



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • MARCH 1, 2021

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER

Martin Turner	Board Member
Dallice Mitchell	Board Member
Bryant Shepard	Chairman
Rebecca Shannon	Board Member
Fyrth Morris	Board Member
Mr. Eric Snook	Board Member

II. APPROVE MINUTES FROM LAST MEETING

III. OLD BUSINESS

1. Election of Chairperson and Vice Chairperson -

IV. AGENDA ITEMS

1. Home Occupation-Tiffany Garner-110 Yellowwood Dr.-Tax Parcel 107W02 016 -
Tiffany Garner has applied for a Home Occupation Permit doing business as "Tiffany's Project Shop". The purpose of the business will be for an art and woodworking business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. (Tax Parcel 107W02 016). Staff recommends approval.
2. Annexation-Danny Wheeler-1608 Boone St., Tax Parcel 108 052B -
Danny Wheeler has applied for Annexation of approximately 0.37 acres of parcel 108 052B located at 1608 Boone St. and on the east side of Chris Dr., in the unincorporated area of Camden County. The purpose of the annexation is to have water and sewer access to the parcel for a proposed commercial development. Current Zoning is C-G (County). The applicant is requesting a C-2 (General Commercial) zoning designation for the parcel if the annexation is approved. Staff recommends approval.
3. Re-Zoning-Hillpointe, LLC-Tax Parcel 120 015-Winding Rd. & Lake Point Dr.
-

Hillpointe, LLC has applied for a re-zoning of one parcel containing approximately 49.38 acres located at the intersection of Winding Rd. & Lake Point Dr. The applicant is requesting the parcel be re-zoned to R-3 (Medium & High Residential District) for the purpose of a multi-family residential development consisting of apartments. Current Zoning is R-2. Staff recommends approval.

4. Special Use Permit-Mitch Clary-Overkill Motorsports, Inc.-1800 Village Dr.-(Tax Parcel 121 007S) -

Mitch Clary with Overkill Motorsports, Inc. has applied for a Special Use Permit to be able to temporarily use the existing Billboard located in front of the property within the City Right of Way. Zoning is C-2. (Tax Parcel 121 007S).

Staff Recommendation: The applicant made an agreement with the city to have the mitigation of the wetlands, and the billboard removed from the Right of Way completed by June of 2020. Due to the agreement not being met, Staff recommends the Special Use Permit be granted for only 18 months, with the understanding that the billboard cannot be moved to Mr. Clary's property for a permanent use unless the city sign ordinance is amended within the 18-month time period to allow for Mr. Clary to do so.

V. ADJOURNMENT



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

TABLED

AGENDA ITEM (ID # 3393)

3.1

Meeting: 03/01/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3393

Election of Chairperson and Vice Chairperson

HISTORY:

02/01/21

Planning and Zoning

DEFERRED

Next: 03/01/21

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3410)**

Meeting: 03/01/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3410

Home Occupation-Tiffany Garner-110 Yellowwood Dr.-Tax Parcel 107W02 016

Tiffany Garner has applied for a Home Occupation Permit doing business as "Tiffany's Project Shop". The purpose of the business will be for an art and woodworking business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. (Tax Parcel 107W02 016). 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: March 1, 2021

City Council Meeting Date: March 8, 2021

Agenda Item: Home Occupation application for 110 Yellowwood Drive, Map & Parcel 107W02 016

Summary:

Tiffany Garner has applied for a Home Occupation Permit doing business as Tiffany's Project Shop. The purpose of the business will be for an art and woodworking business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in 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



210063

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: Tiffany Garner PHONE: 954-701-8516
 ADDRESS: 110 Yellowwood Dr., Kingsland, GA 31548
 FAX: N/A E-MAIL: TiffanyMichelle23.61@gmail.com

Type of use you are requesting:

- () **Home Office:** (requires planning director & city manager 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: "Tiffany's Project Shop"/Myself (Tiffany Garner)

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 110 Yellowwood Dr., Kingsland GA 31548

TAX MAP & PARCEL NUMBER: 107W02 016 ZONING: Residential PD/R-1

OWNER OF SITE, IF NOT APPLICANT: N/A

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: Tiffany Garner DATE: 2/11/2021



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT
TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 2-12-21
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 2-12-21
3. DATE PERMIT FEE PAID: _____ AMOUNT PAID: \$ 50
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 Home Occupation PERMIT HAS BEEN ISSUED.

Jason Kimball
 PLANNING DIRECTOR
 CITY OF KINGSLAND

2/12/21
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Tiffany Garner

ADDRESS: 110 Yellowwood Drive

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: () 954-701-8516 FAX: () N/A E-MAIL: TiffanyMichelle23.61@gmail.com

PROPOSED BUSINESS: Tiffany's Project Shop: Art - wood - LOCATION: 110 Yellowwood Dr. Kingsland
accessories

TAX PARCEL: 107W02 016 ZONING: Residential PD-R1

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.*

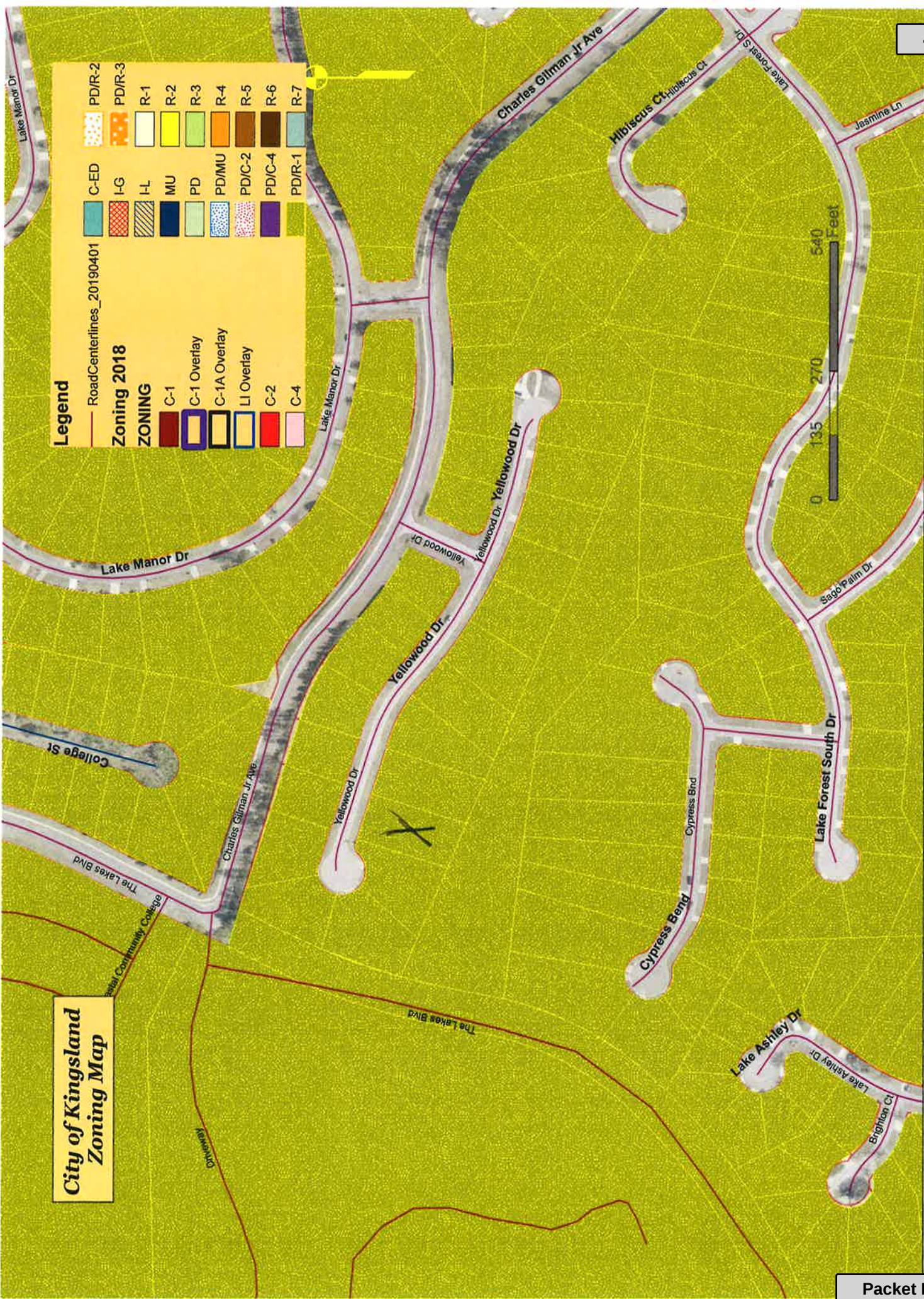
HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

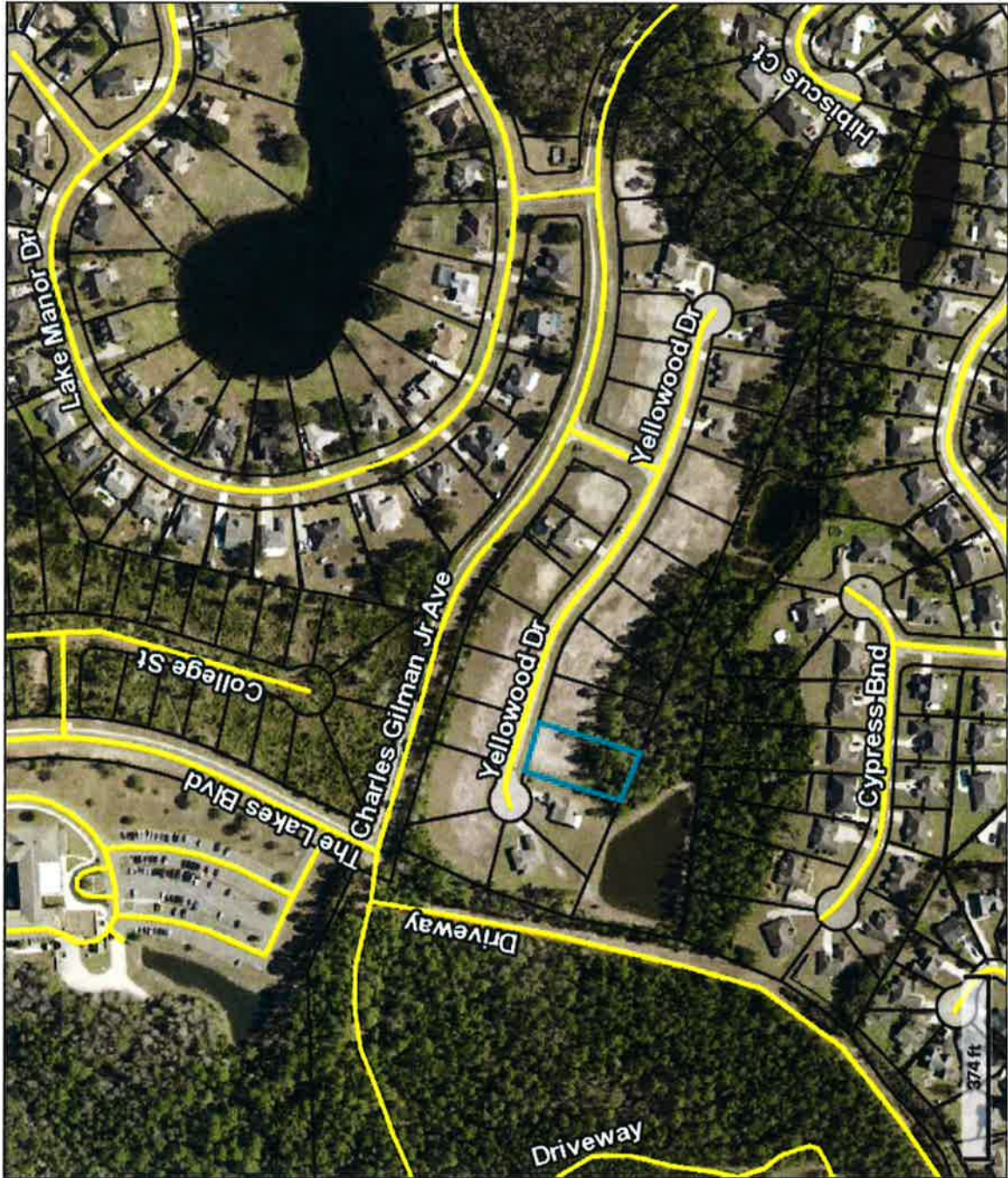
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor 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: 500 Business area sq. ft. 3116 Home heated floor area sq. ft.
- 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.

Tiffany Garner
 SIGNATURE OF APPLICANT

2/11/2021
 DATE





Parcel ID	107W02 016	Owner	GARNER LANCE MARTIN & TIFFANY	Last Sales	Price	Reason	Qual
Class Code	Residential	MICHELLE		Date	4/8/2019	FM	C
Taxing District	KINGSI AND	110 YF ILOWOOD DRIVE			\$279900		

Attachment: March 2021-Home Occupation-Tiffany Garner-110 Yellowwood Dr. (3410 : Home Occupation-Tiffany Garner-110 Yellowwood Dr.-Tax

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3411)**

Meeting: 03/01/21 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3411

**Annexation-Danny Wheeler-1608 Boone St., Tax Parcel 108
052B**

Danny Wheeler has applied for Annexation of approximately 0.37 acres of parcel 108 052B located at 1608 Boone St. and on the east side of Chris Dr., in the unincorporated area of Camden County. The purpose of the annexation is to have water and sewer access to the parcel for a proposed commercial development. Current Zoning is C-G (County). The applicant is requesting a C-2 (General Commercial) zoning designation for the parcel if the annexation is approved. 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: March 1, 2021

City Council Meeting Date: March 8, 2021

Agenda Item: Annexation of 0.37 acres of Parcel 108 052B and Designation of Zoning for Parcel.

Background:

Danny Wheeler has applied for Annexation of approx. 0.37 acres of parcel 108 052B located 1608 Boone St. and on the east side of Chris Drive, in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcel for a proposed commercial development. There are several city parcels that are in the surrounding area located to the north on Boone St. and east on middle School Rd. All of the city parcels in the surrounding area are zoned C-2 (General Commercial). There is existing sewer access on Chris Drive and Water access on Boone St.

Current Zoning: C-G (County)

Summary:

The proposed annexation will bring in approx. 0.37 acres into the city and will establish future water and sewer customers. The close proximity of other city parcels to the parcel to be annexed will not create an island, but will provide a more consistent landscape of city parcels in the area. The applicant is requesting a C-2 zoning designation for the parcel if the annexation is approved, which is consistent with the surrounding city and county parcels.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval



**APPLICATION TO CITY OF KINGSLAND, GEORGIA
TO ANNEX LANDS/ DE-ANNEX**

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map Tax parcel ID 108 052B, Block on plat, Parcel B-2, has a street address of Chris Dr, and is more fully and completely described in *Exhibit "A" attached hereto and hereby made a part hereof*. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned Commercial by the City of Kingsland/Camden County. I/We, the undersigned, desire to have this property annexed/de-annexed into/from the City of Kingsland, Georgia. I/We further desire to have a zoning classification of C-2 at the time the subject property is annexed. If the requested zoning is different from the County's zoning, you must complete Number 4 on the following page.

Please give the square footage or acreage of the land to be annexed/de-annexed:

Square footage: _____ or Number of Acres: .37

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: 8 Future population: 8

The undersigned further state that the undersigned is/are *all* of the owner(s) of the subject property, and that all facts contained herein are true, to the best of the undersigned's belief.

11/13/2021 Daniel T. Wheeler Daniel T. Wheeler
Date Signature (Signed and Printed) of Owner
1608 Boone St. Kingsland, GA 31548
Address of above Owner

Date Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

Page One

Date _____

Signature (*Signed and Printed*) of Owner _____

Address of above Owner _____

Owner(s) signed the above in the presence of:

Anwar M. Smith

Witness

Kimberly A LackeyNOTARY PUBLIC, State of GeorgiaMy commission expires: 2/22/22

(NOTARY SEAL)



**ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED
APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX/DE-ANNEX LANDS**

1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. TEN ³~~10~~ COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY (ONE COPY FOR DE-ANNEXATION)
3. TEN (10) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY (ONE COPY FOR DE-ANNEXATION)
4. IF THE CITY'S ZONING CLASSIFICATION REQUESTED BY APPLICANT IS DIFFERENT THAN THE COUNTY'S ZONING CLASSIFICATION, PLEASE STATE BELOW WHY YOU ARE REQUESTING DIFFERENT ZONING FOR THE SUBJECT PROPERTY:

Page Two

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

January 21, 2021

LEGAL DESCRIPTION OF A PORTION OF PARCEL "B", BEAKING SUBDIVISION,
 KINGSLAND, GEORGIA:

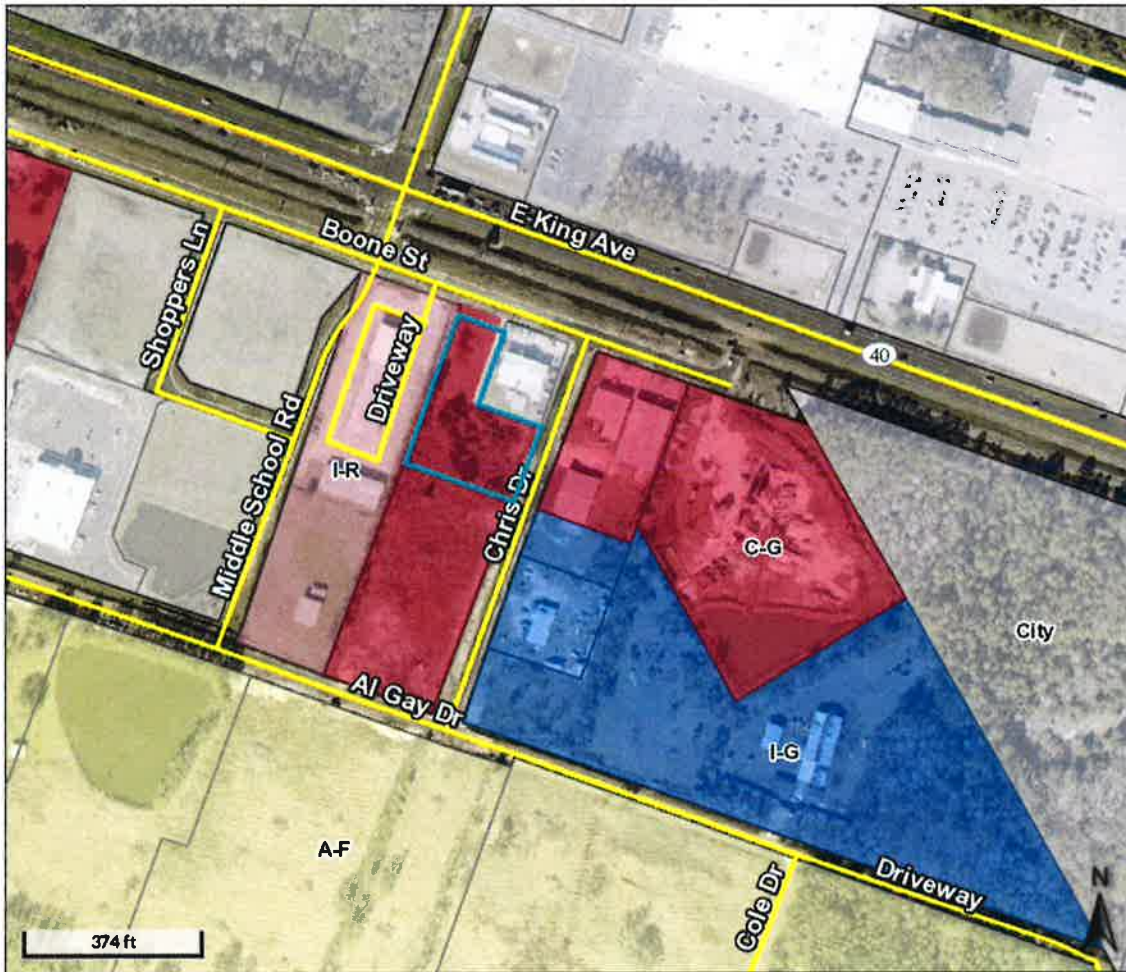
ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF TRACT "B", BEAKING SUBDIVISION, 1606th G.M.D., CAMDEN COUNTY, GEORGIA (SAID BEAKING SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 2019, PAGE 88, PUBLIC RECORDS OF CAMDEN COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT SOUTHEAST CORNER OF TRACT "B" BEAKING SUBDIVISION, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF CHRIS DRIVE (A 60 FOOT RIGHT-OF-WAY) AND BEING THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF HAROLD KENNETH GAY, AND RUN NORTH 70°-23'-56" WEST, ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 173.35 FEET TO A POINT; RUN THENCE NORTH 19°-36'-04" EAST, A DISTANCE OF 78.25 FEET TO A POINT; RUN THENCE SOUTH 70°-23'-56" EAST, A DISTANCE OF 33.35 FEET TO A POINT; RUN THENCE NORTH 19°-36'-04" EAST, A DISTANCE OF 19.75 FEET TO A POINT; RUN THENCE SOUTH 70°-23'-56" EAST, A DISTANCE OF 140.00 FEET TO A POINT LYING ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF CHRIS DRIVE; RUN THENCE SOUTH 19°-36'-04" WEST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 98.00 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 0.37 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.


 ERNEST R. BENNETT, JR.
 GEORGIA REGISTERED SURVEYOR No. 2893

REFERENCE DRAWING No. SD-1-943-11-20

beaking sd b2 legal



Overview



Legend

- Parcels
- Roads
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels**
- Zoning**
 - A-F
 - A-R
 - C-G
 - C-I
 - C-N
 - C-P
 - City
 - I-G
 - I-R
 - LCI
 - MHP
 - PD
 - R-1
 - R-2
 - R-3
 - RVD
 - Unknown

Parcel ID 108 052B
Class Code Commercial
Taxing District 42 UNINCORPORATED SERVICE DIST
 42 UNINCORPORATED SERVICE DIST
Acres 1.26

(Note: Not to be used on legal documents)

Owner WHEELER DANIEL T
 109 BRYCE RYAN DRIVE
 KINGSLAND, GA 31548
Physical Address 1608 BOONE ST
Assessed Value Value \$169500

Last 2 Sales		Reason	Qual
Date	Price		
11/19/2019	\$175000	LM	Q
9/26/2016	0	NM	U

CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR ANNEXATION AND DESIGNATION OF ZONING OF 0.37 ACRES OF PARCEL 108 052B

The City of Kingsland Planning Commission and City Council will hold public hearings on the application from Danny Wheeler to annex 0.37 acres of parcel 108 052B located 1608 Boone St. and east of Chris Drive. The applicant is also requesting a zoning designation of C-2 (General Commercial) for the parcel.

Notice is hereby given that a public hearing on the proposed annexation and zoning designation is scheduled for the Planning Commission meeting on Monday, March 1, 2021 at 6:00 p.m. and scheduled for the City Council meeting on Monday, March 8, 2021 at 6:00 p.m. Due to COVID-19 restrictions, both meetings will be virtual through WEBX. Anyone desiring to address the Planning Commission or City Council regarding this proposed change may do so by following the instructions on the city website.

Copies of the proposed annexation and zoning designation applications are available at the Community Planning Development offices located at 105 S. Lee St.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3412)**

Meeting: 03/01/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3412

Re-Zoning-Hillpointe, LLC-Tax Parcel 120 015-Winding Rd. & Lake Point Dr.

Hillpointe, LLC has applied for a re-zoning of one parcel containing approximately 49.38 acres located at the intersection of Winding Rd. & Lake Point Dr. The applicant is requesting the parcel be re-zoned to R-3 (Medium & High Residential District) for the purpose of a multi-family residential development consisting of apartments. Current Zoning is R-2. Staff recommends approval.



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Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: March 1, 2021

City Council Meeting Date: March 8, 2021

Agenda Item: Rezoning of a 49.38-acre portion of parcel 120 015

Background:

Hillpointe, LLC has applied for a rezoning of 1 parcel containing approx. 49.38 acres located at the intersection of Winding Rd. and Lake Pointe Drive. The applicant is requesting the parcel be rezoned to **R-3** (Medium & High Residential District) for the purpose of a multifamily residential development consisting of apartments.

Current Zoning: 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 of the Hillpointe, LLC apartment complex development on Lake Pointe Drive. A conceptual site plan has been provided but not approved by the Planning Dept. at this time. There is no existing sewer 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

210059

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 R2

EXISTING USE Vacant Land

REQUESTED ZONING R3

REQUESTED USE Multi-Family Residential

Apartment

PROPERTY OWNER(S)

Name(s) Hillpointe, LLC

Address 1031 W. Morse Blvd, Suite 240 , Winter Park, FL 32789

Phone No. 407-221-0421 (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: NO Address Assigned (Winding Rd / Lake Pointe Dr.)

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

Attachment: March 2021-Re-Zoning-Hillpoint, LLC-Parcel 120 015 (3412 : Re-Zoning-Hillpointe, LLC-Tax Parcel 120 015-Winding Rd. & Lake

City of Kingsland Zoning Application
Page Two

Property Size 49.38 Acres 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 on page 1 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.

DocuSigned by:
Steven Campisi
5EB7427063264F1...

Owner

Owner

Owner

HEARING DATE

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

Attachment: March 2021-Re-Zoning-Hillpoint, LLC-Parcel 120 015 (3412 : Re-Zoning-Hillpoint, LLC-Tax Parcel 120 015-Winding Rd. & Lake

**City of Kingsland Zoning Application
Page Four**

at their meeting of March 1, 2021, 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 Hillpointe, LLC
in the amount of \$ 450.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 2/11/21

AGENT AUTHORIZATION FORM**Ownership Certification**

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated _____, 200____, by virtue of a deed dated _____, _____, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book _____, Page _____.

Steven Campisi

Owner's Printed/Typed Name

Steven Campisi

5EB7427063264F1...

Owner's Signature Date: 2/2/2021

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 Johnathan Roberts to act as Agent in submitting and representing the above identified application in my/our behalf.

DocuSigned by:

Steven Campisi

5EB7427063264F1...

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

2021-02-02
Date

Planning and Zoning

Received by: _____ Date: _____

DOC# 000031
FILED IN OFFICE
1/5/2021 04:38 AM
BK:2081 PG:230-231
JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY

Return Recorded Document to:
James D. Benefield, III
1700 Frederica Road, Ste 207
St. Simons Island, Georgia 31522

REAL ESTATE TRANSFER
TAX PAID: 1350.00
PT-61 020-2020-003252

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF Glynn

PARCEL#: Ptn of 120-015
FILE #: 20594

THIS INDENTURE made this 31 day of December 2020, between **THE HEARN FAMILY LIMITED LIABILITY LIMITED PARTNERSHIP**, as party or parties of the first part, hereinafter called Grantor, and **Kingsland Cottages, LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

See Exhibit "A" attached hereto and made a part hereof for all purposes allowed by law.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 behoof of the said Grantee, forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal by and through its duly authorized agent this day and year first above written.

Signed, sealed and delivered in presence of:

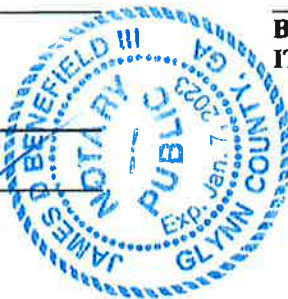
**THE HEARN FAMILY LIMITED LIABILITY
LIMITED PARTNERSHIP**

[Signature]
Witness

[Signature] (SEAL)

BY: Louis Haygood Hearn, III
ITS: Managing General Partner

Notary Public
My Commission Expires: [Signature]



BOUNDARY SURVEY FOR
HEARN FAMILY, LLP
 CITY OF KINGSLAND
 20th AND 1606th G.M.D.,
 CAMDEN COUNTY, GEORGIA



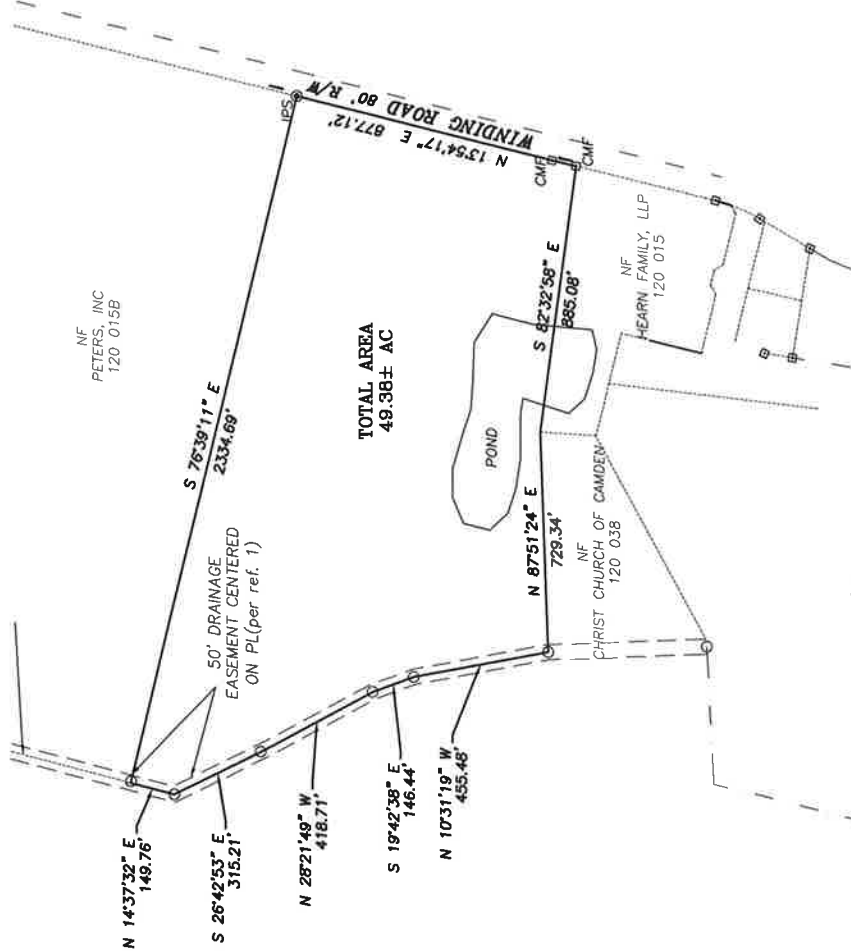
LEGEND:

- IPF IRON PIN FOUND
- (1/2" REBAR UNLESS NOTED)
- IPS IRON PIN SET (1/2" REBAR)
- R/W RIGHT OF WAY
- CMF CONCRETE MONUMENT FOUND
- NMF NO MONUMENT FOUND OR SET
- DNF DEPARTMENT OF NATURAL RESOURCES
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- POB POINT OF BEGINNING
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PG PAGE
- BL SETBACK LINE

CUMBERLAND
SURVEYORS

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

DWG. BY: RL	PM: MJ
DWG. 11/14/19	SURVEYED: 3/24/11
JOB: 11017_BP	1" = 400'



GRAPHIC SCALE



(IN FEET)
 1 inch = 400 ft.

GENERAL NOTES:

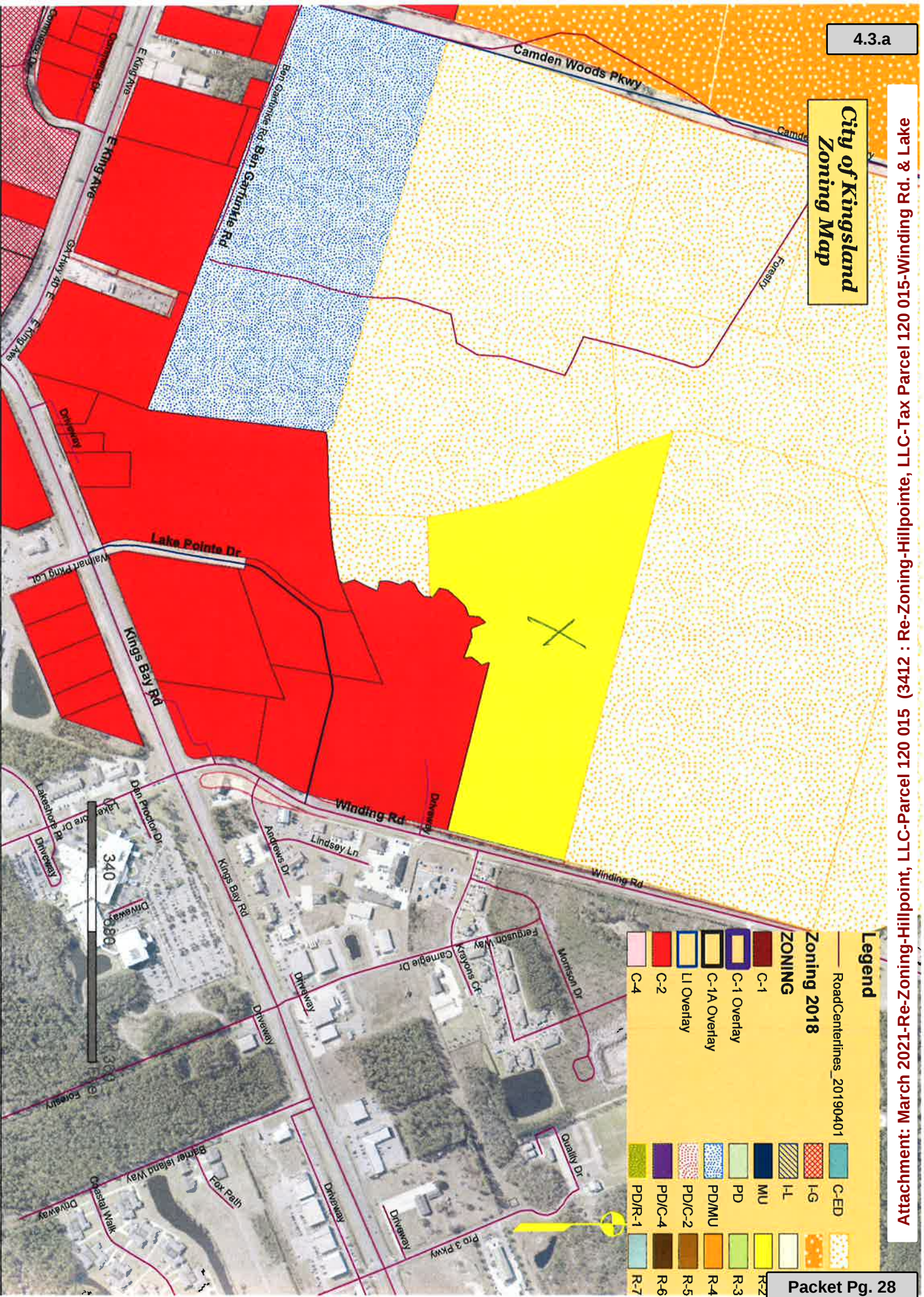
- 1) THIS MAP OR PLAT IS BASED UPON RADIAL SURVEY METHODS AND NO ANGULAR ADJUSTMENTS WERE MADE.
- 2) THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,439,624 FEET.
- 3) THIS SURVEY WAS PERFORMED USING A TOPCON HIPER PRO RTK GPS SYSTEM.
- 4) THIS SURVEY 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. PLAT FOR SAWYER AND ASSOCIATES BY ATLANTIC SURVEY PROFESSIONALS DATED NOVEMBER 4, 2004, RECORDED IN PLAT DRAWER 17, MAP 67, CAMDEN COUNTY RECORDS.
2. DB: 634 PG: 324 CAMDEN COUNTY RECORDS
3. DB: 1509 PG: 645 CAMDEN COUNTY RECORDS
4. DB: 1520 PG: 152 CAMDEN COUNTY RECORDS
5. DB: 1530 PG: 745 CAMDEN COUNTY RECORDS

City of Kingsland
Zoning Map

Attachment: March 2021-Re-Zoning-Hillpoint, LLC-Parcel 120 015 (3412 : Re-Zoning-Hillpoint, LLC-Tax Parcel 120 015-Winding Rd. & Lake

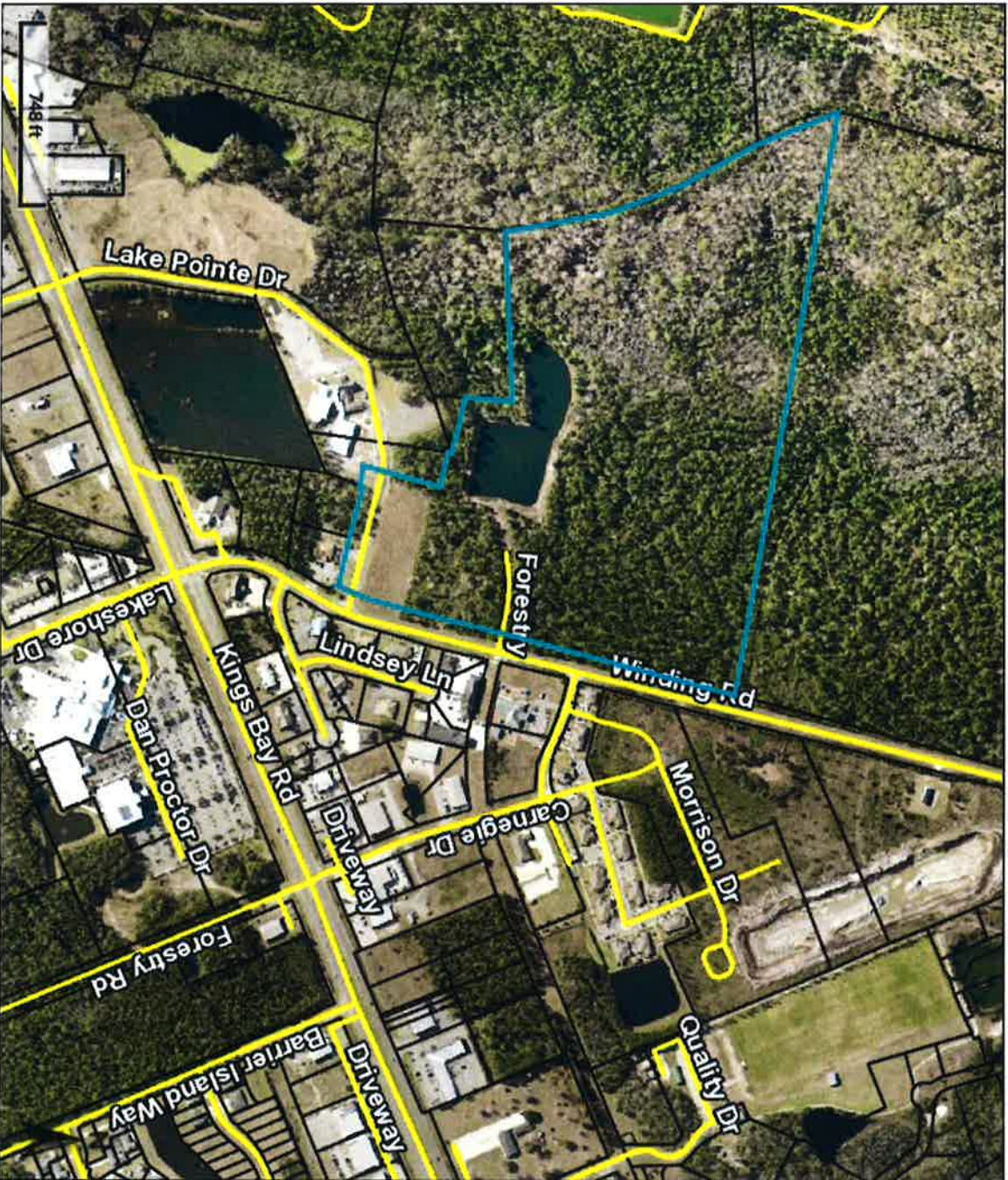




Public.net

Camden County, GA

Attachment: March 2021-Re-Zoning-Hillpoint, LLC-Parcel 120 015 (3412 : Re-Zoning-Hillpoint, LLC-Tax Parcel 120 015-Winding Rd. & Lake



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	120 015	Owner	HEARN FAMILY LLP	Last 2 Sales		Reason	Qual
Class Code	Agricultural		POST BOX 31367			AL	U
Taxing District	KINGSLAND		SEA ISLAND, GA 31561	3/25/2011	\$410000		
		Physical Address	n/a	4/6/2010	\$1316459	NM	U





Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3413)

Meeting: 03/01/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3413

Special Use Permit-Mitch Clary-Overkill Motorsports, Inc.- 1800 Village Dr.-(Tax Parcel 121 007S)

Mitch Clary with Overkill Motorsports, Inc. has applied for a Special Use Permit to be able to temporarily use the existing Billboard located in front of the property within the City Right of Way. Zoning is C-2. (Tax Parcel 121 007S).

Staff Recommendation: The applicant made an agreement with the city to have the mitigation of the wetlands, and the billboard removed from the Right of Way completed by June of 2020. Due to the agreement not being met, Staff recommends the Special Use Permit be granted for only 18 months, with the understanding that the billboard cannot be moved to Mr. Clary's property for a permanent use unless the city sign ordinance is amended within the 18-month time period to allow for Mr. Clary to do so.



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: March 1, 2021

City Council Meeting Date: March 8, 2021

Agenda Item: Special Use Permit for 1800 Village Drive- Temporary Use of Billboard

Background: Mitch Clary with Overkill Motorsports, Inc. has applied for a Special Use Permit to be able to temporarily use the existing Billboard located in front of the property within the city ROW. Mr. Clary is asking to use the existing billboard for time period between 12 to 24 months until he can complete the wetland mitigation and clearing of the property to be able to erect a permanent sign on the property. After the mitigation and clearing of the property is completed, he would then tear down and remove the billboard from the city ROW. Under the current City Sign Ordinance, Billboards are only allowed on I-95 interchange and on Hwy. 40 within the DOT ROW. However, this existing billboard has been there for several years and was grandfathered in to the previous owner of the property. When the property had a change of ownership to Overkill Motorsports, the billboard became a non-conforming use. Mr. Clary stated he has spent approx. five thousand dollars to repair the billboard and bring it up to code.

Zoning: C-2

Staff Recommendation: The Applicant made an agreement with the city to have the mitigation of the wetlands, and the billboard removed from the ROW completed by June of 2020. Due to the agreement not being met, Staff recommends that the Special Use Permit be granted for only 18 months, with the understanding that the billboard cannot be moved to Mr. Clary's property for permanent use unless the city sign ordinance is amended within the 18-month time period to allow for Mr. Clary to do so.

Scott L. Kimball

Planning & Zoning Director



APPLICATION FOR SPECIAL USE PERMIT

Kingsland, Georgia

210056

This Application must be filed with the Planning & Zoning Administrator at least 26 days before the Planning Commission meeting at which it will be heard. The Kingsland Planning Commission will hold at least one public hearing and make a recommendation about your request within 45 days of the date you file a complete application. The City Council will then issue or deny the permit.

TO BE COMPLETED BY APPLICANT:

1. Your Name: Overkill Motorsports Inc Phone: 912.510.9278
Mailing Address: 1800 Village Drive East GA 31548
2. The Planning & Zoning Administrator informed me that a special use permit is required at the time I applied for (check one):
() A Zoning Amendment (rezoning)
() A home occupation
(X) Other Billboard
3. Location of property:
Street Address 1800 Village Drive, Kingsland GA 31548
Parcel No. 1210015 Lot No. 4
4. Present Zoning C-2
5. Owner of property, if not you: (Name, Address & Phone Number, please)

6. Proposed use of property: Short term use of Billboard

NOTE: PLEASE ATTACH A SITE PLAN OR SURVEY PLAT AND SPECIAL PERMIT FEE OF \$300. THESE ITEMS MUST BE SUBMITTED WITH THE COMPLETED APPLICATION. If your property is in any multi-family, mobile home, commercial or industrial zoning district, you are required to submit a site plan at the time you file this application. **YOUR PRESENCE OR THAT OF YOUR REPRESENTATIVE IS ENCOURAGED AT THE PLANNING COMMISSION PUBLIC HEARING.**

Signed: Atty Date: 1/26/2021

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR:

1. Has the correct fee been paid?
(X) Yes () No Amount \$ 300.00
2. Date complete application filed: 1/27/21
3. List of attachments:
(X) Simple map with property owner's name
() Site Plan
(X) Other
4. Public hearing:
(X) Date applicant notified: 2/4/2021
(X) Date hearing advertised: 2/11/21
(X) Date hearing held: 3-1 & 3-8 2021
5. Planning Commission recommended:
() Approval () Denial Date: _____
Conditions of approval or reasons for denial: _____
6. City Council: () Approved () Denied
Conditions of approval or reasons for denial: _____
7. Date applicant notified of final action: _____



1/27/2021

To Whom It May Concern:

Good afternoon, I am Mitchell Clary, President of Over Kill Motorsports. I am writing this letter regarding our property at 1800 Village Dr. We purchased the property in November of 2018 and finally were able to move our business here from Jacksonville in June of 2019. Over the course of the past year and a half, we have been able to grow our business exponentially and employ several members of the community and we are just getting started! Over the next 12-24 months, our goal is to become a staple in the community by constantly providing excellent customer service and products. God willing, this will allow us to continue our rapid growth, complete our permanent building, and most importantly quadruple our workforce!

When we bought the land, the city had gifted us the billboard on the easy way between us and the railroad tracks with the intent that we would make it nicer and find use in it. Since then, we have spent roughly \$5k in repairs and have intentions on spending another \$5k to make it more visually appealing. Once the remaining part of our land is cleared and the permanent building built, the plan is to move this signage back onto our property. Until then I am asking that you vote for allowing us to finalize the current billboard and make it less of an eyesore as is.

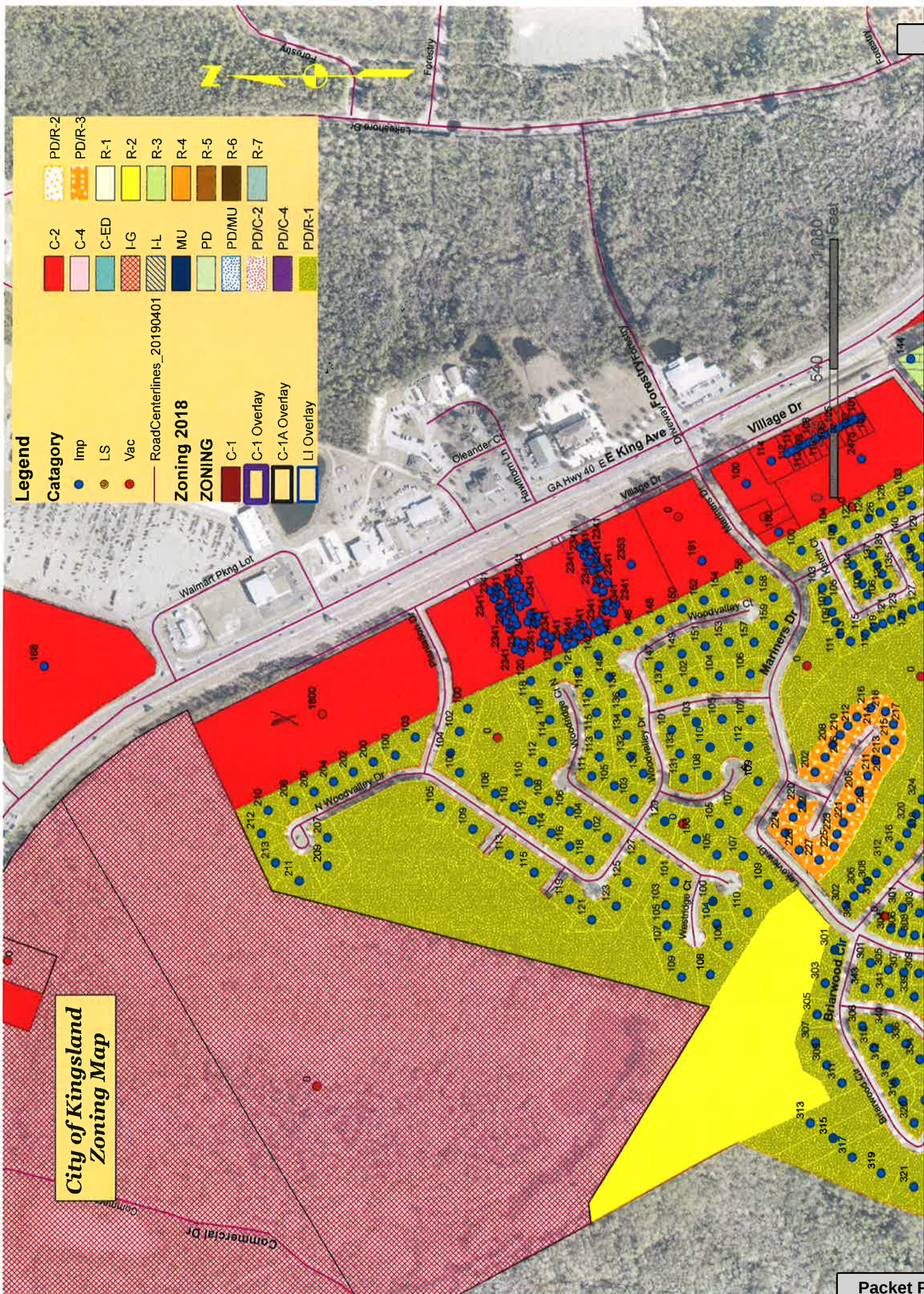
Thank you for your time and we are excited to grow with this community!

Respectfully,

A handwritten signature in black ink, appearing to read "Mitch Clary", written in a cursive style.

Mitchell J Clary
President
Over Kill Motorsports

ALLOW THROUGH WITH PRODUCTION OF PRO-





Parcel ID	121 007S	Owner	OVERKILL LAND DEVELOPMENT LLC	Last 2 Sales	
Class Code	Commercial		PO BOX 1360	Date	Pri
Taxing District	KINGSLAND		KINGSLAND, GA 31548	11/26/2018	\$27
	KINGSLAND	Physical Address	VILLAGE DR	5/23/2016	0
Acres	9.59	Assessed Value	Value \$275406		

(Note: Not to be used on legal documents)

Date created: 2/8/2021
Last Data Uploaded: 2/8/2021 7:28:06 AM

Developed by  **Schneider**
GEOSPATIAL

Attachment: March 2021-Special Use Permit-Overkill Motorsports, Inc.-1800 Village Dr. (3413 : Special Use-Mitch Clary-Overkill Motorsports,