



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • JUNE 1, 2020

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER

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

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Rezoning-SWS, LLC-Harrietts Bluff Rd. -

Rezoning of 3 Parcels on Harrietts Bluff Rd. (093 035A, 093 035B, 093 036B)

SWS, LLC has applied for a rezoning of 3 parcels totaling approx. 3.57 acres located east of I-95 North on the south side of Harrietts Bluff Rd. The purpose of the re-zone request is for a proposed Dollar General retail establishment. The current zoning of all 3 parcels is C-4 (Interchange Commercial) and all parcels are currently undeveloped. A majority of the city and county parcels in the surrounding area are zoned commercial or industrial.

Current Zoning: C-4

This area of Harrietts Bluff Rd. continues to be developed for commercial and industrial businesses and this proposed development would be in harmony with the character of the area and would benefit the residents of the Harrietts Bluff Rd. area. The applicant's proposed Dollar General retail establishment would require a zoning of C-2 (General Commercial) to allow for a more flexible commercial use on the property.

Staff recommends approval.

2. Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd. -

Rezoning of 2 Parcels on Harrietts Bluff Rd. (090 017A, 093 017C)

Woodbine Fresh Farms, LLC has applied for a rezoning of 2 parcels totaling approx. 5.38 acres located east of I-95 North at 1801 & 1890 Harrietts Bluff Rd. The purpose of the re-zone request is for a proposed RV Park and office building. The current zoning of parcel 093 017A is I-L (light Industrial) with an existing warehouse building on the property. The current zoning for parcel 093 017C is C-4 (Interchange Commercial) and is currently an undeveloped parcel. A majority of the city and county parcels in the surrounding area are zoned commercial or industrial).

Current Zoning: I-L & C-4

This area of Harrietts Bluff Rd. continues to be developed for commercial and industrial businesses and this proposed development will be consistent with the landscape of the area. The applicant's proposed RV Park/Office Building development would require a zoning of C-ED (Commercial Entertainment District).

Staff recommends approval.

3. Final Plat-Waters Edge-Phase V -

Waters Edge-Phase 5-Final Plat

The Waters Edge area of the city continues to be a popular place to live in the city. This phase of the Waters Edge development follows the same PD (Plan Development) that was originally submitted when the project was first developed. With this phase of the development, the developer wishes to be approved for 43 more lots on 10.84 acres. Water and sewer services are available for the site at the right-of-way. Zoning: PD/R-1

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. There is one difference between the preliminary plat that was approved and the final plat that is being presented.

- 1) A 5' drainage way and utility easement has been added between rear of lots 143, 144, and 145 of Phase 3 and along the east side of lots 146 and 166 of Phase 5. This will help with the drainage issues in this area.

Staff recommends approval.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3095)**

Meeting: 06/01/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3095

Rezoning-SWS, LLC-Harrietts Bluff Rd.

Rezoning of 3 Parcels on Harrietts Bluff Rd. (093 035A, 093 035B, 093 036B)

SWS, LLC has applied for a rezoning of 3 parcels totaling approx. 3.57 acres located east of I-95 North on the south side of Harrietts Bluff Rd. The purpose of the re-zone request is for a proposed Dollar General retail establishment. The current zoning of all 3 parcels is C-4 (Interchange Commercial) and all parcels are currently undeveloped. A majority of the city and county parcels in the surrounding area are zoned commercial or industrial.

Current Zoning: C-4

This area of Harrietts Bluff Rd. continues to be developed for commercial and industrial businesses and this proposed development would be in harmony with the character of the area and would benefit the residents of the Harrietts Bluff Rd. area. The applicant's proposed Dollar General retail establishment would require a zoning of C-2 (General Commercial) to allow for a more flexible commercial use on the property.

Staff recommends approval.



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: June 1, 2020

City Council Meeting Date: June 8, 2020

Agenda Item: Rezoning of 3 Parcels on Harrietts Bluff Rd. (093 035A, 093 035B, 093 036B)

Background:

SWS, LLC has applied for a rezoning of 3 parcels totaling approx. 3.57 acres located east of I-95 North on the south side of Harrietts Bluff Rd. The purpose of the rezone request is for a proposed Dollar General retail establishment. The current zoning of all 3 parcels is C-4 (Interchange Commercial) and all parcels currently undeveloped. A majority of the city and county parcels in the surrounding area are zoned commercial or industrial.

Current Zoning: C-4

Summary:

This area of Harrietts Bluff Rd. continues to be developed for commercial and industrial businesses and this proposed development would be in harmony with the character of the area and would benefit the residents of the Harrietts Bluff Rd. area. The applicant's proposed Dollar General retail establishment would require a zoning of C-2 (General Commercial) to allow for a more flexible commercial use on the property.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball
Planning Director

Attachment: June 2020-Rezoning-SWS, LLC (3095 : Rezoning-SWS, LLC-Harrietts Bluff Rd.)

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 C-4

EXISTING
USE Vacant Parcel

REQUESTED
ZONING C-2

REQUESTED
USE Retail Shopping and Commercial
Development

PROPERTY OWNER(S)

Name(s) SWS, LLC

Address 1065 Sea Palms West Drive, St. Simons, GA, 31522

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: Vacant parcels on southeastern quadrant of I-95 interchange on Harriets Bluff Road.

Property

Address: N/A

Tax Map Reference Number 093-035a, 093-036b, 093-035b Zoning Map 093



City of Kingsland Zoning Application
Page Two

Property Size 3.57 acres Property Frontage +/- 510 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 the corridor on all four quadrants of the I-95 interchange are already engaged and zoned for commercial activity. There is no nearby residential properties to be burdened by the proposed zoning located near the parcel.

Would not be detrimental to property or persons in the area because the use of the property for retail commercial is a similar use to the existing adjacent properties. There is a restaurant directly across from the parcels in question and a service located next to the parcels. Spillover patronage from the proposed commercial use will undoubtedly benefit the neighboring properties.

Other

Comments: The requested change will allow for a more flexible commercial use for the parcel. There are only so many gas stations that the area will support. This zoning change will allow business development that will directly benefit the Harriets Bluff residents by providing shopping opportunities for essentials without the need to travel great distances.

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

None

(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

None that the applicant is aware of.

City of Kingsland Zoning Application
Page Three

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

None that the applicant is aware of.

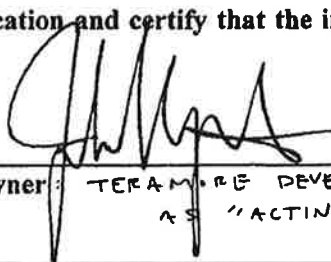
CAMPAIGN CONTRIBUTION

List below the names of local government officials of the City of Kingsland to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name	Amount of Description of Gift
n/a	

SIGNATURE(S) OF OWNER(S)

I/We, the owner(s), submit this application and certify that the information is correct and true to the best of my knowledge.

 , JOSH HUFFSTETLER
 Owner: TERAMORE DEVELOPMENT, LLC
 AS "ACTING AGENT"

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission

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 , by virtue of a deed dated December 1, 2008, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1455, Page 69, a deed dated September 18, 2003, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 990, Page 658.

SWS, LLC
James F. Watson
Owner's Printed/Typed Name
James F. Watson
Owner's Signature Date: 5/6/2020

Other Owner's Printed/Typed Name

Other Owner's Signature Date: _____

Agent Authorization

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

James F. Watson
Owner's Signature

Other Owner's Signature

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

JOSH HUFSTETLER
Authorized Agent's Name-Printed

[Signature]
Authorized Agent's Signature

05-06-2020
Date

Planning and Zoning

Received by: _____ Date: _____

List of Adjacent Property Owners

- 1) 093-036a
FNAP LLC
PO BOX 307
EASTMAN, GA 31023
- 2) 093-035
SCHLOSSER WESLEY T
11 HOLZENDORF LANE
WOODBINE, GA 31569
- 3) 093-031
HOLZENDORF JOHN M SR
C/O RICHARD HOLZENDORF
POST OFFICE BOX 1104
KINGSLAND, GA 31548
- 4) 093-035c
CITY OF KINGSLAND
POST OFFICE BOX 250
KINGSLAND, GA 31548

TRAFFIC IMPACT STUDY

Dollar General
Harrietts Bluff Road
Camden County, GA



COASTAL ENGINEERING
AND CONSULTING

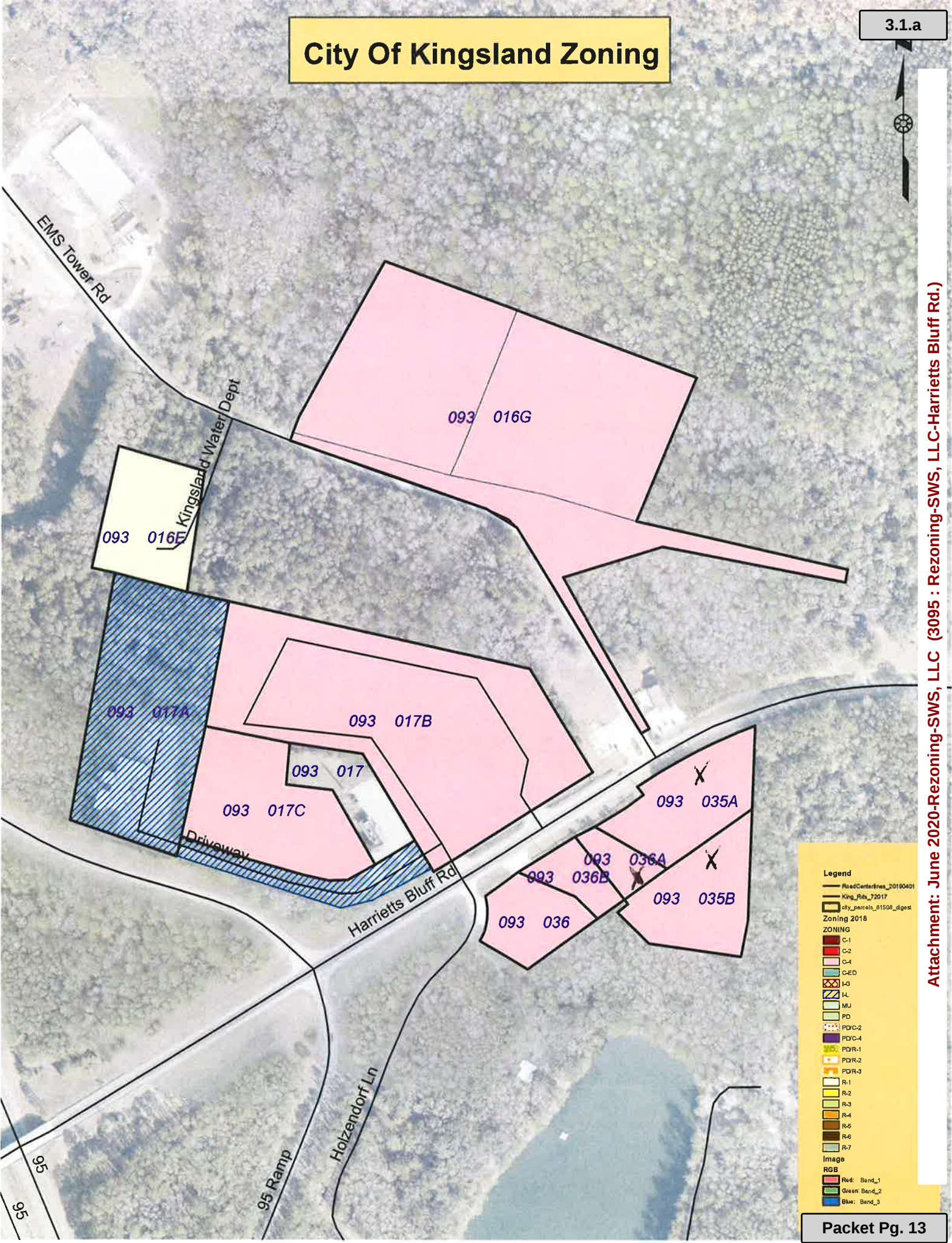
April 2020

Traffic Impact Study – Dollar General - Harrietts Bluff Road

<i>Title</i> Dollar General Traffic Impact Study Camden County, GA	
<i>Prepared For</i> Chad Scarbor Teramore Development, LLC P.O. Box 6460 Thomasville, GA 31758	<i>Date</i> April 17, 2020
<i>Prepared By</i> Coastal Engineering & Consulting 6605 Abercorn Street, Suite 214F Savannah, GA 31405 (912) 964-4509	<i>Report By</i> C. Scott Burns, P.E. (912) 964-4509 Ext. 700
This study describes a traffic analysis to determine if improvements are required along Harrietts Bluff Road due to a proposed Dollar General development in Camden County, GA. The proposed project will consist of a 9,100 sf building with a single access point near the Harrietts Bluff Road intersection with EMS Tower Road. Based on the findings in this study, no turning lane (left or right) will be required from Harrietts Bluff Road into the development.	

City Of Kingsland Zoning

3.1.a



Attachment: June 2020-Rezoning-SWS, LLC (3095 : Rezoning-SWS, LLC-Harrietts Bluff Rd.)



Overview



Legend

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

Parcel ID 093035B
Class Code Residential
Taxing District KINGSLAND
 KINGSLAND
Acres 1.5

(Note: Not to be used on legal documents)

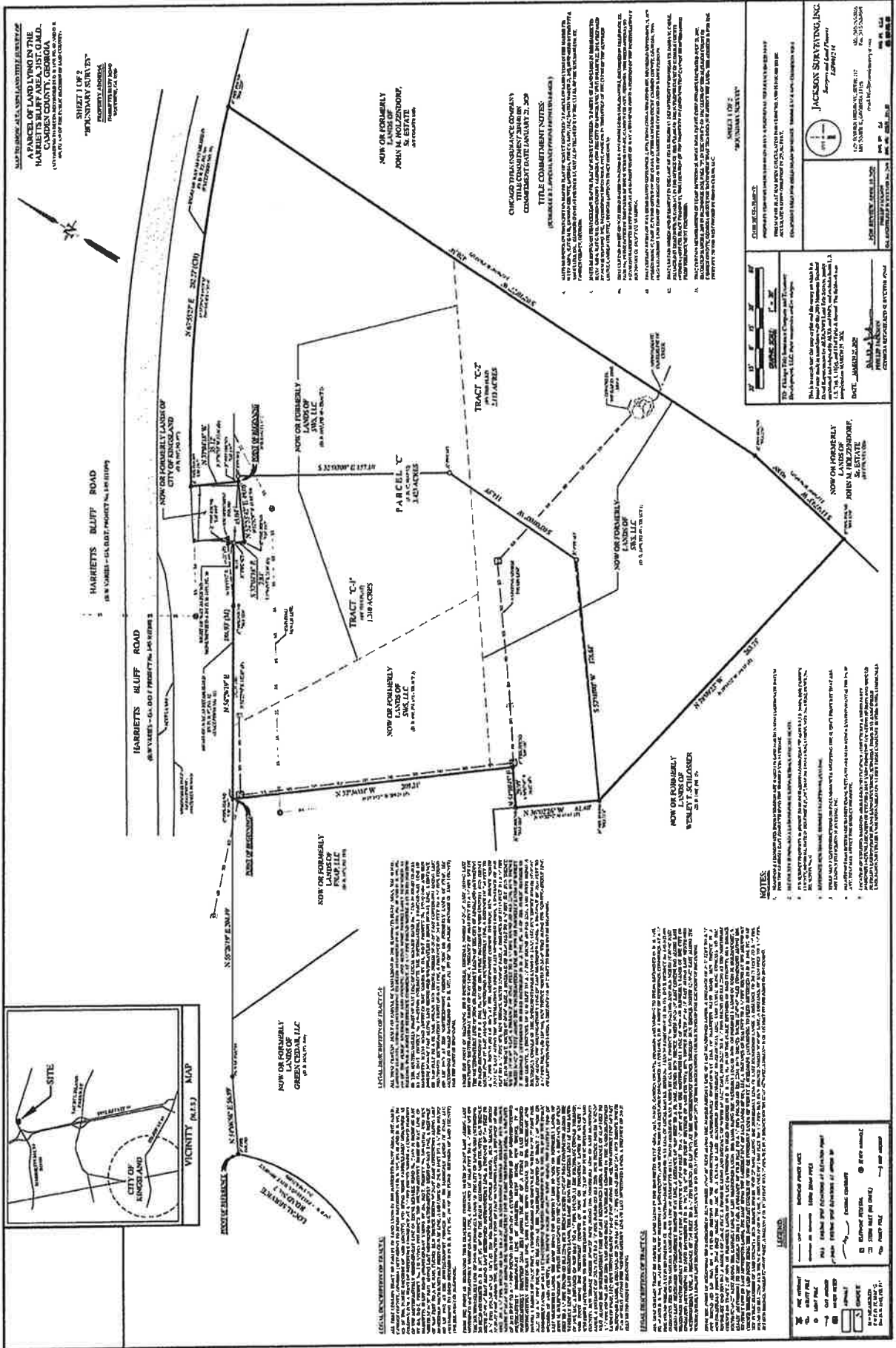
Owner SWS LLC
 1065 SEA PALMS WEST DR
 ST SIMONS ISLAND GA 31522
Physical Address HARRIETTS BLUFF RD
Assessed Value Value \$16295

Last 2 Sales			
Date	Price	Reason	Qual
12/1/2008	0	MN	U
12/1/2008	0	MN	U

Date created: 5/11/2020
 Last Data Uploaded: 5/11/2020 7:31:52 AM

Developed by Schneider GEOSPATIAL

Attachment: June 2020-Rezoning-SWS, LLC (3095 : Rezoning-SWS, LLC-Harrietts Bluff Rd.)

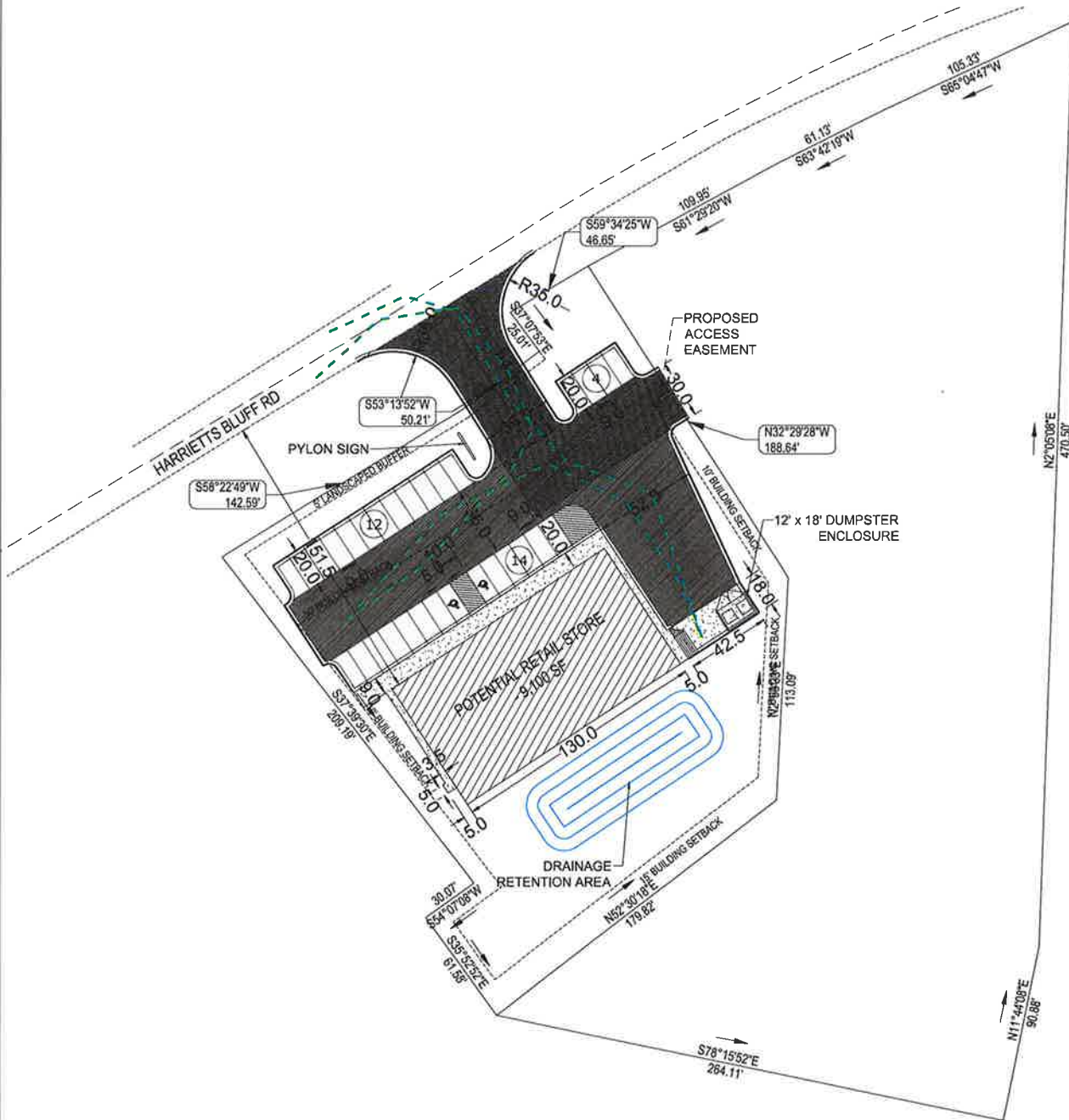




SITE PLAN		CITY, STATE — STREET WOODBINE, CAMDEN COUNTY, GA — HARRIETTS BLUFF RD		PARCEL ID: 093 036B, 093 035A, & 093 35B	
PROTOTYPE:	C	DEVELOPER	DESIGNER	DATE	
BLDG SF:	9,100/7,302	COMPANY: TERAMORE DEVELOPMENT, LLC	COMPANY: TERAMORE DEVELOPMENT, LLC	02/13/20	
ACREAGE:	1.3 ± AC	NAME: JOSH HUFSTETLER	NAME: CHAD STRICKLAND		
PARKING:	30	PHONE: (229) 977-3931	PHONE: (229) 977-1008		

REVIEWED

By Sarah James Myatt at 11:40 am, Mar 02, 2020

**LEGEND**

	EXISTING ASPHALT		PROPOSED HD ASPHALT
	PROPOSED CONCRETE		PROPOSED LD ASPHALT
	PROPOSED LANDSCAPING		

GENERAL NOTES:

1. PRELIMINARY BOUNDARY IS BASED ON INFORMATION FROM PROPERTY APPRAISER AND SHALL BE USED FOR ILLUSTRATIVE PURPOSES ONLY. THIS PLAN SHALL NOT BE INTENDED TO CERTIFY THE ACCURACY OF EXISTING SURFACE OR SUBSURFACE CONDITIONS. ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY ACTUAL SURVEY.
2. PROPOSED ACCESS LOCATIONS SHALL BE APPROVED BY REGULATORY AGENCIES HAVING JURISDICTION.



SITE PLAN - AERIAL		CITY, STATE - STREET KINGSLAND, CAMDEN COUNTY, GA - HARRIETTS BLUFF RD		PARCEL ID: 093 036B, 093 035A, & 093 35B
PROTOTYPE: C	DEVELOPER	DESIGNER	DATE	
BLDG SF: 9,100/7343 SF	COMPANY: TERAMORE DEVELOPMENT, LLC	COMPANY: TERAMORE DEVELOPMENT, LLC	02/13/20	
ACREAGE: 1.3 ± AC	NAME: JOSH HUFSTETLER	NAME: CHAD STRICKLAND		
PARKING: 30	PHONE: (229) 977-3931	PHONE: (229) 977-1008		



Attachment: June 2020-Rezoning-SWS, LLC (3095 : Rezoning-SWS, LLC-Harrietts Bluff Rd.)

LEGEND

	EXISTING ASPHALT		PROPOSED HD ASPHALT
	PROPOSED CONCRETE		PROPOSED LD ASPHALT
	PROPOSED LANDSCAPING		

GENERAL NOTES:

1. PRELIMINARY BOUNDARY IS BASED ON INFORMATION FROM PROPERTY APPRAISER AND SHALL BE USED FOR ILLUSTRATIVE PURPOSES ONLY. THIS PLAN SHALL NOT BE INTENDED TO CERTIFY THE ACCURACY OF EXISTING SURFACE OR SUBSURFACE CONDITIONS. ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY ACTUAL SURVEY.
2. PROPOSED ACCESS LOCATIONS SHALL BE APPROVED BY REGULATORY AGENCIES HAVING JURISDICTION.



SCALE: 1" = 80'
(ON 8.5" X 11")

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3096)**

Meeting: 06/01/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3096

Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd.

Rezoning of 2 Parcels on Harrietts Bluff Rd. (090 017A, 093 017C)

Woodbine Fresh Farms, LLC has applied for a rezoning of 2 parcels totaling approx. 5.38 acres located east of I-95 North at 1801 & 1890 Harrietts Bluff Rd. The purpose of the re-zone request is for a proposed RV Park and office building. The current zoning of parcel 093 017A is I-L (light Industrial) with an existing warehouse building on the property. The current zoning for parcel 093 017C is C-4 (Interchange Commercial) and is currently an undeveloped parcel. A majority of the city and county parcels in the surrounding area are zoned commercial or industrial).

Current Zoning: I-L & C-4

This area of Harrietts Bluff Rd. continues to be developed for commercial and industrial businesses and this proposed development will be consistent with the landscape of the area. The applicant's proposed RV Park/Office Building development would require a zoning of C-ED (Commercial Entertainment District).

Staff recommends approval.



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: June 1, 2020

City Council Meeting Date: June 8, 2020

Agenda Item: Rezoning of 2 Parcels on Harrietts Bluff Rd. (093 017A, 093 017C)

Background:

Woodbine Fresh Farms, LLC has applied for a rezoning of 2 parcels totaling approx. 5.38 acres located east of I-95 North at 1801 & 1890 Harrietts Bluff Rd. The purpose of the rezone request is for a proposed RV Park and office building. The current zoning of parcel 093 017A is I-L (Light Industrial) with an existing warehouse building on the property. The current zoning for parcel 093 017C is C-4 (Interchange Commercial) and is currently an undeveloped parcel. A majority of the city and county parcels in the surrounding area are zoned commercial or industrial.

Current Zoning: I-L & C-4

Summary:

This area of Harrietts Bluff Rd. continues to be developed for commercial and industrial businesses and this proposed development will be consistent with the landscape of the area. The applicant's proposed RV Park/Office Building development would require a zoning of C-ED (Commercial Entertainment District).

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball
Planning Director

200163

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 C-4

EXISTING USE Undeveloped

REQUESTED ZONING C-ED

REQUESTED USE RV Park

PROPERTY OWNER(S)

Name(s) Woodbine Fresh Farms, LLC

Address 304 North Sweetwater Cove Boulevard - Longwood, FL 32779

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: NE Quardant of I-95 and Harriets Bluff Road

Property Address: 1890 Harriets Bluff Road

Tax Map Reference Number Parcel 093 017C **Zoning Map** _____

City of Kingsland Zoning Application
Page Two

Property Size 2.19 acres **Property Frontage** Private Rd. 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 RV parks are
consistent with freeway interchanges. All surrounding parcels
are commercially zoned.

Would not be detrimental to property or persons in the area because Project will
not create significant traffic or other impacts on the
surrounding property.

Other
Comments: _____

DISCLOSURE

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

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

(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 Three**

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

CAMPAIGN CONTRIBUTION

List below the names of local government officials of the City of Kingsland to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name	Amount of Description of Gift
_____	_____
_____	_____

SIGNATURE(S) OF OWNER(S)

I/We, the owner(s), submit this application and certify that the information is correct and true to the best of my knowledge.

Owner *Jerry Lee*

Owner _____

Owner _____

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission

City of Kingsland Zoning Application
Page Four

at their meeting of June 1st, 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 Chris Amos - Representative
in the amount of \$ 625⁰⁰.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 5/12/2020

ZONING/REZONING FEE SCHEDULE

REZONING: Any single-family residential use, or other uses not listed below - \$125.00

<u>Land Area Involved</u>	<u>Commercial/Industrial/PD</u>	<u>Multi-family</u>
0 → 19,999 Sq. Feet	\$175.00	\$150.00
20,000 → 49,999 Sq. Feet	\$200.00	\$175.00
50,000 → 74,999 Sq. Feet	\$225.00	\$200.00
75,000 → 99,999 Sq. Feet	\$275.00	\$225.00
100,000→149,999 Sq. Feet	\$350.00	\$275.00
150,000→199,999 Sq. Feet	\$400.00	\$350.00
200,000→299,999 Sq. Feet	\$450.00	\$400.00
Over 300,000 Sq. Feet	\$600.00	\$450.00

**City of Kingsland Community Development Department
Planning and Zoning Division**

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 May 12, 2020, by virtue of a deed dated September 29, 2017, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1885, Page 569.

Jerry Lee

Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Jerry Lee

Owner's Signature Date: 5-12-20

Other Owner's Signature Date: _____

Agent Authorization

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

Owner's Signature

Other Owner's Signature

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

Authorized Agent's Name-Printed

Chris Amos
Authorized Agent's Signature

05-12-20
Date

Planning and Zoning

Received by: _____ Date: _____

May 12, 2020

CITY OF KINGSLAND ZONING APPLICATION

Woodbine Fresh Farms, LLC.

List of Officers, Directors and Major Stockholders:

Sole Stockholder in Corporation -

Jerry Lee
131 Demeries Lake Lane
Richmond Hill, GA 31324

Jerry Lee

Po Box 250/105 W. William Avenue
Kingsland, GA 31548

REZONE PERMIT

THIS FORM WAS PRINTED ON: 5/12/2020

PERMIT #: 200163

DATE ISSUED: 5/12/2020

PROJECT ADDRESS: 1890 HARRIETTS BLUFF RD
PARCEL ID:
SUBDIVISION:

LOT #:
BLK #:
ZONING:

ISSUED TO: WOODBINE FRESH FARMS LLC
ADDRESS: 304 N SWEETWATER COVE BLVD
CITY: LONGWOOD
STATE: FL
ZIP: 32779
PHONE:

CONTRACTOR: WOODBINE FRESH FARMS LLC
ADDRESS: 304 N SWEETWATER COVE BLVD
CITY: LONGWOOD
ST: FL
ZIP: 32779
PHONE:

PROP. USE
WORK: REZONING
VALUATION: \$ 1.00
WORK CLASS:

SQ FT 0.00
OCCP TYPE:
CNST TYPE:

COPY MADE

FEE CODE	DESCRIPTION	AMOUNT
REZ04	REZONE COM/IND/PD 75000-99999 SQ FT	\$ 275.00
	TOTAL	\$ 275.00

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 Mordant
(APPROVED BY)

5/12/20
DATE

Attachment: June 2020-Rezoning-Woodbine Fresh Farms, LLC-Revised (3096 : Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd.)

200164

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 <u>I-L</u>	EXISTING USE <u>Warehouse</u>
REQUESTED ZONING <u>C-ED</u>	REQUESTED USE <u>RV Park</u>

PROPERTY OWNER(S)

Name(s) Woodbine Fresh Farms, LLC

Address 304 North Sweetwater Cove Boulevard - Longwood, FL 32779

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: NE Quardant of I-95 and Harriets Bluff Road

Property Address: 1801 Harriets Bluff Road

Tax Map Reference Number Parcel 093 017A **Zoning Map** _____

City of Kingsland Zoning Application
Page Two

Property Size 3.19 acres **Property Frontage** Private Rd. 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 RV parks are
consistent with freeway interchanges. All surrounding parcels
are commercially zoned.

Would not be detrimental to property or persons in the area because Project will
not create significant traffic or other impacts on the
surrounding property.

Other
Comments: _____

DISCLOSURE

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

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

(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 June 1st, 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 Chris Amos / Repr.
in the amount of \$ 625.00.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 5/12/2020

ZONING/REZONING FEE SCHEDULE

REZONING: Any single-family residential use, or other uses not listed below - \$125.00

<u>Land Area Involved</u>	<u>Commercial/Industrial/PD</u>	<u>Multi-family</u>
0 → 19,999 Sq. Feet	\$175.00	\$150.00
20,000 → 49,999 Sq. Feet	\$200.00	\$175.00
50,000 → 74,999 Sq. Feet	\$225.00	\$200.00
75,000 → 99,999 Sq. Feet	\$275.00	\$225.00
100,000→149,999 Sq. Feet	\$350.00	\$275.00
150,000→199,999 Sq. Feet	\$400.00	\$350.00
200,000→299,999 Sq. Feet	\$450.00	\$400.00
Over 300,000 Sq. Feet	\$600.00	\$450.00

**City of Kingsland Community Development Department
Planning and Zoning Division**

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 May 12, 2020, by virtue of a deed dated September 29, 2017, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1885, Page 569.

Warren Hickernell

Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Warren Hickernell

Owner's Signature Date: 5-12-20

Other Owner's Signature Date: _____

Agent Authorization

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

Warren Hickernell

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

Chris Amos

Authorized Agent's Signature

05-12-20

Date

Planning and Zoning

Received by: _____ Date: _____

Po Box 250/105 W. William Avenue
Kingsland, GA 31548

REZONE PERMIT

THIS FORM WAS PRINTED ON: 5/12/2020

PERMIT #: 200164

DATE ISSUED: 5/12/2020

PROJECT ADDRESS: 1801 HARRIETTS BLUFF RD
PARCEL ID:
SUBDIVISION:

LOT #:
BLK #:
ZONING:

ISSUED TO: WOODBINE FRESH FARMS LLC
ADDRESS: 304 N SWEETWATER COVE
BLVD
CITY: LONGWOOD
STATE: FL
ZIP: 32779
PHONE:

CONTRACTOR: WOODBINE FRESH FARMS LLC
ADDRESS: 304 N SWEETWATER COVE BLVD
CITY: LONGWOOD
ST: FL
ZIP: 32779
PHONE:

PROP. USE
WORK: REZONING
VALUATION: \$ 1.00
WORK CLASS:

SQ FT 0.00
OCCP TYPE:
CNST TYPE:

COPY MADE

FEE CODE	DESCRIPTION	AMOUNT
REZ05	REZONE COM/IND/PD 100000-149999	\$ 350.00
TOTAL		\$ 350.00

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 W. W. W.
(APPROVED BY)

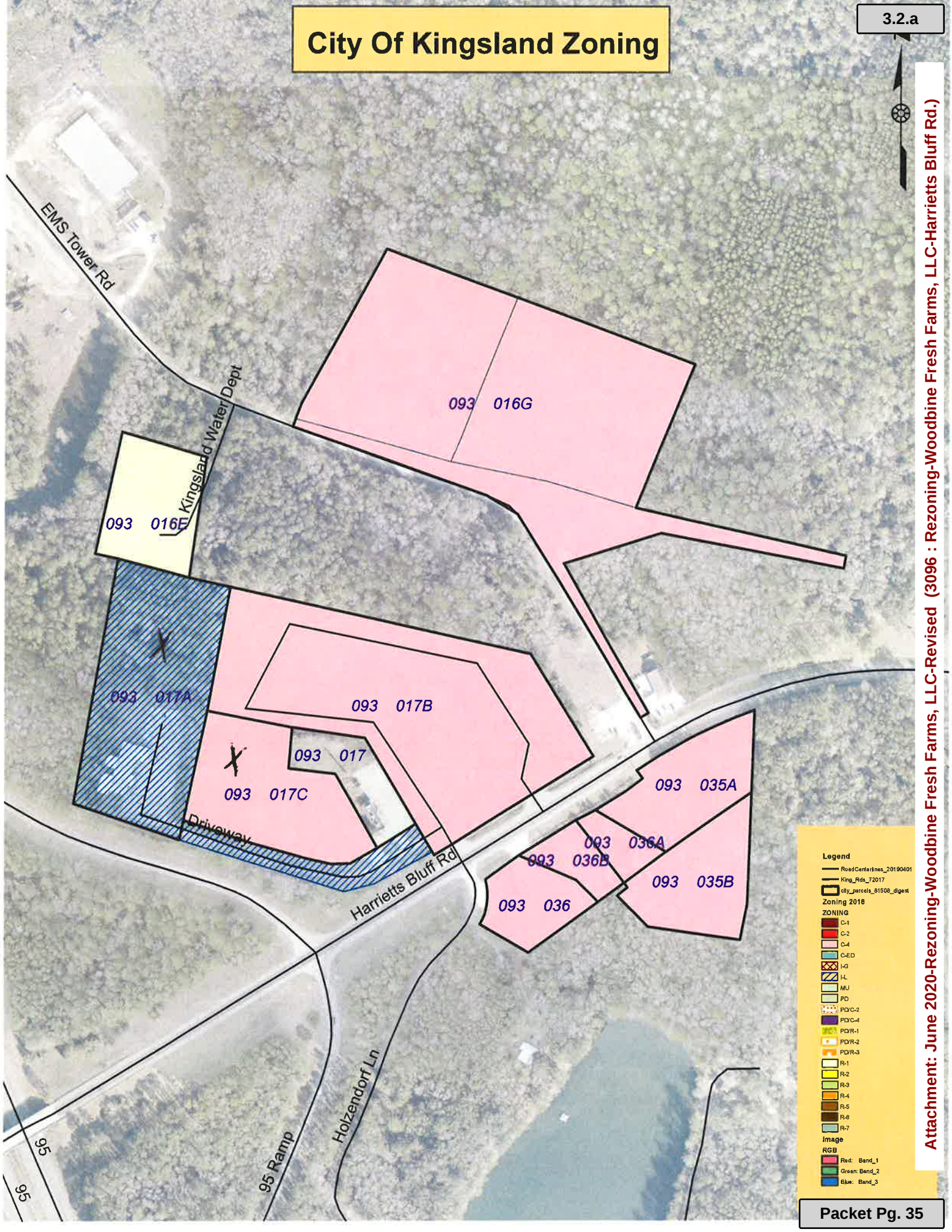
5/12/20
DATE

Attachment: June 2020-Rezoning-Woodbine Fresh Farms, LLC-Revised (3096 : Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd.)

City Of Kingsland Zoning

3.2.a

Attachment: June 2020-Rezoning-Woodbine Fresh Farms, LLC- Revised (3096 : Rezoning-Woodbine Fresh Farms, LLC-Resvised Harrietts Bluff Rd.)





Overview



Legend

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

Parcel ID	093017A	Owner	WOODBINE FRESH FARMS LLC
Class Code	Commercial		304 NORTH SWEETWATER COVE
Taxing District	KINGSLAND		BOULEVARD
	KINGSLAND		LONGWOOD FL 32779
Acres	3.19	Physical Address	1801 HARRIETTS BLUFF RD
		Assessed Value	Value \$256471

Last 2 Sales

Date	Price	Reason	Qual
9/29/2017	\$245000	AL	U
5/5/2015	\$219000	FC	U

(Note: Not to be used on legal documents)

Date created: 5/13/2020

Last Data Uploaded: 5/13/2020 7:29:01 AM

Developed by  **Schneider**
GEOSPATIAL



OUTLAST RV PARK
PROJECT LOCATION: KINGSLAND, GEORGIA
PREPARED FOR: WOODBINE FRESH FARMS, LLC

LAYOUT PLAN

CSEC INC
Civil & Structural
Engineering Consultants
22 CORAL PARK WAY
BRUNSWICK, GEORGIA 31520
PH (912) 265-3851
info@csec-inc.com

NO.	REVISIONS	BY	DATE

NOT RELEASED FOR CONSTRUCTION UNTIL DATED AND SEALED BY THE ENGINEER.

RES CHECKED BY: ACA APPROVED BY: ACA SCALE: 1" = 30' PROJ. NO.: 2019-5050 DATE: 04-20-20	SHEET 04
---	--------------------------------------

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3097)**

Meeting: 06/01/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3097

Final Plat-Waters Edge-Phase V

Waters Edge-Phase 5-Final Plat

The Waters Edge area of the city continues to be a popular place to live in the city. This phase of the Waters Edge development follows the same PD (Plan Development) that was originally submitted when the project was first developed. With this phase of the development, the developer wishes to be approved for 43 more lots on 10.84 acres. Water and sewer services are available for the site at the right-of-way. Zoning: PD/R-1

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. There is one difference between the preliminary plat that was approved and the final plat that is being presented.

1) A 5' drainage way and utility easement has been added between rear of lots 143, 144, and 145 of Phase 3 and along the east side of lots 146 and 166 of Phase 5. This will help with the drainage issues in this area.

Staff recommends approval.



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: June 1, 2020

City Council Meeting Date: June 8, 2020

Agenda Item: Waters Edge – Phase 5 - 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 to be approved for 43 more lots on 10.84 acres. Water and sewer service are available for the site at the right-of-way. **Zoning: PD-R1**

Summary:

The proposed development fits within the context of the area and is consistent with the original Planned Development. This will offer an opportunity for more residences in the area. There is one difference between the preliminary plat that was approved and the final plat that is being presented.

1) A 5' drainage way and utility easement has been added between rear of lots 143, 144, and 145 of Phase 3 and along the east side of lots 146 and 166 of Phase 5. This will help with the drainage issues in this area.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball
Planning Director

Attachment: June 2020-Final Plat-Waters Edge Phase V (3097 : Final Plat-Waters Edge-Phase V)

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA



APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

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

Part B — Applicant Only

1. Your Name: Jeff Foster Phone: 912-729-3564
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 V

5. Location of subdivision: Neighborhood: Waters Edge

Street: Holston Circle

Parcel Number: 108 071

Lot Number: _____

6. Present zoning: PD-R1

7. Number of proposed lots: 43 Lots & 1 Tract

8. Area of proposed subdivision: 10.84 Ac.

9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.

- Final Plat (Original and 9 copies)

- Vicinity Map

- Proof of ownership

10. Signed: [Signature]

Date: 5/7/2020

Part C - Planning Official Only

1. Date application was filed: 5/8/20

2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes ☒ No ok by SP

3. Checked by: Scott Kimball, James George, 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: 6/1/20

☐ Approved ☐ Disapproved

Conditions of approval or reasons for disapproval: _____

Attachment: June 2020-Final Plat-Waters Edge Phase V (3097 : Final Plat-Waters Edge-Phase V)



RESERVED FOR RECORDING PURPOSES

PROPERTY OWNED BY:

WATERS EDGE KINGSLAND
PROPERTY HOLDINGS, LLC
P.O. BOX 365
KINGSLAND, GEORGIA 31558
(912) 729-3564
(D.B. 1956, PG. 177)

OWNER'S CERTIFICATE:

STATE OF GEORGIA, COUNTY OF CAMDEN

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY, AND DOES HEREBY IRREVOCABLY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THEY ARE LABELED.

BY:

WILLIAM H. GROSS (AGENT)

DATE

NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S18°36'39"W FOR THE CENTERLINE OF CEDAR BREEZE DRIVE, ACCORDING TO WATER'S EDGE PHASE I, P.D. 23, MAP 60, PUBLIC RECORDS OF SAID COUNTY.
- 2.) THE SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAPS FOR CAMDEN COUNTY, GEORGIA, DATED: DECEMBER 21, 2017, MAP No. 13038C03956, COMMUNITY No. 130238, PANEL No. 395, SUFFIX G.
- 3.) THERE MAY EXIST ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- 4.) SUBJECT PROPERTY IS CURRENTLY ZONED: PD - R1.
- 5.) BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 20 FEET
SIDES: 5 FEET FROM PROPERTY; SIDE STREET 20 FEET
REAR: 20 FEET
- 6.) THE OWNER OF THE LANDS PLATTED HEREIN DOES HEREBY DEDICATE AN EASEMENT FOR DRAINAGE AND UTILITIES LYING 10-FOOT (AS MEASURED AT RIGHT ANGLES) ADJACENT TO AND OUTSIDE OF ALL ROAD RIGHTS-OF-WAY SHOWN HEREON, UNLESS SHOWN OTHERWISE AND EXCEPTING THEREFROM ANY PORTION OF A RIGHT-OF-WAY LINE THAT ABUTS A WETLAND AREA, MARSH AREA OR BUFFER SHOWN HEREON.
- 7.) LOT NUMBERS SHOWN HEREON ARE BASED ON & CONSECUTIVELY LABELED PER OVERALL LOT DESIGN ACCORDING TO PRELIMINARY SUBDIVISION PLAT OF THE PARENT TRACT BY PRIVETT & ASSOCIATES, DATED MAY, 2006 AND HAVING DRAWING No. SD-2-1876-05-06.
- 8.) FOR FURTHER BOUNDARY INFORMATION SEE SURVEY FOR W.H. GROSS BY PRIVETT & ASSOCIATES, DRAWING No. B-3-40(A)-08-01.
- 9.) SUBJECT PROPERTY TO BE SERVED BY CITY WATER AND SEPTIC SYSTEM, DEVELOPER TO INSTALL LINES WITHIN SUBDIVISION.
- 10.) ALL ROAD RIGHT-OF-WAY TURNOUT RADII ARE 25 FEET, UNLESS NOTED OTHERWISE.
- 11.) PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE MADE OF CONCRETE 4 INCHES SQUARE AND 24 INCHES LONG WITH A 1 INCH DIAMETER CAP STAMPED L.S.F. 1067 AND ARE SHOWN THUS: SET: □ FOUND: ■
- 12.) LOT CORNERS AND INTERIOR P.C.'S & P.T.'S ARE SET 1/2" REBARS, LSF 1067.
- 13.) SUBJECT PROPERTY CONTAINS 10.84 AC. (43 LOTS & 1 TRACT).
- 14.) THE WETLAND AREAS SHOWN HEREON ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND ARE BASED ON BOUNDARY & WETLAND SURVEY FOR W.H. GROSS BY PRIVETT & ASSOCIATES, DRAWING No. B-3-40(A)-08-01. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE AREAS WITHOUT PROPER AUTHORIZATION.

CERTIFICATION OF APPROVAL BY THE COUNCIL:

I HEREBY CERTIFY THAT THE OWNER, OR AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE LAWS AND SPECIFICATIONS OF THE CITY OF KINGSLAND, GEORGIA, OR HAS POSTED A PERFORMANCE BOND IN LIEU THEREOF.

BY: MAYOR

DATE

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:

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

BY:

CHAIRMAN OF PLANNING COMMISSION

DATE

APPROVAL CERTIFICATE:

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

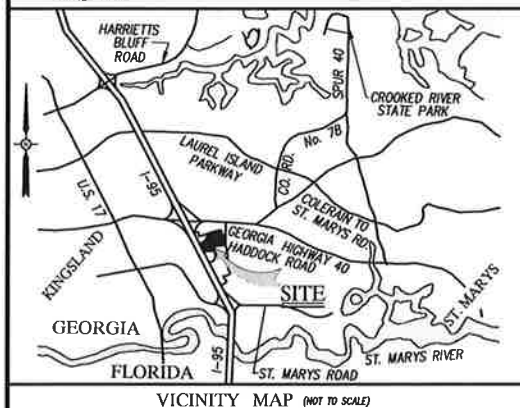
BY:

NAME

DATE

PRINTED NAME

TITLE

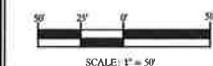
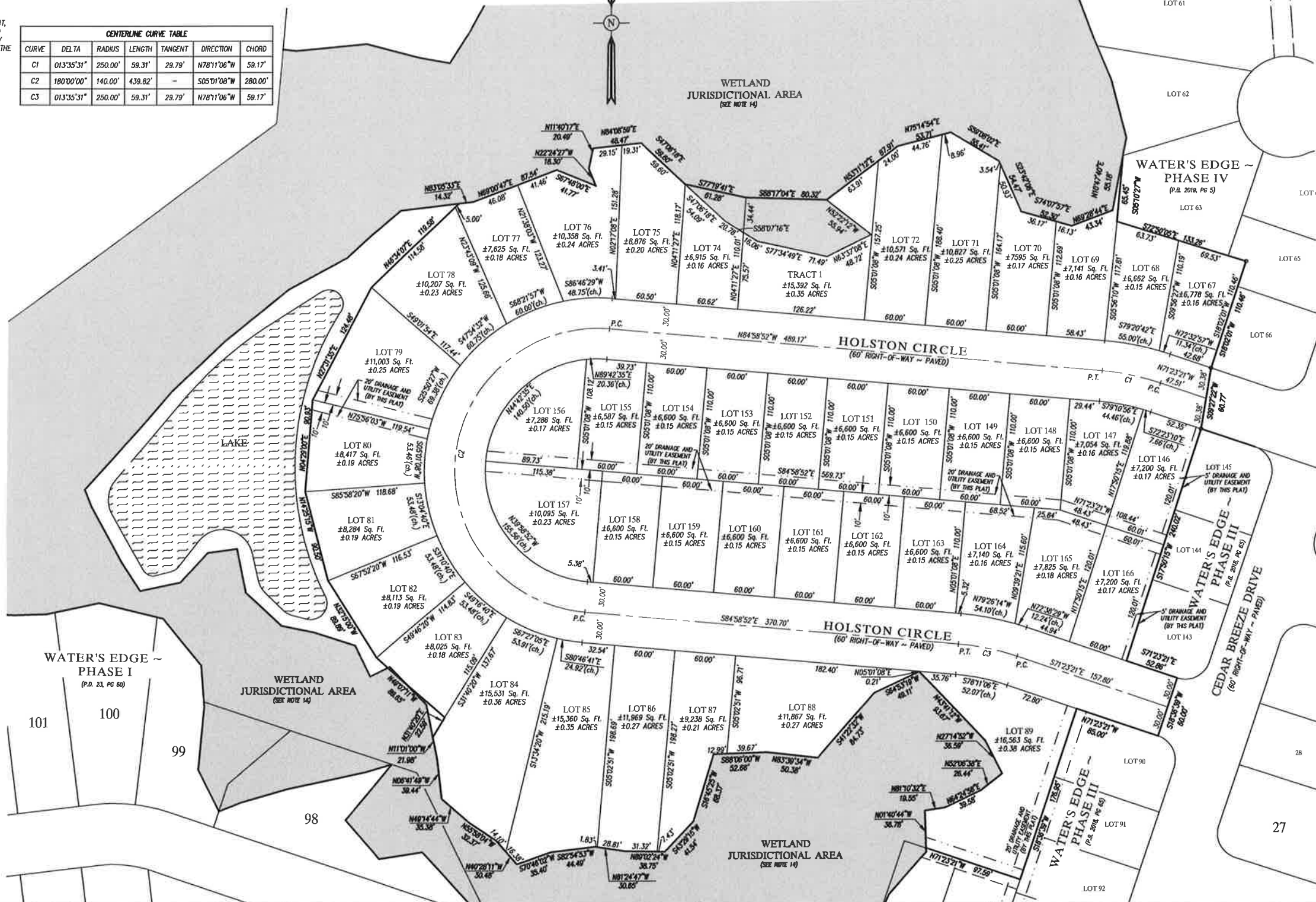


VICINITY MAP (NOT TO SCALE)

WETLANDS NOTE:

THE WETLAND JURISDICTIONAL LINES SHOWN HEREON WERE FLAGGED OCTOBER 2000 BY DIAL CORDY, INC. AND LOCATED FROM TRAVERSE LINES BY THIS FIRM. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE AREAS WITHOUT PROPER AUTHORIZATION. THESE WETLAND JURISDICTIONAL AREAS ARE SHOWN THUS:

CENTERLINE CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	DIRECTION	CHORD
C1	013°35'31"	250.00'	59.31'	29.79'	N78°11'06"W	59.17'
C2	180°00'00"	140.00'	439.82'	-	S05°01'08"W	280.00'
C3	013°35'31"	250.00'	59.31'	29.79'	N78°11'06"W	59.17'



DWN. BY: J.S. CKD. BY: J.S.F.
FIELD BOOK #2, PAGE #2-44, 67-68
PLAT DATE: 10-28-2018

DWC. # SD-2-1099-05-20

CLOSURE NOTE:

THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,359 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 241,567 FEET.

EQUIPMENT USED:

ANGULAR: SOKKIA CX

LINEAR: SOKKIA CX

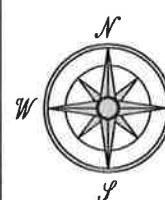
LEGEND:

- = SET 1/2" REBAR LSF 1067
- = SET 4"x4"x24" CONCRETE MONUMENT, LSF 1067
- = FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
- = FOUND 1/2" IRON PIPE OR REBAR IDENTIFICATION AS NOTED
- △ = SET PK NAIL & WASHER IDENTIFICATION AS NOTED

P.C. = PLAT CABINET
P.B. = PLAT BOOK
P.D. = PLAT DRAWER
D.B. = DEED BOOK
PG. = PAGE
(CH) = CHORD
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVE
B.R.L. = BUILDING RESTRICTION LINE

P.O. BOX 5730
ST. MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX

GEORGIA LICENSED
SURVEY FIRM No. 1067



PREPARED BY:

A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS

CERTIFICATION: As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

BY:

JEFFREY S. FOSTER
GA. REGISTERED SURVEYOR No. 3143

DATE: