CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA ● AUGUST 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	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. Home Occupation-Harold Cohn-213 Greenbriar Rd. -

Harold Cohn has applied for a Home Occupation for "Hydro Masters" located at 213 Greenbriar Rd. (Tax Parcel 095H 062) in a R-1 zone. The purpose of the business will be for a pressure washing business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in Article XI, Sec. 110.4 of KLADO.

Staff recommends approval.

2. Home Occupation-Angela Halliwell-122 Bedford Ct. -

Angela Halliwell has applied for a Home Occupation for "The Vintage Sailor" located at 122 Bedford Ct. (Tax Parcel 108D 022) in a PD/R-1 zone. The purpose of the business will be for on-line sales of wooden signs. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in Article XI. Sec. 110.4 of KLADO.

Staff recommends approval.

3. Rezoning-Sidney Gross-715 E. King Ave. (Parcel K17 01 003) -

Sidney Gross has applied for a rezoning of a 1.45 acres portion of Tax Parcel K17 01 003 located west of I-95 at 715 E. King Ave. adjacent to O'Reilly's Auto Parts Store. The applicant is requesting the parcel be rezoned to C-2 (General Commercial) and also to be included in the C-1A Business Corridor District. The purpose of the re-zone request is for the property to be used for commercial purposes. The current zoning of the parcel is R-1 (Single Family Residential) and the 1.45 acre parcel has been recently surveyed and the plat has been recorded with the county.

Staff recommends approval.

4. Rezoning-Camden County 42, LLC-Parcel K19 01 004 -

Camden County 42, LLC has applied for a rezoning of 1 parcel (K19 01 004) containing approx. 41.72 acres located on the south side of Hwy. 40, West. The applicant is requesting the parcel be rezoned to MU (Mixed Use) along with a Conditional Use Permit to allow 1) Combination of residential and commercial use on separate levels provided that all dwelling units have direct access to the abutting street or parking area. The purpose of the rezone request is for commercial/residential development. (see conceptual site plan & staff report). The current zoning of the property is R-1.

Staff recommends approval.

5. Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 -

Sawyer & Associates, Inc. has applied for a rezoning of 1 parcel (107 034) containing approx. 43 acres located on the east side of Camden Woods Pkwy. The applicant is requesting the parcel be rezoned to PD/MU (Planned Development/Mixed Use). The purpose of the rezone request is for a commercial/residential development containing 2 commercial tracts along with 89 multi-family lots. The current zoning of the parcel is PD/R-3 (Planned Development/Medium & High Residential). Sawyer & Associates submitted a PD to the City Planning office that has been reviewed and accepted.

Staff recommends approval.

IV. ADJOURNMENT

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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: August 3, 2020

City Council Meeting Date: August 10, 2020

Agenda Item: Home Occupation application for 213 Greenbriar Rd., Map & Parcel 095H 062

Background: Harold Cohn has applied for a Home Occupation for Hydro Masters. The purpose of the business will be for a pressure washing business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in Article XI, Sec. 110.4 of KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball

Planning & Zoning Director

Attachment: August 2020-Home Occ-Harold Cohn-213 Greenbriar Rd. (3147 : Home Occupation-Harold Cohn-213 Greenbriar Rd.)

$50.00

RECEIVED 7-1-2020

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the planning and Zoning Administrator at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is encouraged at the Planning Commission public hearing.

APPLICANT: HAROLD COHN **PHONE:** 912-674-7911 / 912-674-2250

ADDRESS: 213 GREENBRIAR RD KINGSLAND GA 31548

FAX: N/A **E-MAIL:** thehydromasters@gmail.com

Type of use you are requesting:

( ) **Home Office:** (requires planning commission recommendation & city council approval. Permit is valid for as long as the Home Office is located at the address stated herein.)

(X) **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.

( ) **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.

GROUP/BUSINESS YOU REPRESENT: HYDRO MASTERS

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: MOBILE

TAX MAP & PARCEL NUMBER: 095 1406 2 **ZONING:** R-1

OWNER OF SITE, IF NOT APPLICANT:

ADDRESS:

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

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

~~HOME OFFICE~~	$50.00
HOME OCCUPATION	$50.00
RESIDENTIAL BUSINESS	$50.00

I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.

SIGNED: [signature] **DATE:** 6/26/20

Attachment: August 2020-Home Occ-Harold Cohn-213 Greenbriar Rd. (3147 : Home Occupation-Harold Cohn-213 Greenbriar Rd.)

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: HAROLD COHN

ADDRESS: 213 GREENBRIAR RD

CITY: KINGSLAND STATE: GA ZIP: 31548

PHONE:( ) 912-674-7911 FAX:( ) E-MAIL: thehydromasters@gmail.com

PROPOSED BUSINESS: PRESSURE WASHING LOCATION:

TAX PARCEL: 095 H062 ZONING: R-1

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

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

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 468 **Sq. Ft. of business area**
- _____ **Sq. Ft. of heated floor area of home**
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

SIGNATURE OF APPLICANT

6/26/20
DATE

Attachment: August 2020-Home Occ-Harold Cohn-213 Greenbriar Rd. (3147 : Home Occupation-Harold Cohn-213 Greenbriar Rd.)

First-Time Quality At HydroMasters we believe in providing a service to our customers that sets us aside from the rest. Going the extra mile for each and every customer has been one of the cornerstones of our business,; it's amazing to feel the joy of seeing the satisfaction on someone's face knowing you have truly made their home/business look new again. Attention to detail is the key. Since we started the business it has always been our motto to "clean it like it belongs to you," and when you go into every job with that mindset, you become mindful of all the little things like taking care of furniture by either covering it or securing it in a safe place. After landing our first few subdivisions and apartment complexes; we started putting our focus on our curb appeal tactics and have equipped ourselves with the tools and knowledge that make the communities we service stand out like no other. It is the little details that keep our customers coming back for continued excellent service. We also provide after-hours cleaning to accommodate the local businesses we service. Some of the businesses and facilities we have served around town are Kings Bay Naval Base, Harbor Pines Apartments, Captain D's, OPS restaurant, Royalty Auto, Express Scripts and adjacent shopping center, Watson Realty, Prudential Realty, Caldwell Banker and more. Getting to know the people you are working for makes the experience even better; the friends and wonderful people in this great community motivate us to do the best we possibly can for them. We also use environmentally friendly chemicals and we have many other options to get those tough stains out.

At HydroMasters we specialize in the following pressure washing services:

- Home, office, and other structure exteriors of various types of siding (I.e. hardie board, wood, vinyl, stucco, tabby, etc.)
- Steam cleaning or cold washing of various surfaces (I.e. Driveways, walkways, patios, pavers, stone, sealed and painted, etc.)

Equipment Storage

- Equipment resides with the business owner/operator at the address listed in the application. The equipment consists of a 7x14 registered utility trailer that is either stored in the garage or in the back yard surrounded by a 6ft privacy fence.

Attachment: August 2020-Home Occ-Harold Cohn-213 Greenbriar Rd. (3147 : Home Occupation-Harold Cohn-213 Greenbriar Rd.)

Zoning Map

Attachment: August 2020-Home Occ-Harold Cohn-213 Greenbriar Rd. (3147 : Home Occupation-Harold Cohn-213 Greenbriar Rd.)

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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	095H 062	**Owner**	COHN HAROLD S IV	**Last 2 Sales**			
Class Code	Residential		213 GREENBRIAR ROAD	**Date**	**Price**	**Reason**	**Qual**
Taxing District	KINGSLAND		KINGSLAND GA 31548	1/29/2016	$105000	AL	U
	KINGSLAND	**Physical Address**	213 GREENBRIAR RD	9/9/2015	$102825	FC	U
Acres	n/a	**Assessed Value**	Value $134493				

(Note: Not to be used on legal documents)

Date created: 7/10/2020
Last Data Uploaded: 7/10/2020 7:23:11 AM

Developed by Schneider GEOSPATIAL

Attachment: August 2020-Home Occ-Harold Cohn-213 Greenbriar Rd. (3147 : Home Occupation-Harold Cohn-213 Greenbriar Rd.)

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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: August 3, 2020

City Council Meeting Date: August 10, 2020

Agenda Item: Home Occupation application for 122 Bedford Ct.,
Map & Parcel 108D 022

Background: Angela Halliwell has applied for a Home Occupation for The Vintage Sailor. The purpose of the business will be for on-line sales of wooden signs. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in Article XI, Sec. 110.4 of KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball

Planning & Zoning Director

Attachment: August 2020-Home Occ-Angela Halliwell-122 Bedford Ct. (3148 : Home Occupation-Angela Halliwell-122 Bedford Ct.)

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the planning and Zoning Administrator at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is encouraged at the Planning Commission public hearing.

APPLICANT: Angela Halliwell **PHONE:** 808-738-6992

ADDRESS: 122 Bedford Ct. Kingsland GA 31548

FAX: N/A **E-MAIL:** vintagesailor@yahoo.com

Type of use you are requesting:

( ) **Home Office:** (requires planning commission recommendation & city council approval. Permit is valid for as long as the Home Office is located at the address stated herein.)

(X) **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.

( ) **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.

GROUP/BUSINESS YOU REPRESENT: THE VINTAGE SAILOR

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 122 Bedford Ct. Kingsland

TAX MAP & PARCEL NUMBER: 108D 022 **ZONING:** PD/R-1

OWNER OF SITE, IF NOT APPLICANT: N/A

ADDRESS: N/A

CITY: N/A **STATE:** N/A **ZIP:** N/A

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	**$50.00**
HOME OCCUPATION	**$50.00**
RESIDENTIAL BUSINESS	**$50.00**

I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.

SIGNED: Angela Halliwell **DATE:** 6/26/2020

Attachment: August 2020-Home Occ-Angela Halliwell-122 Bedford Ct. (3148 : Home Occupation-Angela Halliwell-122 Bedford Ct.)

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 6/26/2020

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: June 26, 2020

3. DATE PERMIT FEE PAID: _____ AMOUNT PAID: $ 50.00

4. PLANNING COMMISSION REVIEW:

   ( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED

   DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: _____

   CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

   _____

   _____

5. CITY COUNCIL ACTION:

   ( ) APPROVED ( ) DENIED

   DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: _____

   CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

   _____

   _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: _____

   _____

   _____

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A _____ PERMIT HAS BEEN ISSUED.

_____ 6/26/20

PLANNING & ZONING ADMINISTRATOR DATE
CITY OF KINGSLAND

Attachment: August 2020-Home Occ-Angela Halliwell-122 Bedford Ct. (3148 : Home Occupation-Angela Halliwell-122 Bedford Ct.)

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Angela M. Halliwell

ADDRESS: 122 Bedford Ct

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: ( ) 912-510-6653 FAX: ( ) 808-738-6992 E-MAIL: vintagesailor@yahoo

PROPOSED BUSINESS: TVS Design CO. DBA THE vintage SAILOR LOCATION: 122 Bedford Ct. Kingsland

TAX PARCEL: 108D 022 ZONING: R-1

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

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

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 231 **Sq. Ft. of business area** 11x21
- 2335 **Sq. Ft. of heated floor area of home**
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

Angela M. Halliwell
SIGNATURE OF APPLICANT

6/26/2020
DATE

Attachment: August 2020-Home Occ-Angela Halliwell-122 Bedford Ct. (3148 : Home Occupation-Angela Halliwell-122 Bedford Ct.)

Brief Description of Business:

The Vintage Sailor is a business that specializes in reclaimed, military-inspired and farmhouse wooden signs. I will be selling these through online outlets such as ETSY, and Facebook. I also plan to sell at locally owned businesses, such as Cottle & Gunn in St. Mary's, and local craft fairs. I have applied for an EIN number with the state. The assigned number is 85-1589035.

I assemble these in my garage that is not visible from the road. The approximate square footage of this space utilized is 231 sqft. 11x21.

Please see attached photos of actual products.

V/r,
Angie Halliwell

Attachment: August 2020-Home Occ-Angela Halliwell-122 Bedford Ct. (3148 : Home Occupation-Angela Halliwell-122 Bedford Ct.)

Zoning Map

Legend

Zoning 2018

ZONING

C-1
C-1 Overlay
C-1A Overlay
LI Overlay
C-2
C-4

C-ED
I-G
I-L
MU
PD
PD/C-2
PD/C-4
PD/R-1
PD/R-2

R-1
R-2
R-3
R-4
R-5
R-6
R-7

Alvah Brazell N Rd
Scrubby Bluff Rd
Harvard Ct
Princton Place
Cambridge Cir
May Creek Dr
Lost Acres Ct
Interstate 95 SB
Interstate 95 NB
Ashton Ln
Lexington Ln
Bedford Ct
Haddock Rd
Shelton Place
Vicki Ln
Minorca Way

Attachment: August 2020-Home Occ-Angela Halliwell-122 Bedford Ct. (3148 : Home Occupation-Angela Halliwell-122 Bedford Ct.)

qPublic.net™ Camden County, GA

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	108D 022	**Owner**	HALLIWELL SHAWN MICHAEL & ANGELA MICHELLE	**Last 2 Sales**			
Class Code	Residential		122 BEDFORD COURT	**Date**	**Price**	**Reason**	**Qual**
Taxing District	KINGSLAND		KINGSLAND GA 31548	6/1/2018	$264000	FM	Q
	KINGSLAND	**Physical Address**	122 BEDFORD CT	3/20/2015	$242000	FM	Q
Acres	0.84	**Assessed Value**	Value $253144				

(Note: Not to be used on legal documents)

Date created: 7/10/2020
Last Data Uploaded: 7/10/2020 7:23:11 AM

Developed by Schneider GEOSPATIAL

Attachment: August 2020-Home Occ-Angela Halliwell-122 Bedford Ct. (3148 : Home Occupation-Angela Halliwell-122 Bedford Ct.)

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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: August 3, 2020

City Council Meeting Date: August 10, 2020

Agenda Item: Rezoning of a 1.45-acre portion of parcel K17 01 003 located at 715 E. King Ave.

Background:

Sidney Gross has applied for a rezoning of 1 parcel containing approx. 1.45 acres located west of I-95 at 715 E. King Ave. adjacent to O'Reilly's Auto Part Store. The applicant is requesting the parcel be rezoned to C-2 (General Commercial) and also to be included in the C-1A Business Corridor District. The purpose of the rezone request is for the property to be used for commercial purposes. The current zoning of the parcel is R-1 (Single Family Residential) and the 1.45-acre parcel has been recently surveyed and the plat has been recorded with the county.

Current Zoning: R-1

Summary:

A large portion of parcels in this area that front E. King Ave are zoned C-2 General Commercial and are in the C-1A Business Corridor District. The rezoning of the parcel will be consistent with the landscape of the area and contiguous with the C-1A Business Corridor. There is existing sewer and water availability to the property.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

Attachment: August 2020-Rezoning-Sidney Gross-715 E. King Ave. (Parcel K17 01 003) (3150 : Rezoning-Sidney Gross-715 E. King Ave. (Parcel

200218

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 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: Vacant lot

REQUESTED ZONING: C-2

REQUESTED USE: Commercial lot

PROPERTY OWNER(S)

Name(s): Sidney L. Gross

Address: 715 E. King Ave, Kingsland

Phone No. 674-0779 (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: V/Land

Property Address: 715 E. King Ave.

Tax Map Reference Number: K1701003B Zoning Map: _____

Property Size: 1.45 acres Property Frontage: 193.25 Feet

Attachment: August 2020-Rezoning-Sidney Gross-715 E. King Ave. (Parcel K17 01 003) (3150 : Rezoning-Sidney Gross-715 E. King Ave. (Parcel

City of Kingsland Zoning Application
Page Two

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 all properties on the West, South side of property are Commercial.

Would not be detrimental to property or persons in the area because Same as above.

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

N/A

(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

N/A

(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

N/A

Attachment: August 2020-Rezoning-Sidney Gross-715 E. King Ave. (Parcel K17 01 003) (3150 : Rezoning-Sidney Gross-715 E. King Ave. (Parcel

City of Kingsland Zoning Application
Page Three

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.

Sidney L Gross
Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of August 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 Sidney Gross in the amount of $225.00.

City of Kingsland

BY: _____ Date: 7/2/2020

Planning & Zoning Administrator

Attachment: August 2020-Rezoning-Sidney Gross-715 E. King Ave. (Parcel K17 01 003) (3150 : Rezoning-Sidney Gross-715 E. King Ave. (Parcel

City of Kingsland Community Planning and Development Department

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 7-2, 2020, by virtue of a deed dated 12-29-2005, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1014, Page 842.

Sidney L. Gross
Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Owner's Signature Date: 7-2-2020

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.

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

Community Planning and Development

Received by: _____ Date: 7/2/2020

Attachment: August 2020-Rezoning-Sidney Gross-715 E. King Ave. (Parcel K17 01 003) (3150 : Rezoning-Sidney Gross-715 E. King Ave. (Parcel

July 2, 2020

This letter is in reference to my request to rezone a 1.45 acre lot located at

715 East King Avenue,
Kingsland, GA

The lot is currently zoned R-1 but will be used for commercial purposes when sold. The property on the west side of the lot is O'Reilly Autoparts, the property across Highway 40 is a tattoo parlor, and Advance Auto Parts. Therefore, commercial property is already established in the area.

Thank you for your consideration.

Sidney L. Gross

Attachment: August 2020-Rezoning-Sidney Gross-715 E. King Ave. (Parcel K17 01 003) (3150 : Rezoning-Sidney Gross-715 E. King Ave. (Parcel

7682788140
PARTICIPANT ID P2020000070

BK:2020 PG:70-70

FILED IN OFFICE
CLERK OF COURT
07/02/2020 10:11 AM
JOY LYNN TURNER, CLERK
SUPERIOR COURT
CAMDEN COUNTY, GA

SUBDIVISION AT THE REQUEST OF:

SIDNEY GROSS

TAX PARCEL No. K17 01 003,
CITY OF KINGSLAND
CAMDEN COUNTY, GEORGIA

LEGEND:

GENERAL NOTES:

1) THIS MAP OR PLAT IS BASED UPON RADIAL SURVEY METHODS AND NO ANGULAR ADJUSTMENTS WERE MADE.

2) THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 313,334 FEET.

3) THIS SURVEY WAS PERFORMED USING A NIKON DTM-522

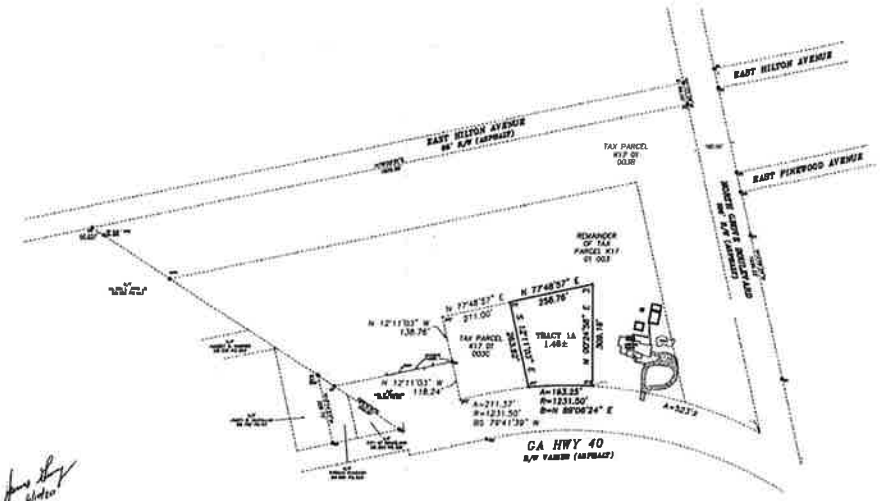
4) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT.

5) NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.

6) THERE MAY EXIST ADDITIONAL EASEMENTS NOT SHOWN HEREON.

7) ALL IMPROVEMENTS NOT SHOWN.

REFERENCES:
1) DEED BOOK 1217, PAGE 43



OWNER'S CERTIFICATE

STATE OF GEORGIA
COUNTY OF CAMDEN

THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE ABSOLUTE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREON OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE CAMDEN COUNTY UNIFIED DEVELOPMENT CODE.

OWNER'S NAME:

OWNER'S NAME

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 AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

MATTHEW W. JORDAN GA LS 3011 05/28/2020 DATE

ENDORSEMENT OF THE PLANNING DEPARTMENT:

UNDER SUBDIVISION APPROVED BY THE CITY OF KINGSLAND PLANNING AND BUILDING DEPARTMENT

PLANNING AND BUILDING OFFICIAL 6-18-2020 DATE

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

CUMBERLAND SURVEYING

300 CAMDEN AVENUE
WOODBINE, GA 31569
(912) 576-8854

DWG. BY: MJ	CHK. MJ
DWG. 05/28/20	SHEETS 1/1
JOB 11621	1" = 200'

Attachment: August 2020-Rezoning-Sidney Gross-715 E. King Ave. (Parcel K17 01 003) (3150 : Rezoning-Sidney Gross-715 E. King Ave. (Parcel

Zoning Map

Attachment: August 2020-Rezoning-Sidney Gross-715 E. King Ave. (Parcel K17 01 003) (3150 : Rezoning-Sidney Gross-715 E. King Ave. (Parcel

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	K17 01 003	**Owner**	GROSS SIDNEY L	**Last 2 Sales**			
Class Code	Residential		POST OFFICE BOX 5506	**Date**	**Price**	**Reason**	**Qual**
Taxing District	KINGSLAND		ST MARYS GA 31558	10/7/2013	0	GV	U
	KINGSLAND	**Physical Address**	715 E KING AVE	12/29/2005	$300000	FY	U
Acres	12.91	**Assessed Value**	Value $328389				

(Note: Not to be used on legal documents)

Date created: 7/10/2020
Last Data Uploaded: 7/10/2020 7:23:11 AM

Developed by Schneider GEOSPATIAL

Attachment: August 2020-Rezoning-Sidney Gross-715 E. King Ave. (Parcel K17 01 003) (3150 : Rezoning-Sidney Gross-715 E. King Ave. (Parcel

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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: August 3, 2020

City Council Meeting Date: August 10, 2020

Agenda Item: Rezoning of parcel K19 01 004 located on Hwy. 40 West, along with a Conditional Use on the property.

Background:

Camden County 42, LLC. has applied for a rezoning of 1 parcel containing approx. 41.72 acres located on the south side of Hwy. 40 West. The applicant is requesting the parcel be rezoned to MU (Mixed Use) along with a Conditional Use Permit to allow **1) Combination of residential and commercial use on separate levels provided that all dwelling units have direct access to the abutting street or parking area.** The purpose of the rezone request is for commercial/residential development. (see conceptual site plan)

Current Zoning: R-1 (Single Family Residential)

Summary: The area surrounding the development has a mixture of commercial, residential and one mixed use parcels. In Staff's opinion the rezoning of the parcel would allow for a development that would enhance this area of the city by providing quality housing, a senior living center, retail businesses, and medical/office space. The concept of the project promotes smart growth and a growing trend that is happening in surrounding cities. The applicant and staff are hopeful this project will help kick off a much needed revitalization of the downtown Kingsland area.
There is existing sewer and water availability to the property.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

Attachment: August 2020-Rezoning-Camden Co. 42, LLC (3152 : Rezoning-Camden County 42, LLC-Parcel K19 01 004)

200217

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 Single Family Residential/Commercial

REQUESTED ZONING MU

REQUESTED USE Mixed Use

PROPERTY OWNER(S)

Name(s) Camden County 42, LLC

Address P.O. Box 1274, Stockbridge, GA 30281

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: See attached plan

Property Address: Hwy 40 West

Tax Map Reference Number K19 01 004 **Zoning Map** R-1

Attachment: August 2020-Rezoning-Camden Co. 42, LLC (3152 : Rezoning-Camden County 42, LLC-Parcel K19 01 004)

City of Kingsland Zoning Application
Page Two

Property Size +/- 41.71 **Property Frontage** _____ **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 mixed use nature of the proposed development will enhance the surrounding area by providing quality housing and retail.

Would not be detrimental to property or persons in the area because the proposed development implements smart growth development practices and utilizes proper buffering of adjacent properties.

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

N/A

(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

N/A

Attachment: August 2020-Rezoning-Camden Co. 42, LLC (3152 : Rezoning-Camden County 42, LLC-Parcel K19 01 004)

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

NO

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.

JR Grant
Owner

Owner

Owner

HEARING DATE

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

Attachment: August 2020-Rezoning-Camden Co. 42, LLC (3152 : Rezoning-Camden County 42, LLC-Parcel K19 01 004)

City of Kingsland Zoning Application
Page Four

at their meeting of August 3rd, 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 Southern Consulting Services **in the amount of $** 600.00.

City of Kingsland

BY: _____ **Date:** 7/6/2020
Planning & Zoning Administrator

Attachment: August 2020-Rezoning-Camden Co. 42, LLC (3152 : Rezoning-Camden County 42, LLC-Parcel K19 01 004)

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 _____, 20___, by virtue of a deed dated January 7, 2019, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1965, Page 913.

Jeff Grant
Owner's Printed/Typed Name

Jeff R Grant
Other Owner's Printed/Typed Name

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.

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: 7/6/2020

Attachment: August 2020-Rezoning-Camden Co. 42, LLC (3152 : Rezoning-Camden County 42, LLC-Parcel K19 01 004)

3/11-20

DOC# 002092
FILED IN OFFICE
4/11/2019 03:08 PM
BK:1965 PG:913-915
JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY

Ret → DAVID O. HARRIS, P.C. 118 S. MAIN STREET JONESBORO, GA 30236

PT-61 020-2019-000777

STATE OF GEORGIA

COUNTY OF CLAYTON

LIMITED

WARRANTY DEED OF CONTRIBUTION

THIS INDENTURE made this 7th day of January, 2019, by and between

SOUTHERN CONSULTING SERVICES, LLC,
a Georgia limited liability company,

as party of the first part (hereinafter referred to as "Grantor"), and

CAMDEN COUNTY 42, LLC,
a Georgia limited liability company,

as party of the second part (hereinafter referred to as "Grantee")

[the words "Grantor" and "Grantee" as used herein shall include both the singular and the plural and shall be deemed to include the masculine gender as well as the feminine gender where the context requires or permits and shall include the parties hereto and their respective heirs, executors, administrators, successors and assigns].

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and adequacy of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, confirmed and CONTRIBUTED, and by these presents does grant, bargain, sell, alien, convey, confirm and CONTRIBUTE to the said Grantee, that real property located in Camden County, Georgia, being more particularly described in Exhibit A which is attached hereto and by reference incorporated herein and made a part of this description (hereinafter the "Property"). The Property is in the City of Kingston and is designated as Parcel K19-01-004 by the Camden County Tax Assessor, and is the same property conveyed from Olin Wooten to Southern Consulting Services, LLC by Limited Warranty Deed dated December 22, 2016, recorded in Deed Book 1840, page 864, Camden County Records, which deed is by reference incorporated herein and made a part hereof.

Attachment: August 2020-Rezoning-Camden Co. 42, LLC (3152 : Rezoning-Camden County 42, LLC-Parcel K19 01 004)

This conveyance is made subject to all easements and restrictions of record which affect the Property.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the Property unto the said Grantee against the claims of all persons claim by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed by its duly authorized Manager on the day and year set forth above.

SOUTHERN CONSULTING SERVICES, LLC

BY: Jeff R Grant

Jeff R. Grant,
Its Manager

Signed, sealed and delivered
in the presence of:

Sharon A Walter
WITNESS

DAVID OWEN HARRIS NOTARY PUBLIC CLAYTON COUNTY, GEORGIA My Commission Expires 07-28-2021
NOTARY PUBLIC

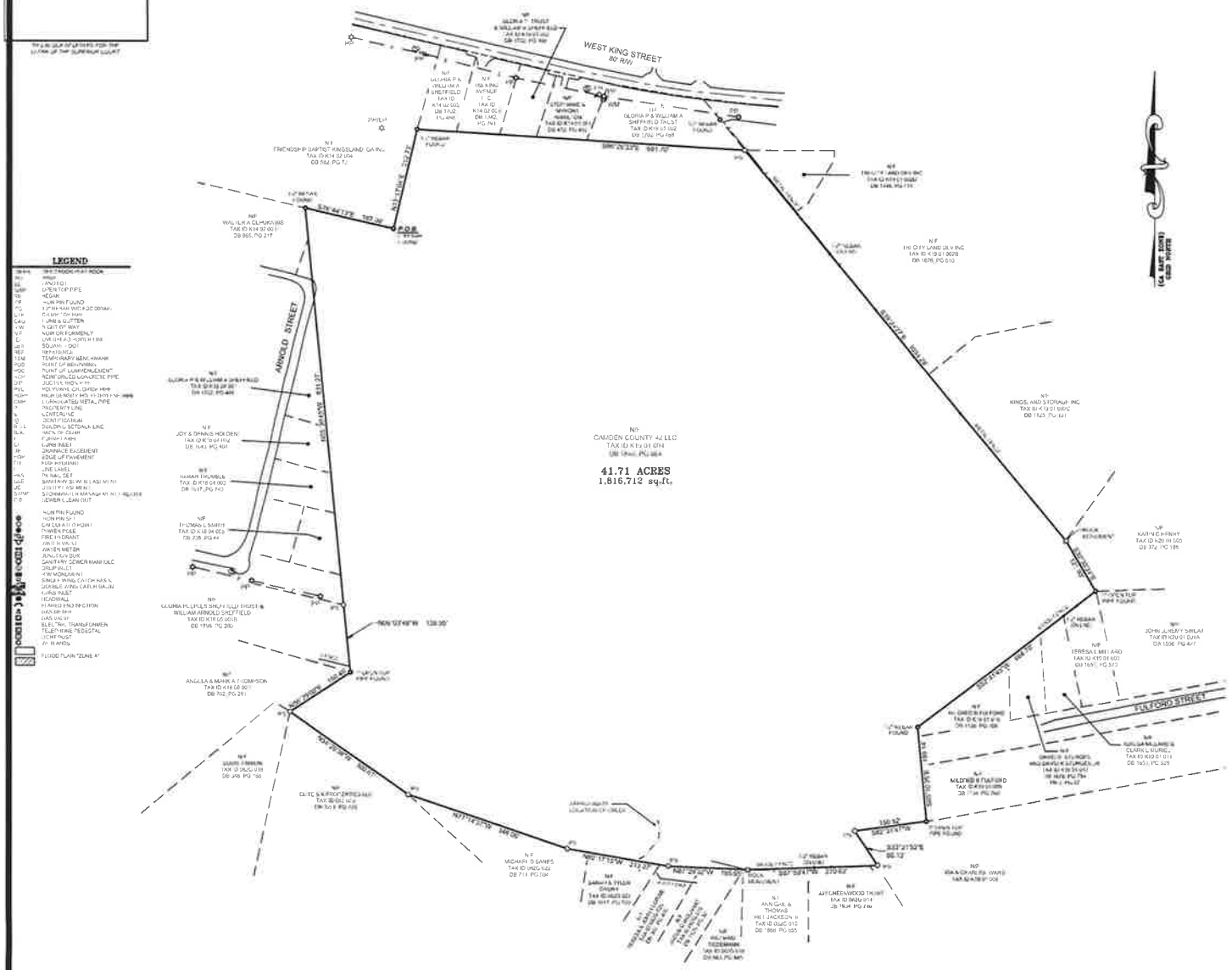
Attachment: August 2020-Rezoning-Camden Co. 42, LLC (3152 : Rezoning-Camden County 42, LLC-Parcel K19 01 004)

NAME	MAILING ADDRESS	PHYSICAL ADDRESS
SHEFFIELD WILLIAM A & GLORIA P TRUST	PO BOX 1229 KINGSLAND GA 31548	N/A
HAMILTON MYRON T & STEPHANIE	POST OFFICE BOX 1553 635 GA HWY 40	635 GA HWY 20
486 KING AVENUE LLC	5558 BENTON WOODS DRIVE ATLANTA GA 30342	486 KING AVE
FRIENDSHIP BAPTIST	PO BOX 566 KINGSLAND GA 31548	GA HWY 40
CEPUKAITIS WALTER A	401 DEALS CIRCLES WODBINE GA 31569	364 W SHERRARD LN
SHEFFIELD WILLIAM A & GLORIA P TRUST	PO BOX 1229 S ARNOLD ST	S ARNOLD STREET
HOLDEN DENNIA & JOY	139 GREEN ACRES CIRCLE KINGSLAND GA 31548	240 ARNOLD ST
TRUMBLE SARAH	238 SOUTH ARNOLD STREET KINGSLAND GA 31548	238 ARNOLD ST
KINGSLAND LAND DEVLOPMENT INC	451 WEST WILLIAM AVENUE KINGSLAND GA 31548	234 S ARNOLD ST
SHEFFIELD WILLIAM A & GLORIA P TRUST	PO BOX 1229 KINGSLAND GA 31548	N/A
THOMPSON MARK A & ANGELA	451 WEST WILLIAM AVENUE KINGSLAND GA 31548	400 S ARNOLD ST
NIXON LOUIS J	PO BOX 77124 ATLANTA GA 30357	N/A
ELITE S K PROPERTIES LLC	PO BOX 419 PINETTA FL 32350	600 W ELIZABETH AVE
SANES MICHAEL D	242 CREEKWOOD AVE KINGSLAND GA 315485424	242 CREEKWOOD AVE
DRURY TYLER & SARAH	240 CREEKWOOD DRIVE KINGSLAND GA 31548	240 CREEKWOOD AVE
FLORINE JOHN D & TERESA K	238 CREEKWOOD DRIVE KINGSLAND GA 31548	238 CREEKWOOD AVE
WOLHART JACOB O	14241 E CAMINO DOROTEA TUCSON AZ 85747	236 CREEKWOOD AVE
TIEDEMANN RIICHARD	234 CREEKWOOD DRIVE KINGSLAND GA 31548	234 CREEKWOOD AVE
HILL THOMAS JACKSON III & GAIL ANN	229 CREEKWOOD CT KINGSLAND GA 31548	229 CREEKWOOD CT
JOSH DANESE	9378 ARLINGTON EXPRESSWAY # 311 JACKSONVILLE FL 32225	230 CREEKWOOD CT
WARD CHARLES E & IDA J H	PO BOX 537 KINGSLAND GA 31548	161 S CLARKS BLUFF RD
FULFORD MILDRED B ETAL C/O ROBIN F BRANDON	104 AVANT COURT AT MARYS GA 31558	N/A
PARK PLACE INVESTMENT LLC	PO BOX 15505 FERNANDINA BEACH FL 32035	266 W FULFORD AVE
CLARK MURIEL L & MILLARD TERESA	404 WEST FULFORD STREET KINGSLAND GA 31548	256 FULFORD ST
MILLARD TERESA L	404 WEST FULFORD STREET KINGDLAND GA 31548	404 W FULFORD ST
HENRY KARIN C	PO BOX 1236	N/A
KINGSLAND STORAGE INC	451 W. WILLIAM AVE KINGSLAND GA 31548	453 W WILLIAM AVE
TRI-CITY LAND DEVELOPMENT INC	PO BOX 365	516 W WLILLIAM AVE
TRI-CITY LAND DEVELOPMENT INC	PO BOX 5245	N/A

Attachment: August 2020-Rezoning-Camden Co. 42, LLC (3152 : Rezoning-Camden County 42, LLC-Parcel K19 01 004)

Attachment: August 2020-Rezoning-Camden Co. 42, LLC (3152 : Rezoning-Camden County 42, LLC-Parcel K19 01 004)

BOUNDARY SURVEY FOR:
CAMDEN COUNTY 42, LLC
1606TH G.M.D. 2ND DISTRICT
CITY OF KINGSLAND, CAMDEN COUNTY, GEORGIA



VICINITY MAP
NOT TO SCALE

SURVEY NOTE

1. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED [illegible] WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A [illegible]
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN [illegible] FEET, AND AN ANGULAR ERROR OF [illegible] PER ANGLE. IT WAS ADJUSTED USING [illegible] METHOD.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN [illegible] FEET USING THE FIRST NGS AND DISTANCES SHOWN HEREON.
4. NO [illegible] FOUND WITHIN [illegible] OF ANY POINT ON THE SUBJECT PROPERTY.
5. ALL PROPERTY CORNERS NOT LABELED AS "FIRST" INDICATE A 5/8" REBAR PLACED WITH CAP STAMPED "FCD LSF Subway" UNLESS OTHERWISE NOTED.
6. FALCON DESIGN CONSULTANTS, LLC, AND/OR KEVIN M. BROWN DO NOT GUARANTEE THAT ALL EASEMENTS AND BUILDING LINES AND CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WITH EXCLUDED REVOCABLE UNCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
8. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 FOR THE VERTICAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY NGS SOLUTIONS.
9. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
10. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO ANY COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF CAMDEN COUNTY, GEORGIA COMMUNITY PANEL NUMBER [illegible] EFFECTIVE DATE DECEMBER [illegible] THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

SURVEY REFERENCES

1. BOUNDARY SURVEY FOR UNION FAMILY LTD PARTNERSHIP, PREPARED BY [illegible] LAND SURVEYING, GEORGIA REGISTERED LAND SURVEYOR NO. [illegible] DATED JUNE 25 2006.

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE ALLOCATION OF DIMENSIONS, DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF UTILITIES, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

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 AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

KEVIN M. BROWN
GEORGIA REGISTERED LAND SURVEYOR NO. [illegible]

4/10/2019
DATE

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

FALCON DESIGN CONSULTANTS

BOUNDARY SURVEY
FOR:
CAMDEN COUNTY 42, LLC

LOCATED IN:
1606TH G.M.D. 2ND DISTRICT
CITY OF KINGSLAND, CAMDEN COUNTY GEORGIA

REVISIONS

DATE:	11-08-2018
SCALE:	1" = 100'
FILE NUMBER:	[illegible]
DRAWN BY:	[illegible]
REVIEWED BY:	K. BROWN

SHEET NUMBER
1 OF 1

BOUNDARY SURVEY PERFORMED FOR CAMDEN COUNTY 42, LLC
BY FALCON DESIGN CONSULTANTS ON 11-3-2018.

DESIGN IS CONCEPTUAL IN NATURE AND FOR DISCUSSION PURPOSES ONLY.

LAND USE SUMMARY
TOTAL SITE AREA: 41.71 ACRES

MIXED-USE COMMERCIAL : 111,000 SQ. FT
INDEPENDENT SENIOR LIVING : 96 UNITS
ASSISTED SENIOR LIVING : 300 UNITS
TOWNHOME UNITS : 72
LOFT APARTMENT UNITS : 74

EXISTING ZONING CLASSIFICATION:
R-1 *(SINGLE FAMILY RESIDENTIAL DISTRICT)*

PROPOSED LAND USE:
MU *(MIXED-USE)*

ASSISTED SENIOR LIVING : 9.20 ac
INDEPENDENT SENIOR LIVING : 5.98 ac
COMMERCIAL : 11.12 ac
COMMERCIAL : 11.12 ac

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

FLOOD NOTE
AS SHOWN ON FLOOD INSURANCE RATE MAPS OF CAMDEN COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13039C0175D, EFFECTIVE DATE 05/16/2012, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.

FALCON DESIGN CONSULTANTS, P.C. ALL RIGHTS ARE RESERVED. ANY DISTRIBUTION, REPRODUCTION OF OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN CONSENT FROM FALCON DESIGN CONSULTANTS, P.C. IS STRICTLY PROHIBITED.

SHEET NUMBER
1.0

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE HONORS THE REGISTRANTS SEAL.

DATE	BY	REVISIONS

Know what's below. Call before you dig.
GEORGIA UTILITIES PROTECTION CENTER

CONCEPT PLAN
FOR
CAMDEN COUNTY 42, LLC
LOCATED IN:
1606TH G.M.D., 2ND DISTRICT
CITY OF KINGSLAND, CAMDEN COUNTY, GEORGIA

FALCON DESIGN CONSULTANTS

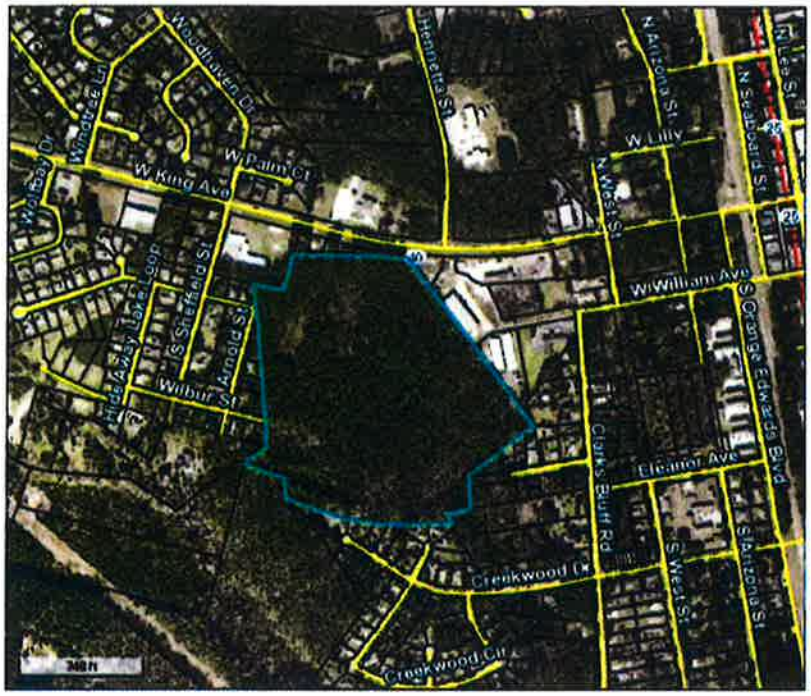
CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND DEVELOPMENT
LANDSCAPE ARCHITECTURE
LAND SURVEYING
PLANNING

Attachment: August 2020-Rezoning-Camden Co. 42, LLC (3152 : Rezoning-Camden County 42, LLC-Parcel K19 01 004)

City of Kingsland Utility Service Lines

Attachment: August 2020-Rezoning-Camden Co. 42, LLC (3152 : Rezoning-Camden County 42, LLC-Parcel K19 01 004)

qPublic.net™ Camden County, GA



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	K19 01 004
Class Code	Agricultural
Taxing District	KINGSLAND
	KINGSLAND
Acres	41.72

(Note: Not to be used on legal documents)

Owner	CAMDEN COUNTY 42 LLC
	120 SOUTH ZACK HINTON PARKWAY
	MCDONOUGH GA 30253
Physical Address	n/a
Assessed Value	Value $99521

Last 2 Sales

Date	Price	Reason	Qual
1/7/2019	0	NM	U
12/22/2016	$95000	LM	Q

Date created: 7/6/2020
Last Data Uploaded: 7/6/2020 7:35:24 AM

Developed by Schneider GEOSPATIAL

Attachment: August 2020-Rezoning-Camden Co. 42, LLC (3152 : Rezoning-Camden County 42, LLC-Parcel K19 01 004)

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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: August 3, 2020

City Council Meeting Date: August 10, 2020

Agenda Item: Rezoning of parcel 107 034 located on Camden Woods Pkwy.

Background:

Sawyer & Associates, Inc. has applied for a rezoning of 1 parcel containing approx. 43 acres located on the east side of Camden Woods Pkwy. The applicant is requesting the parcel be rezoned to PD/MU (Planned Development/Mixed Use) The purpose of the rezone request is for commercial/residential development containing 2 commercial tracts along with 89 multi-family lots. The current zoning of the parcel is PD/R-3 (Planned Development/Medium & High Residential). Sawyer & Assoc. submitted a PD to the City Planning office that has been reviewed and accepted.

Current Zoning: PD/R-3

Summary:

The area surrounding the development has a mixture of commercial and residential and the rezoning of the parcel will be consistent with the landscape of the area. The concept of the project is to maintain a pattern, if not better than other projects of its nature within the Kingsland Area. The plat submitted is a conceptual site plan and has not been approved by the Planning Dept. at this time. There is existing sewer and water availability to the property.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

Attachment: August 2020-Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 (3151 : Rezoning-Sawyer & Associates, Inc.-Parcel 107 034)

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 the appropriate fee for this request (fee schedule attached). If paid by check make payable to "City of Kingsland".

REQUEST

EXISTING ZONING PD R3

EXISTING USE Undeveloped

REQUESTED ZONING PD/MU

REQUESTED USE COMMERCIAL/MULTI-FAMILY

PROPERTY OWNER(S)

Name(s) SAWYER & ASSOCIATES

Address 100 MARSH HARBOUR PARKWAY, KINGSLAND, GA. 31548

Phone No. 912-576-9003 (Work and/or home); Fax No. _____

___Individual ___Partnership ___Sole Proprietor ___Firm X 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: LOT 1 CAMDEN WOODS SUBDIVISION

Property Address: N/A

Tax Map Reference Number: 107 034 Zoning Map: _____

Property Size: 43 ACRES Property Frontage: 796 Feet

Attachment: August 2020-Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 (3151 : Rezoning-Sawyer & Associates, Inc.-Parcel 107 034)

City of Kingsland Zoning Application
Page Two

Check One: X Paved Road or ____ Unpaved
X Public Water or ____ Individual Well
X Public Sewer or ____ Individual Septic Tank

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because THE PROJECT WILL SET FORTH A MULTI-FAMILY STANDARD FOR THE SURROUNDING AREA.

Would not be detrimental to property or persons in the area because IT IS THE FIRST DEVELOPMENT IN THE CAMDEN WOODS DEVELOPMENT

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

N/A

(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

N/A

(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

N/A

Attachment: August 2020-Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 (3151 : Rezoning-Sawyer & Associates, Inc.-Parcel 107 034)

City of Kingsland Zoning Application
Page Three

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.

Ronald H Sawyer
Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of _____, 200__, at _____ 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 Ronald Sawyer
in the amount of $ 850 .

City of Kingsland

BY: _____ Date: 7/9/20

Planning & Zoning Administrator

Attachment: August 2020-Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 (3151 : Rezoning-Sawyer & Associates, Inc.-Parcel 107 034)

AN AMENDMENT TO THE
PLANNED DEVELOPMENT
PROJECT DESCRIPTION

FOR:

THE VILLAS AT CAMDEN WOODS
THE CAMDEN WOODS DEVELOPMENT

SUBMITTED TO:

THE KINGSLAND CITY COUNCIL
AND
PLANNING COMMISSION

BY:

SAWYER & ASSOCIATES, INC.

JULY 23, 2018

BENNETT SURVEYING, INC.
(AGENT FOR SAWYER & ASSOCIATES, INC.)

Attachment: August 2020-Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 (3151 : Rezoning-Sawyer & Associates, Inc.-Parcel 107 034)

BENNETT SURVEYING, INC.
Surveyors and Land Planners

102 Marsh Harbour Parkway, Unit 103
Kingsland, GA 31548
P. O. Box 2729
Brunswick, GA 31521
(912) 258-8899
(912) 265-3856
Fax: (912) 265-9509

July 08, 2020

Application request: The Applicant Sawyer & Associates, 100 Marsh Harbour Parkway, Kingsland, Ga. 31548, and their agent, Bennett Surveying, Inc. Request that the Planning Commission and City Council approve the following application:

AN AMENDMENT TO THE ORIGINAL PLANNED DEVELOPMENT IN KINGSLAND, GEORGIA FOR THE PURPOSE OF PROVIDING MULTI-FAMILY RESIDENTIAL LOTS AND TWO COMMERCIAL TRACTS LOCATED ON 43 ACRES IN THE CAMDEN WOODS DEVELOPMENT

The applicant, Sawyer & Associates (and Bennett Surveying, Inc, agent) hereby submits this application for a planned development district Amendment in accordance with Kingsland, Georgia zoning ordinance. The conceptual land use plan and supporting documents shall serve as the basis which is required by the ordinance.

After preliminary approval by the Planning Commission and City Council, the applicant or his agent will be entitled to develop future phases of the development in accordance with this application, upon receipt of final plat approval from said Planning Commission and City Council, for such phases, consistent with the allowed uses, densities and development standards contained herein. The development standards granted hereunder shall be conditioned upon receipt and approval of such materials by the City of Kingsland, prior to any development activity. Furthermore, the applicant also requests that the terms and conditions of this written report be incorporated into any future zoning map and text amendments, as a PD zoning district.

Project Description Summary

This project shall consist of a total of 43 acres more or less of total area. Located in the Camden Woods area, it shall be a new development consisting of 2 commercial tracts (4 acres) and 89 multi-family lots and eight tracts. It is adjacent to the platted but un-built portion of the Camden Woods Development. As with other multi family lots within the City of Kingsland, this parcel will contain lots with similar lot specifications. The concept of this project is to maintain the pattern, if not better of other developments of it's nature within the Kingsland area.

Attachment: August 2020-Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 (3151 : Rezoning-Sawyer & Associates, Inc.-Parcel 107 034)

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The project will be accessed from Camden Woods Parkway. The development will be served with city sewer and water. The Storm Water Runoff will be integrated into a master drainage system. Any and all utilities needed within the Subdivision will meet or exceed the City of Kingsland's standard with the intent to dedicate.

Minimum Lot Specification Amendments (Multi-family)

Usable lot area:	8400 Square Feet (4200 per unit)
Lot width at building line:	60'
Front Yard setback:	20'; 10' side and rear street
Side Yard setback:	0' & 10' Feet between buildings
Rear Yard setback:	10'

The Two Commercial tracts will utilize standard MU requirements as set for in the City of Kingsland Zoning Text.

Each lot will be allowed to contain a mutli family dwelling (2 units) with attached garages. All dwellings within the development will be built on-site. An amenity center suitable to the number of units will be provided for the residents within the subdivision. At the time of final approval, Sawyer & Associates will file any covenants needed to ensure usage of The Villas at Camden Woods amenities as well as the integrity of the Development.

Development Standards

The development standards applicable to the Planned Development District under the City of Kingsland Zoning Ordinance and development standards contained herein shall govern development within the property and no development activity shall be commenced until the Administrator has received, reviewed and approved final site development plans for each phase for compliance with the City of Kingsland Zoning Ordinance standards.

Attachment: August 2020-Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 (3151 : Rezoning-Sawyer & Associates, Inc.-Parcel 107 034)

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(912) 265-3856
Fax: (912) 265-9509

July 08, 2020

LIST OF OWNERS ADJOINING PARCEL 107 034:

Parcel 107 035
Southeast Trusts for Parks and Land, Inc.
P.O. Box 311
Avondale Estates, GA. 30002

Parcel 121 023A
Bobby Franklin
1031 W. Morse Boulevard, STE 240
Winter Park, FL. 32789

Parcel 121 003J
Waltrust Properties
P.O. Box 1159
Deerfield, IL. 60015

Parcel 121 003H
Murray Capital Investments
13447 U.S. Highway 301
Stark, FL. 32091

Parcel 121 052
W.A. Bennett Rentals, LLC
1974 Highway 40
Kingsland, GA. 31548

Parcel 131 003A
Gary Faraon
239 Pine Bluff Drive
Kingsland, GA. 31548

vfw adjoining owners.lwp

Attachment: August 2020-Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 (3151 : Rezoning-Sawyer & Associates, Inc.-Parcel 107 034)

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Brunswick, GA 31521
(912) 258-8899
(912) 265-3856
Fax: (912) 265-9509

Parcel 131 003D
Nancy Akel
P.O. Box 2831
Ponte Vedra Beach, FL. 32004

Parcel 121 003F
V.F.W. Of USA
P.O. Box 598
Kigsland, GA. 31548

107 019C
Holy Trinity Lutheran Church
165 Camden Woods Parkway
Kingsland, GA. 31548

Attachment: August 2020-Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 (3151 : Rezoning-Sawyer & Associates, Inc.-Parcel 107 034)

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ATTACHMENT A

SUBJECT PROPERTY DEED

attachment a PD.lwp

Attachment: August 2020-Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 (3151 : Rezoning-Sawyer & Associates, Inc.-Parcel 107 034)

4/16

DOC# 001508
FILED IN OFFICE
3/19/2019 03:20 PM
BK:1962 PG:175-178
JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY

REAL ESTATE TRANSFER
TAX PAID: $260.00

PT-61 020-2019-000536

Please return to:
Kinney & Kinney, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, Georgia 31558
File 19-40680

STATE OF GEORGIA

COUNTY OF CAMDEN

LIMITED WARRANTY DEED

THIS INDENTURE, made this 11 day of March, 2019, between **Sol Y Mar Investments, LLC, a Georgia limited liability company,** of the first part, and **Laurel Island Holdings, LLC, a Georgia limited liability company,** of the second part.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of $10.00 and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, the following described property:

See Exhibit "A" attached hereto.

SUBJECT, NEVERTHELESS, to covenants and easements of record, if any.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and

Attachment: August 2020-Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 (3151 : Rezoning-Sawyer & Associates, Inc.-Parcel 107 034)

behoof of the said party of the second part, its successors and assigns, forever, IN FEE SIMPLE.

And the said party of the first part, for itself, its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, its successors and assigns, against the lawful claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and affixed its seal through its duly authorized officers, the day and year first above written.

Sol Y Mar Investments, LLC, a Georgia limited liability company

By: _____ (SEAL)
Patrick Lynn Colvin, its Member

Signed, sealed, and delivered
in the presence of:

Witness

Notary Public

STEPHEN V. KINNEY NOTARY PUBLIC CAMDEN COUNTY, GEORGIA COMMISSION EXPIRES NOVEMBER 16, 2022

Remainder of page intentionally left blank.
Additional signature page follows.

Attachment: August 2020-Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 (3151 : Rezoning-Sawyer & Associates, Inc.-Parcel 107 034)

BK:1962 PG:177

Sol Y Mar Investments, LLC, a Georgia limited liability company

By: _____(SEAL)
Joseph Richard Sawyer, as Trustee of the Rachelle Sawyer Wheeler Irrevocable Trust under agreement dated May 10, 2011, its Member

Signed, sealed, and delivered in the presence of:

Witness

Notary Public

STEPHEN V. KINNEY NOTARY PUBLIC CAMDEN COUNTY, GEORGIA COMMISSION EXPIRES NOVEMBER 16, 2021

By: _____(SEAL)
Rachelle Sawyer Wheeler, as Trustee of the Rachelle Sawyer Wheeler Irrevocable Trust under agreement dated May 10, 2011, its Member

Signed, sealed, and delivered in the presence of:

Witness DAVID Phelps

Notary Public

DONNA K. OSANION NOTARY PUBLIC CAMDEN COUNTY, GEORGIA COMMISSION EXPIRES FEBRUARY 12, 2021

Attachment: August 2020-Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 (3151 : Rezoning-Sawyer & Associates, Inc.-Parcel 107 034)

BK:1962 PG:178

Exhibit "A"

All that lot, tract or parcel of land lying and being in the 1606th G.M. District, Camden County, Georgia, more particularly described as follows:

All of Lot 1 of Camden Woods Subdivision, as more fully and accurately shown and described on that certain plat of survey, by Jeffrey S. Foster, Georgia Registered Land Surveyor No. 3143, dated July 29, 2009 as recorded in Plat Drawer 25, Map No. 6, Camden County, Georgia, records.

Attachment: August 2020-Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 (3151 : Rezoning-Sawyer & Associates, Inc.-Parcel 107 034)

Zoning Map

Shelton Place
Haddock Rd
Ethel Ln
Tiffany St
Driveway
Azalea Ct
The Lakes Blvd
Lakeside Dr
Chestnut Ct
Gross Rd
Driveway
Driveway
Gardenia Dr
Middle School Rd
Nolan Wells
Boone St
Al Gay Dr
Vicki Ln
Forestry
Winona Way
Cole Dr
Chris Dr
E King Ave
Ben Garfunkle Rd
Driveway
Commercial Dr
Commercial Dr
Camden Woods Pkwy
Woodvalley Dr
Mariners Dr
Plantation Dr
Village Dr
E King Ave
Driveway
Kings Bay Rd
Lake Pointe Dr
Andrews Dr
Driveway
Winding Rd

Legend

Zoning 2018

ZONING

C-4
C-2
LI Overlay
C-1A Overlay
C-1 Overlay
C-1
PD/R-2
PD/R-1
PD/C-4
PD/C-2
PD
MU
I-L
I-G
C-ED
R-7
R-6
R-5
R-4
R-3
R-2
R-1
PD/R-3

Attachment: August 2020-Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 (3151 : Rezoning-Sawyer & Associates, Inc.-Parcel 107 034)

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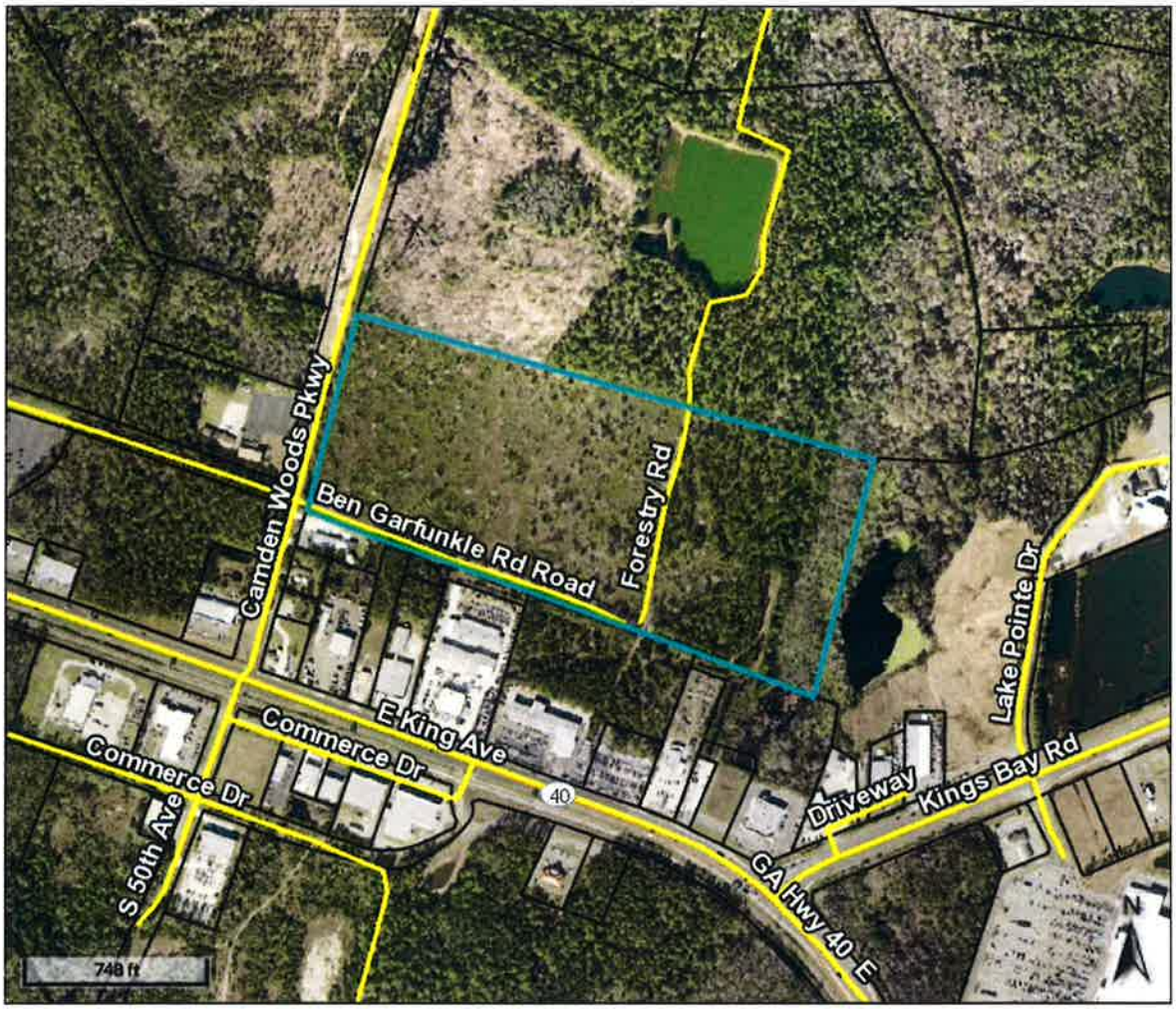


Legend

- Parcels
- Roads

USA Major Highways

- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way

City Labels

Parcel ID	107 034	**Owner**	LAUREL ISLAND HOLDINGS LLC	**Last 2 Sales**			
Class Code	Agricultural		100 MARSH HARBOUR PARKWAY	**Date**	**Price**	**Reason**	**Qual**
Taxing District	KINGSLAND		KINGSLAND GA 31548	3/11/2019	$260000	NM	U
	KINGSLAND	**Physical Address**	CAMDEN WOODS PKWY	7/28/2011	0	QC	U
Acres	43	**Assessed Value**	Value $119970				

(Note: Not to be used on legal documents)

Date created: 7/10/2020
Last Data Uploaded: 7/10/2020 7:23:11 AM

Developed by Schneider GEOSPATIAL

Attachment: August 2020-Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 (3151 : Rezoning-Sawyer & Associates, Inc.-Parcel 107 034)

FINAL SUBDIVISION PLAT OF

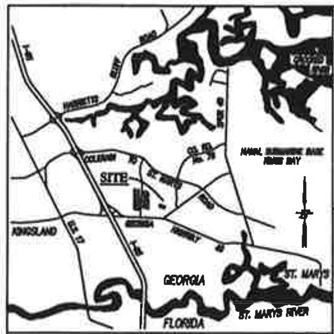
THE VILLAS @ CAMDEN WOODS

CITY OF KINGSLAND, 1606th G.M.D., CAMDEN COUNTY, GEORGIA

FILING INFORMATION

PROPERTY OWNED BY:

SAWYER & ASSOCIATES, INC.
100 MARSH HARBOUR PARKWAY
KINGSLAND, GEORGIA 31548
(912) 576-9003



LEGEND:

- ○ – SET 1/2" IRON PIPE
- ● – FOUND 1/2" IRON PIPE
- □ – SET CONCRETE MONUMENT
- SQ. FT. – SQUARE FEET
- R – RADIUS
- (CH) – CHORD
- P.C. – POINT OF CURVATURE
- P.R.C. – POINT OF REVERSE CURVATURE
- P.T. – POINT OF TANGENCY

CERTIFICATION OF APPROVAL BY THE COUNCIL:

I HEREBY CERTIFY THAT THE OWNER, OR HIS 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.

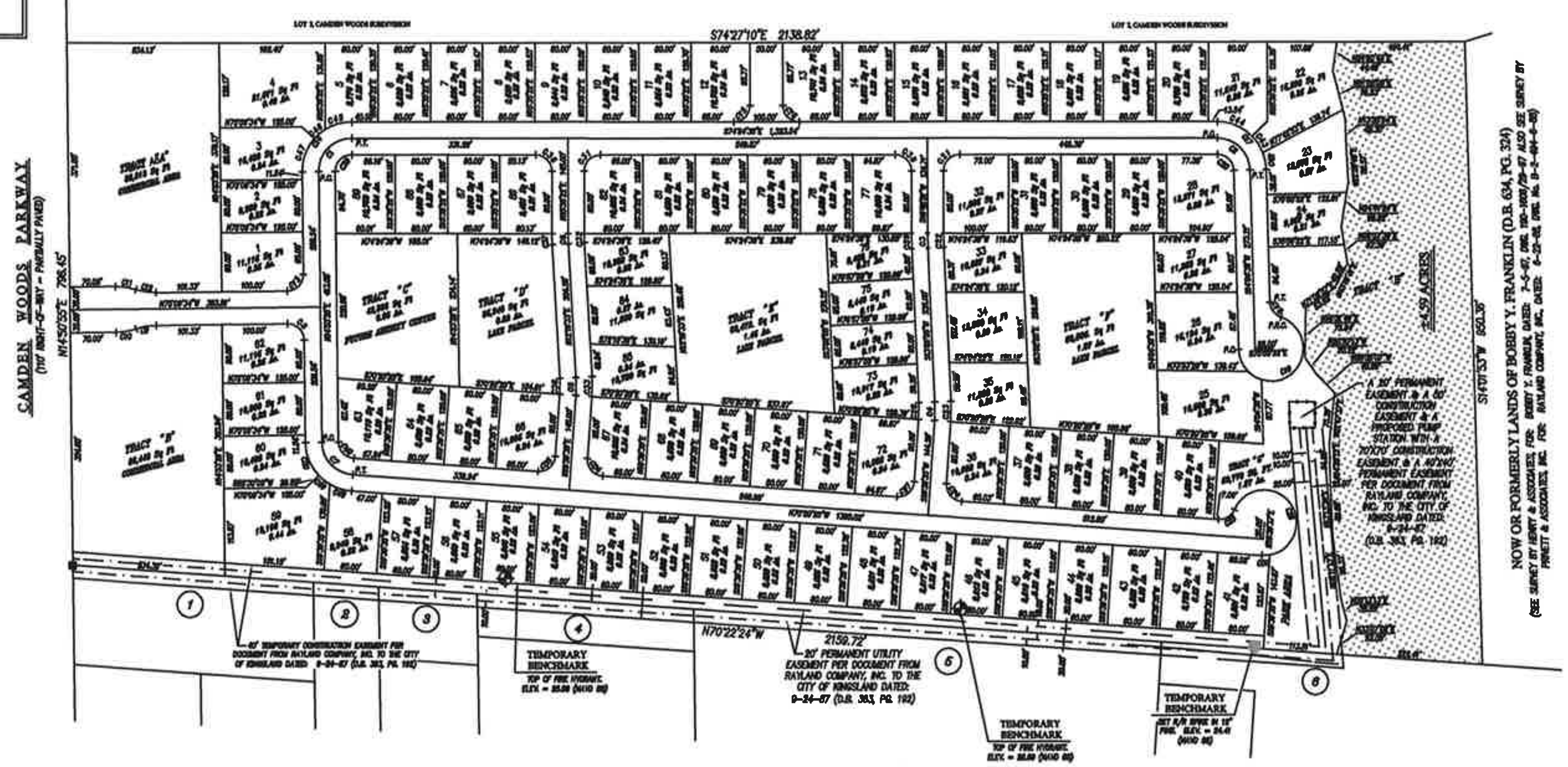
BY: ______________________ CHAIRMAN OF PLANNING COMMISSION   DATE: ______________

OWNER'S CERTIFICATE:

STATE OF GEORGIA, COUNTY OF CAMDEN

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 THAT THEY ARE LABELED.

BY: ______________________ RONALD SAWYER, OWNER   DATE: ______________



CURVE TABLE

CURVE	CHORD	DISTANCE	RADIUS	DELTA	TANGENT	LENGTH
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CURVE TABLE

CURVE	CHORD	DISTANCE	RADIUS	DELTA	TANGENT	LENGTH
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S88°51'29"W FOR THE NORTHERLY RIGHT-OF-WAY LINE OF MARSH HARBOUR PARKWAY ACCORDING TO SURVEY BY PRIVETT & ASSOCIATES, INC. DATED: 9-10-97 WITH DWG. No. B-2-782(C)-6-97.

2.) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONES "X"(UNSHADED), AS PER F.I.R. MAPS FOR CAMDEN COUNTY, DATED: 12-21-17, MAP No. 13039C0395G, COMMUNITY No. 130238, PANEL No. 0395, SUFFIX G.

3.) BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 20 FEET
SIDES: 0 FEET FROM PROPERTY LINE, MINIMUM 10 FEET FROM ADJACENT DWELLING; SIDE STREET 20 FEET
REAR: 20 FEET FROM STREET; 10 FEET FROM PROPERTY LINE
POOLS AND POOL ENCLOSURES MAY EXTEND INTO THE FIRST 10 FEET OF THE YARD SETBACK, PER ORIGINAL P.U.D.

4.) SUBJECT PROPERTY IS CURRENTLY ZONED : PD (R-2, SINGLE FAMILY USAGE).

5.) SUBJECT PROPERTY CONTAINS 43.00 ACRES, (89 LOTS & 8 TRACTS).

6.) TOTAL ROADWAY AREA WITHIN SUBDIVISION: 2.19 ACRES.

7.) THIS PLAT RESERVES A 5' WIDE EASEMENT FOR DRAINAGE AND UTILITIES TO THE CITY OF KINGSLAND ALONG ALL UNRESTRICTED FRONT, SIDE AND REAR LOT LINES, UNLESS SHOWN OTHERWISE.

8.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY WHICH MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.

9.) SUBJECT PROPERTY TO BE SERVICED BY CITY WATER & SEWER; DEVELOPER TO INSTALL UTILITY LINES WITHIN SUBDIVISION.

10.) PROPERTY CORNERS SHOWN THUS: SET: ○ 1/2" IRON PIPE
FOUND: ● 1/2" IRON PIPE

REFERENCE PROPERTIES:

1.) NOW OR FORMERLY LANDS OF V.F.W. (D.B. 184, PG. 116)
2.) NOW OR FORMERLY LANDS OF NANCY AXEL (D.B. 797, PG. 654)
3.) NOW OR FORMERLY LANDS OF GARY FARAGH (D.B. 1939, PG. 743)
4.) NOW OR FORMERLY LANDS OF WA BENNETT RENTALS, INC. (D.B. 1789, PG. 613)
5.) NOW OR FORMERLY LANDS OF MURRAY CAPITAL INVESTMENTS, LLC (D.B. 1845, PG. 218) SEE SURVEY BY PRIVETT & ASSOCIATES, INC. DATED: 11-10-94, DWG. No. B-2-790-11-94)
6.) NOW OR FORMERLY LANDS OF WALTRUST PROPERTIES, INC. (D.B. 1457, PG. 50) (P.C. 04, MAP 109F)

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 41,478 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 387,133 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
LINEAR: TOPCON GTS   ANGULAR: TOPCON GTS

WETLANDS NOTE:

WETLAND AREAS SHOWN HEREON ARE UNDER THE JURISDICTION OF STATE AND FEDERAL AGENCIES. OWNER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. WETLAND AREAS ARE SHOWN THUS:

SCALE: 1" = 100'

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTATION SHOWN HEREON HAS BEEN SET OR FOUND. I FURTHER CERTIFY, AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67 THAT THIS MAP OR PLAT HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE GOVERNING AUTHORITIES OR THAT SUCH GOVERNING AUTHORITIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

BY: ______________________ DATE: ______________
ERNEST R. BENNETT, JR.
GEORGIA REG. SURVEYOR No. 2893

DWN. BY: TLP   CKD. BY: R.B.

BENNETT SURVEYING, INC.
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LICENSED SURVEY FIRM No. 1287
(912) 673-8840
(912) 355-8888

DWG. No. 20-2-171-

F.B. [illegible] PG. ___   PLAT DATE: JULY 8, 2020

Attachment: August 2020-Rezoning-Sawyer & Associates, Inc.-Parcel 107 034-Plat Map (3151 : Rezoning-