R. Morris", on that certain plat of survey by John R. MacDonell, Georgia Registered Land Surveyor No. 165, dated January and February, 1982, recorded in Plat Cabinet 1, Folio 56-D, Camden County, Georgia, records. Being the same property conveyed by R. W. Sheffield to William R. Morris by quit-claim deed dated September 2, 1983, recorded in Deed Book 182, Page 322, Camden County, Georgia records.

3/14

Prepared By/Return to:
Blair C. Strain, P.C.
302 Arnow Drive
St. Marys, Georgia 31558
File No. 190129

DOCH 004102
FILED IN OFFICE
7/5/2019 09:31 AM
DK:1978 PG:115-117
JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY

REAL ESTATE TRANSFER
TAX PAID: \$40.00

LIMITED WARRANTY DEED

PT-61 020-2019-001588

STATE OF GEORGIA
COUNTY OF CAMDEN

THIS INDENTURE, made the 3 day of May 2019, by
and between

JOE R. HOWARD

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

MATTHEW M. JORDAN

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.

GRANTOR HEREBY RESERVES A LIFE ESTATE IN THE CONVEYED PROPERTY MEASURED BY HIS NATURAL LIFE

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.

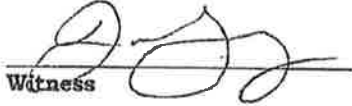
IN WITNESS WHEREOF, Grantor(s) has/ have signed and sealed this deed, the day and year first above written.

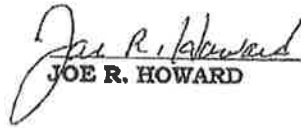
LIMITED WARRANTY DEED
PAGE 1 OF 2

Attachment: Sept 2019 Annexation-Matt Jordan (2815 : Annexation-Matt Jordan)

BK:1978 PG:116

Signed, sealed and delivered in the presence of


Witness


JOE R. HOWARD (L.S.)


Notary Public
My Commission Expires



LIMITED WARRANTY DEED
PAGE 2 OF 2

Attachment: Sept 2019 Annexation-Matt Jordan (2815 : Annexation-Matt Jordan)

BK:1978 PG:117

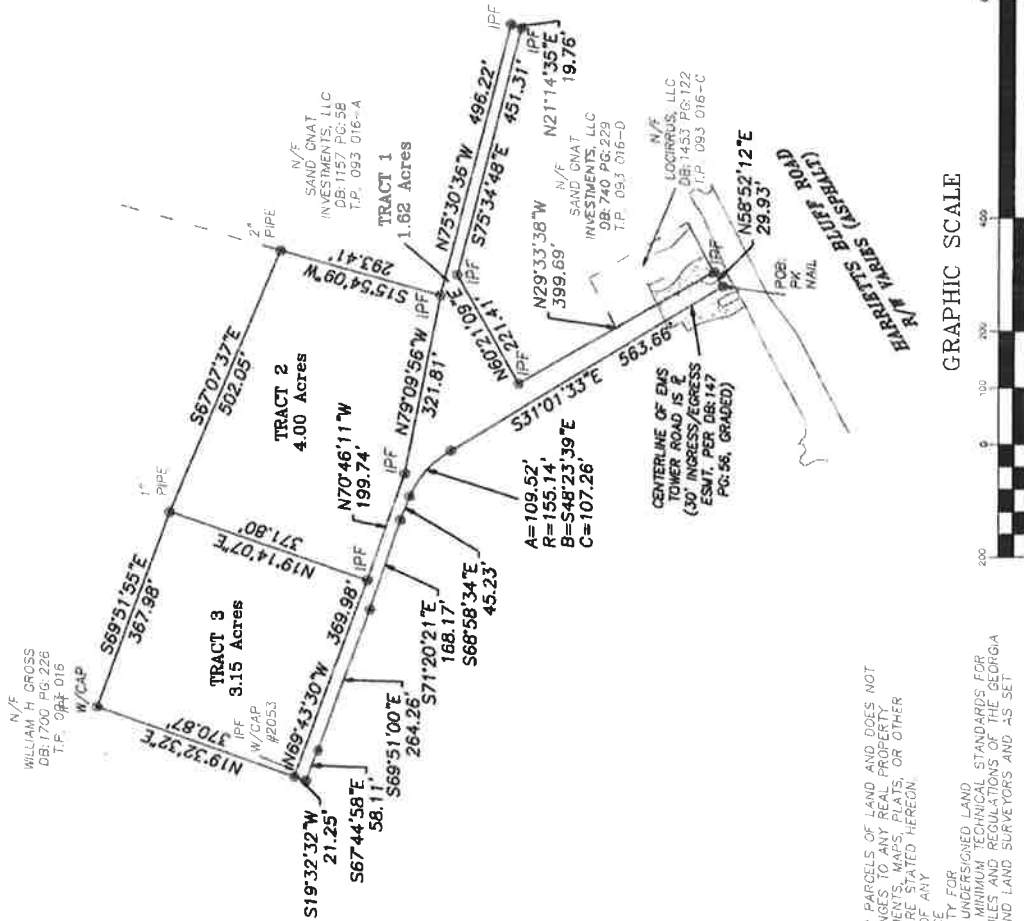
File No. 190425
Howard to Jordan
184 EMS Tower Road.
Woodbine, Georgia 31569

Exhibit A

All that lot, tract or parcel of land lying and being in the 31st G.M. District, Camden County, Georgia, more particularly described as follows:

Beginning at a point in the Northerly right-of-way line of that certain graded road known as "Tower Road", said point being the Southwest corner of lands now or formerly of William Morris, and from said point of beginning running North 69° 42' 13" West and along said Northerly right-of-way line of said "Tower Road 370 feet to a point; thence, running North 19° 15' 04" East 371.78 feet; thence, running South 69° 42' 13" East 370 feet; thence, running South 19° 15' 04" West 371.78 to the point of beginning. Said described land contains 3.157 acres and is more fully shown and described in that certain plat of survey of same made by Ben Brandon, Georgia Registered Land Surveyor No. 2053 dated June 25, 1996, said plat by reference being incorporated herein for all purposes.

BOUNDARY SURVEY FOR
MATTHEW M JORDAN
PORTION OF TAX PARCEL No. 093 016-F
314 G.M.D.,
CAMDEN COUNTY, GEORGIA



GENERAL NOTES:

- 1) THIS SURVEY WAS PERFORMED USING A TOTAL STATION SURVEY METHOD AND NO ADJUSTMENTS WERE MADE.
- 2) THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 119,000 FEET.
- 3) THIS SURVEY WAS PERFORMED USING A TOPCON GTS-223L.
- 4) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT.
- 5) NO ATTEMPT WAS MADE TO DETERMINE HETLANDS OR OTHER ENVIRONMENTAL ISSUES IF ANY THAT MAY AFFECT THE SUBJECT PROPERTY.
- 6) A SURVEY EASEMENT EXISTS ALONG ALL SIDE LOT LINES ADJACENT TO THE BUILDING SETBACKS PER EASEMENTS NOT SHOWN HEREON.
- 7) ALL IMPROVEMENTS NOT SHOWN.

REFERENCES:

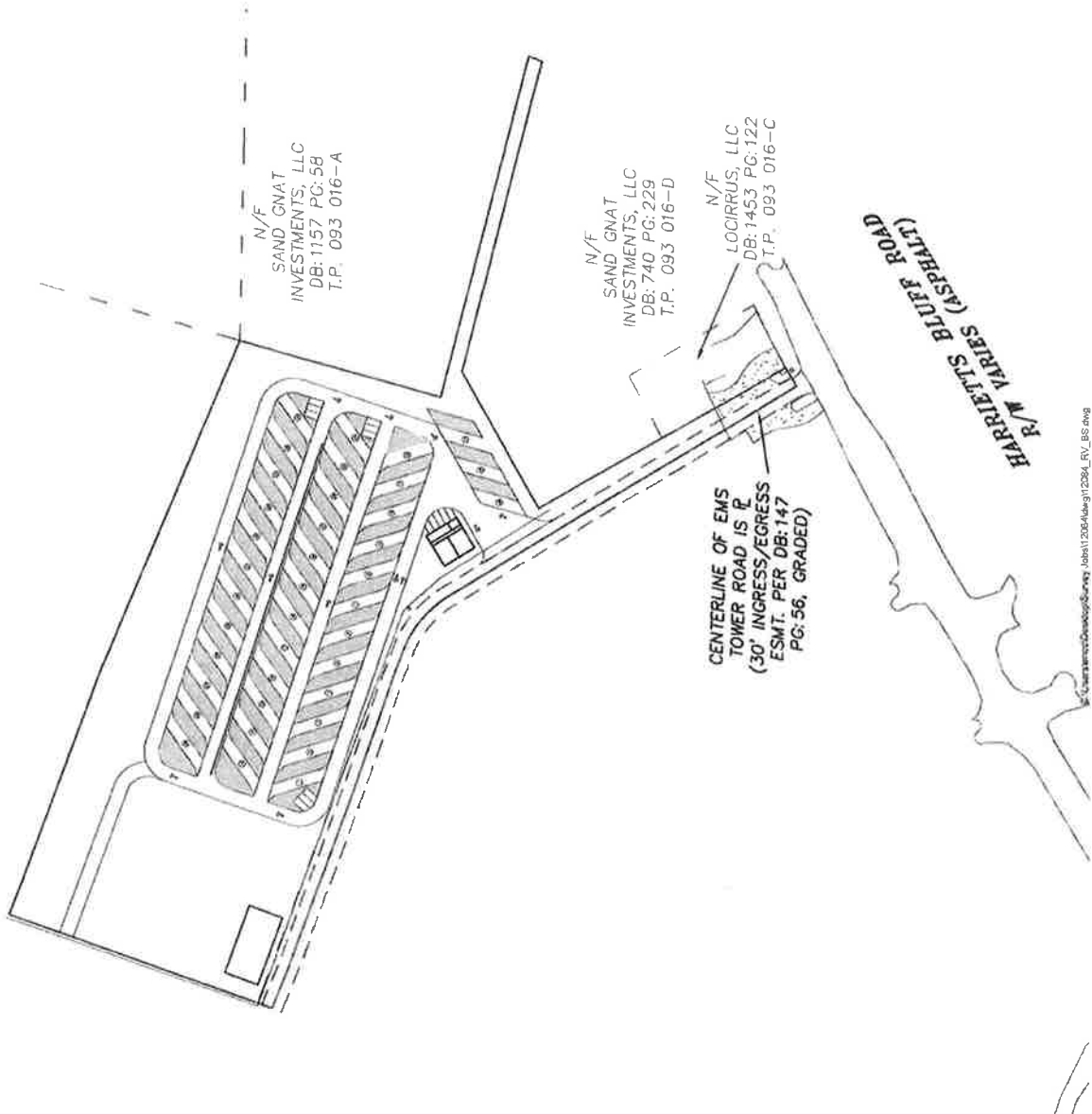
- 1) LINE SURVEY FOR WILLIAM H. GROSS BY BRANCO ASSOCIATES DATED APRIL 7, 1956, RECORDED IN PLAT BOOK NO. 2, PLAT NO. 149-C, CAMDEN COUNTY RECORDS
- 2) BOUNDARY SURVEY FOR WILLIAM H. GROSS BY JOHN R. MACDONELL, DATED JANUARY AND FEBRUARY, 1982, RECORDED IN PLAT BOOK NO. 1, FILE NO. 38-U
- 3) SURVEY FOR EMANUELS FARMS BY POKETT AND ASSOCIATES DATED FEBRUARY 28, 1983, RECORDED IN DEED BOOK NO. 475 PAGE NO. 521, CAMDEN COUNTY RECORDS
- 4) SURVEY FOR MCDONNELL BY POKETT AND ASSOCIATES, DATED JANUARY 18, 1984, RECORDED IN PLAT BOOK NO. 1, FILE NO. 199-B, CAMDEN COUNTY RECORDS
- 5) DB-549 PG-57, CAMDEN COUNTY RECORDS

CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CAMDEN COUNTY RECORDS AND OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS AND HAS DETERMINED THAT THE RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, OR COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT HE OR SHE HAS REVIEWED THE RECORDS OF THE CAMDEN COUNTY BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-5-57.

MATTHEW M JORDAN R.L.S. 3011 05/01/2019 DATE

N/F
WILLIAM H GROSS
DB: 1700 PG: 226
T.P. 093 016



Survey Job: 112084 RV_BS.dwg



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: September 3, 2019

City Council Meeting Date: September 9, 2019

Agenda Item: Annexation of 3 Parcels on EMS Tower Rd. (093 018, 093 16F, 093 16G) and Designation of Zoning for Properties.

Background:

Matt Jordan has applied for Annexation of 3 parcels totaling approx. 9.36 acres located on the east side of EMS Tower Rd, east of I-95 North and north of Harrietts Bluff Rd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for a proposed commercial development. There are several city parcels that are in the surrounding area located to the west, across EMS Tower Rd. and on the south side across Harrietts Bluff Rd. All of the city parcels in the surrounding area are zoned C-4 (Interchange Commercial) except for one parcel that is zoned I-L (Wholesale and Light Industrial). Matt Jordan's proposed commercial development is a RV/Travel Trailer Campground for short term stay.

Current Zoning: A-R & C-I (County)

Summary:

The proposed annexation will bring in approx. 9.36 acres into the city and will establish future water and sewer customers. The close proximity of other city parcels to the the 3 parcels to be annexed will not create an island, but will provide a more consistent landscape of city parcels in the area. The proposed RV/Travel Trailer Campground development would require a C-4 Zoning designation on the 3 parcels if the annexation is approved.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR ANNEXATION AND REZONING OF PARCELS 093 016F, 093 016G, 093 018

The City of Kingsland Planning Commission and City Council will hold public hearings on the application to annex parcels 093 016F, 093 016G, and 093 018 located on EMS Tower Rd. north of the Harrietts Bluff Rd. and to rezone parcels 093 16F, 093 16G, and 093 018 to C-4 Interchange Commercial.

Notice is hereby given that a public hearing on the proposed annexation and rezoning is scheduled for Planning Commission meeting on Tuesday, September 3, 2019 at 6:00 p.m. and scheduled for the City Council meeting on Monday September 9, 2019 at 6:00 p.m. Both meetings will be in the council chambers located at City Hall 107 South Lee Street. Anyone desiring to address the Planning Commission or City Council regarding this proposed change may do so at the public hearing.

Copies of the proposed annexation and rezoning applications are available at the Community Planning offices located at 105 S. Lee St.

ORDINANCE NO. 2019-07**AN ORDINANCE TO ANNEX MATT JORDAN TRACTS BY THE CITY OF KINGSLAND**

WHEREAS, the City of Kingsland seeks to encourage planned growth and development that offers urban type services; and

WHEREAS, Matt Jordan owns three tracts located on EMS Tower Rd. otherwise described as map and parcel 093 016F, 093 016G, and 093 018 consisting of 9.36 acres with two tracts currently undeveloped and one tract developed as residential.

WHEREAS, parcels 093 16G and 093 018 adjoins parcel 093 16F which adjoins the City of Kingsland across Harriett's Bluff Rd.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND that the City of Kingsland annex the stated property of Matt Jordan and that it be zoned C-4.

Adopted and approved this 9th day of September, 2019.

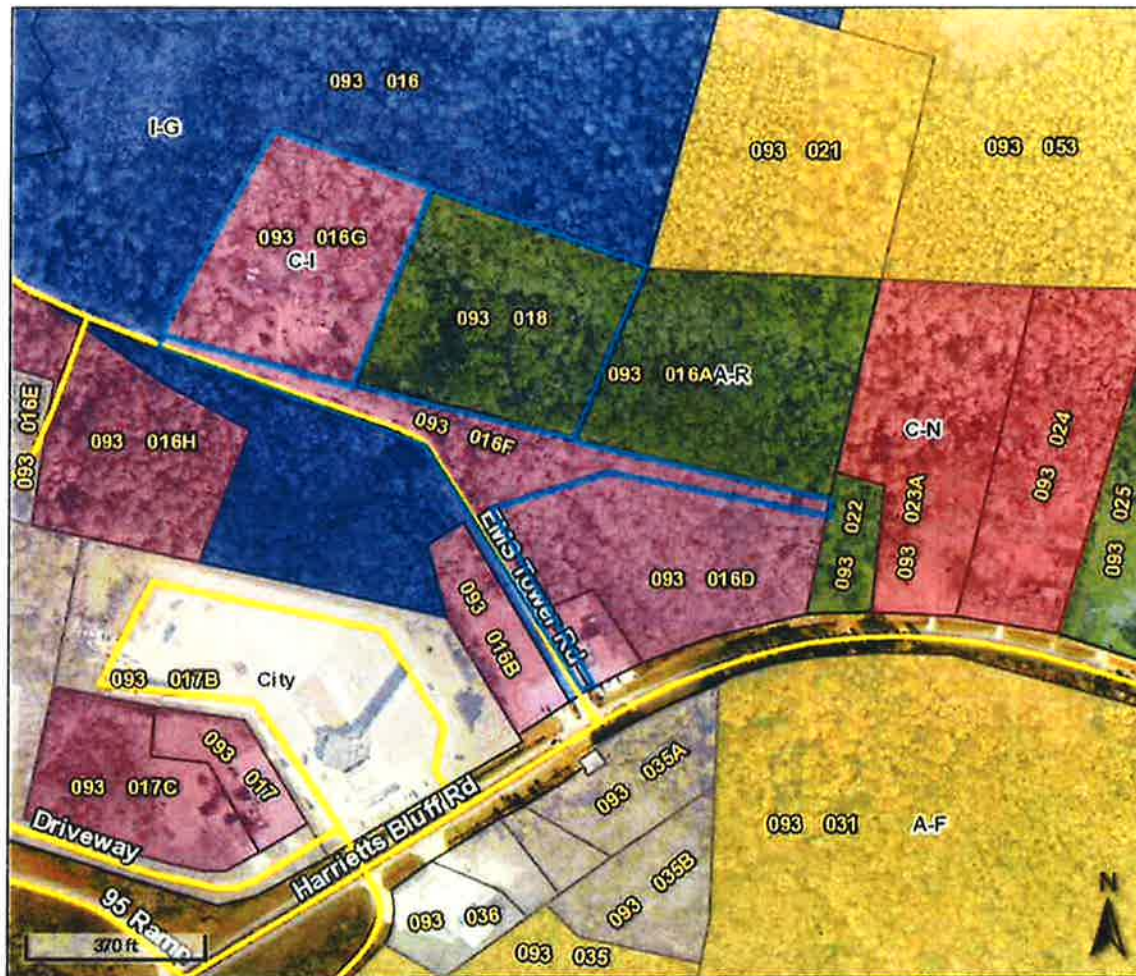
Dr. C. Grayson Day, Jr., Mayor

ATTEST:

Linda M. O' Shaughnessy, City Clerk

Attachment: Sept 2019 Annexation-Matt Jordan (2815 : Annexation-Matt Jordan)





Overview



Legend

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

Zoning

-  A-F
 A-R
 C-G
 C-I
 C-N
 C-P
 City
 I-G
 I-R
 LCI
 MHP
 PD
 R-1
 R-2
 R-3
 RVD
 Unknown

Parcel ID	093016G
Class Code	Residential
Taxing District	42 UNINCORPORATED SERVICE DIST
	42 UNINCORPORATED SERVICE DIST
Acres	3.16

Owner	HOWARD JOER 184 EMS TOWER ROAD WOODBINE GA 31569
Physical Address	184 EMS TOWER RD
Assessed Value	Value \$29349

Date	Price	Reason	Qual
5/3/2019	\$40000	FM	Q
9/21/2000	0	FY	U

(Note: Not to be used on legal documents)

Attachment: Sept 2019 Annexation-Matt Jordan (2815 : Annexation-Matt Jordan)



Overview



Legend

-  **Parcels**
 - Parcel Numbers**
-  **Roads**
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 - Local Road**
 - Minor Road**
 - Other Road**
 - Ramp**
 -  **Ferry**
 - Pedestrian Way**
 - City Labels**

Parcel ID	093 016G	Owner	HOWARD JOER	Last 2 Sales			
Class Code	Residential		184 EMS TOWER ROAD	Date	Price	Reason	Qual
Taxing District	42 UNINCORPORATED SERVICE DIST		WOODBINE GA 31569	5/3/2019	\$40000	FM	Q
	42 UNINCORPORATED SERVICE DIST	Physical Address	184 EMS TOWER RD	9/21/2000	0	FY	U
Acres	3.16	Assessed Value	Value \$29349				

(Note: Not to be used on legal documents)

Date created: 8/12/2019
Last Data Uploaded: 8/12/2019 7:32:43 AM

Developed by **Schneider**
GEOSPATIAL