CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA ● APRIL 4, 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
Dallice 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. Annexation & Zoning Designation-Parcels 082 D02 017 & 082 D02 017D -

Virgil Waye & Michael Waye have applied for Annexation of parcels 082 D02 017 and 082 D02 017D, each containing approximately 1.27 acres located on the north side of Taft St. and on the west side of Martin Luther King, Jr. Blvd. in the unincorporated area of Camden County. The purpose of the annexation is to have water and sewer access to the parcels for the applicant's personal residence. There is existing water and sewer access along MLK, Jr. Blvd. Current zoning is R-2 (Medium Density Residential-County).

The purposed annexation will bring in approximately 2.54 acres into the city and will establish two new residential water and sewer customers. The adjacent parcel to the north is an existing city parcel and the annexation of these two parcels would not cause an island to be created. The applicants are requesting a R-4 (Single Family Mobile Home-City) zoning designation for the parcels if the annexation is approved, which is consistent with the adjacent city parcel. Staff recommends approval.

2. Re-Zoning-Parcels K17 01 003 & K17 01 003B -

Alexander Properties Group, Inc., acting agent for property owner Sid Gross has applied for a re-zoning of parcels K17 01 003 & K17 01 003B containing approximately 22.6 acres located on the north side of E. King Ave. and the west side of N. Grove Blvd. The applicant is requesting the parcels be re-zoned to C-2 (General Commercial) for the purpose of a Multi-Family Development. Zoning is R-1. Staff recommends approval with the following stipulation:

If this Re-Zoning is approved and the project does not move forward, the zoning designation will revert back to R-1.

IV. ADJOURNMENT

Planning and Zoning
105 South Lee Street
Kingsland, GA 31548

ADOPTED

Meeting: 04/04/22 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3845

AGENDA ITEM (ID # 3845)

Annexation & Zoning Designation-Parcels 082 D02 017 & 082 D02 017D

Virgil Waye & Michael Waye have applied for Annexation of parcels 082 D02 017 and 082 D02 017D, each containing approximately 1.27 acres located on the north side of Taft St. and on the west side of Martin Luther King, Jr. Blvd. in the unincorporated area of Camden County. The purpose of the annexation is to have water and sewer access to the parcels for the applicant's personal residence. There is existing water and sewer access along MLK, Jr. Blvd. Current zoning is R-2 (Medium Density Residential-County).

The purposed annexation will bring in approximately 2.54 acres into the city and will establish two new residential water and sewer customers. The adjacent parcel to the north is an existing city parcel and the annexation of these two parcels would not cause an island to be created. The applicants are requesting a R-4 (Single Family Mobile Home-City) zoning designation for the parcels if the annexation is approved, which is consistent with the adjacent city parcel. 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: April 4, 2022

City Council Meeting Date: April 11, 2022

Agenda Item: Annexation Request and Zoning Designation

Background:

Virgil Waye and Michael Waye have applied for Annexation of parcels 082 D02 017 and 082 D02 017D, each parcel containing approx. 1.27 acres located on the north side of Taft Street and on the west side of Martin Luther King Jr. Blvd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for the applicant's personal residence. There is existing water and sewer access along MLK Jr. Blvd.

Current Zoning: R-2 Medium Density Residential

Summary:

The proposed annexation will bring in approx. 2.54 acres into the city and will establish two new residential water and sewer customers. The adjacent parcel to the north is an existing city parcel and the annexation of these two parcels would not cause an island to be created. The applicant is requesting an R-4 (Single Family Mobile Home) zoning designation for the parcels if the annexation is approved, which is consistent with the adjacent city parcel.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball
Planning Director

Attachment: April 2022-Annexation-& Zoning Designation-Parcels 082 D02 017 & 082 D02 017D (3845 : Annexation & Zoning Designation-

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

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map 082, Block D02, Parcel 017, has a street address of MLK Jr. Blvd., 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-2 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 R-4 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: 55,288 or Number of Acres: 1.27

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: _____ Future population: _____

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

955 S. Grade Blvd - Lot 32
Address of above Owner

Date

Signature (*Signed and Printed*) of Owner

Address of above Owner

CONTINUED ON BACK

Attachment: April 2022-Annexation-& Zoning Designation-Parcels 082 D02 017 & 082 D02 017D (3845 : Annexation & Zoning Designation-

Date

Signature (*Signed and Printed*) of Owner

Address of above Owner

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

Witness

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

NATALIE MORELAND NOTARY EXPIRES GEORGIA FEBRUARY 15 2025 PUBLIC CAMDEN COUNTY GA

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:

_____

_____

_____

_____

Attachment: April 2022-Annexation-& Zoning Designation-Parcels 082 D02 017 & 082 D02 017D (3845 : Annexation & Zoning Designation-

(912) 464-7669 virgil

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

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

Square footage: 55,328 or Number of Acres: 1.27

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: 0 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.

2-4-21
Date

Michael Haye Michael Haye
Signature (*Signed and Printed*) of Owner

P.O. Box 998 Kingsland, GA
Address of above Owner

3-9-22
Date

Signature (*Signed and Printed*) of Owner

P.O. Box 998 Kingsland
Address of above Owner

NATALIE MORELAND NOTARY PUBLIC GEORGIA CAMDEN COUNTY

Natalie Moreland
3/9/22

CONTINUED ON BACK

Attachment: April 2022-Annexation-& Zoning Designation-Parcels 082 D02 017 & 082 D02 017D (3845 : Annexation & Zoning Designation-

2/4/22
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

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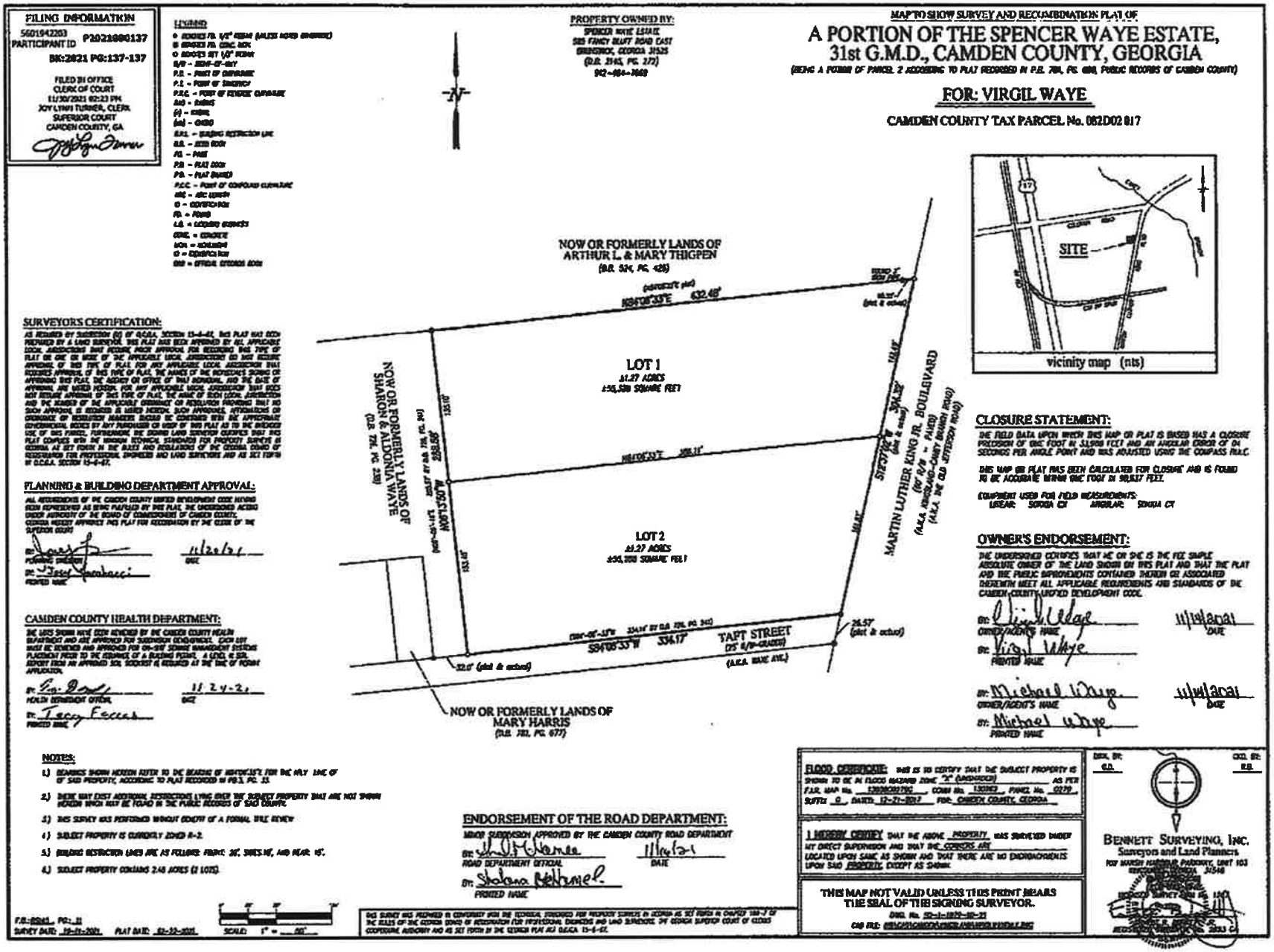
_____

_____

_____

_____

Attachment: April 2022-Annexation-& Zoning Designation-Parcels 082 D02 017 & 082 D02 017D (3845 : Annexation & Zoning Designation-


FILING INFORMATION
5601942203
PARTICIPANT ID P2021090137
BK:2821 PG:137-137
FILED IN OFFICE
CLERK OF COURT
11/30/2021 02:23 PM
JOY LYNN TURNER, CLERK
SUPERIOR COURT
CAMDEN COUNTY, GA
LEGEND
PROPERTY OWNED BY:
SPENCER WAYE ESTATE
525 FANCY BLUFF ROAD EAST
BRUNSWICK, GEORGIA 31525
(D.B. 3145, PG. 272)
912-464-3069
MAP TO SHOW SURVEY AND RECOMBINATION PLAT OF
A PORTION OF THE SPENCER WAYE ESTATE,
31st G.M.D., CAMDEN COUNTY, GEORGIA
(BEING A PORTION OF PARCEL 2 ACCORDING TO PLAT RECORDED IN P.B. 70A, PG. 68B, PUBLIC RECORDS OF CAMDEN COUNTY)
FOR: VIRGIL WAYE
CAMDEN COUNTY TAX PARCEL No. 082D02 017
NOW OR FORMERLY LANDS OF
ARTHUR L. & MARY THIGPEN
(D.B. 524, PG. 425)
N59°08'33"E 632.48'
LOT 1
±1.27 ACRES
±55,538 SQUARE FEET
LOT 2
±1.27 ACRES
±55,288 SQUARE FEET
NOW OR FORMERLY LANDS OF
SHARON & ALDONIA WAYE
(D.B. 294, PG. 289)
N04°51'27"W 355.68'
S59°08'33"W 334.17'
TAPT STREET
(DIRT 4/W-GRADED)
(A.K.A. MAE AVE.)
NOW OR FORMERLY LANDS OF
MARY HARRIS
(D.B. 781, PG. 677)
MARTIN LUTHER KING JR. BOULEVARD
(80' R/W - PAVED)
(A.K.A. HIGHWAY-CONEY BRANCH ROAD)
(A.K.A. THE OLD JEFFERSON ROAD)
SITE
vicinity map (nts)
SURVEYOR'S CERTIFICATION:
PLANNING & BUILDING DEPARTMENT APPROVAL:
CAMDEN COUNTY HEALTH DEPARTMENT:
CLOSURE STATEMENT:
OWNER'S ENDORSEMENT:
NOTES:
1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF MONUMENTS FOR THE WEST LINE OF SAID PROPERTY, ACCORDING TO PLAT RECORDED IN P.B. 70, PG. 33.
2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
3.) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A FORMAL TITLE REVIEW.
4.) SUBJECT PROPERTY IS CURRENTLY ZONED R-2.
5.) BUILDING RESTRICTION LINES ARE AS FOLLOWS: FRONT: 35', SIDES: NE, AND REAR: 15'.
6.) SUBJECT PROPERTY CONTAINS 2.48 ACRES (2 LOTS).
ENDORSEMENT OF THE ROAD DEPARTMENT:
FLOOD CERTIFICATE:
I HEREBY CERTIFY
THIS MAP NOT VALID UNLESS THIS PRINT BEARS THE SEAL OF THE SIGNING SURVEYOR.
BENNETT SURVEYING, INC.
Surveyors and Land Planners
SCALE: 1" = 50'

BENNETT SURVEYING, INC.
Surveyors and Land Planners

102 Marsh Harbour Parkway, Unit 103
Kingsland, GA 31548
P. O. Box 2729
Brunswick, GA 31521
(912) 258-8899
(912) 265-3856
Fax: (912) 265-9509

March 02, 2022

LEGAL DESCRIPTION OF LOT 2 OF THE SUBDIVISION OF THE SPENCER WAYE ESTATE, 1606th G.M.D., CAMDEN COUNTY, GEORGIA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING LOT 1 OF THE SUBDIVISION OF THE SPENCER WAYE ESTATE, 1606th G.M.D., CAMDEN COUNTY, GEORGIA, (ACCORDING TO PLAT RECORDED IN PLAT BOOK 2021, PAGE 137, PUBLIC RECORDS OF CAMDEN COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF MARTIN LUTHOR KING, JR. BOULEVARD (A 60 FOOT RIGHT -OF-WAY), INTERSECTS THE NORTHERLY RIGHT-OF-WAY LINE OF TAFT STREET (A 25 FOOT RIGHT-OF-WAY) AND FROM SAID POINT RUN SOUTH 84°-06'-33" WEST, ALONG LAST MENTIONED NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 334.17 FEET TO THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OF SHARON AND ALDONIA WAYE (ACCORDING TO DEED RECORDED IN DEED BOOK 726, PAGE 238, PUBLIC RECORDS OF CAMDEN COUNTY); RUN THENCE NORTH 06°-13'-50" WEST, ALONG LAST MENTIONED EASTERLY LINE, A DISTANCE OF 153.45 FEET TO A POINT; RUN THENCE NORTH 84°-06'-33" EAST, ADISTANCE OF 386.11 FEET TO A POINT LYING ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF MARTIN LUTHOR KING, JR. BOULEVARD; RUN THENCE SOUTH 12°-37'-02" WEST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 161.82 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 1.27 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

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

REFERENCE DRAWING No. SD-1-1079-10-21

WAYEESTATE LOT 2 LEGAL

Attachment: April 2022-Annexation-& Zoning Designation-Parcels 082 D02 017 & 082 D02 017D (3845 : Annexation & Zoning Designation-

Attachment: April 2022-Annexation-& Zoning Designation-Parcels 082 D02 017 & 082 D02 017D (3845 : Annexation & Zoning Designation-

Planning and Zoning
105 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 04/04/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3844

AGENDA ITEM (ID # 3844)

Re-Zoning-Parcels K17 01 003 & K17 01 003B

Alexander Properties Group, Inc., acting agent for property owner Sid Gross has applied for a re-zoning of parcels K17 01 003 & K17 01 003B containing approximately 22.6 acres located on the north side of E. King Ave. and the west side of N. Grove Blvd. The applicant is requesting the parcels be re-zoned to C-2 (General Commercial) for the purpose of a Multi-Family Development. Zoning is R-1. Staff recommends approval with the following stipulation:

If this Re-Zoning is approved and the project does not move forward, the zoning designation will revert back to R-1.

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: April 4, 2022

City Council Meeting Date: April 11, 2022

Agenda Item: Rezoning Request for Parcels- K17 01 003 & K17 01 003B

Background:

The area surrounding the parcel is a mixture of commercial and residential. The adjacent parcels on E. King Ave. are zoned C-2 and the parcels directly across E. King Ave. and directly across N. Grove Blvd. are zoned C-2 as well. The developer has agreed to have a 50' natural vegetative buffer along N. Grove Blvd. and 10' along E. Hilton Ave. The main entrance will be off of E. King Ave. and a second entrance off of E. Hilton Ave. There will be no entrance off of N. Grove Blvd., therefore to not add any additional traffic on that road. The Planning staff feels like this project will have a major positive impact on the development and revitalization of the downtown area of Kingsland. Only a conceptual plan has been submitted at this time and there is sewer and water available to this immediate area.

Summary:

Alexander Properties Group, Inc., acting agent for property owner Sid Gross has applied for a rezoning of parcels K17 01 003 & K17 01 003B containing approx. 22.6 acres located on the north side of E. King Ave. and the east side of N. Grove Blvd. The applicant is requesting the parcels be rezoned to C-2 (General Commercial) for the purpose of a Multi-Family Development.

Current Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning Director

Attachment: April 2022-Re-Zoning-Parcels K17 01 003 & K17 01 003B (3844 : Re-Zoning-Parcels K17 01 003 & K17 01 003B)

220117 Appl Agenda

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: R 1

EXISTING USE: Residential

REQUESTED ZONING: C-2

REQUESTED USE: Apartment Community

PROPERTY OWNER(S)

Name(s): Sid Gross Currently Under PSA with Alexander Properties Group, Inc.

Address: Current Owner - PO Box 5506 St. Marys, GA 31588
Purchaser - 3190 Northeast Expressway, Ste 400 ; Atlanta, GA 30341

Phone No. 770-216-5017 (Work and/or home); Fax No. 770-455-8305

X Individual ___Partnership ___Sole Proprietor ___Firm ___Corporation ___Association

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

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

GENERAL INFORMATION

Location or Legal Property Description: Approximately 22.6 acres of land lying in the 1606 th GMD of Camden County, City of Kingsland, Georgia

Property Address: 715 E King Ave (SR 40) Kingsland, GA 31548

Tax Map Reference Number: K17 01 003B K17 01 003 Zoning Map: R-1

Property Size: Approx. 22.6 Acres Property Frontage: 515 Feet E. King Ave.

Attachment: April 2022-Re-Zoning-Parcels K17 01 003 & K17 01 003B (3844 : Re-Zoning-Parcels K17 01 003 & K17 01 003B)

City of Kingsland Zoning Application
Page Two

Check One: X Paved Road or _____ Unpaved
X Public Water or _____ Individual Well
X Public Sewer or _____ Individual Septic Tank

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because **a natural setback of at least 20 feet will be incorporated into the project along with substantial landscaping of property within the development**

Would not be detrimental to property or persons in the area because **it would increase the overall value of surronding property including the potential to revitalize downtown Kingsland.**

Other Comments: **The proposed development would be similar to the current development being constructed at 6904 Laurel Island Parkway. The exisiting house will be remodeled and will serve as the Clubhouse for the 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

None

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

None

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

None

Attachment: April 2022-Re-Zoning-Parcels K17 01 003 & K17 01 003B (3844 : Re-Zoning-Parcels K17 01 003 & K17 01 003B)

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
None	

SIGNATURE(S) OF OWNER(S)

I/We, the owner(s), submit this application and certify that the information is correct and true to the best of my knowledge.

Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of April 4th, 2022, 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 Alexander Properties Group, Inc.
in the amount of $ 450.00.

City of Kingsland

BY: _____ Date: 2/25/22

Planning & Zoning Administrator

Attachment: April 2022-Re-Zoning-Parcels K17 01 003 & K17 01 003B (3844 : Re-Zoning-Parcels K17 01 003 & K17 01 003B)

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 2/25/22, 200___, by virtue of a deed dated 12/29/2005, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1690, Page 125.

S. Judy H. Gross
Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Owner's Signature Date: 2-24-22

Other Owner's Signature Date:

Agent Authorization

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

Owner's Signature

Other Owner's Signature

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

JAMES R SHIELDS
Authorized Agent's Name-Printed

Authorized Agent's Signature

2-24-2022
Date

Community Planning and Development

Received by: Scott L. Kimbrell Date: 2/25/22

Attachment: April 2022-Re-Zoning-Parcels K17 01 003 & K17 01 003B (3844 : Re-Zoning-Parcels K17 01 003 & K17 01 003B)

qPublic.net™ Camden County, GA

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	K17 01 003	**Owner**	GROSS SIDNEY L	**Last 2 Sales**			
Class Code	Residential		POST OFFICE BOX 5506	**Date**	**Net Price**	**Reason**	**Qual**
Taxing District	KINGSLAND		ST MARYS, GA 31558	10/7/2013	0	GV	U
	KINGSLAND	**Physical Address**	715 E KING AVE	12/29/2005	$300000	FY	U
Acres	11.46	**Assessed Value**	Value $368068				

(Note: Not to be used on legal documents)

Date created: 2/28/2022
Last Data Uploaded: 2/28/2022 5:21:44 AM

Developed by Schneider GEOSPATIAL

Attachment: April 2022-Re-Zoning-Parcels K17 01 003 & K17 01 003B (3844 : Re-Zoning-Parcels K17 01 003 & K17 01 003B)

qPublic.net™ Camden County, GA

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	K17 01 003B	**Owner**	GROSS SIDNEY L	**Last 2 Sales**			
Class Code	Residential		POST OFFICE BOX 5506	**Date**	**Net Price**	**Reason**	**Qual**
Taxing District	KINGSLAND		ST MARYS, GA 31558	10/7/2013	0	GV	U
	KINGSLAND	**Physical Address**	n/a	12/29/2005	$450000	FY	U
Acres	11.2	**Assessed Value**	Value $158750				

(Note: Not to be used on legal documents)

Date created: 2/28/2022
Last Data Uploaded: 2/28/2022 5:21:44 AM

Developed by Schneider GEOSPATIAL

Attachment: April 2022-Re-Zoning-Parcels K17 01 003 & K17 01 003B (3844 : Re-Zoning-Parcels K17 01 003 & K17 01 003B)

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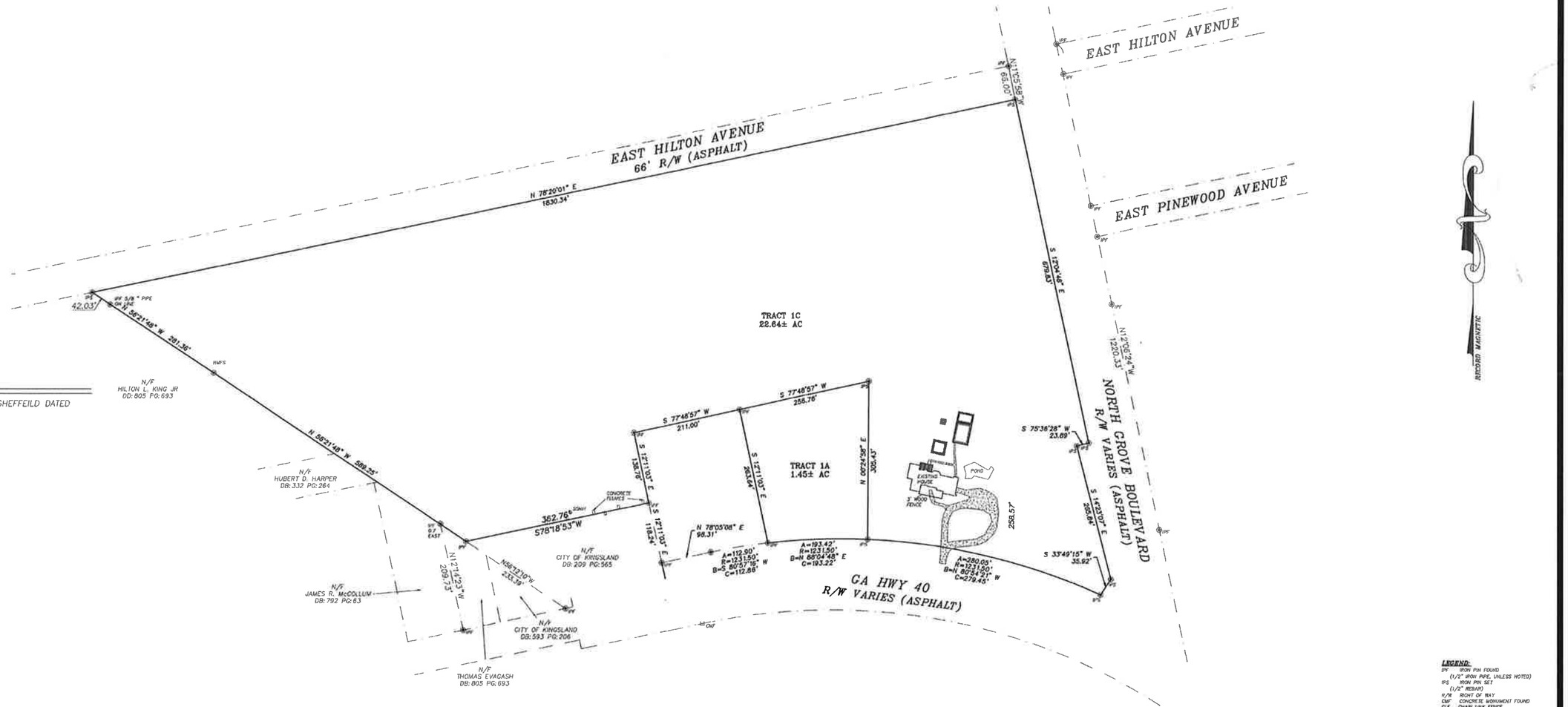
MAP SHOWING A BOUNDARY SURVEY OF A PARCEL OF LAND LYING IN THE 1606th G.M.D. OF CAMDEN COUNTY COUNTY, GEORGIA AND BEING IN THE CITY OF KINGSLAND

PREPARED FOR
ALEXANDER PROPERTIES GROUP, INC



REFERENCES:

1) SURVEY FOR EDMUND GROSS BY R. W. SHEFFEILD DATED OCTOBER 2, 1956.

2) GDOT PROJECT NO. 0002861

3) DB 2086 PG 644

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS PREFORMED USING RADIAL SURVEY METHODS AND NO ANGULAR ADJUSTMENTS WERE MADE.
2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 354,693 FEET.
3. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-225.
4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT.
5. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
6. THERE MAY EXIST ADDITIONAL EASEMENTS NOT SHOWN HEREON.
7. IMPROVEMENTS NOT SHOWN.

CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

08/16/2021

MATTHEW M JORDAN R.L.S. 3011 DATE

GRAPHIC SCALE

100 0 100 200 300 400

(IN FEET)
1 inch = 100 ft.

LEGEND:

IPF	IRON PIN FOUND (1/2" IRON PIPE, UNLESS NOTED)
IPS	IRON PIN SET (1/2" REBAR)
R/W	RIGHT OF WAY
CMF	CONCRETE MONUMENT FOUND
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
N/F	NOW OR FORMERLY
DB	DEED BOOK
PG	PAGE
BL	SETBACK LINE
AC	AIR CONDITIONER UNIT

SURVEYORS
300 CAMDEN AVENUE
WOODBINE, GA 31569
(912) 576-8854 L.S.F. 882

DWG. BY: MJ	PM: ET
DWG. 12/15/2021	SURVEYED: 12/01/2021
JOB: 021405	1" = 100'

D:\021405\021405A_survey.dwg

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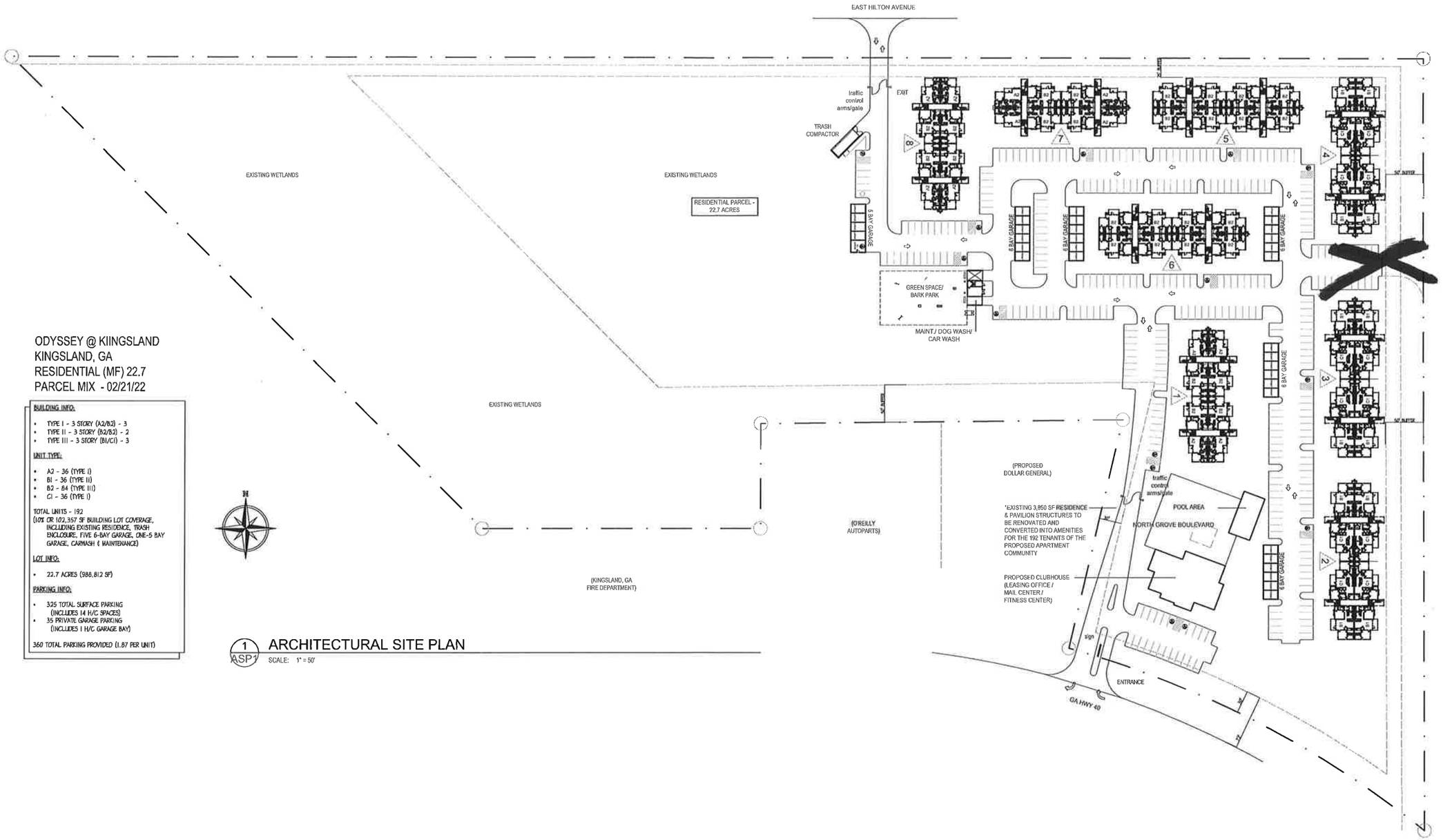

ODYSSEY @ KIINGSLAND
KINGSLAND, GA
RESIDENTIAL (MF) 22.7
PARCEL MIX - 02/21/22

BUILDING INFO:

- TYPE I - 3 STORY (A2/B2) - 3
- TYPE II - 3 STORY (B2/B2) - 2
- TYPE III - 3 STORY (B1/C1) - 3

UNIT TYPE:

- A2 - 36 (TYPE I)
- B1 - 36 (TYPE II)
- B2 - 84 (TYPE III)
- C1 - 36 (TYPE I)

TOTAL UNITS - 192
(10% OR 102,357 SF BUILDING LOT COVERAGE, INCLUDING EXISTING RESIDENCE, TRASH ENCLOSURE, FIVE 6-BAY GARAGE, ONE-5 BAY GARAGE, CARWASH (MAINTENANCE)

LOT INFO:

- 22.7 ACRES (988,812 SF)

PARKING INFO:

- 325 TOTAL SURFACE PARKING (INCLUDES 14 H/C SPACES)
- 35 PRIVATE GARAGE PARKING (INCLUDES 1 H/C GARAGE BAY)

360 TOTAL PARKING PROVIDED (1.87 PER UNIT)

1 ASP1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 50'

An Apartment Home Community
Kingsland, Georgia

Studio HD
Studio for Housing Design, LLC
Architecture + Planning
Atlanta, Georgia

Ga Hwy 40 Site Concept
Alexander Properties Group
Atlanta, Georgia

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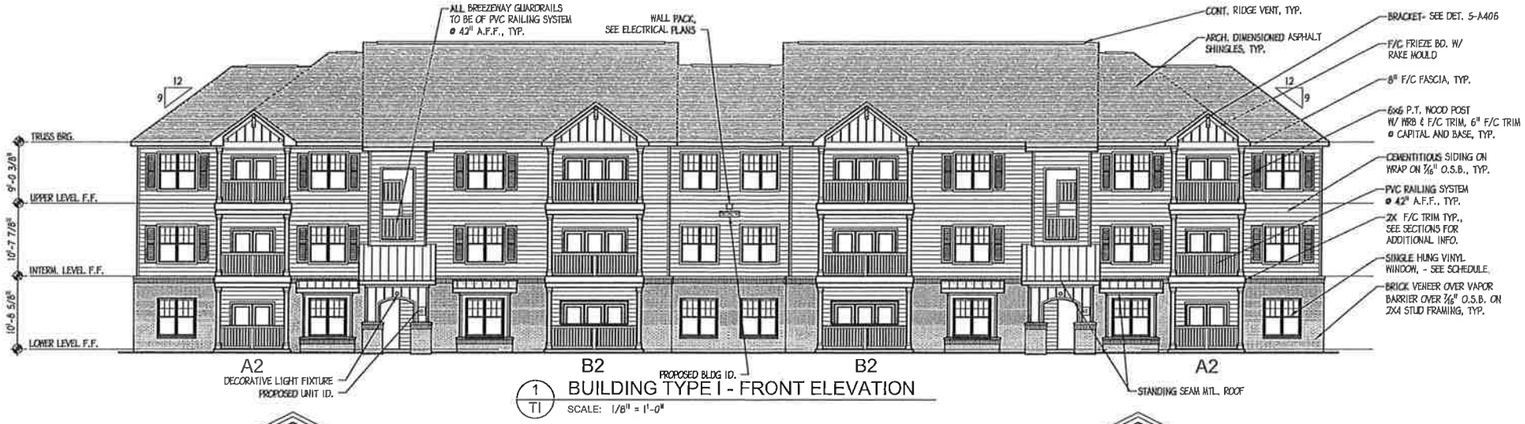
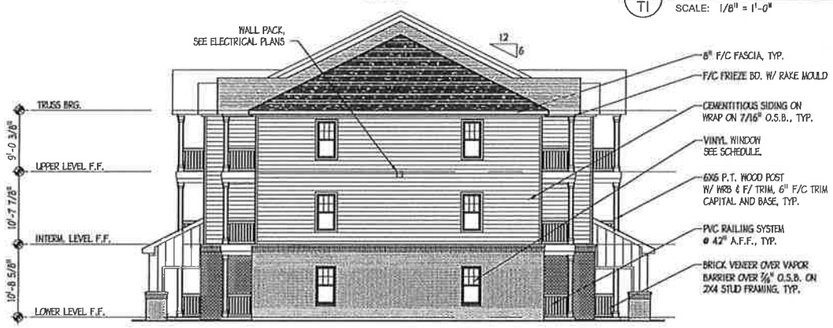
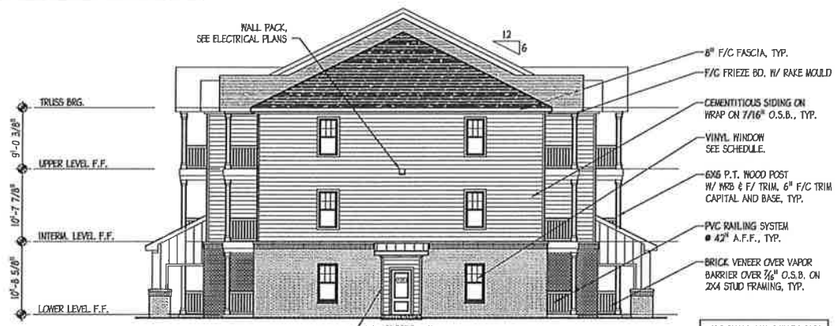


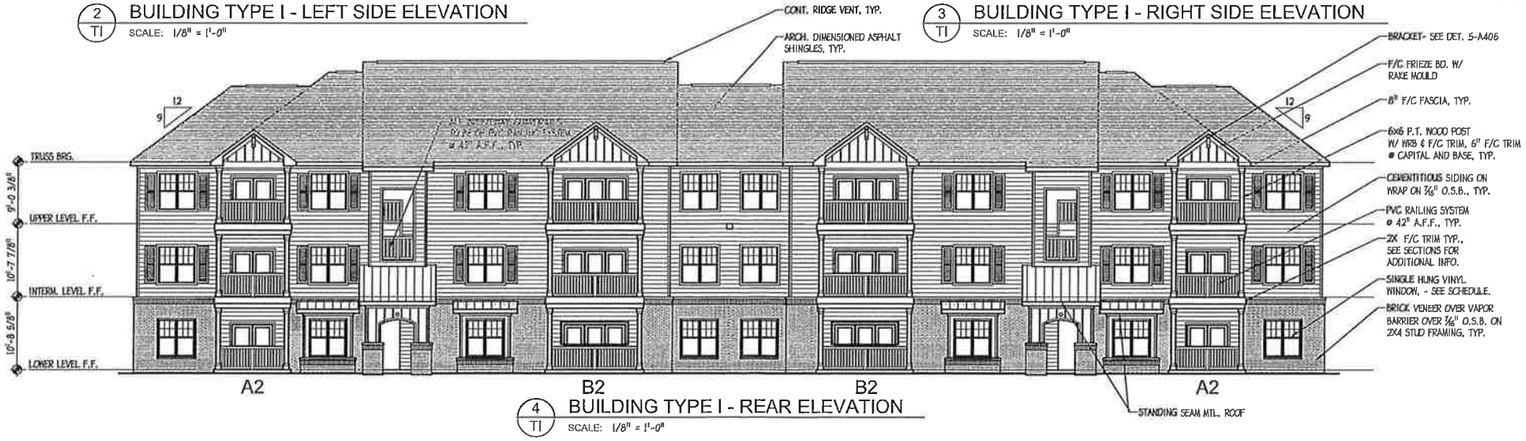
1 / T1 BUILDING TYPE I - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 / T1 BUILDING TYPE I - LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 / T1 BUILDING TYPE I - RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 / T1 BUILDING TYPE I - REAR ELEVATION
SCALE: 1/8" = 1'-0"

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Ga Hwy 40 Elevation Study - Type I
Alexander Properties Group
Atlanta, Georgia

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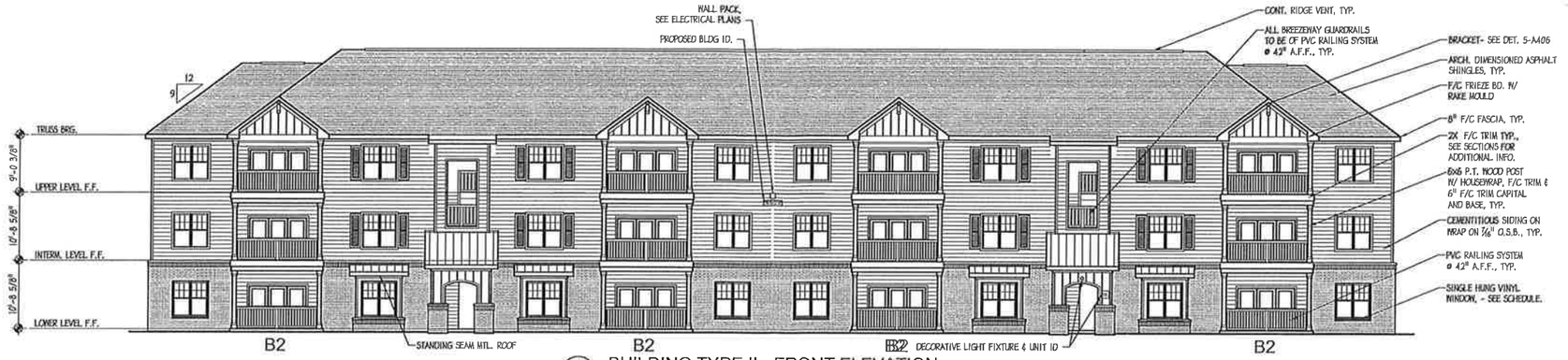
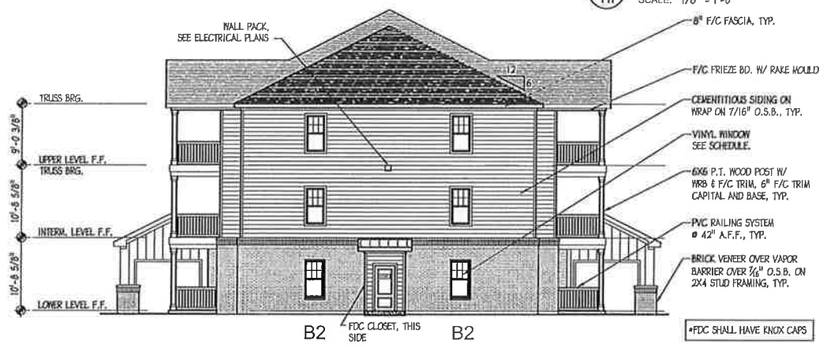
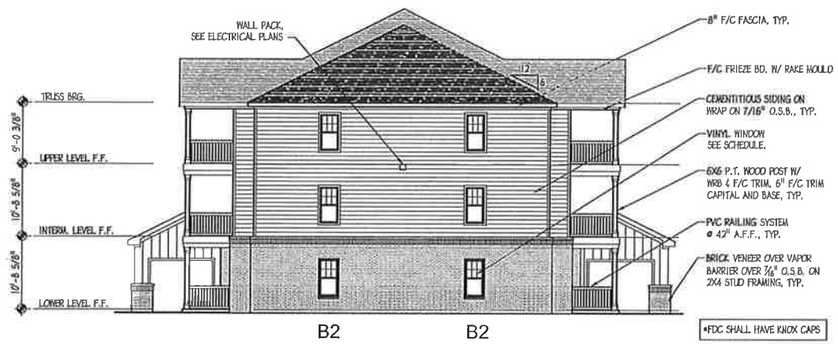


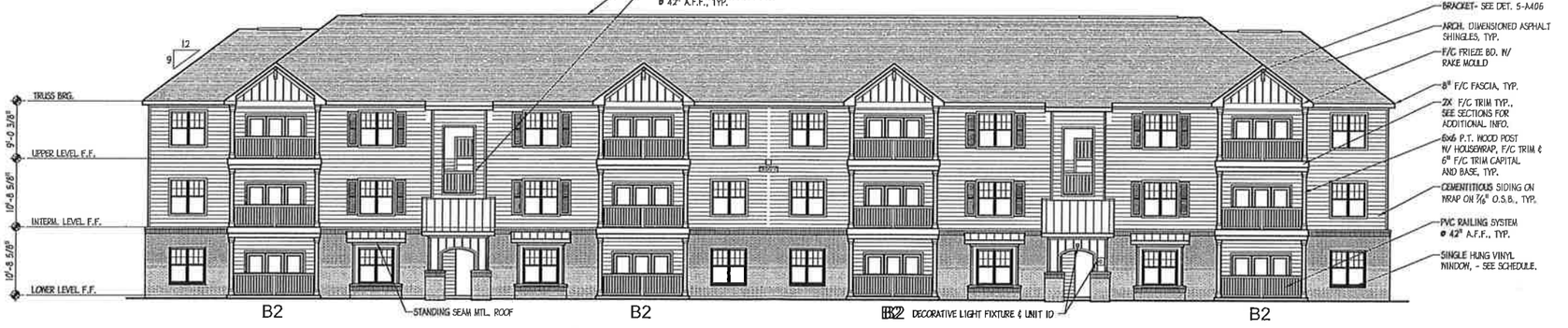
1 TII BUILDING TYPE II - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 TII BUILDING TYPE II - LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 TII BUILDING TYPE II - RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 TII BUILDING TYPE II - REAR ELEVATION
SCALE: 1/8" = 1'-0"

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