



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • DECEMBER 6, 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	Vice Chairman

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Home Occupation-103 Cypress Bend-Map & Parcel 107W 016A -

John Sweat has applied for a Home Occupation Permit for a pressure washing business know as "Camden Pro Wash". 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-989 May Creek Dr.-Map & Parcel 095A 029 -

Joshua Prosen has applied for a Home Occupation Permit for a gutter installation business know as "Freedom Gutters". 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.

3. Re-Zoning-Parcel 120-008J -

Joss Josselyn with Josselyn Homes, Inc. has applied for a re-zoning of parcel 120 008J containing approximately 12.50 acres located on the east side of Marsh Harbour Pkwy. The applicant is requesting the parcel be re-zoned to PD/R-2 (Planned Development/Low Density Residential) for the purpose of a duplex community development. The applicant submitted a PD that has been reviewed and approved by the Planning Director and Building Official. Zoning is PD/R-3. Staff recommends approval.

4. Preliminary Plat-Marsh Harbour -

Bennett Surveying, Inc., acting agent for Joss Josselyn, has submitted an application for a preliminary plat approval for Marsh Harbour Subdivision that will consist of 22 duplex lots on approximately 12.50 acres. The preliminary plat has been reviewed by the Planning Department and staff sees no issues at this time. The developer will follow the PD that has been submitted and approved. Zoning is PD/R-2.

Staff recommends approval if re-zoning of PD/ R-2 is approved.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3719)**

Meeting: 12/06/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3719

Home Occupation-103 Cypress Bend-Map & Parcel 107W 016A

John Sweat has applied for a Home Occupation Permit for a pressure washing business know as "Camden Pro Wash". 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: December 6, 2021

City Council Meeting Date: December 13, 2021

Agenda Item: Home Occupation for 103 Cypress Bend, Map & Parcel 107W 016A

Summary:

John Sweat has applied for a Home Occupation Permit for a pressure washing business known as “Camden Pro Wash”. 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: Dec. 2021-Home Occ.-103 Cypress Bend (3719 : Home Occupation-103 Cypress Bend-Map & Parcel 107W 016A)



Dec. 2021

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 Sweat PHONE: 912-552-2653
 ADDRESS: 103 cypress bend Kingsland, GA 31548
 FAX: N/A E-MAIL: Johnsweat85@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: 103 cypress bend
 TAX MAP & PARCEL NUMBER: 107 W014A ZONING: PD/R-1
 OWNER OF SITE, IF NOT APPLICANT: John hedges
 ADDRESS: 103 cypress bend
 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: John Sweat DATE: 10/18/21

Attachment: Dec. 2021-Home Occ.-103 Cypress Bend (3719 : Home Occupation-103 Cypress Bend-Map & Parcel 107W 016A)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 10/18/21
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 10/18/21
3. DATE PERMIT FEE PAID: 10/18/21 AMOUNT PAID: \$ 50.⁰⁰
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 12/8/21
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 12/13/21
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 12/14/21

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 Occ. PERMIT HAS BEEN ISSUED.

Scott Kambick
 PLANNING DIRECTOR
 CITY OF KINGSLAND

10/19/21
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: John Sweat
 ADDRESS: 103 cypress bend
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: (912) 552-2653 FAX: () _____ E-MAIL: John.Sweat.85@gmail.com
 PROPOSED BUSINESS: Camden Pro Wash LOCATION: 103 cypress bend
 TAX PARCEL: 107 W 016A 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: 200 Business area sq. ft. 2251 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 Sweat
 SIGNATURE OF APPLICANT

10/18/21
 DATE

Attachment: Dec. 2021-Home Occ.-103 Cypress Bend (3719 : Home Occupation-103 Cypress Bend-Map & Parcel 107W 016A)

Scott Kimball

From: John <john.hodges@tds.net>
Sent: Monday, October 18, 2021 11:06 AM
To: skimball@kingslandgeorgia.com; johnsweat85@gmail.com
Subject: J. Sweat Home Occupational Occupational License

To whom it will concern,

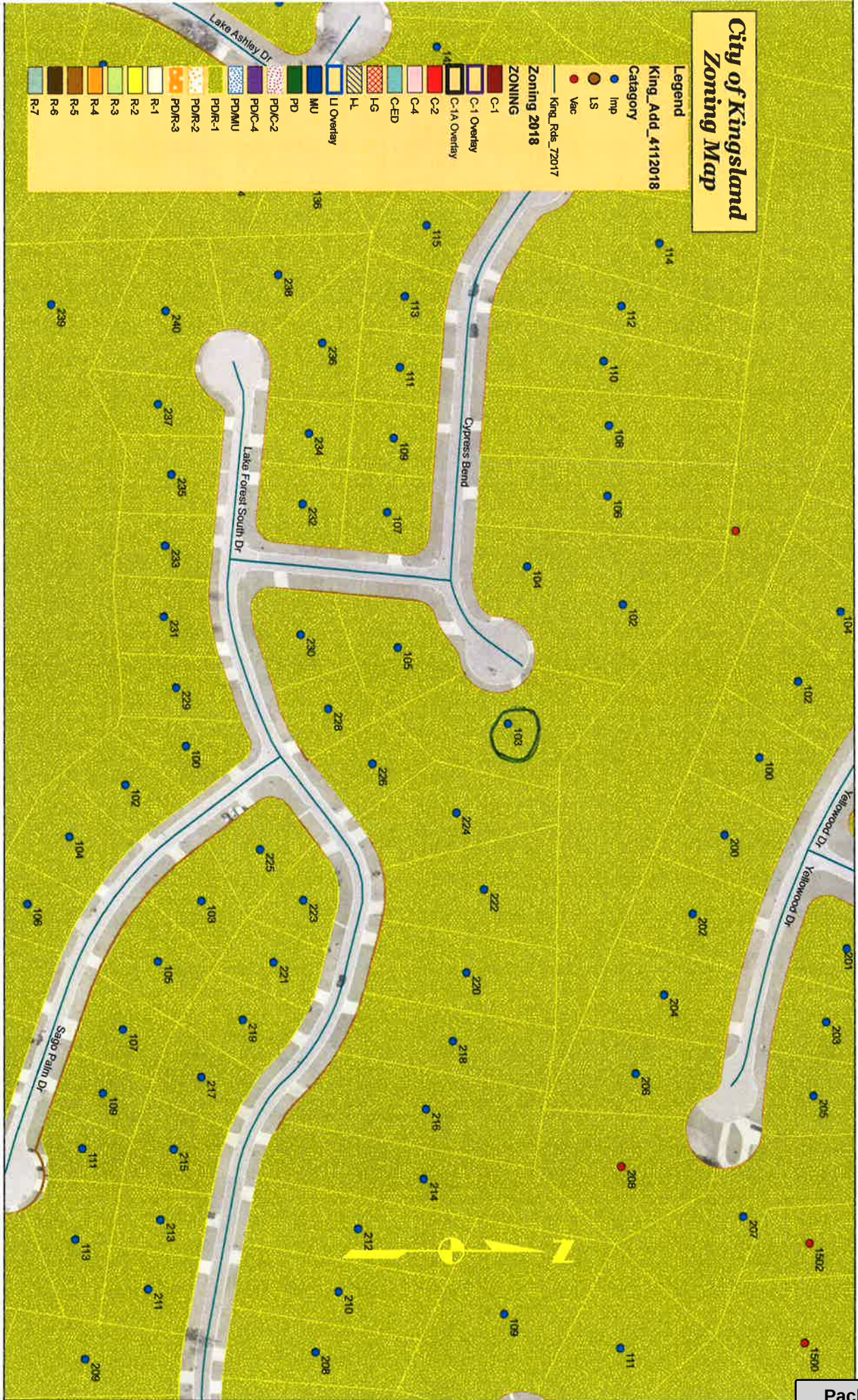
I, John Hodges, give John Sweat who current lives with me at 103 cypress bend, permission to use my address for application of a Home Occupational License.

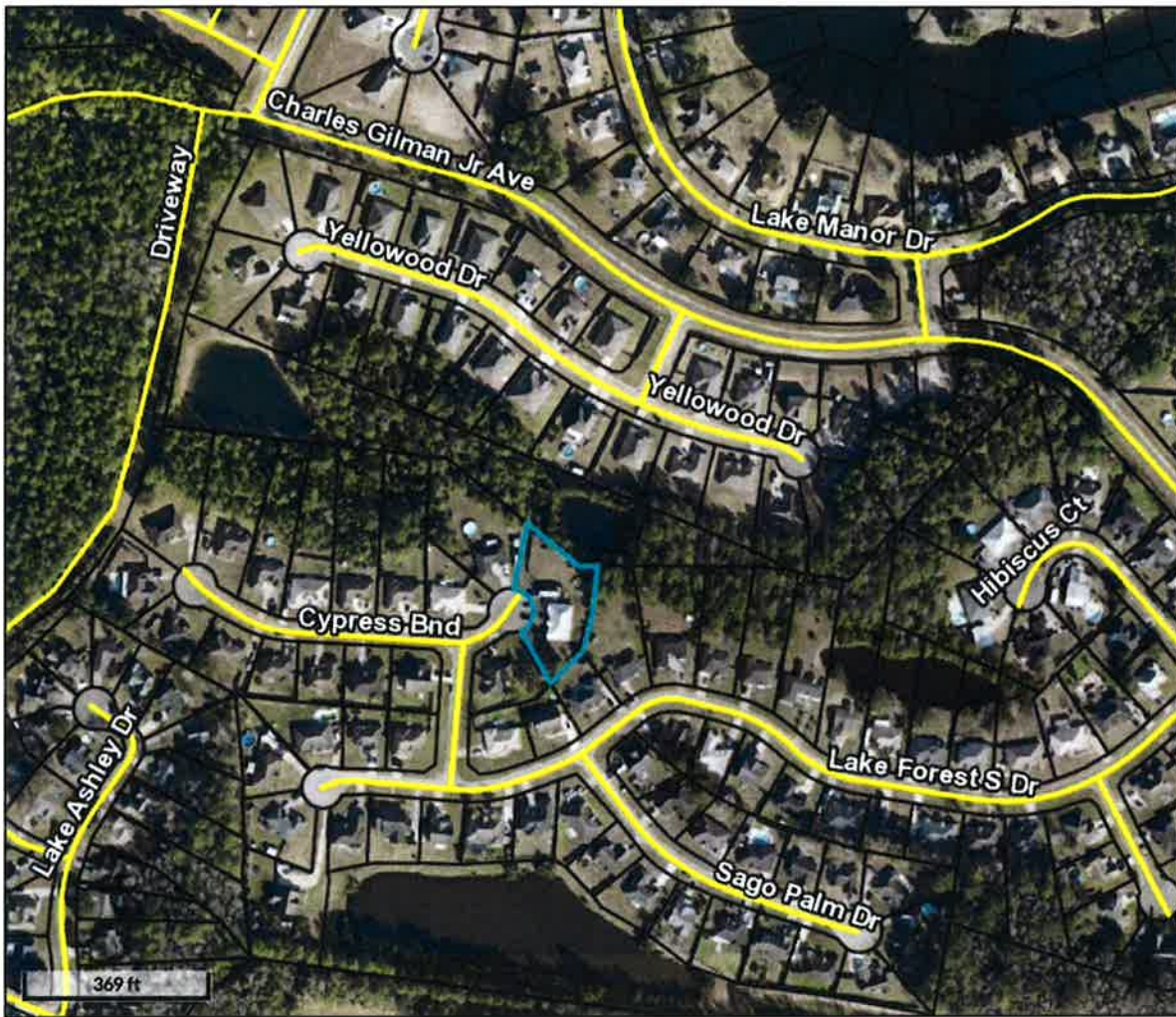
If you have any questions, please contact me.

R/

John Hodges
John.hodges@tds.net
912 322 8400 (cell)
912 673 6672 (home)

Attachment: Dec. 2021-Home Occ.-103 Cypress Bend (3719 : Home Occupation-103 Cypress Bend-Map & Parcel 107W 016A)





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	107W 016A	Owner	HODGES JOHN W JR & CYNTHIA		Last 2 Sales			
Class Code	Residential		103 CYPRESS BEND		Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548		6/23/2007	0	FY	U
	KINGSLAND	Physical Address	103 CYPRESS BEND		9/14/2006	\$214000	FM	Q
Acres	0.61	Assessed Value	Value \$226144					

Last 2 Sales			
Date	Price	Reason	Qual
6/23/2007	0	FY	U
9/14/2006	\$214000	FM	Q

Date created: 10/18/2021

Last Data Uploaded: 10/18/2021 4:03:43 AM

Developed by  Schneider
GEOSPATIAL

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3720)**

Meeting: 12/06/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3720

Home Occupation-989 May Creek Dr.-Map & Parcel 095A 029

Joshua Prosen has applied for a Home Occupation Permit for a gutter installation business known as "Freedom Gutters". 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: December 6, 2021

City Council Meeting Date: December 13, 2021

Agenda Item: Home Occupation for 989 May Creek Drive, Map & Parcel 095A 029

Summary:

Joshua Prosen has applied for a Home Occupation Permit for a gutter installation business known as "Freedom Gutters". 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: Dec. 2021-Home Occ.-989 May Creek Dr. (3720 : Home Occupation-989 May Creek Dr.-Map & Parcel 095A 029)



Home Occ.
December Agenda
210538

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: Joshua Prosen PHONE: (912) 674-1031

ADDRESS: 989 May Creek Drive, Kingsland, GA 31548

FAX: _____ E-MAIL: prosen-josh@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: Freedom Gutters

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 989 May Creek Dr., Kingsland

TAX MAP & PARCEL NUMBER: 095A 029 ZONING: R-1

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: [Signature] DATE: 11/15/2021



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

1. DATE COMPLETE APPLICATION FILED: 11/15/21
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 11/15/21
3. DATE PERMIT FEE PAID: \$50.⁰⁰ 11/15/21 AMOUNT PAID: \$ 50.⁰⁰
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 12/6/21
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 12/13/21
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 12/14/21

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 Occ. PERMIT HAS BEEN ISSUED.

[Signature]
 PLANNING DIRECTOR
 CITY OF KINGSLAND

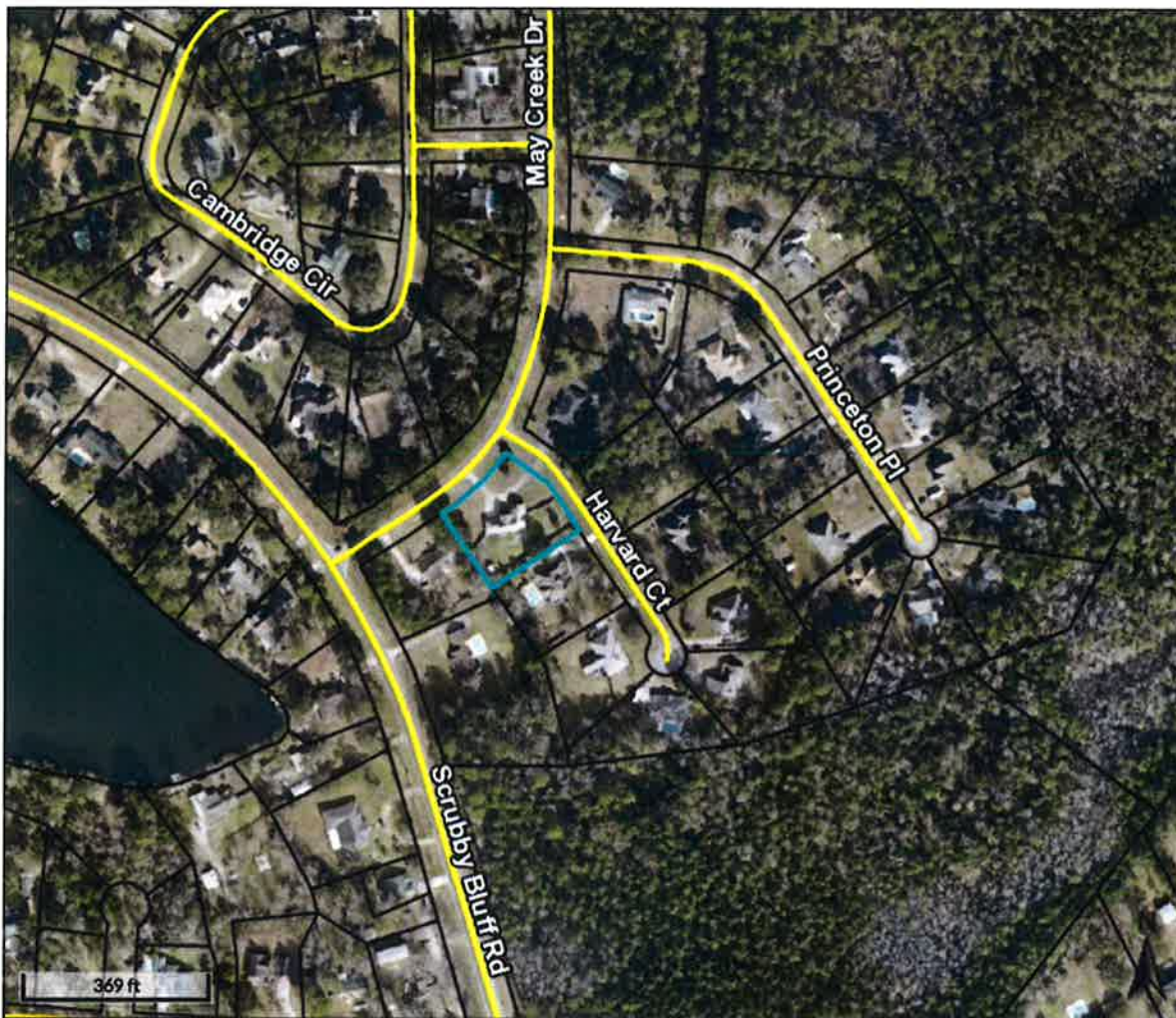
11/15/21
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE

Attachment: Dec. 2021-Home Occ.-989 May Creek Dr. (3720 : Home Occupation-989 May Creek Dr.-Map & Parcel 095A 029)





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	095A029	Alternate ID	15720	Owner Address	PROSEN JOSHUA & ASHLEY	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	Residential		989 MAY CREEK DRIVE	Date	Net Price	Reason	Qual
Property Address	DR	Acreage	0.83		KINGSLAND, GA 31548	4/13/2021	\$305000	FM	Q
	KINGSLAND					5/1/2018	\$268000	FM	Q
District	KINGSLAND								
Brief	H/L 29 MAY CREEK S/D PH 2A								
Tax Description									

(Note: Not to be used on legal documents)

Date created: 11/16/2021

Last Data Uploaded: 11/16/2021 3:47:50 AM

Developed by  Schneider
GEOSPATIAL



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3721)

3.3

Meeting: 12/06/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3721

Re-Zoning-Parcel 120-008J

Joss Josselyn with Josselyn Homes, Inc. has applied for a re-zoning of parcel 120 008J containing approximately 12.50 acres located on the east side of Marsh Harbour Pkwy. The applicant is requesting the parcel be re-zoned to PD/R-2 (Planned Development/Low Density Residential) for the purpose of a duplex community development. The applicant submitted a PD that has been reviewed and approved by the Planning Director and Building Official. 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: December 6, 2021

City Council Meeting Date: December 13, 2021

Agenda Item: Rezoning Request for Parcel- 120 008J

Background:

Joss Josselyn with Josselyn Homes, Inc. has applied for a rezoning of parcel 120 008J containing approx. 12.50 acres located on the east side of Marsh Harbour Pkwy. The applicant is requesting the parcel be rezoned to PD/R-2 (Planned Development/ Low Density Residential) for the purpose of a duplex community development. The applicant submitted a PD that has been reviewed and approved by the Planning Director and Building Official.

Current Zoning: PD/R-3

Summary:

The area surrounding the parcel is a mixture of single family residential and duplex communities. The project will reflect the uses of surrounding properties and will provide upscale duplex housing in the area. The current zoning would have allowed for apartments which would not be consistent with the Marsh Harbour area. There is sewer and water available to this immediate area.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning Director

Attachment: Dec. 2021-Re-Zoning-Parcel 120-008J (3721 : Re-Zoning-Parcel 120-008J)



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".

210539
Dec. 2021

REQUEST

EXISTING ZONING PD /R-3

EXISTING USE . Undeveloped Lot

REQUESTED ZONING PD /R-2

REQUESTED USE Duplex Community

PROPERTY OWNER(S)

Name(s) Walter E. Josselyn, III

Address P.O. Box 5793 Kingsland, GA. 31548

Phone No. 912-576-9424 (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: former golf course parcel no. 111

Laurel Island Links Golf Course

Property

Address: N/A

Tax Map Reference Number: 120 008J Zoning Map: PD/R.

Property Size: 12.50 acres (+/-) Property Frontage: 1207 Feet

RB

Attachment: Dec. 2021-Re-Zoning-Parcel 120-008J (3721 : Re-Zoning-Parcel 120-008J)

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 surrounding developments _____

Would not be detrimental to property or persons in the area because _____
 _____ The project will further enhance the surrounding areas. _____

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

_____ ☒ _____

(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

_____ ☒ _____

(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

Attachment: Dec. 2021-Re-Zoning-Parcel 120-008J (3721 : Re-Zoning-Parcel 120-008J)

X

City of Kingsland Zoning Application
Page Three

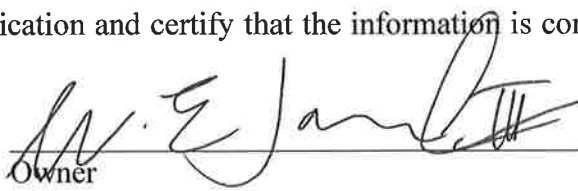
CAMPAIGN CONTRIBUTION

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.

Owner 

Owner _____

Owner _____

HEARING DATE

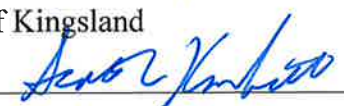
This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of December 3, 2021, at 6:00 P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

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

RECEIPT

Submission fee for rezoning received from Josselyn Humes, Inc.
in the amount of \$ 450.00.

City of Kingsland

BY: 

Date: 11/15/21

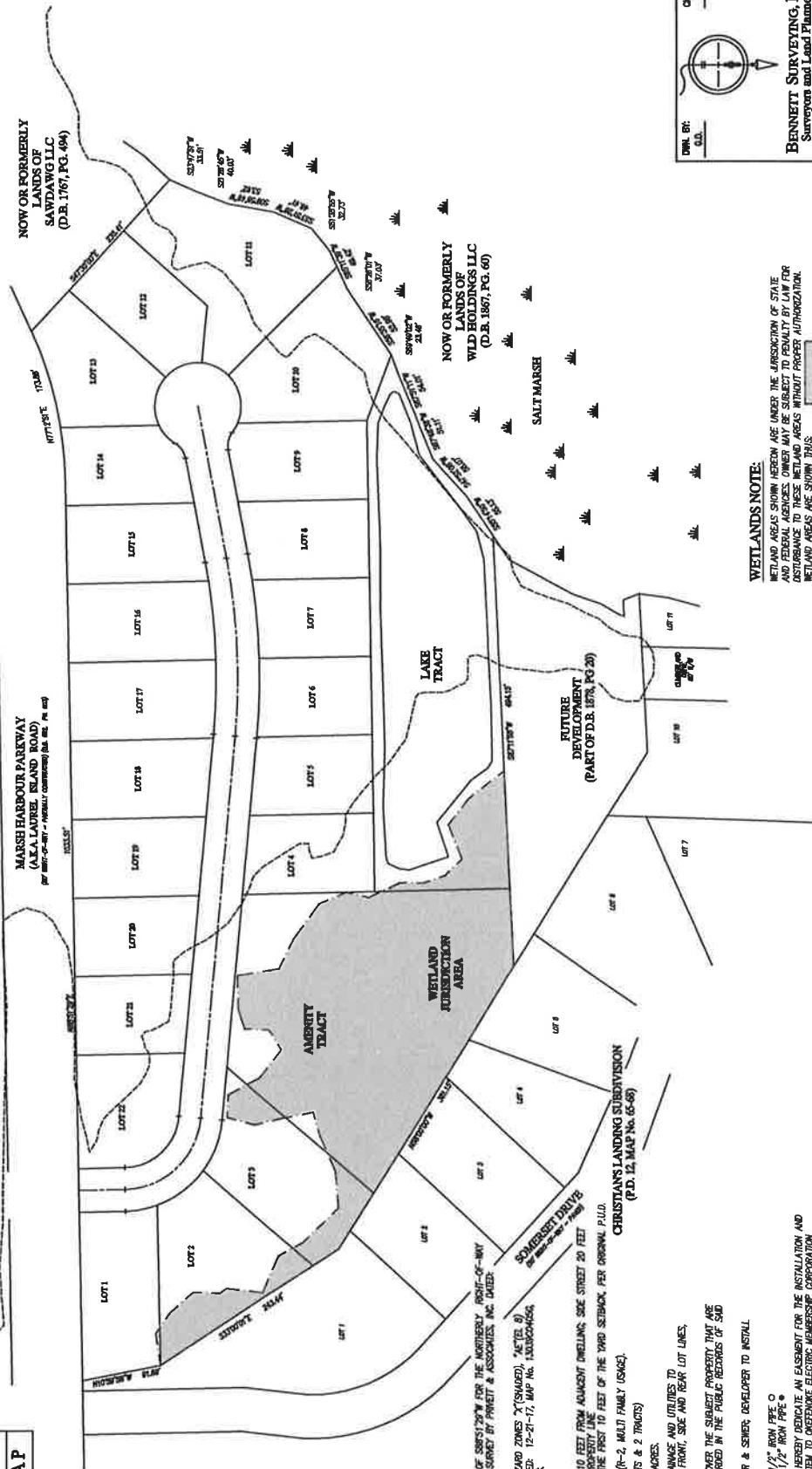
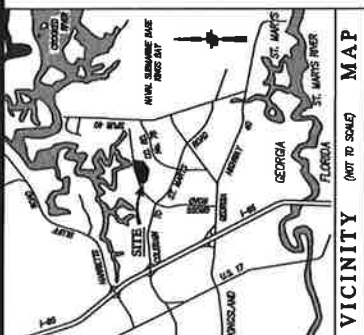
Attachment: Dec. 2021-Re-Zoning-Parcel 120-008J (3721 : Re-Zoning-Parcel 120-008J)

PROPERTY OWNED BY:

WALTER E. JOSSELYN, III
POST OFFICE BOX 5783
KINGSLAND, GEORGIA 31548
(912)-578-9424
(D.B. 1878, PG. 20)

FINAL SUBDIVISION PLAT OF

**MARSH HARBOUR,
CITY OF KINGSLAND, 1606th G.M.D.,
CAMDEN COUNTY, GEORGIA
(BEING A PORTION OF LANDS DESCRIBED IN DEEDS RECORDED IN D.B. 1878, PG. 20,
PUBLIC RECORDS OF CAMDEN COUNTY)**

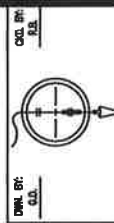


NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S88°12'00"W FOR THE NORTHERLY RIGHT-OF-WAY LINE OF MARSH HARBOUR PARKWAY ACCORDING TO SURVEY BY PHINNEY & ASSOCIATES, INC. DATED: 8-10-87 WITH DMC. NO. 8-2-782(0)-8-87.
- 2.) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONES "X"(SHADED), "X"(ETEL. 8) & AS PER P.L.E. MAPS FOR CAMDEN COUNTY, DATED: 12-21-17, MAP NO. 1300004066, COMMUNITY NO. 130028, PANEL NO. 0403, SHEET 6.
- 3.) BUILDING RESTRICTIONS ARE AS FOLLOWS:
FRONT: 20 FEET FROM PROPERTY LINE, MINIMUM 10 FEET FROM ADJACENT DWELLING, SIDE STREET 20 FEET FROM PROPERTY LINE, MINIMUM 10 FEET FROM ADJACENT DWELLING, REAR 20 FEET FROM PROPERTY LINE. POOLS AND POOL ENCLOSURES MAY EXTEND INTO THE FIRST 10 FEET OF THE YARD SETBACK PER ORIGINAL P.L.D.
- 4.) SUBJECT PROPERTY IS CURRENTLY ZONED: PD (R-2, MULTI-FAMILY (USAC)).
- 5.) TOTAL ROADWAY AREA WITHIN SUBDIVISION: 1.28 ACRES.
- 6.) 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.
- 7.) 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 SCD COUNTY.
- 8.) SUBJECT PROPERTY TO BE SERVED BY CITY WATER & SEWER, DEVELOPER TO INSTALL UTILITY LINES WITHIN SUBDIVISION.
- 9.) PROPERTY CORNERS SHOWN THIS: SET: 1/2" IRON PIPE O 1/2" IRON PIPE O
- 10.) THE OWNER OF THE LANDS PLATTED HEREON DOES HEREBY DEDICATE AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM TO OKENFORD ELECTRIC MEMBERSHIP CORPORATION (OLEMCC) OVER ALL ROAD RIGHTS-OF-WAY AND 10 FEET OUTSIDE OF SAID RIGHTS-OF-WAY.

WETLANDS NOTE:

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



BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOUR PARKWAY, LOT 103
KINGSLAND, GEORGIA 31548
LICENSED SURVEYOR: PAUL M. BENNETT
(912) 208-8889
DMS. No. 37-2-342-162

**PLANNED DEVELOPMENT
PROJECT DESCRIPTION**

FOR:

MARSH HARBOUR

SUBMITTED TO:

**THE KINGSLAND CITY COUNCIL
AND
PLANNING COMMISSION**

BY:

JOSSELYN HOMES, INC.

NOVEMBER 10, 2021

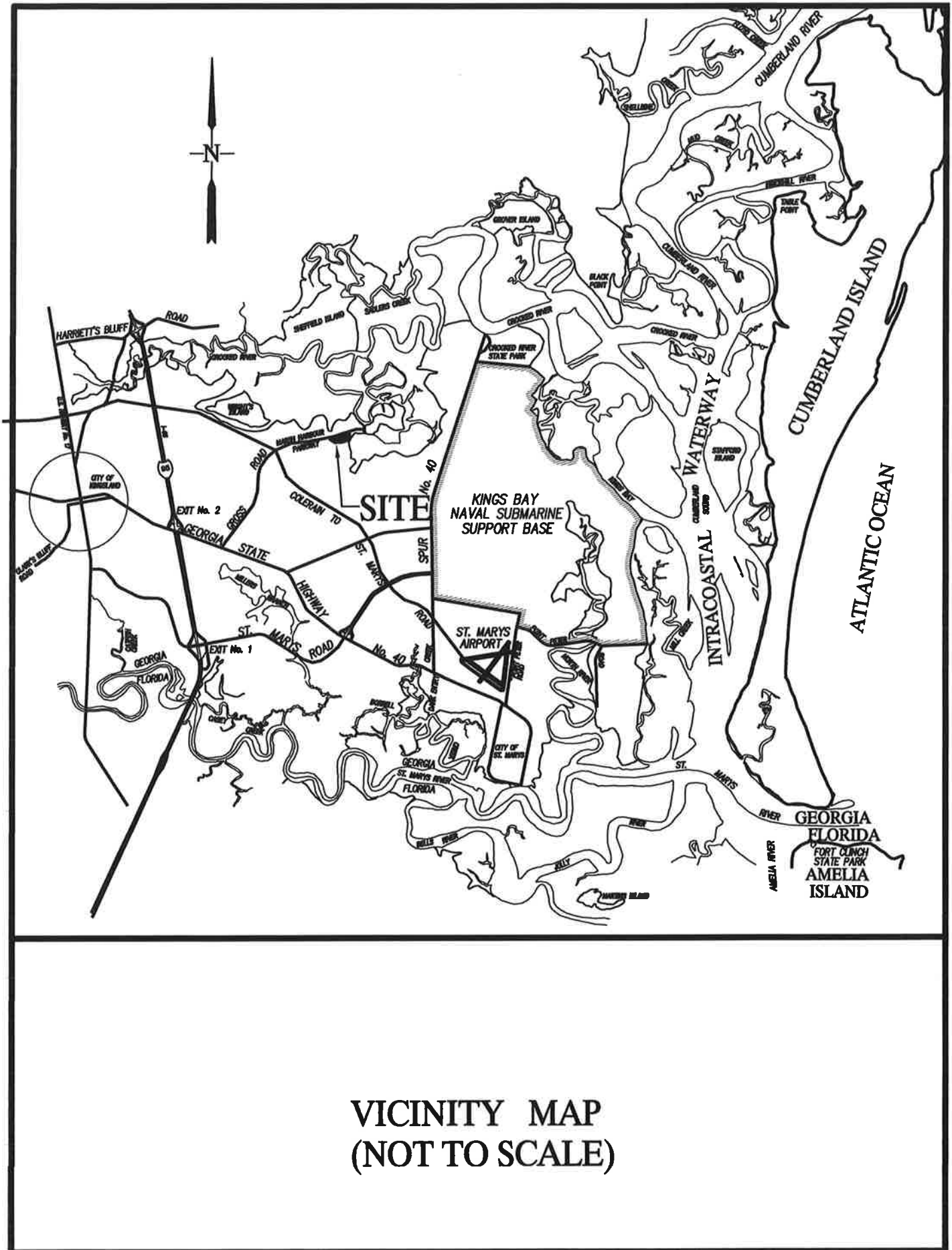
Approved 11/15/21
Scott E. Korbach, Planning Director

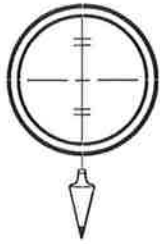
James R. Bennett Building official

BENNETT SURVEYING, INC.

(AGENT FOR JOSSELYN HOMES, INC.)

Attachment: Dec. 2021-Re-Zoning-Parcel 120-008J (3721 : Re-Zoning-Parcel 120-008J)





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

3.3.a

Application Request: the Applicant, Josselyn Homes, Inc., P.O. Box 5793, Kingsland, Georgia 31548 request that the Planning Commission & City Council approve the following application:

A DEVELOPMENT PLAN TO ALLOW FOR A PLANNED DEVELOPMENT IN KINGSLAND, GEORGIA, FOR THE PURPOSE OF PROVIDING MULTI FAMILY RESIDENTIAL LOTS, ON +/- 12.50 Acres ADJOINING MARSH HARBOUR PARKWAY KNOWN AS CAMDEN COUNTY TAX PARCEL No. 120 008J

November 10, 2021

RB

Introduction

The Applicant, Josselyn Homes, Inc., 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

RB

This project consists of a total of 12.50 Acres more or less. It is a portion of the original Kingsland Golf Course Development, located off of Marsh Harbour Parkway. 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 PD developments.

The project will be accessed from Marsh Harbour Parkway. 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

Minimum Lot Specifications

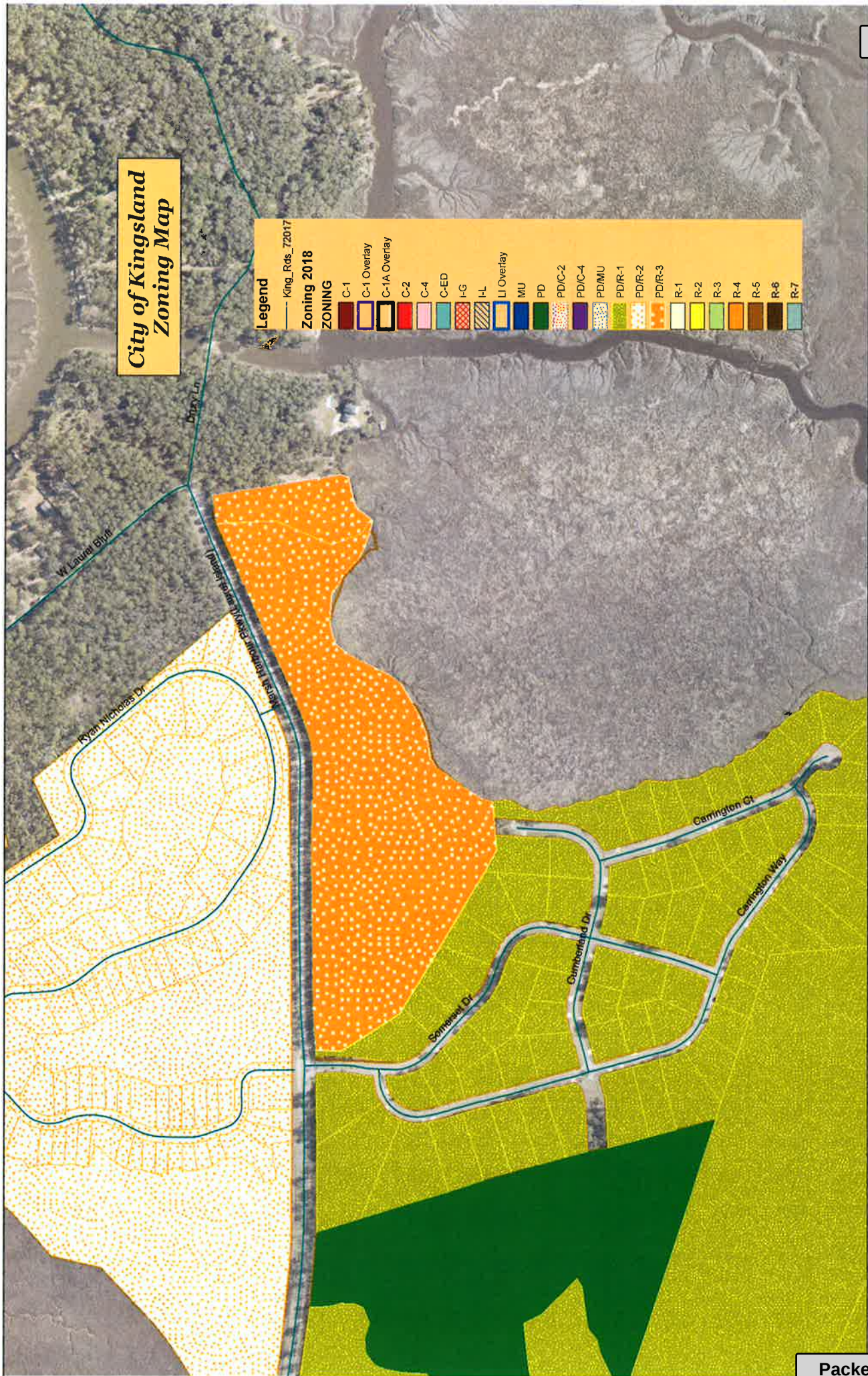
Minimum Lot Area	11,000 Sq. Ft. (5500 Sq. Ft. per unit)
Lot Width at Building Line	42.0 feet (90' Max.)
Front Yard Setback	20 feet (15' Max.)
Side Yard Setback (interior)	0 feet & 10 feet between buildings
Side Yard Setback (from street)	10 feet (10' Max.)
Rear Yard Setback	10 feet
Rear Yard Setback (from street)	15 feet (15' Max.)
Maximum Building Height	35 feet
Maximum percentage coverage	60 percent

Each lot will be allowed to contain one building (two units). All buildings within the development will be built on site. At the time of plat approval, the developer will file any covenants needed to ensure the integrity of the development.

Each parcel will be accurately surveyed and presented to the Kingsland Planning Commission and Council at the time it is to be developed. At this time, all parcels will meet or exceed the minimum specifications outlined within this PD.

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 planned development.



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3722)**

Meeting: 12/06/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3722

Preliminary Plat-Marsh Harbour

Bennett Surveying, Inc., acting agent for Joss Josselyn, has submitted an application for a preliminary plat approval for Marsh Harbour Subdivision that will consist of 22 duplex lots on approximately 12.50 acres. The preliminary plat has been reviewed by the Planning Department and staff sees no issues at this time. The developer will follow the PD that has been submitted and approved. Zoning is PD/R-2.

Staff recommends approval if re-zoning of PD/ R-2 is approved.



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: December 6, 2021

City Council Meeting Date: December 13, 2021

Agenda Item: Marsh Harbour- Preliminary Plat

Background: Bennett Surveying, Inc., acting agent for Joss Josselyn, has submitted an application for a preliminary plat approval for Marsh Harbour Subdivision that will consist of 22 duplex lots on approx. 12.50 acres.

Summary: The preliminary plat has been reviewed by the Planning Dept. and staff sees no issues at this time. The developer will follow the PD that has been submitted and approved.

Zoning: PD/R-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval if zoning of PD/R-2 is approved.

Scott L. Kimball

Planning & Zoning Director

Attachment: Dec. 2021-Preliminary Plat-Marsh Harbour (3722 : Preliminary Plat-Marsh Harbour)

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA

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



Part A—General Information

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

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

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

Part B — Applicant Only

1. Your Name: BENNETT SURVEYING, INC Phone: 912-673-8940
Address: 102 MARSH HARBOUR PKWY, UNIT 103 KINGSLAND GA. 31548
2. Owner, if not same:
Name: WALTER E. JOSSELYN, III
Address: P.O. BOX 5793, KINGSLAND, GA. 31548
3. What is your interest if you are not the owner?
AGENT
4. Name of proposed subdivision: MARSH HARBOUR
5. Location of subdivision: Neighborhood: LAUREL ISLAND LINKS
Street: MARSH HARBOUR PARKWAY
Parcel Number: 120 008J Lot Number: _____
6. Present zoning: PD - R2
7. Number of proposed lots: 22 LOTS 2 TRACTS
8. Area of proposed subdivision: 12.50 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: 11/12/21
 2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☐ Yes ☒ No OK by SK
 3. Checked by: Scott & 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: 12/8/21
☐ Approved ☐ Disapproved
- Conditions of approval or reasons for disapproval: _____

