



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • OCTOBER 4, 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. OLD BUSINESS

1. Election of Vice Chairperson -

IV. AGENDA ITEMS

1. Home Occupation-314 Daniel Trent Way-Map & Parcel 107Z 011 -

Lindsey Cohn has applied for a Home Occupation Permit doing business as "Cohna Dakine". The purpose of the business will be for online educational tutoring. 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.

2. Home Occupation-109 Cason Noah Dr.-Map & Parcel 106D 079 -

Lynda Murray has applied for a Home Occupation Permit doing business as "Lullaby Baby Diaper Cakes". The purpose of the business will be for craft 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.

3. Home Occupation-402 1/2 W. Fulford St.-Map & Parcel K20 01 001A -

John Sweat has applied for a Home Occupation Permit doing business as "Camden Pro Wash". The purpose of the business will be for a pressure washing business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

4. Re-Zoning-Parcel 120 008G004 -

Ronnie Tyre with Laurel Island Links, LLC has applied for a re-zoning of parcel 120 008G004 containing approximately 4.76 acres located on the east side of Marsh Harbour Parkway and on the south side of Golf Course Blvd. The applicant is requesting the parcel be re-zoned to PD/C-2 (General Commercial) for the purpose of a proposed hotel. Current zoning is PD/R-3. Staff recommends approval.

5. Final Plat-The Villas at Camden Woods -

The final plat for The Villas at Camden Woods consists of 76 duplex lots along with 2 commercial lots at the front entrance of the development on a total of 43.0 acres. The developer submitted a PD in July 2020 that was reviewed and accepted by the Planning Department and they have agreed to follow the requirements of the established PD agreement. Zoning is PD/MU. Staff recommends approval.

6. Final Plat-Settler's Hammock Phase 3 -

The final plat for Settler's Hammock Phase 3 consists of 29 single family lots on 7.94 acres of the original Settler's Hammock Development. The developer has followed the previously established PD agreement. Zoning is PD/R-1. Staff recommends approval.

7. Preliminary Plat-Lake Juniper Phase III -

Lake Manor West, LLC has submitted an application for a preliminary plat approval for Lake Juniper Phase III that will consist of 24 lots on approximately 9.13 acres. The Lake Juniper original final plat for Phase I and II was approved by the City Council on June 9, 2019 along with the PD that was submitted by the developer. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5'. The Phase III preliminary plat has been reviewed by the Planning Department and staff sees no issues at this time. The developer will follow the amended PD with the reduced setbacks. Zoning is PD/R-1. Staff recommends approval.

V. ADJOURNMENT



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

TABLED

AGENDA ITEM (ID # 3619)

3.1

Meeting: 10/04/21 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

HISTORY:

09/07/21

Planning and Zoning

DEFERRED

Next: 10/04/21

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3656)**

Meeting: 10/04/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3656

Home Occupation-314 Daniel Trent Way-Map & Parcel 107Z 011

Lindsey Cohn has applied for a Home Occupation Permit doing business as "Cohna Dakine". The purpose of the business will be for online educational tutoring. 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: October 4, 2021

City Council Meeting Date: October 12, 2021

Agenda Item: Home Occupation Application for 314 Daniel Trent Way, Map & Parcel 107Z 011

Summary:

Lindsey Cohn has applied for a Home Occupation Permit doing business as “Cohna Dakine”. The purpose of the business will be for an online educational tutoring. 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

Attachment: Oct. 2021-Home Occ.-314 Daniel Trent Way (3656 : Home Occupation-314 Daniel Trent Way-Map & Parcel 107Z 011)



210392

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: Lindsey Cohn PHONE: 757-641-6593
 ADDRESS: 314 Daniel Trent Way Kingsland, GA 31543
 FAX: _____ E-MAIL: ~~cdakine~~ cdakine808@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: Cohna Dakine
 STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 314 Daniel Trent Way Kingsland
 TAX MAP & PARCEL NUMBER: 1072 011 ZONING: PD/R-1
 OWNER OF SITE, IF NOT APPLICANT: Jesus Vargas
 ADDRESS: 314 Daniel Trent Way
 CITY: Kingsland STATE: Ga ZIP: 31541

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: 8/4/21

Attachment: Oct. 2021-Home Occ.-314 Daniel Trent Way (3656 : Home Occupation-314 Daniel Trent Way-Map & Parcel 1072 011)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 8/4/21
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 8/6/21
3. DATE PERMIT FEE PAID: 8/25/21 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: _____
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

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

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: _____

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

[Signature]
 PLANNING DIRECTOR
 CITY OF KINGSLAND

8/25/21
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



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

APPLICANT: Lindsey Cohn
 ADDRESS: 314 Daniel Trent way
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: 757-641-6593 FAX: () E-MAIL: cdakine808@gmail.com
 NAME OF PROPOSED BUSINESS: Cohna Dakine
 BRIEF DESCRIPTION OF YOUR BUSINESS language and speech
tutoring

(Use back side if additional space is needed)

A Home Office Business is a conditional use that can be approved by the Planning Director and City Manager subject to it meeting the specific conditions listed below. The Planning Director or City Manager 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. A denial of a Home Office permit can be appealed through the Planning Commission and City Council via a letter to the Planning Dept. which will be heard at the next available meeting.

Home Office: An office use conducted entirely within a dwelling which is carried on by the occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes. The office will be restricted to no more than one room of the dwelling and cannot exceed more than three hundred (300) square feet in area. Such office use shall be limited to routine office clerical or bookkeeping procedures which can be conducted within a residence. Home offices shall not include any business which involves the sale, manufacture or repair or merchandise on the premises or the storage of inventory, raw materials, or other materials to be used in the business. Home offices shall also not include any business requiring access by the public including, but not limited to customers, clients, or vendors. No outside storage or display including signs is permitted and no other than family members who reside in the premises may be employed in the office. "Home Offices" also include, but are not limited to, any business in which the occupancy of the home requires the use of his/her telephone for setting appointments for "outside of home" businesses, such as house cleaning services, pet sitting services, telephone solicitations, or any other business in which the occupant of the home may engage in outside of the home and which does not require equipment to be stored at the residence (i.e; ladders, paint, wood, etc.)

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.

88667
SIGNATURE OF APPLICANT

8/4/21
DATE

Attachment: Oct. 2021-Home Occ.-314 Daniel Trent Way (3656 : Home Occupation-314 Daniel Trent Way-Map & Parcel 107Z 011)





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	107Z 011	Owner	VARGAS JESUS	Last 2 Sales			
Class Code	Residential		314 DANIEL TRENT WAY	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	12/15/2016	\$209100	AL	U
	KINGSLAND	Physical Address	314 DANIEL TRENT WAY	7/13/2016	\$41600	MP	U
Acres	0.35	Assessed Value	Value \$217851				

(Note: Not to be used on legal documents)

Date created: 8/25/2021

Last Data Uploaded: 8/25/2021 3:29:27 AM

Developed by Schneider
GEOSPATIAL

Attachment: Oct. 2021-Home Occ.-314 Daniel Trent Way (3656 : Home Occupation-314 Daniel Trent Way-Map & Parcel 107Z 011)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3657)**

Meeting: 10/04/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3657

Home Occupation-109 Cason Noah Dr.-Map & Parcel 106D 079

Lynda Murray has applied for a Home Occupation Permit doing business as "Lullaby Baby Diaper Cakes". The purpose of the business will be for craft 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.



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

Planning and Community Development Staff Report

Planning Commission Meeting Date: October 4, 2021

City Council Meeting Date: October 12, 2021

Agenda Item: Home Occupation Application for 109 Cason Noah Drive, Map & Parcel 106D 079

Summary:

Lynda Murray has applied for a Home Occupation Permit doing business as “Lullaby Baby Diaper Cakes”. The purpose of the business will be for craft 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

Scott L. Kimball
Planning & Zoning Director

Attachment: Oct. 2021-Home Occ.-109 Cason Noah Dr. (3657 : Home Occupation-109 Cason Noah Dr.-Map & Parcel 106D 079)

October Agenda
210409

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: Lynda Murray PHONE: 516-637-1377
 ADDRESS: 109 Cason Noah Dr. Kingsland, GA 31548
 FAX: _____ E-MAIL: LBphi29@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: DBA Lullaby Baby Diaper Cakes
 STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: same as above
 TAX MAP & PARCEL NUMBER: 106D 079 ZONING: PD/R-1
 OWNER OF SITE, IF NOT APPLICANT: Same as Above
 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: Lynda Murray DATE: 5/6/2025



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

1. DATE COMPLETE APPLICATION FILED: 9/7/21
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 9/7/21
3. DATE PERMIT FEE PAID: 9/7/21 AMOUNT PAID: \$ 50
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 10/4/21
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 10/12/21
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 10/13/21

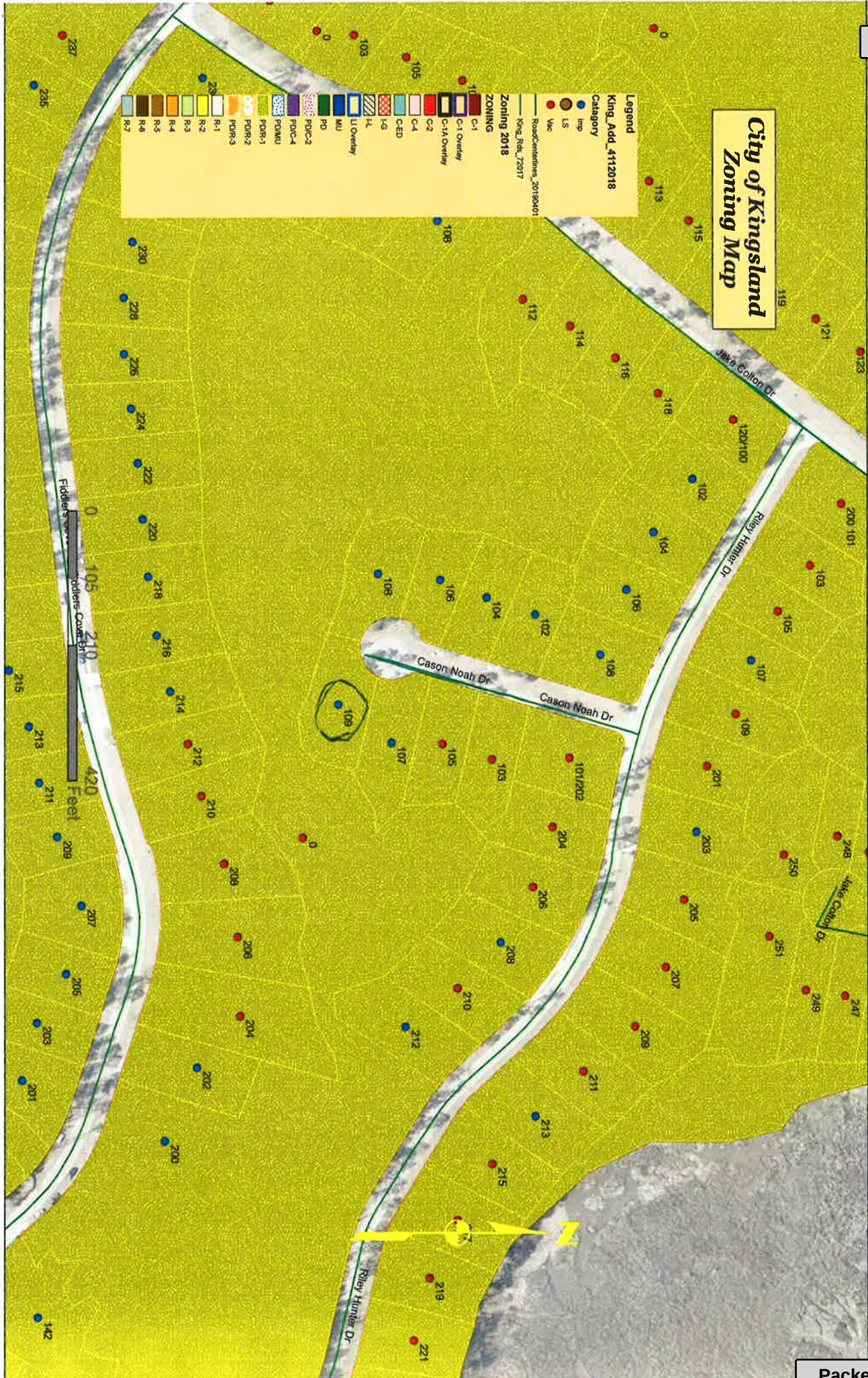
THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home Occupation PERMIT HAS BEEN ISSUED.


 PLANNING DIRECTOR
 CITY OF KINGSLAND

9/7/21
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 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	106D 079	Owner	MURRAY JAMES J & LYNDAC	Last 2 Sales			
Class Code	Residential		109 CASON NOAH DRIVE	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	9/13/2019	\$515700	FM	Q
	KINGSLAND	Physical Address	109 CASON NOAH DR	8/30/2016	\$1500000	MP	U
Acres	0.39	Assessed Value	Value \$446200				

(Note: Not to be used on legal documents)

Date created: 9/7/2021

Last Data Uploaded: 9/7/2021 3:41:54 AM

Developed by Schneider
GEOSPATIAL

Attachment: Oct. 2021-Home Occ.-109 Cason Noah Dr. (3657 : Home Occupation-109 Cason Noah Dr.-Map & Parcel 106D 079)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3658)**

Meeting: 10/04/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3658

**Home Occupation-402 1/2 W. Fulford St.-Map & Parcel K20 01
001A**

John Sweat has applied for a Home Occupation Permit doing business as "Camden Pro Wash". The purpose of the business will be for a pressure washing business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is 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: October 4, 2021

City Council Meeting Date: October 12, 2021

Agenda Item: Home Occupation Application for 402 ½ W. Fulford Street, Map & Parcel K20 01 001A

Summary:

John Sweat has applied for a Home Occupation Permit doing business as “Camden Pro Wash”. The purpose of the business will be for a pressure washing business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Attachment: Oct. 2021-Home Occ.-402 1/2 W. Fulford St. (3658 : Home Occupation-402 1/2 W. Fulford St.-Map & Parcel K20 01 001A)



210419

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: John Jeremy Sweat PHONE: (912) 552-2653

ADDRESS: 402 1/2 W. Fulford Street

FAX: N/A E-MAIL: John.Sweat85@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.)
- (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: Camden Pro Wash

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 402 1/2 W. Fulford Street

TAX MAP & PARCEL NUMBER: K20 01 001A ZONING: R-1 (Single Family Res.)

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: N/A

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: John Jeremy Sweat DATE: 9/10/21



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

1. DATE COMPLETE APPLICATION FILED: 9/10/21
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 9/10/21
3. DATE PERMIT FEE PAID: 9/10/21 AMOUNT PAID: \$ 50.⁰⁰
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 10/4/21
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 10/12/21
 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 occ. PERMIT HAS BEEN ISSUED.

[Signature]
 PLANNING DIRECTOR
 CITY OF KINGSLAND

9/10/21
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



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

APPLICANT: John Jeremy Sweat
 ADDRESS: 402 1/2 W. Fulford Street
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: (912) 552-2653 FAX: () N/A E-MAIL: JohnSweat85@gmail.com
 PROPOSED BUSINESS: Camden Pro Wash LOCATION: 402 1/2 West Fulford St.
 TAX PARCEL: K20 01 001A ZONING: R-1

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

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

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 200^{sq ft} Business area sq. ft. 1269 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.

John Jeremy Sweat
 SIGNATURE OF APPLICANT

9/10/21
 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 K2001001A
Class Code Residential
Taxing District KINGSLAND
 KINGSLAND
Acres 0.22

Owner SWEAT JOHN JEREMY
 103 CYPRESS BEND
 KINGSLAND, GA 31548
Physical Address 402 1/2 FULFORD ST
Assessed Value Value \$109560

Last 2 Sales

Date	Price	Reason	Qual
1/9/2012	\$59000	AL	U
6/7/2011	\$72494	FC	U

(Note: Not to be used on legal documents)

Date created: 9/10/2021

Last Data Uploaded: 9/10/2021 4:20:28 AM

Developed by Schneider
GEOSPATIAL

Attachment: Oct. 2021-Home Occ.-402 12 W. Fulford St. (3658 : Home Occupation-402 1/2 W. Fulford St.-Map & Parcel K20 01 001A)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3659)**

Meeting: 10/04/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3659

Re-Zoning-Parcel 120 008G004

Ronnie Tyre with Laurel Island Links, LLC has applied for a re-zoning of parcel 120 008G004 containing approximately 4.76 acres located on the east side of Marsh Harbour Parkway and on the south side of Golf Course Blvd. The applicant is requesting the parcel be re-zoned to PD/C-2 (General Commercial) for the purpose of a proposed hotel. Current zoning is PD/R-3. Staff recommends approval.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: October 4, 2021

City Council Meeting Date: October 12, 2021

Agenda Item: Rezoning of Parcel- 120 008G004

Background:

Ronnie Tyre with Laurel Island Links, LLC has applied for a rezoning of parcel 120 008G004 containing approx. 4.76 acres located on the east side of Marsh Harbour Parkway and on the south side of Golf Course Blvd. The applicant is requesting the parcel be rezoned to PD/C-2 (General Commercial) for the purpose of a proposed hotel.

Summary:

The area surrounding the parcel is mostly residential with some commercial parcels at the entrance of Marsh Harbour Parkway. The applicant has stated that the proposed hotel development for this parcel would greatly enhance the business of the existing golf course to help keep it open. Presently there are no hotels located on Laurel Island Parkway and in staff's opinion this development would enhance the area and attract out of town tourists to Kingsland. The parcel is adjacent to Laurel Island Links Golf Course which is zoned PD/C-2 and the requested zoning would be consistent with the PD and zoning of the golf course. There is existing sewer and water available to immediate area.

Current Zoning: PD/R-3

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning Director

Attachment: Oct. 2021-Re-Zoning-Parcel 120 008G004 (3659 : Re-Zoning-Parcel 120 008G004)

October
Agenda
210399

CITY OF KINGSLAND ZONING APPLICATION

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

REQUEST

EXISTING ZONING PD/R-3

EXISTING USE OPEN LAND

REQUESTED ZONING PD/C-2

REQUESTED USE Commercial
Proposed Hotel

PROPERTY OWNER(S)

Name(s) Ronnie Tyne Laurel Island Links, LLC

Address 233 MARSH HARBOUR PKWY.

Phone No. 764-616-1435 (Work and/or home); Fax No. N/A

☐ Individual ☐ Partnership ☐ Sole Proprietor ☐ Firm ☒ Corporation LLC
☐ Association

Corporation: Submit list of officers, directors and major stockholders with name, address and title. Charles T. Bowman

Partnership: Submit list of all partners with name, address and title.

GENERAL INFORMATION

Location or Legal
Property Description: V/L TR 4, LAUREL ISLAND EST.

Property
Address: 233 MARSH HARBOUR PKWY.

Tax Map Reference Number 120 008 G 004 Zoning Map PD/R-3

City of Kingsland Zoning Application
Page Two

Property Size 4.76 Acres Property Frontage 441.86 Feet

Check One: ☒ Paved Road or ☐ Unpaved
☒ Public Water or ☐ Individual Well
☒ Public Sewer or ☐ Individual Septic Tank

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because _____

Resort Hotel

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

UPSCALE need addition to Community.

Other

Comments: Hotel is needed to help existing
GOLF course remain open. / NO Hotel
at Exit 6 on I-95

DISCLOSURE

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

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

NONE

- (2) Have a financial interest (direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

NONE

City of Kingsland Zoning Application
Page Three

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

None

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

None

None

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.

Paul T. Tyne

Owner

Charles J. Borman

Owner

Owner

HEARING DATE

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

Attachment: Oct. 2021-Re-Zoning-Parcel 120 008G004 (3659 : Re-Zoning-Parcel 120 008G004)

City of Kingsland Zoning Application
Page Four

at their meeting of October 34th, 20021, 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 Ronnie Tyre
in the amount of \$ 450.00.

City of Kingsland

BY: [Signature]

Planning & Zoning Administrator

Date: 8/31/21

Attachment: Oct. 2021-Re-Zoning-Parcel 120 008G004 (3659 : Re-Zoning-Parcel 120 008G004)

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated Sept 1, 2021, by virtue of a deed dated 2086143, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1551, Page 64.

Ronnie T. Tyre
Owner's Printed/Typed Name

Charles T. Bowman
Other Owner's Printed/Typed Name

Ron T. Tyre
Owner's Signature Date: 9/1/2021

Charles T. Bowman
Other Owner's Signature Date: 9/1/2021

Agent Authorization

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

Ron T. Tyre
Owner's Signature

Charles T. Bowman
Other Owner's Signature

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

Ronnie T. Tyre
Authorized Agent's Name-Printed

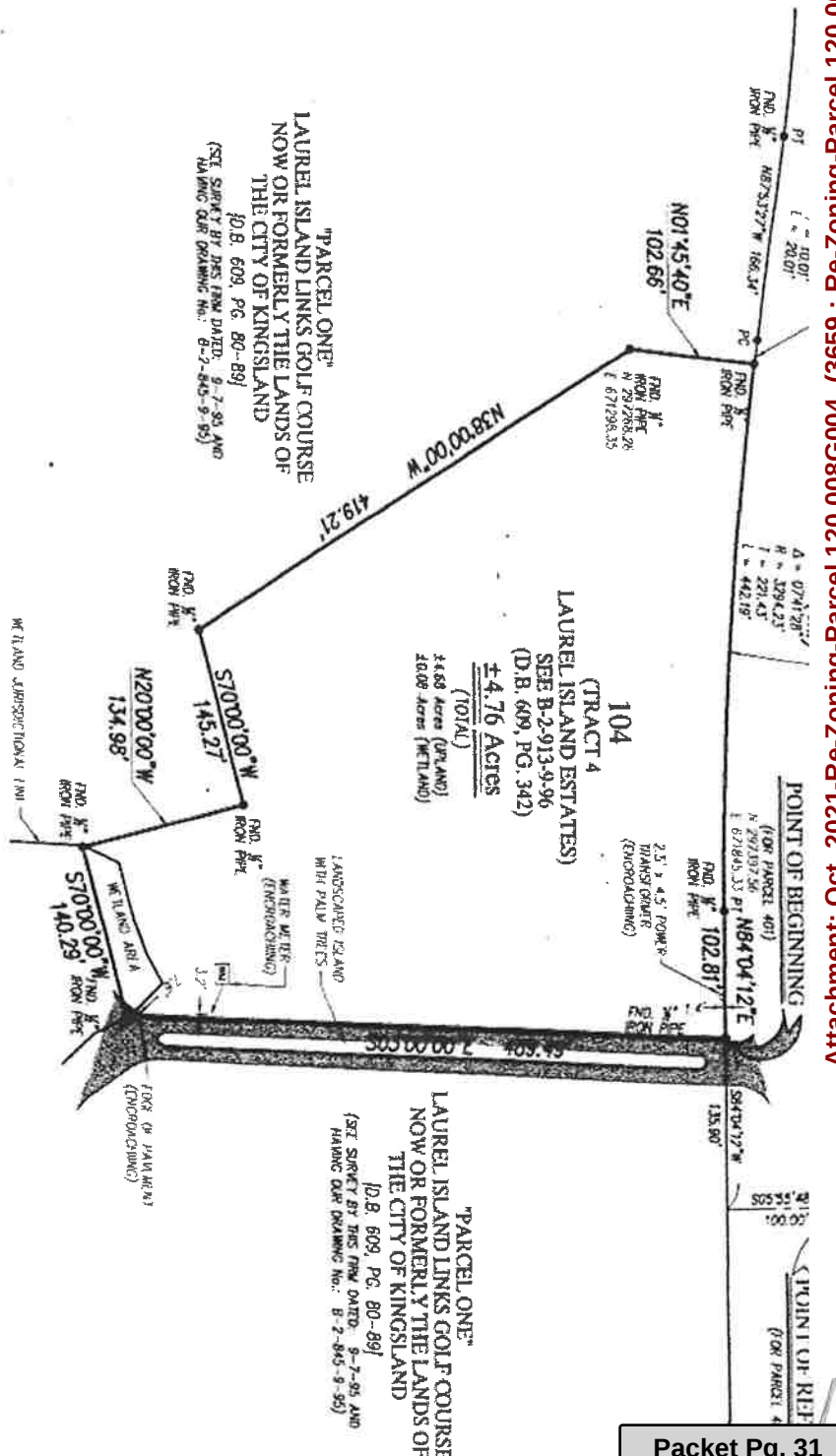
Ron T. Tyre
Authorized Agent's Signature

9/1/21
Date

Planning and Zoning

Received by: [Signature] Date: 8/31/21

Attachment: Oct. 2021-Re-Zoning-Parcel 120 008G004 (3659 : Re-Zoning-Parcel 120 008G004)

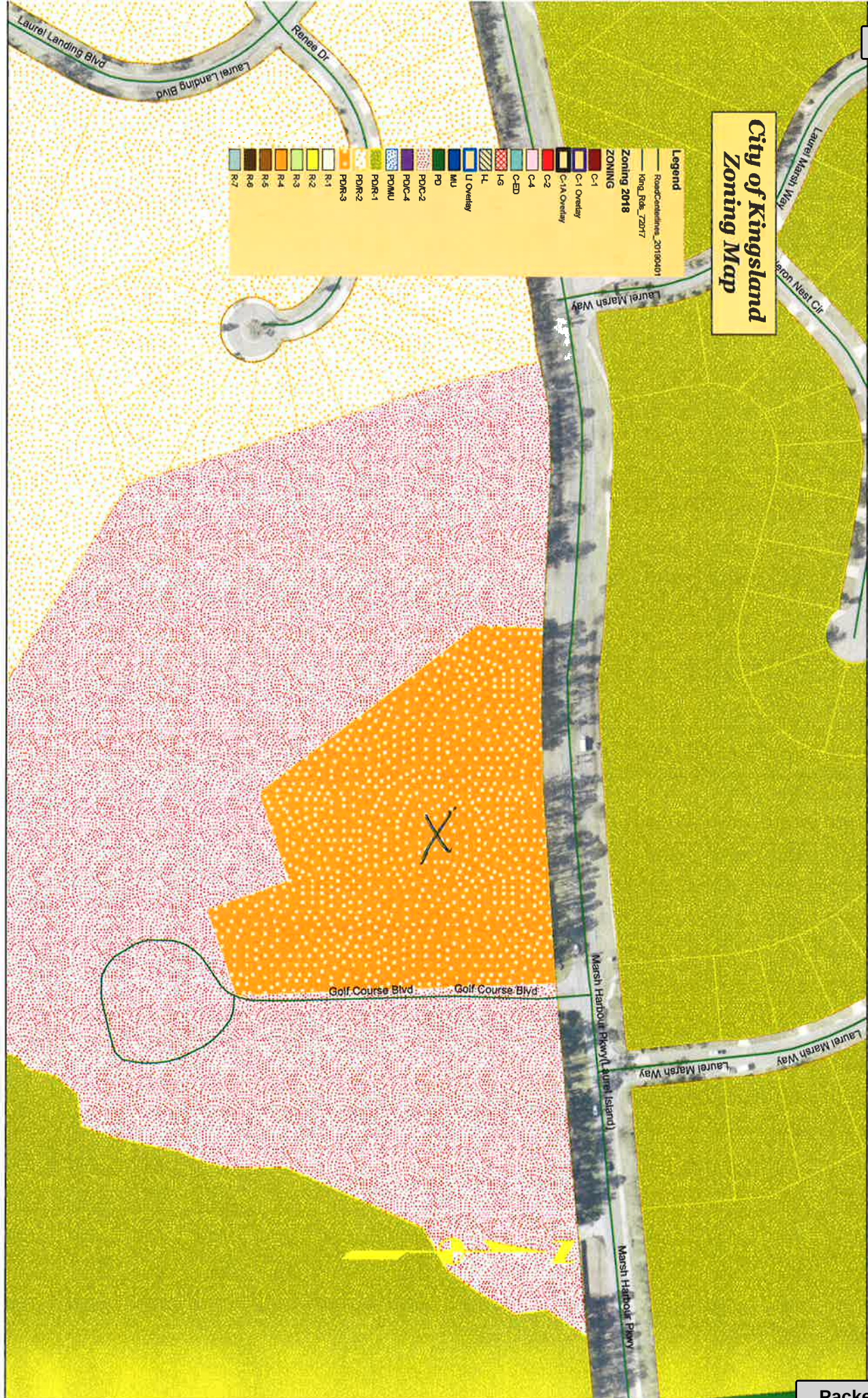


FLOOD CERTIFICATE:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONES "A" (ELEV. 14), "AE" (ELEV. 12), "AF" (ELEV. 11), AND "X" (SHADED), AS PER F.I.R. MAPS, FOR CAMDEN COUNTY, GEORGIA, DATED: SEPT. 30, 1988, MAP NO. 13039C0350C, COMMUNITY NO. 130262, PANEL NO. 0360, SUFFIX NO. C.

FAX = 403-668

8136





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 008G004
Class Code Residential
Taxing District KINGSLAND
 KINGSLAND
Acres 4.76

(Note: Not to be used on legal documents)

Owner TYRE RON
 142 AUSTIN RYAN DRIVE
 KINGSLAND, GA 31548
Physical Address MARSH HARBOUR PKWY
Assessed Value Value \$95200

Last 2 Sales

Date	Price	Reason	Qual
1/5/2021	\$110000	LM	Q
4/23/2013	0	QC	U

Date created: 8/31/2021

Last Data Uploaded: 8/31/2021 3:39:51 AM

Developed by Schneider
GEOSPATIAL

Attachment: Oct. 2021-Re-Zoning-Parcel 120 008G004 (3659 : Re-Zoning-Parcel 120 008G004)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3660)**

Meeting: 10/04/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3660

Final Plat-The Villas at Camden Woods

The final plat for The Villas at Camden Woods consists of 76 duplex lots along with 2 commercial lots at the front entrance of the development on a total of 43.0 acres. The developer submitted a PD in July 2020 that was reviewed and accepted by the Planning Department and they have agreed to follow the requirements of the established PD agreement. Zoning is PD/MU. Staff recommends approval.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: October 4, 2021

City Council Meeting Date: October 12, 2021

Agenda Item: The Villas at Camden Woods- Final Plat

Background: The Villas at Camden Woods is a mixed use community development by Sawyer and Associates, Inc. The concept of the project is to maintain a pattern, if not better than other projects of its nature within the Kingsland Area. A preliminary plat was approved by City Council at the October 2020 meeting.

Zoning: PD/MU

Summary:

The final plat for The Villas at Camden Woods consists of 76 duplex lots along with 2 commercial lots at the front entrance of the development on a total of 43.0 acres. The developer submitted a PD in July 2020 that was reviewed and accepted by the Planning Dept. and they have agreed to follow the requirements of the established PD agreement.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scot L. Kimball

Planning & Zoning Director

Attachment: Oct. 2021-Final Plat-The Villas at Camden Woods (3660 : Final Plat-The Villas at Camden Woods)

210416

4.5.a

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.

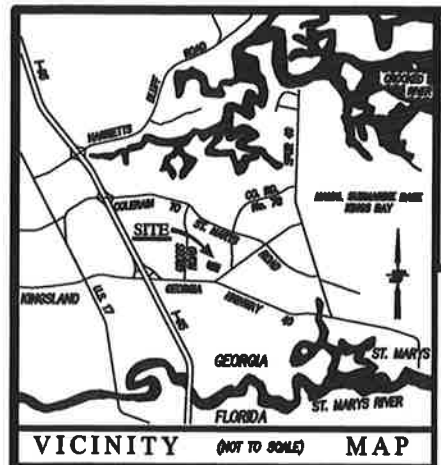
Part B — Applicant Only

1. Your Name: BENNETT SURVEYING, INC. Phone: 912-673-8940
Address: 102 MARSH HARBOUR PKWY, UNIT 103, KINGSLAND, GA. 31548
2. Owner, if not same:
Name: SAWYER & ASSOCIATES, INC.
Address: 100 MARSH HARBOUR PKWY, KINGSLAND GA. 31548
3. What is your interest if you are not the owner?
AGENT
4. Name of proposed subdivision: THE VILLAS AT CAMDEN WOODS
5. Location of subdivision: Neighborhood: CAMDEN WOODS
Street: CAMDEN WOODS PARKWAY
Parcel Number: 107 034 Lot Number: _____
6. Present zoning: MIXED USE
7. Number of proposed lots: 76 LOTS, 7 TRACTS
8. Area of proposed subdivision: 43.0 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: 09-07-2021

Part C - Planning Official Only

1. Date application was filed: 9/9/21
 2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes () No
 3. Checked by: Scott & James
 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: 10/4/21
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

Attachment: Oct. 2021-Final Plat-The Villas at Camden Woods (3660 : Final Plat-The Villas at Camden Woods)



FILING INFORMATION

PROPERTY OWNED BY:
SAWYER & ASSOCIATES, INC.
100 MARSH HARBOR PARKWAY
KINGSLAND, GEORGIA 31548
(912) 578-8003

SAWYER
& ASSOCIATES

FINAL SUBDIVISION PLAT OF
THE VILLAS AT CAMDEN WOODS,
CITY OF KINGSLAND, 1606th G.M.D.,
CAMDEN COUNTY, GEORGIA

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

CERTIFICATION OF APPROVAL BY THE COUNCIL:

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

BY: _____ DATE: _____
MAYOR

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:

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

BY: _____ DATE: _____
CHAIRMAN OF PLANNING COMMISSION

OWNER'S CERTIFICATE:

STATE OF GEORGIA, COUNTY OF CAMDEN

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

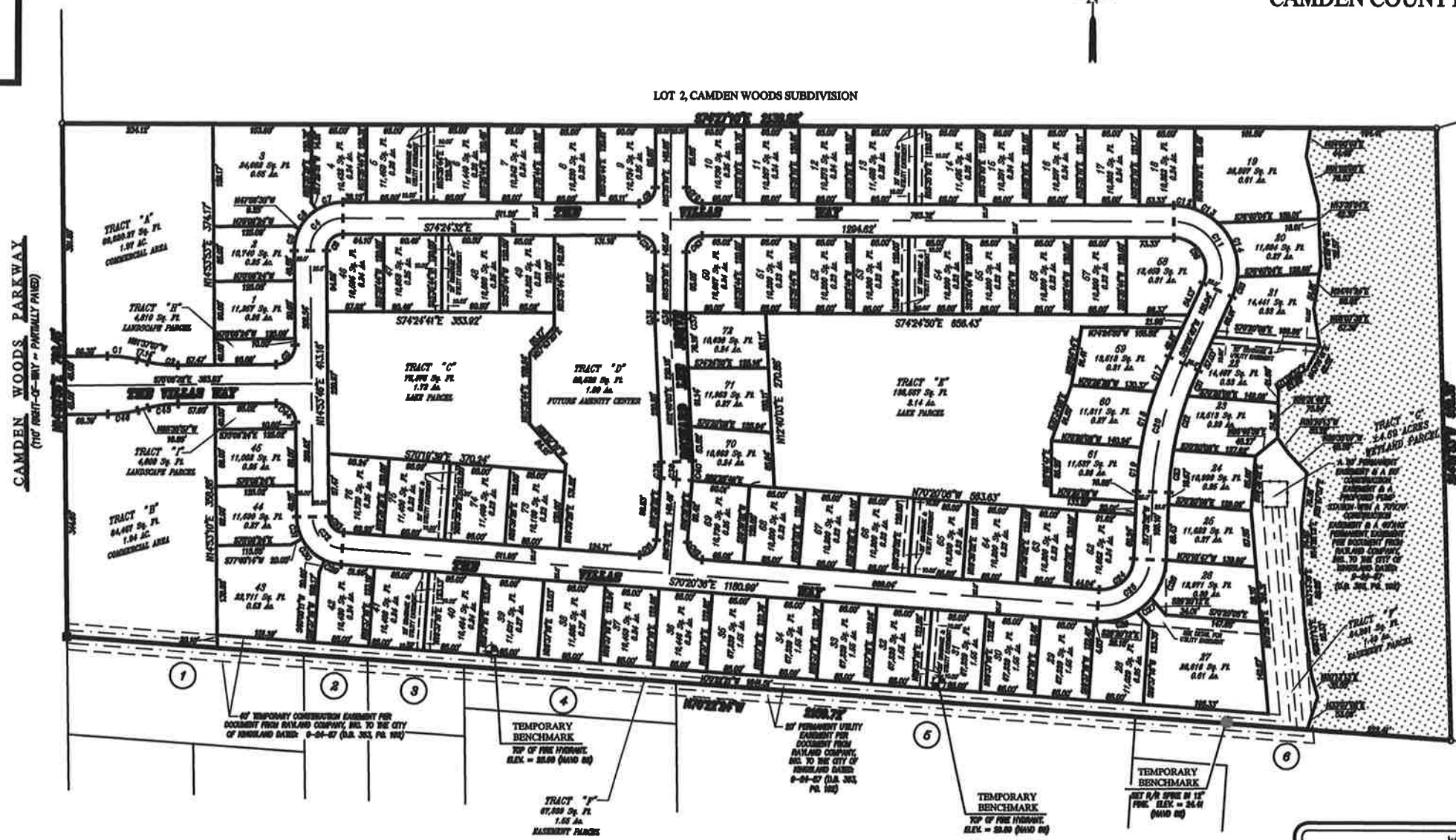
BY: _____ DATE: _____
RONALD SAWYER, OWNER

NOTES:

1. BENCHMARKS SHOWN HEREON REFER TO THE BENCHMARK OF N14°30'54"E FOR THE EASTERLY RIGHT-OF-WAY LINE OF CAMDEN WOODS PARKWAY, ACCORDING TO SAID SUBDIVISION PLAT.
2. SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONES "X"(UNSHADED), AS PER F.L.R. MAPS FOR CAMDEN COUNTY, DATED: 12-21-17, MAP No. 13030003004, COMMUNITY No. 130226, PANEL No. 0386, SUFFIX G.
3. BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 30 FEET; 10 FEET SIDE & REAR STREET
SIDES: 0 FEET FROM PROPERTY LINE, 10 FEET BETWEEN BUILDINGS
REAR: 10 FEET FROM PROPERTY
4. SUBJECT PROPERTY IS CURRENTLY ZONED: MIXED USE.
5. SUBJECT PROPERTY COMBINS 43.00 ACRES, (78 LOTS & 7 TRACTS).
6. TOTAL ROADWAY AREA WITHIN SUBDIVISION: 0.53 ACRES.
7. THIS PLAT RESERVES A 5' WIDE EASEMENT FOR DRAINAGE AND UTILITIES TO THE CITY OF KINGSLAND ALONG ALL UNRESTRICTED FRONT, SIDE AND REAR LOT LINES, UNLESS SHOWN OTHERWISE.
8. THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY WHICH MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
9. SUBJECT PROPERTY TO BE SERVICED BY CITY WATER & SEWER; DEVELOPER TO INSTALL UTILITY LINES WITHIN SUBDIVISION.

WETLANDS NOTE:

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



CURVE TABLE						
CURVE	CHORD	DISTANCE	RADIUS	DELTA	TANGENT	LENGTH
C1	S88°21'45"E	48.97'	200.00'	132°21'14"	23.85'	47.00'
C2	S88°21'45"E	48.97'	200.00'	132°21'14"	23.85'	47.00'
C3	N09°53'20"E	42.43'	30.00'	80°00'18"	30.00'	47.13'
C4	S80°14'57"W	71.14'	50.00'	80°41'43"	50.61'	78.15'
C5	S88°20'12"W	35.10'	75.43'	28°38'43"	18.08'	35.52'
C6	S57°18'20"W	38.45'	75.43'	30°23'54"	20.44'	38.91'
C7	S80°12'31"W	42.70'	74.92'	33°08'46"	22.47'	43.30'
C8	S80°12'07"W	35.64'	35.00'	80°38'16"	35.34'	38.64'
C9	N80°35'18"E	35.30'	35.00'	80°00'13"	35.00'	38.22'
C10	S80°24'38"E	35.30'	35.00'	80°38'36"	35.00'	38.22'
C11	N17°08'28"W	128.17'	75.00'	114°31'12"	118.63'	148.91'
C12	N65°10'31"E	32.00'	100.00'	18°22'20"	18.85'	32.93'
C13	N43°48'14"E	42.00'	100.00'	24°16'44"	21.51'	42.37'
C14	N65°13'28"E	88.67'	100.00'	53°12'28"	90.98'	92.88'
C15	N30°46'20"E	32.38'	100.00'	18°33'42"	18.34'	32.40'
C16	N17°08'28"W	84.12'	50.00'	114°31'30"	77.77'	89.84'
C17	S37°08'40"W	57.87'	550.00'	6°50'02"	58.82'	57.80'
C18	S89°28'10"W	88.54'	550.00'	9°20'17"	44.82'	89.64'
C19	S13°50'17"W	68.18'	550.00'	7°08'31"	34.16'	68.84'
C20	S88°53'16"W	204.30'	550.00'	22°36'48"	104.18'	205.68'
C21	S7°46'17"W	42.80'	553.63'	4°28'28"	21.47'	42.82'
C22	S20°10'38"W	88.46'	512.22'	9°40'54"	43.38'	88.95'
C23	S81°28'12"W	68.37'	500.00'	7°28'41"	33.28'	68.42'

CURVE TABLE						
CURVE	CHORD	DISTANCE	RADIUS	DELTA	TANGENT	LENGTH
C24	N63°28'58"E	71.83'	50.00'	82°00'00"	51.75'	80.28'
C25	N63°28'58"E	107.88'	75.00'	81°38'38"	77.85'	120.44'
C26	N38°21'00"E	64.08'	100.00'	37°22'17"	53.88'	85.23'
C27	N63°28'45"E	30.00'	100.00'	17°15'14"	15.17'	30.31'
C28	S80°10'20"E	84.08'	100.00'	37°22'17"	53.88'	85.23'
C29	S80°10'33"E	28.50'	74.84'	20°22'08"	13.48'	28.64'
C30	S31°09'47"E	48.43'	75.00'	37°38'58"	25.58'	48.30'
C31	S01°17'24"W	35.98'	75.10'	27°10'28"	18.15'	36.02'
C32	S27°43'28"E	67.71'	50.00'	88°14'22"	48.01'	74.30'
C33	S27°45'36"E	33.64'	24.88'	88°22'57"	23.02'	37.18'
C34	N20°24'42"W	35.35'	35.00'	88°28'21"	35.00'	38.27'
C35	S14°30'38"W	71.48'	225.00'	2°33'07"	6.73'	71.48'
C36	S14°30'38"W	10.88'	200.00'	3°04'48"	5.43'	10.88'
C37	S14°30'38"W	8.81'	175.00'	2°30'07"	4.48'	8.81'
C38	N18°08'57"E	24.41'	200.00'	6°29'48"	12.23'	24.42'
C39	N18°08'57"E	27.48'	225.00'	6°29'48"	13.78'	27.48'
C40	N18°08'57"E	30.81'	250.00'	6°29'48"	15.28'	30.83'
C41	N84°40'08"E	35.35'	35.00'	88°20'30"	35.00'	38.27'
C42	S16°20'08"E	35.35'	35.00'	88°20'30"	35.00'	38.27'
C43	S80°35'10"W	35.35'	35.00'	88°20'30"	35.00'	38.27'
C44	N30°08'32"W	42.42'	30.00'	88°08'44"	30.00'	47.12'
C45	N81°31'11"E	68.88'	200.00'	13°28'33"	23.88'	67.10'
C46	S81°31'11"E	68.88'	200.00'	13°28'33"	23.88'	67.10'

ADJOINING LAND OWNERS

1. NOW OR FORMERLY LANDS OF V.F.M. (D.B. 184, PG. 116)
2. NOW OR FORMERLY LANDS OF HARRY ANGEL (D.B. 797, PG. 854)
3. NOW OR FORMERLY LANDS OF GARY FARAD (D.B. 1838, PG. 743)
4. NOW OR FORMERLY LANDS OF WA BENNETT RENTALS, INC. (D.B. 1788, PG. 613)
5. NOW OR FORMERLY LANDS OF MURRAY CAPITAL INVESTMENTS, LLC (D.B. 1945, PG. 218) SEE SURVEY BY FINNETT & ASSOCIATES, INC. DATED: 11-10-84, DWS. No. B-2-700-11-84
6. NOW OR FORMERLY LANDS OF WALTRUST PROPERTIES, INC. (D.B. 1457, PG. 50) (P.L.C. 04, MAP 108F)

CLOSURE STATEMENT:

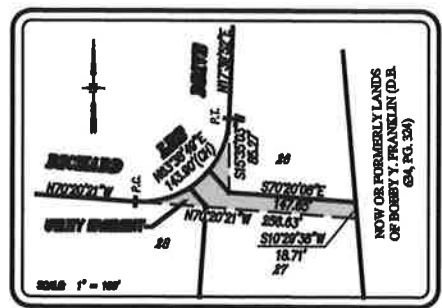
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 41,476 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPOUND RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 387,133 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
LINEAR: TOPOCON GTS ANGLAR: TOPOCON GTS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTATION SHOWN HEREON HAS BEEN SET OR FOUND. I FURTHER CERTIFY, AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-8-87 THAT THIS MAP OR PLAT HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE GOVERNING AUTHORITIES OR THAT SUCH GOVERNING AUTHORITIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

BY: _____ DATE: _____
ERNEST R. BENNETT, JR.
GEORGIA REG. SURVEYOR No. 2883



NOW OR FORMERLY LANDS OF BOBBY Y. FRANKLIN (D.B. 634, PG. 324)
SEE SURVEY BY FINNETT & ASSOCIATES, INC. DATED: 2-5-87, DWS. 100-1809/20-87 ALSO SEE SURVEY BY FINNETT & ASSOCIATES, INC. FOR: 6-25-85, DWS. No. B-2-404-8-85

BENNETT SURVEYING, INC.
Surveyors and Land Planners
108 MARSH HARBOR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
LICENSED SURVEYOR FROM No. 1387
(912) 873-8840
(912) 258-8888
DWS. No. 57-8-171-12-18

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3661)**

Meeting: 10/04/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3661

Final Plat-Settler's Hammock Phase 3

The final plat for Settler's Hammock Phase 3 consists of 29 single family lots on 7.94 acres of the original Settler's Hammock Development. The developer has followed the previously established PD agreement. 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: October 4, 2021

City Council Meeting Date: October 12, 2021

Agenda Item: Settler's Hammock Phase 3- Final Plat

Background: The Settler's Hammock development was started prior to the recession of 2008. Building in the development picked up again in 2015. The developer Lamar Smith Signature Homes, LLC has submitted an application for a final plat. The preliminary plat was approved by City Council at the September 2020 meeting.

Zoning: PD-R1

Summary:

The final plat for Settler's Hammock Phase 3 consists of 29 single family lots on 7.94 acres of the original Settlers Hammock development. The developer has followed the previously established PD agreement.

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: Jeffrey Foster Phone: (912) 674-7024
Address: P.O. Box 5730 St. Marys, GA 31558
2. Owner, if not same:
Name: Lamar Smith Signature Homes LLC
Address: 152 Thunderbird Drive Richmond Hill, GA 31326
3. What is your interest if you are not the owner?
Surveyor for owner
4. Name of proposed subdivision: Settler's Hammock Phase 3
5. Location of subdivision: Neighborhood: Settler's Hammock
Street: Daniel Trent Way
Parcel Number: 1072 Lot Number: 030A
6. Present zoning: PD
7. Number of proposed lots: 29
8. Area of proposed subdivision: 7.94 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: [Signature] Date: 8/18/21

Part C - Planning Official Only

1. Date application was filed: 8/23/21
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes () No
3. Checked by: Scott & James
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: _____

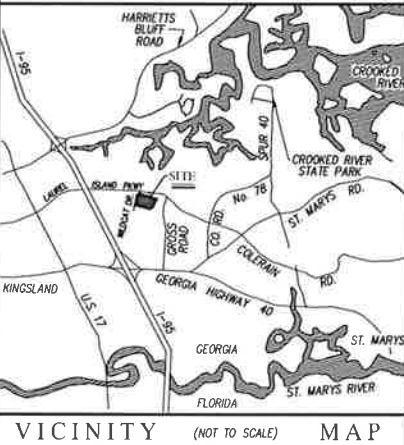
Attachment: Oct. 2021-Settler's Hammock Phase 3 (3661 : Final Plat-Settler's Hammock Phase 3)

MAP TO SHOW FINAL SUBDIVISION PLAT OF
SETTLER'S HAMMOCK ~ PHASE 3
CITY OF KINGSLAND, 1606th G.M.D., CAMDEN COUNTY, GEORGIA

PROPERTY OWNED BY:
LAMAR SMITH SIGNATURE HOMES, LLC
152 THUNDERBOLT DRIVE
RICHMOND HILL, GA 31324



- NOTES:**
- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S08°41'42"W FOR THE WESTERLY LINE OF SETTLER'S HAMMOCK, PHASE 2A, ACCORDING TO PLAT RECORDED IN P.B. 2020, PG. 35, PUBLIC RECORDS OF SAID COUNTY.
 - 2.) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONES "X" (UNSHADED) AS PER F.I.R. MAP FOR CAMDEN COUNTY, GEORGIA, DATED: DECEMBER 21, 2017, MAP No. 13038C0385G, COMMUNITY No. 130238, PANEL No. 0385, SUFFIX "G".
 - 3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF ANY FORMAL TITLE REVIEW.
 - 4.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY NOT SHOWN HEREON THAT MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
 - 5.) SUBJECT PROPERTY IS CURRENTLY ZONED: PD (SINGLE FAMILY RESIDENTIAL USAGE). BUILDING SETBACKS ARE AS FOLLOWS: MINIMUM FRONT YARD SETBACK: 25 FEET; MINIMUM SIDE YARD SETBACK FROM LOT LINE: 5 FEET, FROM R/W LINE 25 FEET; REAR YARD SETBACK: 15 FEET.
 - 6.) SUBJECT PROPERTY PROPERTY IS SERVICED BY CITY WATER AND SEWER. OWNER TO INSTALL UTILITIES WITHIN SUBDIVISION.
 - 7.) MINIMUM LOT AREA: 6,600 SF.
 - 8.) MINIMUM LOT WIDTH AT BUILDING LINE: 50 FEET.
 - 9.) MAXIMUM PERCENTAGE OF LOT COVERAGE: 40%.
 - 10.) MAXIMUM BUILDING HEIGHT: 35 FEET.
 - 11.) SUBJECT PROPERTY CONTAINS ±7.94 ACRES, 29 LOTS AND 2 TRACTS.
 - 12.) WETLAND JURISDICTIONAL AREAS SHOWN HEREON WERE TAKEN FROM PLAN PREPARED BY BENNETT SURVEYING, INC. DATED FEBRUARY 2017.
 - 13.) WETLAND JURISDICTIONAL AREAS SHOWN HEREON ARE UNDER THE JURISDICTIONS OF THE U.S. ARMY CORPS OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE AREA WITHOUT PROPER AUTHORIZATION.



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

BY: LAMAR SMITH SIGNATURE GROUP DATE: _____

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

BY: _____ DATE: _____
MAYOR

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

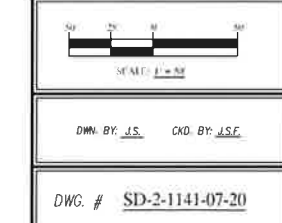
BY: _____ DATE: _____
CHAIRMAN OF PLANNING COMMISSION

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

BY: _____ DATE: _____
NAME _____ TITLE _____
PRINTED NAME

WETLAND JURISDICTIONAL AREAS SHOWN THUS:

PROPOSED PERMITTED WETLAND FILL AREAS SHOWN THUS:



LEGEND:
○ = SET 1/2" REBAR LSF 1067
□ = SET 4"x4"x24" CONCRETE MONUMENT, LSF 1067
■ = FOUND 4"x4"x24" CONCRETE IDENTIFICATION AS NOTED
● = FOUND 1/2" IRON PIPE LSF 166
△ = FOUND PK NAIL & WASHER IDENTIFICATION AS NOTED
P.C. = PLAT CABINET
P.B. = PLAT BOOK
P.D. = PLAT DRAWER
D.B. = DEED BOOK
PG. = PAGE
(ch.) = CHORD
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVE
B.R.L. = BUILDING RESTRICTION LINE

P.O. BOX 5730
ST. MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX
GEORGIA LICENSED
SURVEY FIRM No. 11067

A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS

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

ISSUED FOR REVIEW, NOT FOR FINAL RECORDING

BY: JEFFREY S. FOSTER DATE: _____
GA. REGISTERED SURVEYOR No. 3143

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3662)**

Meeting: 10/04/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3662

Preliminary Plat-Lake Juniper Phase III

Lake Manor West, LLC has submitted an application for a preliminary plat approval for Lake Juniper Phase III that will consist of 24 lots on approximately 9.13 acres. The Lake Juniper original final plat for Phase I and II was approved by the City Council on June 9, 2019 along with the PD that was submitted by the developer. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5'. The Phase III preliminary plat has been reviewed by the Planning Department and staff sees no issues at this time. The developer will follow the amended PD with the reduced setbacks. 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: October 4, 2021

City Council Meeting Date: October 12, 2021

Agenda Item: Lake Juniper Phase III- Preliminary Plat

Background: Lake Manor West, LLC has submitted an application for a preliminary plat approval for Lake Juniper Phase III that will consist of 24 lots on approx. 9.13 acres. The Lake Juniper original final plat for Phase I and II was approved by the City Council on June 10, 2019 along with the PD that was submitted by the developer. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5'.

Summary: The Phase III preliminary plat has been reviewed by the planning dept. and staff sees no issues at this time. The developer will follow the amended PD with the reduced setbacks.

Zoning: PD-R1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA

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

**Part A—General Information**

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

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

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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: Jeffrey Foster Phone: (912) 674-7024
Address: P.O. Box 5730 St. Marys, GA 31558
2. Owner, if not same:
Name: Lake Manor West, LLC
Address: 140 Lakes Boulevard Kingsland, GA 31548
3. What is your interest if you are not the owner?
Surveyor for owner
4. Name of proposed subdivision: Lake Juniper Phase 3
5. Location of subdivision: Neighborhood: The Lakes
Street: Verano Street
Parcel Number: 107 005 Lot Number: 001
6. Present zoning: PD-R1
7. Number of proposed lots: 24
8. Area of proposed subdivision: 9.13 Acres
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - Preliminary Plat (Original and 9 copies)
 - Vicinity Map
 - PD (if applicable)
 - Proof of ownership

Part C - Planning Official Only

1. Date application was filed: 8/23/21
 2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes () No
 3. Checked by: Scott d James
 4. Are Preliminary Plat and application complete? ☒ Yes () No
 5. Correct fee paid? ☒ Yes () No () Not applicable
 6. Date preliminary plat reviewed by Planning Commission: 9/7/21
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

