



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • SEPTEMBER 7, 2021

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER

Matthew Hooks	Board Member
Martin Turner	Board Member
Dalice Mitchell	Board Member
Michael Haynes	Board Member
Bryant Shepard	Chairman
Rebecca Shannon	Board Member
Fyrth Morris	Board Member

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Election of Vice Chairperson -
2. Home Occupation-121 Almond Cir.-(Map & Parcel 107H 025 -

Ana Rodriguez has applied for a Home Occupation Permit doing business as "Ana's Corner Aromatherapy". The purpose of the business will be for an online and public market sales of bracelets and aromatherapy oils. The applicant has been notified and agrees to the requirements of a Home Occupation Permit as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.

3. Home Occupation-205 Lake Forest Dr.-(Map & Parcel 107R 022) -

Amanda Ramos has applied for a Home Occupation Permit doing business as "Super Sweet Bake Shop". The purpose of the business will be for an online bakery business. The applicant will be processing and cooking the bakery items in her home and she has provided a copy of her cottage food license from the Department of Agriculture. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.

4. Home Occupation-105 Crestwood Ct.-(Map & Parcel 082H 059) -

Joshua Gustafson has applied for a Home Occupation Permit doing business as "The Tactical Submariner". The purpose of the business will be for online gun sales. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval with the following conditions:

- 1) Applicant must adhere to the following city ordinance:

Sec. 110.10 Manufacture and /or Sale of Firearms/Explosives. The manufacturing of firearms will

not be allowed under any home occupation classification. No product may be manufactured which contain explosive materials, including but not limited to bullets. Online sales of firearms and ammunition will only be allowed in the "Home Occupation" classification.

- 2) Discharging of any firearms on the property is strictly prohibited with regard to the home occupation business.

5. Variance-105 E. Farmers St.-(Map & Parcel K11 01 015) -

Amirah Johnson is requesting a variance to ordinance Article II-Nuisance Abatement, Sec. 14.25-Orders for Corrective Action. The purpose of the request is to allow the applicant to repair the house on the property back to a habitable state for a cost of more than half the value. The applicant has stated that the home has been in her family for several generations and she does not want the house demolished. Zoning is R-1 (Single Family Residential). Staff recommends approval of the variance request with the following conditions:

- 1) A building permit must be obtained and all work must be completed by a certified general contractor.
- 2) Construction must start no later than November 1, 2021 and be completed within 12 months.

6. Final Plat-Lake Victoria Phase IV -

The final plat for Lake Victoria Phase IV will consist of 27 single family lots on a total of 15.47 acres. This project will be a continuation of the Lake Victoria development and will connect Pistachio Lane to Soncel Drive. The developer, Soncel, Inc., will still abide by the original PD (Planned Development) that was approved in 2006 by City Council. Zoning is PD-R-1. Staff recommends approval.

7. Re-Zoning-Parcel-120 008K001 -

Sawdawg, LLC has applied for a rezoning of parcel 120 008K001 containing approximately 6.39 acres located on the north side of Laurel Island Parkway and on the west side of Winding Rd. The applicant is requesting the parcel be rezoned to C-2 (General Commercial) and the applicant is asking for a special exception to allow the use of a mini warehouse storage facility. Current zoning is PD/R-1. Staff recommends approval of the re-zone and the special exception to allow the use of a mini storage facility.

8. Re-Zoning-Parcel (108 050) -

Laurel Island Holdings, LLC has applied for a rezoning of parcel 108 050 containing approximately 129 acres located on the south side of Highway 40 West and on the east side of S. 50th Ave. The applicant is requesting the parcel be rezoned to PD/MU (Planned Development Mixed Use) for the purpose of a retail/residential development. Current Zoning is I-G (General Industrial). Staff recommends approval.

IV. ADJOURNMENT



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3619)

3.1

Meeting: 09/07/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3619

Election of Vice Chairperson

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3620)**

Meeting: 09/07/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3620

Home Occupation-121 Almond Cir.-(Map & Parcel 107H 025

Ana Rodriguez has applied for a Home Occupation Permit doing business as "Ana's Corner Aromatherapy". The purpose of the business will be for an online and public market sales of bracelets and aromatherapy oils. The applicant has been notified and agrees to the requirements of a Home Occupation Permit as noted in KLADO. Zoning is PD/R-1. 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: September 7, 2021

City Council Meeting Date: September 13, 2021

Agenda Item: Home Occupation Application for 121 Almond Circle, Map & Parcel 107H 025

Summary:

Ana Rodriguez has applied for a Home Occupation Permit doing business as “Ana’s Corner Aromatherapy”. The purpose of the business will be for an online and public market sales of bracelets and aromatherapy oils. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



210339

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: Ana L. Rodriguez PHONE: 704-231-3646

mailing → ADDRESS: 1601 Highway 40 E #228 Kingsland GA 31548

FAX: _____ E-MAIL: anascorner3@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: Ana's Corner Aromatherapy

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 121 Almond Cir Kingsland

TAX MAP & PARCEL NUMBER: 10714 025 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: Kings Bay Rentals / Drake Depremio

ADDRESS: 1612 Boone St.

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
HOME OCCUPATION	\$50.00
RESIDENTIAL BUSINESS	\$50.00

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

SIGNED: [Signature] DATE: 7/12/21



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

1. DATE COMPLETE APPLICATION FILED: 7/29/21
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 7/29/21
3. DATE PERMIT FEE PAID: 7/29/21 AMOUNT PAID: \$ 50.
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 9/7/21
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 9/13/21
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: _____

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

[Signature]
 PLANNING DIRECTOR
 CITY OF KINGSLAND

7/29/21
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Ana L Rodriguez

ADDRESS: 121 Almond Cir

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: () 704-231-3646 FAX: () _____ E-MAIL: anasosner3@gmail m

PROPOSED BUSINESS: Ana's Corner Aromatherapy LOCATION: Farmer's Market

TAX PARCEL: 107H025 ZONING: PD/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: 290 Business area sq. ft. 1169 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.

SIGNATURE OF APPLICANT

7-25-21
 DATE



City of Kingsland
Planning & Zoning
PO Box 250
Kingsland GA 31548

July 22, 2021

To whom this may concern:

My name is Cathy Palma and I am the Property Manager for Kings Bay Rentals LLC. We manage the property located at 121 Almond Circle, Kingsland GA 31548.

Ms. Ana Rodriguez is a tenant at the property listed above. She has inquired about doing business from the property and the property owner as given permission for Ms. Ana Rodriguez to operate from the property listed above.

If you have any questions or concerns, please contact me at (912) 729-4549.

Thank you,

Cathy Palma, Property Manager
Kings Bay Rentals LLC

Kings Bay Rentals LLC
1612 Boone Street | Kingsland, GA 31548
(912) 729-4549 | www.kingsbayrental.com

Attachment: Sept. 2021-Home Occ.-Ana Rodriguez-121 Almond Cir. (3620 : Home Occupation-121 Almond Cir.-(Map & Parcel 107H 025)

Control Number : 21202293

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Ana's Corner Aromatherapy L.L.C
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **07/14/2021** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **07/26/2021**.



A handwritten signature in black ink that reads "Brad Raffensperger".

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed

Secretary of State

Filing Date: 7/14/2021 3:24:29 PM

BUSINESS INFORMATION

CONTROL NUMBER	21202293
BUSINESS NAME	Ana's Corner Aromatherapy L.L.C
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	07/14/2021

PRINCIPAL OFFICE ADDRESS

ADDRESS	121 Almond Cir Kingsland 31548, Kingsland, GA, 31548, USA
----------------	---

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Ana Laura Rodriguez, Miss	1601 Highway 40 E, Ste M #228, Kingsland, GA, 31548, USA	Camden

ORGANIZER(S)

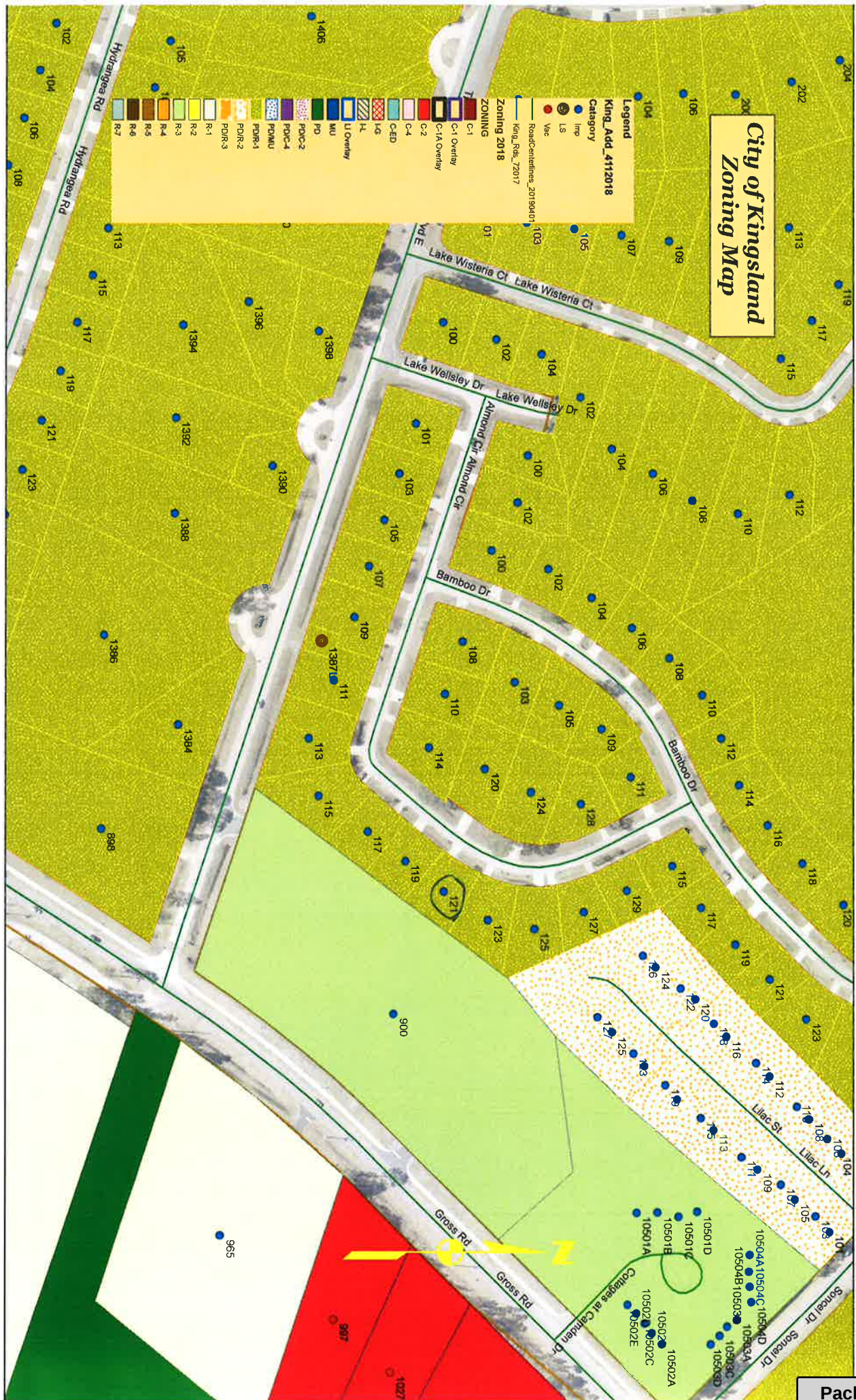
NAME	TITLE	ADDRESS
Ana Laura Rodriguez, Miss	ORGANIZER	1601 Highway 40 E, Ste M #228, Kingsland, GA, 31548, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Ana Laura Rodriguez
AUTHORIZER TITLE	Organizer





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	107H 025	Owner	DEPREMIO DRAKE X	Last 2 Sales			
Class Code	Residential		121 ALMOND CIRCLE	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	3/6/2018	\$132500	FM	Q
	KINGSLAND	Physical Address	121 ALMOND CIR	1/13/2018	\$89900	AL	U
Acres	0.19	Assessed Value	Value \$141788				

(Note: Not to be used on legal documents)

Date created: 7/29/2021

Last Data Uploaded: 7/29/2021 7:12:25 AM

Developed by Schneider
GEOSPATIAL

Attachment: Sept. 2021-Home Occ.-Ana Rodriguez-121 Almond Cir. (3620 : Home Occupation-121 Almond Cir.-(Map & Parcel 107H 025))

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3621)**

Meeting: 09/07/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3621

Home Occupation-205 Lake Forest Dr.-(Map & Parcel 107R 022)

Amanda Ramos has applied for a Home Occupation Permit doing business as "Super Sweet Bake Shop". The purpose of the business will be for an online bakery business. The applicant will be processing and cooking the bakery items in her home and she has provided a copy of her cottage food license from the Department of Agriculture. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. 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: September 7, 2021

City Council Meeting Date: September 13, 2021

Agenda Item: Home Occupation Application for 205 Lake Forest Drive, Map & Parcel 107R 022

Summary:

Amanda Ramos has applied for a Home Occupation Permit doing business as “Super Sweet Bake Shop”. The purpose of the business will be for an online bakery business. The applicant will be processing and cooking the bakery items in her home and she has provided a copy of her cottage food license from the Dept. of Agriculture. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
 Planning & Zoning Director



Home
Occupation

210340
Sept. 2021

CITY OF KINGSLAND
AFFIDAVIT FOR A [REDACTED]

APPLICANT: Amanda Ramos DBA: Super Sweet Bake Shop
 ADDRESS: 205 Lake Forest Dr.
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: () 561-516-2303 FAX: () — E-MAIL: Chris.john.Ramos@gmail.com
Amanda.leigh.amos@gmail.com
 PROPOSED BUSINESS: Bakery LOCATION: Residential home/Kitchen
 TAX PARCEL: 107R 022 ZONING: Single Family? (please confirm)

A Residential 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.

THE FOLLOWING ITEMS ARE REQUIRED TO FILE A RESIDENTIAL BUSINESS APPLICATION:

PLAT OF PROPERTY
FLOOR PLAN AS REQUIRED BELOW
WRITTEN REPORT AS REQUIRED BELOW

Chris.john.Ramos@gmail.com
Amanda.leigh.amos@gmail.com

Residential Business are designed to be less restrictive than a Home Occupation in regard to access by the public, size, viability, number of employees and type of business. Residential businesses shall be subject to the conditions set forth below. The application shall bear the burden of providing conclusive evidence to the Planning Commission and City Council that these conditions have been met. The Planning Commission may recommend and the City Council may modify the conditions listed below to be more restrictive or place additional conditions which may also be more restrictive than the conditions listed below on any approval granted the application. If the residential business is approved, the applicant is responsible for the operation of the said residential business in conformance with these conditions. The applicant shall submit a written description of the proposed business demonstrating that the proposed business will comply with each of the conditions listed below. Additionally, the applicant will submit a floor plan showing the dimensions of the residence and showing the area with dimensions to be involved in the business.

DESCRIBE YOUR PROPOSED BUSINESS:

Super Sweet Bake Shop will be a small entrepreneurial
Online bakery located in Kingsland, Georgia. SSBS will be a residential
home-based bakery and will offer cakes, cupcakes, cookies and other
baked goods in accordance with Georgia Cottage Food Laws. As a Cottage
Food bakery, SSBS will operate in our domestic kitchen, without modification
and with residential grade equipment. SSBS will open as an online-only bakery
without public access, and all sales will be handled online, and goods and
services will be exchange via appointment/delivery only. Once SSBS proves
to be a success, SSBS will strive to move into a commercial operation based
in Camden County, Georgia *Cottage food Licensed obtained * LLC Pending

Parking for customers/clients must be provided on site so as not to interfere with the neighboring property in any way, location of parking to be approved by the Planning Commission and City Council.

We have a large driveway that hold up to 6 vehicles

No more home occupation or residential business is allowed in a residence at one time.

Single residential business / Super Sweet Bake Shop only

The principal practitioner will be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, a van, or a light truck (up to one ton).

I agree 100%

Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Planning Commission and City Council. The request must include the proposed use and size of the trailer.

I agree 100% - No trailer needed at this time

Pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axels and shall be restricted to no more than two pickups or deliveries per day. The pickups and deliveries are restricted to daylight hours only.

I agree 100% - All deliveries will come from FedEx, UPS + USPS

No article or service shall be sold or offered for sale except as may be manufactured or assembled by members of the immediate family residing on the premises, or their employees. Manufactured items are limited to item manufactured within the home (crafts, clothing, etc.) or to the dwelling's garage (such as items made from wood.)

I agree. Cottage Food Law says licensee only no others
Permittee

The Planning Commission and/or City Council may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

I agree 100%

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.

Amanda Ramos
SIGNATURE OF APPLICANT

7-29-2021
DATE

DESCRIBE BELOW HOW THE PROPOSED BUSINESS WILL COMPLY WITH EACH OF THE FOLLOWING CONDITIONS: (ADDITIONAL PAGES MAY BE ATTACHED IF NECESSARY)

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 residential business in the premises.

I am the owner of this property

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.

N/A - I agree, this will never be an issue with our business.

The residential businesses shall not involve group instruction or group assembly on the premises, with the exception of "daycare centers" and "home parties" for products such as Tupperware, AmWay, Mary Kay Cosmetics, etc. Such "home parties" are to be limited to no more than one (1) "home party" per week.

N/A - I agree, this will never be an issue with our business

The occupation or profession must be conducted entirely within the dwelling.

I agree, This business will reside 100% inside the dwelling

The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the residential business 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.

Sole residence

Residential businesses shall be limited to no more than thirty-five percent (35%) of the total heated floor area of the residence. The size of the residential business shall be specified at the time of the application.

The business will occupy around 15-20% of our household

Any additions or alterations to the residence which will be used for the residential business must be of an architectural style in keeping with the surrounding residential development.

N/A - Cottage Law says we must operate out of domestic kitchen

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.

I agree. The business will reside 100% inside the dwelling

Only one employee in excess of family members residing on the premises shall be permitted. For uses where no customers or clients are coming to the site, the number of employees permitted at any one time may be increased to two.

I agree. Family members only

Property on which the residential business is proposed must have frontage on a public road.

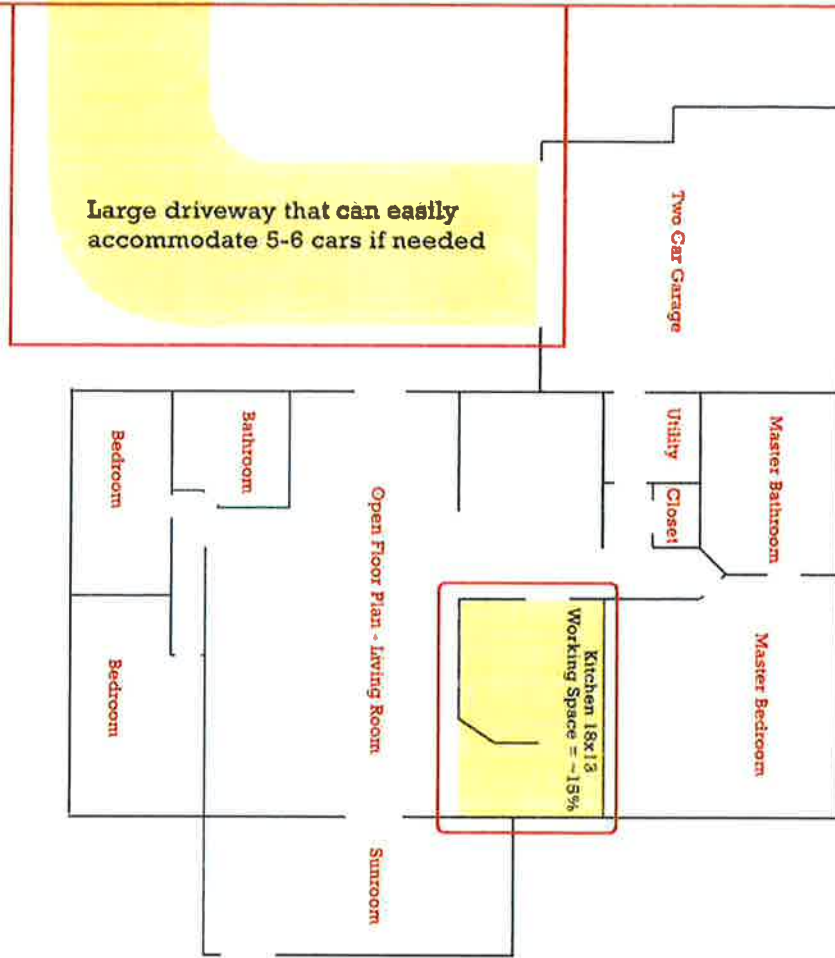
The property has frontage. Lake Forest Dr + Charles Gilman Jr. Ave

No outside storage or display shall be allowed.

I agree, This business will reside 100% inside the dwelling

Lake Forest Drive - Road Frontage - Lake Forest Drive - Road Frontage - Lake Forest Drive - Lake Forest Drive

205 Lake Forest Drive, Kingsland, Ga 31548 - 3bxx2b - 2,042sq



for your records
 AL
 7/29/21

SUPER SWEET BAKE SHOP
 205 LAKE FOREST DR
 KINGSLAND, GA 31548

The enclosed Georgia Food Establishment License is valid for a period of January 1 through December 31, 2021.

This license should be displayed along with your local business license and/or state tax number certification. Your inspector will need to verify that your license contains the necessary information from time to time during their routine inspection. **Please Note:** Additional equipment and/or structural changes may become necessary should you decide to handle different food products than those for which you were originally licensed.

We have updated our website. Visit www.kellysolutions.com/GA to take a look at the new layout. There are a number of useful tools to help you manage your license, including being able to update your information online anytime. You can make secure payments by credit card to renew your license, and you can refer people to this website to validate your credentials. If you have questions, check out the FAQs section. We hope you enjoy these new user-friendly features. If you have questions or concerns regarding your License, please contact: Georgia Department of Agriculture, Licensing Division at (404) 586-1411 or email gdalicensing@agr.georgia.gov.

(Fold or cut on line to display)

Georgia Department of Agriculture

Food Safety Division

19 Martin Luther King Jr. Dr. SW

Atlanta, GA 30334

Tele: (404) 656-3627 Fax: (404) 463-6428

agr.georgia.gov

COTTAGE FOOD LICENSE

This license allows for the retail sale of home produced food. Food sold under this license shall be to the end consumer. Food produced in this facility is not subject to routine inspection, nor should this license be construed as a substitute for the Department's Food Sales Establishment License. This license shall be valid until suspended or revoked.

Expiration Date	Products Approved for Sale:	License Number
12/31/2021	Bread, Rolls and Biscuits; Cakes and Cupcakes; Candies and Confections; Cereals, Trail Mixes, and Granola; Coated and Uncoated Nuts; Dried Fruits; Fruit Pies; Jams, Jellies and Preserves; Pastries and Cookies; Popcorn, Popcorn Balls and Cotton Candy;	4767309
SUPER SWEET BAKE SHOP 205 LAKE FOREST DR KINGSLAND, GA 31548		Firm Type Code 803

This License Is Not Transferable and Must Be Posted At All Times In A Prominent Business Location

Attachment: Sept. 2021-Home Occ.-Amanda Ramos-205 Lake Forest Dr. Update (3621 : Home Occupation-205 Lake Forest Dr.-(Map & Parcel

for your records
 AL
 7/29/21

ServSafe
 National Restaurant Association



National Restaurant Association
 233 S. Wacker Drive, Suite 3600
 Chicago, IL 60606-6383
 800.765.2122 in Chicago area 312.715.1010
 Restaurant.org | ServSafe.com

Certificate Number **5069549**

Date **5/26/2021**

Expiration Date **5/26/2024**



Certificate of Achievement

This certificate is awarded to
AMANDA RAMOS

Congratulations! You have completed

ServSafe® Food Handler
 Employee Food Safety Online Course and Exam



**CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION**

APPLICANT: Amanda Ramos DBA: Super Sweet Bake Shop
 ADDRESS: 205 Lake Forest Drive
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: () 561-516-2303 FAX: () E-MAIL: Chrisjohnramos@gmail.com
Amanda.leighramos@gmail.com
 PROPOSED BUSINESS: Bakery LOCATION: 205 Lake Forest Dr
 TAX PARCEL: 107R 022 ZONING: Single Family

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.*

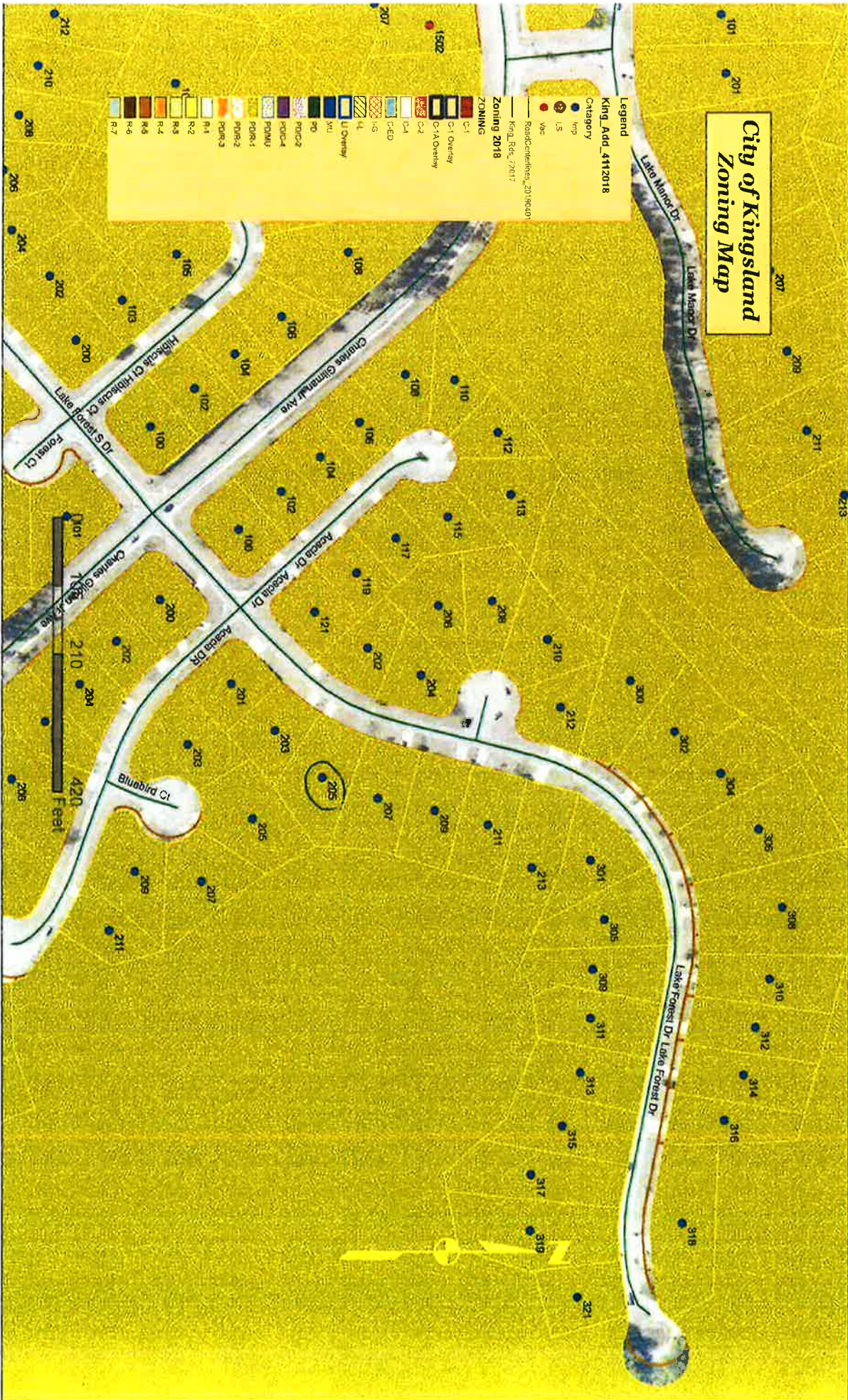
HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- 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: 5% 300 Business area sq. ft. 2042 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.

Amanda Ramos
SIGNATURE OF APPLICANT

8/4/21
DATE





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	107R 022	Owner	RAMOS CHRISTOPHER JOHN & AMANDA	Last 2 Sales			
Class Code	Residential		LEIGH	Date	Price	Reason	Qual
Taxing District	KINGSLAND		205 LAKE FOREST DRIVE	12/28/2017	\$190000	FM	Q
	KINGSLAND		KINGSLAND, GA 31548	7/26/2013	\$149500	FM	Q
Acres	0.24	Physical Address	205 LAKE FOREST DR				
		Assessed Value	Value \$167776				

(Note: Not to be used on legal documents)

Date created: 7/29/2021

Last Data Uploaded: 7/29/2021 7:12:25 AM

Developed by Schneider GEOSPATIAL

**GEORGIA DEPARTMENT OF AGRICULTURE
FOOD SAFETY DIVISION**
19 Martin Luther King Jr. Dr. SW, Room 306 Atlanta, GA 30334
404.656.3627 (TEL) 404.463.6428 (FAX)
agr.georgia.gov/food-safety-division.aspx

Gary W. Black
COMMISSIONER

COTTAGE FOOD ESTABLISHMENT INSPECTION CHECKLIST

Establishment SUPER SWEET BAKE SHOP				Establishment # 4767309		TELEPHONE (561) 516-2303		DATE 06/21/2021	
STREET ADDRESS 205 LAKE FOREST DR				COTTAGE FOOD OPERATOR Amanda Ramos				TIME IN 10:45	AM/PM AM
CITY KINGSLAND	STATE GA	ZIP CODE 31548	COUNTY CAMDEN	INSPECTION PURPOSE OPENING		# SCALES 0	WATER SAMPLE		TIME OUT 11:30
									AM/PM AM

FOOD SAFETY DIRECTIVES

During the inspection, the Compliance Specialist will evaluate the permitted area to ensure the cottage food operator can implement the Food Safety Directives successfully.

HANDWASHING		FOOD CONTACT SURFACES	
Yes	The cottage food operator knows when handwashing is required, and the correct procedure to be used when washing their hands.	Yes	The cottage food operator will inspect food contact surfaces of equipment and utensils for cleanliness, prior to beginning food preparation.
Yes	Liquid soap, paper towels, and warm water are available for handwashing.	Yes	The cottage food operator will clean food contact surfaces of equipment and utensils at least every four hours, or as necessary, to prevent possible contamination.
BARE HAND CONTACT WITH READY TO EAT FOODS		PROPER STORAGE OF INGREDIENTS AND FINISHED PRODUCTS	
Yes	The cottage food operator understands the significance of avoiding bare-hand contact with ready-to-eat foods.	Yes	The cottage food operator has the facilities available to store cottage food ingredients and finished products separate from their residential supplies.
Yes	The cottage food operator has single-service gloves, bakery papers, tongs, or other utensils for handling ready-to-eat foods.	Yes	These facilities will also protect the cottage food ingredients and finished products from possible contamination from the premises and non-employees.
HAIR RESTRAINTS AND CLEAN OUTER GARMENTS		PROPER USE AND STORAGE OF CHEMICALS	
Yes	The cottage food operator is aware they must always wear hair restraint and clean outer garments while engaged in food preparation.	Yes	The cottage food operator knows chemicals can only be used according to their label instructions.
Yes	The cottage food operator has effective hair restraint measures available.	Yes	Chemicals and personal care items will be stored in a manner that prevents contamination of food, ingredients, food contact surfaces, and packaging materials.
EATING, DRINKING, AND USING TOBACCO		Yes	The cottage food operator will ensure that all spray bottles have their contents clearly labeled on the bottles.
Yes	The cottage food operator knows that there should not be any eating, drinking, or smoking while engaged in food preparation.	Yes	The cottage food operator will not use pest control chemicals in the permitted area.
PREVENTING CONTAMINATION WHEN TASTING		PESTS	
Yes	The cottage food operator understands a tasting spoon or utensil should not be reused without wash, rinse, and sanitization.	Yes	The cottage food operator will keep the permitted area clean to prevent pest harborage conditions.
EMPLOYEE HEALTH		Yes	The cottage food operator understands the need to keep the permitted area tidy and organized to allow for easy visual inspection for pest activity.
Yes	The cottage food operator knows the five symptoms commonly associated with illnesses transmissible through food.	PETS	
UNAUTHORIZED PERSONS		Yes	The cottage food operator knows that pets cannot be allowed in the permitted area during food preparation.
Yes	The cottage food operator will only allow designated employees, under his/her direct supervision, in the permitted area during food preparation.		

COMPLIANCE SPECIALIST CHECKLIST

During the inspection, the Compliance Specialist will evaluate the cottage food operation, gauging their conformance with the following requirements.

Yes	Only standard, residential kitchen equipment is being used for the manufacture of cottage food products.	Yes	Adequate facilities are available to properly store ingredients and finished products according to the cottage food regulations.
Yes	The home kitchen equipment is suitable for the cottage food operator's intended products.	Yes	The cottage food operator has a copy of the Food Safety Directives and understands them.
Yes	Food contact surfaces of equipment and utensils are smooth and easily cleanable.	Yes	The cottage food operator is aware of the labeling requirements, including allergen declarations and the cottage food statement.
Yes	The permitted area is free from the presence of pests, and there are no external points of entry directly into the permitted area.	Yes	The cottage food operator knows they should have a scale to spot check minimum fill against the weight declaration on their package labels.

OBSERVATIONS AND REMARKS

Cottage Food Establishment appears to be in compliance and is ready to be licensed. Due to the COVID-19 Pandemic, the establishment was unable to be inspected in-person. Compliance with the Cottage Food Regulations was verified virtually; either via Facetime, Skype, or pictures provided by the Cottage Food Operator. Due to our inability to conduct an on-site visit of the establishment; the inspector has reviewed the labels, and the cottage food checklist has been emailed to the Operator for their edification. No violative conditions were noted during the virtual inspection, and licensing documents were attached to the establishment's homepage within the DHD software. No signature capture was possible; however, the Operator's name was recorded on the inspection report.

Firm is on public water and sewage. Licensing paperwork was emailed to District 3 office and has been uploaded into DHD. S&V documents were sent to licensing division. Firm plans to sell cakes, cookies, bread, pies, cupcakes, candies, and scones.

Inspection report was reviewed with Amanda Ramos, owner.

OPERATOR'S SIGNATURE	INSPECTOR'S SIGNATURE	ASSISTING INSPECTOR'S SIGNATURE



Great American Alliance Insurance Company
301 E. Fourth Street, 25 S
Cincinnati, OH 45202-4201

COMMERCIAL GENERAL LIABILITY COVERAGE PART - OCCURRENCE FORM CERTIFICATE PAGE

IT IS AGREED THAT THIS CERTIFICATE IS ISSUED TO THE CERTIFICATE HOLDER LISTED BELOW TO CERTIFY COVERAGE UNDER THE COMMERCIAL GENERAL LIABILITY INSURANCE MASTER POLICY LISTED BELOW.

INSURANCE COMPANY: GREAT AMERICAN ALLIANCE INSURANCE COMPANY	POLICY NUMBER: PL3403151
NAMED INSURED: BEAUTY HEALTH & TRADE ALLIANCE	
CERTIFICATE HOLDER: Amanda Ramos, DBA Super Sweet Bake Shop	CERTIFICATE NUMBER: F128085
ADDRESS: 205 Lake Forest Dr, Kingsland, Georgia 31548	
POLICY PERIOD: 08/01/2021 to 08/01/2022 12:01 A.M. Standard Time at the Address of The Certificate Holder	

LIMITS OF INSURANCE

General Aggregate Limit (Other than Products-Completed Operations)	\$	2,000,000
Products-Completed Operations Aggregate Limit	\$	2,000,000
Personal and Advertising Injury Limit	\$	1,000,000
General Each Occurrence Limit	\$	1,000,000
Damage to Premises Rented to You Limit	\$	300,000 Any One Premises
Medical Expense Limit	\$	5,000 Any One Person
Professional Coverage Extension	\$	Not Purchased Each Claim
	\$	Not Purchased Aggregate
Professional Coverage Deductible	\$	Not Purchased Each Claim
Liability Deductible		None

FORM OF BUSINESS: Sole Proprietor/Individual

PREMIUM:	\$	169
BHTA Fee:	\$	76
TOTAL ANNUAL COST:	\$	245 (The cost is 100% earned/non refundable)
CODE NUMBER: 11168	PREMIUM BASIS: Gross Sales	EXPOSURE: Up to \$50,000
BUSINESS DESCRIPTION: Vendor, Distributor, or Manufacturer of food products; Catering, Farmers Market Vendor, Private / Personal Chef, Home-Based Baker, Food Distributor		

THIS INSURANCE IS SUBJECT TO ALL THE TERMS AND CONDITIONS, INCLUDING APPLICABLE ENDORSEMENTS, OF THE COMMERCIAL GENERAL LIABILITY INSURANCE MASTER POLICY. A COPY OF THE COMMERCIAL GENERAL LIABILITY INSURANCE MASTER POLICY ACCOMPANIES THIS CERTIFICATE. ADDITIONAL COPIES WILL BE PROVIDED TO THE CERTIFICATE HOLDER. PLEASE READ THE POLICY AND ALL ENDORSEMENTS.

NO ADMISSION OF LIABILITY MAY BE MADE EITHER VERBALLY OR IN WRITING

FULL DETAIL OF ANY INCIDENT SHOULD BE SENT IMMEDIATELY BY EMAIL TO CLAIMS@VOPINS.COM OR BY LETTER TO VERACITY INSURANCE SOLUTIONS, LLC 260 SOUTH 2500 WEST SUITE 303, PLEASANT GROVE, UT 84062.

FORMS AND ENDORSEMENTS applicable to all Coverage Parts and made part of this Policy at time of issue are listed on the attached Forms and Endorsements Schedule IL 88 01 (11/85).

ADMINISTRATED BY



Veracity Insurance Solutions, LLC
260 South 2500 West Suite 303
Pleasant Grove Utah 84062
888-568-0548
info@fliprogram.com

ADMINISTRATOR'S SIGNATURE:

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3622)**

Meeting: 09/07/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3622

Home Occupation-105 Crestwood Ct.-(Map & Parcel 082H 059)

Joshua Gustafson has applied for a Home Occupation Permit doing business as "The Tactical Submariner". The purpose of the business will be for online gun sales. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval with the following conditions:

1) Applicant must adhere to the following city ordinance:

Sec. 110.10 Manufacture and /or Sale of Firearms/Explosives. The manufacturing of firearms will not be allowed under any home occupation classification. No product may be manufactured which contain explosive materials, including but not limited to bullets. Online sales of firearms and ammunition will only be allowed in the "Home Occupation" classification.

2) Discharging of any firearms on the property is strictly prohibited with regard to the home occupation business.



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: September 7, 2021

City Council Meeting Date: September 13, 2021

Agenda Item: Home Occupation Application for 105 Crestwood Court, Map & Parcel 082H 059

Summary:

Joshua Gustafson has applied for a Home Occupation Permit doing business as “The Tactical Submariner”. The purpose of the business will be for an online gun sales. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval with the following conditions

- 1) Applicant must adhere to the following city ordinance:
Sec. 110.10 Manufacture and/or Sale of Firearms/Explosives. The manufacturing of firearms will not be allowed under any home occupation classification. No product may be manufactured which contain explosive materials, including but not limited to bullets. Online sales of firearms and ammunition will only be allowed in the "Home Occupation" classification.
- 2) Discharging of any firearms on the property is strictly prohibited with regard to the home occupation business.

Scott L. Kimball
 Planning & Zoning Director



210369

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: GUSTAFSON, JOSHUA T. PHONE: 347-266-1496

ADDRESS: 105 CRESTWOOD CT KINGSLAND GEORGIA

FAX: _____ E-MAIL: JOSHUA.GUSTAFSON841@YAHOO.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.)
- (X) **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)
- () **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: The Tactical Submariner

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 105 CRESTWOOD CT KINGSLAND GA

TAX MAP & PARCEL NUMBER: 0824059 ZONING: 02

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
HOME OCCUPATION	\$50.00
RESIDENTIAL BUSINESS	\$50.00

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

SIGNED: [Signature] DATE: 8/11/21



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 8/11/21
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 8/11/21
3. DATE PERMIT FEE PAID: 8/11/21 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 9/7/21
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 9/13/21
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.


PLANNING DIRECTOR
CITY OF KINGSLAND

8/11/21
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



**CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION**

APPLICANT: GUSTAFSON, JOSHUA T.
 ADDRESS: 105 CRESTWOOD CT
 CITY: KINGSLAND STATE: GEORGIA ZIP: 31548
 PHONE: (347) 260-1496 FAX: () E-MAIL: JOSHUAGUSTAFSON841@YAHOO.CO
 PROPOSED BUSINESS: ONLINE GUN STORE LOCATION: 105 Crestwood Ct.
 TAX PARCEL: 0821059 ZONING: R2

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.*

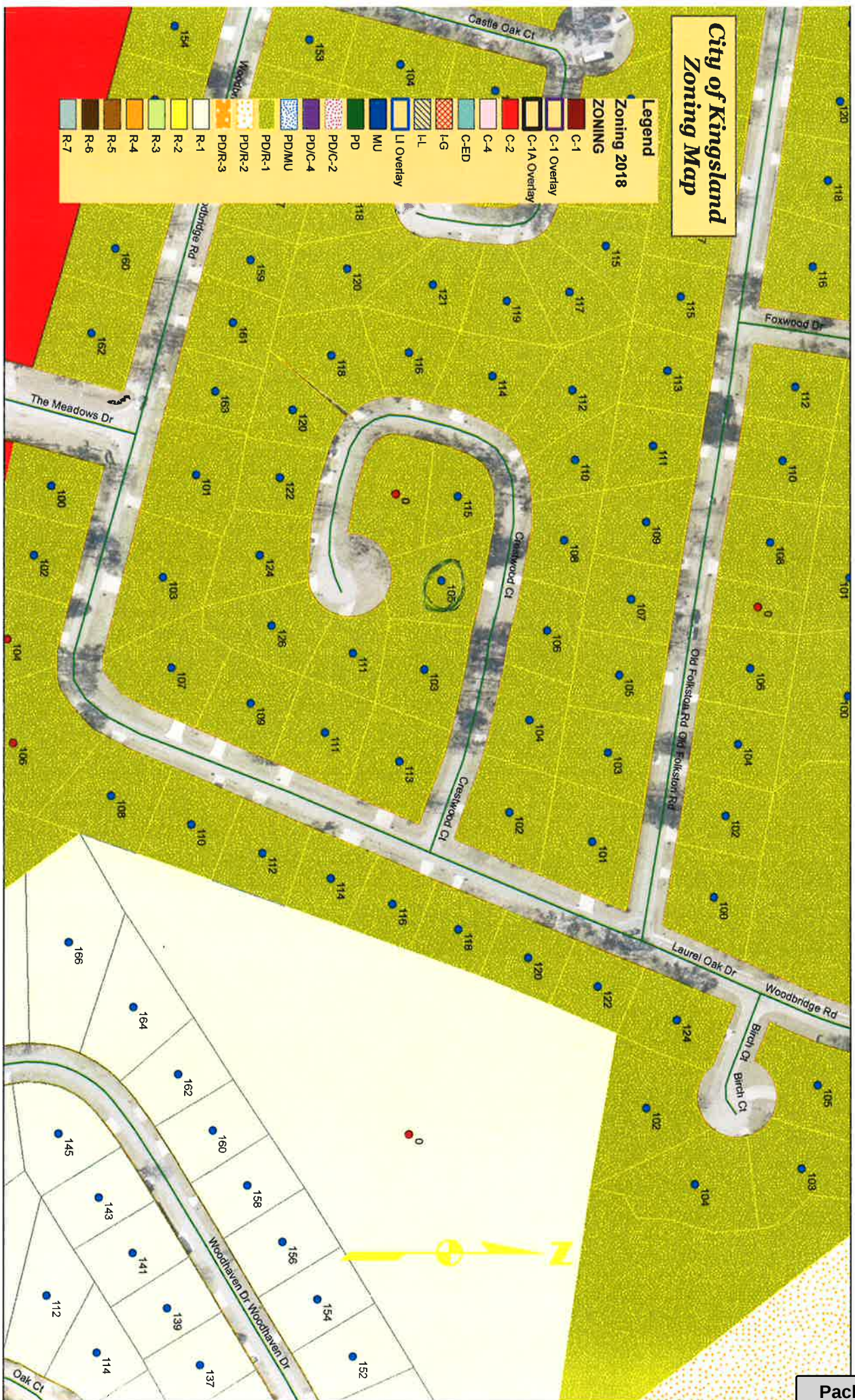
HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

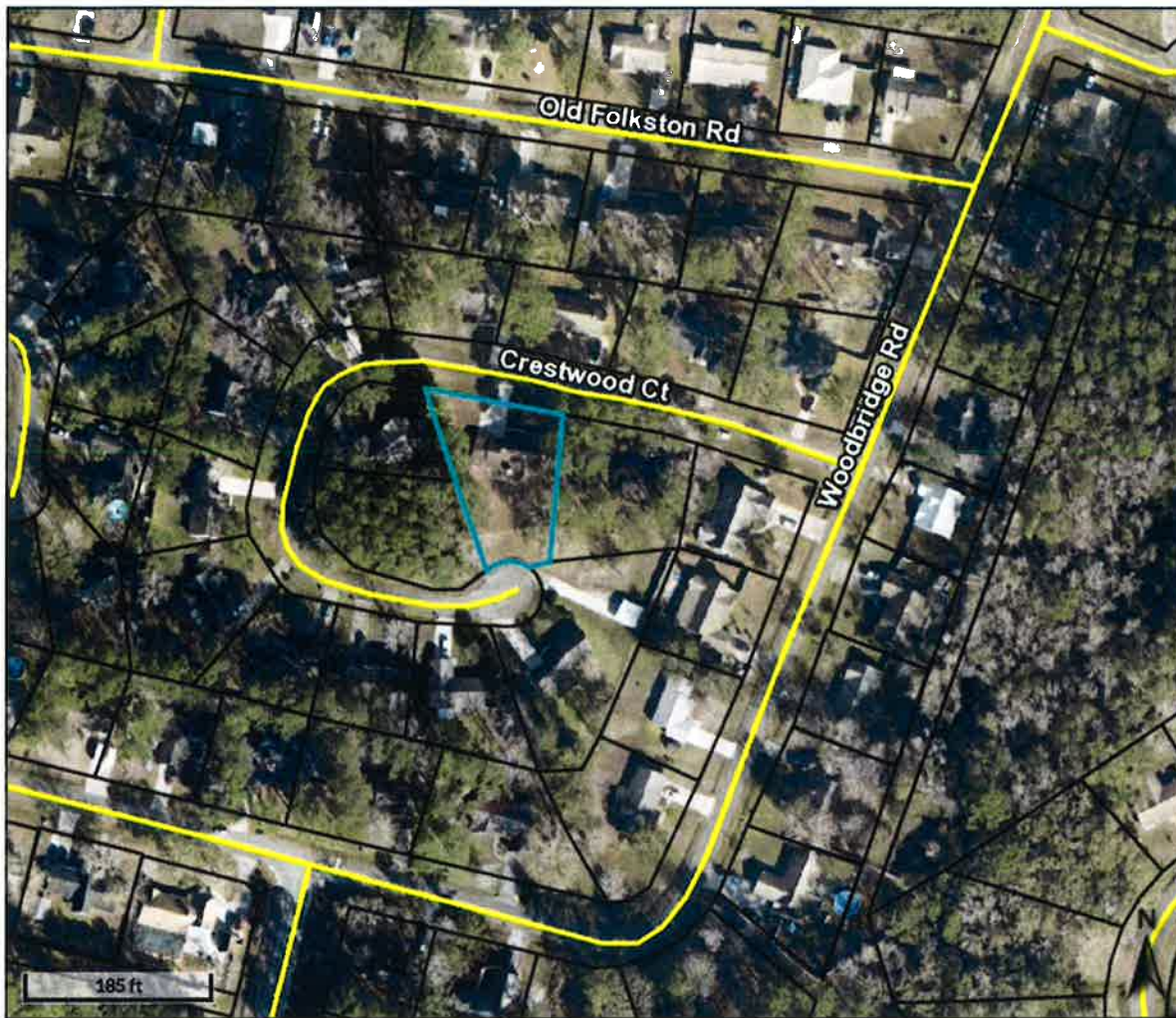
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor 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:** 325 Business area sq. ft. 1717 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.


SIGNATURE OF APPLICANT

8/11/21
DATE





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	082H 059	Owner	GUSTAFSON JOSHUA T & BRIANAN	Last 2 Sales			
Class Code	Residential		105 CREEKWOOD COURT	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	1/20/2021	\$187000	FM	Q
	KINGSLAND	Physical Address	105 CRESTWOOD CT	1/18/2021	0	QC	U
Acres	n/a	Assessed Value	Value \$163215				

(Note: Not to be used on legal documents)

Date created: 8/11/2021

Last Data Uploaded: 8/11/2021 7:18:57 AM

Developed by  **Schneider**
GEOSPATIAL

Attachment: Sept. 2021-Home Occ.-Joshua Gustafson-105 Crestwood Ct. (3622 : Home Occupation-105 Crestwood Ct.-(Map & Parcel 082H

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3623)**

Meeting: 09/07/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3623

Variance-105 E. Farmers St.-(Map & Parcel K11 01 015)

Amirah Johnson is requesting a variance to ordinance Article II-Nuisance Abatement, Sec. 14.25-Orders for Corrective Action. The purpose of the request is to allow the applicant to repair the house on the property back to a habitable state for a cost of more than half the value. The applicant has stated that the home has been in her family for several generations and she does not want the house demolished. Zoning is R-1 (Single Family Residential). Staff recommends approval of the variance request with the following conditions:

- 1) A building permit must be obtained and all work must be completed by a certified general contractor.
- 2) Construction must start no later than November 1, 2021 and be completed within 12 months.



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: September 7, 2021

City Council Meeting Date: September 13, 2021

Agenda Item: Variance for Parcel K11 01 015 located at 105 E. Farmers St.

Background: Amirah Johnson is requesting a variance to ordinance **Article II- Nuisance Abatement, Sec. 14.25- Orders for Corrective Action**. The purpose of the request is to allow the applicant to repair the house on the property back to a habitable state for a cost of more than half the value. The applicant has stated that the home has been in her family for several generations and she does not want to see the house demolished.

Summary: The Planning Dept. conducted an inspection of the dwelling and found it to be non-habitable. According to tax records, the value of the house is determined to be \$21,000, so by rule if the applicant can repair the house for \$10,500, then the city would not move forward with demolishing the dwelling. However, the applicant has stated she has an estimate of \$50,000 to repair the dwelling. If the variance is granted, it should not adversely affect any adjacent properties.

Zoning: R-1 (Single Family Residential)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval of the variance request with the following conditions.

- 1) A building permit must be obtained and all work must be completed by a certified general contractor.
- 2) Construction must start no later than November 1, 2021 and be completed within 12 months.

Scott L. Kimball

Planning & Zoning Director

APPLICATION FOR VARIANCE

Kingsland, Georgia



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

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

PART A---GENERAL INFORMATION

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

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

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

PART B---APPLICANT ONLY

1. This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) Article II Sec. 14-25 of the Kingsland Land Development Ordinance.
2. Your Name Amirah Johnson
 Phone 912-227-4780
 Address 118 Royal Circle Kingsland, GA 31548
3. Location of Property:
 Street 105 E. Farmers St. Kingsland, Ga. 31548
 Parcel No. K1101 015 Lot No. _____
4. This land is zoned: (☒) R-1 (☐) R-2 (☐) R-3 (☐) R-4 (☐) MH (☐) PD (☐) C-1 (☐) C-2
 (☐) C-3 (☐) C-4 (☐) I-L

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

Need variance to 50% rule to be able to
Repair House back to habitable state

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

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

Cannot Repair house for less than half the value.
It will take at least \$50,000 to repair

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

N/A

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

Not that I know of.

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

Yes.

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

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

8. Signed

Amirah Johnson

Date

08/13/2021

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 8/13/21
2. List of attachments: ☒ Simple map ☐ Final plat ☐ None
☐ Preliminary plat ☐ Other
3. Public hearing (If zoning variance):
Date Applicant notified: 8/16/21
Date hearing advertised: 8/19/21
Date hearing held: 9/7/21 & 9/13/21.
4. Planning Commission ☐ Approved ☐ Denied: Conditions of approval or reasons for denial

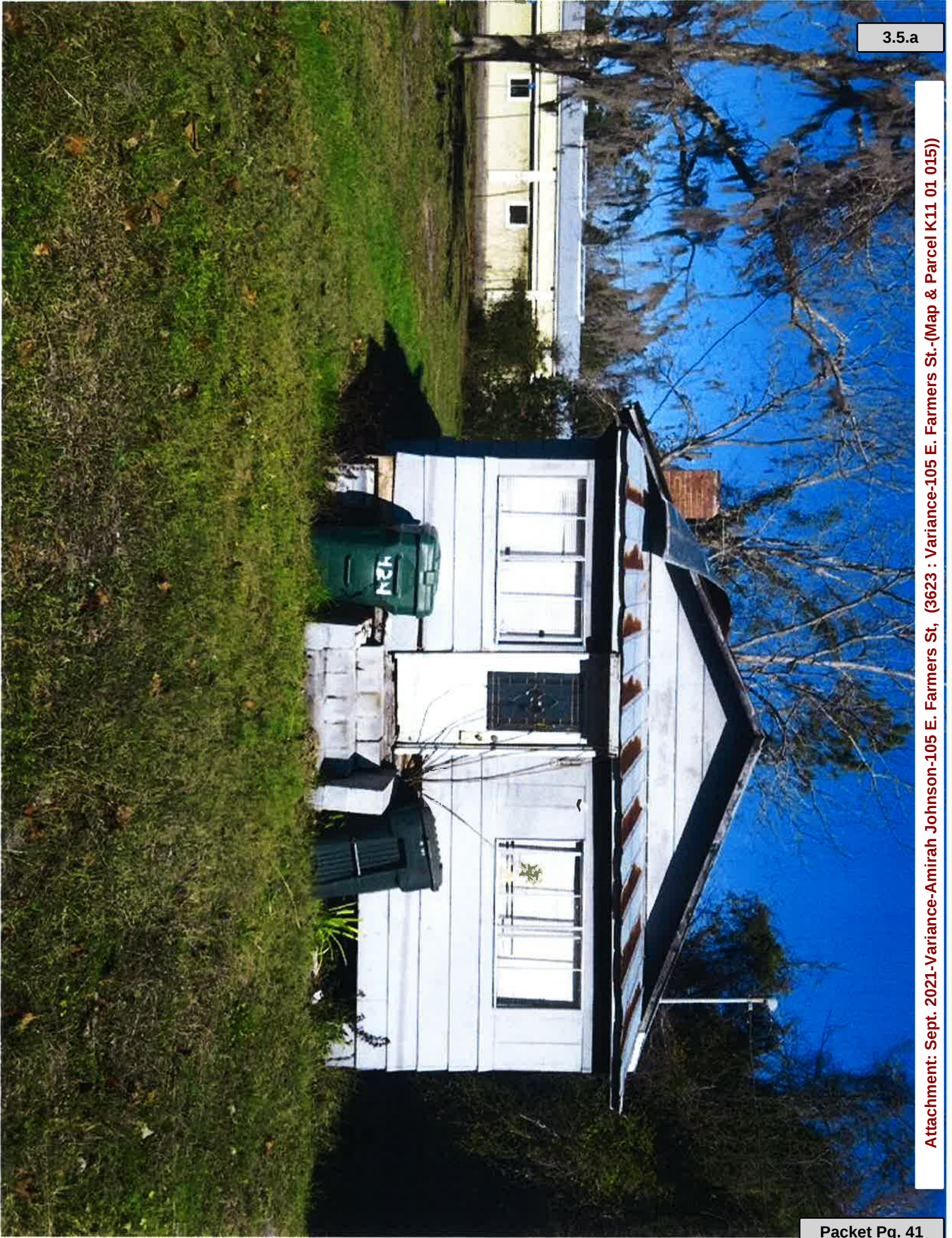
5. City Council ☐ Approved ☐ Denied: Conditions of approval or reasons for denial

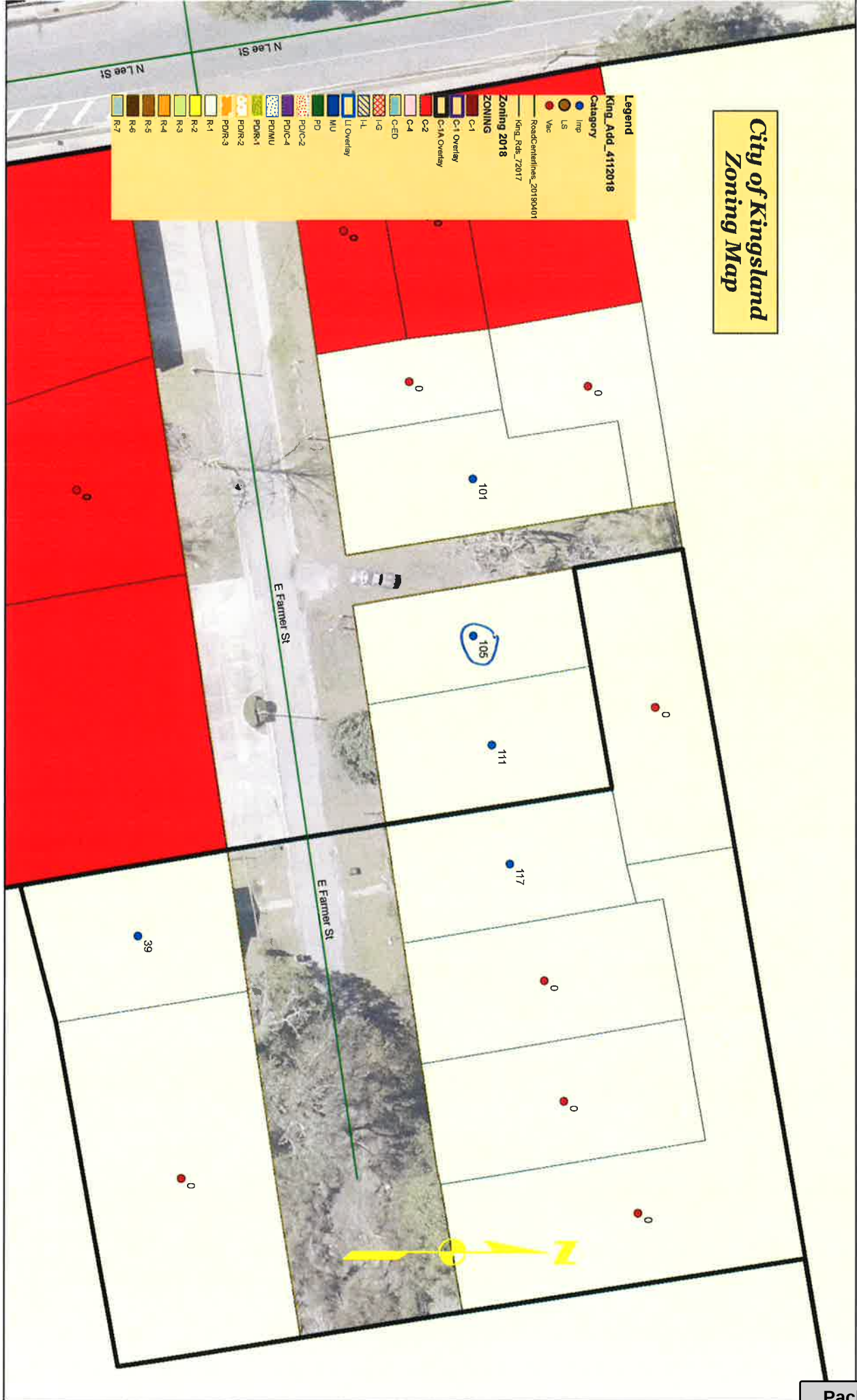
6. Date Applicant notified of final action: _____

Variance

Hello,

My name is Amirah Johnson. I am the owner of 116 Farmer Avenue East with my father Sidney Johnson. This property has resided in the Johnson family for over eighty years. My great-grandfather by the name of Jack Johnson and my great-grandmother by the name Nora Johnson left this house to my great aunt Queen Ester Johnson. I purchased the property from my aunt while I was in Bagram, Afghanistan. I did have a few contractors come in to renovate but being overseas and trying to do this was very difficult. Unfortunately, I did have to come home on unemployment in which was cut this June of this year and had an up to day estimate done on the property prior from Sergio Acosta. He did plan on working as soon as possible but I was informed that my four-year-old daughter Anovah Lee, has two lesions on her brain so everything came to a halt. I am asking for this variance on this property due to the sentimental value that it has in my family. My grandmother and great-aunt are 79 and 82 years old. For them to see this home torn down would be devastating for them. I would like to be granted the opportunity to restore this home so that it can remain in our family heritage. Thank you for your attention to this matter.







Summary

Parcel Number	K11 01 015
Location Address	116 E FARMER AVE
Legal Description	H/L N/S FARMER (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	KINGSLAND (District 02)
Millage Rate	37.94
Acres	0.08
Homestead Exemption	No (\$0)
Landlot/District	N/A

[View Map](#)

Owner

BROOKS AMIRAH & SIDNEY JOHNSON SR
POST OFFICE BOX 2448
KINGSLAND, GA 31548

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	City of Kingsland Residential	Acres	3,400	40	85	0.08	1

Residential Improvement Information

Style	One Family
Heated Square Feet	940
Interior Walls	Sheetrock
Exterior Walls	Composite Board
Foundation	Piers
Attic Square Feet	0
Basement Square Feet	0
Year Built	1900
Roof Type	Metal
Flooring Type	Carpet/Vinyl
Heating Type	Floor/Wall Furnace
Number Of Rooms	3
Number Of Bedrooms	1
Number Of Full Bathrooms	1
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	\$22,368
Condition	Average

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/30/2016	18377 774		\$0	Non-Market	JOHNSON QUEEN ESTHER	BROOKS AMIRAH & SIDNEY JOHNSON SR

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$25,184	\$25,184	\$25,184	\$23,008	\$21,754
Land Value	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
+ Improvement Value	\$22,368	\$21,184	\$21,184	\$21,184	\$19,008
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$26,368	\$25,184	\$25,184	\$25,184	\$23,008

Assessment Notices 2019

[2763 \(PDF\)](#)

Assessment Notices 2020

[2763 \(PDF\)](#)

Attachment: Sept. 2021-Variance-Amirah Johnson-105 E. Farmers St, (3623 : Variance-105 E. Farmers St.-(Map & Parcel K11 01 015))

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3624)**

Meeting: 09/07/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3624

Final Plat-Lake Victoria Phase IV

The final plat for Lake Victoria Phase IV will consist of 27 single family lots on a total of 15.47 acres. This project will be a continuation of the Lake Victoria development and will connect Pistachio Lane to Soncel Drive. The developer, Soncel, Inc., will still abide by the original PD (Planned Development) that was approved in 2006 by City Council. Zoning is PD-R-1. 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: September 7, 2021

City Council Meeting Date: September 13, 2021

Agenda Item: Lake Victoria Phase IV- Final Plat

Background: Lake Victoria Phase IV is a single family residential development by Soncel, Inc. The concept of the project is to maintain a pattern, if not better than other projects of its nature within the Kingsland Area. This project will be a continuation of the Lake Victoria development and will connect Pistachio Lane to Soncel Drive.

Zoning: PD/R-1

Summary:

The final plat for Lake Victoria Phase IV will consist of 27 single family lots on a total of 15.47 acres. The developer will still abide by the original PD that was approved in 2006 by City Council.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scot L. Kimball

Planning & Zoning Director

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA



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

Part A—General Information

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

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

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

Part B — Applicant Only

1. Your Name: BENNETT SURVEYING, INC Phone: 912-673-8940
Address: 102 MARSH HARBOUR PKWY, UNIT 103
2. Owner, if not same: KINGSLAND, GA. 31548
Name: SONCEL, INC
Address: 140 LAKES BLVD. KINGSLAND, GA. 31548
3. What is your interest if you are not the owner?
AGENT
4. Name of proposed subdivision: LAKE VICTORIA PHASE IV
5. Location of subdivision: Neighborhood: THE LAKES
Street: PISTACHIO LANE
Parcel Number: _____ Lot Number: _____
6. Present zoning: PD R-1
7. Number of proposed lots: 27 LOTS, 2 TRACTS
8. Area of proposed subdivision: 15.47 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.
 - ☒ - Final Plat (Original and 9 copies)
 - ☒ - Vicinity Map
 - ☒ - Proof of ownership
10. Signed: E. R. B. Date: 08-09-2021

Part C - Planning Official Only

1. Date application was filed: 8/10/21
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes ☐ No
3. Checked by: S. K. K.
4. Are Final Plat and application complete? ☒ Yes ☐ No
5. Correct fee paid? ☒ Yes ☐ No ☐ Not applicable
6. Date final plat reviewed by Planning Commission: 9/7/21
() Approved () Disapproved

Conditions of approval or reasons for disapproval: _____



Packet Pg. 48

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3627)**

Meeting: 09/07/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3627

Re-Zoning-Parcel-120 008K001

Sawdawg, LLC has applied for a rezoning of parcel 120 008K001 containing approximately 6.39 acres located on the north side of Laurel Island Parkway and on the west side of Winding Rd. The applicant is requesting the parcel be rezoned to C-2 (General Commercial) and the applicant is asking for a special exception to allow the use of a mini warehouse storage facility. Current zoning is PD/R-1. Staff recommends approval of the re-zone and the special exception to allow the use of a mini storage facility.



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: September 7, 2021

City Council Meeting Date: September 13, 2021

Agenda Item: Rezoning of Parcel- 120 008K001

Background:

Sawdawg, LLC has applied for a rezoning of parcel 120 008K001 containing approx. 6.39 acres located on the north side of Laurel Island Parkway and on the west side of Winding Road. The applicant is requesting the parcel be rezoned to C-2 (General Commercial) and the applicant is asking for a special exception to allow the use of a mini warehouse storage facility.

Current Zoning: PD/R-1

Summary:

The area surrounding the parcel is mostly residential, however the 8-acre parcel located directly to the south across Laurel Island Parkway is zoned C-2. The Planning Dept. is currently seeing more commercial development along Laurel Island Parkway and this type of development is needed in this area of the city. A conceptual site plan has been provided. There is not any sewer and water available to this immediate area.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval of the rezone and the special exception to allow the use of a mini storage facility.

Scott L. Kimball
 Planning Director

Attachment: Sept. 2021-Re-Zoning-Sawdawg, LLC-(120 008K001) (3627 : Re-Zoning-Parcel-120 008K001)



CITY OF KINGSLAND ZONING APPLICATION

Please attach to this application a plot plan/survey showing the location and dimensions of the property to be rezoned. Also attach the appropriate fee for this request (fee schedule attached). If paid by check make payable to "City of Kingsland".

REQUEST

EXISTING ZONING PD R-1

EXISTING USE Vacant Lot

REQUESTED ZONING C-2

REQUESTED USE mini storage facility

PROPERTY OWNER(S)

Name(s) Sawdang, LLC

Address 100 MARSH HARBOUR PKWY, KINGSLAND, GA. 31548

Phone No. 912-882-7725 (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: CORNER OF WINDING E COLERAIN ROAD,
LAUREL LINKS AREA

Property
Address: N/A

Tax Map Reference Number: 120 008K001 Zoning Map: PD/R-1

Property Size: 6.39 ACRES Property Frontage: ± 1360' 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 PROJECT
WILL MEET THE STANDARDS SET FORTH FOR LAUREL
ISLAND LINKS AREA.

Would not be detrimental to property or persons in the area because THE PROJECT
WILL MEET OR EXCEED THE CITY OF KINGSLAND'S
REQUIREMENTS

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

X

- (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

X

- (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

X

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.

Ronald H. Sawdow
Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of SEPT. 7, 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 Sawdow, LLC
in the amount of \$ 600.

City of Kingsland

BY: [Signature]

Date: 8/12/21

Planning & Zoning Administrator

Attachment: Sept. 2021-Re-Zoning-Sawdowg, LLC-(120 008K001) (3627 : Re-Zoning-Parcel-120 008K001)

Scott Kimball

From: Jonathan Napier <jon.m.napier@gmail.com>
Sent: Wednesday, August 11, 2021 7:53 AM
To: Scott Kimball
Cc: Richie Sawyer; rhs@sawyerandassociates.com
Subject: Kingsland Keep Self Storage Facility
Attachments: Kingsland Keep Storage Site_Ph 1_Rev2-V2 (1).pdf

Good morning Scott,

Richie Sawyer forwarded your email to me about the Winding Road parcel that we are working to re-zone, in which you indicated a need for a conceptual site layout and project description. I have attached a copy of our conceptual plan for your use.

The project is to be a gated self storage mini warehouse facility, having both climate controlled and traditional storage units available for the general public to rent for storage of their belongings. We have heard from numerous clients time and time again that they can not find an available storage unit within the Kingsland area. We are looking to help fill that need with a secure, clean and convenient facility that will be secured, lit, and monitored.

The facility will be accessed from Winding Road as depicted with a single point of entry that will be gated.

Should you require any additional information please feel free to let me know and I will endeavor to provide it to you in a timely manner.

Thanks again

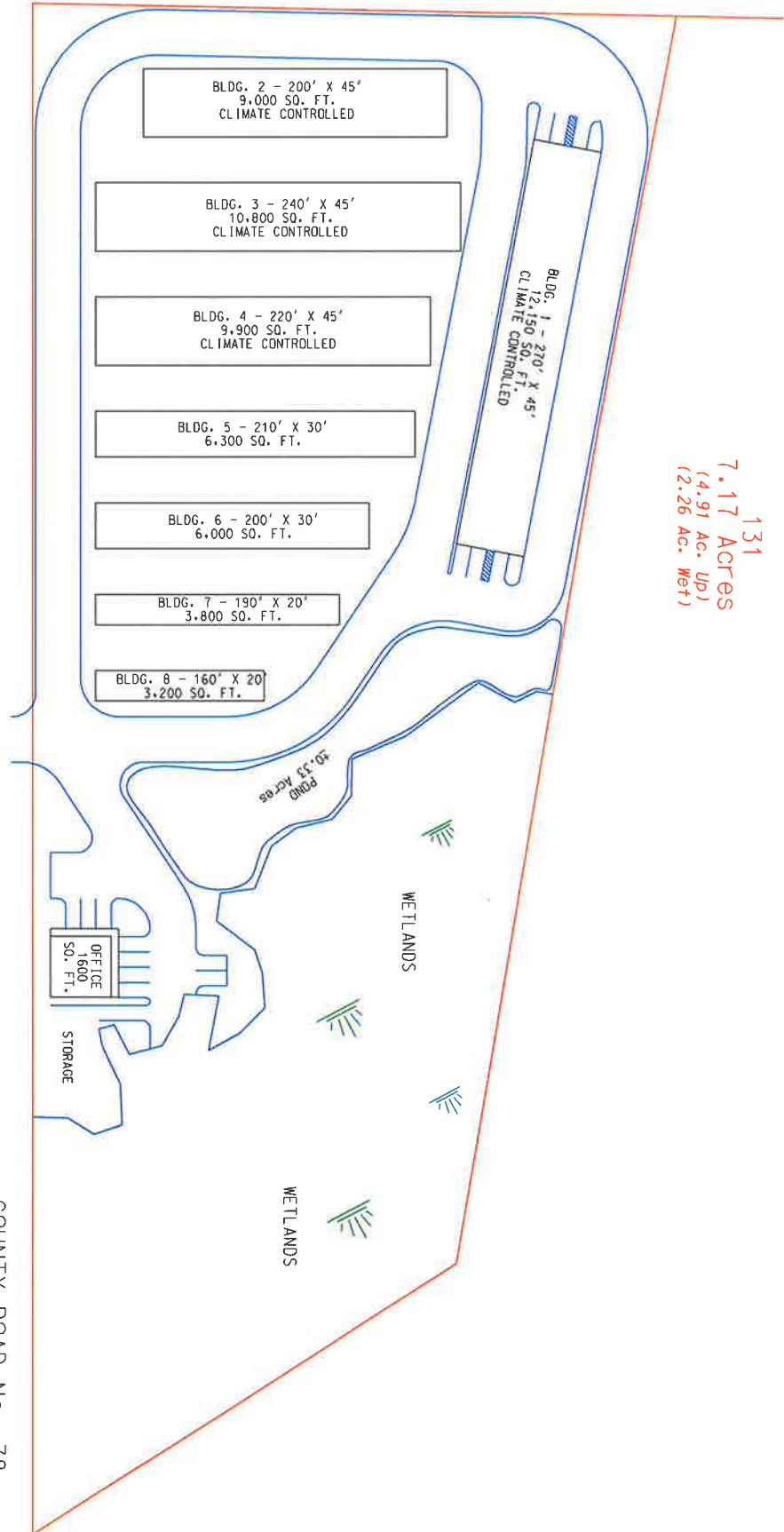
--
 Jonathan M. Napier
 Commercial Division Lead
 Sawyer and Associates, Inc.
 100 Marsh Harbour Parkway
 Kingsland, Georgia 31548
 Cell (904) 626-6708

Attachment: Sept. 2021-Re-Zoning-Sawdawg, LLC-(120 008K001) (3627 : Re-Zoning-Parcel-120 008K001)

LAUREL ISLAND PKWY.

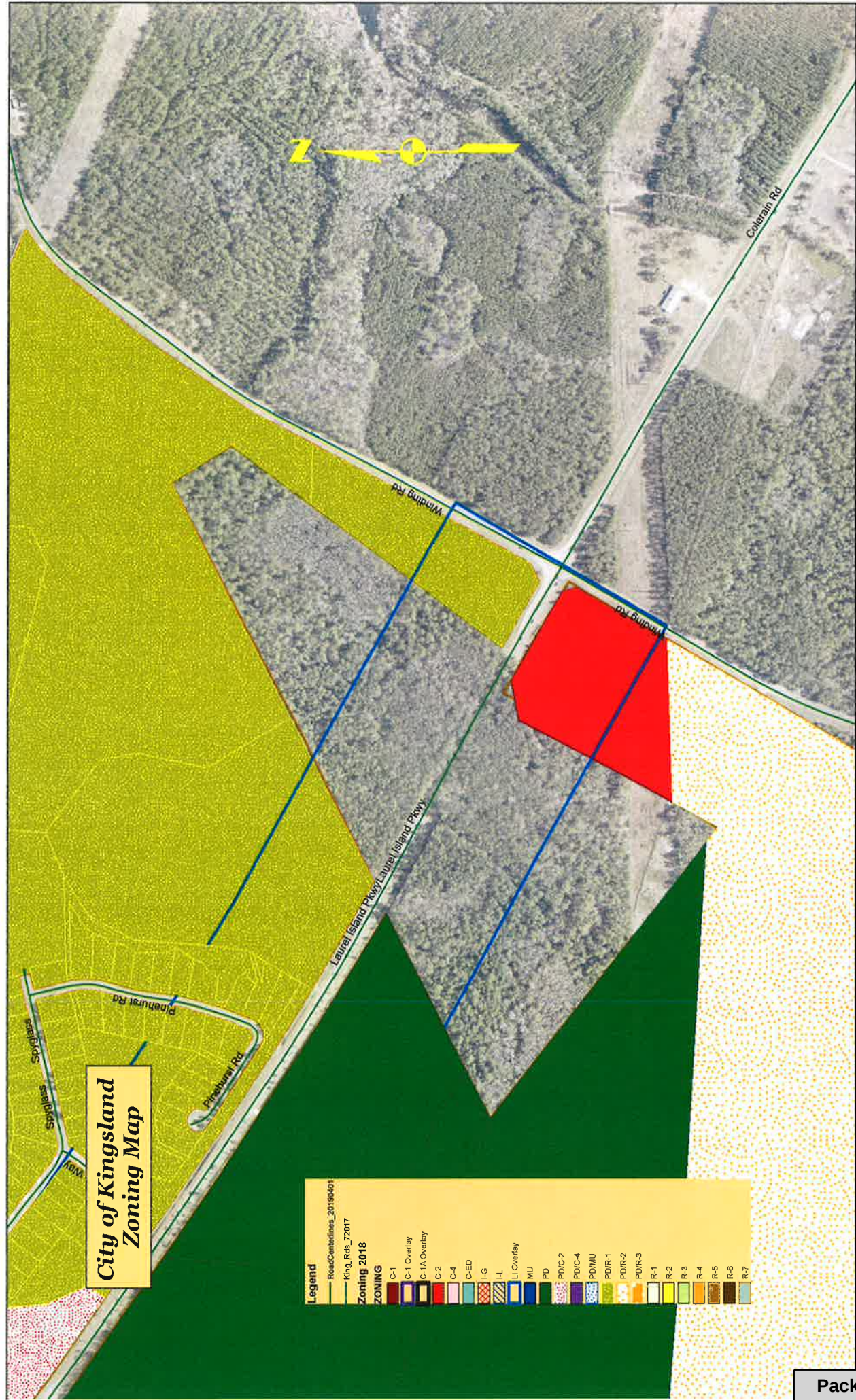
COUNTY ROAD NO. 78
(80' RIGHT-OF-WAY PAVED)

131
7.17 ACRES
(4.91 Ac. Up)
(2.26 Ac. Wet)



PHASE 1
19,300 SQ. FT. STORAGE
41,850 SQ. FT. CLIMATE CONTROLLED
61,150 SQ. FT. TOTAL







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 008K001
Class Code Residential
Taxing District KINGSLAND
 KINGSLAND
Acres 6.39

Owner SAWDAWG LLC
 100 MARSH HARBOUR PKWY
 KINGSLAND, GA 31548
Physical Address n/a
Assessed Value Value \$65202

Last 2 Sales

Date	Price	Reason	Qual
3/4/2016	0	RW	U
6/1/2003	0	NM	U

(Note: Not to be used on legal documents)

Date created: 8/9/2021
 Last Data Uploaded: 8/9/2021 7:19:47 AM

Developed by  **Schneider**
 GEOSPATIAL

Attachment: Sept. 2021-Re-Zoning-Sawdawg, LLC-(120 008K001) (3627 : Re-Zoning-Parcel-120 008K001)

MAP TO SHOW SURVEY OF
PARCELS 129, 130, AND 131 OF THE MARSH HARBOUR DEVELOPMENT
LYING IN THE
CITY OF KINGSLAND, 29th DISTRICT, G.M.,
CAMDEN COUNTY, GEORGIA

(BEING A PORTION OF LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 185, PAGE 280,
PUBLIC RECORDS OF SAID COUNTY.)
FOR: SAWYER & ASSOCIATES, INC.
AND SAWDAWG, LLC



LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE CITY OF KINGSLAND, 29th DISTRICT, G.M., CAMDEN COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A P.M. NAIL FOUND AT THE POINT WHERE THE CENTERLINE OF GROSS ROAD (A 110-FOOT RIGHT-OF-WAY AS ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR PROJECT NO. PR 179-2 (030)) INTERSECTS THE CENTERLINE OF COLERAIN TO ST. MARYS ROAD (A 100-FOOT RIGHT-OF-WAY MAPS ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR PROJECT NO. PR 5845), SAID P.M. NAIL FOUND AT USC & GS COORDINATES NORTH 28024.15, EAST 68082.38, AND FROM SAID POINT RUN SOUTH 45°-15'-00" EAST, A DISTANCE OF 780.00 FEET TO A POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 78 (AN 80-FOOT RIGHT-OF-WAY) INTERSECTS THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID COLERAIN TO ST. MARYS ROAD; RUN NORTH 61°-32'-40" WEST ALONG LAST MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THIS DESCRIBED RUN NORTH 61°-32'-40" WEST ALONG LAST MENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 302.20 FEET TO THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OF PAUL K. TILLER ACCORDING TO DEED RECORDED IN DEED BOOK 502, PAGE 489 OF THE PUBLIC RECORDS OF SAID COUNTY; RUN THENCE NORTH 30°-05'-40" EAST ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 276.18 FEET TO AN ANGLE POINT; RUN THENCE NORTH 30°-57'-52" EAST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 110.00 FEET TO THE NORTHEAST CORNER THEREOF; RUN THENCE NORTH 30°-13'-12" WEST ALONG THE NORTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 281.54 FEET TO THE NORTHEAST CORNER THEREOF; RUN THENCE SOUTH 82°-32'-37" WEST ALONG THE NORTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 110.00 FEET TO A POINT; RUN THENCE NORTH 25°-30'-00" WEST, A DISTANCE OF 481.32 FEET TO A POINT; RUN THENCE NORTH 10°-00'-00" EAST, A DISTANCE OF 181.13 FEET TO A POINT; RUN THENCE NORTH 07°-30'-00" WEST, A DISTANCE OF 202.06 FEET TO A POINT; RUN THENCE NORTH 61°-00'-00" WEST, A DISTANCE OF 378.33 FEET TO A POINT; RUN THENCE NORTH 03°-00'-00" EAST, A DISTANCE OF 271.68 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF THE CITY OF KINGSLAND ACCORDING TO DEED RECORDED IN DEED BOOK 606, PAGE 80 OF THE PUBLIC RECORDS OF SAID COUNTY; RUN THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS: (1) SOUTH 70°-00'-00" EAST, A DISTANCE OF 335.00 FEET TO A POINT; (2) SOUTH 70°-00'-00" EAST, A DISTANCE OF 337.35 FEET TO A POINT; (3) SOUTH 70°-00'-00" EAST, A DISTANCE OF 300.36 FEET TO A SOUTHEAST CORNER THEREOF; RUN THENCE NORTH 37°-00'-00" EAST, ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 75.41 FEET TO A POINT; RUN THENCE NORTH 13°-00'-00" EAST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 151.67 FEET TO A POINT; RUN THENCE NORTH 07°-00'-00" EAST ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 122.49 FEET TO A POINT; RUN THENCE NORTH 12°-00'-00" EAST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 127.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFOREMENTIONED COUNTY ROAD NO. 78; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 710.43 FEET, A CHORD DISTANCE OF 130.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 41°-42'-40" WEST; RUN THENCE SOUTH 30°-05'-40" WEST CONTRARY ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 747.83 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 1333.87 FEET, A CHORD DISTANCE OF 205.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 31°-40'-09" WEST; RUN THENCE SOUTH 27°-14'-50" WEST ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 120.00 FEET TO A POINT; RUN THENCE SOUTH 72°-31'-08" WEST, A DISTANCE OF 44.78 FEET TO THE POINT OF BEGINNING.

THE LAND THIS DESCRIBED CONTAINS 50.77 ACRES AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.

NOTES:

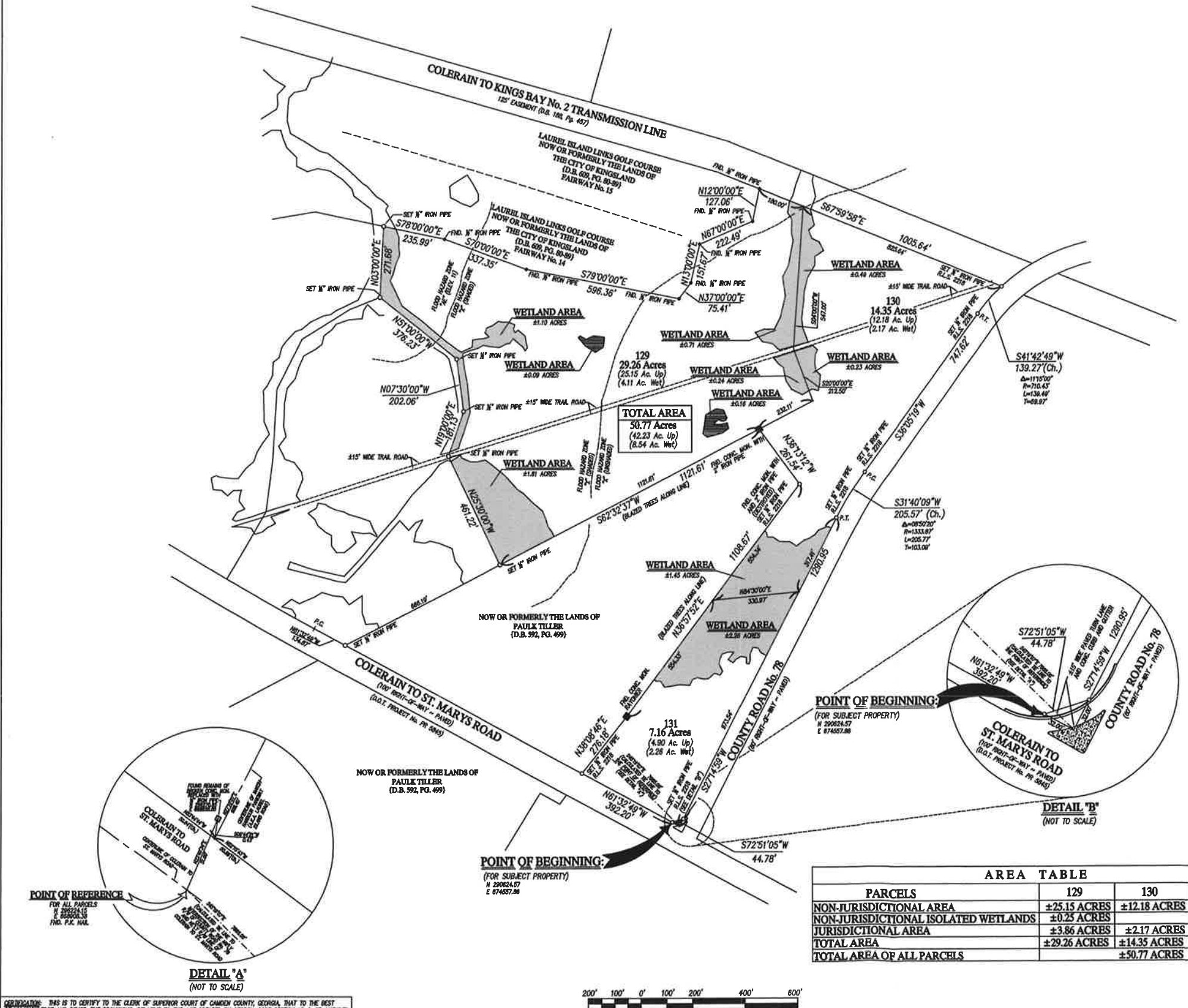
- 1.) BEARINGS AND COORDINATES SHOWN HEREON REFER TO THE U.S. COASTAL AND GEODETIC STATE PLANE COORDINATE SYSTEM FOR THE GEORGIA EAST ZONE AS ESTABLISHED FROM MONUMENTATION FOUND ON THE WEST LINE OF LANDS OF CARL M. DRURY, M.D. AND JOHN T. HOOKER, M.D., ACCORDING TO DEED RECORDED IN DEED BOOK 103, PAGE 297, PUBLIC RECORDS OF SAID COUNTY.
- 2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
- 3.) PARCEL NUMBERS SHOWN HEREON REFER TO SKETCH BY THIS FIRM FOR MARSH HARBOUR DEVELOPMENT COMPANY, DATED: MARCH 17, 1998 AND HAVING OUR DRAWING NUMBER: B-3-283(0)-1-98.
- 4.) NON-JURISDICTIONAL ISOLATED WETLANDS ARE SHOWN HEREON THUS: [Symbol]

WETLANDS NOTE:

WETLANDS 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. FOR FURTHER WETLAND JURISDICTIONAL INFORMATION SEE SURVEY BY THIS FIRM DATED: MAY 26, 1995 AND HAVING OUR DWG. NO.: B-3-283-6-95.

FLOOD CERTIFICATE:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAP No. 13039004160, COMM No. 130238, PANEL No. 0416, SUFFIX G, DATED: 12-21-1997, FOR: CAMDEN COUNTY, GEORGIA.



AREA TABLE			
PARCELS	129	130	131
NON-JURISDICTIONAL AREA	±25.15 ACRES	±12.18 ACRES	±4.90 ACRES
NON-JURISDICTIONAL ISOLATED WETLANDS	±0.25 ACRES		
JURISDICTIONAL AREA	±3.86 ACRES	±2.17 ACRES	±2.26 ACRES
TOTAL AREA	±29.26 ACRES	±14.35 ACRES	±7.16 ACRES
TOTAL AREA OF ALL PARCELS	±50.77 ACRES		

FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAP No. 13039004160, COMM No. 130238, PANEL No. 0416, SUFFIX G, DATED: 12-21-1997, FOR: CAMDEN COUNTY, GEORGIA.

I HEREBY CERTIFY THAT THE ABOVE PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS & IMPROVEMENTS ARE LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID PROPERTY, EXCEPT AS SHOWN.

THIS MAP NOT VALID UNLESS THIS PRINT BEARS THE SEAL OF THE SIGNING SURVEYOR.

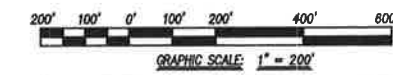
CAD FILE: BSC\CAMDEN\KINGSLAND\parcel 131.dwg

OWN. BY: R.B. CKD. BY: T.L.P.

BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
(912) 250-8899
(912) 873-8840
LICENSED SURVEY FIRM No. 1287

ERNEST R. BENNETT, JR.
GEORGIA REGISTERED SURVEYOR

ORDINANCE: THIS IS TO CERTIFY TO THE CLERK OF SUPERIOR COURT OF CAMDEN COUNTY, GEORGIA, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROVISIONS RELATIVE TO THE ACT CREATED BY GEORGIA CODE SECTION 15-6-47 AMENDED (N.S. 1995-SENATE BILL No. 735), HAVE BEEN MET AND APPROVAL OF THIS PLAT BY THE APPROPRIATE LOCAL GOVERNING AUTHORITY IS NOT NECESSARY FOR RECORDING PURPOSES.



Attachment: Sept. 2021-Re-Zoning-Sawdawg, LLC-(120 008K001)-Plat Map (3627 : Re-Zoning-Parcel-120 008K001)



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3628)

3.8

Meeting: 09/07/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3628

Re-Zoning-Parcel (108 050)

Laurel Island Holdings, LLC has applied for a rezoning of parcel 108 050 containing approximately 129 acres located on the south side of Highway 40 West and on the east side of S. 50th Ave. The applicant is requesting the parcel be rezoned to PD/MU (Planned Development Mixed Use) for the purpose of a retail/residential development. Current Zoning is I-G (General Industrial). 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: September 7, 2021

City Council Meeting Date: September 13, 2021

Agenda Item: Rezoning of Parcel- 108 050

Background:

Laurel Island Holdings, LLC has applied for a rezoning of parcel 108 050 containing approx. 129 acres located on the south side of Hwy. 40 West and on the east side of S. 50th Ave. The applicant is requesting the parcel be rezoned to PD/MU (Planned Development Mixed Use) for the purpose of a retail/residential development.

Current Zoning: I-G (General Industrial)

Summary:

The area surrounding the parcel has a mixture of residential and commercial developments. In staff's opinion, the rezoning of the parcel would be consistent with the landscape of the area and a mixed use zoning would be appropriate for the proposed development. The proposed "Camden Commons" project has not been approved and the applicant will be required to submit a PD and traffic study to the Planning Dept. for review and approval before the start of the project. A conceptual site plan has been provided and there is sewer and water availability to the area.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

Attachment: Sept. 2021-Re-Zoning-Parcel 108 050 (3628 : Re-Zoning-Parcel (108 050))



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 I-G (General Industrial) EXISTING USE Vacant Lot

REQUESTED ZONING PD/MU REQUESTED USE MIXED USE

PROPERTY OWNER(S)

Name(s) Laurel Island Holdings, LLC

Address 100 MARSH HARBOUR PKWY, KINGSLAND, GA. 31548

Phone No. 912-882-7725 (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: ± 129 ACRES PORTION OF FORMER KINGSLAND INDUSTRIAL PARK SITE

Property
Address: N/A

Tax Map Reference Number: 108 050 Zoning Map: I-G

Property Size: ± 129 ACRES Property Frontage: ± 3570 Feet

Attachment: Sept. 2021-Re-Zoning-Parcel 108 050 (3628 : Re-Zoning-Parcel (108 050))

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 PROJECT WILL REFLECT THE USES OF SIMILAR SURROUNDING DEVELOPMENTS.

Would not be detrimental to property or persons in the area because THE PROJECT WILL FURTHER ENHANCE & SUPPORT SURROUNDING DEVELOPMENTS.

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

X

- (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

X

- (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

X

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.

Ronald H Seluz
Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of SEPT. 7th, 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 Laurel Island Holding, LLC
in the amount of \$ 600.00.

City of Kingsland

BY: [Signature]

Planning & Zoning Administrator

Date: 8/11/21

Attachment: Sept. 2021-Re-Zoning-Parcel 108 050 (3628 : Re-Zoning-Parcel (108 050))

***A PLANNED MIXED USE
DEVELOPMENT
PROJECT DESCRIPTION***

FOR:

CAMDEN COMMONS

SUBMITTED TO:

***THE KINGSLAND CITY COUNCIL
AND
PLANNING COMMISSION***

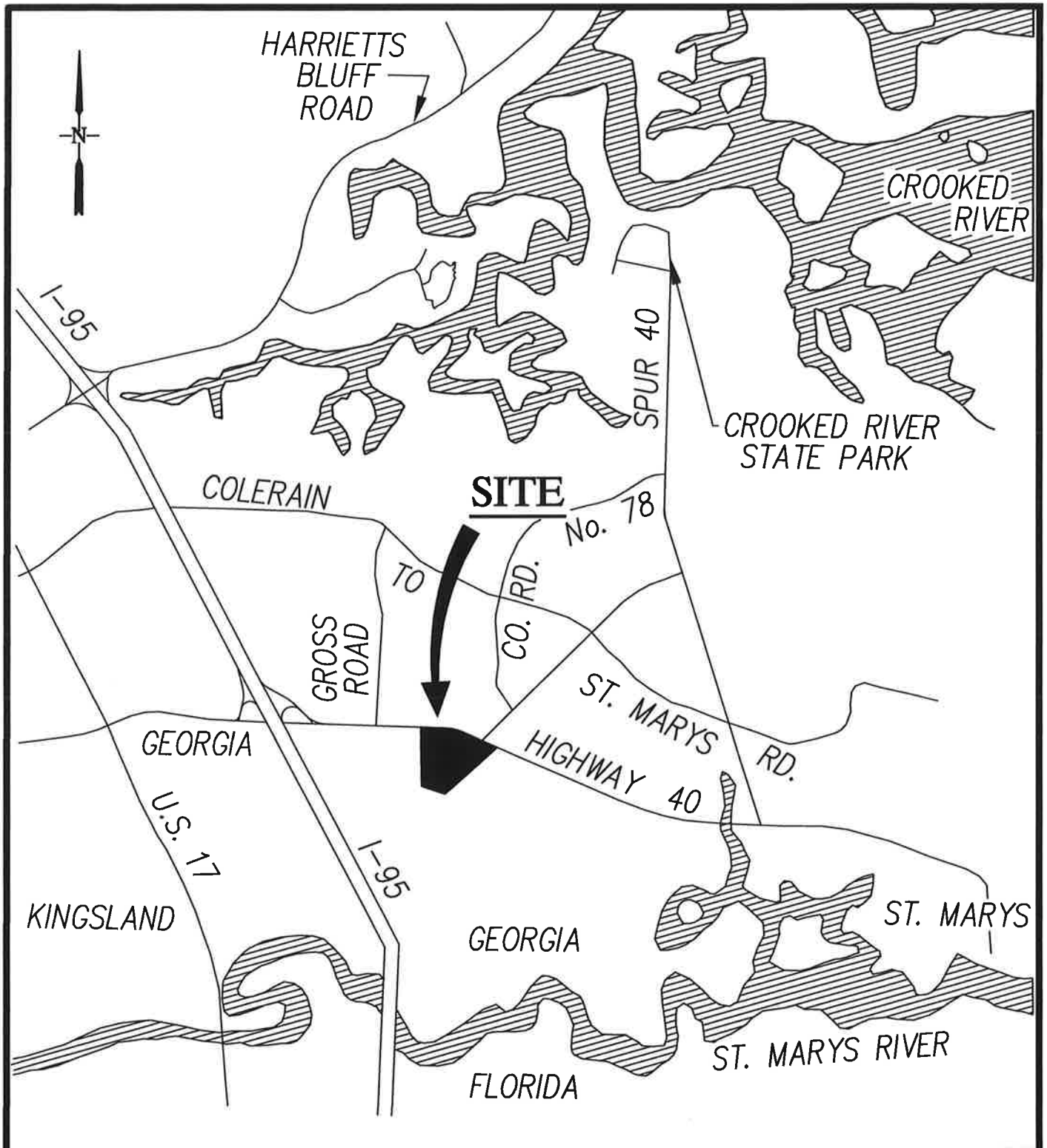
BY:

SAWYER & ASSOCIATES, INC.

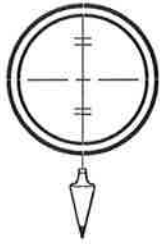
AUGUST 12, 2021

BENNETT SURVEYING, INC.

(AGENT FOR SAWYER & ASSOCIATES, INC.)



**VICINITY MAP
(NOT TO SCALE)**



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

3.8.a

Application Request: the Applicant, Sawyer & Associates, Inc., 100 Marsh Harbour Parkway, Kingsland, Georgia 31548 request that the Planning Commission & City Council approve the following application:

A DEVELOPMENT PLAN TO ALLOW FOR A PLANNED MIXED USE DEVELOPMENT IN KINGSLAND, GEORGIA, FOR THE PURPOSE OF PROVIDING MULTI FAMILY RESIDENTIAL LOTS, SINGLE FAMILY RESIDENTIAL LOTS AND VARIOUS COMMERCIAL USAGES AND HOMES LOCATED ON +/- 129 ACRES ADJOINING HIGHWAY 40 KNOWN AS CAMDEN COUNTY TAX PARCEL No. 180 050

August 12, 2021

, LLC **Introduction**

The Applicant, *Laurel Island Holdings* hereby submits this application for a Planned Development district in accordance with City of Kingsland, Georgia, Zoning Ordinance. The conceptual land usage plan and supporting documents shall serve as the basis of which is required by the Ordinance.

After approval by the Kingsland City Council and Planning Commission, the Applicant or his agent will be entitled to develop this site in accordance with this Application, upon receipt of final plat approvals from the City of Kingsland Council and Planning Commission, with the allowed uses, densities, and development standards contained or referenced herein. The development standards granted hereunder shall be conditioned upon receipt and approval of such materials by the City of Kingsland, prior to any development activity. Furthermore, the Applicant also requests that the terms and conditions of this written report be incorporated into any future zoning map and text amendments, as a PD Zoning District, to be governed pursuant to the terms hereof.

Project Description Summary

This project consists of a total of 129 acres, more or less. It is a portion of the original Kingsland Industrial Development, located off of Highway 40. As with the surrounding developments, this parcel will contain lots/parcels with defined specifications. The concept of this project is to maintain the pattern, if not better, of the other developments in the area. The density of mixed usage shall not exceed those allowed in various surrounding mixed use developments.

- And 51st Street
The project will be accessed from highway 40 and Commerce Drive. The development will be served with underground utilities, including sewer and water from the City of Kingsland. Any and all utilities needed within the development will meet or exceed the City of Kingsland standards with the intent to dedicate, if needed, to the City of Kingsland.

Camden commons narrative

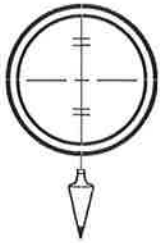
Attachment: Sept. 2021-Re-Zoning-Parcel 108 050 (3628 : Re-Zoning-Parcel (108 050))

Minimum specifications

Each parcel will be accurately surveyed and presented to the Kingsland Planning Commission and Council at the time it is to be developed. At such time, lot sizes, setbacks and other standards will be specified in the form of a planned development modification/amendment of this Mixed Use plan.

Development Standards

The development standards applicable to the Planned Development District under the City of Kingsland zoning ordinance and the development standards contained therein, shall govern development within the property, and no development activity shall commence until the proper authorities has received, reviewed and approved final site plans, plats and all documents necessary for each parcel to be in compliance with the City of Kingsland Zoning Ordinance standards for a mixed use planned development.



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

3.8.a

ATTACHMENT “A” SUBJECT PROPERTY DEED

Attachment: Sept. 2021-Re-Zoning-Parcel 108 050 (3628 : Re-Zoning-Parcel (108 050))

DOC# 008307
 FILED IN OFFICE
 12/28/2018 11:37 AM
 BK:1952 PG:27-30
 JOY LYNN TURNER
 CLERK OF SUPERIOR COURT
 CAMDEN COUNTY

 REAL ESTATE TRANSFER TAX
 PAID: \$650.00

PT-61 020-2018-003045

Please return to:
 Kinney & Kinney, LLC
 Attorneys at Law
 P. O. Box 7050
 St. Marys, Georgia 31558
 File 18-40259

STATE OF Florida
 COUNTY OF Brevard

LIMITED WARRANTY DEED

THIS INDENTURE, made December 17, 2018, between **Atlas NC I SPE, LLC, a North Carolina limited liability company**, of the first part, and **Laurel Island Holdings, LLC, a Georgia limited liability company**, of the second part.

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

See Exhibit "A" attached hereto.

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

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

Attachment: Sept. 2021-Re-Zoning-Parcel 108 050 (3628 : Re-Zoning-Parcel (108 050))

BK:1952 PG:28

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

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

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

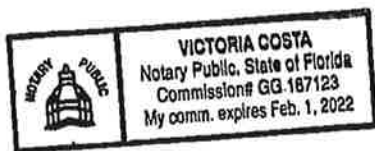
Atlas NC I SPE, LLC

By:  (SEAL)
Charles S. Giel, its Vice President

Signed, sealed, and delivered
in the presence of:


Witness


Notary Public
My Commission Expires: 2-1-2022



Attachment: Sept. 2021-Re-Zoning-Parcel 108 050 (3628 : Re-Zoning-Parcel (108 050))

BK:1952 PG:29

Exhibit "A"

All that certain tract or parcel of land lying and being in the City of Kingsland, 1606th G.M.D., Camden County, Georgia being a portion of lands now or formerly of Rayland, LLC (according to Deeds recorded in Deed Book 166, Page 80 and Deed Book 745, Page 646, both in the public records of said county) and being more particularly described as follows:

For a point of beginning commence at the Northeasterly corner of Lot 3, Franklin Properties (according to plat recorded in Plat Drawer 13, Map No. 59, Public Records of said County) said point lying on the Southerly right-of-way line of the St. Marys Railroad (a 100-foot right-of-way as now established) and run South 70°25' 30" East, along last mentioned Southerly right-of-way line, a distance of 647.43 feet to a point of curvature; run thence in a Southeasterly direction along the arc of a curve in the Southwesterly right-of-way line of said St. Marys Railroad, said curve being concave to the Southwest and having a radius of 1,860.08 feet, a chord distance of 1,377.03 feet to the Northerly corner of lands now or formerly of First Assembly of God of St. Marys, Inc. (according to Deed recorded in Deed Book 414, Page 253, Public Records of said County), the bearing of the aforementioned chord being South 48°42'00" East; run thence South 63°01'30" West along the Northwesterly line of last mentioned lands and the Southwesterly Prolongation thereof, a distance of 820.00 feet to the Northerly corner of Lot 9, Mariners Landing, Phase Four, Section "B" Briarwood Subdivision (according to plat recorded in Plat Cabinet 2, File No. 122A, Public Records of said County); run thence South 14°42'16" West, along the Westerly line of said Lot 9 and the Southerly Prolongation thereof, a distance of 1891.39 feet to the Southwest corner of Lot 9, Mariners Landing - Phase Four, Section "D-2", Briarwood Subdivision (according to plat recorded in Plat Drawer 11, Map No. 13, Public Records of said County) said point lying on the Northeasterly line of lands now or formerly of J. Leon Cochran (according to Deed recorded in Deed Book 945, Page 58, Public Records of said County); run thence North 57°44' 59" West, along last mentioned Northeasterly line, a distance of 1,076.65 feet to a point; run thence South 60°52' 35" West, along the Northwesterly line of said lands of J. Leon Cochran, a distance of 50.00 feet to a point lying on the Northeasterly line of lands now or formerly of John J. Ossick, Jr. (according to Deed recorded in Deed Book 191, Page 537, Public Records of said County); run thence North 29°07' 25" West, along last mentioned Northeasterly line and the Northwesterly Prolongation thereof, a distance of 920.18 feet to a point lying on the Northeasterly line of lands now or formerly of Scott Edward Gay (according to Deed recorded in Deed Book 941, Page 3, Public Records of said County); run thence North 28°42' 02" West, along last mentioned Northeasterly line, a distance of 954.67 feet to a point; run thence North 29°01' 59" West, a distance of 21.65 feet to a point; run thence North 19°34' 30" East a distance of 677.83 feet to a point; run thence South 70°25' 30" East, a distance of 255.00 feet to the Southeasterly corner of lands now or formerly of Greg T. Dykstra and Jerry

Attachment: Sept. 2021-Re-Zoning-Parcel 108 050 (3628 : Re-Zoning-Parcel (108 050))

BK:1952 PG:30

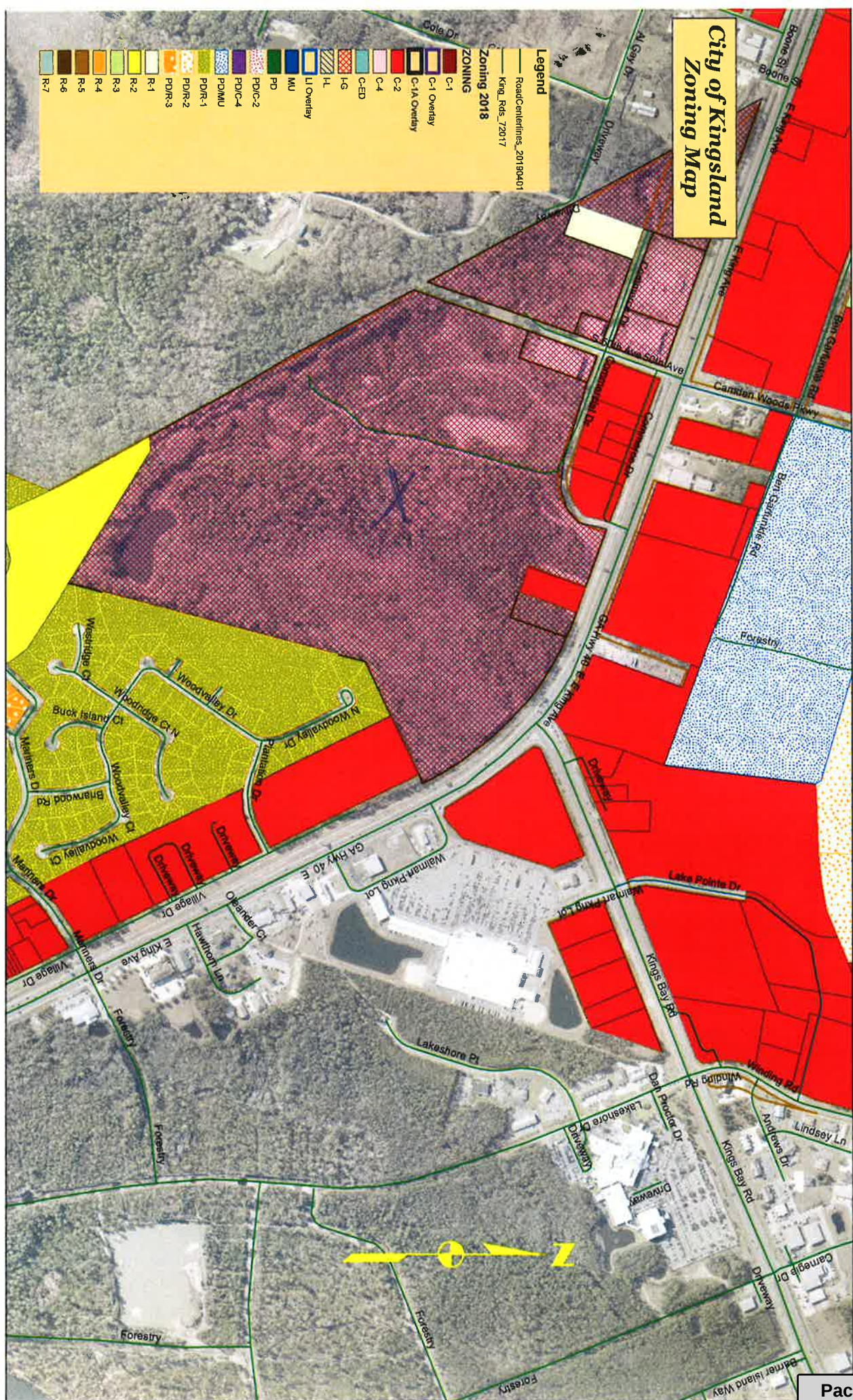
E. Dykstra (according to Deed recorded in Deed Book 791, Page 484, Public Records of said County); run thence North 19°34' 30" East, along the Easterly line of last mentioned lands, a distance of 446.00 feet to the Northeasterly corner thereof; run thence North 70° 25' 30" West, along the Northerly line of last mentioned lands, a distance of 175.00 feet to the Northwesterly corner thereof; run thence North 19°34' 30" East, a distance of 60.00 feet to the Southwesterly corner of Lot 1, Franklin Properties (according to plat recorded in Plat Drawer 13, Map 59, Public Records of said County); run hence South 70° 25' 30" East, along the Southerly line of last, mentioned lands and the Easterly Prolongation thereof, a distance of 624.39 feet to a point of curvature; run thence in a Easterly direction along the arc of a curve, said curve being concave to the North and having a radius of 350.00 feet, a chord distance of 267.88 feet to the point of tangency of said curve, the bearing of the aforementioned chord being North 87° 04' 30" East; run thence North 64°34' 30" East, a distance of 129.47 feet to a point; run thence North 20°-59'-28" East, a distance of 28.97 feet to a point; run thence North 22°35' 33" West, a distance of 23.29 feet to a point of curvature; run thence in a Northerly direction along the arc of curve, said curve being concave to the East and having a radius of 190.00 feet, a chord distance of 120.17 feet to the point of beginning, the bearing of the aforementioned chord being North 04° 09' 27" West.

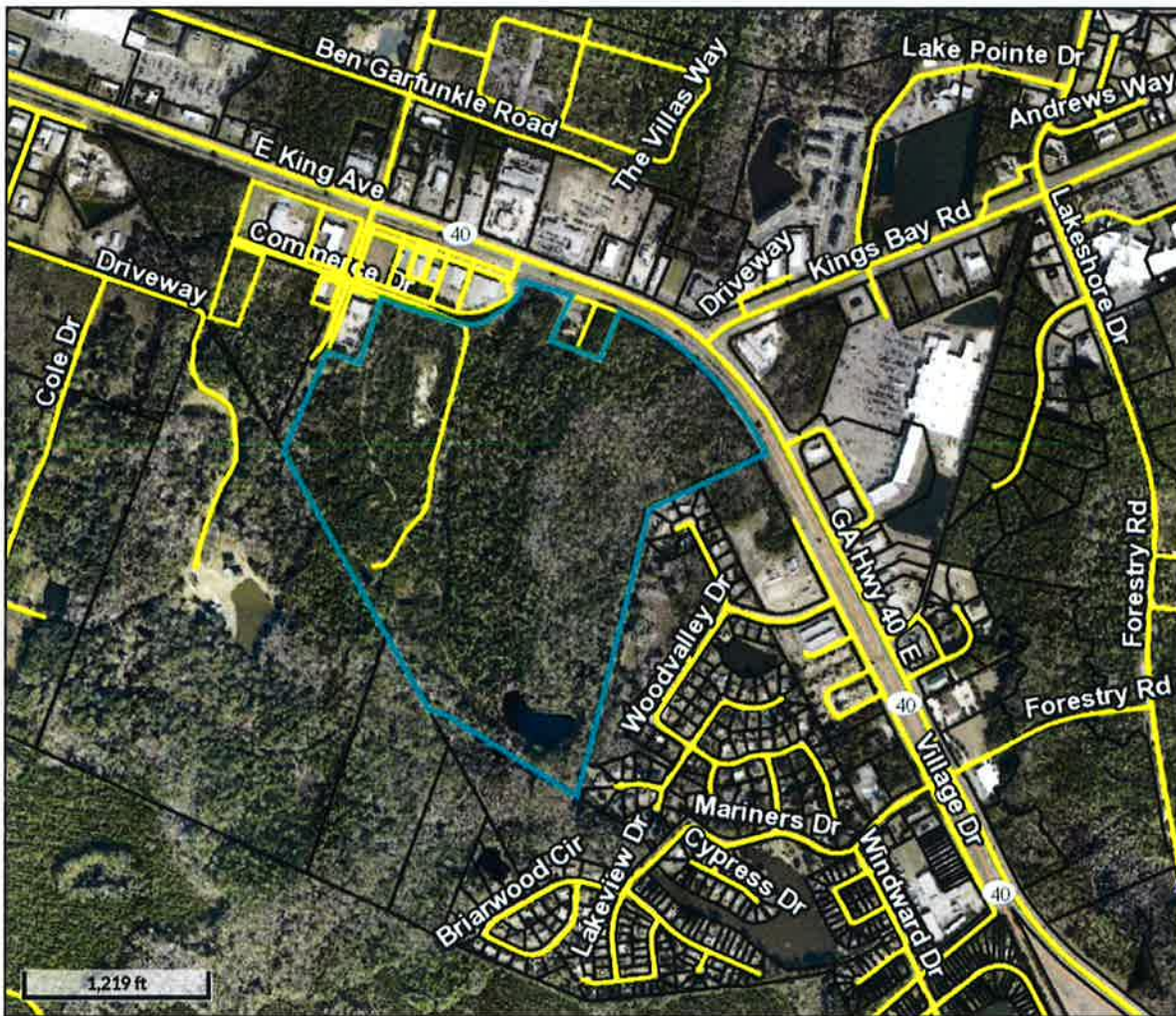
The land thus described contains 129.62 acres (5,646,317 square feet), more or less, and is subject to any easements which may lie within.

Less and except:

A certain parcel of land situate, lying and being in the 1606th G.M.D., Camden County, City of Kingsland, Georgia, being shown and more particularly described as Lot 2, containing approximately 1.150 acres on that certain plat of survey entitled "A Minor Subdivision plat of Kingsland Business Park, Lot 2, being a portion of lands of Georgia IV, LLC" prepared by Thomas & Hutton Engineering, Co., dated September 21, 2009, and recorded in the Office of the Clerk of Camden County, Georgia, in Plat Cabinet 4, Map No. 115H.

Attachment: Sept. 2021-Re-Zoning-Parcel 108 050 (3628 : Re-Zoning-Parcel (108 050))





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	108 050	Owner	LAUREL ISLAND HOLDINGS LLC		Last 2 Sales			
Class Code	Commercial		100 MARSH HARBOUR PARKWAY		Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548		12/17/2018	\$650000	LM	Q
	KINGSLAND	Physical Address	COMMERCIAL DR		3/6/2018	\$1120000	XX	U
Acres	127.47	Assessed Value	Value \$538925					

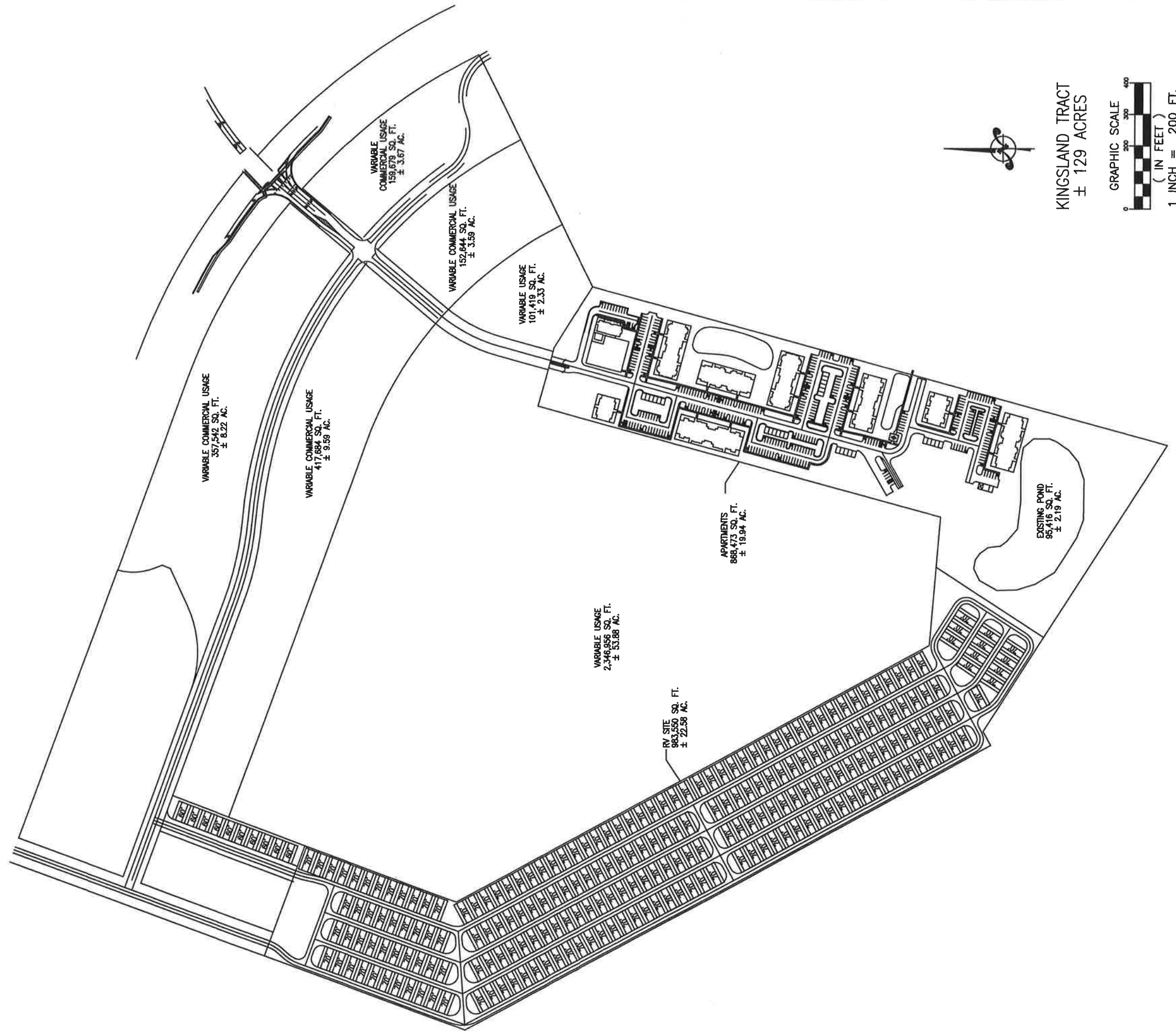
(Note: Not to be used on legal documents)

Date created: 8/11/2021

Last Data Uploaded: 8/11/2021 7:18:57 AM

Developed by Schneider
GEOSPATIAL

Attachment: Sept. 2021-Re-Zoning-Parcel 108 050 (3628 : Re-Zoning-Parcel (108 050))



REV. 07-14-21