



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • OCTOBER 5, 2020

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER

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

Chairman
Vice Chairman
Board Member
Board Member
Board Member
Board Member

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Home Occupation-Irma Duckett-102 Camellia Ct. -

Irma Duckett has applied for a Home Occupation for "Irma's House Cleaning" at 102 Camellia Ct., (Tax Parcel 107Y 036). Zoning is PD/R-1. The purpose of the business will be for a home cleaning 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. Preliminary Plat-Bennett Surveying, Inc-Sawyer & Associates, Inc.-The Villas at Camden Woods -

Bennett Surveying, Inc. has applied for a Preliminary Plat on behalf of Sawyer & Associates, Inc. for The Villas at Camden Woods. The parcel number is 107 034 located on Camden Woods Pkwy. Zoning is PD/MU (Planned Development/Mixed Use). Number of proposed lots is 76 duplex lots and 2 commercial lots at the front entrance of the development on a total of 43 acres.

Staff recommends approval.

3. Re-Zoning-Lunique Petiotte-Tax Parcel 081 042B -

Lunique Petiotte has applied for a re-zoning of one parcel (081 042B) containing approx. 0.74 acres located at 597 Harrietts Bluff Rd. at the intersection of Harrietts Bluff Rd. and Kinlaw Rd. The applicant is requesting the parcel be re-zoned to R-2 (Low Density Residential District) for the purpose of living on one side of the home and renting out the other side. Current zoning is C-2.

Staff recommends approval.

4. Re-Zoning-Hearn Family, LLP-Tax Parcel 120 015 -

Hearn Family, LLP has applied for a re-zoning of 1 parcel (120 015) containing approx. 50.86 acres located on the west side of Winding Rd. The applicant is requesting the parcel be re-zoned to R-3 (Medium & High Residential District). The purpose of the re-zone request is for a multifamily residential development consisting of either duplexes or apartments. The applicant is planning on keeping the front 7 acres of the parcel as commercial as it is currently zoned.

5. Re-Zoning-Sidney Gross-Tax Parcel K17 01 003B -

Sidney Gross has applied for a re-zoning of a 1.34 acre portion of parcel (K17 01 003B) located west of 1-95 at the intersection of E. King Ave. and North Grove Blvd. The applicant is requesting the parcel be re-zoned 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 a proposed Dollar General retail development. The current zoning of the parcel is R-1 (Single Family Residential).

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3229)**

Meeting: 10/05/20 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3229

Home Occupation-Irma Duckett-102 Camellia Ct.

Irma Duckett has applied for a Home Occupation for "Irma's House Cleaning" at 102 Camellia Ct., (Tax Parcel 107Y 036). Zoning is PD/R-1. The purpose of the business will be for a home cleaning 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.



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

Planning and Community Development Staff Report

Planning Commission Meeting Date: October 5, 2020

City Council Meeting Date: October 26, 2020

Agenda Item: Home Occupation application for 102 Camellia Ct.,
Map & Parcel 107Y 036

Background: Irma Duckett has applied for a Home Occupation for Irma's House Cleaning. The purpose of the business will be for a home cleaning 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: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball

Planning & Zoning Director

Attachment: Oct. 2020-Home Occ.-Irma Duckett-102 Camellia Ct. (3229 : Home Occupation-Irma Duckett-102 Camellia 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: Irma O. Duckett PHONE: 828-291-0839

ADDRESS: 102 Camellia Court Kingsland GA 31548

FAX: WJ E-MAIL: Floresnow86@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.)

☒ **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: House cleaning - Irma *I will be cleaning other people's homes.*

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 102 Camellia Court Kingsland GA 31548

TAX MAP & PARCEL NUMBER: 1074036 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: Irma O. Duckett

ADDRESS: 102 Camellia Court Kingsland

CITY: Kingsland STATE: GA ZIP: 31548

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
<u>HOME OCCUPATION</u>	<u>\$50.00</u>
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: Irma O. Duckett DATE: Aug-31-2020

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION



3.1.a

APPLICANT: Irma A. Duckett
ADDRESS: 102 Camellia Court
CITY: Kingsland STATE: GA ZIP: 31548
PHONE: 828-291-0839 FAX: () E-MAIL: Tioresnow86@yahoo.a
PROPOSED BUSINESS: Irma House Cleaning LOCATION: Kingsland
TAX PARCEL: 1074036 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: 30 Sq. Ft. of business area
- 20 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.

Irma A. Duckett
SIGNATURE OF APPLICANT

4 Sep - 08 - 2020
DATE

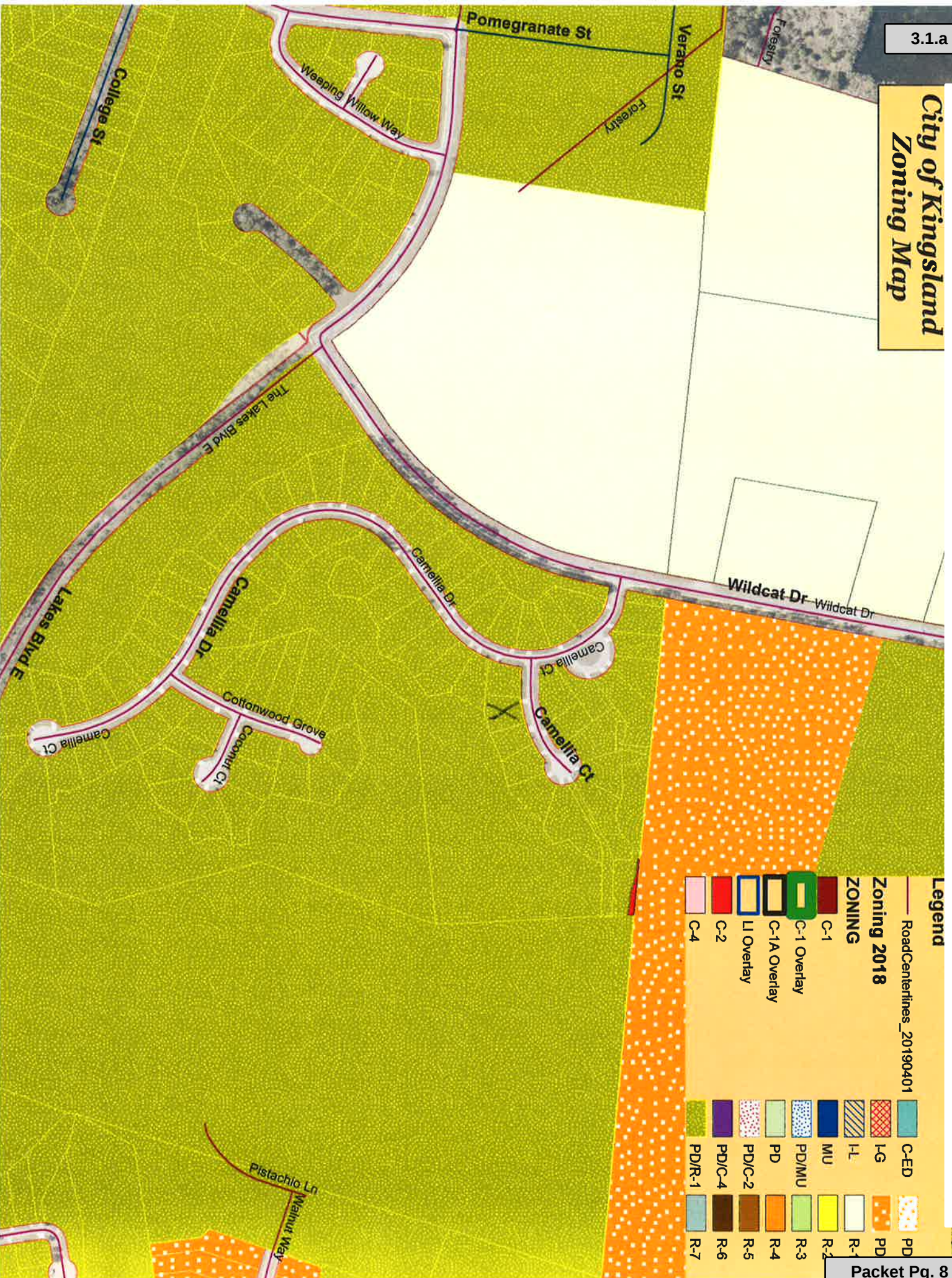
Attachment: Oct. 2020-Home Occ.-Irma Duckett-102 Camellia Ct. (3229 : Home Occupation-Irma Duckett-102 Camellia Ct.)

Irma House cleaning will be at the clients homes. I will be using their cleaning supplies at some of them and I will be bringing my own cleaning supplies at others. I will be storing my supplies in my laundry room area.

Irma. O. Duckett Sep-08-20

City of Kingsland Zoning Map

Attachment: Oct. 2020-Home Occ.-Irma Duckett-102 Camellia Ct. (3229 : Home Occupation-Irma Duckett-102 Camellia Ct.)





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 107Y 036
 Class Code Residential
 Taxing District KINGSLAND
 Acres n/a

Owner DUCKETT ANDREW
 102 CAMELLIA COURT
 KINGSLAND GA 31548
 Physical Address 102 CAMELLIA CT
 Assessed Value Value \$204829

Last 2 Sales			
Date	Price	Reason	Qual
7/29/2020	\$228000	NQ	U
8/5/2010	\$95900	PI	U

(Note: Not to be used on legal documents)

Date created: 9/16/2020
 Last Data Uploaded: 9/16/2020 7:43:07 AM

Developed by 

Attachment: Oct. 2020-Home Occ.-Irma Duckett-102 Camellia Ct. (3229 : Home Occupation-Irma Duckett-102 Camellia Ct.)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3230)**

Meeting: 10/05/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3230

Preliminary Plat-Bennett Surveying, Inc-Sawyer & Associates, Inc.-The Villas at Camden Woods

Bennett Surveying, Inc. has applied for a Preliminary Plat on behalf of Sawyer & Associates, Inc. for The Villas at Camden Woods. The parcel number is 107 034 located on Camden Woods Pkwy. Zoning is PD/MU (Planned Development/Mixed Use). Number of proposed lots is 76 duplex lots and 2 commercial lots at the front entrance of the development on a total of 43 acres.

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: October 5, 2020

City Council Meeting Date: October 26, 2020

Agenda Item: The Villas at Camden Woods- Preliminary Plat

Background: The Villas at Camden Woods is a mixed use community development by Sawyer and Assoc. The concept of the project is to maintain a pattern, if not better than other projects of its nature within the Kingsland Area. City Council approved to rezone the parcel to PD/MU at the August 2020 meeting. Sawyer and Assoc. has submitted a preliminary plat that will consist of 76 duplex lots and 2 commercial lots on 43 acres.

Zoning: PD/MU

Summary:

The preliminary plat for The Villas at Camden Woods consists of 76 duplex lots and 2 commercial lots at the front entrance of the development on a total of 43 acres. Sawyer and Assoc. submitted a PD in July 2020 that was reviewed and accepted by the Planning Dept. and they have agreed to follow the requirements of the established PD agreement.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scot L. Kimball

Planning & Zoning Director

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA

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

**Part A—General Information**

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

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

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

Part B — Applicant Only

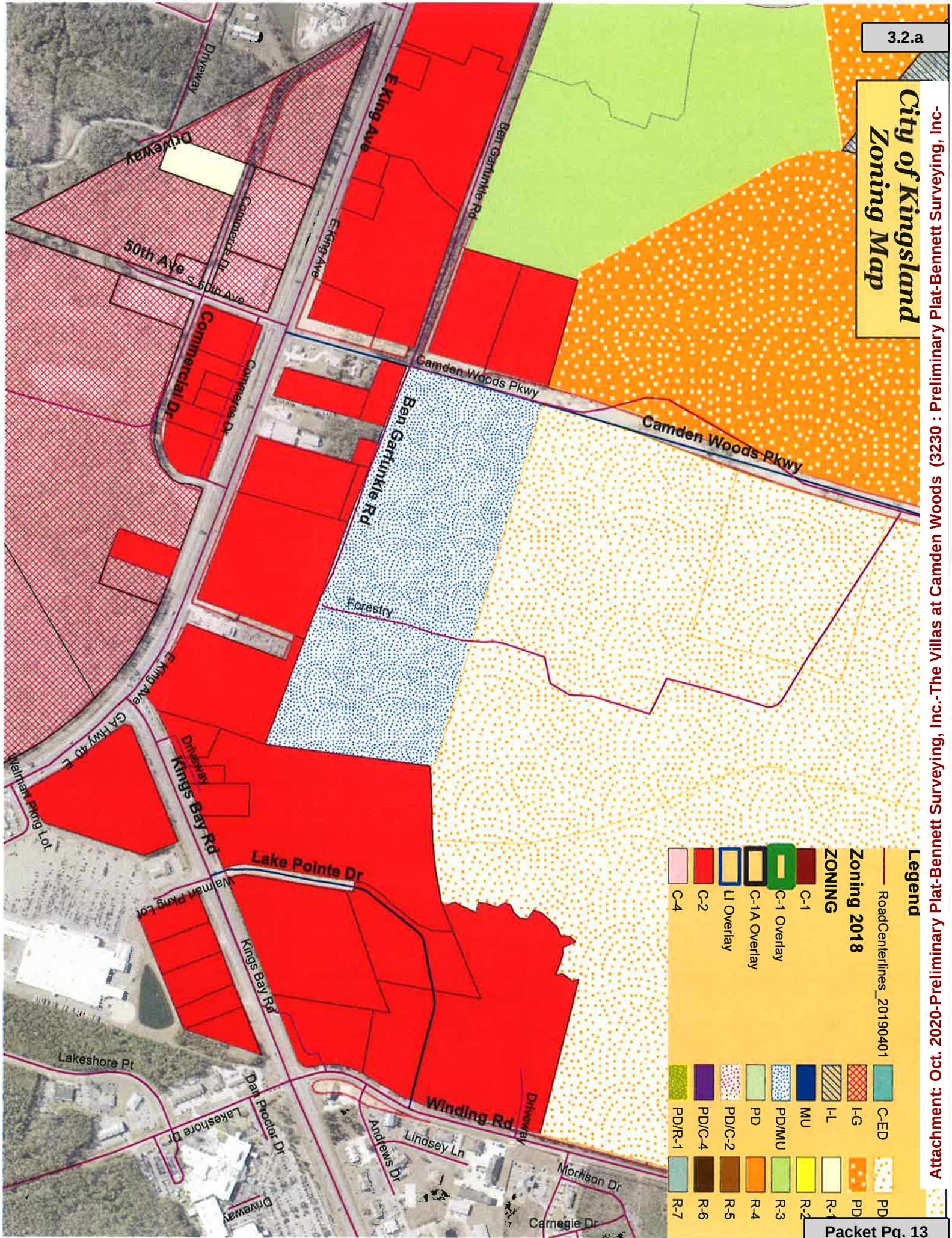
1. Your Name: BELNETT SURVEYING, INC. Phone: 678-8940
Address: 102 MARSH HARBOR PKWY, KINGSLAND, GA 31548
2. Owner, if not same:
Name: SAWYER ASSOCIATES, INC.
Address: 100 MARSH HARBOR PKWY, KINGSLAND, GA 31548
3. What is your interest if you are not the owner?
AGENT
4. Name of proposed subdivision: THE VILLAS AT CAMDEN WOODS
5. Location of subdivision: Neighborhood: CAMDEN WOODS
Street: CAMDEN WOODS PARKWAY
Parcel Number: 107 034 Lot Number: 1
6. Present zoning: MIXED USE (PD)
7. Number of proposed lots: 76 LOTS 12 TRACTS
8. Area of proposed subdivision: 43 ACRES
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - Preliminary Plat (Original and 9 copies)
 - Vicinity Map
 - PD (if applicable)
 - Proof of ownership

Part C - Planning Official Only

1. Date application was filed: 9/9/20
 2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? (☒) Yes () No
 3. Checked by: Scott L James
 4. Are Preliminary Plat and application complete? (☒) Yes () No
 5. Correct fee paid? (☒) Yes () No () Not applicable
 6. Date preliminary plat reviewed by Planning Commission: 10/5/20
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

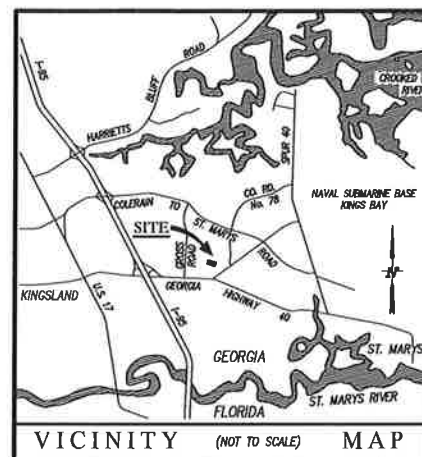
City of Kingsland Zoning Map

Attachment: Oct. 2020-Preliminary Plat-Bennett Surveying, Inc.-The Villas at Camden Woods (3230 : Preliminary Plat-Bennett Surveying, Inc.)



Legend

RoadCenterlines_20190401	C-ED	PD
Zoning 2018	Zoning	Zoning
C-1	I-G	PD
C-1 Overlay	I-L	R-1
C-1A Overlay	MU	R-2
LI Overlay	PD/MU	R-3
C-2	PD	R-4
C-4	PD/C-2	R-5
	PD/C-4	R-6
	PD/R-1	R-7



VICINITY (NOT TO SCALE) MAP

LEGEND:

- - SET 1/2" IRON PIPE (CH) - CHORD
- - FOUND 1/2" IRON PIPE P.C. - POINT OF CURVATURE
- - FOUND CONCRETE MONUMENT P.R.C. - POINT OF REVERSE CURVATURE
- Sq. Ft. - SQUARE FEET P.T. - POINT OF TANGENCY
- R - RADIUS AC. - ACRES

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: _____ DATE: _____
MAYOR

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: _____ DATE: _____
CHAIRMAN OF PLANNING COMMISSION

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 SUBMISSION 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: _____ DATE: _____
RONALD SAWYER, OWNER

NOTES:

- BEARINGS SHOWN HEREON REFER TO THE BEARING OF N14°50'54"E FOR THE EASTERLY RIGHT-OF-WAY LINE OF CAMDEN WOODS PARKWAY, ACCORDING TO SAID SUBDIVISION PLAT.
- 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. 13039C03956, COMMUNITY No. 130238, PANEL No. 0395, SUFFIX G.
- BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 20 FEET; 10 FEET SIDE & REAR STREET
SIDES: 0 FEET FROM PROPERTY LINE, 10 FEET BETWEEN BUILDINGS
REAR: 10 FEET FROM PROPERTY
- SUBJECT PROPERTY IS CURRENTLY ZONED : MIXED USE.
- SUBJECT PROPERTY CONTAINS 43.00 ACRES, (76 LOTS & 12 TRACTS).
- TOTAL ROADWAY AREA WITHIN SUBDIVISION: 5.63 ACRES.
- 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.
- 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.
- SUBJECT PROPERTY TO BE SERVICED BY CITY WATER & SEWER; DEVELOPER TO INSTALL UTILITY LINES WITHIN SUBDIVISION.

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:

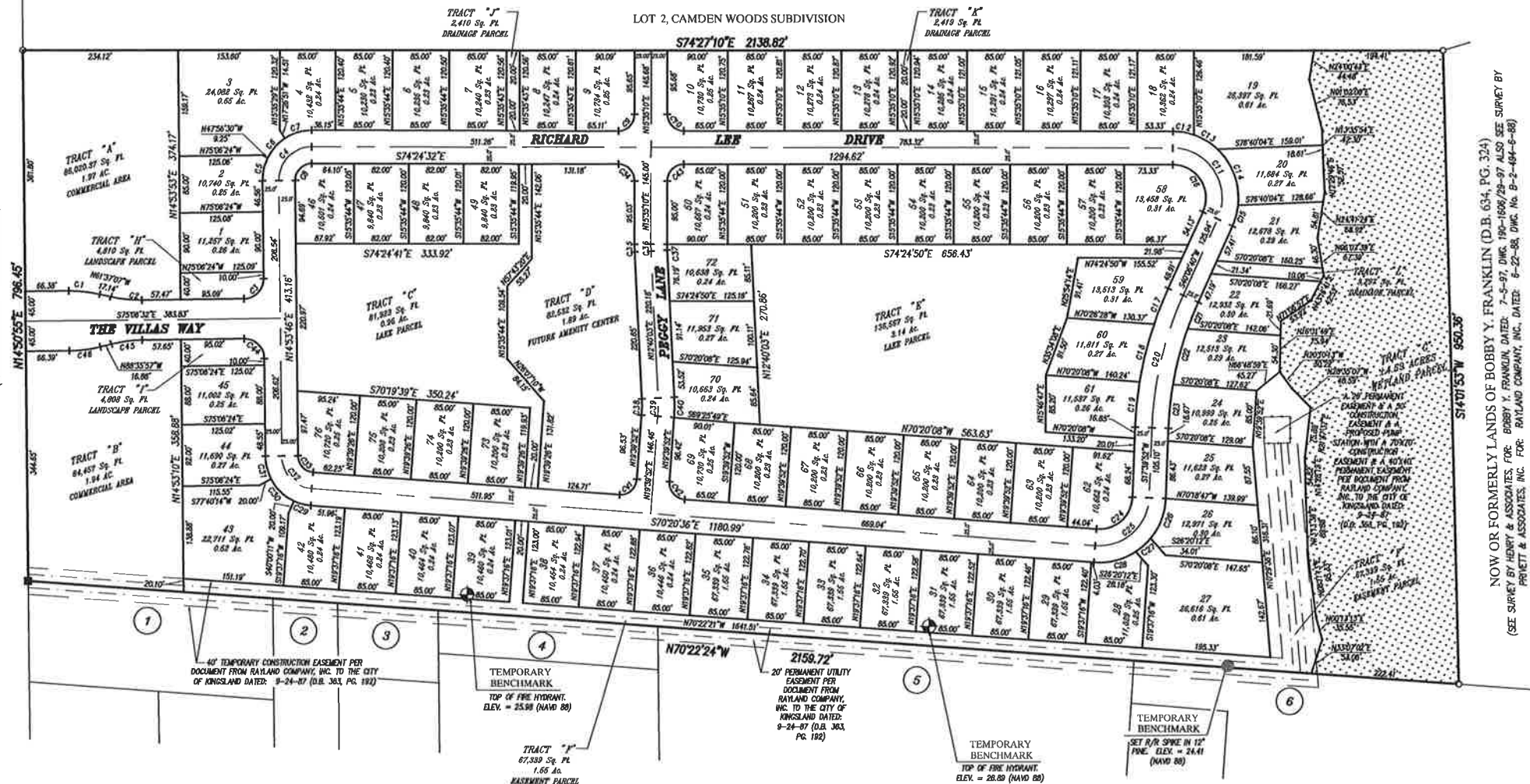
PROPERTY OWNED BY:

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

REFERENCE PROPERTIES:

- NOW OR FORMERLY LANDS OF V.F.W. (D.B. 184, PG. 116)
- NOW OR FORMERLY LANDS OF NANCY AKEL (D.B. 797, PG. 654)
- NOW OR FORMERLY LANDS OF GARY FARAO (D.B. 1939, PG. 743)
- NOW OR FORMERLY LANDS OF WA BENNETT RENTALS, INC. (D.B. 1786, PG. 613)
- NOW OR FORMERLY LANDS OF MURRAY CAPITAL INVESTMENTS, LLC (D.B. 1945, PG. 218) SEE SURVEY BY PRIVETT & ASSOCIATES, INC. DATED: 11-10-94, DWG. No. B-2-790-11-94)
- NOW OR FORMERLY LANDS OF WALTRUST PROPERTIES, INC. (D.B. 1457, PG. 50) (P.C. C4, MAP 1006)

CAMDEN WOODS PARKWAY
(110' RIGHT-OF-WAY ~ PARTIALLY FINED)



CURVE TABLE					
CURVE	CHORD	DISTANCE	RADIUS	DELTA	TANGENT
C1	S68°21'44"E	46.97'	200.00'	132°14'	23.65'
C2	S68°21'46"E	46.97'	200.00'	132°17'	23.65'
C3	N59°53'28"E	42.43'	30.00'	90°00'16"	30.00'
C4	S60°14'37"W	71.14'	50.00'	90°41'43"	50.61'
C5	S28°25'07"W	35.19'	75.43'	26°58'43"	18.09'
C6	S57°18'20"W	39.45'	75.23'	30°23'54"	20.44'
C7	S89°02'31"W	42.70'	74.92'	33°06'46"	22.27'
C8	S60°12'07"W	35.64'	25.06'	90°38'18"	25.34'
C9	N60°35'16"E	35.36'	25.00'	90°00'13"	25.00'
C10	S29°24'38"E	35.35'	25.00'	89°59'36"	25.00'
C11	N17°08'56"W	126.17'	75.00'	114°31'12"	116.65'
C12	N85°10'31"W	32.09'	100.00'	182°27'50"	16.25'
C13	N43°48'14"W	42.06'	100.00'	247°44'	21.51'
C14	N05°03'26"W	89.57'	100.00'	537°52'	50.09'
C15	N30°49'50"E	32.25'	100.00'	18°33'40"	18.34'
C16	N17°09'05"W	84.12'	50.00'	114°31'30"	77.77'
C17	S37°06'40"W	57.57'	550.00'	6°00'00"	28.82'
C18	S29°26'31"W	89.54'	550.00'	9°20'17"	44.92'
C19	S21°13'07"W	68.19'	550.00'	7°06'31"	34.16'
C20	S28°53'16"W	204.37'	525.00'	22°28'49"	104.18'
C21	S37°46'17"W	42.90'	553.63'	4°26'29"	21.47'
C22	S30°10'32"W	86.45'	512.72'	9°40'54"	43.38'
C23	S21°29'12"W	66.37'	500.00'	7°36'41"	33.26'

CURVE TABLE					
CURVE	CHORD	DISTANCE	RADIUS	DELTA	TANGENT
C24	N63°39'52"E	71.93'	50.00'	92°00'00"	51.78'
C25	N63°39'38"E	107.89'	75.00'	91°59'32"	77.65'
C26	N36°21'00"E	64.08'	100.00'	37°22'17"	33.82'
C27	N63°39'45"E	30.00'	100.00'	17°15'14"	15.17'
C28	S89°01'28"E	64.08'	100.00'	37°22'17"	33.82'
C29	S60°19'33"E	26.50'	74.94'	20°22'08"	13.46'
C30	S31°09'47"E	48.42'	75.03'	37°38'58"	25.58'
C31	S01°17'34"W	35.29'	75.10'	27°10'26"	18.15'
C32	S27°43'25"E	67.71'	50.00'	85°14'22"	46.01'
C33	S27°45'36"E	33.84'	24.96'	85°22'57"	23.02'
C34	N28°24'46"W	35.35'	25.00'	89°59'51"	25.00'
C35	S14°07'36"W	11.46'	225.00'	2°55'07"	5.73'
C36	S14°01'49"W	10.86'	200.00'	3°06'42"	5.43'
C37	S14°07'36"W	8.91'	175.00'	2°55'07"	4.46'
C38	N18°09'57"E	26.41'	200.00'	6°59'49"	12.23'
C39	N18°09'57"E	27.46'	225.00'	6°59'49"	13.78'
C40	N18°09'57"E	30.51'	250.00'	6°59'49"	15.28'
C41	N64°40'06"E	35.36'	25.00'	90°00'30"	25.00'
C42	S25°20'08"E	35.36'	25.00'	90°00'00"	25.00'
C43	S60°35'10"W	35.36'	25.00'	90°00'00"	25.00'
C44	N30°06'32"W	42.42'	30.00'	89°59'44"	30.00'
C45	N81°51'11"W	46.99'	200.00'	132°33'	23.66'
C46	S81°51'11"E	46.99'	200.00'	132°32'	23.66'

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

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

NOW OR FORMERLY LANDS OF BOBBY Y. FRANKLIN (D.B. 634, PG. 324)
(SEE SURVEY BY HENRY & ASSOCIATES, FOR: BOBBY Y. FRANKLIN, DATED: 7-5-97, DWG. 190-1606/29-97 ALSO SEE SURVEY BY PRIVETT & ASSOCIATES, INC. FOR: RAYLAND COMPANY, INC. DATED: 6-22-98, DWG. No. B-2-464-6-98)

BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
LICENSED SURVEY FROM No. 1287
(912) 673-8940
(912) 258-8899
DWG. No. SD-2-171-12-18

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3231)**

Meeting: 10/05/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3231

Re-Zoning-Lunique Petiote-Tax Parcel 081 042B

Lunique Petiote has applied for a re-zoning of one parcel (081 042B) containing approx. 0.74 acres located at 597 Harrietts Bluff Rd. at the intersection of Harrietts Bluff Rd. and Kinlaw Rd. The applicant is requesting the parcel be re-zoned to R-2 (Low Density Residential District) for the purpose of living on one side of the home and renting out the other side. Current zoning is C-2.

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: October 5, 2020

City Council Meeting Date: October 26, 2020

Agenda Item: Rezoning of parcel 081 042B containing approx. 0.74 acres located at 597 Harrietts Bluff Rd.

Background:

Lunique Petiotte has applied for a rezoning of one parcel containing approx. 0.74 acres located at 597 Harrietts Bluff Rd. at the intersection of Harrietts Bluff Rd. and Kinlaw Rd. The applicant is requesting the parcel be rezoned to **R-2 (Low Density Residential District)** for the purpose of living on one side of the home and renting out the other side. The applicant purchased the property through owner financing and is currently residing at the property. In the process of the applicant now trying to acquire a personal mortgage for the property, it was discovered that the property is zoned C-2 (General Commercial) and according to the applicant, this information was not disclosed at the time of owner financing purchase. City Ordinance does not allow commercial property to be used for residential purposes.

Current Zoning: C-2

Summary:

A vast majority of the city and county parcels in this area of Harrietts Bluff Rd. and Kinlaw Rd. are zoned R-1, R-2, and AR with a few scattered commercial lots mixed in. The two adjacent parcels north of the applicant's parcel are currently zoned R-2. The City Comprehensive Plan and Future Land Use Map shows this area as a suburban residential area and staff does not see this area being developed as commercial. In order for the applicant to continue to reside at the property, the parcel would need to be rezoned to R-2.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director



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 C-2 Commercial

EXISTING USE Residential

REQUESTED ZONING Residential - R2

REQUESTED USE R-2 Multi Family Duplex

PROPERTY OWNER(S)

Name(s) Lunique Petiotte

Address 597 Harrietts bluff Rd, Woodbine GA 31569

Phone No. 305-244-9437 (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: Comm/L PARCEL 8 HARRIETTS BLU

Property

Address: 597 Harrietts bluff Rd, Woodbine, GA 31569

Tax Map Reference Number: 081 042B Zoning Map: C-2

Property Size: .74 Acre Property Frontage: _____ Feet

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 _____

the building already exist and would be consistent with other properties in area.

Would not be detrimental to property or persons in the area because _____

its already consistent with the neighborhood.

Other Comments: *See letter Attached.*

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

- (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

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
_____	_____
_____	_____

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 

Owner _____

Owner _____

HEARING DATE

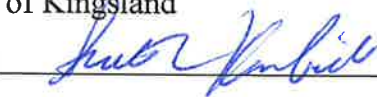
This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of October 5th, 2020, at 6:00 P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

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

RECEIPT

Submission fee for rezoning received from Lunique Petiot
in the amount of \$ 175.00.

City of Kingsland

BY: 
Planning & Zoning Administrator

Date: 8/10/2020

Attachment: Oct. 2020-Re-Zoning-LunIQUE Petiot-PARCEL 081 042B (3231 : Re-Zoning-LunIQUE Petiot-Tax Parcel 081 042B)

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 8/10, 2020, by virtue of a deed dated 081928, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book _____, Page _____.

Lunique Petiotte
Owner's/Printed/Typed Name

Other Owner's Printed/Typed Name

[Signature]
Owner's Signature Date: _____

Other Owner's Signature Date: _____

Agent Authorization

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

[Signature]
Owner's Signature

Other Owner's Signature

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

Authorized Agent's Name-Printed Authorized Agent's Signature Date

Community Planning and Development

Received by: [Signature] Date: 8/11/20

Attachment: Oct. 2020-Re-Zoning-Lunique Petiotte-Parcel 081 042B (3231 : Re-Zoning-Lunique Petiotte-Tax Parcel 081 042B)

August 7, 2020

City of Kingsland
PO Box 250
Kingsland, GA 31548

re: Rezoning application on 597 Harrietts Bluff Rd

City of Kingsland Zoning :

I hope you will approve the rezoning application for 597 Harrietts Bluff Rd. We purchased the Commercially zoned property to be able to live in one side and operate a business out of the other side in the future. After living there for approximately a year, we have realized that the layout and the location would be better suited for a multi-family residential usage. Our intent is to allow our family to continue living on the side of the property that was built as a residence, and use the commercial side of the building for residential. The property has ample parking, multiple entry doors, and ample square footage. Should we get your approval, we'll attain the proper permits from the City for renovations.

Most properties on Harrietts Bluff Road are residential. In the platted subdivision that this is part of, half of the properties are already zoned R-2. Since the building is already constructed, we would be changing just the use of the structure rather than the type. The zoning change would be consistent with surrounding properties both now and in the future. There are ample services in the area already.

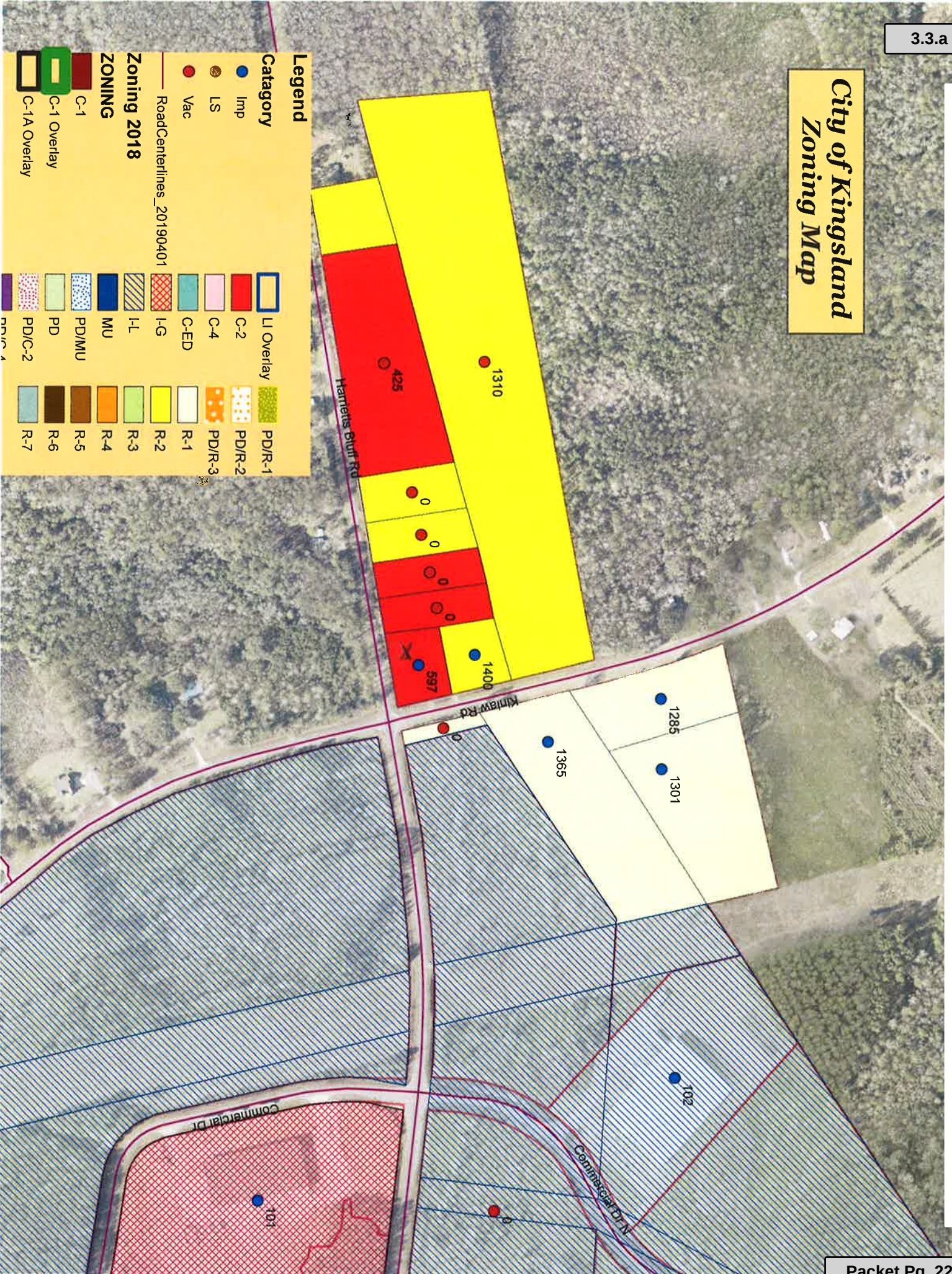
If you should have any questions or concerns, please don't hesitate to call.

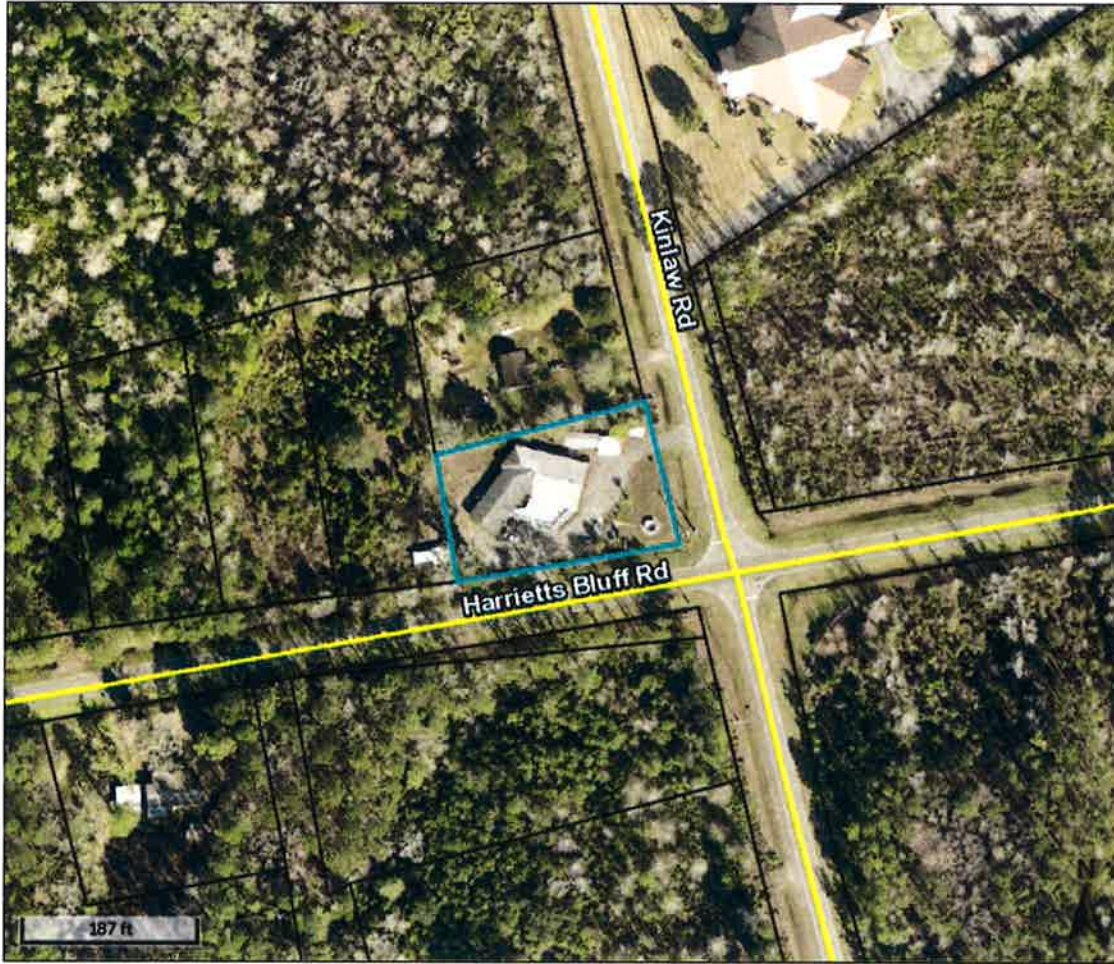
Sincerely,



Lunique and Esther Petiote
597 Harrietts Bluff Rd
Woodbine, GA 31548
Mrpetiote@yahoo.com
305 244 9437

City of Kingsland Zoning Map





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	081 042B	Owner	PETIOTE LUNIQUE	Last 2 Sales			
Class Code	Commercial		597 HARRIETTS BLUFF ROAD	Date	Price	Reason	Qual
Taxing District	KINGSLAND		WOODBINE GA 31569	4/25/2019	\$100000	FM	Q
	KINGSLAND	Physical Address	597 HARRIETTS BLUFF RD	2/24/2012	0	NM	U
Acres	0.74	Assessed Value	Value \$100000				

(Note: Not to be used on legal documents)

Date created: 9/16/2020

Last Data Uploaded: 9/16/2020 7:43:07 AM

Developed by 

Attachment: Oct. 2020-Re-Zoning-Lunique Petiotte-Parcel 081 042B (3231 : Re-Zoning-Lunique Petiotte-Tax Parcel 081 042B)

Carlin H. H. H.
DEPUTY CLERK



● 100% 100% 100% 100%

[illegible]

GMC 31 SEP 16 1970 11:10

BRANDON ASSOCIATES
Box 31
1-800-462-4622

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3232)**

Meeting: 10/05/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3232

Re-Zoning-Hearn Family, LLP-Tax Parcel 120 015

Hearn Family, LLP has applied for a re-zoning of 1 parcel (120 015) containing approx. 50.86 acres located on the west side of Winding Rd. The applicant is requesting the parcel be re-zoned to R-3 (Medium & High Residential District). The purpose of the re-zone request is for a multifamily residential development consisting of either duplexes or apartments. The applicant is planning on keeping the front 7 acres of the parcel as commercial as it is currently zoned.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: October 5, 2020

City Council Meeting Date: October 26, 2020

Agenda Item: Rezoning of a 50.86-acre portion of parcel 120 015 located on the west side of Winding Rd.

Background:

Hearn Family, LLP has applied for a rezoning of 1 parcel containing approx. 50.86 acres located on the west side of Winding Rd. The applicant is requesting the parcel be rezoned to **R-3** (Medium & High Residential District). The purpose of the rezone request is for a multifamily residential development consisting of either duplexes or apartments. The applicant is planning on keeping the front 7 acres of the parcel as commercial as it is currently zoned.

Current Zoning: PD/R-2

Summary:

The area surrounding the parcel has a mixture of commercial and multi-family residential developments and the rezoning of the parcel will be consistent with the landscape of the area. The concept of the project would be to maintain a pattern, if not better than other projects of its nature within the Kingsland Area. A conceptual site plan and has not been approved by the Planning Dept. at this time. There is not existing sewer and water availability on Winding Rd. and it would be up to the developer to provide the infrastructure to the property.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

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 _____

City to
verify
PD/R-2

EXISTING
USE _____

Vacant Land

REQUESTED
ZONING _____

R3

REQUESTED
USE _____

Multi-Family Residential

PROPERTY OWNER(S)

Name(s) Hearn Family LLLP

Address PO Box 3136E Sea Island, Ga

Phone No. 404-606-0030 (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.

See attached

GENERAL INFORMATION

Location or Legal
Property Description: V/L Port Scotchville Tract

Property
Address: 570 County Road 78, Kingsland Ga

Tax Map Reference Number District 2 Zoning Map Parcel 120-015

Attachment: Oct. 2020-Re-Zoning-Hearn Family, LLP-Parcel 120 015 (3232 : Re-Zoning-Hearn Family, LLP-Tax Parcel 120 015)

City of Kingsland Zoning Application
Page Two

Property Size 50.86 +/- Property Frontage 1105+/- 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 _____
 it will be duplex or apartments that is compatible with the new multi-family
 development and offices nearby.

Would not be detrimental to property or persons in the area because _____
 it will be duplex or apartments that is compatible with the new multi-family
 development and offices nearby.

Other

Comments: _____

A portion of the existing property is not included in the
 rezoning to R3 as shown in the attached map.

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

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

N/A

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.

Alex Hearn 49%
 Leslie Hearn 49%
 Louis Hearn 1%
 Carolyn Hearn 1%

Hearn Family LLP
 Owner

By: L. H. Hearn, Manager
 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 October 5th, 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 Roberts Engineering
in the amount of \$ 450.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 8/21/20

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 March 25, 2001, by virtue of a deed dated March 25, 2011, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1542, Page 393.

Hearn Family LLP
Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

By: R. H. Hearn, Mgr.
Owner's Signature Date: 8-18-20

Other Owner's Signature Date: _____

Agent Authorization

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

Hearn Family LLP
By: R. H. Hearn, Mgr.
Owner's Signature

Other Owner's Signature

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

Johnathan Roberts

Authorized Agent's Name-Printed

Johnathan Roberts
Authorized Agent's Signature

8/18/2020
Date

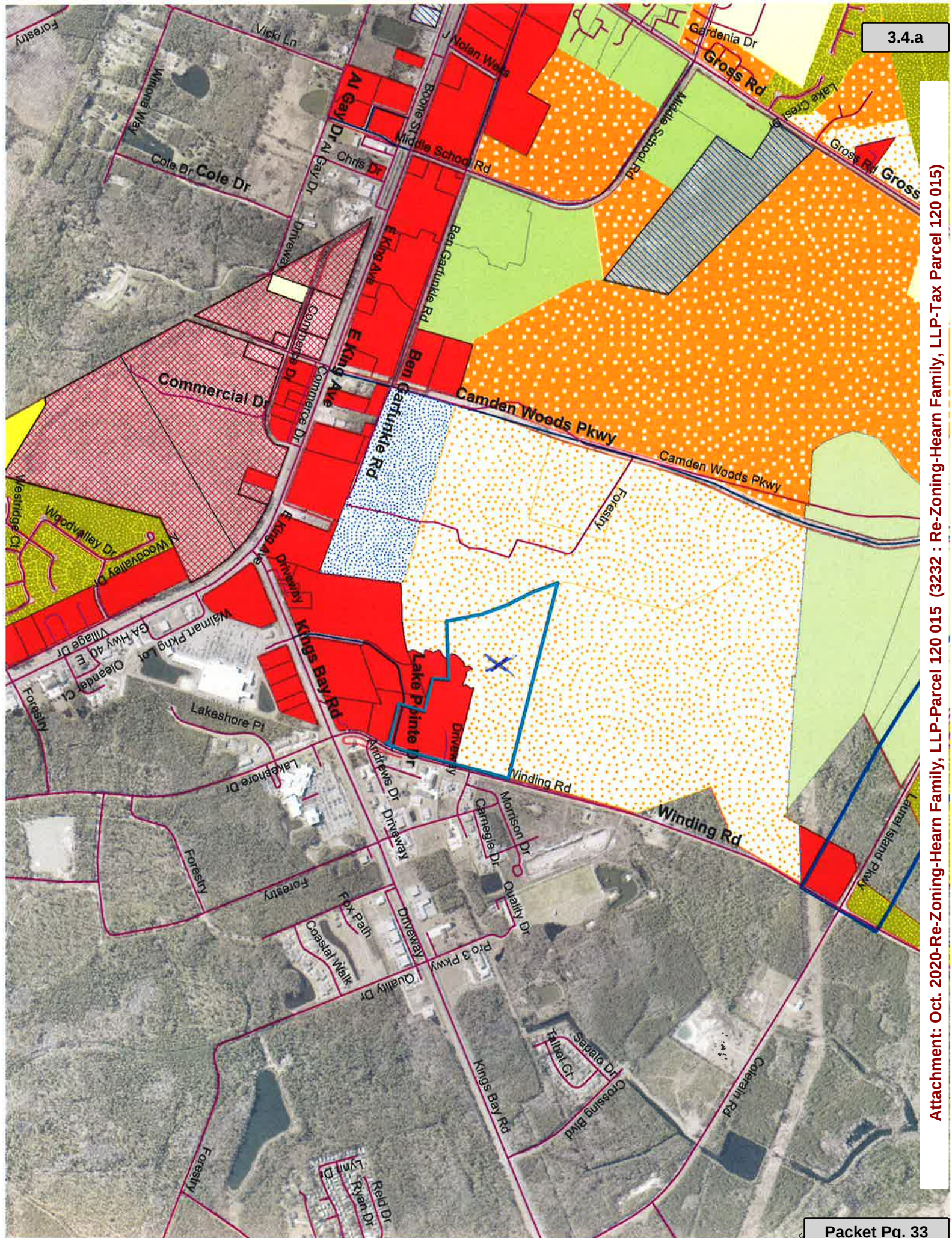
Planning and Zoning

Received by: [Signature]

Date: 8/20/20



SHEET: 1	DATE: 2020-08-14 PROJECT NUMBER: XXXXX DRAWN BY: ARF CHECKED BY: JCM SCALE: 1"=150' (10' 24"=304' PWT)	CONCEPTUAL PLAN BUD HEARN PROPERTY KINGSLAND, GA PREPARED FOR: OWNER NAME	 ROBERTS CIVIL ENGINEERING ST. SIMONS ISLAND SAVANNAH WWW.ROBERTSCIVILENGINEERING.COM	<table><tr><th colspan="2">REVISIONS</th></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>	REVISIONS															
	REVISIONS																			



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3233)**

Meeting: 10/05/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3233

Re-Zoning-Sidney Gross-Tax Parcel K17 01 003B

Sidney Gross has applied for a re-zoning of a 1.34 acre portion of parcel (K17 01 003B) located west of 1-95 at the intersection of E. King Ave. and North Grove Blvd. The applicant is requesting the parcel be re-zoned 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 a proposed Dollar General retail development. The current zoning of the parcel is R-1 (Single Family Residential).



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: October 5, 2020

City Council Meeting Date: October 26, 2020

Agenda Item: Rezoning of a 1.34-acre portion of parcel K17 01 003B located at the intersection of E. King Ave. and North Grove Blvd.

Background:

Sidney Gross has applied for a rezoning of 1 parcel containing approx. 1.34 acres located west of I-95 at the intersection of E. King Ave. and North Grove Blvd. 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 a proposed Dollar General retail development. The current zoning of the parcel is R-1 (Single Family Residential).

Current Zoning: R-1

Summary:

A majority of the 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. There are also two parcels at the beginning of North Grove Blvd. that are zoned commercial as well. The rezoning of the parcel will be consistent with the landscape of the area and contiguous with the C-1A Business Corridor. Staff believes that C-2 would be the best type zoning for this parcel and would agree that this parcel is not suited for residential development. 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

200315

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 Residential

R-1

EXISTING
USE undeveloped

REQUESTED
ZONING Commercial C-2

REQUESTED
USE Retail Store

PROPERTY OWNER(S)

Name(s) Sidney L. Gross

Address 715 E. King Avenue, Kingsland, GA 31548

Phone No. 912-882-7881 (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: 1.34 Acres located at the northwesterly intersection of North Grove Boulevard and Highway 40

Property

Address: n/a

Tax Map Reference Number k17-01-003b Zoning Map k17

Attachment: Oct. 2020-Re-zoning-Sidney Gross-Parcel K17 01 003B (3233 : Re-Zoning-Sidney Gross-Tax Parcel K17 01 003B)

City of Kingsland Zoning Application
Page Two

Property Size 1.34acres Property Frontage 210 Feet on Highway 40

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 frontage along Highway 40 stretching from I-95 to downtown Kingsland is a commercial corridor. The frontage buildings are predominately commercial. The noise and traffic along Highway 40 make this ill suited and undesirable as a residential parcel. It is much better suited to commercial use. Several new commercial buildings have been added in the vicinity including the new NAPA Auto.

Would not be detrimental to property or persons in the area because The immediate adjacent parcel on the easterly side of Grove Boulevard are already commercially zoned. The residential parcels farther north on Grove Boulevard have additional means of access should there be a concern regarding traffic. E. Hilton provides an alternate route to those homes.

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

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

n/a

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.

Owner

Owner

Owner

HEARING DATE

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

October 5th 2020 meeting @ 6:00 pm

[Signature]

Attachment: Oct. 2020-Re-zoning-Sidney Gross-Parcel K17 01 003B (3233 : Re-Zoning-Sidney Gross-Tax Parcel K17 01 003B)

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 July 9, 2020, by virtue of a deed dated December 29, 2005, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1214, Page 841.

Sidney A. Beaser
Owner's Printed/Typed Name
[Signature]
Owner's Signature Date: _____
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 Kevin Yackel to act as Agent in submitting and representing the above identified application in my/our behalf.

[Signature]
Owner's Signature
Other Owner's Signature

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

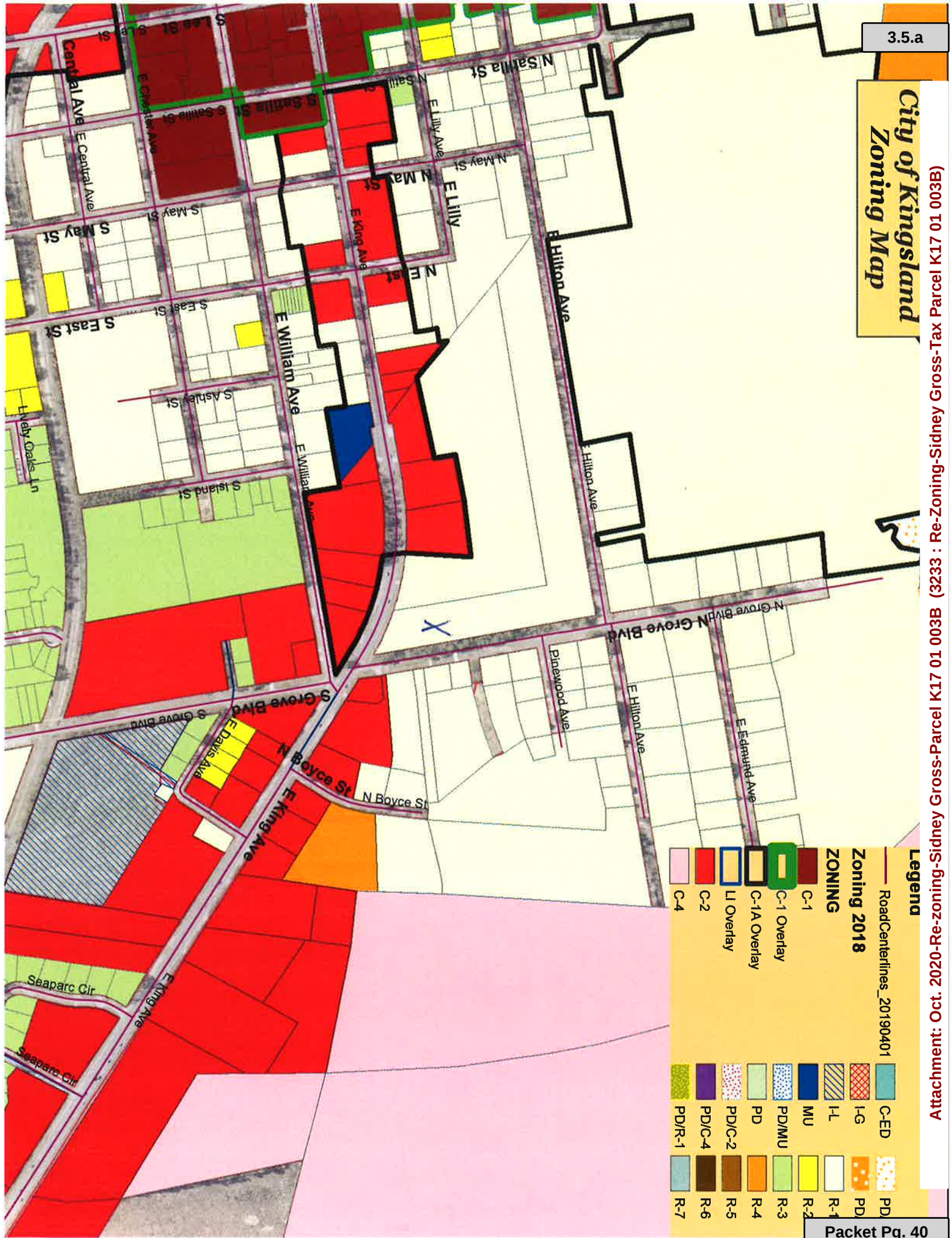
Authorized Agent's Name-Printed _____ Authorized Agent's Signature _____ Date _____

Received by: Kevin Yackel Planning and Zoning Date: 8/24/20

Attachment: Oct. 2020-Re-zoning-Sidney Gross-Parcel K17 01 003B (3233 : Re-Zoning-Sidney Gross-Tax Parcel K17 01 003B)

City of Kingsland Zoning Map

Attachment: Oct. 2020-Re-zoning-Sidney Gross-Parcel K17 01 003B (3233 : Re-Zoning-Sidney Gross-Tax Parcel K17 01 003B)



SITE PLAN WITH AERIAL		CITY, STATE - STREET		PARCEL ID: K17 01 003B			
		KINGSLAND, CAMDEN COUNTY, GA - E KING AVE					
PROTOTYPE:	F	DEVELOPER	DESIGNER		DATE		
BLDG SF:	9,100 / 7,422 SF	COMPANY:	TERAMORE DEVELOPMENT, LLC		COMPANY:	TIDEWATER ENGINEERING, INC.	7-27-20
ACREAGE:	1.4± AC	NAME:	JOSH HUFSTETLER		NAME:	PETE SCHOENAUER	
PARKING:	31	PHONE:	(229) 977-3931		PHONE:	(912) 268-2164	



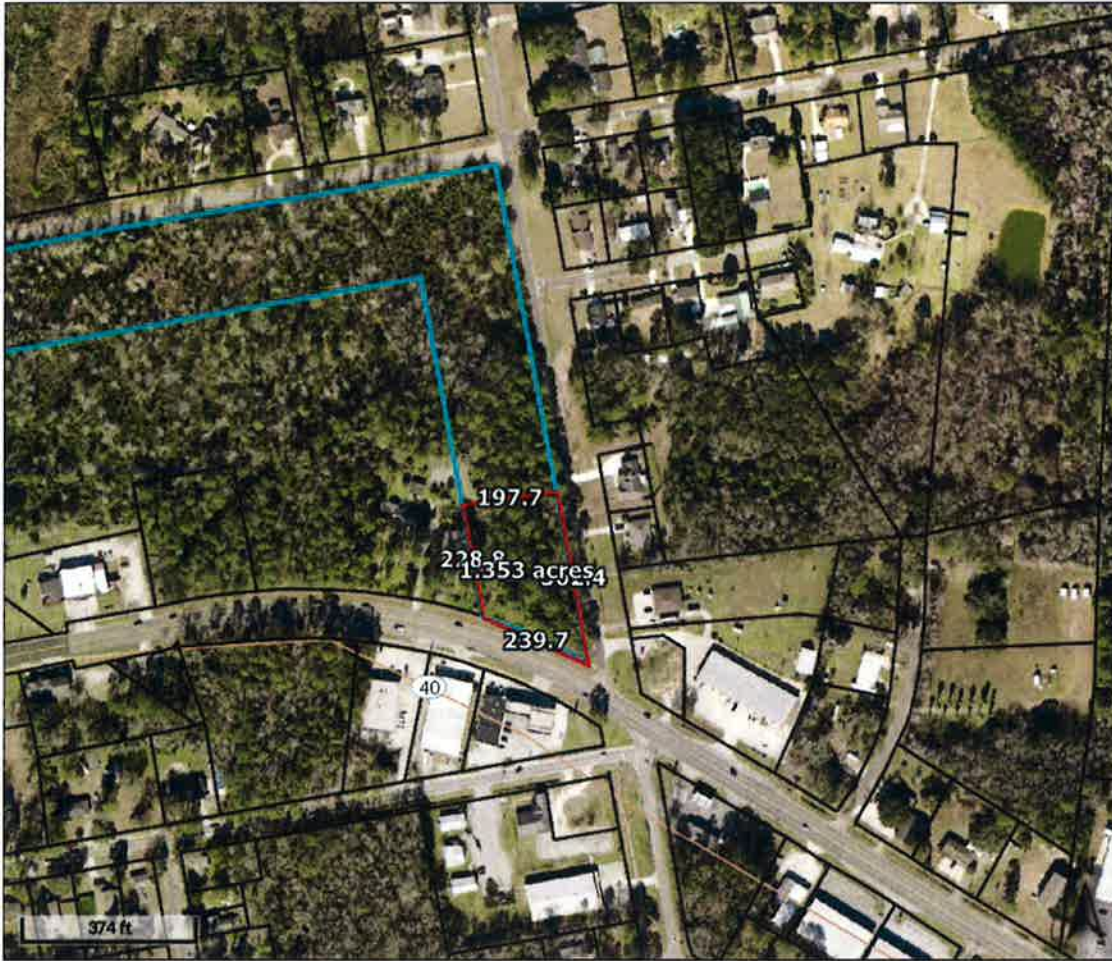
LEGEND			
	EXISTING ASPHALT		PROPOSED HD ASPHALT
	PROPOSED CONCRETE		PROPOSED LD ASPHALT
	PROPOSED LANDSCAPING		

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.







Overview



Legend

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

Parcel ID K17 01 003B
Class Code Residential
Taxing District KINGSLAND
KINGSLAND
Acres 11.2

Owner GROSS SIDNEY L
POST OFFICE BOX 5506
ST MARYS GA 31558
Physical Address n/a
Assessed Value Value \$158750

Last 2 Sales					
Date	Price	Reason	Qual		
10/7/2013	0	GV	U		
12/29/2005	\$450000	FY	U		

(Note: Not to be used on legal documents)

Date created: 9/23/2020

Last Data Uploaded: 9/23/2020 7:45:03 AM

Developed by  Schneider
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