



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • MARCH 7, 2022

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-133 Greentree Cir.-Map & Parcel 095F 017A -

Deborah Gordon has applied for a Home Occupation Permit for a decorative sign business known as "Beach Creek Outfitters & Designs, LLC". 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.

2. Home Occupation-103 E. Lilly St.-K16 03003 -

Paula Chamberlin has applied for a Home Occupation Permit for a wooden door hanger business known as "Coastal Drifter". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is C-1. Staff recommends approval.

3. Home Occupation-102 Summerbrook Trail-Map & Parcel 095D 077 -

Shaniqua Taylor has applied for a Home Occupation Permit for an alteration business known as "Shaniqua Taylor's Alterations". 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. Home Occupation-108 Castle Oak Ct.-Map & Parcel 084H 042 -

Vincent Volpe has applied for a Home Occupation Permit for an on-line firearms business known as "Storm Firearms, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. The applicant also understands that a business license will not be granted until the applicant submits his Federal Firearms License to the Planning Department. Zoning is PD/R-1. Staff recommends approval.

5. De-Annexation-Map & Parcel 094 019N -

Michael Tomko & Debra Tomko have applied for a De-Annexation of their property located at Brazell Lane containing approximately 12.21 acres. The parcel is undeveloped at this time. There is no water or sewer availability in the immediate area. It would not be feasible for the city or the applicants to install water and sewer to the parcel. The parcel as shown, is on an island with no adjacent city parcels. The de-annexation would only have a negative effect on the tax digest of the city. Zoning is R-1. Staff recommends approval.

6. Re-Zoning-Map & Parcel K22 01 003 -

Cortney Taylor, acting agent for the property owners' Barbara & Patrick LeBlanc has applied for a re-zoning of parcel K22 01 003 containing a total of approximately 1.01 acres located at 580 E. King Ave. The applicant will be leasing the property with intent of purchasing for the purpose of an Event Planning Center and eventually a full service restaurant. The applicant is requesting the property be zoned to C-2 (General Commercial).

Current Zoning is MU (Mixed Use) and is in the C-1A District.

Staff recommends approval with the following condition:

- 1) Opaque fencing will be required along the west and south sides of the property that are adjacent to residential property.

7. Final Plat-Lake Victoria Phase V -

The final plat for Lake Victoria Phase V will consist of 10 single family lots on a total of 2.85 acres. All engineering and planning reviews have been completed and approved and the developer, Soncel, Inc., will still abide by the original PD that was approved in 2006 by City Council. Zoning is PD/R-1. Staff recommends approval.

8. Amendment to Original PD for Crooked River Estates -

The original PD for Crooked River Estates was approved by the City Council in 2008 that was submitted by Prospectus, LLC. The property was never completely developed and no lots were ever sold. Prospectus, LLC has submitted an amended PD and is now planning on developing the property for a 306 lot subdivision. If the amended PD is approved, Prospectus, LLC will then submit a Preliminary Plat within the next few months. The Planning, Building and Public Works staff met with the Prospectus, LLC team members on two occasions and all departments have reviewed the amended PD along with the E-One sewer system information and design details. Staff sees no issues with the Amended PD and Public Works is in agreement for the development to use the E-One sewer system.

Zoning is PD-R-1. Staff recommends approval.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3805)**

Meeting: 03/07/22 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3805

**Home Occupation-133 Greentree Cir.-Map & Parcel 095F
017A**

Deborah Gordon has applied for a Home Occupation Permit for a decorative sign business known as "Beach Creek Outfitters & Designs, LLC". 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: March 7, 2022

City Council Meeting Date: March 14, 2022

Agenda Item: Home Occupation for 133 Greentree Circle, Map & Parcel 095F 017A

Summary:

Deborah Gordon has applied for a Home Occupation Permit for a decorative sign business known as “Beach Creek Outfitters & Designs, LLC”. 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: March 2022-Home Occ.-133 Greentree Cir. (3805 : Home Occupation-133 Greentree Cir.-Map & Parcel 095F 017A)



march 2022
220036

3.1.a

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: Deborah L. Gordon PHONE: (912) 409-5989

ADDRESS: 133 Greentree Cir., Kingsland, GA 31548

FAX: — E-MAIL: beachcreekdesigns@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: Beach Creek Outfitters and Designs, LLC.

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 133 Greentree Cir.

TAX MAP & PARCEL NUMBER: 095 F 017 A ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT: [Signature]

ADDRESS: [Signature]

CITY: [Signature] STATE: [Signature] ZIP: [Signature]

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: 01/14/2022

Attachment: March 2022-Home Occ.-133 Greentree Cir. (3805 : Home Occupation-133 Greentree Cir.-Map & Parcel 095F 017A)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 1/15/22
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 1/24/22
3. DATE PERMIT FEE PAID: 1/24/22 AMOUNT PAID: \$ 50.⁰⁰
4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 3/7/22

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 3/14/22

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

1/24/22
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Deborah L. Gordon
 ADDRESS: 133 Greentree Circle
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: 912-409-5989 FAX: () — E-MAIL: beachcreekdesigns@gmail.com
 PROPOSED BUSINESS: BeachCreek Outfitters and Designs LOCATION: (home address)
 TAX PARCEL: D95F017A 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 Business area sq. ft. 1596 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.


 SIGNATURE OF APPLICANT

01/04/2022
 DATE

Attachment: March 2022-Home Occ.-133 Greentree Cir. (3805 : Home Occupation-133 Greentree Cir.-Map & Parcel 095F 017A)

City of Kingsland
Zoning Map

Legend

King_Add_4112018

Category

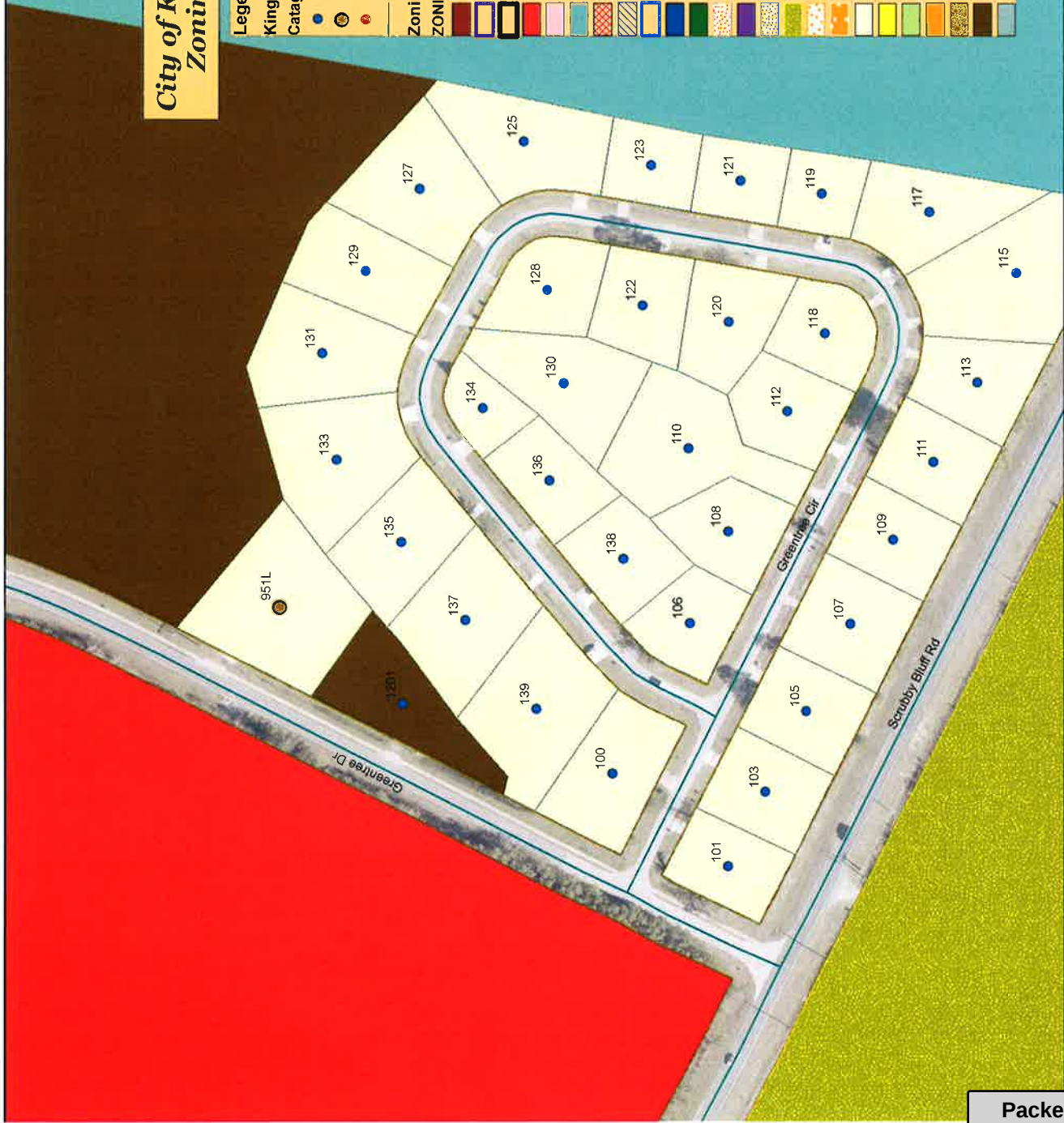
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- LS
- Vac

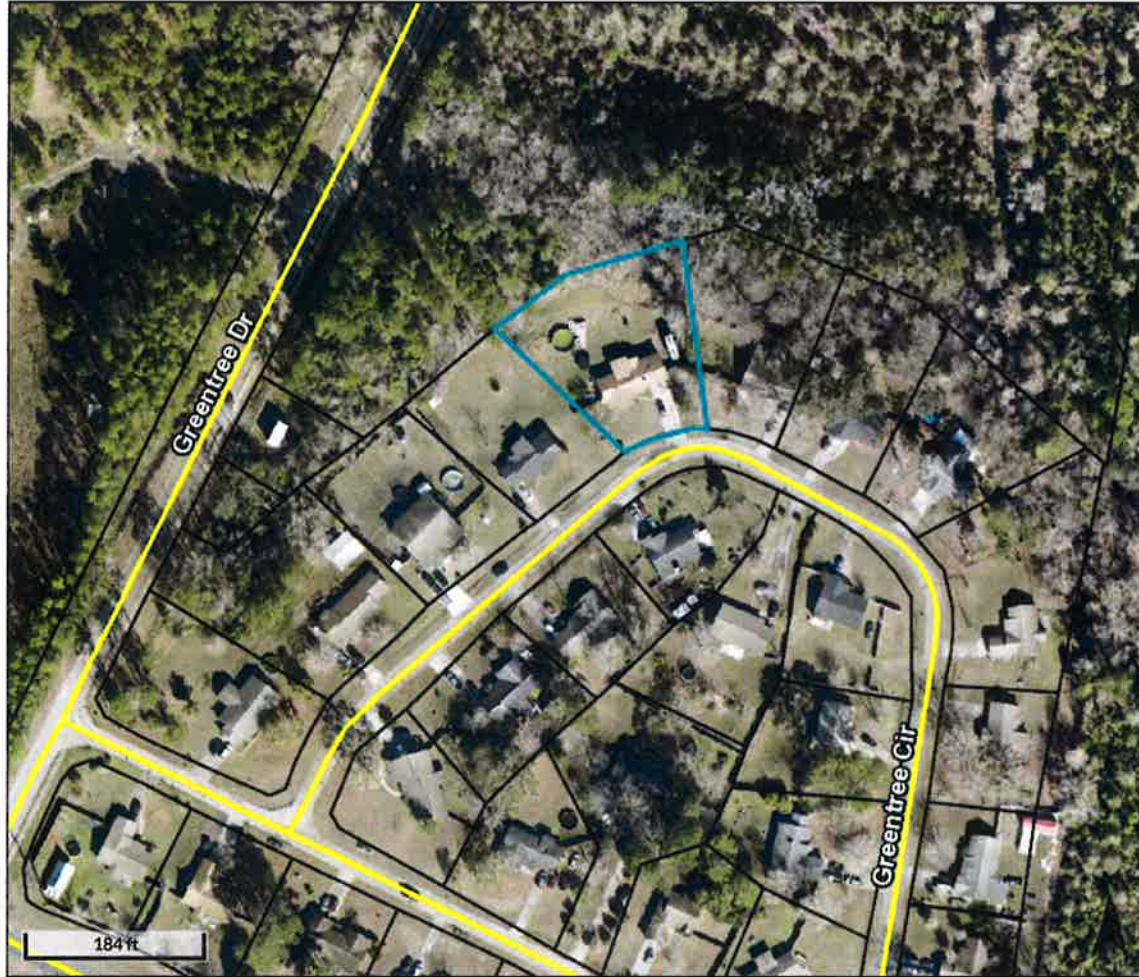
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Zoning 2018

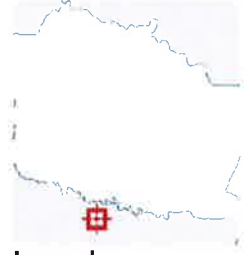
ZONING

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





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 095F 017A
 Class Code Residential
 Taxing District KINGSLAND
 KINGSLAND
 Acres n/a

Owner CROSBY DEBORAH L
 133 GREENTREE CIRCLE
 KINGSLAND, GA 31548
 Physical Address 133 GREENTREE CIR
 Assessed Value Value \$131610

Last 2 Sales			
Date	Net Price	Reason	Qual
1/26/2006	\$98000	FM	Q
8/1/1991	\$69775	FM	Q

(Note: Not to be used on legal documents)

Date created: 2/1/2022
 Last Data Uploaded: 2/1/2022 3:37:11 AM

Developed by  Schneider
 GEOSPATIAL

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3806)**

Meeting: 03/07/22 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3806

Home Occupation-103 E. Lilly St.-K16 03003

Paula Chamberlin has applied for a Home Occupation Permit for a wooden door hanger business known as "Coastal Drifter". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is C-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: March 7, 2022

City Council Meeting Date: March 14, 2022

Agenda Item: Home Occupation for 103 E. Lilly St., Map & Parcel K16 03003

Summary:

Paula Chamberlin has applied for a Home Occupation Permit for a wooden door hanger business known as “Coastal Drifter”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: C-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Attachment: March 2022-Home Occ.-103 E. Lilly St. (3806 : Home Occupation-103 E. Lilly St.-K16 03003)



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.

3.2.a

220057
march 2022

APPLICANT: Paula Chamberlin PHONE: 912-674-8417
ADDRESS: 103 E. Lilly Street, Kingsland, GA 31548
FAX: _____ E-MAIL: paula.v.chamberlin@gmail.com

Type of use you are requesting:

() **Home Office:** (requires planning commission recommendation & city council approval. Permit is valid for as long as the Home Office is located at the address stated herein.)

(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: Coastal Drifter < Wooden Door Hangers Resin Art

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 103 E. Lilly Street

TAX MAP & PARCEL NUMBER: K16 03003 ZONING: C-1 Residential

OWNER OF SITE, IF NOT APPLICANT: same as applicant

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
<u>HOME OCCUPATION</u>	<u>\$50.00</u>
RESIDENTIAL BUSINESS	\$50.00

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

SIGNED: Paula Chamberlin DATE: Jan 30, 2022



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

1. DATE COMPLETE APPLICATION FILED: 2/1/22
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 2/1/22
3. DATE PERMIT FEE PAID: 2/1/22 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 3/7/22
 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 & ZONING ADMINISTRATOR
 CITY OF KINGSLAND

2/1/22
 DATE

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION



3.2.a

APPLICANT: Paula Chamberlin
ADDRESS: 103 E. Lilly Street
CITY: Kingsland STATE: GA ZIP: 31548
PHONE: () 912-674-8417 FAX: () E-MAIL: Paula.V.Chamberlin@gmail.com
PROPOSED BUSINESS: Coastal Drifter LOCATION: 103 E. Lilly St. - personal residence
TAX PARCEL: K16 03 003 ZONING: R-3 Residential

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:

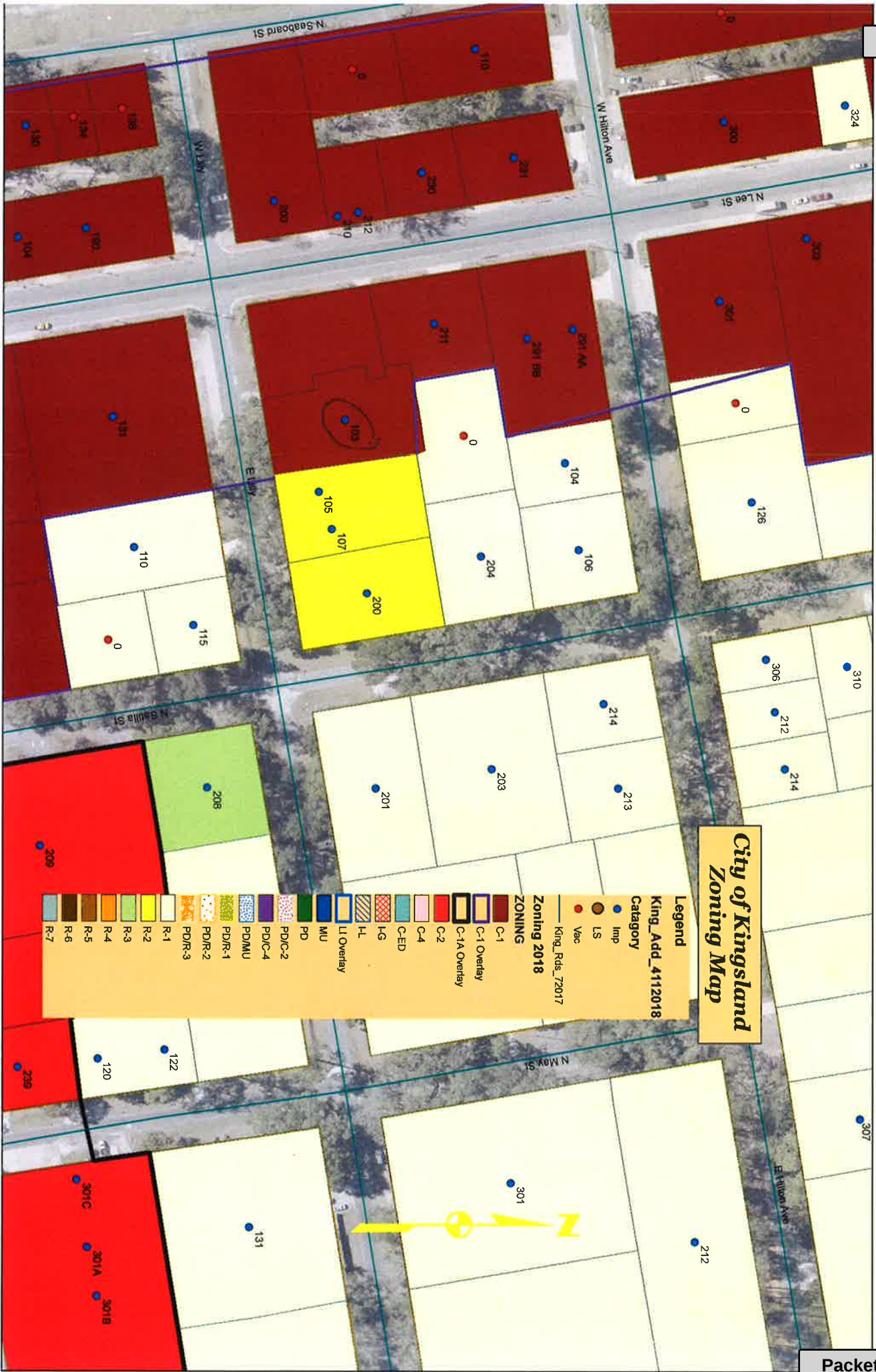
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor 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. - On-line orders -
- 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: 120 Sq. Ft. of business area
3200 Sq. Ft. of heated floor area of home
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

Paula Chamberlin
SIGNATURE OF APPLICANT

Jan 30, 2022
DATE

Attachment: March 2022-Home Occ.-103 E. Lilly St. (3806 : Home Occupation-103 E. Lilly St.-K16 03003)



Attachment: March 2022-Home Occ.-103 E. Lilly St. (3806 : Home Occupation-103 E. Lilly St.-K16 03003)



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	K16 03 003	Owner	CHAMBERLIN PAUL JR & PAULA	Last 2 Sales			
Class Code	Residential		103 EAST LILY STREET	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	10/18/2010	0	FY	U
	KINGSLAND	Physical Address	103 E LILLY AVE	8/29/2005	\$72000	FM	Q
Acres	0.56	Assessed Value	Value \$188723				

(Note: Not to be used on legal documents)

Date created: 2/1/2022

Last Data Uploaded: 2/1/2022 3:37:11 AM

Developed by  **Schneider**
GEOSPATIAL

Attachment: March 2022-Home Occ.-103 E. Lilly St. (3806 : Home Occupation-103 E. Lilly St.-K16 03003)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3807)**

Meeting: 03/07/22 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3807

Home Occupation-102 Summerbrook Trail-Map & Parcel 095D 077

Shaniqua Taylor has applied for a Home Occupation Permit for an alteration business know as "Shaniqua Taylor's Alterations". 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: March 7, 2022

City Council Meeting Date: March 14, 2022

Agenda Item: Home Occupation for 102 Summer Brook Trail, Map & Parcel 095D 077

Summary:

Shaniqua Taylor has applied for a Home Occupation Permit for an alteration business known as “Shaniqua Taylor’s Alterations”. 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



220081

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: Shaniqua Taylor PHONE: 912 439 0131
 ADDRESS: 102 SUMMERBROOK TRAIL
 FAX: _____ E-MAIL: ConsultingsTaylor@gmail

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: "Shaniqua Taylor"
 STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 102 SUMMERBROOK TRAIL
 TAX MAP & PARCEL NUMBER: 095D 077 ZONING: R-1
 OWNER OF SITE, IF NOT APPLICANT: Joanne Powell
 ADDRESS: 102 SUMMERBROOK TRAIL
 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: Shaniqua Taylor DATE: February 8, 2022



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

1. DATE COMPLETE APPLICATION FILED: 2/9/22
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 2/9/22
3. DATE PERMIT FEE PAID: 2/9/22 AMOUNT PAID: \$ 50⁰⁰
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 3/7/22
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 3/14/22
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 3/15/22

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

2/9/22
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Shaniqua Taylor
 ADDRESS: 102 SUMMERBROOK TRAIL
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: (912) 439 0131 FAX: () E-MAIL: consultings.taylor@gmail.com
 PROPOSED BUSINESS: "Shaniqua Taylor" LOCATION: Kingsland, GA
 TAX PARCEL: 095D 077 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 Business area sq. ft. 15.1 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. (200sq ft.)
- 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 pickup 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.

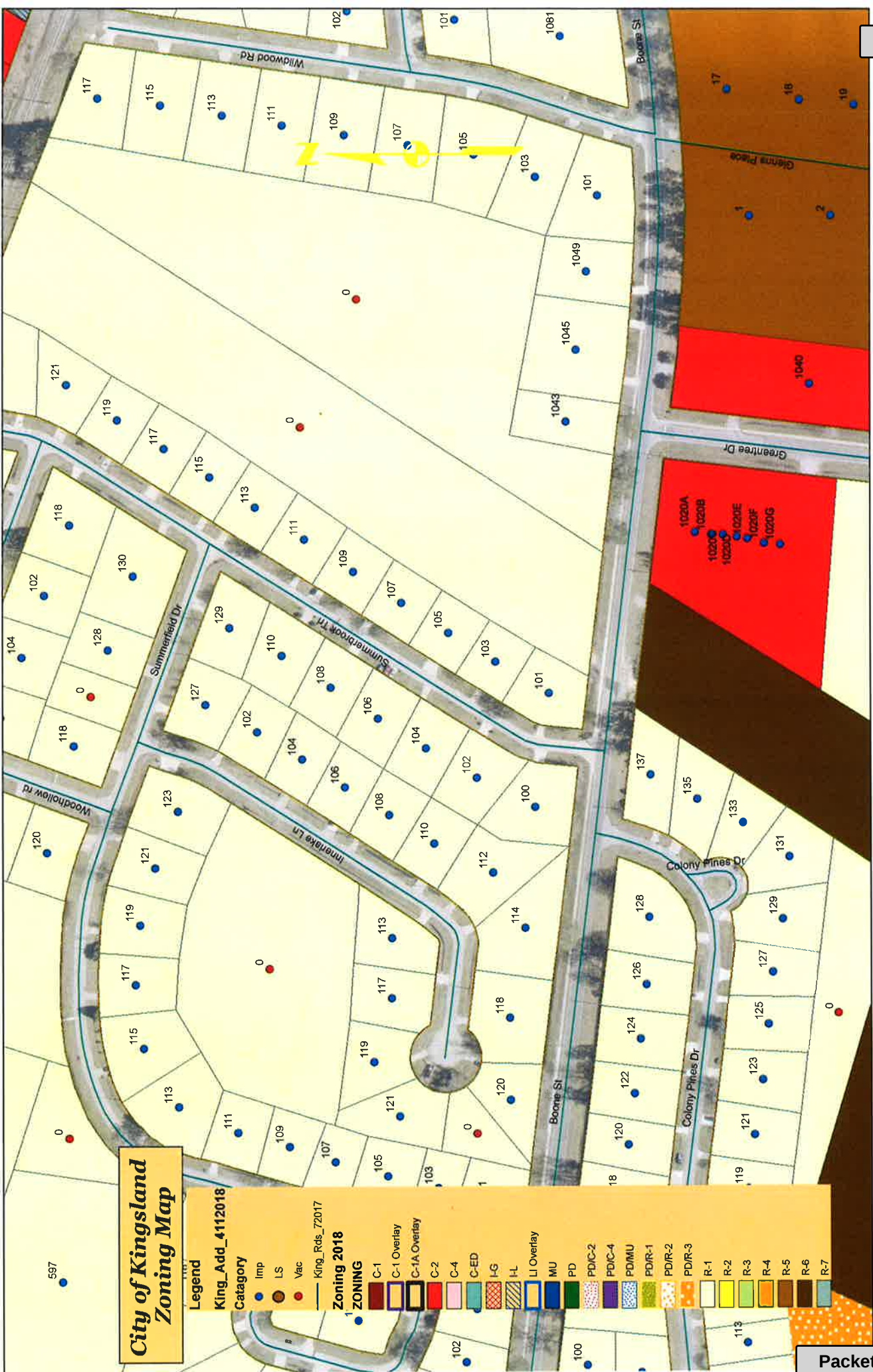
I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

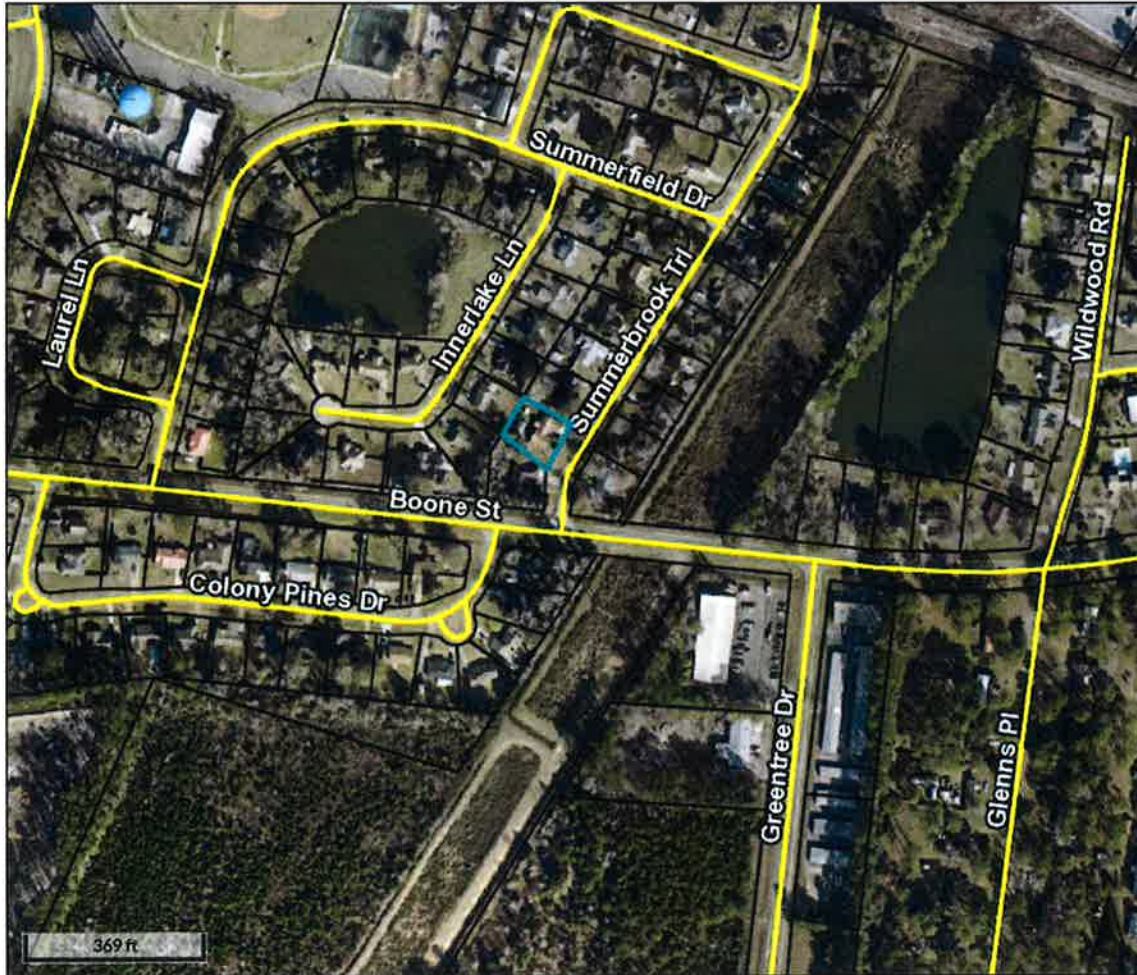
Shaniqua Taylor
 SIGNATURE OF APPLICANT

Feb 8, 2022
 DATE

I, Joanne Powell, am the homeowner of 102 Summerbrook trail, Kingstand ga. I give my granddaughter, Shaniqua Taylor permission to do alteration services at my home. Thank you.

Feb 8, 2022 x Joanne Powell





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	095D 077	Owner	POWELL JO ANNE	Last 2 Sales			
Class Code	Residential		102 SUMMERBROOK TRAIL	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	7/7/2020	0	NM	U
	KINGSLAND	Physical Address	102 SUMMER BROOK TRL	2/12/1999	\$65000	FM	Q
Acres	n/a	Assessed Value	Value \$132268				

(Note: Not to be used on legal documents)

Date created: 2/14/2022

Last Data Uploaded: 2/14/2022 4:46:23 AM

Developed by  Schneider
GEOSPATIAL

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3808)**

Meeting: 03/07/22 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3808

Home Occupation-108 Castle Oak Ct.-Map & Parcel 084H 042

Vincent Volpe has applied for a Home Occupation Permit for an on-line firearms business known as "Storm Firearms, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. The applicant also understands that a business license will not be granted until the applicant submits his Federal Firearms License to the Planning Department. 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: March 7, 2022

City Council Meeting Date: March 14, 2022

Agenda Item: Home Occupation for 108 Castle Oak Court, Map & Parcel 084H 042

Summary:

Vincent Volpe has applied for a Home Occupation Permit for an on-line firearms business known as "Storm Firearms, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. The applicant also understands that a business license will not be granted until the applicant submits his Federal Firearms License to the Planning Dept.

Zoning: PD/ R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Attachment: March 2022-Home Occ-108 Castle Oak Ct. (3808 : Home Occupation-108 Castle Oak Ct.-Map & Parcel 084H 042)



220063

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: Vincent Storm Volpe PHONE: 9042104835

ADDRESS: 108 Castle Oak Ct Kingsland, GA 31548

FAX: _____ E-MAIL: vince.volpe1@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: Storm Firearms LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 108 Castle Oak Ct Kingsland, GA 31548

TAX MAP & PARCEL NUMBER: 084H 042 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

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

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

SIGNED: [Signature] DATE: 2/7/22

Attachment: March 2022-Home Occ-108 Castle Oak Ct. (3808 : Home Occupation-108 Castle Oak Ct.-Map & Parcel 084H 042)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 2-7-22
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 2-7-22
3. DATE PERMIT FEE PAID: 2-7-22 AMOUNT PAID: \$ 50.⁰⁰
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 3/7/22
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 3-14-22
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 3-15-22

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.

Scott Kimball
 PLANNING DIRECTOR
 CITY OF KINGSLAND

2-7-22
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Vincent Storm Volpe

ADDRESS: 108 Castle Oak Ct

CITY: Kingsland

STATE: GA

ZIP: 31548

PHONE: () 9042104835

FAX: () _____

E-MAIL: vince.volpe1@gmail.com

PROPOSED BUSINESS: Online Firearms sales

LOCATION: _____

TAX PARCEL: 082H 042

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:

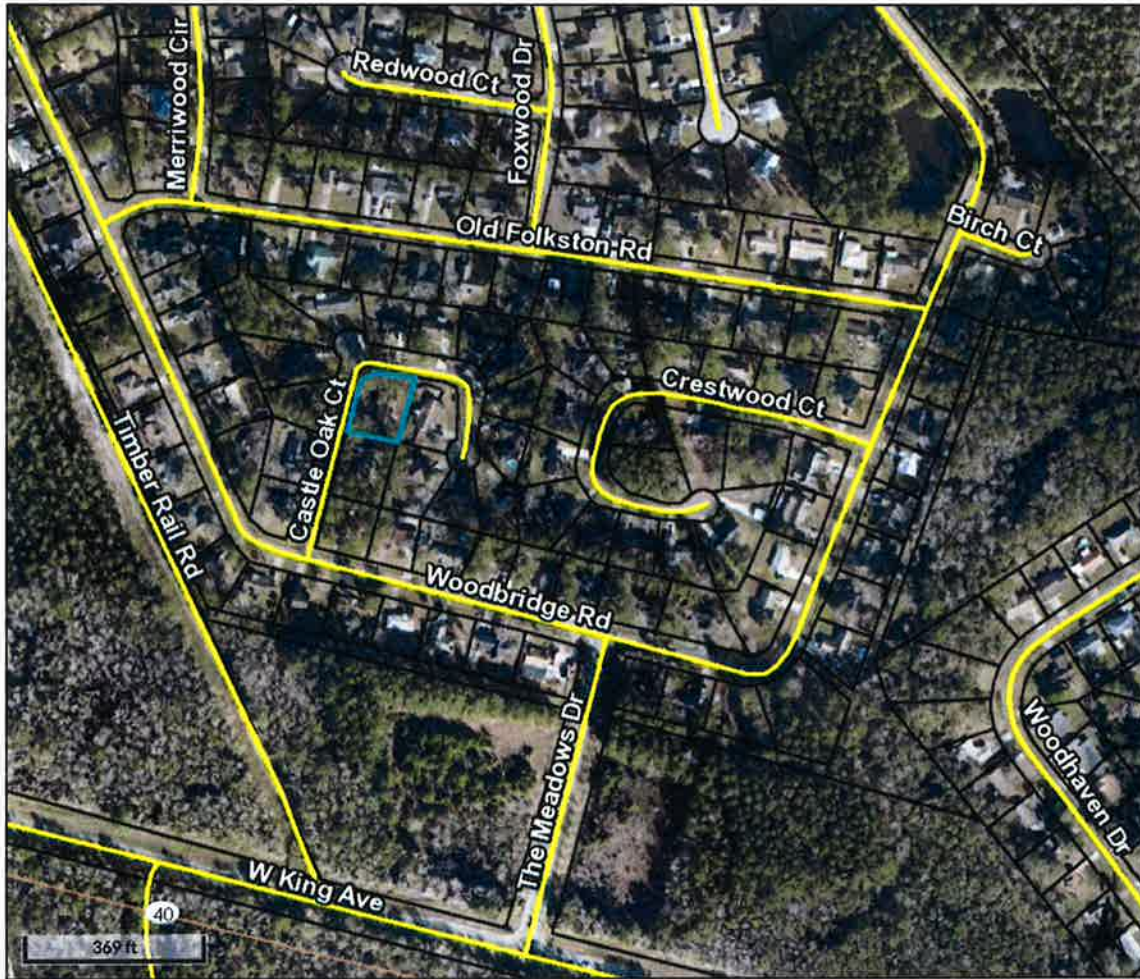
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor 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:** 150 Business area sq. ft. _____ Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

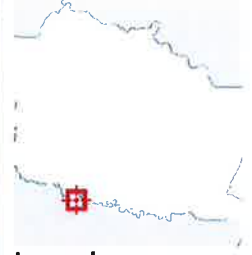
SIGNATURE OF APPLICANT

DATE





Overview



Legend

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

Parcel ID 082H 042
 Class Code Residential
 Taxing District KINGSLAND
 KINGSLAND
 Acres n/a

Owner VOLPE VINCENT
 108 CASTLE OAK COURT
 KINGSLAND, GA 31548
 Physical Address 108 CASTLE OAK CT
 Assessed Value Value \$152512

Last 2 Sales			
Date	Net Price	Reason	Qual
7/27/2021	\$185000	FM	Q
3/8/2019	\$149900	FM	Q

(Note: Not to be used on legal documents)

Date created: 2/7/2022
 Last Data Uploaded: 2/7/2022 3:33:20 AM

Developed by  Schneider
 GEOSPATIAL



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3809)

3.5

Meeting: 03/07/22 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3809

De-Annexation-Map & Parcel 094 019N

Michael Tomko & Debra Tomko have applied for a De-Annexation of their property located at Brazell Lane containing approximately 12.21 acres. The parcel is undeveloped at this time. There is no water or sewer availability in the immediate area. It would not be feasible for the city or the applicants to install water and sewer to the parcel. The parcel as shown, is on an island with no adjacent city parcels. The de-annexation would only have a negative effect on the tax digest of the city. 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: March 7, 2022

City Council Meeting Date: March 14, 2021

Agenda Item: De-Annexation application for Map & Parcel 094 019N

Summary: Michael Tomko & Debra Tomko has applied for a De-Annexation of their property located at Brazell Lane containing approx. 12.21 acres. The parcel is undeveloped at this time, but the applicants are planning on building a house on the property. There is no water or sewer availability in the immediate area and it would not be feasible for the city or the applicants to install water and sewer to the parcel. The parcel as shown, is on an island with no adjacent city parcels. The de-annexation would only have a negative effect on the tax digest of the city.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? N/A

Staff Recommendation: Staff recommends approval

Scott L. Kimball

Planning & Zoning Director

Attachment: March 2022-De-Annexation-094 019N (3809 : De-Annexation-Map & Parcel 094 019N)



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

March 2022

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map 094, Block _____, Parcel 01911, has a street address of Brazell Ln • Kingsland, Ga 31548, and is more fully and completely described in *Exhibit "A" attached hereto and hereby made a part hereof*. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned R-1 by the City of Kingsland/Camden County. I/We, the undersigned, desire to have this property annexed/de-annexed into/from the City of Kingsland, Georgia. I/We further desire to have a zoning classification of X at the time the subject property is annexed. If the requested zoning is different from the County's zoning, you must complete Number 4 on the following page.

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

Square footage: _____ or Number of Acres: 12.21

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

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: 8 Future population: 3

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

2/4/22 _____
Date Signature (Signed and Printed) of Owner Debra H Tomko
385 Brazell Ln. • Kingsland, Ga 31548
Address of above Owner

Date Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

Attachment: March 2022-De-Annexation-094 019N (3809 : De-Annexation-Map & Parcel 094 019N)

Page One

Date _____

Signature (*Signed and Printed*) of Owner _____

Address of above Owner _____

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

Natalie Moreland
 Witness

NOTARY PUBLIC, State of Georgia
 My commission expires: _____
 (NOTARY SEAL)



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

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

Property is currently zoned R-1

Page Two

Attachment: March 2022-De-Annexation-094 019N (3809 : De-Annexation-Map & Parcel 094 019N)

**RESOLUTION OF THE CAMDEN COUNTY BOARD OF COMMISSIONERS
APPROVING DEANNEXATION OF CERTAIN REAL PROPERTY**

WHEREAS, a certain owner of real property in Camden County, Georgia desires to deannex their property from the City of Kingsland; and

WHEREAS, O.C.G.A. § 36-36-22 requires that the governing authority of the County approve such proposed Deannexation of real property, as a pre-condition to the voluntary Deannexation of real property by a municipal governing authority; and

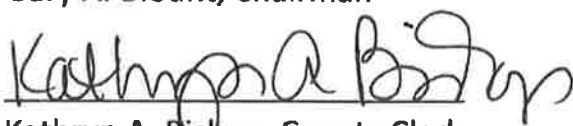
NOW THEREFORE BE IT RESOLVED, by the Camden County Board of Commissioners that the Deannexation of the property described as a 12.21 acres of property, owned by Michael & Debra Tomko, shown as Tax Map 094 Parcel 019N from the corporate boundaries of the City of Kingsland, Georgia, is hereby approved.

See attached documentation for legal description of property.

Adopted in lawful assembly of the Camden County Board of County Commissioners and Spread upon the official minutes of Camden County this 2nd day of November, 2021.

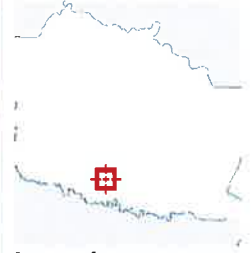



Gary A. Blount, Chairman


Kathryn A. Bishop, County Clerk



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	094 019N	Owner	TOMKO MICHAEL F & DEBRA H
Class Code	Consv Use		355 BRAZELL LANE
Taxing District	KINGSLAND		KINGSLAND, GA 31548
	KINGSLAND	Physical Address	BRAZELL LN
Acres	12.21	Assessed Value	Value \$152470

(Note: Not to be used on legal documents)

Last 2 Sales

Date	Net Price	Reason	Qual
2/3/2017	0	CR	U
10/4/2013	\$102950	FM	Q

Date created: 2/7/2022

Last Data Uploaded: 2/7/2022 3:33:20 AM

Developed by  Schneider
GEOSPATIAL

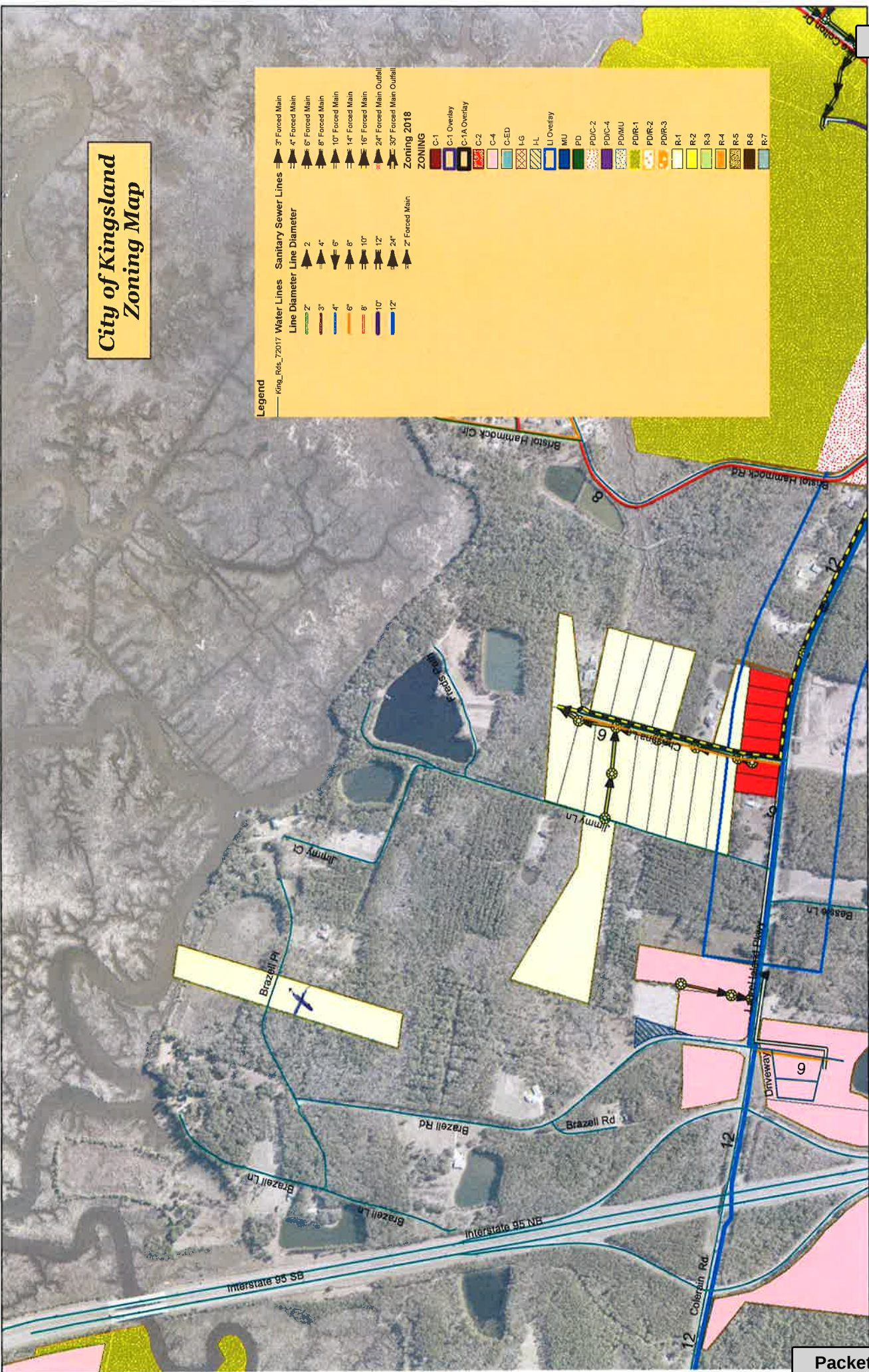
City of Kingsland
Zoning Map

Legend
King_Rds_72017

Water Lines	Sanitary Sewer Lines
Line Diameter	Line Diameter
2"	2"
3"	4"
4"	6"
6"	8"
8"	10"
10"	12"
12"	24"
	30"

Zoning 2018

C-1	C-1 Overlay	C-1A Overlay	C-2	C-4	C-ED	I-G	I-L	LI Overlay	MU	PD	PDIC-2	PDIC-4	PDIMU	PDR-1	PDR-2	PDR-3	R-1	R-2	R-3	R-4	R-5	R-6	R-7
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5-18
+ 2

10077-0-020

DOCH 001261
FILED IN OFFICE
2/28/2017 01:08 PM
BK:1850 PG:69-73
JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY

3.5.a

PT-61 020-2017-000385

→ Please return to:
Kinney & Kinney, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, GA 31558
(33445 Price)

STATE OF GEORGIA
COUNTY OF CAMDEN

CORRECTIVE WARRANTY DEED

THIS INDENTURE, made this 3 day of February, ²⁰¹⁷~~2016~~, between
THE HEARN FAMILY LIMITED LIABILITY LIMITED PARTNERSHIP, a Georgia
limited liability limited partnership, of the first part, and JOHN DAVID PRICE
and JENNA FAITH PRICE, joint tenants with right of survivorship, of the
second part.

WITNESSETH: that the said party of the first part, for and in
consideration of the sum of \$10.00 and other valuable considerations, in hand
paid at and before the sealing and delivery of these presents, the receipt of
which is hereby acknowledged, has granted, bargained, sold and conveyed, and
by these presents does grant, bargain, sell and convey unto the said parties of
the second part, their heirs and assigns, all that lot, tract, or parcel of land
lying and being in the City of Kingsland, 1606th G. M. District, Camden
County, Georgia, more particularly described as follows:

TO ARRIVE AT A POINT OF BEGINNING, from an iron pin at the
southwesterly corner of Parcel "G" of the estate division of lands of
Earl Brazell, as shown on that plat recorded in Plat Drawer 14,
Map No. 5, Camden County, Georgia, records, extend North 16° 35'

Attachment: March 2022-De-Annexation-094 019N (3809 : De-Annexation-Map & Parcel 094 019N)

BK:1850 PG:70

28" East along the westerly boundary of said Parcel "G" and Parcel "H", and along the easterly boundary of lands conveyed to The Hearn Family Limited Liability Limited Partnership by warranty deed recorded in Deed Book 1545, page 719, aforesaid records 704.51 feet to an iron pin which is the point of beginning; AND FROM SAID POINT OF BEGINNING, running North 81° 58' 09" West 273.04 feet to an iron pin; thence, running North 16° 35' 28" East 1069.13 feet to an iron pin in the southerly line of a 30-foot ingress/egress easement; thence, running North 16° 35' 28" East 30.01 feet to an iron pin in the northerly line of said easement; thence, running North 16° 35' 28" East 78.78 feet to an iron pin; thence, running North 16° 35' 28" East 624.93 feet to an iron pin; thence, running North 16° 35' 28" East 159 feet, more or less, to a point in the low water mark of Crooked River; thence, running in a southwesterly directly along said low water mark 294 feet, more or less, to a point in the easterly line of the previously referenced lands of The Hearn Family Limited Liability Limited Partnership; thence, running South 16° 35' 28" West along the easterly line of said Hearn lands 30 feet, more or less, to an iron pin; thence, running South 16° 35' 28" West along the easterly line of said lands 612.14 feet to an iron pin; thence, running South 16° 35' 28" West along the easterly line of said lands 66.88 feet to an iron pin in the northerly line of the previously mentioned 30-foot easement; thence, running South 16° 35' 28" West 31.61 feet to an iron pin in the southerly line of said easement; thence, running South 16° 35' 28" West along the easterly line of said Hearn lands 1065.54 feet to an iron pin which is the point of beginning. Containing 11.50 acres, more or less, as more fully and accurately shown and described on that certain plat of survey by Matthew M. Jordan, Georgia Registered Land Surveyor No. 3011, dated December 20, 2011, a copy of which is attached.

SUBJECT, NEVERTHELESS, to a perpetual, assignable easement for ingress/egress and for the installation and maintenance of utilities of all kinds over, under, across and through the following portion of said lands:

TO ARRIVE AT A POINT OF BEGINNING, from an iron pin at the northwesterly corner of Parcel "G" of the estate division of lands of Earl Brazell, as shown on that plat recorded in Plat Drawer 14, Map No. 5, Camden County, Georgia, records, extend North 16° 35' 28" East along the westerly boundary of said Parcel "G" and Parcel "H", and along the easterly boundary of lands conveyed to The Hearn Family Limited Liability Limited Partnership by warranty deed recorded in Deed Book 1545, page 719, aforesaid records, 704.51 feet to an iron pin; thence extend North 81° 58' 09" West

Attachment: March 2022-De-Annexation-094 019N (3809 : De-Annexation-Map & Parcel 094 019N)

BK:1850 PG:71

273.04 feet to an iron pin; thence, extend North 16° 35' 28" East 1069.13 feet to an iron pin which is the point of beginning; AND FROM SAID POINT OF BEGINNING, running North 16° 35' 28" East 30.01 feet to an iron pin; thence, running South 71° 52' 40" East 146.67 feet to an iron pin; thence, running North 88° 13' 30" East 130.01 feet to an iron pin; thence, running South 16° 35' 28" West 31.61 feet to an iron pin; thence, running South 88° 13' 30" West 166.50 feet to an iron pin; thence, running North 71° 52' 40" West 151.13 feet to an iron pin which is the point of beginning; as more fully and accurately shown and described on that certain plat of survey by Matthew M. Jordan, Georgia Registered Land Surveyor No. 3011, dated December 20, 2011.

TOGETHER WITH a perpetual, assignable, non-exclusive easement for ingress and egress, and for the installation and maintenance of utilities of all kinds over, under, across, and through a strip of land 30 feet in width, the northern boundary of said 30-foot wide easement being described as follows:

TO ARRIVE AT A POINT OF BEGINNING, from an iron pin at coordinates northing 303392.98, easting 813892.12, Georgia State Plane Coordinate System (east zone), NAD 83, extend North 07° 48' 37" East along the easterly right-of-way line of Brazell Road (an 80-foot right-of-way) 830.25 feet to an iron pin at a northwesterly corner of lands now or formerly of Mark Hugh Mounsey, described as Tract Two in that warranty deed recorded in Deed Book 1552, page 590, Camden County, Georgia, records, which iron pin is the point of beginning; AND FROM SAID POINT OF BEGINNING running North 63° 10' 50" East 617.46 feet to an iron pin; thence, running South 71° 52' 40" East 718.29 feet to an iron pin which is the terminus point of the northerly line of said easement. Being more fully and accurately shown and described on that certain plat of survey by Matthew M. Jordan, Georgia Registered Land Surveyor No. 3011, dated December 20, 2011.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns, forever, IN FEE SIMPLE.

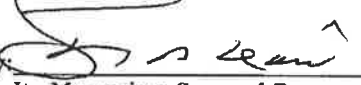
BK:1850 PG:72

It is the intent and purpose of this instrument to correct the legal description set forth in the prior deed between the parties dated February 2, 2012, recorded in Deed Book 1599, page 741, Camden County, Georgia, records, the survey attached to such deed having mistakenly set forth the legal tie. A copy of the corrected survey is attached to this deed.

And the said party of the first part, for its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said parties of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

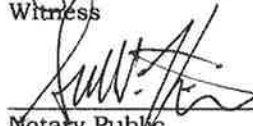
IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and affixed its seal, the day and year first above written.

THE HEARN FAMILY LIMITED LIABILITY
LIMITED PARTNERSHIP

By  (SEAL)
Its Managing General Partner

Signed, sealed, and delivered
in the presence of:


Witness


Notary Public





Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3810)

3.6

Meeting: 03/07/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3810

Re-Zoning-Map & Parcel K22 01 003

Cortney Taylor, acting agent for the property owners' Barbara & Patrick LeBlanc has applied for a re-zoning of parcel K22 01 003 containing a total of approximately 1.01 acres located at 580 E. King Ave. The applicant will be leasing the property with intent of purchasing for the purpose of an Event Planning Center and eventually a full service restaurant. The applicant is requesting the property be zoned to C-2 (General Commercial).

Current Zoning is MU (Mixed Use) and is in the C-1A District.

Staff recommends approval with the following condition:

- 1) Opaque fencing will be required along the west and south sides of the property that are adjacent to residential property.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: March 7, 2022

City Council Meeting Date: March 14, 2022

Agenda Item: Rezoning Request

Background:

Courtney Taylor, acting agent for the property owners' Patrick & Barbara LeBlanc has applied for a rezoning of parcel K22 01 003 containing a total of approx. 1.01 acres located at 580 E. King Ave. The applicant will be leasing the property with intent of purchasing for the purpose of an Event Planning Center and eventually a full service restaurant. The former use of the property was the Elks Lodge and the current zoning of the property is MU (Mixed Use). The applicant is requesting the property be zoned to C-2 (General Commercial).

Summary:

The parcels in the immediate area to the east and to the north along E King Ave, are all zoned C-2. The parcels to the west and south are zoned R-1 (Single Family Residential). The zoning request of C-2 would be consistent with the area and the city comprehensive plan and this type of business is much needed in the downtown area.

Current Zoning: MU (Mixed Use) & In the C-1A Commercial Corridor District

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval with the following condition.

- 1) Opaque fencing will be required along the west and south sides of the property that are adjacent to residential property.

Scott L. Kimball
Planning Director

Attachment: March 2022-Re-Zoning-K22 01 003 (3810 : Re-Zoning-Map & Parcel K22 01 003)



CITY OF KINGSLAND ZONING APPLICATION

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

REQUEST

EXISTING ZONING M-U mixed use

EXISTING USE ELKS Lodge Bldg.

REQUESTED ZONING C-2 General Comm.

REQUESTED USE Event center

PROPERTY OWNER(S)

Name(s) Barbara and Patrick LeBlanc

Address 220 Cypress Dr Kingsland, GA 31548

Phone No. 904-304-0809 (Work and/or home); Fax No. _____

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

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: Event Center (Reception, Birthday Parties, Graduation, Family Gatherings, Banquet Hall) ELKS Lodge Bldg.

Property Address: 580 East King Ave.

Tax Map Reference Number: K22 01 003 Zoning Map: MU

Property Size: 1.01 Acres Property Frontage: 182 Feet

Attachment: March 2022-Re-Zoning-K22 01 003 (3810 : Re-Zoning-Map & Parcel K22 01 003)

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 We are one of a kind and will make a positive impact on our community

Would not be detrimental to property or persons in the area because We are in the hospitality business and care for our community

Other Comments: We should have grow with our community

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

No

- (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

No

- (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

No

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.

Banker's Signature _____
Owner

Paul L. [Signature] _____
Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of March 7, 2008 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 _____
in the amount of \$ 200.00.

City of Kingsland

BY: Asst. Robert

Planning & Zoning Administrator

Date: 2/14/22

City of Kingsland Community Planning and Development Department

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated March 7, 2022, by virtue of a deed dated 7/1/2020, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 2011, Page 356.

Barbara LeBlanc
Owner's Printed/Typed Name

Barbara LeBlanc
Owner's Signature Date: 2/10/22

Tedrick LeBlanc
Other Owner's Printed/Typed Name

Tedrick LeBlanc
Other Owner's Signature Date: 2/10/22

Agent Authorization

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

Barbara LeBlanc
Owner's Signature

Tedrick LeBlanc
Other Owner's Signature

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

Courtney Taylor
Authorized Agent's Name-Printed

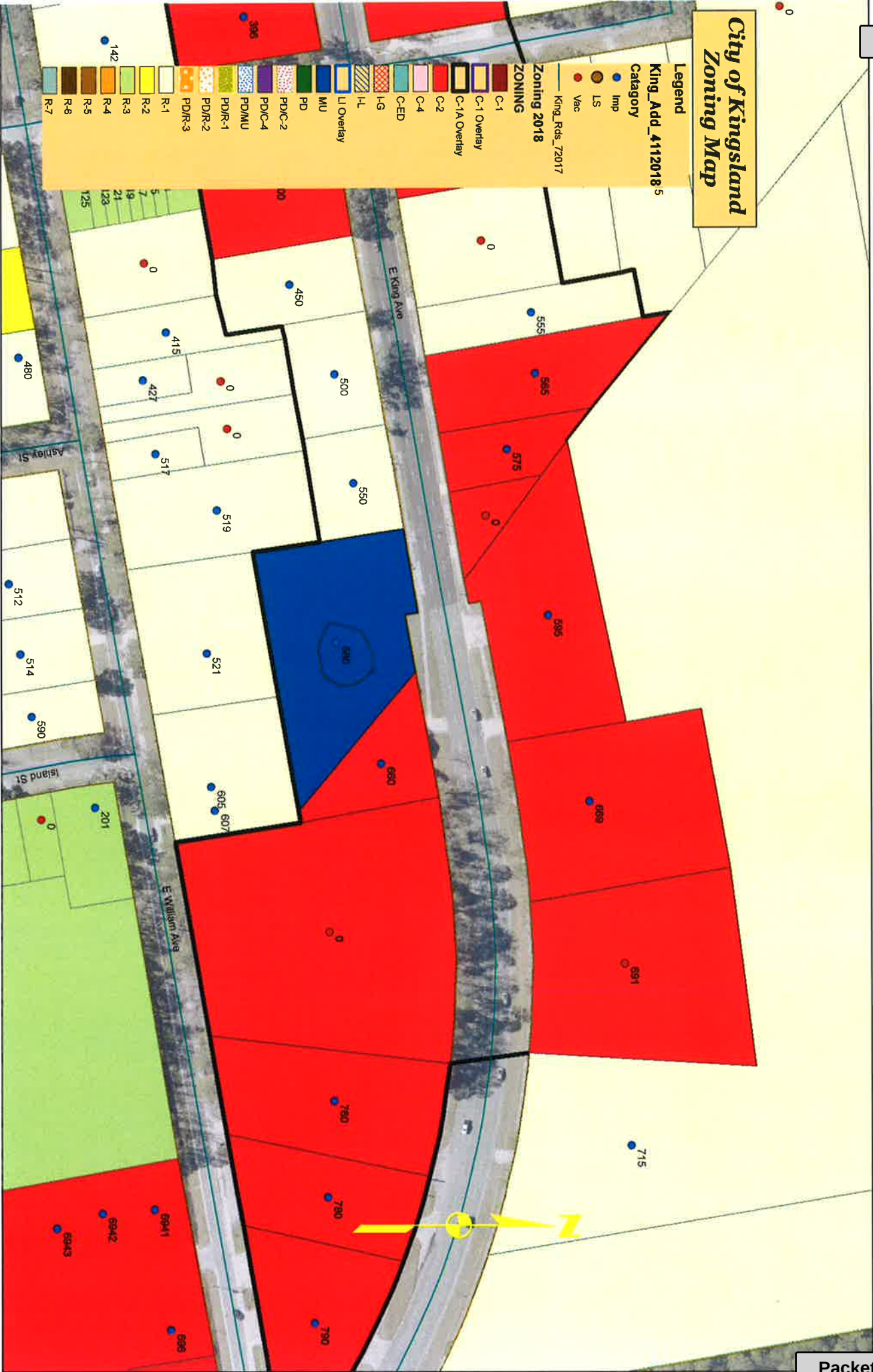
Cory Jew
Authorized Agent's Signature

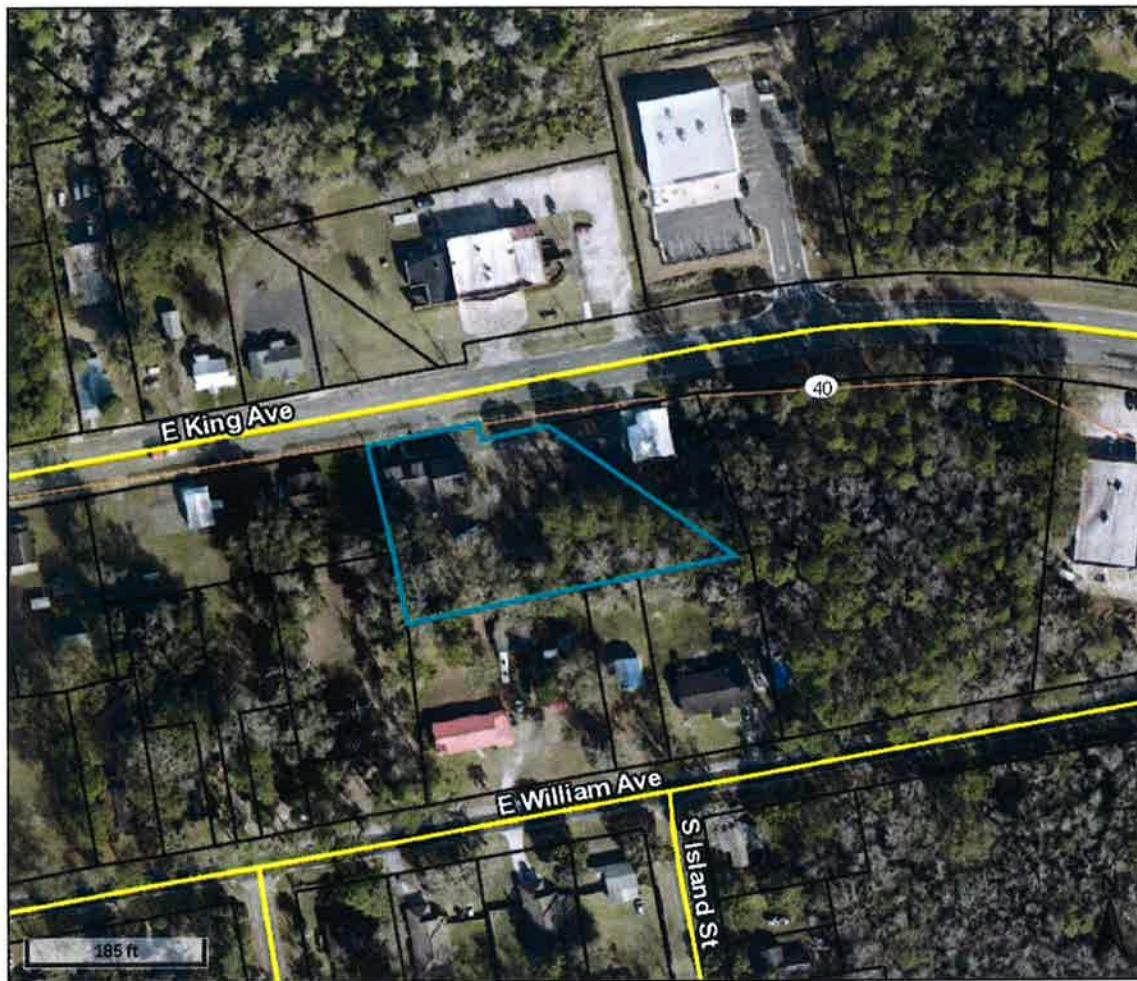
2/10/22
Date

Community Planning and Development

Received by: Andrew Kibler Date: 2/14/22

Attachment: March 2022-Re-Zoning-K22 01 003 (3810 : Re-Zoning-Map & Parcel K22 01 003)





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	K22 01 003	Owner	LEBLANC PATRICK A & BARBARA	Last 2 Sales			
Class Code	Commercial		220 CYPRESS DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	7/1/2020	\$117000	NM	U
	KINGSLAND	Physical Address	580 E KING AVE	10/7/2008	0	FI	U
Acres	1.01	Assessed Value	Value \$156759				

(Note: Not to be used on legal documents)

Date created: 2/14/2022

Last Data Uploaded: 2/14/2022 4:46:23 AM

Developed by  Schneider
GEOSPATIAL

Attachment: March 2022-Re-Zoning-K22 01 003 (3810 : Re-Zoning-Map & Parcel K22 01 003)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3811)**

Meeting: 03/07/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3811

Final Plat-Lake Victoria Phase V

The final plat for Lake Victoria Phase V will consist of 10 single family lots on a total of 2.85 acres. All engineering and planning reviews have been completed and approved and the developer, Soncel, Inc., will still abide by the original PD that was approved in 2006 by City Council. Zoning is PD/R-1. Staff recommends approval.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: March 7, 2022

City Council Meeting Date: March 14, 2022

Agenda Item: Final Plat- Lake Victoria Phase V

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

Zoning: PD/R-1

Summary:

The final plat for Lake Victoria Phase V will consist of 10 single family lots on a total of 2.85 acres. All engineering and planning reviews have been completed and approved and the developer will still abide by the original PD that was approved in 2006 by City Council.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scot L. Kimball

Planning & Zoning Director

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA



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

Part A—General Information

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

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

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

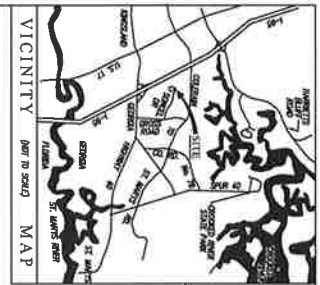
Part B — Applicant Only

1. Your Name: BENNETT SURVEYING, INC. Phone: 912-673-8940
Address: 102 MARSH HARBOUR PKWY, UNIT 103, KINGSLAND GA. 31548
2. Owner, if not same:
Name: SONCEL, INC.
Address: 140 LAKES BLVD, KINGSLAND GA. 31548
3. What is your interest if you are not the owner?
AGENT
4. Name of proposed subdivision: LAKE VICTORIA PHASE II
5. Location of subdivision: Neighborhood: THE LAKES
Street: SONCEL DRIVE
Parcel Number: 107 028 (PORTION OF) Lot Number: _____
6. Present zoning: PD R-1
7. Number of proposed lots: 10
8. Area of proposed subdivision: LAKE VICTORIA
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. Bennett Date: 02-17-2022

Part C - Planning Official Only

1. Date application was filed: 2/17/22
 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: 4/4/22
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

Attachment: March 2022-Final Plat-Lake Victoria Phase v (3811 : Final Plat-Lake Victoria Phase V)



FILING INFORMATION

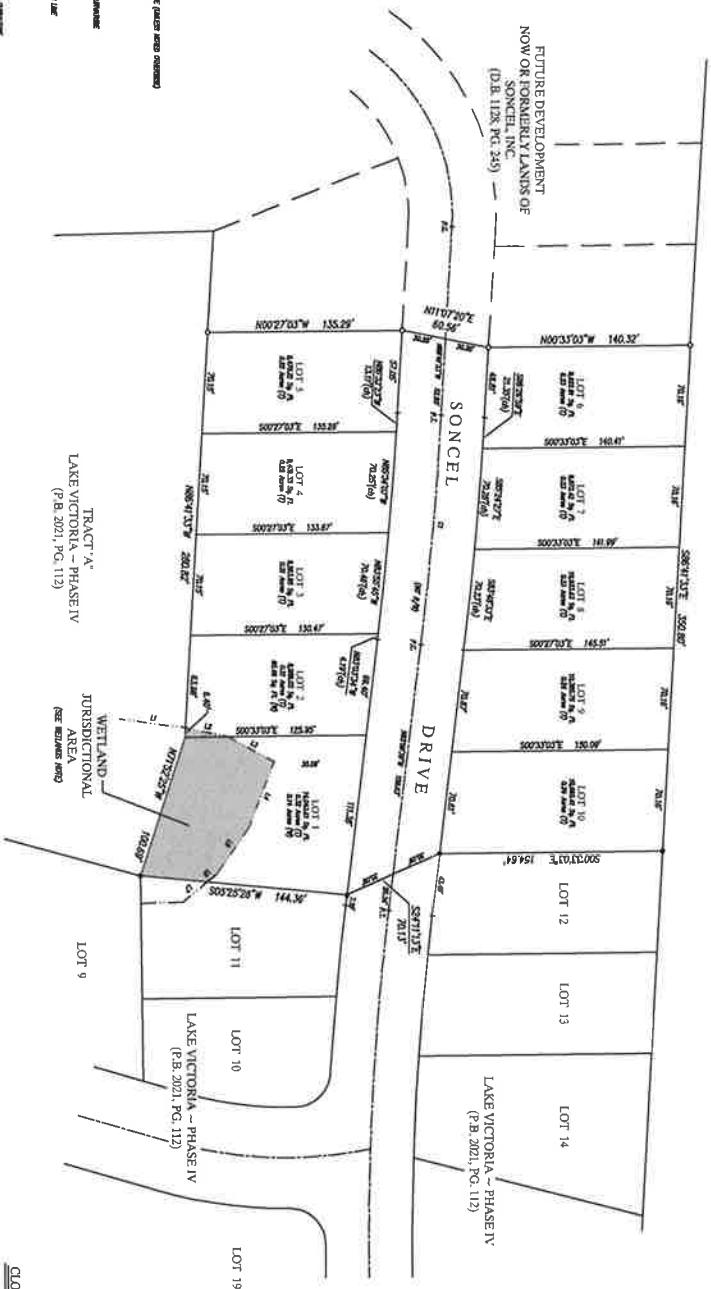


PROPERTY OWNED BY:
SOMCEL, INC.
140 LAYNE BOULEVARD
KNOXVILLE, GEORGIA 31546
(912) 729-6994
(202) 1126, PC 245)

WETLANDS NOTE:
THE WETLAND Delineation, LINES SHOWN HEREIN WERE BASED BY ELLC ON APE OF 2016. THESE APEs ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. ELLC HAS CONDUCTED VISUAL INSPECTIONS OF THE APEs AND HAS NOT IDENTIFIED ANY CHANGES AND IS SUBJECT TO FURTHER OF THE APEs. THESE WETLAND APEs WERE WETLAND PROPOSED Delineation, SUCH WETLAND Delineation, APEs ARE SHOWN HEREIN.

WETLAND LINE TABLE		
LINE	FUNCTION	PLANTING
L1	GLUE	500-2000
L2	WATER	500-2000
L3	50-100	500-2000
L4	60-100	500-2000
L5	50-100	500-2000
L6	50-100	500-2000
L7	50-100	500-2000

NOW OR FORMERLY LANDS OF
SAWYER & ASSOCIATES
(D.B. 1993, PG. 170)

[illegible]

CURVE TABLE				
CURVE	LENGTH	RAILS	CHORD DISTANCE	CHORD BEARING
1	123.46'	246.92'	123.46'	90.00° 00' 00"

TRACT 'A'
LAKE VICTORIA - PHASE IV
(P.B. 2021, PG. 112)

**JURISDICTIONAL
AREA**
(SEE REMARKS NOTE)

SURVEYOR'S CERTIFICATE

SUBVERSIVE CERTIFICATE
I HEREBY CERTIFY THAT THIS PAPER IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION CONTAINED HEREIN HAS BEEN SEEN OR FOUND. I FURTHER CERTIFY, AS REQUIRED BY SECTION 1 OF PUBLIC ACT 19-1-1, THAT THIS MAP OR PLAN WAS BEEN PREPARED FOR PLANS IN WRITING BY ME AND ALL ATTACHED, CONCERNING AUTHORITIES OR NOT SETTING CONCERNING AUTHORITIES HAVE ATTACHED IN WRITING THAT ATTACHED OR NOT SETTING CONCERNING AUTHORITIES HAVE

ERNEST R. BENNETT, JR.
GEORGIA AEC SURVEILLOR No. 2883

THE STATE HAS ENTERED AN AGREEMENT WITH THE INDIAN TRIBES CONCERNING THE PROPERTY RIGHTS IN OILS AND GAS WHICH IS COVERED BY THE BOUND RULES OF THE FEDERAL LANDS. THE AGREEMENT IS A JOINT STATE-TRIBAL AGREEMENT AND IS SET FORTH IN THE STATUTE BOOKS.

BENNETT SURVEYING, INC.
Surveyors and Land Planners
3022 WALTON MANOR PARKWAY, UNIT 102
KNOXVILLE, TENN. 37918
(615) 517-6900
(615) 256-0600
CPE No. 20-2-2000-11-12

1

FINAL SUBMISSION PLACE:
LAKE VICTORIA ~ PHASE V,
CITY OF KINGSLAND, 1606th G.M.D.,
CAMDEN COUNTY, GEORGIA

OWNER'S CERTIFICATE:

[illegible]

CERTIFICATION OF APPROVAL BY THE COUNCIL

I HEREBY CERTIFY THAT THE OWNER, OR HIS AGENT, HAS COMPLETED THE CLEANING, PAINTING, REPAIRS, AND RECONSTRUCTION OF THE STREETS, DRIVEWAYS, UTILITIES AND OTHER APPROPRIATE AREAS IN ACCORDANCE WITH THE LAWS AND SPECIFICATIONS OF THE CITY OF KANSAS IN GEORGINA, OR HAS POSTED A PERFORMANCE BOND IN LIEU THEREOF.

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:

DATE: _____

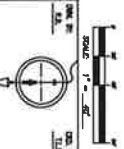
NOTES:

- [illegible]

CLOSURE STATEMENT

THE MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 85,441 FEET.

ALANY WAS ARRESTED IN CONSPIRACY WITH THE BIRMINGHAM STEWARDS FOR REENTRY AFTER ENTERING AS SET FORTH IN COVERED 110-7 OF THE BOMB FILES OF THE CUBAN BOMB OF ...
... FOR PORTUGUESE, DANCERS AND LINO SANCOS AND AS SET FORTH IN THE CUBAN ...
... SET FORTH 15-4-67.



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3814)**

Meeting: 03/07/22 06:00 PM
Department: Planning and Zoning
Category: Amendment
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3814

Amendment to Original PD for Crooked River Estates

The original PD for Crooked River Estates was approved by the City Council in 2008 that was submitted by Prospectus, LLC. The property was never completely developed and no lots were ever sold. Prospectus, LLC has submitted an amended PD and is now planning on developing the property for a 306 lot subdivision. If the amended PD is approved, Prospectus, LLC will then submit a Preliminary Plat within the next few months. The Planning, Building and Public Works staff met with the Prospectus, LLC team members on two occasions and all departments have reviewed the amended PD along with the E-One sewer system information and design details. Staff sees no issues with the Amended PD and Public Works is in agreement for the development to use the E-One sewer system.

Zoning is PD-R-1. Staff recommends approval.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: March 7, 2022

City Council Meeting Date: March 14, 2022

Agenda Item: Amendment to Original PD for Crooked River Estates

Background: The original PD for Crooked River Estates was approved by the City Council 2008 that was submitted by Prospectus LLC. The property was never completely developed and no lots were ever sold. Prospectus LLC has submitted an amended PD and is now planning on developing the property for a 306 lot subdivision. If the amended PD is approved, Prospectus LLC will then submit a Preliminary Plat within the next few months. The Planning, Building, and Public Works staff met with the Prospectus LLC team members on two occasions and all departments have reviewed the amended PD along with the E-One sewer system information and design details. Staff sees no issues with the Amended PD and Public Works is in agreement for the development to use the E-One sewer system.

Attached with this report is 1) The new amended PD 2) The original PD 3) A conceptual drawing of the newly designed subdivision, and 4) Information packet on the proposed E-One sewer system to be used within the development.

Zoning: PD-R1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval



Updated PD Application

CRE is submitting an updated PD Plan and this narrative to revise the subdivision design associated with the current PD Zoning. The original plan was submitted to and approved by the City in 2008. In the 13 years since the rezoning and annexation, we have been unable to market the subdivision. Both builders and prospective homeowners have told us that smaller lots are more desirable for the 'new home' price range in Kingsland. We have also determined that the two commercial lots approved in 2008 will be more marketable as additional residential lots.

Proposed PD Plan Summary

The proposed PD Plan is rich in preservation, recreation and open space areas. The plan preserves over 50 acres of salt and freshwater marsh or 35.8% of the 142± acres. This includes 30.2 acres (21.2%) of Crooked River salt marsh and 18.2 acres (12.8%) of freshwater wetlands along Caney Branch. Forty (40) lots will have panoramic views over the Crooked River marsh and estuary. Sixty-two (62) lots will have rear yard views over the Caney Branch freshwater marsh. Two interior wetland areas are also preserved in the community. Twenty-two (22) lots surround the 'North Wetland Preservation' area and 18 lots are located along the 'West Wetland Preservation' area. Combined these two preservation areas protect 2.45 acres while enriching 40 lots (13%). Combined, 102 freshwater lots (33%) and 40 Crooked River marsh lots equates to 142 lots (46.4%) wetland enhanced lots. The proposed PD Plan proposes 9.25 acres of man-made lakes. These lakes represent just 6.5% of the land but enhance 122 (39.9%) lots. The combined lakefront and wetland lots represent 87.7% (264 lots) of the community. The proposed PD Plan also sets aside 4.31 acres for parks, recreation and amenity areas.

Comparison of Subdivision Design Criteria

When comparing the PD Plan approved in 2008 to the new proposed PD Plan there are several key aspects to consider, as follows:

Lot Widths

The primary change from the original PD Plan to the new plan is the 'lot widths.' The new plan provides a minimum lot width of 70 feet measured at the front-yard BRL (Building Restriction Line or Front-yard Setback). The original plan provided a minimum 100 foot frontage at the front-yard BRL.

Lot Area

The other primary change from the original PD Plan to the new proposed PD Plan is the net buildable area. The original PD Plan was designed with a minimum lot area of 15,000 SF. The new Plan provides a minimum area of 7,500 SF. The majority of the lots (87.7%) abut man-made lakes, wetland preservation areas or Crooked River and Caney Branch marshlands. With property lines extending to the center of the proposed



lakes or into the marsh and wetlands, the gross acreage is substantially larger than the minimum design criteria.

Front-yard Setback

The front yard setback provided in both plans is 25 feet. The front-yard setback or BRL is measured from the rights-of-way line.

Side-yard Setbacks

The side-yard setback in both subdivision plans is 10 feet.

Rear-yard Setback

Almost all of the proposed lots (87.7%) are designed with the rear yard bordering on the Crooked River marsh, the wetlands along Caney Branch, interior wetland preservation areas or proposed man-made lakes. Given this design, the rear-yard setback from the property line is generally not applicable. For wetland lots, there will be a 25-foot setback from the Jurisdictional Wetland Line as depicted on the plan. Lakefront lots will provide a minimum 10-foot setback from the Lake Easement Line and a minimum 10-foot setback where the rear yard of a lot abuts another lot.

Rights-of-Way

Both the approved PD Plan and the proposed PD Plan are designed with 50 foot rights-of-way. The design also provides a five-foot 'utility' easement on each side of the rights-of-way. Combined, the right-of-way and the two utility easements offer 60 feet for pavement, sewer & water, telephone/cable and electric power. This is in line with City subdivision design standards and the same as the approved PD Plan.

Pavement Widths, Curbs & Catch Basins

A pavement width of 20 feet is provided in both designs. The pavement is bordered on each side with an eighteen inch (1½ foot) Miami type curb. The plan also provides a 'high-back' curb alongside one-way roads (entrance) and traffic islands. Both plans envisioned the curb system channeling stormwater to catch basins installed in the curbs. The catch basins will discharge stormwater into the man-made ponds. Stormwater pipes installed under the pavement will be constructed with concrete (RCP) pipes. Pipes outside of the rights-of-way will be constructed with HDPE and will run to the man-made ponds in 10-foot easements centered on the property lines.

Road Curves

Both the approved PD Plan and the proposed PD Plan embody similar center-line (C/L) road curves. The minimum curve utilized in both plans is a 100-foot C/L radius. Both plans offer a mixture of C/L radii including: 200 feet, 300 feet, 500 feet, 800 feet and 1,000 feet. Both plans offer C/L curves that connect directly to reverse-curves (curves in the opposite direction). Given the speeds expected within a residential community, the road design incorporated in either plan should be easily traversable.



Commercial Lots

The original PD plan provides two commercial lots abutting US-17. These have been replaced in the new PD Plan with additional residential lots and the primary entrance to the community.

E/One Sewer System

Overview

The e/one is a low pressure sewer system that uses 'self contained' grinder chambers for each home. The collection system and the e/one chambers will be owned and maintained by the residents and HOA (Home Owners Association). The City will have no responsibility for the system. Deed Restrictions will require homeowners to maintain their e/one chambers and require the HOA to maintain the collection system. We envision the HOA will establish an annual contract with a service provider to repair/maintain the e/one chambers & pumps. Each chamber activates a 'warning light and audible alarm' when the chamber fails to pump alerting residents to call the service provider. The chambers pump into a collection system that will discharge into the City's sewer manhole located at the intersection on Colerain Rd and US-17. Prior to construction, the collection system will be designed by a licensed engineer and submitted to the City for approval.

Prior Agreement

As described in the agreement between the City of Kingsland and CRE, LLC from the original 2008 PD Zoning application, we proposed the use of a private sewer collection system (see excerpt below and attached).

Excerpt from 2008 'Developer Agreement City of Kingsland and CRE, LLC'

CRE can construct a sewer collection system within the community that is not in accordance with City standards (i.e. not a gravity collection system). If CRE elects to build such a system, the ownership and maintenance will be vested with the community's homeowner association or with the property owners. The City will maintain the lift-station but will have no responsibility for the collection system within the community. The collection system within the community will utilize a "standardized system" and the Deed Restrictions will require property owners to use the same type of system. CRE may elect to permit and construct a sewer collection system in accordance with City Standards. Once constructed and approved, the City will maintain such collection system.

Benefits for Kingsland of the e/one sewer system implementation at CRE:

1. Revenue from Tap Fees and normal monthly usage charges

The City would collect the standard 'tap fees' when homes are constructed. The City would also collect monthly revenue at the same rate for sewer usage as other homes attached to the City collection system. The City will collect all the normal



revenues of a sewer connection while incurring no cost.

2. No maintenance cost of lift-stations

If CRE was developed with a City sanctioned 'gravity' collection system, dedicated to the City upon completion, it is likely several lift-stations would be required. CRE is close to the Crooked River and Caney Branch estuary and marsh. High groundwater conditions throughout the property are expected. High groundwater requires dewatering to install concrete sewer pipes and lift-stations. There is a practical limit to the depth pipes can be installed with dewatering systems. This depth limitation will force the need for several lift-stations. These lift-stations pump effluent from lower elevations to higher elevation to start a new 'down hill' flow. Rough estimates indicate that 5 to 8 lift-stations would be required within CRE to install a gravity collection system. Once dedicated to the City, maintenance of pumps and lift-stations components would be the City's responsibility. Regardless of the quality of the pumps and components used in the lift-stations, the City will incur long-term maintenance cost with a gravity system.

By contrast, no lift-stations are required with the e/one system. Each home's e/one chamber will pump into the collection system. The combined pressure of several chambers pumping simultaneously creates sufficient flow to push the effluent to the City's 'gravity' manhole at Colerain and US-17.

3. Preservation of the Crooked River estuary and marsh

The e/one collection system will be constructed with either SDR-11 (HDPE) or SDR-21 (PVC). These pipes, ranging in size from 1½-inches to 4-inches, are fused together in a welding process and tested for leaks prior to being placed into service.

By contrast, a conventional gravity system uses concrete pipes that rely on rubber gaskets to seal the joints. Shifting, especially during construction, and 'settling ground' can cause the concrete pipes to leak at the joints. Concrete pipes cannot be tested for leaks. The high groundwater conditions will create constant water infiltration into the concrete pipes allowing groundwater to mix with raw sewage. By eliminating sewage leaks, the e/one collection system will help preserve the groundwater and the fragile Crooked River and Caney Branch marsh ecosystems.

4. Reduced flows into the City's Waste Processing Plant

The e/one system is not subject to infiltration from high ground water through leaky concrete pipes. It is also not subject to surface water infiltration into manholes and lift-stations. Eliminating infiltration means reduced flows into the City's Waste Processing Plant. When compared to a typical gravity collection system, the e/one system will reduce the City's long term operating costs.



Summary

We believe a low pressure sewer system is a logical choice for marsh-front development. With 52 years of experience and currently servicing over 1 million users, Environment One Corporation (e/one) is the industry leader in low pressure sewer systems. The e/one system offers a reliable, tested system that benefits the community's residents, the City and the developer. The e/one system offers the community's residents a 'simple to repair system' inside a self contained, front yard chamber. In the event of a failure, the parts can be quickly serviced or replaced. The HOA will be responsible for the maintenance of the collection system. Once installed and tested, pipe repairs should not be required. If a repair is required, the shallow pipe depth and readily available parts will reduce repair costs. Long-term costs to the HOA for the collection system should be minimal. The City benefits by collecting revenues from tap fees and monthly usage fees while incurring no maintenance costs. The developer benefits from the e/one system with reduced construction costs when compared to building a typical gravity system. We believe installing the e/one sewer system at CRE is a 'win win' for everyone.

Notes & Definitions:

1. **City:** The City of Kingsland, GA.
2. **Property:** Parcel ID - 081 076A, approximately 142 acres owned by CRE, LLC based on a survey prepared by Cumberland Land Surveyors, prepared for Shaun Harrell, dated May 22, 2006, and recorded in Plat Book D20, page 69 of the Camden County, Georgia Public Records.
3. **CRE:** Crooked River Estates. A proposed PD Subdivision in Kingsland owned by CRE, LLC.
4. **Approved PD Plan:** The plan approved by the Kingsland City Planning Commission on April 7, 2008, based on a PD Preliminary Plat prepared by Cumberland Land Surveyors, dated March 26, 2008. The PD Plan provides 123 residential lots and two commercial lots (totaling about 20.4 acres). The Planning Commission also approved the request to be annexed into the City.
5. **Developer Agreement City of Kingsland and CRE, LLC:** An agreement between the City of Kingsland and CRE, LLC that was part of the PD Submittal/approval in 2008 (attached).
6. **Proposed PD Plan:** The plan prepared by Prospectus, LLC, Land Planners, depicting a single family subdivision comprised of 306 lots. The plan and this narrative represent CRE's request to update the PD Plan associated with the PD Zoning

Crooked River Estates

A Planned Development

Camden County
Georgia

February 15, 2006

Prepared by:



Prospectus
PLANNERS & DEVELOPERS
1927 SOUTH 14th STREET • SUITE 113
AMELIA ISLAND • FLORIDA • 32034
VOICE (904) 491-3770 • FAX (904) 491-3773

Attachment: March 2022-Amendment-Crooked River Estates (3814 : Amendment to Original PD for Crooked River Estates)

Crooked River Estates

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LOCATION & DESCRIPTION:

Crooked River Estates is a 130 acre Planned Development in Camden County, Georgia. The development will include residential, commercial and open space land uses. Crooked River Estates is located approximately one mile north of Kingsland, Georgia, on the east side of US 17. The site is bounded on the north by the Crooked River, and the east by Caney Branch. It has approximately 1,350 feet of frontage on US 17. The surrounding land is relatively undeveloped. North of the property there are single family residences along Colerain Road. There are small commercial establishments along US 17. The topography of the site varies between 23 feet above MSL along US 17 and two feet above MSL along the north and eastern boundaries. The vegetation on the site includes scattered pine and hardwood trees with a dense understory of native plant material.

HISTORY:

In 1979 the firm of Stottler Stagg & Associates Architects, Engineers, Planners, Inc. prepared development plans for the property. A rezoning application was filed by Charles F. Moeale, Jr. (the correct spelling is Moehle.) According to the Agenda of the Camden County Planning Commission, Kingsland, Georgia of Tuesday, January 30, 1979, the rezoning from A-F to P-D was approved 4-0. The rezoning was subsequently approved by the Camden County Commission on February 6, 1979. The approved "Conceptual Development Plans" sanctioned: 193 single family homes, 360 mobile homes, 503 multi-family dwellings and 9.9 acres of commercial / industrial development. In total 1,056 dwellings were approved.

OVERVIEW:

In November 2005, Prospectus, LLC, contracted to purchase the property from Mr. Moehle. Prospectus is proposing to develop 124 "high end" residential lots and create a 24 acre commercial park. The features for the residential community are:

- Gated community
- Curb & Gutter - Paved Road
- Oversized Stormwater Treatment Lakes
- Private water treatment facility
- Fire protection
- Deed Restrictions

LAND USE SUMMARY:

Recorded Land Area	129.30 AC	98.47 %
Entry Right-of-Way	0.91 AC	0.69 %
Calculated Land Area	<u>131.31</u> AC	<u>100.00</u> %
Commercial Land Area	24.24 AC	18.46 %
Wetlands - Open Space	31.82 AC	24.23 %
Lakes - Open Space	11.20 AC	8.53 %
Amenity - Parks - Common Area	1.71 AC	1.30 %
Rights-of-Way	9.04 AC	6.88 %
Residential Lot Areas	53.30 AC	40.59 %

Attachment: March 2022-Amendment-Crooked River Estates (3814 : Amendment to Original PD for Crooked River Estates)

Crooked River Estates

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ZONING DISTRICTS USED IN PD:

Residential:

The residential uses will conform to the R-1 Zoning District. The community will feature a community water treatment facility (potable water system). Each lot will provide a minimum of 15,000 square feet of buildable area (area excluding rights-of-way, lakes, wetlands). All lots will provide 100 foot of frontage on the right-of-way as measured at the front yard setback (also referred to as the Building Restriction Line or BRL). The front yard setback is 25 feet from the ROW. The side yard setback is 15 feet from the property line. The rear yard setback is 20 feet from the property line. The residential community will be accessed via an 80 foot right-of-way easement. This recorded easement intersects the US 17 right-of-way about 100 feet northerly of the Chief Tomochichi Court. The access easement will feature an electronic security system. All roads will be privately maintained.

Commercial:

The commercial development will conform to the C-G Zoning District. The commercial development will consist of 24.24 acres. The commercial development will primarily feature "professional office" establishments, including (but not limited to):

1. doctors, lawyers, dentists, medical clinics and similar professional offices;
2. banks, loan companies, insurance office, title companies, and similar service companies;
3. retail establishments in an enclosed building, including: florist, grocery, drug, clothing, hardware, showrooms, barber shop, beauty parlor, electricians, decorators, tailors, bakers, painters, TV repair, appliance repair, and similar establishments;
4. restaurants

At this time there are no specific designs for the commercial development. The demand for professional office space is not strong at this time. As Camden County continues to grow, Prospectus believes there will be an increased demand for "high quality" commercial lots.

FEATURES OF THE RESIDENTIAL COMMUNITY:

Amenity Area

The residential community will feature an amenity area. There are no specific plans at this time. The amenity center will feature a small building, which will be used as a sales facility until most of the residential lots are sold. Thereafter, the building will be conveyed to the Homeowner Association to be used as the community deems appropriate. A boat docking or launch area may be constructed along the Crooked River. The amenity area, boat docking or launch area and the lakes will be created for the benefit of the residents.

Potable Water - Fire Protection

The residential lots will be connected to a "public water" facility. A water treatment facility will be constructed within the project boundaries. The facility will be constructed to provide potable water and fire protection for the community. It is

Crooked River Estates

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envisioned that the system will distribute water via eight inch (minimum) PVC pipes and that fire hydrants will be spaced no greater than 500 feet apart. Alternatively, the community may connect to the distribution lines owned by the City of Kingsland. A Kingsland fire hydrant is located at the intersection of US 17 and Colerain.

Sewer

Sewer treatment will be provided by individual septic tanks. The deed restrictions governing the residential property will specify that all septic tanks must utilize "aerobic treatment." Further, the deed restrictions will require that all septic tanks and drainfields must be located in the front yard. This will ensure that drainfields are located as far as possible from the marsh of Crooked River and from the interior lakes. The deed restrictions will require that effluent will be discharged to the septic tank by gravity. The use of sewage pumps will be disallowed. All finished floor elevations must exceed the greater of: one foot over the flood elevation or one foot over the top of the drainfield. No house construction can commence until the septic tank and drainfield elevations are established by Camden County Department of Environmental Health (or other agency permitting the use of septic tanks.) If the top of the drainfield is higher than the curb, the front yard must be filled and graded to completely conceal the drainfield location. The area between the house foundation and the street curb must be uniformly graded. Specimen trees located in the filled area must be protected (detailed protection requirements for specimen trees will be included in the Deed Restrictions governing the property.)

Stormwater Treatment:

The community's roads will be constructed with a Miami type curb to collect and direct all stormwater. The curbs will channel the stormwater to catch basins which will discharge directly into the proposed lakes (via HDPE pipe.) The catch basins and discharge pipes will be designed to minimize flooding on the roads during heavy rainfall. The lakes will provide sufficient volume to treat the stormwater. The lakes and stormwater system will be owned by and managed the residential community through the homeowner association.

Utilities:

All utilities will be underground.

Lake Construction:

The proposed lake system will be constructed with the commencement of the development. The lake banks will be designed to provide a 4:1 slope until (about) three feet below normal water level. Thereafter, the lakes will be excavated at a 1:1 slope (45°). Specimen trees along the banks will be preserved. The start of the 4:1 slope may commence on the lot (inside of the rear property line) however, the start of the slope will be no closer than 16 feet from the rear property line and the resulting bank will be no deeper than four feet from normal grade at the property line. Normal water level will be located outside of the rear lot line. The volume of dirt excavated for the lakes will exceed the volume required for road construction. Permission to remove the excess dirt from the site is hereby sought.

Crooked River Estates

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Deed Restrictions & Protective Covenants:

An extensive package of Deed Restrictions and Protective Covenants will be prepared for the project. The Deed Restriction and Protective Covenants will establish a nonprofit homeowner association (contemplated as the Crooked River Estates Homeowner Association, Inc. hereinafter CREHOA) to manage the community. CREHOA will manage all common areas, including: the entrance security system, common area, rights-of-way, roads, lakes, easements, protected trees, signs, amenity areas, etc. The deed restriction will also establish a Architectural Review Committee that will supervise construction of new homes. The ARB will insure that homes meet the design standards of the community and that homes are properly sited on each lot. The ARB will also insure compliance with the restrictions on septic tank and drainfield construction.

LEGAL DESCRIPTION:

All of that certain tract, lot, or parcel of land, situate, lying and being in Camden County, Georgia, and in the 1606th District, G.M. therein containing one hundred twenty-nine and thirty-two hundredths (129.32) acres, more or less, said property being described according to a print of a Survey made by Dolt Engineers entitled "Division of Chief Tomochichi Court" (said plat being taken from an original survey made by W. R. Sheffield dated June 22, 1939, of record in the Clerk's Office of Camden Superior Court in Plat Book #11 page 58) said property hereby conveyed being all of the property shown on said plat, with the exception of Tract No. 17 consisting of sixteen and eleven hundredths (16.11) acres which is excepted from the within conveyance. The said property hereby conveyed being bounded as follows, to-wit: Northerly at the Northwest corner for five hundred twelve and five tenths (512.5) feet by the sixteen and eleven hundredths (16.11) acres designated at Tract No. 17, by the South branch of Crooked River, by Williams ditch line and by lands now or formerly of Ollie S. Gross. Westerly for fifteen hundred and fifty (1550) feet, more or less, by the Eastern line of said sixteen and eleven hundredths (16.11) acres excepted herefrom and described as Tract No. 17, and by the Eastern line of U.S. Highway No. 17; Southerly by the Mary Cooner estate property and by the run of Caney Branch which is the line of Williams ditch; Easterly by lands now or formerly of Effie G. Townsend and by lands now or formerly of the Henry Farmer Estate; the above described property is all of the property conveyed by Thomas M. Carnegie to Jack Thigpen by Warranty Deed dated March 18, 1945, of record in said office in Deed Book QQ, page 506-507 (less a highway easement conveyed by Mrs. Eunice McDaniel to the State Highway Department of Georgia by deed dated February 18, 1949, of record in said office in Deed Book UU, page 67 and less the sixteen and eleven hundredths (16.11) acres known as Tract No. 17 according to the attached plat of the division of Chief Tomochichi Court property.

Attachment: March 2022-Amendment-Crooked River Estates (3814 : Amendment to Original PD for Crooked River Estates)



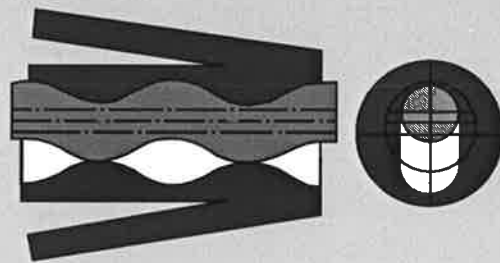
one[®]

Environment One Low Pressure Sewer Systems

engineered

to do one job

perfectly.[®]



The Moineau Principle

engineered
to do one job
perfectly.

The GP 2000 grinder pump station has evolved from everything we've learned in more than 35 years of engineering low pressure sewer systems.

The pump stations incorporate the grinder pump, motor controls and level-sensing device integrated into a compact unit, easily removable for service when necessary.

The progressing cavity pump itself is based on the Moineau principle. A rotor turns within a stator, creating a sequence of sealed chambers. The precision-cast and polished stainless steel rotor moves wastewater through these chambers at a nearly constant flow, over a wide range of conditions – from negative to abnormally high heads. Turning at just 1,725 rpm, the one-horsepower motor can pump fluid through miles of small-diameter piping and elevation changes of over 138 feet.

In addition, the geometry of the pump not only produces a near-vertical pump curve, but allows passage of ground solids without clogging. Because of the low rpm and highest quality components, we experience the lowest service call rate in the industry. More than eight years mean time between service calls is typical.



Some Key Advantages:

- **High Heads/Negative Heads.** Reliable operation from negative head to 138+ feet of total head for continuous duty reduces the number of lift stations and pipe sizes. This cuts costs – both initially and in long-term operation and maintenance.

- **Constant Flow.** The system pressures to be overcome by any given grinder pump in a low pressure system vary dramatically over the course of a day. E/One's progressing cavity pump readily accommodates these pressure variations while maintaining a nearly constant flow without ever operating at "near shut off" – thus avoiding the wear and motor burn-out suffered by other pump types.

- **High Grinding Torque.** Our unique pump system, driven by a one-horsepower motor turning at 1,725 rpm, produces grinding torque equal to a two-horsepower pump turning at twice the speed.

- **Low Energy Consumption.** Pump is activated automatically. Runs for short periods. Typical annual energy consumption equals a 40-watt light bulb.

- **Low Maintenance Submersible Motor.** Low maintenance and long life are the hallmarks of our air-filled motor. Permanently lubricated ball bearings and Class F insulation eliminate the need for periodic oil changes and oil disposal costs required by oil-filled submersible motors.

- **Large Diameter Grinder Assembly.** Almost twice the diameter of most other types of pumps, contributing to a dramatic reduction of inflow velocity for less wear and no clogging, jamming, or blinding.

- **No Preventive Maintenance.** Self-cleaning static level sensors require no preventive maintenance. Because of our unique, near constant discharge rate, no main line flushing is required in a properly designed system.

- **Corrosion Resistance.** E/One's stainless steel ball-type discharge valve and piping won't corrode like copper or galvanized, and hold up years longer. No corrosion, no maintenance.

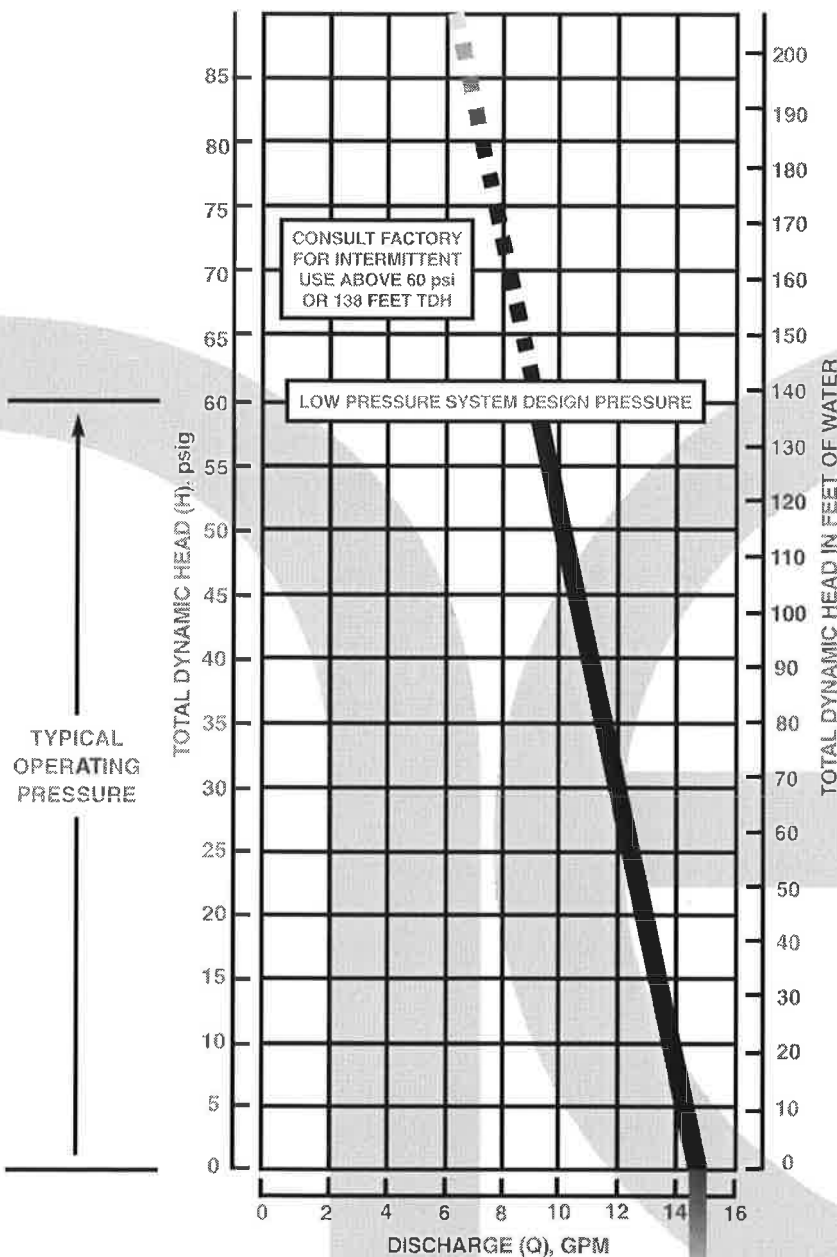
- **Dependability.** E/One pumps typically run eight to ten years between service calls with more than 35 years of in-ground experience.

- **Provides for environmentally sound wastewater management.** The GP 2000 grinds waste material into small particles. This enables the use of inexpensive, small-diameter pressure pipes, buried at shallow depths, to transport waste water to a suitable processing site. Result: Ground water contamination from failing septic tanks can be eliminated.

- **Serviceability.** Our unique core design reduces the need for in-field troubleshooting and pump servicing. This means lower maintenance costs and minimum homeowner inconvenience.

engineered low pressure systems: repealing the law of gravity.

Grinder Pump Performance Characteristics



Gravity sewers are no longer the rule for solving wastewater problems.

With huge savings in front-end costs, and a much gentler footprint on the environment, gravity-independent Environment One low pressure sewer systems are revolutionizing the field.

At the heart of the system is the E/One progressing cavity grinder pump – with high heads that eliminate costly lift stations, and a robust, powerful design that translates into the industry's highest levels of reliability, availability and maintainability.

nobody can touch our curve.

In a low pressure system, **constant, predictable pump output is the foundation for proper hydraulic design.** It enables the engineer to minimize retention time, pump wear, and keep scouring action at effective levels.

Environment One's semi-positive displacement, progressing cavity pump has a nearly vertical H-Q curve. It is by far the most "forgiving" pump design – providing predictable flow over the full range of typical system pressures; strengths critical in a large-scale, low pressure sewer.

E/One's superior high head capability allows a system with few, if any, lift stations. And, it easily accommodates additional future connections without compromising system performance.

These E/One pump characteristics translate into:

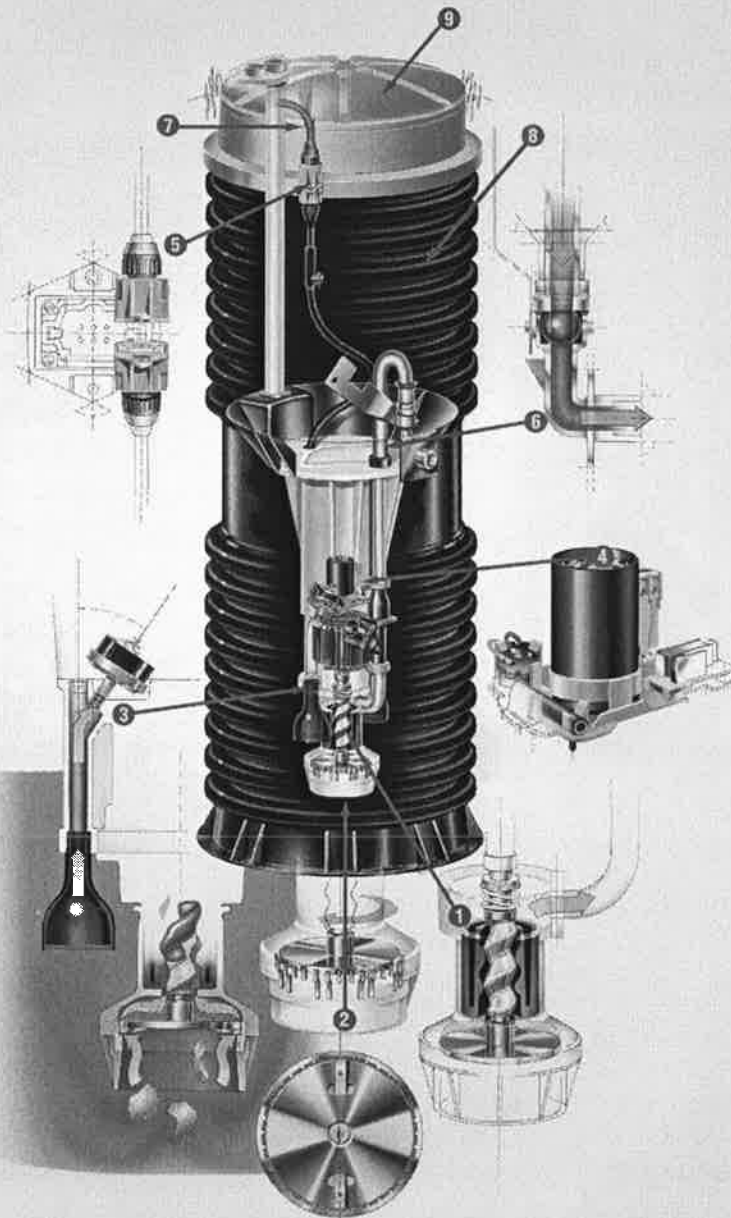
- * predictable hydraulic design
- * lower collection system capital costs
- * less maintenance
- * lower operating costs

Anatomy of a Leader:

the inside
story on the

GP 2000 System.

- 1 **Forayward Cavity Pump** - A no-splitty, simple design provides a highly constant flow under a wide range of continuously varying conditions.
- 2 **Grinder Wheel and Shearbar Ring** - Hardened stainless steel cutters and teeth produce fine-grit, grinding wastewater solids, as well as wood, plastic and clog. Will not jam or clog.
- 3 **Pressure Switch-Low Control** - 2nd design level permits no preventive maintenance.
- 4 **Unique Casing Design** - Reduces the need for future troubleshooting and service. Modular controls simplify service.
- 5 **Flexicon Quick Disconnect** - For safe and easy service. UL listed. Compatible with OSHA regulations for confined space entry. NEMA 6P rated.
- 6 **Stainless Steel Piping & Hardware** - E-Tite's 316 discharge piping and ball valve won't corrode. No corrosion, no maintenance.
- 7 **Direct-Bury Cable** - For simple and inexpensive installation.
- 8 **High-Density Polyethylene Tank** - One-piece construction of high-density thermoplastic for rugged reliability. Factory pressure-tested for infiltration and exfiltration-free installation.
- 9 **Low-Profile Cover** - Aesthetically pleasing. Provides easy access for service while blending with surroundings.



eone
SEWER SYSTEMS

Leading the industry we invented.

Environment One not only pioneered the low pressure sewer system, but consistently leads the industry both in sales and innovation. The company is dedicated to Total Quality and Continuous Improvement, as evidenced by the GP 2000 series. Today, there are more than a half million users, worldwide.



Protected by U.S. Patent Nos. 5,562,254, 5,439,160 and 5,816,510. Other U.S. Patents and Foreign Patents Pending.

sewer anywhere, save thousands, virtually service-free.

Driven by the remarkable GP 2000 grinder pump, E/One Sewers give engineers, developers, sanitarians, and land planners unprecedented new freedom in land usage.

And they're so much easier to install. **Front-end costs are reduced by as much as 70%.**

The GP 2000 System reduces all forms of sanitary waste to a non-clogging slurry and pumps it through a network of small-diameter pipes. Since gravity is replaced by the power of the pump, sewer systems need not run downhill nor require large-diameter pipes, deep trenches, multiple booster stations — or their associated costs.

A system powered by the GP 2000 pump converts formerly cost-prohibitive building sites into cost-effective reality. "Problem areas," with high ground water, elevation changes or impenetrable bedrock, are transformed into valuable, developable real estate.

Of course, E/One's low upfront cost advantages apply to conventional building sites, as well.

In addition, E/One units are easy to install and virtually maintenance-free — refined through more than 35 years of experience with the largest installed base in the industry.

Contact your local distributor.

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SEWER SYSTEMS

A PRECISION CASTPARTS COMPANY

Environment One Corporation

2773 Balltown Road

Niskayuna, NY 12309-1090

Voice 518-346-6161

FAX 518-346-6188

www.eone.com

LM000127 Rev.E



- Phase 1
Phase 2
Phase 3
West Wetland - Preserve (Phase 4)
Marshfront Lots
Center Lake - Lakefront
North Wetland - Preserve
East Lake - Lakefront
South Lake - Lakefront
Caney Branch Wetland - Preserve
Interior & Corner Lots (Exc 1, 2 & 3)
TOTAL LOTS

31 Lots
38 Lots
41 Lots
11 Lots
40 Lots
32 Lots
21 Lots
24 Lots
26 Lots
23 Lots
19 Lots
306 Lots
- Phase 1
Phase 2
Phase 3
Phase 4
Phase 5
Phase 6
Phase 7
TOTAL

31 Lots
38 Lots
41 Lots
53 Lots
42 Lots
52 Lots
49 Lots
306 Lots
- Property Line
Lake Easement - Rear BRL
Lot Frontage at BRL (LF)
Lot Frontage at BRL - Short (LF)
Right of Way
Building Restriction Line
Miami Curb (1½ Feet)
Road Center Line
Road Centerline Radius (at Approx. Midpoint)
One Way Road (16-Foot Pavement)
Creek - Boundary
Jurisdictional Line (Dept. Natural Resources)
Jurisdictional Line (Army Corps of Engineers)
Vegetated Natural Buffer Line
Buildable Area of Lot (SF)
Buildable Area Presumed Exceeding 7,500 SF
Buildable Area Less Than 7,500 SF
Gross Area of Lot (SF)
Gross Area Exceeds 7,500 - Not Calculated (SF)

7,045.52
0,000.00
7,423.62
10,045.52
00,000.00
- Land Use - Open Space

142 ± AC
30.15 AC
2.45 AC
18.24 AC
50.84 AC
1.01 AC
3.30 AC
4.31 AC
1.89 AC
2.31 AC
2.03 AC
.63 AC
.61 AC
.65 AC
.48 AC
.65 AC
9.25 AC
63.40 AC

100.0 %
21.2 %
1.7 %
12.8 %
35.8 %
0.7 %
2.3 %
3.0 %
1.3 %
1.6 %
2.3 %
4.4 %
4.4 %
5.5 %
3.0 %
6.5 %
44.6 %

Deeded Property
Marshlands - Salt-marsh
Isolated Preservation Areas
Freshwater Preservation Areas
Wetlands & Marsh Preservation
Amenity Area
Parks & Recreation Areas
Recreation & Amenity Areas
East Lake
Center Lake
South Lake
West Lake
Ibis Lake
Osprey Lake
Entry (North) Lake
Entry (South) Lake
Lake Areas
Preservation, Recreation & Lake Areas

7,500 SF Buildable - 70' Frontage (Minimum Lot Criteria)

Intended for 24" x 36" paper
If Printed on 11" x 17" paper Scale 1"=264'
If Printed on 8 1/2" x 11" paper Scale 1"=408'

C-111
PLANNING
SHEET No.:
1" = 120"
Aug 3, 2021
Shaun Harrell

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Crooked River Estates

Conceptual Development Plan

Prospectus
1417 Sadler Road - # 111
Amelia Island - Florida - 32034
(904) 491-7600 sdh@prospectus.com
PLANNERS & DEVELOPERS

3.8.b

Attachment: March 2022-Amendment-Crooked River Estates-Conceptual Drawing (3814 : Amendment to Original PD for Crooked River Estates)