



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • FEBRUARY 3, 2020

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER

Bryant Shepard
Farran Fullilove
Matt Garner
Troy Hoper
Fyrth Morris
Mr. Eric Snook

Chairman
Vice Chairman
Board Member
Board Member
Board Member
Board Member

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Variance-Blair Fonda-RCBF Properties, LLC -

Blair Fonda/RCBF Properties, LLC is requesting a 5' reduction in the front setback requirement from 25' to 20' and is requesting a 3' reduction in the side setback requirement from 10' to 7' for the following lot: Parcel 082R 056 (323 Woodbridge Rd.)-The Meadows SD Phase 5. Zoning is R-1.

2. Variance-Blair Fonda-RCBF Properties, LLC -

Blair Fonda/RCBF Properties, LLC is requesting a 5' reduction in the front setback requirement from 25' to 20' and is requesting a 3' reduction in the side setback requirement from 10' to 7' for the following lot: Parcel 082R 059 (315 Woodbridge Rd.)-The Meadows SD Phase 5. Zoning is R-1.

3. Re-Zoning-John G. Chytraus-Tax Parcels 082 001D, 081 110, 117, 118 and 119 -

RCBF Properties, LLC has applied for a rezoning of 5 parcels totaling approx. 86.27 acres located between Colerain Rd. and Sugar Maple Way, which is the backside of The Meadows Phase V subdivision. The existing zoning on the parcels is R-1 and the applicant is requesting a zoning of PD/R-1 for the purpose of the proposed Phase VI of The Meadows Subdivision, which would include 86 lots.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

ADOPTED**AGENDA ITEM (ID # 2956)**

Meeting: 02/03/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 2956

Variance-Blair Fonda-RCBF Properties, LLC

Blair Fonda/RCBF Properties, LLC is requesting a 5' reduction in the front setback requirement from 25' to 20' and is requesting a 3' reduction in the side setback requirement from 10' to 7' for the following lot: Parcel 082R 056 (323 Woodbridge Rd.)-The Meadows SD Phase 5. Zoning is R-1.



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: February 3, 2020

City Council Meeting Date: February 10, 2020

Agenda Item: Variance to front and side setbacks for parcels 082R 056 (323 Woodbridge Rd.) and 082R 059 (315 Woodbridge Rd.) – The Meadows SD Phase 5.

Background: Blair Fonda/RCBF Properties, LLC is requesting a 5' reduction in the front setback requirement from 25' to 20' and is requesting a 3' reduction in the side setback requirement from 10' to 7' for the two lots listed above. The lots in question encompass part of a retention pond thus reducing the buildable area of the lot. The variance is needed to be able to build the consistent type house plan that has been built in the subdivision. The granting of this variance will not change any already established setback requirements for future development in the subdivision.

Zoning: R-1

Summary:

Is proposal consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball- Planning Director

Attachment: Feb 2020-Blair Fonda-Variance-323 Woodbridge (2956 : Variance-Blair Fonda-RCBF Properties, LLC)

190494

APPLICATION FOR VARIANCE Kingsland, Georgia



Read Part A completely. Then answer each item in Part B. Please print or type. Do not write in Part C. The Building Inspector or Planning Director will help you, if necessary. You must file this application and all required materials with the Planning Director at least 26 days before the Planning Commission meeting at which it will be considered.

FEE: Residential - \$100.00, Commercial \$125.00

PART A---GENERAL INFORMATION

You are encouraged to read the appropriate sections of the Kingsland Land Development Ordinance as they pertain to zoning variances or subdivision variances. Since zoning variances are much more common and require a public hearing, they are the only ones described in the Kingsland Land Development Ordinance.

A variance is a "loosening" of the requirements of the Zoning Ordinance to relieve a hardship. A variance can only be granted because of a hardship beyond your control is being created by a dimensional requirement—that is, one dealing with distance, area, height, or some other dimension of your land or building. For example, you own a lot and wish to build a house on it. It is zoned "R-1, Single Family Residential", but it is too narrow to meet the building setback requirements. You are prevented, therefore, from building your house unless you get a variance from the Planning Commission that lets you build closer to your side property lines. Please note that a variance does not allow you to start a new use in a zoning district where it is presently not permitted. In other words, you could not put a grocery store in a residential neighborhood.

Once you have filed a complete application with the Planning and Development Director, he will advertise your request in the newspaper and send a letter to your neighbors. The Planning Commission will then hold a public hearing. At the meeting, you will tell the Planning Commission why you need the variance and your neighbors may ask questions and make comments. The Planning Commission will then make a recommendation to the City Council about the variance. The City Council will make final determination; generally the 2ND Monday of the month. The variance is valid for 1 year.

PART B---APPLICANT ONLY

1. This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) 70.1.1 of the Kingsland Land Development Ordinance.
2. Your Name Blair Fonda - RCBF Properties, LLC
 Phone (904) 465-2477
 Address 3491 Pall Mall Road
Jacksonville, Florida 32257
3. Location of Property:
 Street Woodbridge Road 323
 Parcel No. 082R 056 Lot No. 56 Phase 5 - Section B2
4. This land is zoned: (X) R-1 () R-2 () R-3 () R-4 () MH () PD () C-1 () C-2
 () C-3 () C-4 () I-L

5. Please describe the type of variance you need. (Example: Reduction of front yard setback from 35 feet to 13 feet):
Reduction of front yard setback from 25' to 20'
Reduction of side yard setbacks from 10' to 7'

6. All the following points must apply to your situation for the variance to be granted. Describe how you meet each "test":

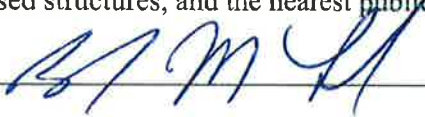
A. Special conditions or circumstances over which I have no control affect my property.
Lot size as platted is too small to build on.

B. Because of this situation, I do not have the same property rights as my neighbors or as other property owners in the same zoning district do.
The adjoining lots are larger and have a larger buildable area

C. The variance would not significantly defeat the purposes of any city plan, policy, ordinance, or regulation, nor would it interfere with my neighbors use of their property.
The reductions requested do not substantively affect the intent of the ordinance nor will they encroach on the adjoining lots.

D. This is the minimum variance which would relieve my hardship.
The reduction in setbacks are needed to allow the construction of the type and size of houses that are currently being built in the development.

7. In the case of a zoning variance, attach these to this application:
• A simple map showing the location of the property, its dimensions, location of existing and proposed structures, and the nearest public road.

8. Signed  Date 12/16/2018

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

Attachment: Feb 2020 Variance Blair Fonda-RCBF Properties I I C-323 Woodbridge Rd (2956 - Variance-Blair Fonda-RCBF Properties, LLC)
Attachment: Feb 2020-Blair Fonda-Variance-323 Woodbridge (2956 : Variance-Blair Fonda-RCBF Properties, LLC)

1. Date complete application filed 12/19/19
2. List of attachments: ☒ Simple map ☐ Final plat ☐ None
☐ Preliminary plat ☐ Other
3. Public hearing (If zoning variance):
Date Applicant notified: _____
Date hearing advertised: _____
Date hearing held: 2/4/20
4. Planning Commission ☐ Approved ☐ Denied: Conditions of approval or reasons for denial

5. City Council ☐ Approved ☐ Denied: Conditions of approval or reasons for denial

6. Date Applicant notified of final action: _____



Overview



Legend

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

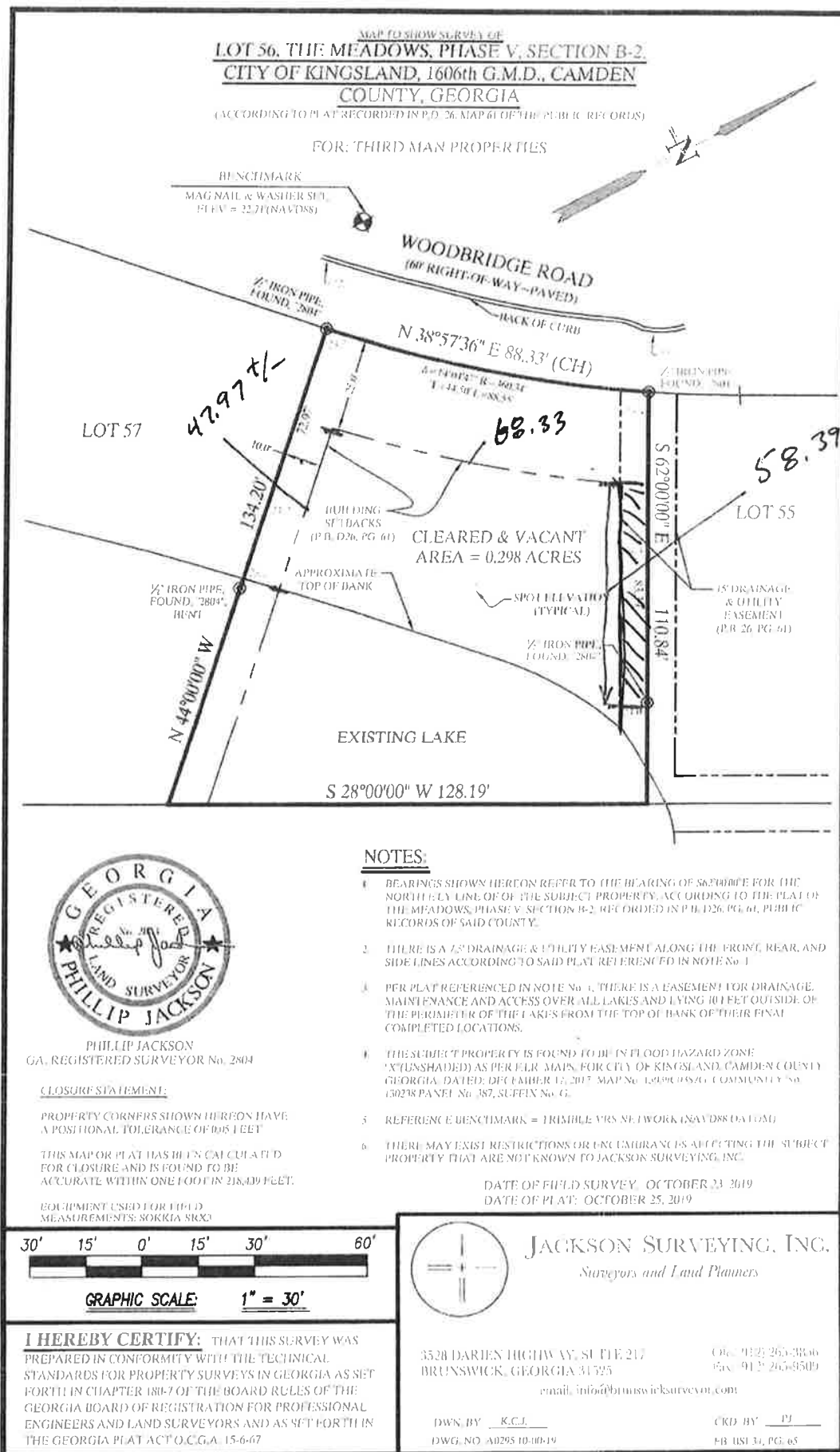
Parcel ID	082R 056	Owner	RCBF PROPERTIES LLC	Last 2 Sales				
Class Code	Residential		3491 PALL MALL ROAD # 202	Date	Price	Reason	Qual	
Taxing District	KINGSLAND		JACKSONVILLE FL 32257	12/27/2018	\$1000000	MP	U	
	KINGSLAND	Physical Address	n/a	n/a	0	n/a	n/a	
Acres	n/a	Assessed Value	Value \$8333					

(Note: Not to be used on legal documents)

Date created: 1/13/2020

Last Data Uploaded: 1/13/2020 7:23:41 AM

Developed by Schneider
GEOSPATIAL



Top of Bank? - How close can we build?
 Lot coverage?

Attachment: Feb 2020 Variance Blair Fonda-RCBF Properties LLC 323 Woodbridge Rd (2956 - Variance-Blair Fonda-RCBF Properties, LLC)
 Attachment: Feb 2020-Blair Fonda-Variance-323 Woodbridge (2956 : Variance-Blair Fonda-RCBF Properties, LLC)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

ADOPTED**AGENDA ITEM (ID # 2957)**

Meeting: 02/03/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 2957

Variance-Blair Fonda-RCBF Properties, LLC

Blair Fonda/RCBF Properties, LLC is requesting a 5' reduction in the front setback requirement from 25' to 20' and is requesting a 3' reduction in the side setback requirement from 10' to 7' for the following lot: Parcel 082R 059 (315 Woodbridge Rd.)-The Meadows SD Phase 5. Zoning is R-1.



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: February 3, 2020

City Council Meeting Date: February 10, 2020

Agenda Item: Variance to front and side setbacks for parcels 082R 056 (323 Woodbridge Rd.) and 082R 059 (315 Woodbridge Rd.) – The Meadows SD Phase 5.

Background: Blair Fonda/RCBF Properties, LLC is requesting a 5' reduction in the front setback requirement from 25' to 20' and is requesting a 3' reduction in the side setback requirement from 10' to 7' for the two lots listed above. The lots in question encompass part of a retention pond thus reducing the buildable area of the lot. The variance is needed to be able to build the consistent type house plan that has been built in the subdivision. The granting of this variance will not change any already established setback requirements for future development in the subdivision.

Zoning: R-1

Summary:

Is proposal consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball- Planning Director

Attachment: Feb 2020-RCBF Prop.-315 Woodbridge-Variance (2957 : Variance-Blair Fonda-RCBF Properties, LLC)

APPLICATION FOR VARIANCE
Kingsland, Georgia



Read Part A completely. Then answer each item in Part B. Please print or type. Do not write in Part C. The Building Inspector or Planning Director will help you, if necessary. You must file this application and all required materials with the Planning Director at least 26 days before the Planning Commission meeting at which it will be considered.

FEE: Residential - \$100.00, Commercial \$125.00

PART A---GENERAL INFORMATION

You are encouraged to read the appropriate sections of the Kingsland Land Development Ordinance as they pertain to zoning variances or subdivision variances. Since zoning variances are much more common and require a public hearing, they are the only ones described in the Kingsland Land Development Ordinance

A variance is a "loosening" of the requirements of the Zoning Ordinance to relieve a hardship. A variance can only be granted because of a hardship beyond your control is being created by a dimensional requirement—that is, one dealing with distance, area, height, or some other dimension of your land or building. For example, you own a lot and wish to build a house on it. It is zoned "R-1, Single Family Residential", but it is too narrow to meet the building setback requirements. You are prevented, therefore, from building your house unless you get a variance from the Planning Commission that lets you build closer to your side property lines. Please note that a variance does not allow you to start a new use in a zoning district where it is presently not permitted. In other words, you could not put a grocery store in a residential neighborhood.

Once your have filed a complete application with the Planning and Development Director, he will advertise your request in the newspaper and send a letter to your neighbors. The Planning Commission will then hold a public hearing. At the meeting, you will tell the Planning Commission why you need the variance and your neighbors may ask questions and make comments. The Planning Commission will then make a recommendation to the City Council about the variance. The City Council will make final determination; generally the 2ND Monday of the month. The variance is valid for 1 year.

PART B---APPLICANT ONLY

1. This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) 70.1.1 of the Kingsland Land Development Ordinance.
2. Your Name Blair Fonda - RCBF Properties, LLC
Phone (904) 465-2477
Address 3491 Pall Mall Road
Jacksonville, Florida 32257
3. Location of Property:
Street Woodbridge Road 315
Parcel No. 082R 059 Lot No. 59 Phase 5 - Section B2
4. This land is zoned: (X) R-1 () R-2 () R-3 () R-4 () MH () PD () C-1 () C-2
() C-3 () C-4 () I-L

5. Please describe the type of variance you need. (Example: Reduction of front yard setback from 35 feet to 13 feet):

Reduction of front yard setback from 25' to 20'

Reduction of side yard setbacks from 10' to 7'

6. All the following points must apply to your situation for the variance to be granted. Describe how you meet each "test":

- A. Special conditions or circumstances over which I have no control affect my property.

Lot size as platted is too small to build on.

- B. Because of this situation, I do not have the same property rights as my neighbors or as other property owners in the same zoning district do.

The adjoining lots are larger and have a larger buildable area

- C. The variance would not significantly defeat the purposes of any city plan, policy, ordinance, or regulation, nor would it interfere with my neighbors use of their property.

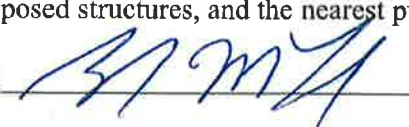
The reductions requested do not substantively affect the intent of the ordinance nor will they encroach on the adjoining lots.

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

The reduction in setbacks are needed to allow the construction of the type and size of houses that are currently being built in the development.

7. In the case of a zoning variance, attach these to this application:

- A simple map showing the location of the property, its dimensions, location of existing and proposed structures, and the nearest public road.

8. Signed  Date 12/16/2019

Attachment: Feb 2020 Variance-RCBF Properties-315 Woodbridge Rd (2957 - Variance-Blair Fonda-RCBF Properties LLC)
Attachment: Feb 2020-RCBF Prop.-315 Woodbridge-Variance (2957 : Variance-Blair Fonda-RCBF Properties, LLC)

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

- Attachment: Feb 2020 Variance-RCBF Properties-315 Woodbridge Rd (2957 : Variance-Blair Fonda-RCBF Properties, LLC)
Attachment: Feb 2020-RCBF Prop.-315 Woodbridge-Variance (2957 : Variance-Blair Fonda-RCBF Properties, LLC)



Overview

Legend

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

Parcel ID	082R 059	Owner	RCBF PROPERTIES LLC	Last 2 Sales				
Class Code	Residential		3491 PALL MALL ROAD # 202	Date	Price	Reason	Qual	
Taxing District	KINGSLAND		JACKSONVILLE FL 32257	12/27/2018	\$100000	MP	U	
	KINGSLAND	Physical Address	n/a	n/a	0	n/a	n/a	
Acres	n/a	Assessed Value	Value \$8333					

(Note: Not to be used on legal documents)

Date created: 1/13/2020

Last Data Uploaded: 1/13/2020 7:23:41 AM

Developed by Schneider
GEOSPATIAL

Attachment: Feb 2020 Variance-RCBF Properties-315 Woodbridge Rd (2957 - Variance-Blair Fonda-RCBF Properties LLC)
Attachment: Feb 2020-RCBF Prop.-315 Woodbridge-Variance (2957 - Variance-Blair Fonda-RCBF Properties, LLC)



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

ADOPTED**AGENDA ITEM (ID # 2958)**

Meeting: 02/03/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 2958

**Re-Zoning-John G. Chytraus-Tax Parcels 082 001D, 081 110,
117, 118 and 119**

RCBF Properties, LLC has applied for a rezoning of 5 parcels totaling approx. 86.27 acres located between Colerain Rd. and Sugar Maple Way, which is the backside of The Meadows Phase V subdivision. The existing zoning on the parcels is R-1 and the applicant is requesting a zoning of PD/R-1 for the purpose of the proposed Phase VI of The Meadows Subdivision, which would include 86 lots.



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: February 3, 2020

City Council Meeting Date: February 10, 2020

Agenda Item: Rezoning of 5 Parcels between Colerain Rd. and Sugar Maple Way totaling approx. 86.27 acres from R-1 to PD/R-1 (082 001D, 081 110, 081 117, 081 118, and 082 119)

Background and Summary:

RCBF Properties, LLC has applied for a rezoning of 5 parcels totaling approx. 86.27 acres located between Colerain Rd. and Sugar Maple Way, which is the backside of The Meadows Phase V subdivision. The existing zoning on the parcels is R-1 and the applicant is requesting a zoning of **PD/R-1** for the purpose of the proposed Phase VI of The Meadows Subdivision, which would include 86 lots. The applicant has provided a Planned Development Report that reduces the minimum lot area required in a R-1 from 10,000 square feet to 6,6000 square feet (12 designated lots only, all other lots will be over 7,000 square feet). The PD report also reduces the required the minimum lot width at the building line from 75' to 70', reduces the minimum front setback in R-1 to from 25' to 20', reduces the minimum side setbacks in R-1 from 10' to 7' and reduces the minimum rear setback in R-1 from 15' to 10'. The proposed plat shows that approx. 59 acres of the total 86.27 acres includes wetlands, R/W and ponds, is not buildable acreage, therefore the reduction in lot size and setbacks would be needed to accommodate the number of lots needed to make it feasible to develop this subdivision phase. The plat also shows another entrance will be added off of Colerain Rd. which would then give The Meadows SD two entrances. Having two entrances will be beneficial to the life safety of the residents and future residents that live in The Meadows SD. The PD Report has been reviewed by the Planning Dept. staff and the report meets all requirements of Article VII, Sec. 72 of the Kingsland Zoning and Land Ordinance.

Current Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

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 a list of surrounding land owners (names and addresses). Please further attach the appropriate fee for this request (fee schedule attached). If paid by check make payable to "City of Kingsland".

REQUEST

EXISTING ZONING R-1

EXISTING USE Wooded

REQUESTED ZONING Planned Development

REQUESTED USE Residential

PD - R-1

PROPERTY OWNER(S)

Name(s) John G. Chytraus

Address 8228 Hollyridge Road - Jacksonville, FL 32256

Phone No. _____ (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: Tax Parcels 082 001D 081 110, 081 117
081 118, and 081 119

Property Address: _____

Tax Map Reference Number _____ Zoning Map _____

Attachment: Feb 2020-ReZoning-John G. Chytraus-Parcels 082 001D, 081 110, 081 117, 081 118 and 119
Attachment: Feb 2020-rezone-item 3 corrected (2958 : Re-Zoning-John G. Chytraus-Tax Parcels 082 001D, 081 110, 117, 118 and 119)

City of Kingsland Zoning Application
Page Two

Property Size 86.27 acres **Property Frontage** 100 **Feet**

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 Existing
development consists of residential uses that are compatible
with this request.

Would not be detrimental to property or persons in the area because Extends existing
residential uses and provides a new entrance to the Meadows
development onto Colerain Road

Other

Comments: This project is Phase 6 of the Meadows development.

DISCLOSURE

Identify all members of the City Council of the City of Kingsland, City of Kingsland Planning Commission and Employees of the City of Kingsland Community Development who

(1) **Have a property interest in the real property affected by this request**

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

City of Kingsland Zoning Application
Page Four

at their meeting of February 3, 2020, at 6:00 P.M. in the Council
Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

Owner or agent must be present in order for the request to be heard.

RECEIPT

Submission fee for rezoning received from RCBF Properties, LLC
in the amount of \$ 600.00.

City of Kingsland

BY: [Signature]

Planning & Zoning Administrator

Date: 12/19/19

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 _____.

John CHYTRAUS
Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

[Signature]
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.

[Signature]
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

Planning and Zoning

Received by: _____ Date: _____

Attachment: Feb 2020-ReZoning-John G. Chytraus-Parcels 082 001D, 081 110, 117, 118 and 119
Attachment: Feb 2020-rezone-item 3 corrected (2958 : Re-Zoning-John G. Chytraus-Tax Parcels 082 001D, 081 110, 117, 118 and 119)

City of Kingsland
912-729-5613

Po Box 250/105 W. William Avenue
Kingsland, GA 31548
REZONE PERMIT
THIS FORM WAS PRINTED ON: 12/20/2019

3.3.a

3.3.a

REC#: 01252261 12/20/2019 3:25 PM
OPER: KELLY TERM: 002
REF#: 580

DATE ISSUED: 12/20/2019

TRAN: 104.0000 BUILDING & ZONING
190492 600.00CR
CHYTRAUS, JOHN G
COLERAIN RD
ZN 600.00CR

US
SE RD

LOT #:
BLK #:
ZONING:

CONTRACTOR: JOHN G CHYTRAUS
ADDRESS: 8228 HOLLYRIDGE RD
CITY: JACKSONVILLE
ST: FL
ZIP: 32256
PHONE:

TENDERED: 600.00 CHECK
APPLIED: 600.00-

CHANGE: 0.00

SQ FT
OCCP TYPE: 0.00
CNST TYPE:



FEE CODE
REZ08

DESCRIPTION
REZONE COM/IND/PD OVER 300000

AMOUNT
\$ 600.00

TOTAL \$ 600.00

NOTES:

NOTICE

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

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

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

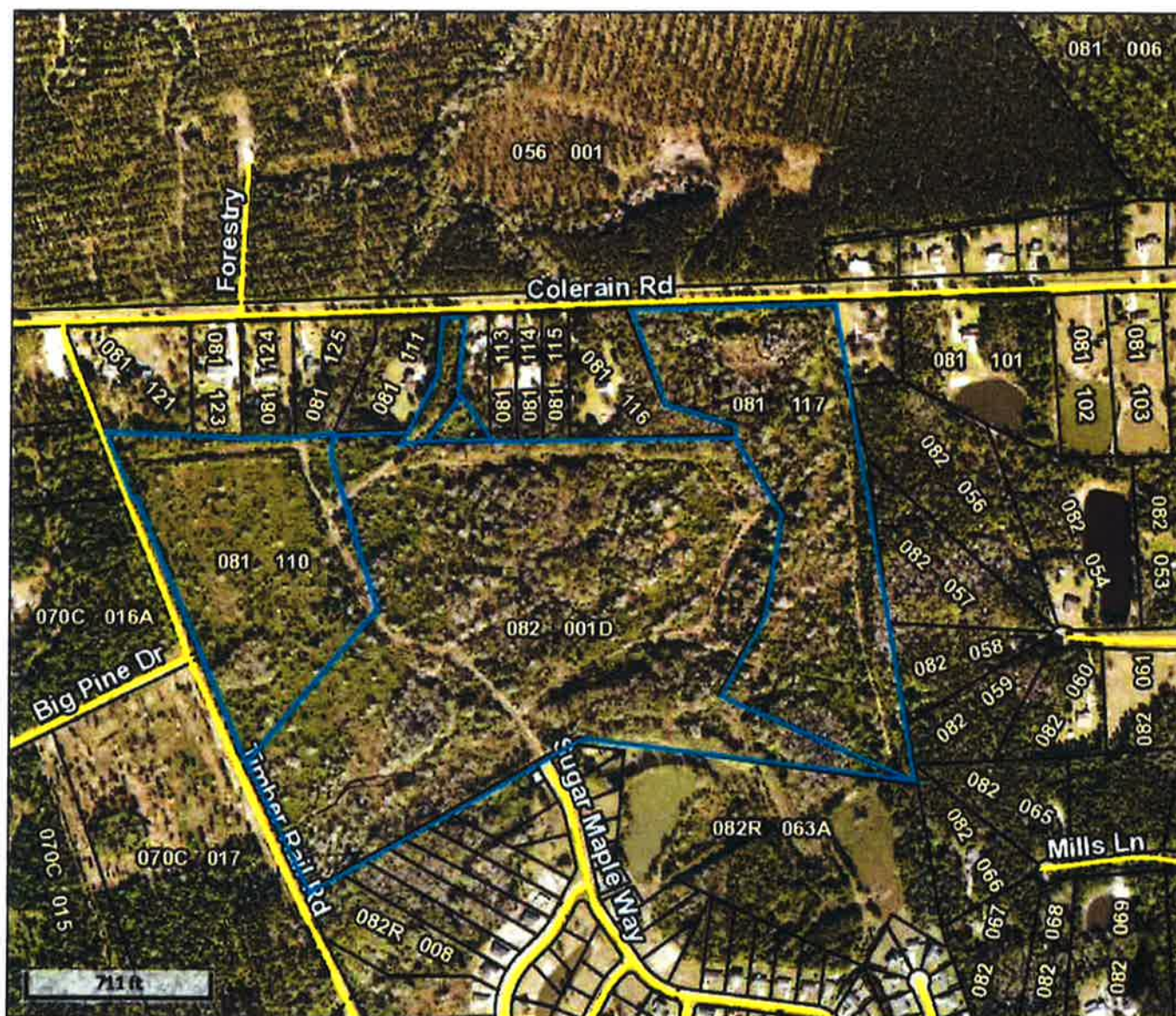
DATE

Natalie Marshall
(APPROVED BY)

12/20/19
DATE

COPY MADE

Attachment: Feb 2020-Rezone-item 3 corrected (2958 : Re-Zoning-John G. Chytraus-Tax Parcels 082 001D, 081 110, 117, 118 and 119)



Parcel ID 081 110

Class Code Agricultural

Taxing District KINGSLAND

KINGSLAND

Acres 15.48

Owner

CHYTRAUS JOHN G

8228 HOLLYRIDGE ROAD

JACKSONVILLE FL 32256

Physical Address

n/a

Assessed Value

Value \$50011

Last 2 Sales

Date	Price
------	-------

12/27/2018	\$249
------------	-------

12/27/2018 \$350

(Note: Not to be used on legal documents)

Date created: 1/17/2020

Last Data Uploaded: 1/17/2020 7:29:46 AM

Developed by



Attachment: Feb 2020-ReZoning-John G. Chytraus-Parcels 082 0010 081 110 081 117 081 118 081 119 /0958 - Re-Zoning- John G. Chytraus
Attachment: Feb 2020-rezone-item 3 corrected (2958 : Re-Zoning-John G. Chytraus-Tax Parcels 082 001D, 081 110, 117, 118 and 119)

November 29, 2019

Planned Development Report
The Meadows Development
Phase 6
Kingsland, Georgia

Prepared for:

RCBF PROPERTIES, LLC
3491 Pall Mall Rd #202
Jacksonville, FL 32257



Prepared by:

CSEC
INC

Civil & Structural
Engineering Consultants

29 CORAL PARK WAY
BRUNSWICK, GEORGIA 31520

PH 912.265.3851
FAX 912.264.7273

CONTENTS

PROJECT DESCRIPTION	1
LEGAL DESCRIPTION	1
DEVELOPMENT STANDARDS	1
RESTRICTIVE COVENANTS	1
PROPOSED DEDICATIONS	1
UTILITIES	2
LAND USE SUMMARY	2

ATTACHMENTS

DECLARATION OF COVENANTS AND RESTRICTIONS
 PROJECT LOCATION MAP
 BOUNDARY AND WETLANDS SURVEY
 ZONING MASTER PLAN

PROJECT DESCRIPTION

The Meadows is a residential development west of Kingsland that has been under development since the late 1980's. The last phase of the project (Phase 5) was started in 2007 and was completed in 2015. The original development plan for The Meadows anticipated the extension of the project to a second entrance to be located on Colerain Road and the Holly Hill Farms development was platted to allow a 100' right-of-way for Sugar Maple Way for that purpose. As shown in the area table in this report, the wetlands contained in this phase represent more than 50% of the total area. After accounting for the required storm water detention facilities, common areas, and road rights-of-way, the total area available for development into single family lots account for only 25% of the total parcel area. The proposed lot layout shown in the attached Zoning Master Plan results in a gross density of 1.00 dwelling units per acre.

LEGAL DESCRIPTION

This project consists of Tax Parcels 081 001D, 081110, 081117, 081118, and 081119. A copy of the boundary and wetlands survey of the property is attached to this report.

DEVELOPMENT STANDARDS

Allowed Use: Single Family Residential

Minimum lot area: 6,600 square feet

Minimum lot width at the building line: 70 feet

Minimum front yard setback from street: 20 feet

Minimum side yard setback from street: 20 feet setback from other property line: 7 feet

Minimum rear yard setback from street: 20 feet setback from other property line: 10 feet

Maximum building height: 35 feet

RESTRICTIVE COVENANTS

A Declaration of Covenants and Restrictions for this project has been prepared and is attached to this report.

PROPOSED DEDICATIONS

The roads, water systems, and sewer systems will be dedicated to the City of Kingsland for ownership and maintenance. Storm water management systems within the right-of-way of the roads will be included in the dedication. Storm water detention facilities and outfall ditches will be owned and maintained by the HOA.

UTILITIES

Existing water and sewer systems that have been previously constructed for The Meadows Phase 5 and for Holly Hill Farms will be modified as necessary and extended to this project. The water and sewer systems shall be designed to allow future extension into the R/W of Colerain Road. Sewer pump stations shall be analyzed and modified as required to serve the existing developments and the proposed Meadows Phase 6.

All utilities, including but not limited to electric power, telephones and Cable T.V., shall be located underground.

LAND USE SUMMARY

Total =	86.27	Acres
Lots =	21.51	Acres
Common =	6.28	Acres
Wetlands =	48.23	Acres
R/W =	6.72	Acres
Ponds =	3.53	Acres

STATE OF GEORGIA
COUNTY OF CAMDEN

DECLARATION OF COVENANTS AND RESTRICTIONS
THE MEADOWS, PHASE SIX

THIS DECLARATION OF COVENANTS AND RESTRICTIONS is made and published this ____ day of November, 2019, by JOHN G. CHYTRAUS, of Duval County, Florida ("Declarant").

WITNESSETH:

WHEREAS, Declarant is the owners of all that land described on the attached Exhibit "A"; and

WHEREAS, the Declarant may wish to develop the adjoining property and later to add certain common areas; and

WHEREAS, it is to the best interest, benefit and advantage of Declarant and to each and every person who shall hereafter purchase any of the Lots, that certain covenants of the Lots and Property be established;

NOW, THEREFORE, for and in consideration of the premises and of the benefits to be derived by Declarant and each and every subsequent owner of any of the Lots, and any additional property the Declarant may subject to these covenants, the undersigned Declarant hereby establishes and declares the following covenants and restrictions to apply to all of the said property and to all persons owning any of said Lots hereafter.

1. DEFINITIONS

(a) "Association" shall mean and refer to The Meadows Phase 6 Owners Association, Inc., its successors and assigns.

(b) "Board" and "Board of Directors" shall mean the board of directors of the Association.

(c) "Common Area" shall mean all real property (including the improvements thereto) deeded to the Association for the common use and enjoyment of the Owners. Any Common Area may be conveyed to the Association, as set forth in this declaration, including areas which are part of Lots shown on any plat of the Property.

(d) "Declarant" shall mean and refer to John G. Chytraus, his successors and assigns.

(e) "Lot" shall mean and refer to any plot of land on the recorded subdivision map of the Property, with the exception of the Common Area, and any renumbered plot that results from the subdivision of any Lot, as shown on any recorded resubdivision of such Lot.

(f) "Owner(s)" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding those having such interest merely as security for the performance of any obligation.

(g) "Property" shall mean the land referred to in Exhibit "A", together with any other property annexed thereto under the provisions of this declaration.

2. USE OF LOTS

The Property may be used only for single-family residences and the attendant amenities. One Lot, as shown on the referenced plat, or on any recorded plat showing a subdivision of an original Lot shall be the minimum building area upon which a single family residence may be constructed, although more than one Lot may be utilized as a single building plot. Notwithstanding the use of more than one Lot as a single building plot, each Lot making up the single building plot shall remain a separate Lot for purposes of assessment and membership and voting rights in the Association. The Owners of each Lot

shall regulate the number of guests, the outside activities permitted by guests, and the amount of time guests are allowed to remain on such Lot, pursuant to rules adopted by the Association.

3. TEMPORARY STRUCTURES PROHIBITED

No outbuilding, mobile home, detached garage, shed, tent, modular metal home, any trailer including utility trailers or temporary building of any kind shall be placed on any Lot, either temporarily or permanently, except for the use of a temporary construction shed or trailer during the period of actual construction of any structure on the Lot, and a temporary sales trailer authorized by Declarant.

4. ANIMALS

No animals, livestock, or poultry shall be kept or maintained on any of the Property except dogs, cats, and pet birds, none of which shall be kept outside, including screened or open porches, patios and courtyards. At such time as pets are permitted outside a dwelling, they must be secured by a leash or under the command of a responsible person and obedient to that person's command at all times. No animal shall be allowed to make noises which serve as a nuisance to other Owners, their guests and licensees. All pet litter shall be immediately removed from the Property by the owner of such pet; failure by any resident Owner to comply with this provision shall result in a fine by the Association, which shall act as a lien on the Lot of such Owner in the same manner as other liens provided in these covenants.

5. OWNER MAINTENANCE RESPONSIBILITY

Each Owner is obligated to and responsible for performing all maintenance, repair and restoration in connection with its Lot and all improvements thereupon. Each Owner shall maintain the exterior of all buildings and improvements on the Owner's Lot in a good and workmanlike manner and shall present a neat and clean appearance upon the Lot including painting, repairing, replacing and caring for roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks and other exterior improvements. Owners shall further assure that no weeds, underbrush or other unsightly vegetation is permitted to grow or remain upon Owner's Lot or the right-of-way existing between the property on Owner's Lot and the paved surface of any road and no refuse piles or unsightly objects shall be allowed to be placed or suffered to remain anywhere on any Lot or the right-of-way existing between the property on Owner's Lot and the paved surface of any road.

6. WATER SUPPLY

Each Lot shall be connected to the public water and sewer systems, and fees for use of such systems shall be paid by the Owner or the Owner's agent. No individual private water supply shall be installed or maintained on any Lot.

7. EASEMENTS

There is hereby granted a blanket easement upon, across, over and through all of the Property for replacement, repair, and maintenance of all utilities, including water, sewer, gas, telephone, and electricity. Additionally, there is an easement over and under the ground within the Property to maintain and correct drainage of surface waters and other erosion controls in order to maintain reasonable standards of health, safety, and appearance. These easements shall not affect any other recorded easements on the Property. There is further reserved to the Declarant and the Association all easements shown on the recorded subdivision plat of the Property. There is further reserved to the Association a blanket easement over the Property for the maintenance and upkeep of the Common Areas and the provision of mowing and edging services.

8. OBLIGATIONS OF THE ASSOCIATION

The Association shall maintain all Common Areas. The Association shall not be responsible for any maintenance caused by the abuse or negligence of any Owner, or any guest, invitee, licensee, or agent of any Owner; and each Owner shall be obligated to provide maintenance caused by any such abuse or negligence.

9. OWNERS' EASEMENTS OF ENJOYMENT

Every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

(b) The right of the Association to suspend the voting rights and right to use of the recreational facilities by an Owner for any period during which any assessment against such Owner's Lot remains unpaid, and for a period not to exceed 60 days for any infraction of its published rules and regulations; and

(c) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless passed under the provisions of Paragraph 11 below.

10. DELEGATION OF USE

Any Owner may delegate, in accordance with the Bylaws of the Association, such Owner's right of enjoyment to the Common Area and facilities to the members of such Owner's family, tenants, or contract purchasers who reside on the Property.

11. MEMBERSHIP AND VOTING RIGHTS

Every Owner of a Lot subject to assessments shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot subject to assessments. All Owners shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot. So long as Declarant owns any Lot, Declarant shall be entitled to a number of votes equal to the total number of Lots in the Property, plus one.

12. COVENANT FOR MAINTENANCE ASSESSMENT

(a) Creation of the Lien and Personal Obligation of Assessments. Declarant, for each Lot owned within the Property, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association: (1) yearly assessments or charges; and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The yearly assessments, together with interest, costs, and reasonable attorney's fees for collection thereof, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such Property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to such Owner's successors in title, provided such successors in title obtain a written statement from the secretary or any other officer of the Association that the assessments for such Lot are current as of the date of transfer of title.

(b) Purposes of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Property, for the improvement and maintenance of the Common Area, and costs associated with the operation of the lift station on the property.

(c) Maximum Yearly Assessments. The maximum initial quarterly assessment shall be \$100.00 for each Lot. The yearly assessment shall be paid in advance. The maximum yearly assessment may be increased by the Association each year not more than 10% above the maximum yearly assessment for the previous year without a vote of the membership. The maximum yearly assessment may be increased above 10% by a vote of at least 51% of the Members who are voting in person or by proxy, at a meeting duly called for this purpose. The Board of Directors of the Association may fix the yearly assessment at an amount not in excess of the maximum.

(d) Special Assessments for Capital Improvements. In addition to the yearly assessment, a special assessment may be made, applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds of the votes of the members who are voting in person or by proxy at a meeting duly called for this purpose.

(e) Notice and Quorum for any Action Authorized Under Sections (c) and (d). Written notice of any meeting called for the purpose of taking any action authorized under (c) or (d) above shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At the first such

meeting called, the presence of members or of proxies entitled to cast 60% of all the authorized votes shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

(f) Uniform Rate of Assessment. Both quarterly and special assessments must be fixed at a uniform rate for all Lots; special assessments may be collected on a quarterly basis.

(g) Date of Commencement of Yearly Assessments; Due Dates. The yearly assessments provided for herein shall commence as to all Lots on January 1, 2020. The Board of Directors shall fix the amount of the yearly assessments against each Lot for subsequent calendar years not later than December 1 of each year. Written notice of changes in the yearly assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot shall be binding upon the Association as of the date of its issuance.

(h) Effect of Nonpayment of Assessments; Remedies of the Association. All assessments shall be promptly paid when they become due. In the event of the Owner's failure to pay promptly when due, such failure shall constitute a lien upon the individual Lot. Any assessment not paid within ten days after the due date shall incur a late fee of 10% of the amount due, plus interest from the due date at the rate of 10% per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or file and foreclose the lien against the Property. The lien may be foreclosed in the same manner as other liens for the improvement of real property. The Owner shall be responsible for all costs of collection, including court costs and reasonable attorney's fees actually incurred. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of the Owner's Lot.

(i) Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage or purchase money security deed. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer.

13. STAGED DEVELOPMENT

Additional land within the area described in Deed Book 1953, page 792, Camden County, Georgia, records, or any area adjoining such property, may be annexed by the Declarant, its successors and assigns, without the consent of Owners within ten years of the date of this instrument. In the event Declarant decides to annex such land into the Property, it may incorporate by reference these covenants and restrictions and in such event all Owners in such land shall be bound and take subject to these covenants and restrictions. In such event the Declarant may convey to the Association any additional Common Area it deems appropriate, including roads, sidewalks, swimming pool, and clubhouse.

14. DURATION; TERMINATION; AMENDMENT

(a) The provisions of this declaration shall run with and bind the land, shall be and remain in effect, and shall inure to the benefit of and be enforceable by Declarant, or any Owner of any Lot subject to this declaration, their respective heirs, legal representatives, successors and assigns, until 20 years from the date hereof. This declaration shall be automatically renewed and extended beyond said period for successive additional 20-year periods unless, within two years prior to the expiration of the initial 20-year period or any such subsequent period, at least 51% of the persons owning Lots shall execute and record in the office of the clerk of superior court of Camden County, Georgia, a document pursuant to O.C.G.A. §44-5-60 terminating this declaration.

(b) This declaration may be extended, amended, cancelled, or annulled at any time by the Declarant, so long as the Declarant is the owner of at least one Lot in the Property. Thereafter, this declaration may be extended, amended, cancelled, or annulled at any time by the Owners of a majority of the Lots of the Property. No such amendment, extension, cancellation, or annulment shall be effective unless there is filed for record in the Office of the Clerk of the Superior Court of Camden County, Georgia, an instrument executed by Declarant or such Owners, whichever is appropriate under this paragraph, which shall state the terms of such action.

15. ENFORCEMENT

The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by

the provisions of this declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

16. SEVERABILITY

Should any covenant, restriction, or provision contained herein be declared void, invalid, illegal, or unenforceable by any court having jurisdiction over the subject matter hereof, such judgment shall in no way affect the other provisions hereof, which are hereby to be severable and which shall remain in full force and effect.

17. JURISDICTION

These covenants and restrictions shall be governed by the laws of the State of Georgia and each Owner agrees to submit to the jurisdiction of the Camden County Superior Court as to any claim or controversy that might arise hereunder. The prevailing party in any such action shall be entitled to recover all costs of such action, including attorney's fees, from the other party.

IN WITNESS WHEREOF, the Declarant has hereunto set its hand and affixed its seal on the year and day first above-written.

_____(SEAL)

John G. Chytraus

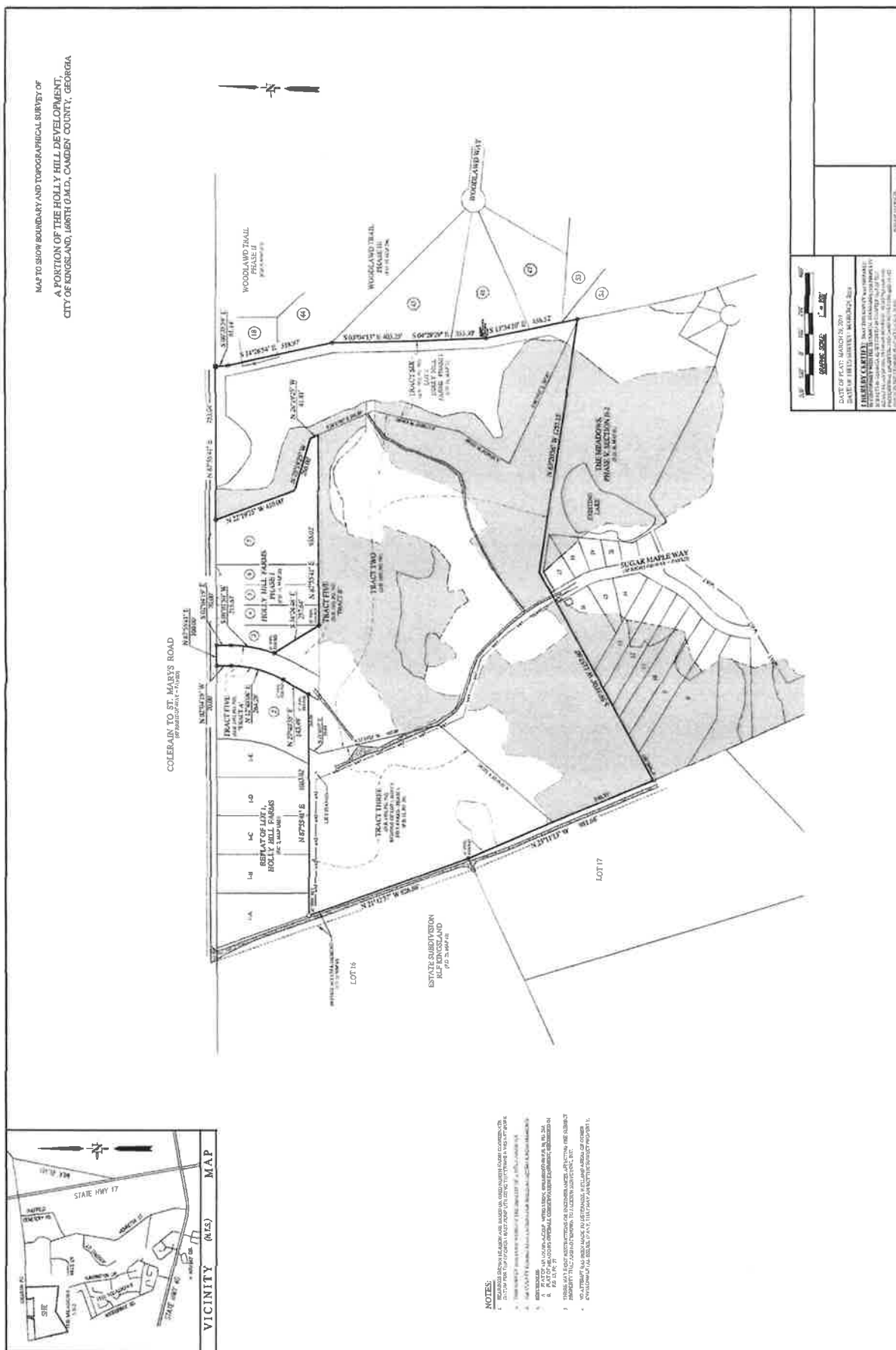
Signed, sealed, and delivered in
the presence of:

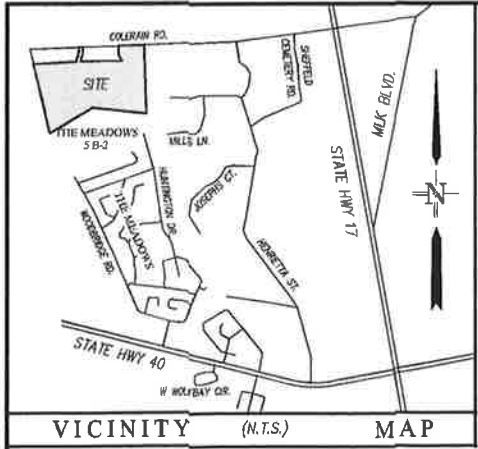
Witness

Notary Public

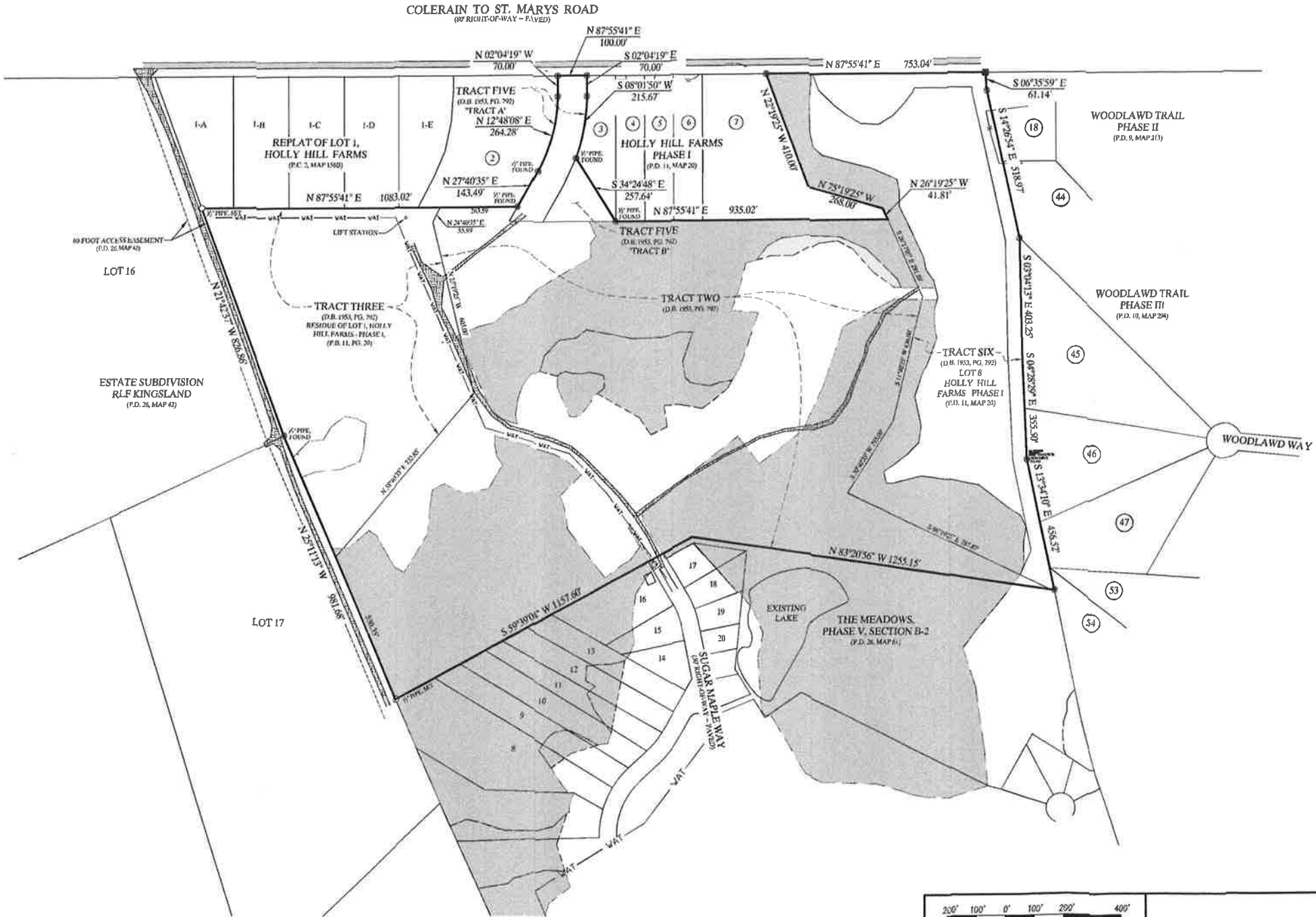
Exhibit "A"

All that tract or parcel of land situate, lying and being in the City of Kingsland, 1606th G.M. District of Camden County, Georgia, being more particularly described as the Meadows – Phase Six on a plat prepared from a survey by _____, Georgia Registered Land Surveyor, dated _____, and recorded in Plat Book _____, Page _____, in the office of the Clerk of Camden County Superior Court. Said plat and record thereof being by reference incorporated herein for a complete description of said lot and for all legal purposes.



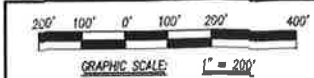


MAP TO SHOW BOUNDARY AND TOPOGRAPHICAL SURVEY OF
A PORTION OF THE HOLLY HILL DEVELOPMENT,
CITY OF KINGSLAND, 1606TH G.M.D., CAMDEN COUNTY, GEORGIA



NOTES:

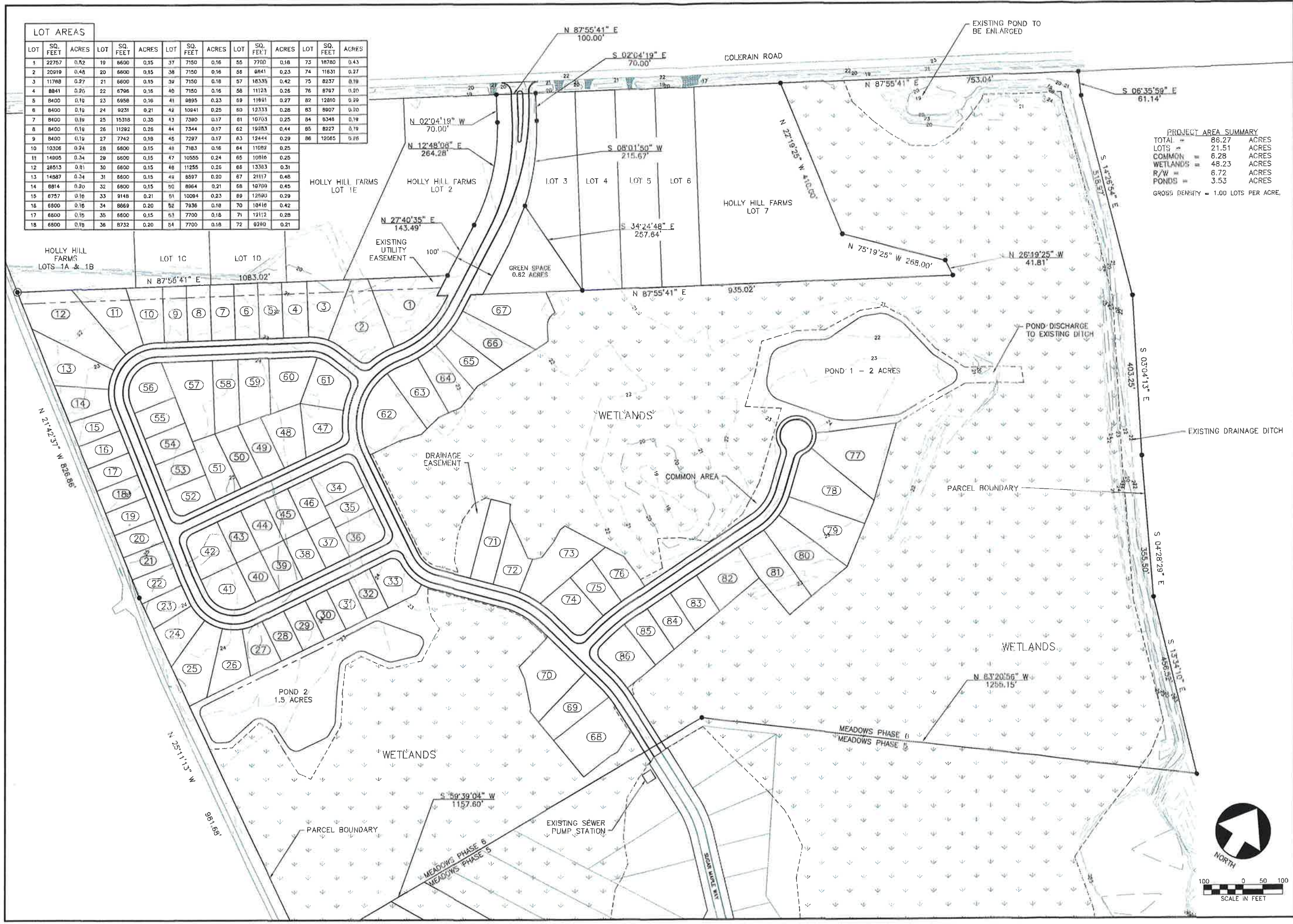
1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH NAD83 COORDINATE DATUM FOR THE GEORGIA EAST ZONE UTILIZING THE TRIMBLE VRS NETWORK.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
3. SEE COUNTY ZONING REGULATIONS FOR BUILDING SETBACK REQUIREMENTS.
4. REFERENCES:
 - A. PLAT OF MEADOWS A.C.O.F. MORTGAGE, RECORDED IN P.B. 18, PG. 212.
 - B. PLAT OF MEADOWS OVERALL CONSERVATION EASEMENT, RECORDED IN P.D. 13, PG. 77.
5. THERE MAY EXIST RESTRICTIONS OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY THAT ARE NOT KNOWN TO JACKSON SURVEYING, INC.
6. NO ATTEMPT HAS BEEN MADE TO DETERMINE WETLAND AREAS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.



DATE OF PLAT: MARCH 29, 2019
DATE OF FIELD SURVEY: MARCH 28, 2019

I HEREBY CERTIFY: THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-61.

PHILLIP JACKSON
C.A. REGISTERED SURVEYOR No. 2804



PROJECT AREA SUMMARY

TOTAL	=	86.27	ACRES
LOTS	=	21.51	ACRES
COMMON	=	6.28	ACRES
WETLANDS	=	48.23	ACRES
R/W	=	6.72	ACRES
PONDS	=	3.53	ACRES
GROSS DENSITY = 1.00 LOTS PER ACRE			

REGISTERED PROFESSIONAL ENGINEER
No. 21022
MICHAEL C. ADAMS
DATE SEALED: 11-23-19

DATE: BY: REVISIONS: NO.

Civil & Structural Engineering Consultants
CSEC INC
25 CORAL PARK WAY
BRASWICK, GEORGIA 31520
PH: (770) 355-5851
FAX: (770) 355-5852
WWW.CSECINC.COM

THE MEADOWS - PHASE 6
PROJECT LOCATION: KINGSLAND, GEORGIA
PREPARED FOR: RCBF PROPERTIES, LLC

ZONING MASTER PLAN

DRAWN BY: RS
CHECKED BY: ACA
APPROVED BY: ACA
SCALE: 1" = 100'
PROJ. NO.: 2016-5056
DATE: 11-23-19

SHEET 01