



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • OCTOBER 7, 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

1. Preliminary Plat-AKM Surveying-Settler's Hammock-Phase 2 -

AKM Surveying, Inc. is requesting a Preliminary Plat for Settler's Hammock Phase 2 on behalf

of Lamar Signature Homes, LLC. This is located on Daniel Trenton Way. Tax Parcel is 107-

023. Zoning is PD. Proposed lots is 28 lots, 1 tract and 14.85 acres.

IV. AGENDA ITEMS

V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2850)**

Meeting: 10/07/19 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 2850

Preliminary Plat-AKM Surveying-Settler's Hammock-Phase 2

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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: October 7, 2019

City Council Meeting Date: October 15, 2019

Agenda Item: Settler's Hammock Phase II-1C- Preliminary Plat (Re Plat)

Background: The Settler's Hammock development was started prior to the recession of 2008. Building in the development picked up again in 2015. The developer submitted a preliminary plat for development of Phase II that consisted of 113 single family lots on 113 acres. That plat was approved in January of 2019 and the Phase II was rezoned to PD-R1 in February of 2019. In order to keep from having to bond the entire Phase II, the developer resubmitted a preliminary plat in June for Phase II-1C showing 28 lots on 14.85 acres. There were several storm water/drainage issues discovered by Carter & Sloope Consulting Engineers that needed to be addressed, so the item was tabled in June until the issues were taken care of by the developer. A letter from Cater & Sloope was presented to the City Planning and Zoning Dept. on September 19, 2019 (attached to report) confirming that all the storm water/drainage issues have been adequately addressed by the developer and that Carter & Sloope recommends approval for construction.

Zoning: PD-R1

Summary:

The next phase of development of Phase II-1C consists of 28 single family lots on the final 14.85 acres. of the original Settlers Hammock plan. The developer will follow the previously established PD agreement.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

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:** AKM Surveying, Inc. - Jeff Foster **Phone:** 912-729-1507
Address: 921 Charlie Smith Sr. Highway St. Marys, GA 31558
2. **Owner, if not same:**
Name: Lamar Smith Signature Homes, LLC
Address: 152 Thunderbird Drive Richmond Hill, GA 31324
3. **What is your interest if you are not the owner?**
Agent for Owner
4. **Name of proposed subdivision:** Settler's Hammock - Phase 2
5. **Location of subdivision: Neighborhood:** Settlers Hammock SD
Street: Daniel Trenton Way
Parcel Number: 107-023 **Lot Number:** _____
6. **Present zoning:** PD
7. **Number of proposed lots:** 28 Lots & 1 Tract
8. **Area of proposed subdivision:** 14.85 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: 5/7/19 - 9/12/19 RE Filled on
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes () No
3. Checked by: Paul Speich / Scott Kimbrey
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: 10/2/19
() Approved () Disapproved

Conditions of approval or reasons for disapproval: _____

Jeff Foster, R.L.S.
 AKM Surveying, Inc.
 921 Charlie Smith Sr. Highway
 P.O. Box 5730
 St. Marys, Ga. 31558

(912)729-1507 office
 (912)729-1509 fax
 (912)674-7024 cell

Note: Any electronic file attachments are for the use of the intended recipient only and are provided for convenience and information only. They are provided without the warranty of the accuracy or consistency of a signed and sealed document. AKM Surveying, Inc. assumes no liability for inaccuracies on this electronic file or any reproduction of surveys which have not been signed and sealed by the surveyor.

From: "Jonathan McDill" <jmcdill@robertscivilengineering.com>
To: "Jeff Foster" <akm_surveying@tds.net>
Cc: "Charles Way" <ccwdevelopmentinc@gmail.com>
Sent: Wednesday, April 24, 2019 6:50:24 AM
Subject: RE: Settler's Hammock Phase 1

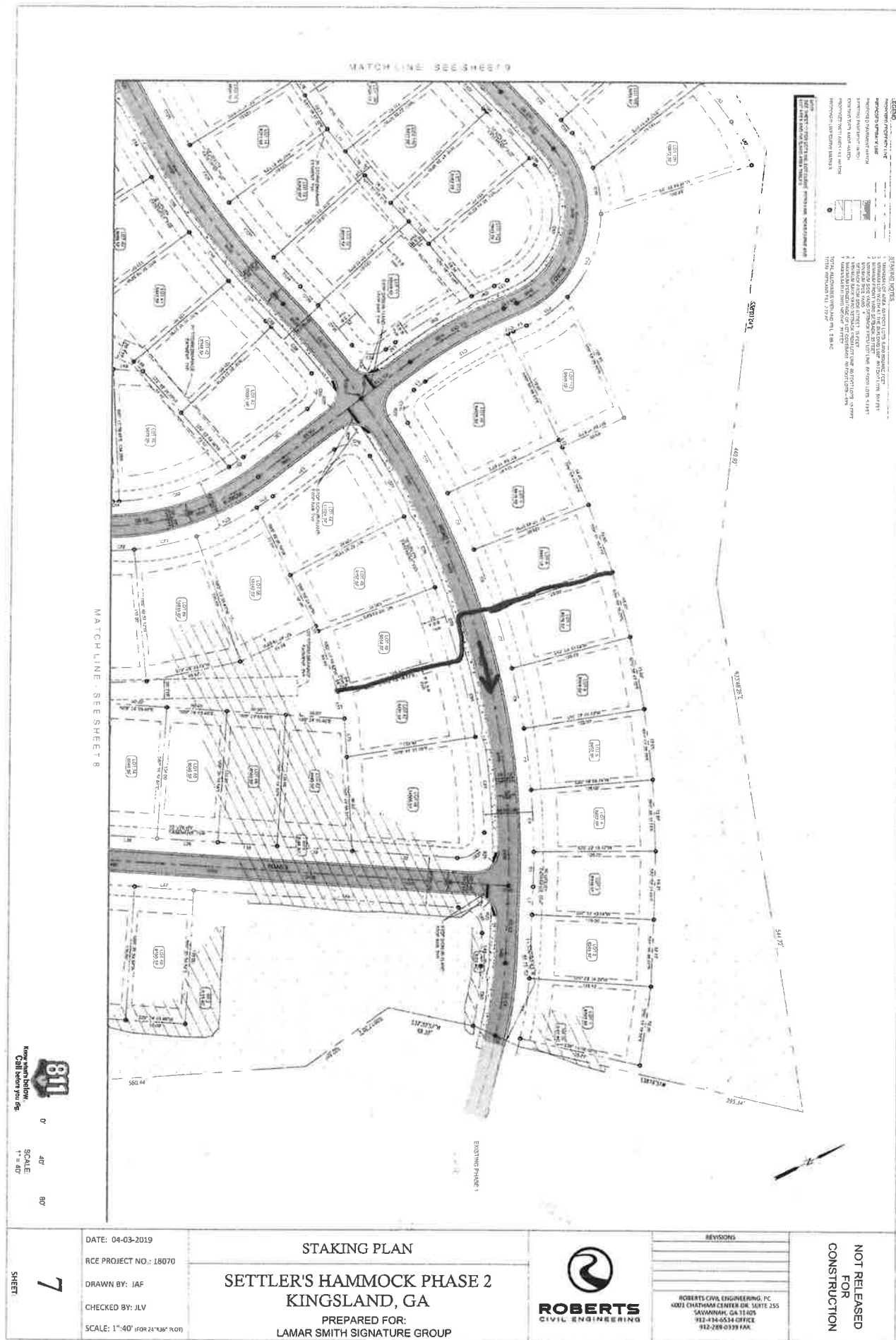
Jeff,
 Lamar Smith Homes is only going to develop a part of the Phase 2 for Settler's Hammock on the initial build out.
 I have marked up the plan to show the stop line for the initial construction (lot 7 and 47).

They are going to pick up where the road for phase 1 ends and build out to lot 7 as well as the first pull off road down to the cul-da-sak plus the first pond.
 This will give them 28 lots.

Kingsland (Paul Speich) said in order to keep from having to bond the entire site that we will need to resubmit a new preliminary plat that shows only these lots. Then they can build out, bond, and final plat only those lots.

Can you please revise the preliminary plat to show only these lots (bold), pond 1, and shade back the other lots and pond 2?
 Kingsland does not have a May meeting so the next meeting will be in June.
 Deadline to turn in preliminary plat is 5/7.

I have CCed Charles Way who is heading up the construction efforts/coordination for Lamar Smith Homes.



Summary

Parcel Number 107 023B
Location Address
Legal Description V/L TRACT 2 SETTLERS HAMMOCK DEV
 (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 22.34
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

SAWYER & ASSOCIATES INC
 100 MARSH HARBOUR PARKWAY
 KINGSLAND, GA 31548

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/31/2018	1954 584	2019 1	\$168,300	Multiple Parcels - Arms Length	LIVE OAK ACQUISITIONS LLC	SAWYER & ASSOCIATES INC

No data available for the following modules: Land, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Valuation, Assessment Notices, 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 update shown. Please note that the Assessors' Office establishes values only. The Camden County Tax Commissioner should be contacted with tax bill related questions.

Developed by
 **Schneider**
 GEOSPATIAL

Last Data Upload: 4/26/2019 8:35:39 PM

Version 2.2.16



September 19, 2019

Mr. James George, Building Official
City of Kingsland Planning and Zoning Department
107 S. Lee Street
Kingsland, Georgia 31548

SUBJECT: Kingsland, Georgia
Plan Review – Settlers Hammock – Phase II
Drainage Report and Phase IIA Storm Drainage– Fourth Review
C&S Project No.: K5000.126 (Gen.)

Mr. George:

As requested, we have reviewed the above subject plans for compliance with the City of Kingsland's stormwater management regulations and generally accepted engineering practices. The plans as submitted 9/17/19 including the latest revision of sheet C13, are recommended for approval for construction.

1. From First Review: "Proposed FES #1 has as invert into the pond at an elevation of 6.60 feet while the pond bottom is shown at an 8.00 foot elevation indicating the invert is below the pond floor; Revise accordingly." Comment was addressed, however the 6.60 invert of FES #1 is shown at contour elevation 10. The 6.60 invert of FES #1 is shown approximately 40 feet from the nearest 6.0 contour. It appears that a junction box and change of angle to the southeast may be required prior to FES #1. **This comment has been adequately addressed.**
2. From First Review: "Pond inflow pipes are currently exposed at entrance to pond; Adjustment to pipe inverts and location is needed to line up with the appropriate pond contour elevations and cover." There are still issues at FES #1 and FES #3. See second review comments above. **This comment has been adequately addressed.**
3. From First Review: "Provide copy of US Army Corps of Engineers permit approval for wetlands disturbance proposed. See City of Kingsland, Code of Ordinances, Chapter 25, Article III." The response letter for the second submittal plans stated **"Please see the attached US Army Corps of Engineers permit for approval of wetlands disturbance."** No permit approval was found included however.

Jonathan McDill, of Roberts Civil Engineering, sent the attached wetlands credit purchase information by email on August 12th. **This comment has been adequately addressed.**

Should you have any questions or comments, please do not hesitate to contact me. I can be reached by phone at 478-477-3923 or by e-mail (jstover@cartersloope.com).

Sincerely,


John L. Stover, Jr.
Project Manager

cc: Mr. Scott Kimball, City of Kingsland (by email)
Mr. Jared Wozny, P.E., Carter & Sloope, Inc. (by email)

