



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • SEPTEMBER 6, 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. OLD BUSINESS

1. Re-Zoning-Parcel 120 008G004 -

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

IV. AGENDA ITEMS

1. Home Occupation-125 Hydrangea Rd.-Map & Parcel 107S 088 -

Sarah Steedman has applied for a Home Occupation Permit for an on line jewelry business known as "Inner Twine". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.

2. Home Occupation-107 Creekwood Cir.-Map & Parcel 082G 031A -

Dora & Tomas Loree have applied for a Home Occupation Permit for a construction business know as "T & D ECO Blasting". The applicants have been notified and agree to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

3. Home Occupation-214 Lake Forest South Dr.-Map & Parcel 107W 042 -

Jesmar Riquelme has applied for a Home Occupation Permit for a gifts & balloon business know as "Jelme Creations". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.

4. Amendment to Original PD-Lake Victoria Phase IV & V -

Soncel, Inc. is requesting an Amendment to the original PD of Lake Victoria Phases IV & V containing a total of 37 lots on approximately 18.42 acres. The new PD would reduce the side yard setback from 7.5' to 5' to accommodate the new builder house plans. The new plats have been reviewed by the Planning Dept. and staff sees no issues with the setbacks. Zoning is PD/R-1. Staff recommends approval.

5. Annexation & Zoning Designation-Map & Parcels 080 049, 093 007 & 093 007A -

Dan Lacz, Managing Member of QTR Harrietts Bluff, LLC has applied for an Annexation & Zoning Designation of parcels 080 049, 093 007 & 093 007A containing approximately 29.22 acres located on the north side of Commercial Dr. & on the west side of I-95 South. The applicant requests a zoning designation of I-G (General Industrial) for the parcels.

V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3975)**

Meeting: 09/06/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3975

Re-Zoning-Parcel 120 008G004

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



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: September 6, 2022

City Council Meeting Date: September 12, 2022

Agenda Item: Rezoning of Parcel- 120 008G004

Background:

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

Summary:

The area surrounding the parcel is mostly residential with some commercial parcels at the entrance of Marsh Harbour Parkway. The applicant has stated that the proposed hotel development for this parcel would greatly enhance the business of the existing golf course. Presently there are no hotels located on Laurel Island Parkway and in staff's opinion this development would enhance the area and attract out of town tourists to Kingsland. The developers plan would include a minimum 25' natural vegetative buffer from Marsh Harbour Pkwy. and the entrance to the hotel would be off of Golf Course Blvd. The parcel is adjacent to Laurel Island Links Golf Course which is zoned PD/C-2 and the requested zoning would be consistent with the PD and the adjacent parcel zoning. There is existing sewer and water available to immediate area.

Current Zoning: PD/R-3

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning Director

Attachment: Sept. 2022-Re-Zoning-120 008G004 (3975 : Re-Zoning-Parcel 120 008G004)

Re-Submitted For August Agendas
 7/1/22

210399

CITY OF KINGSLAND ZONING APPLICATION

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

REQUEST

EXISTING ZONING PD/R-3

EXISTING USE UPPER LAND

REQUESTED ZONING PD/C-2

REQUESTED USE Commercial
Proposed Hotel

PROPERTY OWNER(S)

Name(s) Ronnie Tyne Laurel Island Links, LLC

Address 233 MARSH HARBOUR Pkwy.

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

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

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

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

GENERAL INFORMATION

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

Property
 Address: 233 MARSH HARBOUR Pkwy.

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

City of Kingsland Zoning Application
Page Two

Property Size 4.76 Acres Property Frontage 441.86 Feet

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

REASON FOR REQUEST

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

Resort Hotel

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

UPSCALE Need addition to Community.

Other

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

DISCLOSURE

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

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

NONE

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

NONE

City of Kingsland Zoning Application
Page Three

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

None

CAMPAIGN CONTRIBUTION

List below the names of local government officials of the City of Kingsland to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name	Amount of Description of Gift
<i>None</i>	<i>None</i>

SIGNATURE(S) OF OWNER(S)

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

Paul T. Tyne
 Owner

Charles J. Borman
 Owner

Owner

HEARING DATE

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

City of Kingsland Zoning Application
Page Four

at their meeting of August 1, 2022
~~October 31st~~, 20022, at 6:00 P.M. in the Council
 Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

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

RECEIPT

Submission fee for rezoning received from Ronnie Tyre
 in the amount of \$ 450.00.

City of Kingsland

BY: [Signature]
 Planning & Zoning Administrator

Date: 8/31/21

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

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

Ronnie T. Tyre
Owner's Printed/Typed Name

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

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

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

Agent Authorization

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

Ron T. Tyre
Owner's Signature

Charles T. Bowman
Other Owner's Signature

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

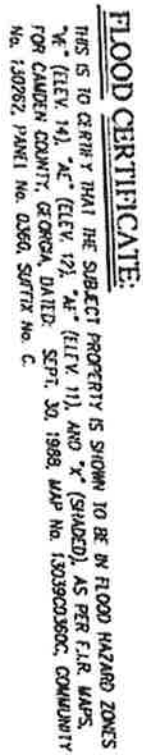
Ronnie T. Tyre
Authorized Agent's Name-Printed

Ron T. Tyre
Authorized Agent's Signature

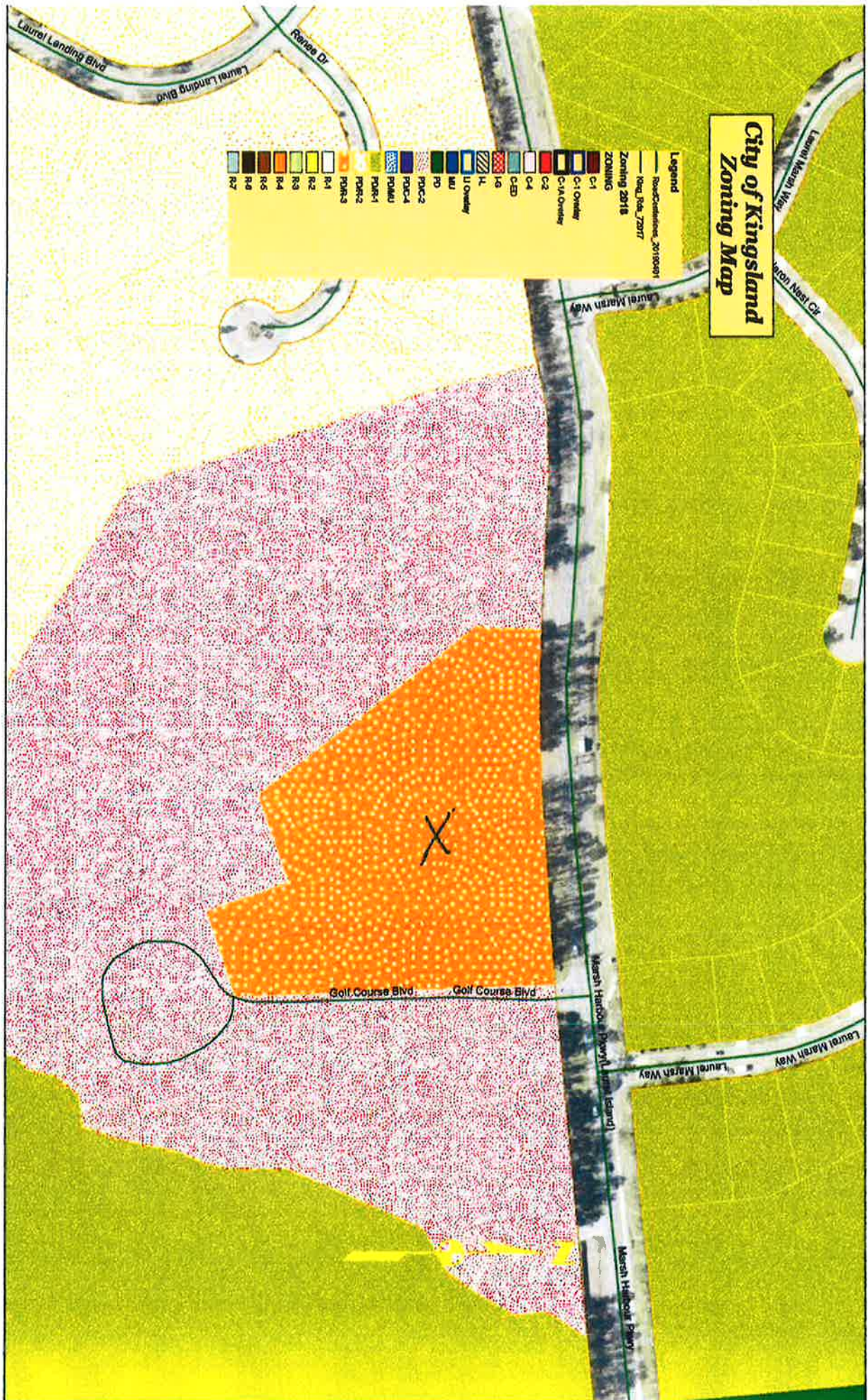
9/1/21
Date

Planning and Zoning

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



FA# = 423-668
8136





Overview



Legend

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

Parcel ID 120 008G004
Class Code Residential
Taxing District KINGSLAND
 KINGSLAND
Acres 4.76

(Note: Not to be used on legal documents)

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

Last 2 Sales		Reason	Qual
Date	Price		
1/5/2021	\$110000	LM	Q
4/23/2013	0	QC	U

Date created: 8/31/2021

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

Developed by Schneider
GEOSPATIAL

Attachment: Sept. 2022-Re-Zoning-120 008G004 (3975 : Re-Zoning-Parcel 120 008G004)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3976)**

Meeting: 09/06/22 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3976

Home Occupation-125 Hydrangea Rd.-Map & Parcel 107S 088

Sarah Steedman has applied for a Home Occupation Permit for an on line jewelry business known as "Inner Twine". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.



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

Planning and Community Development Staff Report

Planning Commission Meeting Date: September 6, 2022

City Council Meeting Date: September 12, 2022

Agenda Item: Home Occupation for 125 Hydrangea Rd., Map & Parcel 107S 088

Summary:

Sarah Steedman has applied for a Home Occupation Permit for an on line jewelry business known as “Inner Twine”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Attachment: Sept. 2022-Home Occ.-125 Hydrangea Rd. (3976 : Home Occupation-125 Hydrangea Rd.-Map & Parcel 107S 088)



720332

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: Sarah Steedman PHONE: (808) 425-3605

ADDRESS: 125 Hydrangea Rd. Kingsland, GA 31548

FAX: _____ E-MAIL: innertwine.jewelry@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: InnerTwine

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 125 Hydrangea Rd.

TAX MAP & PARCEL NUMBER: 1075 088 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: SAME.

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: 7/26/22

Attachment: Sept. 2022-Home Occ.-125 Hydrangea Rd. (3976 : Home Occupation-125 Hydrangea Rd.-Map & Parcel 1075 088)



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

1. DATE COMPLETE APPLICATION FILED: 7/26/22
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 7/26/22
3. DATE PERMIT FEE PAID: 7/26/22 AMOUNT PAID: \$ 50.
4. PLANNING COMMISSION REVIEW:
☐ APPROVAL RECOMMENDED ☐ DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 9/6/22
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
☐ APPROVED ☐ DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 9/12/22
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 9/13/22

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.

[Signature]
 PLANNING DIRECTOR
 CITY OF KINGSLAND

7/26/22
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Sarah Steedman

ADDRESS: 125 Hydrangea Rd.

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: 908-425-3605 FAX: () E-MAIL: inertwine.jewelr@gmail.com

PROPOSED BUSINESS: Wire Jewelry LOCATION: Home

TAX PARCEL: 1075 088 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:

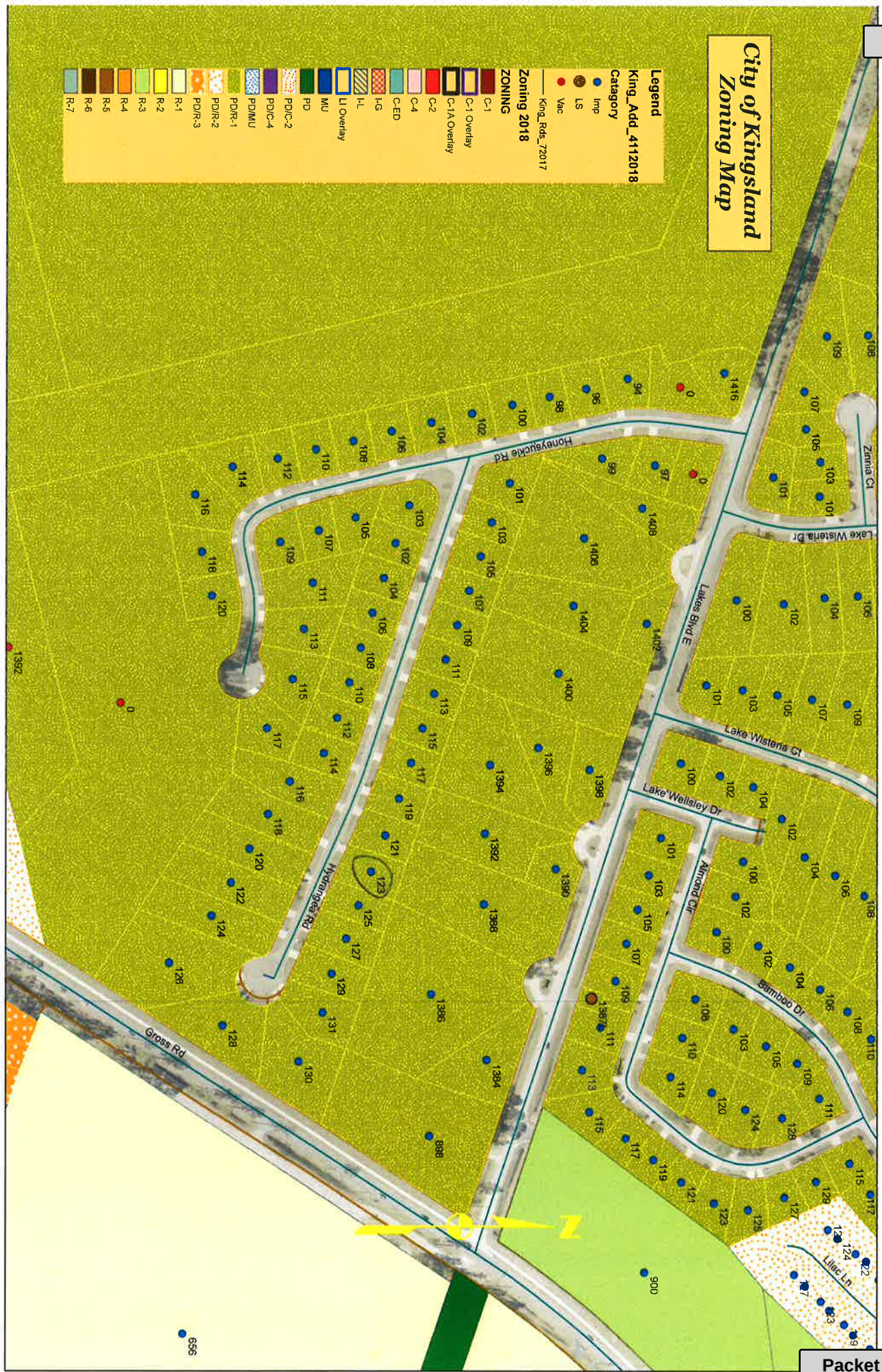
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor 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: 100 Business area sq. ft. 1409 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.

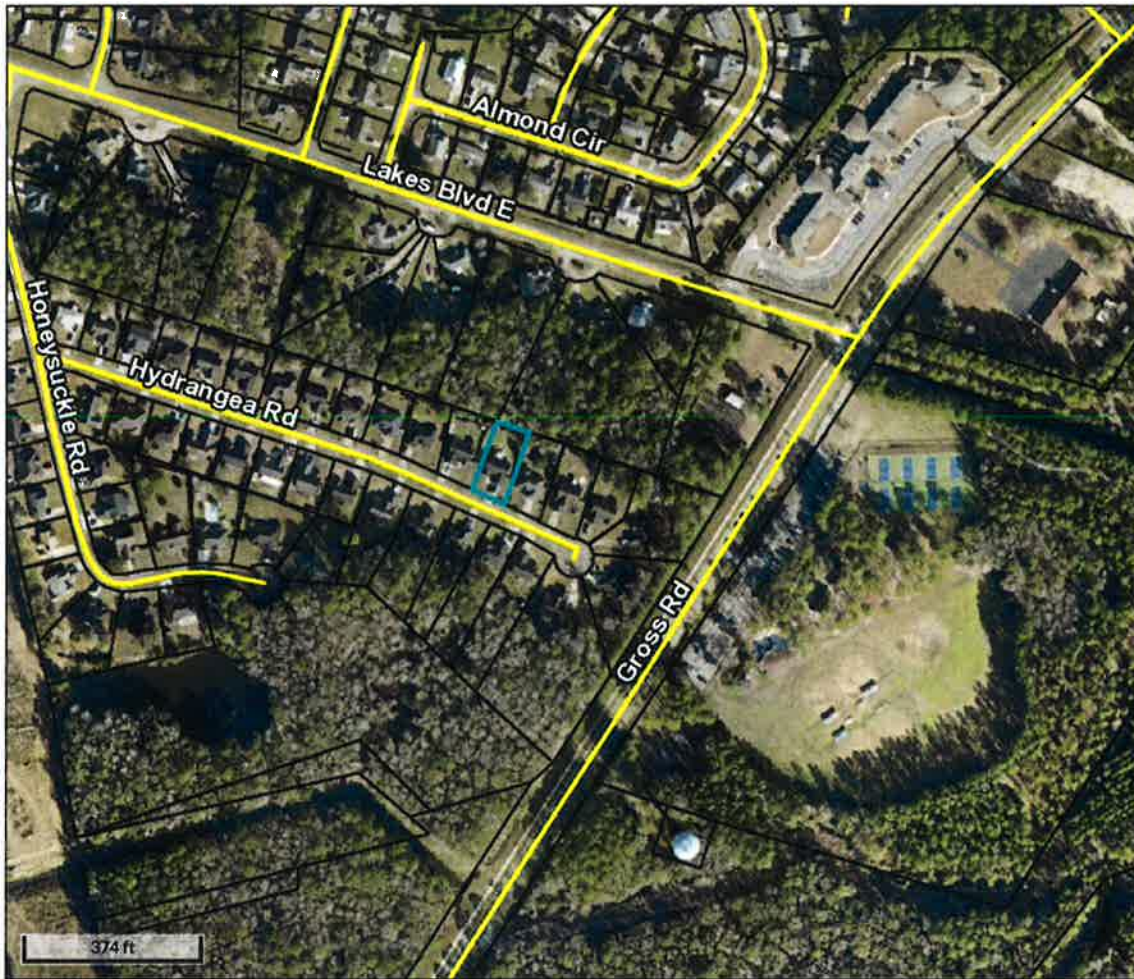
I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

Sarah Steedman
 SIGNATURE OF APPLICANT

7/26/22
 DATE

Attachment: Sept. 2022-Home Occ.-125 Hydrangea Rd. (3976 : Home Occupation-125 Hydrangea Rd.-Map & Parcel 1075 088)





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 1075 088
Class Code Residential
Taxing District KINGSLAND
 KINGSLAND
Acres n/a

(Note: Not to be used on legal documents)

Owner STEEDMAN JOHN
 125 HYDRANGEA ROAD
 KINGSLAND, GA 31548
Physical Address 125 HYDRANGEA RD
Assessed Value Value \$177691

Last 2 Sales

Date	Net Price	Reason	Qual
11/15/2019	\$169900	FM	Q
11/14/2016	\$154900	FM	Q

Date created: 8/2/2022

Last Data Uploaded: 8/2/2022 7:12:43 AM

Developed by  **Schneider**
GEOSPATIAL

Attachment: Sept. 2022-Home Occ.-125 Hydrangea Rd. (3976 : Home Occupation-125 Hydrangea Rd.-Map & Parcel 1075 088)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3977)**

Meeting: 09/06/22 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3977

Home Occupation-107 Creekwood Cir.-Map & Parcel 082G 031A

Dora & Tomas Loree have applied for a Home Occupation Permit for a construction business know as T & D ECO Blasting". The applicants have been notified and agree 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: September 6, 2022

City Council Meeting Date: September 12, 2022

Agenda Item: Home Occupation for 107 Creekwood Circle, Map & Parcel 082G 031A

Summary:

Tomas & Dora Loree have applied for a Home Occupation Permit for a construction business known as "T&D ECO Blasting". 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



Sept Agenda
220342

4.2.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: Tomas & Dora Loree PHONE: 228.424.9591
ADDRESS: 107 Creekwood Cir Kingsland, GA 31548
FAX: _____ E-MAIL: keakaimana@yahoo.com

Type of use you are requesting:

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

☒ **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: T&D ECO BLASTING
STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 107 Creekwood Cir Kingsland, GA
TAX MAP & PARCEL NUMBER: 0826 031A ZONING: R-1
OWNER OF SITE, IF NOT APPLICANT: Linda Grooms
ADDRESS: 2475 Village Drive St 105
CITY: Kingsland STATE: GA ZIP: 31548

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

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

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

SIGNED: [Signature] DATE: 7.25.22

Attachment: Sept. 2022-Home Occ-107 Creekwood Cir (3977 : Home Occupation-107 Creekwood Cir.-Map & Parcel 082G 031A)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 8/1/22
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 8/2/22
3. DATE PERMIT FEE PAID: 8/2/22 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 9/6/22
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 9/12/22
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 9/13/22

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 Occ. PERMIT HAS BEEN ISSUED.

[Signature]
 PLANNING DIRECTOR
 CITY OF KINGSLAND

8/3/22
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Tomas & Dora Loree
 ADDRESS: 107 Creekwood Cir
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: (228) 424.9591 FAX: () _____ E-MAIL: Keaokaimana@ya
 PROPOSED BUSINESS: T & D Eco Blasting LOCATION: Kingsland
 TAX PARCEL: 082G 031A 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: 150 Business area sq. ft. 1400 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]
 SIGNATURE OF APPLICANT

7-25-22
 DATE

Loree, Tomas W CPO USN (USA)

From: Tomas Loree <loreet042207@yahoo.com>
Sent: Monday, July 25, 2022 2:25 PM
To: Loree, Tomas W CPO USN (USA)
Subject: [Non-DoD Source] Fw: 107 Creekwood

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Monday, July 25, 2022, 12:11 PM, linda_signatureproperties@tds.net wrote:

Good day,

I did get your lease and we have already processed. I did speak with the owner and he said it okay for you to have the business and park the trailer on the left side of the driveway, but there is not to be any parking on the yard to the right side of the driveway (in front of the house). Also there is to be no storing of any items in the yard either inside or outside of the fence.

If you have any questions, let us know.

Thank you

Linda Grooms

Property Manager

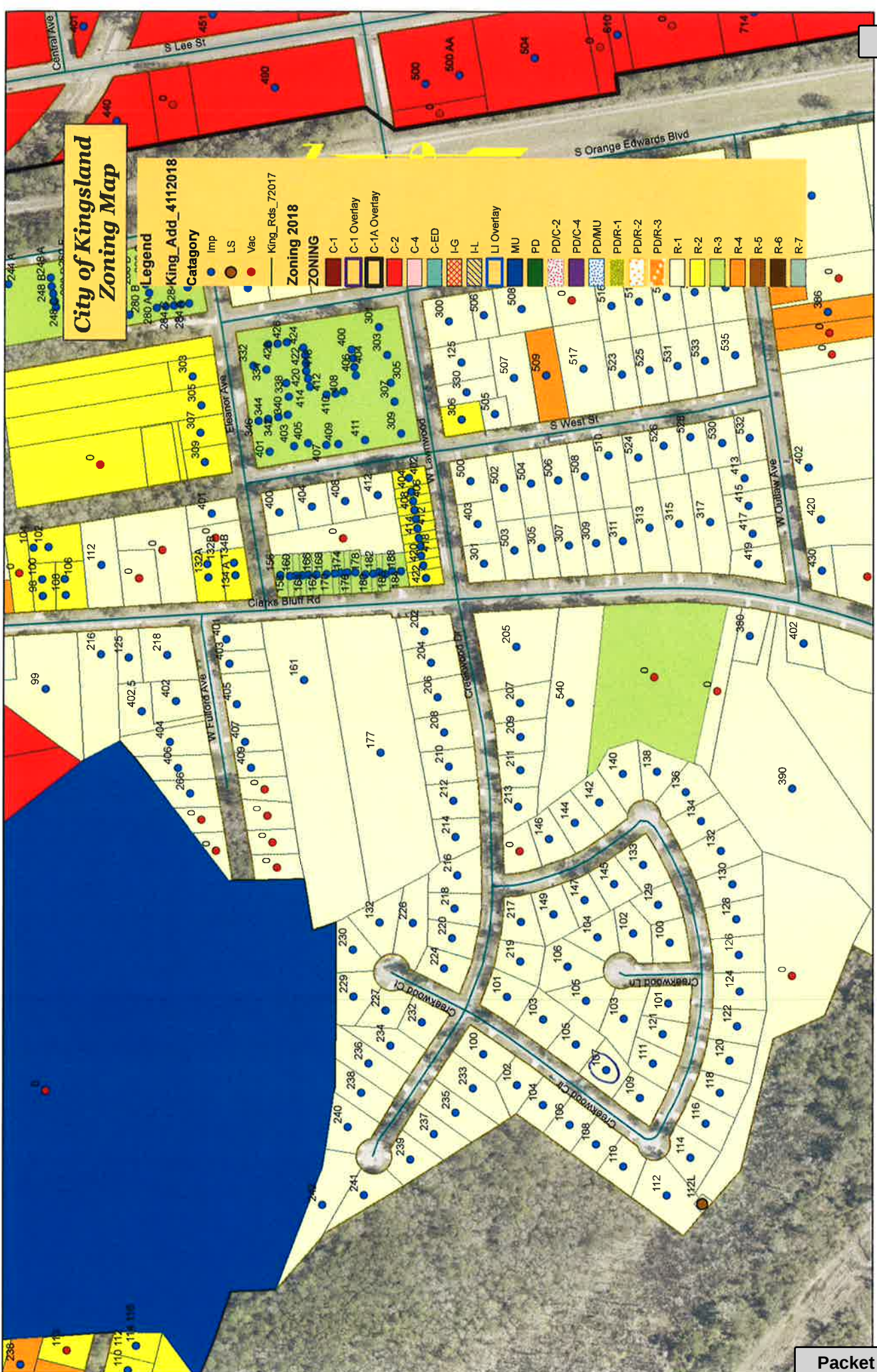
2475 Village Drive St 105

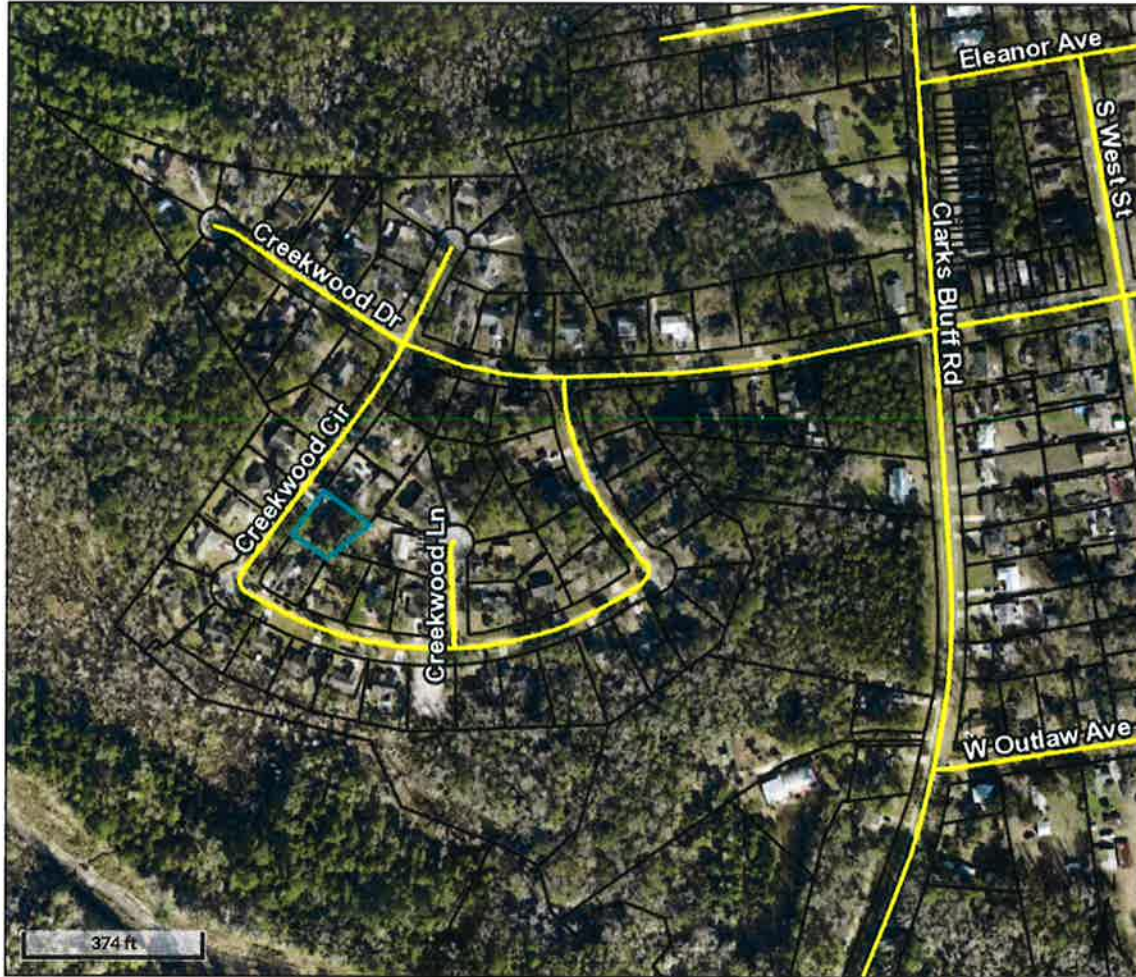
Kingsland, Ga 31548

Office 912-729-6446

After hours emergency Text 912-552-4523

Attachment: Sept. 2022-Home Occ-107 Creekwood Cir (3977 : Home Occupation-107 Creekwood Cir.-Map & Parcel 082G 031A)





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	082G 031A	Owner	GREER JAMES & SUZANNE H GREER	Last 2 Sales			
Class Code	Residential		498 MOECKEL PLACE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		ST MARYS, GA 31558	2/29/2012	0	FY	U
	KINGSLAND	Physical Address	107 CREEKWOOD CIR	2/27/2012	\$47500	AL	U
Acres	n/a	Assessed Value	Value \$137720				

(Note: Not to be used on legal documents)

Date created: 8/2/2022

Last Data Uploaded: 8/2/2022 7:12:43 AM

Developed by  Schneider
GEOSPATIAL

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3978)**

Meeting: 09/06/22 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3978

Home Occupation-214 Lake Forest South Dr.-Map & Parcel 107W 042

Jesmar Riquelme has applied for a Home Occupation Permit for a gifts & balloon business know as "Jelme Creations". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.



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

Planning and Community Development Staff Report

Planning Commission Meeting Date: September ~~6~~, 2022

City Council Meeting Date: September 12, 2022

Agenda Item: Home Occupation for 214 Lake Forest Drive South,
Map & Parcel 107W 042

Summary:

Jesmar Riquelme has applied for a Home Occupation Permit for a gifts & balloon business known as “Jelme Creations”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



September Agenda.

4.3.a

220349

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: Jesmar Riquelme PHONE: 912 464 7816
 ADDRESS: 214 Lake Forest South Dr. Kingsland GA 31548
 FAX: _____ E-MAIL: jeyriquelme78@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: Jelme Creations

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 214 Lake Forest South Dr

TAX MAP & PARCEL NUMBER: 107W 042 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: Kings Bay Rentals

ADDRESS: 1612 Boone St.

CITY: Kingsland STATE: Ga ZIP: 31548

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

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

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

SIGNED: Jesmar Riquelme DATE: 8/04/22

Attachment: Sept 2022-Home Occ-214 Lake Forest South Dr (3978 : Home Occupation-214 Lake Forest South Dr.-Map & Parcel 107W 042)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 8/5/22
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 8/8/22
3. DATE PERMIT FEE PAID: 8/8/22 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 9/6/22
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 9/12/22
 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 Occ. PERMIT HAS BEEN ISSUED.

[Signature]
 PLANNING DIRECTOR
 CITY OF KINGSLAND

8/5/22
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Jesmar Biquelme
 ADDRESS: 214 Lake Forest South dr.
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: 912 464 7816 FAX: () E-MAIL: _____
 PROPOSED BUSINESS: gifs & balloon LOCATION: Kingsland GA
 TAX PARCEL: 107W 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:** 100 Business area sq. ft. 1564 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.

Jesmar Biquelme
 SIGNATURE OF APPLICANT

8/04/22
 DATE



July 15, 2022

City of Kingsland

107 S Lee Street

Kingsland, GA 31548

To whom it may concern:

My name is Marissa Richael, and I'm the leasing coordinator for Kings Bay Rentals. We currently manage 214 Lake Forest S Drive for Kameran and Aubrey Puff. Owners have given permission via email as of 7/1/2022 for the tenants to utilize the property address for business purposes. Please see attached form. The current tenants and lease holders are Jesmar Riquelme and Virgilio Rosario.

Please let me know if you need anything additional from me or if you have any questions.

Thank you,

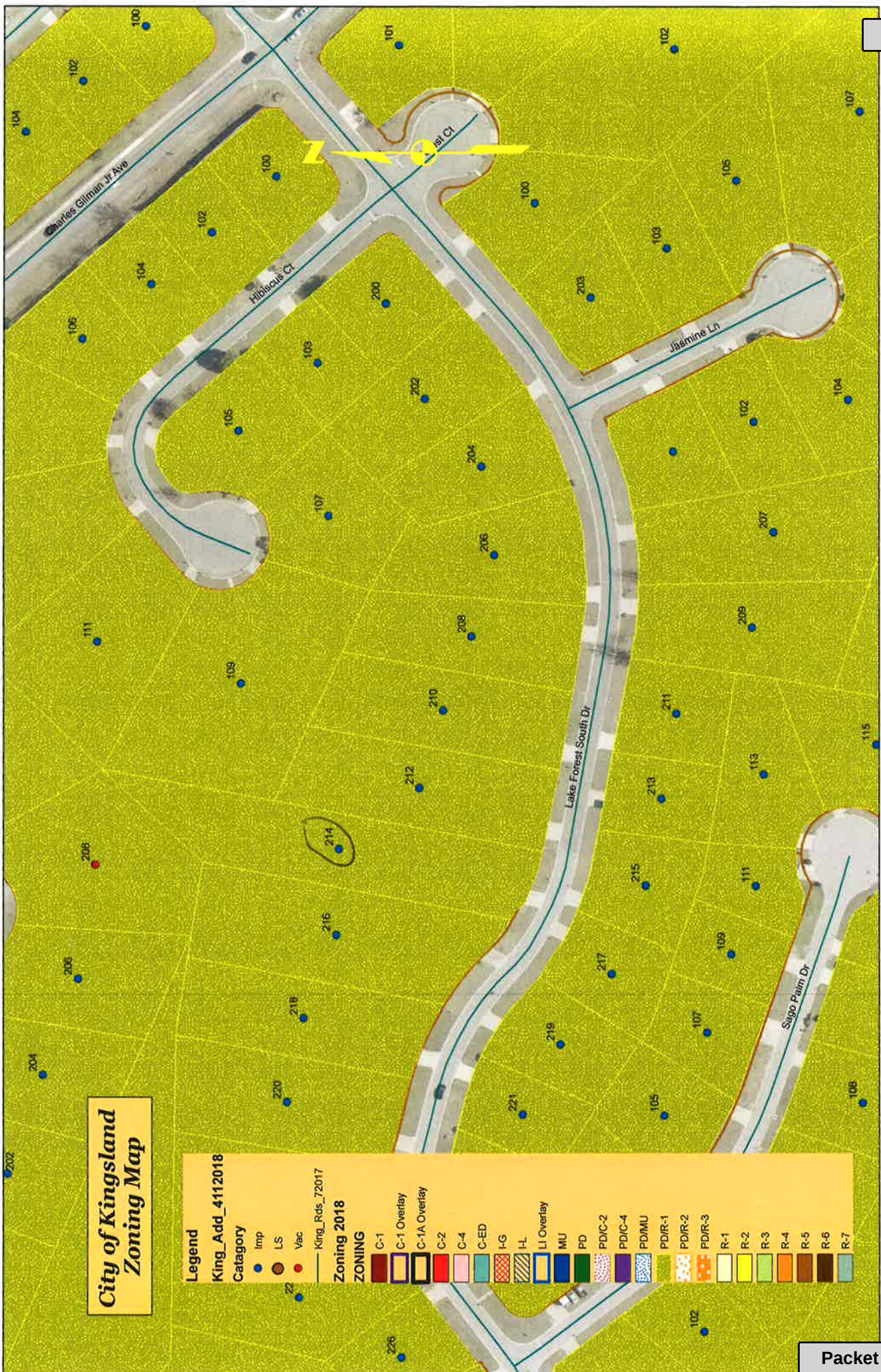


Marissa Richael

Leasing Coordinator

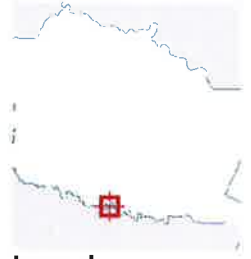
Kings Bay Rentals LLC
1612 Boone Street | Kingsland, GA 31548
office: (912) 729-4549
fax: (912) 729-2264

Attachment: Sept 2022-Home Occ-214 Lake Forest South Dr (3978 : Home Occupation-214 Lake Forest South Dr.-Map & Parcel 107W 042)





Overview



Legend

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

Parcel ID	107W 042	Owner	PUFF KAMERAN & AUBREY	Last 2 Sales			
Class Code	Residential		214 LAKE FOREST SOUTH DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	4/27/2020	\$219200	FM	Q
	KINGSLAND	Physical Address	214 S LAKE FOREST DR	6/14/2019	\$118000	FM	Q
Acres	0.72	Assessed Value	Value \$240728				

(Note: Not to be used on legal documents)

Date created: 8/17/2022

Last Data Uploaded: 8/17/2022 7:57:38 AM

Developed by  **Schneider**
GEOSPATIAL

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3980)**

Meeting: 09/06/22 06:00 PM
Department: Planning and Zoning
Category: Amendment
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3980

Amendment to Original PD-Lake Victoria Phase IV & V

Soncel, Inc. is requesting an Amendment to the original PD of Lake Victoria Phases IV & V containing a total of 37 lots on approximately 18.42 acres. The new PD would reduce the side yard setback from 7.5' to 5' to accommodate the new builder house plans. The new plats have been reviewed by the Planning Dept. and staff sees no issues with the setbacks. Zoning is PD/R-1. Staff recommends approval.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: September ~~6~~ 2020

City Council Meeting Date: September 12, 2020

Agenda Item: Amend Original PD for Lake Victoria Phase IV & V

Background: The Lake Victoria final plat for Phase IV was approved by the City Council in September 2021 and Phase V was approved by the City Council in March 2022. The two phase contain 37 lots on approx. 18.30 acres. The developer is now requesting approval to amend the original PD in which the side yard setback requirements would be reduced from 7.5' to 5' for the purpose of accommodating the builders house plans. The new plats have been reviewed by the Planning dept. and staff sees no issues with the reduced setbacks.

Zoning: PD-R1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

220348

CITY OF KINGSLAND ZONING APPLICATION

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

REQUEST

EXISTING ZONING PD/R-1

EXISTING USE Single Family Homes RESIDENTIAL

REQUESTED ZONING Amend PD/R-1

REQUESTED USE Single Family Homes RESIDENTIAL

REDUCTION OF SIDE SETBACKS
FROM 7.5' TO 5.0'

PROPERTY OWNER(S)

Name(s) SONCEL, INC.

Address 140 LAKES BLVD. KINGSLAND, LA. 31548

Phone No. (912)-729-4994 (Work and/or home); Fax No. _____

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

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

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

GENERAL INFORMATION

Location or Legal

Property Description: LAKES DEVELOPMENT
LAKE VICTORIA AREA

Property

Address: _____

Tax Map Reference Number 107 028 & 028A Zoning Map PD/R-1

City of Kingsland Zoning Application
Page Two

Property Size 56.29 ACRES Property Frontage _____ Feet

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

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because ONLY REQUESTING A REDUCTION OF 2.5' FROM ALL SIDE SETBACKS

Would not be detrimental to property or persons in the area because SAID REDUCTION CONFORMS TO SURROUNDING SUBDIVISIONS

Other
 Comments: _____

DISCLOSURE

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

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

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

**City of Kingsland Zoning Application
Page Three**

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

CAMPAIGN CONTRIBUTION

List below the names of local government officials of the City of Kingsland to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

_____	_____
_____	_____

SIGNATURE(S) OF OWNER(S)

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


 Owner _____

 Owner _____

 Owner _____

HEARING DATE

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

City of Kingsland Zoning Application
Page Four

at their meeting of September 6th, 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 Soncel Financial Inc.
in the amount of \$ 600⁰⁰.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 8/5/22

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 AUGUST 10, 2022, by virtue of a deed dated FEB. 21, 2005, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1128, Page 245.

Sond, Inc
Owner's Printed/Typed Name
SONCEL, INC
Owner's Signature Date: 8/4/2022

also on file
Other Owner's Printed/Typed Name
also on file
Other Owner's Signature Date: _____

Agent Authorization

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

Sond, Inc.
Owner's Signature

[Signature]
Other Owner's Signature

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

ERNEST R. BENNETT, JR. [Signature] 08-10-2022
Authorized Agent's Name-Printed Authorized Agent's Signature Date

Planning and Zoning

Received by: [Signature] Date: 8/10/22

Attachment: Sept 2022-Amend PD-Lake Victoria IV-V (3980 : Amendment to Original PD-Lake Victoria Phase IV & V)

**AMENDMENT TO THE PLANNED DEVELOPMENT
PROJECT DESCRIPTION**

FOR:

**THE LAKES
DEVELOPMENT**



SUBMITTED TO:

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

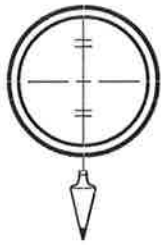
BY:

SONCEL, INC.

AUGUST 10, 2022

BENNETT SURVEYING, INC.

(AGENT FOR SONCEL, INC.)



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

4.4.a

Application Request: the Applicant, Soncel Inc. 140 Lakes Boulevard, Kingsland, Georgia 31548 request that the Planning Commission & City Council approve the following application:

A DEVELOPMENT PLAN TO ALLOW FOR AN AMENDMENT TO THE EXISTING PLANNED DEVELOPMENT IN KINGSLAND, GEORGIA, FOR THE PURPOSE OF PROVIDING REVISED SETBACK REQUIREMENTS TO CONSTRUCT SINGLE FAMILY DWELLINGS ON +/-56.29 ACRES IN THE LAKE VICTORIA DEVELOPMENT

August 10, 2022

Introduction

The Applicant, Soncel, Inc., hereby submits this application for an amendment to the existing Planned Development within the Lakes Development in accordance with City of Kingsland, Georgia, Zoning Ordinance. The supporting documents shall serve as the basis of which is required by the Ordinance.

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

Project Description Summary

This project consists of a total of 56.29 acres, more or less. It is a portion of the Lakes Development, located off of Pistachio Lane and Soncel Drive. As with the surrounding developments, this parcel will contain lots/parcels with defined specifications. The concept of this project is to maintain the pattern, if not better, of the other developments in the area. The density of usage shall not exceed those allowed in various surrounding PD developments.

The project will be accessed from Walnut Way and Soncel Drive. The development will be served with underground utilities, including sewer and water from the City of Kingsland. Any and all utilities needed within the development will meet or exceed the City of Kingsland standards with the intent to dedicate, if needed, to the City of Kingsland.

Soncel Victoria revised PD

Minimum Lot Specifications

Minimum Lot Area	6,000 square feet (original PD)
Lot Width at Building Line	60 feet (Original PD)
Front Yard Setback	20 feet (Original PD)
Side Yard Setback (interior)	5 feet (7.5 feet per original PD)
Side Yard Setback (from street)	10 feet (original PD)
Rear Yard Setback	10 feet (Original PD)
Rear Yard Setback (from street)	10 feet (Original PD)
Maximum Building Height	35 feet (Original PD)

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

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

Development Standards

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

FINAL SUBDIVISION PLAT OF
LAKE VICTORIA ~ PHASE IV,
CITY OF KINGSLAND, 1606th G.M.D.,
CAMDEN COUNTY, GEORGIA

OWNER'S CERTIFICATE:

STATE OF GEORGIA, COUNTY OF CAMDEN

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

BY: CELSO GONZALEZ FALLA, PRESIDENT/OWNER DATE:

CERTIFICATION OF APPROVAL BY THE COUNCIL:

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

BY: MAYOR DATE:

BY: PRINTED NAME

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:

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

BY: CHAIRMAN OF PLANNING COMMISSION DATE:

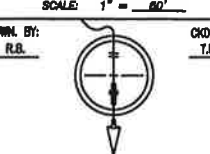
BY: PRINTED NAME

NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S16°44'24"W FOR THE WESTERLY LINE OF LAKE VICTORIA, PHASE III REPLAT, ACCORDING TO PLAT RECORDED IN P.D. 2020, PAGE No. 18, PUBLIC RECORDS OF CAMDEN COUNTY.
- 2.) SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAP NO. 13039003850, COMMUNITY No. 10238, PANEL No. 0395, SUFFIX "G", DATED: DECEMBER 21, 2017 FOR: CAMDEN COUNTY, GEORGIA.
- 3.) BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 20 FEET (20' SIDE STREET)
SIDES: 7.5 FEET; SIDE FROM STREETS: 10 FEET;
REAR: 10 FEET (20' REAR STREET)
- 4.) PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE MADE OF CONCRETE 4 INCHES SQUARE AND 24 INCHES LONG WITH A 1 INCH DIAMETER CAP STAMPED R.L.S. 2893 AND ARE SHOWN THIS: SET: ☐ FOUND: ☒ FOUND 1/2" IRON PIPES ARE SHOWN THIS: ☒
- 5.) LOT CORNERS, OUTER BOUNDARY CORNERS NOT FOUND AND INTERIOR P.C.'S & P.T.'S ARE 1/2" REBARS AND ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.
- 6.) SUBJECT PROPERTY CONTAINS 15.47 ACRES. (27 LOTS, 2 TRACTS).
- 7.) TOTAL ROADWAY AREA WITHIN SUBDIVISION: 1.91 ACRES.
- 8.) SUBJECT PROPERTY IS CURRENTLY ZONED: PD WITH SINGLE FAMILY RESIDENTIAL USAGE.
- 9.) EACH LOT IS SUBJECT TO A 7.5 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ALONG THE FRONT, SIDE AND REAR PROPERTY LINES, UNLESS SHOWN OTHERWISE, AND EXCEPTING THEREFROM ANY PORTION OF A LOT LINE LYING IN A JURISDICTIONAL WETLAND AREA SHOWN HEREON.
- 10.) SUBJECT PROPERTY TO BE SERVED BY CITY WATER AND SEWER, LINES WITHIN SUBDIVISION INSTALLED BY DEVELOPER.
- 11.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- 12.) THE OWNER OF THE LANDS PLATTED HEREON DOES HEREBY DEDICATE AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM TO OKFENORNE ELECTRIC MEMBERSHIP CORPORATION (O.R.E.M.C.) OVER ALL ROAD RIGHTS-OF-WAY AND 10 FEET OUTSIDE OF SAID RIGHTS-OF-WAY.
- 13.) TRACT "A" SHOWN HEREON IS FOR THE PURPOSE OF PROVIDING LAKE AND RECREATIONAL AREA.
- 14.) ALL ROAD TURNOUT RADII ARE 25.00', UNLESS NOTED OTHERWISE.

LEGEND

- DENOTES FD. 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- DENOTES FD. CONC. MON.
- DENOTES SET 1/2" REBAR
- R/W - RIGHT-OF-WAY
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.R.C. - POINT OF REVERSE CURVATURE
- RAD - RADIUS
- (r) - RADIAL
- (ch) - CHORD
- B.R.L. - BUILDING RESTRICTION LINE
- D.B. - DEED BOOK
- P.G. - PAGE
- P.B. - PLAT BOOK
- P.D. - PLAT DRAWER



BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
(912) 873-8940
(912) 258-8899

DWG. No. SD-2-238-08-21

WETLANDS NOTE:

THE WETLAND JURISDICTIONAL LINES SHOWN HEREON WERE FLAGGED BY R.L.C. ON JUNE OF 2016. THESE AREAS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. SUCH WETLAND JURISDICTIONAL AREAS ARE SHOWN THIS:

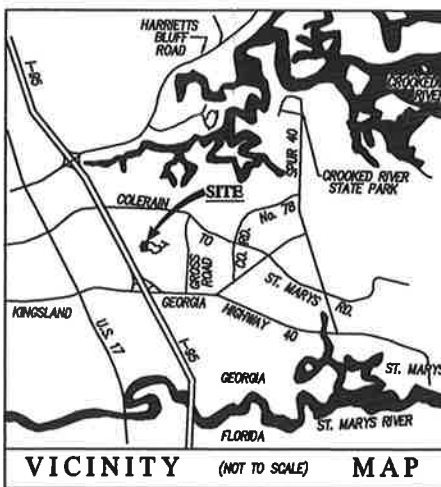
FUTURE DEVELOPMENT
NOW OR FORMERLY LANDS OF
SONCEL, INC.
(D.B. 1128, Pg. 45)

FUTURE DEVELOPMENT
NOW OR FORMERLY LANDS OF
SONCEL, INC.
(D.B. 1128, Pg. 45)

PROPERTY OWNED BY:
SONCEL, INC.
140 LAKES BOULEVARD
KINGSLAND, GEORGIA 31548
(912) 729-4994
D.B. 204, PG. 409(EX)

FUTURE DEVELOPMENT
NOW OR FORMERLY LANDS OF
SONCEL, INC.
(D.B. 1128, Pg. 45)

VICINITY (NOT TO SCALE) MAP



WETLAND JURISDICTIONAL AREA
(0.12 Acres)

TRACT "A"
288,487.27 Sq. Ft.
6.63 Acres (T)
2.44 Acres (N)

WETLAND JURISDICTIONAL AREA
(0.38 Acres)

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

WETLAND LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	45.62'	N07°38'25"E	L22	44.07'	N78°00'32"W
L2	30.16'	N11°38'28"E	L23	28.80'	S78°43'32"W
L3	38.23'	N08°28'25"E	L24	23.52'	N03°37'26"W
L4	48.88'	S08°12'45"E	L25	33.24'	N53°11'45"W
L5	38.13'	S02°12'25"E	L26	41.60'	N09°58'53"W
L6	8.78'	S38°16'33"E	L27	45.80'	N07°11'21"W
L7	21.88'	S38°16'33"E	L28	24.87'	N04°34'43"W
L8	28.30'	S01°38'03"E	L29	64.58'	N43°08'37"E
L9	6.80'	S01°38'03"E	L30	64.87'	N52°27'23"E
L10	45.43'	S04°43'09"W	L31	48.28'	N47°01'30"E
L11	3.15'	S38°13'58"W	L32	88.74'	N63°23'30"E
L12	59.11'	S38°13'58"W	L33	51.13'	N51°46'09"E
L13	15.85'	S28°44'22"W	L34	52.14'	N52°00'21"E
L14	88.83'	S22°38'41"W	L35	57.87'	N53°46'17"E
L15	54.11'	S23°37'31"W	L36	56.67'	N44°16'35"E
L16	24.80'	S53°00'41"W	L37	42.63'	S08°45'37"E
L17	36.51'	S11°52'43"W	L38	43.69'	S18°11'23"E
L18	48.84'	S17°03'44"W	L39	28.74'	S00°33'39"W
L19	53.34'	S25°21'21"W	L40	48.28'	S08°38'27"W
L20	86.88'	S34°45'01"W	L41	35.16'	S31°59'02"W
L21	75.62'	S78°03'02"W			

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTATION SHOWN HEREON HAS BEEN SET OR FOUND. I FURTHER CERTIFY, AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-87 THAT THIS MAP OR PLAT HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE GOVERNING AUTHORITIES OR THAT SUCH GOVERNING AUTHORITIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

BY: ERNEST R. BENNETT, JR.
GEORGIA REG. SURVEYOR No. 2893

CLOSURE STATEMENT:

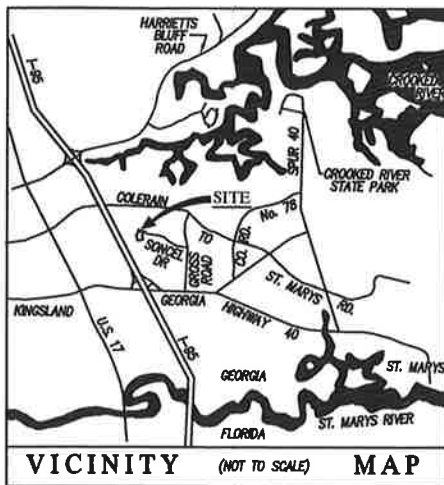
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN LOT 18,672 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLEPOINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 283,989 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
LINEAR: SOKKIA IX ANGULAR: SOKKIA IX

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DISTANCE	CHORD BEARING
C1	149.30'	285.00'	140.82'	N02°28'07"E
C2	25.62'	193.00'	23.42'	S89°48'50"W
C3	188.91'	400.00'	184.24'	N77°14'10"W
C4	184.51'	183.12'	185.46'	S85°22'00"E
C5	68.84'	193.00'	68.53'	S89°14'13"E



FILING INFORMATION



PROPERTY OWNED BY:
SONCEL, INC.
140 LAKES BOULEVARD
KINGSLAND, GEORGIA 31548
(912) 729-4994
(D.B. 1128, PG. 245)

WETLANDS NOTE:

THE WETLAND JURISDICTIONAL LINES SHOWN HEREON WERE FLAGGED BY R.L.C. ON JUNE OF 2018. THESE AREAS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION, SUCH WETLAND JURISDICTIONAL AREAS ARE SHOWN THUS: [Symbol]

LINE	LENGTH	BEARING
L1	43.68'	N07°30'20"E
L2	30.18'	N11°30'26"E
L3	38.73'	N28°20'20"E
L4	48.58'	S00°18'43"E
L5	39.13'	S55°21'20"E
L6	8.78'	S30°18'33"E
L7	21.88'	S30°18'33"E

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

FINAL SUBDIVISION PLAT OF
**LAKE VICTORIA ~ PHASE V,
CITY OF KINGSLAND, 1606th G.M.D.,
CAMDEN COUNTY, GEORGIA**

OWNER'S CERTIFICATE:

STATE OF GEORGIA, COUNTY OF CAMDEN

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

BY: _____
CELSO GONZALEZ FALLA, PRESIDENT/OWNER DATE: _____

CERTIFICATION OF APPROVAL BY THE COUNCIL:

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

BY: _____
MAYOR DATE: _____
BY: _____
PRINTED NAME

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:

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

BY: _____
CHAIRMAN OF PLANNING COMMISSION DATE: _____
BY: _____
PRINTED NAME

NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S00°33'03"E FOR THE WESTERLY LINE OF LAKE VICTORIA, PHASE IV, ACCORDING TO PLAT RECORDED IN P.D. 2021, PAGE No. 112, PUBLIC RECORDS OF CAMDEN COUNTY.
- 2.) SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.L.R. MAP NO. 13039003995, COMMUNITY No. 10238, PANEL No. 0395, SUFFIX "G", DATED: DECEMBER 21, 2017 FOR: CAMDEN COUNTY, GEORGIA.
- 3.) BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 20 FEET (20' SIDE STREET)
SIDES: 7.5 FEET; SIDE FROM STREETS: 10 FEET;
REAR: 10 FEET (20' REAR STREET)
- 4.) PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE MADE OF CONCRETE 4 INCHES SQUARE AND 24 INCHES LONG WITH A 1 INCH DIAMETER CAP STAMPED R.L.S. 2893 AND ARE SHOWN THUS: SET: [Symbol] FOUND: [Symbol] FOUND 1/2" IRON PIPES ARE SHOWN THUS: [Symbol]
- 5.) LOT CORNERS, OUTER BOUNDARY CORNERS NOT FOUND AND INTERIOR P.C.'S & P.T.'S ARE 1/2" REBARS AND ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.
- 6.) SUBJECT PROPERTY CONTAINS 2.85 ACRES. (10 LOTS).
- 7.) TOTAL ROADWAY AREA WITHIN SUBDIVISION: 0.51 ACRES.
- 8.) SUBJECT PROPERTY IS CURRENTLY ZONED: PD WITH SINGLE FAMILY RESIDENTIAL USAGE.
- 9.) EACH LOT IS SUBJECT TO A 7.5 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ALONG THE FRONT, SIDE AND REAR PROPERTY LINES, UNLESS SHOWN OTHERWISE, AND EXCEPTING THEREFROM ANY PORTION OF A LOT LINE LYING IN A JURISDICTIONAL WETLAND AREA SHOWN HEREON.
- 10.) SUBJECT PROPERTY TO BE SERVED BY CITY WATER AND SEWER, LINES WITHIN SUBDIVISION INSTALLED BY DEVELOPER.
- 11.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- 12.) THE OWNER OF THE LANDS PLATTED HEREON DOES HEREBY DEDICATE AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM TO ONEFENOMEC ELECTRIC MEMBERSHIP CORPORATION (O.R.E.M.C.) OVER ALL ROAD RIGHTS-OF-WAY AND 10 FEET OUTSIDE OF SAID RIGHTS-OF-WAY.
- 13.) THE AMENITY AND LAKE AREA WITHIN TRACT "A" OF PHASE IV IS TO BE PART OF THE DESIGN OF THIS SUBDIVISION.

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN LOT 17,570 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLEPOINT AND WAS ADJUSTED USING THE COMPASS RULE.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 65,841 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
LINEAR: SOKKIA IX ANGULAR: SOKKIA IX

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87.

SCALE: 1" = 40'

DRAWN BY: _____
R.L.

CHECKED BY: _____
T.L.P.

BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
(912) 873-8940
(912) 258-8999

DWG. No. SD-2-230(5)-11-21



FUTURE DEVELOPMENT
NOW OR FORMERLY LANDS OF
SONCEL, INC.
(D.B. 1128, PG. 245)

SONCEL

DRIVE

LAKE VICTORIA ~ PHASE IV
(P.B. 2021, PG. 112)

LAKE VICTORIA ~ PHASE IV
(P.B. 2021, PG. 112)

TRACT "A"
LAKE VICTORIA ~ PHASE IV
(P.B. 2021, PG. 112)

WETLAND
JURISDICTIONAL
AREA
(SEE WETLANDS NOTE)

LOT 9

LOT 19

- LEGEND
- DENOTES PD 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
 - DENOTES PD CONC MON
 - DENOTES SET 1/2" REBAR
 - R/W - RIGHT-OF-WAY
 - P.C. - POINT OF CURVATURE
 - P.T. - POINT OF TANGENCY
 - P.R.C. - POINT OF REVERSE CURVATURE
 - RD - RADIAL
 - (ch) - CHORD
 - B.R.L. - BUILDING RESTRICTION LINE
 - D.B. - DEED BOOK
 - P.B. - PLAT BOOK
 - P.D. - PLAT DRAWER
 - P.C.C. - POINT OF COMPOUND CURVATURE
 - ARC - ARC LENGTH
 - ID - IDENTIFICATION
 - FL - FOUND
 - L.B. - LICENSED BUSINESS
 - CONC. - CONCRETE
 - MON. - MONUMENT
 - ID - IDENTIFICATION
 - ORB - OFFICIAL RECORDS BOOK
 - (T) - TOTAL
 - (W) - WETLAND

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	159.94'	2448.92'	158.92'	N84°51'05"W

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTATION SHOWN HEREON HAS BEEN SET OR FOUND. I FURTHER CERTIFY, AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-87 THAT THIS MAP OR PLAT HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE GOVERNING AUTHORITIES OR THAT SUCH GOVERNING AUTHORITIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

BY: _____
ERNEST R. BENNETT, JR.
GEORGIA REG. SURVEYOR No. 2893



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3981)

4.5

Meeting: 09/06/22 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3981

Annexation & Zoning Designation-Map & Parcels 080 049, 093 007 & 093 007A

Dan Lacz, Managing Member of QTR Harrietts Bluff, LLC has applied for an Annexation & Zoning Designation of parcels 080 049, 093 007 & 093 007A containing approximately 29.22 acres located on the north side of Commercial Dr. & on the west side of I-95 South. The applicant requests a zoning designation of I-G (General Industrial) for the parcels.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: September 6, 2022

City Council Meeting Date: September 12, 2022

Agenda Item: Annexation Request and Zoning Designation

Background:

Dan Lacz, Managing Member of OTR Harriett's Bluff, LLC has applied for Annexation of parcels 093 007, 093 007A, and 080 049 containing approx. 28.69 acres located on the north side of Harriet's Bluff Rd. and on the west side I-95, in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for a proposed Warehousing development. The area is a mixture of Agricultural, Residential, and Industrial city and county parcels. There is existing water and sewer access in the area.

Current Zoning: I-G (General Industrial)-County Parcel 093 007, 093 007A

A-F – (Agricultural Forestry) -County Parcel 080 049

Summary:

The proposed annexation will bring in approx. 28.69 acres into the city and will establish a large commercial business and a new water and sewer customer. In staff's opinion the proposed business would have a positive impact on the area. The applicant is requesting an I-G (General Industrial) zoning designation for the parcels if the annexation is approved, which would be consistent with the surrounding city parcels.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball
Planning Director



**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 _____, Block _____, Parcel _____, has a street address of _____ Tax Parcel 080 049 1568 Kinlaw Road _____, 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 _____ A-F _____ 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 _____ I-G _____ 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: 4.50

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: zero Future population: zero (nonresidential property)

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.

QTR Harrietts Bluff LLC

Date

Date

By: Dan Lacz, Managing Member

Signature (*Signed and Printed*) of Owner

120 Village Road, Green Village, New Jersey 07935

Address of above Owner

Signature (*Signed and Printed*) of Owner

Address of above Owner

CONTINUED ON BACK

Page One

Date _____

Signature (*Signed and Printed*) of Owner _____

Address of above Owner _____

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



Witness



Mahharshi V Patel

Maharshi V Patel
Notary Public - New Jersey
Morris County - ID #50122411
Commission Exp Feb-2025

NOTARY PUBLIC, State of NEW JERSEYMy commission expires: Feb-2025

(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. TEN (10) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY (ONE COPY FOR DE-ANNEXATION)
3. TEN (10) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY (ONE 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:

Exhibit "A"

Tax Parcel 080 049

TRACT 2 (4.409 ACRES)

All that tract or parcel of land lying and being located in the 31st G.M.D., City of Kingsland, Camden County, Georgia, containing 4.409 acres, and being more particularly described as follows:

For a POINT OF REFERENCE, begin at a point marking the northerly right-of-way line of Harrietts Bluff Road (said road having an 80' r/w) and the easterly right-of-way line of Kinlaw Road (said road having an 80' r/w), and proceed N 44° 13' 41" E a distance of 2526.16 feet to a 5/8" iron pin; thence N 33° 24' 06" W for a distance of 100.20 feet to a 5/8" iron pin; thence N 33° 07' 37" W for a distance of 1896.09 feet to a 1" pipe; thence N 28° 06' 05" E for a distance of 724.76 feet to a spike nail; thence N 70° 17' 36" W for a distance of 452.76 feet to a 5/8" iron pin, being the POINT OF BEGINNING; thence S 10° 43' 32" W for a distance of 559.43 feet to a 5/8" iron pin; thence N 38° 19' 36" W for a distance of 397.25 feet to a 5/8" iron pin; thence N 65° 26' 05" W for a distance of 163.20 feet to a 5/8" iron pin; thence N 08° 17' 48" E for a distance of 335.06 feet to a 5/8" iron pin; thence S 70° 17' 36" E for a distance of 478.57 feet to the POINT OF BEGINNING.

End of Legal Description.



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 080 049
Class Code Consv Use
Taxing District 42 UNINCORPORATED SERVICE DIST
 42 UNINCORPORATED SERVICE DIST
Acres 4.5

(Note: Not to be used on legal documents)

Owner FRESH IDEAS LLC
 POST OFFICE BOX 1604
 THOMASVILLE, GA 31799
Physical Address 1568 KINLAW RD
Assessed Value Value \$20234

Last 2 Sales			
Date	Net Price	Reason	Qual
7/6/2022	0	QC	U
7/6/2022	\$4306000	NQ	U

Date created: 8/1/2022
 Last Data Uploaded: 8/1/2022 7:15:51 AM

Developed by 



**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 _____, Block _____, Parcel _____, has a street address of _____ Tax Parcels 093-007 and 093-007A _____, 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 I-G 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 I-G 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: 24.72

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: zero Future population: zero (nonresidential property)

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.

QTR Harrietts Bluff LLC

By: Dan Lacz, Managing Member

Date

Signature (*Signed and Printed*) of Owner
120 Village Road, Green Village, New Jersey 07935

Address of above Owner

Date

Signature (*Signed and Printed*) of Owner

Address of above Owner

CONTINUED ON BACK

Page One

Attachment: Sept 2022-Annex & Zoning-Parcels 080 049, 093 007 & 093 007A (3981 : Annexation & Zoning Designation-Map & Parcels 080 049,

Date _____

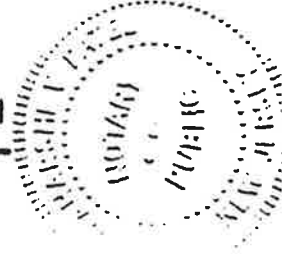
Signature (*Signed and Printed*) of Owner _____

Address of above Owner _____

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

M. Patel
Witness OM. PATEL

Maharshi V Patel
Notary Public - New Jersey
Morris County - ID #50122411
Commission Exp. Feb. 2025

NOTARY PUBLIC, State of NEW JERSEYMy commission expires: 20-FEB-2025

(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. TEN (10) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY (ONE COPY FOR DE-ANNEXATION)
3. TEN (10) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY (ONE 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:

To match zoning of adjacent property within City of Kingsland and to rezone for industrial and commercial

development.

Exhibit "A"
Legal Description

Tax Parcel 093-007 and Tax Parcel 093-007A

TRACT 3 (24.732 ACRES)

All that tract or parcel of land lying and being located in the 31st G.M.D., City of Kingsland, Camden County, Georgia, containing 24.732 acres, and being more particularly described as follows:

For a POINT OF REFERENCE, begin at a point marking the northerly right-of-way line of Harriets Bluff Road (said road having an 80' r/w) and the easterly right-of-way line of Kinlaw Road (said road having an 80' r/w), and proceed N 44° 13' 41" E a distance of 2526.16 feet to a 5/8" iron pin; thence N 60° 11' 48" E for a distance of 302.15 feet to a 5/8" iron pin; thence N 60° 11' 48" E for a distance of 159.64 feet to a 5/8" iron pin; thence N 74° 25' 05" E for a distance of 1134.97 feet to a 5/8" iron pin, being the POINT OF BEGINNING; thence N 19° 13' 26" W for a distance of 100.20 feet to a 5/8" iron pin; thence N 19° 14' 31" W for a distance of 1308.77 feet to a bent 1" pipe; thence N 60° 17' 03" E for a distance of 684.61 feet to a 1" axle located on the westerly r/w line of Interstate 95 (said road having a variable width r/w); thence along said r/w line S 22° 33' 57" E for a distance of 1585.04 feet to a 5/8" iron pin; thence S 74° 25' 05" W for a distance of 766.70 feet to the POINT OF BEGINNING.



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 093 007
Class Code Industrial
Taxing District 42 UNINCORPORATED SERVICE DIST
 42 UNINCORPORATED SERVICE DIST
Acres 23.96

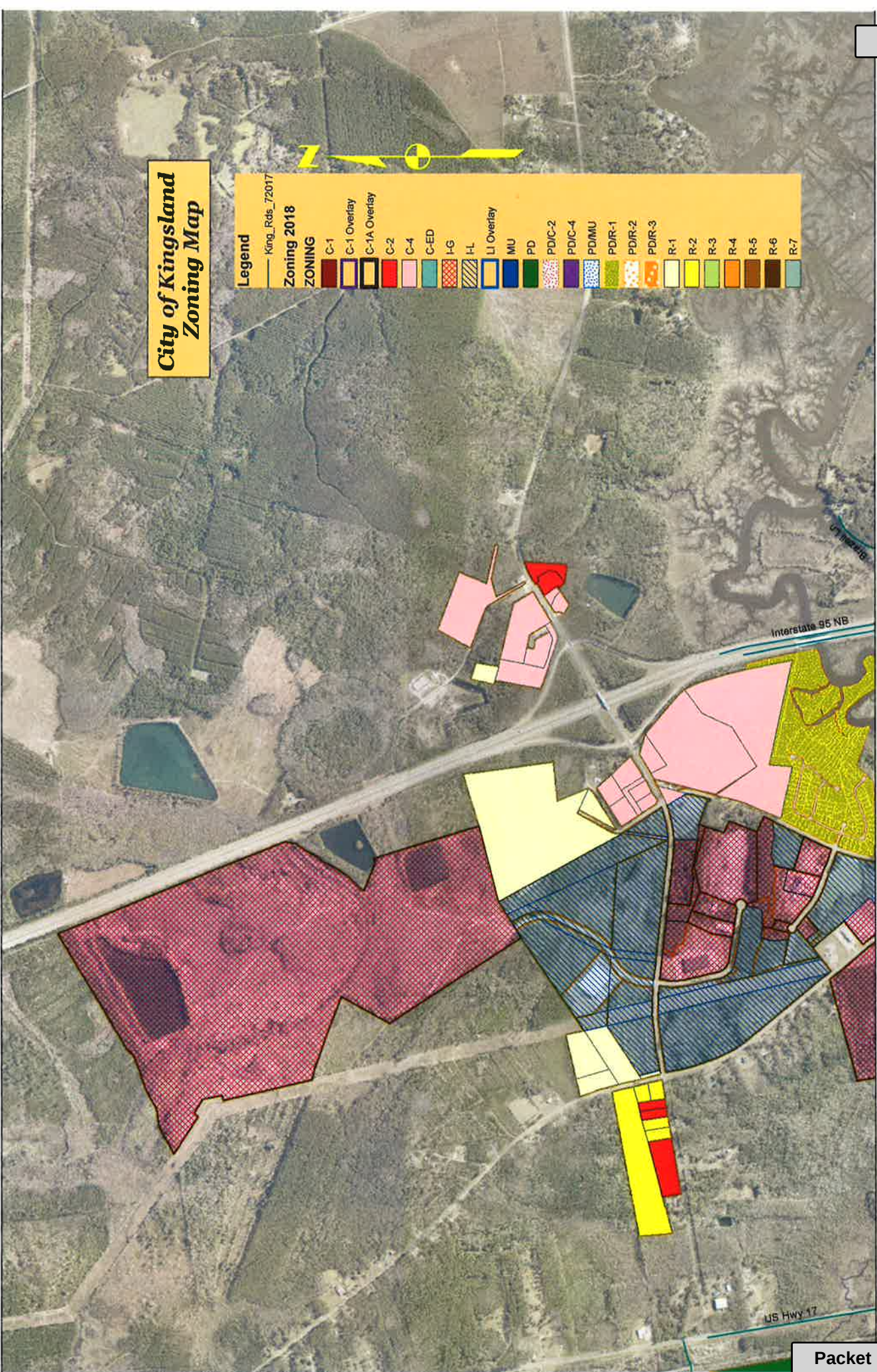
(Note: Not to be used on legal documents)

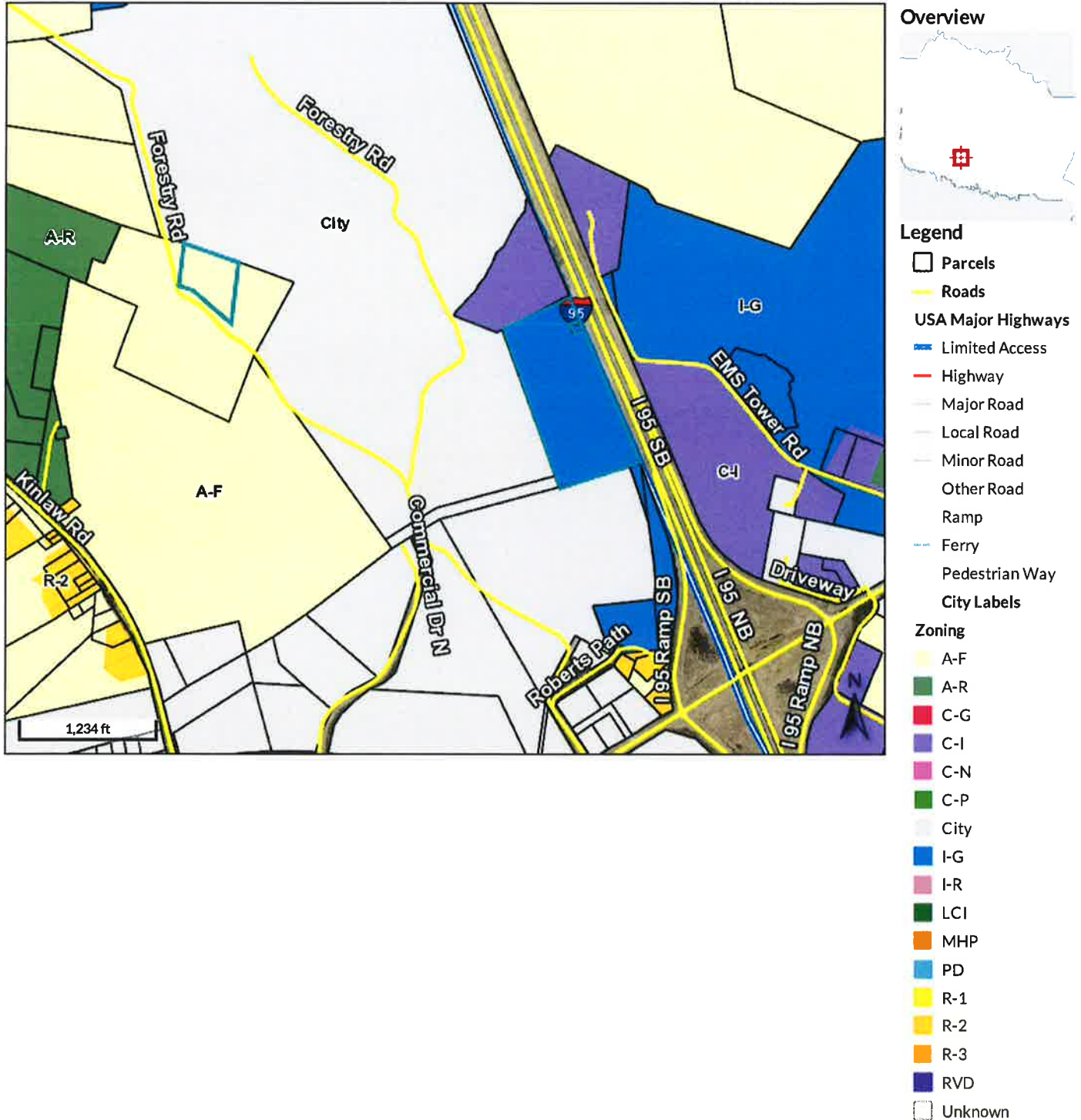
Owner GROSS TIMBER & LAND LLC
 POST OFFICE BOX 365
 KINGSLAND, GA 31548
Physical Address n/a
Assessed Value Value \$40732

Last 2 Sales			
Date	Net Price	Reason	Qual
7/6/2022	0	QC	U
7/6/2022	\$208000	NQ	U

Date created: 8/1/2022
 Last Data Uploaded: 8/1/2022 7:15:51 AM

Developed by 





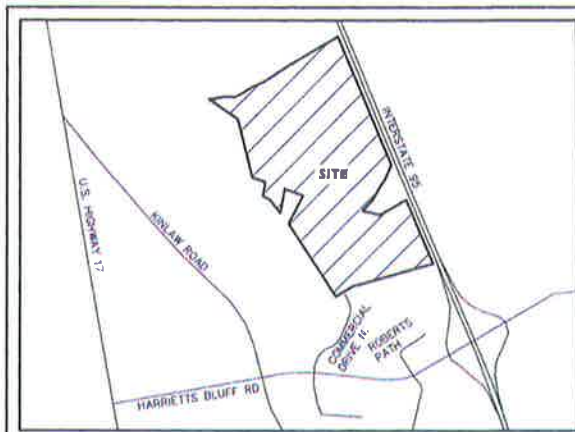
Parcel ID 080 049
 Class Code Consv Use
 Taxing District 42 UNINCORPORATED SERVICE DIST
 42 UNINCORPORATED SERVICE DIST
 Acres 4.5

Owner FRESH IDEAS LLC
 POST OFFICE BOX 1604
 THOMASVILLE, GA 31799
 Physical Address 1568 KINLAW RD
 Assessed Value Value \$20234

Last 2 Sales

Date	Net Price	Reason	Qual
7/6/2022	0	QC	U
7/6/2022	\$4306000	NQ	U

(Note: Not to be used on legal documents)



LOCATION MAP

LEGAL DESCRIPTION TRACT 1:

All that tract or parcel of land lying and being located in the 31st G.M.D., City of Kingsland, Camden County, Georgia, containing 289.738 acres, and being more particularly described as follows:
For a POINT OF REFERENCE, begin at a point marking the northerly right-of-way line of Harrietts Bluff Road (said road having an 80' r/w) and the easterly right-of-way line of Kilauea Road (said road having an 80' r/w), and proceed N 44° 13' 41" E a distance of 2526.16 feet to a 5/8" iron pin, being the POINT OF BEGINNING; thence N 33° 24' 06" W for a distance of 100.20 feet to a 5/8" iron pin; thence N 33° 07' 37" W for a distance of 1896.09 feet to a 1" pipe; thence N 28° 06' 05" E for a distance of 724.76 feet to a spike nail; thence N 70° 17' 36" W for a distance of 452.76 feet to a 5/8" iron pin; thence N 70° 17' 36" W for a distance of 478.57 feet to a 5/8" iron pin; thence N 70° 20' 35" W for a distance of 60.76 feet to a spike nail; thence N 70° 31' 42" W for a distance of 226.17 feet to a 5/8" iron pin; thence N 13° 38' 59" W for a distance of 1370.18 feet to a 5/8" iron pin; thence N 55° 21' 34" W for a distance of 702.53 feet to a 5/8" iron pin; thence N 80° 58' 51" E for a distance of 386.16 feet to a 5/8" concrete marker; thence S 86° 37' 24" E for a distance of 204.09 feet to a 5/8" iron pin; thence N 81° 22' 51" E for a distance of 222.13 feet to a point; thence N 57° 21' 25" E for a distance of 221.10 feet to a point; thence N 67° 20' 25" E a distance of 312.18 feet to a 5/8" iron pin; thence N 56° 42' 25" E for a distance of 583.44 feet to a 1/2" iron pin; thence N 60° 04' 57" E for a distance of 411.61 feet to a bent 1/2" iron pin located on the westerly r/w line of Interstate 95 (said road having a variable width r/w); thence along said r/w line S 22° 36' 44" E for a distance of 1000.22 feet to a leaning 5/8" GADOT concrete marker; thence along said r/w line S 22° 36' 13" E for a distance of 1000.47 feet to a 5/8" GADOT concrete marker; thence along said r/w line S 22° 36' 26" E for a distance of 281.02 feet to a 5/8" iron pin; thence along said r/w line S 22° 34' 44" E for a distance of 69.66 feet to a 5/8" iron pin; thence along said r/w line S 22° 13' 17" E for a distance of 281.64 feet to a 5/8" iron pin; thence S 23° 28' 07" W for a distance of 362.78 feet to a point; thence S 35° 56' 50" W for a distance of 155.15 feet to a point; thence S 29° 21' 50" W for a distance of 403.90 feet to a point; thence S 44° 45' 08" W for a distance of 342.04 feet to a 5/8" iron pin; thence S 77° 24' 37" E for a distance of 426.46 feet to a bent 1" pipe; thence S 19° 14' 31" E for a distance of 1308.77 feet to a 5/8" iron pin; thence S 74° 25' 05" W for a distance of 1141.08 feet to a 5/8" iron pin; thence S 60° 11' 48" W for a distance of 177.91 feet to a 5/8" iron pin; thence S 33° 07' 12" E for a distance of 513.08 feet to a point; thence S 60° 11' 48" W for a distance of 302.15 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION TRACT 2:

All that tract or parcel of land lying and being located in the 31st G.M.D., City of Kingsland, Camden County, Georgia, containing 4.409 acres, and being more particularly described as follows:
For a POINT OF REFERENCE, begin at a point marking the northerly right-of-way line of Harrietts Bluff Road (said road having an 80' r/w) and the easterly right-of-way line of Kilauea Road (said road having an 80' r/w), and proceed N 44° 13' 41" E a distance of 2526.16 feet to a 5/8" iron pin; thence N 33° 24' 06" W for a distance of 100.20 feet to a 5/8" iron pin; thence N 33° 07' 37" W for a distance of 1896.09 feet to a 1" pipe; thence N 28° 06' 05" E for a distance of 724.76 feet to a spike nail; thence N 70° 17' 36" W for a distance of 452.76 feet to a 5/8" iron pin; thence N 70° 17' 36" W for a distance of 478.57 feet to a 5/8" iron pin; thence N 70° 20' 35" W for a distance of 60.76 feet to a spike nail; thence N 70° 31' 42" W for a distance of 226.17 feet to a 5/8" iron pin; thence N 13° 38' 59" W for a distance of 1370.18 feet to a 5/8" iron pin; thence N 55° 21' 34" W for a distance of 702.53 feet to a 5/8" iron pin; thence N 80° 58' 51" E for a distance of 386.16 feet to a 5/8" concrete marker; thence S 86° 37' 24" E for a distance of 204.09 feet to a 5/8" iron pin; thence N 81° 22' 51" E for a distance of 222.13 feet to a point; thence N 57° 21' 25" E for a distance of 221.10 feet to a point; thence N 67° 20' 25" E a distance of 312.18 feet to a 5/8" iron pin; thence N 56° 42' 25" E for a distance of 583.44 feet to a 1/2" iron pin; thence N 60° 04' 57" E for a distance of 411.61 feet to a bent 1/2" iron pin located on the westerly r/w line of Interstate 95 (said road having a variable width r/w); thence along said r/w line S 22° 36' 44" E for a distance of 1000.22 feet to a leaning 5/8" GADOT concrete marker; thence along said r/w line S 22° 36' 13" E for a distance of 1000.47 feet to a 5/8" GADOT concrete marker; thence along said r/w line S 22° 36' 26" E for a distance of 281.02 feet to a 5/8" iron pin; thence along said r/w line S 22° 34' 44" E for a distance of 69.66 feet to a 5/8" iron pin; thence along said r/w line S 22° 13' 17" E for a distance of 281.64 feet to a 5/8" iron pin; thence S 23° 28' 07" W for a distance of 362.78 feet to a point; thence S 35° 56' 50" W for a distance of 155.15 feet to a point; thence S 29° 21' 50" W for a distance of 403.90 feet to a point; thence S 44° 45' 08" W for a distance of 342.04 feet to a 5/8" iron pin; thence S 77° 24' 37" E for a distance of 426.46 feet to a bent 1" pipe; thence S 19° 14' 31" E for a distance of 1308.77 feet to a 5/8" iron pin; thence S 74° 25' 05" W for a distance of 1141.08 feet to a 5/8" iron pin; thence S 60° 11' 48" W for a distance of 177.91 feet to a 5/8" iron pin; thence S 33° 07' 12" E for a distance of 513.08 feet to a point; thence S 60° 11' 48" W for a distance of 302.15 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION TRACT 3:

All that tract or parcel of land lying and being located in the 31st G.M.D., City of Kingsland, Camden County, Georgia, containing 24.732 acres, and being more particularly described as follows:
For a POINT OF REFERENCE, begin at a point marking the northerly right-of-way line of Harrietts Bluff Road (said road having an 80' r/w) and the easterly right-of-way line of Kilauea Road (said road having an 80' r/w), and proceed N 44° 13' 41" E a distance of 2526.16 feet to a 5/8" iron pin; thence N 33° 24' 06" W for a distance of 100.20 feet to a 5/8" iron pin; thence N 33° 07' 37" W for a distance of 1896.09 feet to a 1" pipe; thence N 28° 06' 05" E for a distance of 724.76 feet to a spike nail; thence N 70° 17' 36" W for a distance of 452.76 feet to a 5/8" iron pin; thence N 70° 17' 36" W for a distance of 478.57 feet to a 5/8" iron pin; thence N 70° 20' 35" W for a distance of 60.76 feet to a spike nail; thence N 70° 31' 42" W for a distance of 226.17 feet to a 5/8" iron pin; thence N 13° 38' 59" W for a distance of 1370.18 feet to a 5/8" iron pin; thence N 55° 21' 34" W for a distance of 702.53 feet to a 5/8" iron pin; thence N 80° 58' 51" E for a distance of 386.16 feet to a 5/8" concrete marker; thence S 86° 37' 24" E for a distance of 204.09 feet to a 5/8" iron pin; thence N 81° 22' 51" E for a distance of 222.13 feet to a point; thence N 57° 21' 25" E for a distance of 221.10 feet to a point; thence N 67° 20' 25" E a distance of 312.18 feet to a 5/8" iron pin; thence N 56° 42' 25" E for a distance of 583.44 feet to a 1/2" iron pin; thence N 60° 04' 57" E for a distance of 411.61 feet to a bent 1/2" iron pin located on the westerly r/w line of Interstate 95 (said road having a variable width r/w); thence along said r/w line S 22° 36' 44" E for a distance of 1000.22 feet to a leaning 5/8" GADOT concrete marker; thence along said r/w line S 22° 36' 13" E for a distance of 1000.47 feet to a 5/8" GADOT concrete marker; thence along said r/w line S 22° 36' 26" E for a distance of 281.02 feet to a 5/8" iron pin; thence along said r/w line S 22° 34' 44" E for a distance of 69.66 feet to a 5/8" iron pin; thence along said r/w line S 22° 13' 17" E for a distance of 281.64 feet to a 5/8" iron pin; thence S 23° 28' 07" W for a distance of 362.78 feet to a point; thence S 35° 56' 50" W for a distance of 155.15 feet to a point; thence S 29° 21' 50" W for a distance of 403.90 feet to a point; thence S 44° 45' 08" W for a distance of 342.04 feet to a 5/8" iron pin; thence S 77° 24' 37" E for a distance of 426.46 feet to a bent 1" pipe; thence S 19° 14' 31" E for a distance of 1308.77 feet to a 5/8" iron pin; thence S 74° 25' 05" W for a distance of 1141.08 feet to a 5/8" iron pin; thence S 60° 11' 48" W for a distance of 177.91 feet to a 5/8" iron pin; thence S 33° 07' 12" E for a distance of 513.08 feet to a point; thence S 60° 11' 48" W for a distance of 302.15 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION TRACT 4:

All that tract or parcel of land lying and being located in the 31st G.M.D., City of Kingsland, Camden County, Georgia, containing 3.000 acres, and being more particularly described as follows:
For a POINT OF REFERENCE, begin at a point marking the northerly right-of-way line of Harrietts Bluff Road (said road having an 80' r/w) and the easterly right-of-way line of Kilauea Road (said road having an 80' r/w), and proceed N 44° 13' 41" E a distance of 2526.16 feet to a 5/8" iron pin; thence N 33° 24' 06" W for a distance of 100.20 feet to a 5/8" iron pin; thence N 33° 07' 37" W for a distance of 1896.09 feet to a 1" pipe; thence N 28° 06' 05" E for a distance of 724.76 feet to a spike nail; thence N 70° 17' 36" W for a distance of 452.76 feet to a 5/8" iron pin; thence N 70° 17' 36" W for a distance of 478.57 feet to a 5/8" iron pin; thence N 70° 20' 35" W for a distance of 60.76 feet to a spike nail; thence N 70° 31' 42" W for a distance of 226.17 feet to a 5/8" iron pin; thence N 13° 38' 59" W for a distance of 1370.18 feet to a 5/8" iron pin; thence N 55° 21' 34" W for a distance of 702.53 feet to a 5/8" iron pin; thence N 80° 58' 51" E for a distance of 386.16 feet to a 5/8" concrete marker; thence S 86° 37' 24" E for a distance of 204.09 feet to a 5/8" iron pin; thence N 81° 22' 51" E for a distance of 222.13 feet to a point; thence N 57° 21' 25" E for a distance of 221.10 feet to a point; thence N 67° 20' 25" E a distance of 312.18 feet to a 5/8" iron pin; thence N 56° 42' 25" E for a distance of 583.44 feet to a 1/2" iron pin; thence N 60° 04' 57" E for a distance of 411.61 feet to a bent 1/2" iron pin located on the westerly r/w line of Interstate 95 (said road having a variable width r/w); thence along said r/w line S 22° 36' 44" E for a distance of 1000.22 feet to a leaning 5/8" GADOT concrete marker; thence along said r/w line S 22° 36' 13" E for a distance of 1000.47 feet to a 5/8" GADOT concrete marker; thence along said r/w line S 22° 36' 26" E for a distance of 281.02 feet to a 5/8" iron pin; thence along said r/w line S 22° 34' 44" E for a distance of 69.66 feet to a 5/8" iron pin; thence along said r/w line S 22° 13' 17" E for a distance of 281.64 feet to a 5/8" iron pin; thence S 23° 28' 07" W for a distance of 362.78 feet to a point; thence S 35° 56' 50" W for a distance of 155.15 feet to a point; thence S 29° 21' 50" W for a distance of 403.90 feet to a point; thence S 44° 45' 08" W for a distance of 342.04 feet to a 5/8" iron pin; thence S 77° 24' 37" E for a distance of 426.46 feet to a bent 1" pipe; thence S 19° 14' 31" E for a distance of 1308.77 feet to a 5/8" iron pin; thence S 74° 25' 05" W for a distance of 1141.08 feet to a 5/8" iron pin; thence S 60° 11' 48" W for a distance of 177.91 feet to a 5/8" iron pin; thence S 33° 07' 12" E for a distance of 513.08 feet to a point; thence S 60° 11' 48" W for a distance of 302.15 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES:

- G&L MAKES NO GUARANTEE THAT ALL EXISTING UTILITIES HAVE BEEN IDENTIFIED HEREON, OR THAT UNKNOWN UTILITIES AND/OR EASEMENTS DO NOT EXIST ON SUBJECT PROPERTY.
- FURTHER, G&L ASSUMES NO LIABILITY RESULTING FROM FAILURE TO CONTACT THE UTILITIES PROTECTION CENTER PRIOR TO ANY ON-SITE DOING.
- HORIZONTAL AND VERTICAL DATA SHOWN ON THIS PLAT WAS OBTAINED IN WHOLE OR PART UTILIZING GPS, INCLUDING CONTROL POINTS AND FOUND AND COMPUTED POINTS. EQUIPMENT USED: EGPS 201L PRO WITH MESA 3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA BASE STATION & CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE (± 0.04 FT. HORIZONTAL AND 0.05 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL).
- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 13-15-22.

EXCEPTIONS FROM SCHEDULE B SECTION II:

- (FIRST AMERICAN TITLE COMPANY COMMITMENT NO. 77-4003/24947-1)
- Matters as shown on that certain plat recorded at Plat Cabinet 1, File Number 107-C, Camden County, Georgia records, including an easement to the State Department of Transportation. (As to Parcel A) (AFFECTS SUBJECT PROPERTY AS DEPICTED HEREON).
 - Matters as shown on that certain plat recorded at Plat Cabinet 1, File Number 16-C, and in Deed Book 525, Page 525, Camden County, Georgia records. (As to Parcel B) (AS DEPICTED HEREON).
 - Easement to Georgia Power Company dated October 29, 1963 and recorded in Deed Book 67, Page 480, Camden County, Georgia records. (As to Parcel A) (AFFECTS SUBJECT PROPERTY AS DEPICTED HEREON).
 - Boundary Line Agreement by and between Jack L. Gross, James Edmund Gross, and Sidney L. Gross, Jr., as Executors and Trustees under the Last Will and Testament of Sidney L. Gross and William R. Morris and R.W. Sheffield dated September 2, 1983 and recorded in Deed Book 182, Page 323, Camden County, Georgia records. (As to Parcel A). (DOES NOT AFFECT SUBJECT PROPERTY).
 - Additional taxes and penalties which may be assessed against the Land or any portion thereof as a result of a breach of any Conservation Use Assessment covenant, Forest Land Protection Act covenant, or Preferred Agricultural Preferential Assessment covenant applicable to the Land, evidenced by the following: Application and Questionnaire for Current Use Assessment of Bona Fide Agricultural Property dated March 16, 2017, beginning January 1, 2017 and ending December 31, 2026, and recorded in Deed Book 1854, Page 417, Camden County, Georgia records. (As to Parcel A) (MAY AFFECT SUBJECT PROPERTY, IS NOT A SURVEY MATTER).
 - Additional taxes and penalties which may be assessed against the Land or any portion thereof as a result of a breach of any Conservation Use Assessment covenant, Forest Land Protection Act covenant, or Preferred Agricultural Preferential Assessment covenant applicable to the Land, evidenced by the following: Application and Questionnaire for Current Use Assessment of Bona Fide Agricultural Property dated July 6, 2017, beginning January 1, 2017 and ending December 31, 2026, and recorded in Deed Book 1874, Page 344, Camden County, Georgia records. (As to Parcel B) (MAY AFFECT SUBJECT PROPERTY, IS NOT A SURVEY MATTER).
 - Restrictions contained in that certain Restrictive Covenant and Easement from Jack L. Gross, Sr., James Edmund Gross, and Sidney L. Gross, Jr. to Legacy Capital Group, LLC and Todd M. Wilson, LLC dated September 15, 2005 and recorded in Deed Book 1183, Page 399, Camden County, Georgia records. Note: The easements conveyed therein were terminated by that certain Termination of Easement dated April 28, 2006 and recorded in Deed Book 1253, Page 819, Camden County, Georgia records. (MAY AFFECT SUBJECT PROPERTY).
 - Terms and conditions contained in the easements for ingress/egress conveyed by the Camden County Joint Development Authority to Bank of the Ozarks recorded in Deed Book 1748, Pages 347-348 of the Camden County, Georgia Records. Note: Portions of easement appear to be publicly dedicated and known as Commercial Drive North. The title search did not reveal a conveyance instrument. The tax map suggests road improvements outside the easement area. (MAY AFFECT SUBJECT PROPERTY).

EXCEPTIONS FROM SCHEDULE B SECTION II:

- (FIRST AMERICAN TITLE COMPANY COMMITMENT NO. 77-4003/24947-1a)
- Matters as shown on those certain plats recorded in Plat Drawer 26, Page 3 and Plat Drawer 19, Page 17, Camden County, Georgia records.
 - Memorandum of Lease Agreement with The Lamar Companies dated September 17, 2008 and recorded in Deed Book 1446, Page 381, Camden County, Georgia records. (AFFECTS SUBJECT PROPERTY, BILLBOARDS DEPICTED HEREON).
 - Restrictions contained in that certain Restrictive Covenant and Easement from Jack L. Gross, Sr., James Edmund Gross, and Sidney L. Gross, Jr. to Legacy Capital Group, LLC and Todd M. Wilson, LLC dated September 15, 2005 and recorded in Deed Book 1183, Page 399, Camden County, Georgia records. Note: The easements conveyed therein were terminated by that certain Termination of Easement dated April 28, 2006 and recorded in Deed Book 1253, Page 819, Camden County, Georgia records. (As to Parcel B). (MAY AFFECT SUBJECT PROPERTY).
 - Terms and conditions contained in the easements for ingress/egress conveyed by the Camden County Joint Development Authority to Bank of the Ozarks recorded in Deed Book 1748, Pages 347-348 of the Camden County, Georgia Records. Note: Portions of easement appear to be publicly dedicated and known as Commercial Drive North. The title search did not reveal a conveyance instrument. The tax map suggests road improvements outside the easement area. (MAY AFFECT SUBJECT PROPERTY, COMMERCIAL DRIVE NORTH DEPICTED HEREON).

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE "A" & "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NUMBERS 13039C0380G & 13039C0385G EFFECTIVE DATE 12-21-2017

LEGEND

- IPS ○ = IRON PIN SET - 5/8" REBAR WITH CAP #2040
IPF ● = IRON PIN FOUND - 5/8" REBAR
OPF ● = GALVANIZED PIPE FOUND
○ = NOT MONUMENTED
CMF ■ = CONCRETE MARKER 5"x5"
→ R/W → = RIGHT OF WAY
— CENTERLINE —
—X—X— = 8' FENCE FENCE ALONG I-95 R/W

EQUIPMENT USED: EGPS 201L PRO GNSS GPS RECEIVER WITH MESA 3 DATA COLLECTOR. THE FIELD DATA MEASUREMENTS UPON WHICH THIS PLAT IS BASED WERE MADE USING GNSS/GPS RECEIVERS. REDUNDANT MEASUREMENTS WERE MADE TO THE CONTROL POINTS AND PROPERTY CORNER MARKERS. BASED ON THE REDUNDANT MEASUREMENTS, THE POSITIONAL TOLERANCE OF THE PROPERTY CORNERS WITH RESPECT TO EACH OTHER WITHIN THE SURVEY IS NOT GREATER THAN 0.25 FOOT FOR SUBURBAN SUBDIVISION INTERIOR BLOCKS (BOARD RULE 180-7-.03) METHOD OF ADJUSTMENT: NONE PLAT CLOSURE: 1"/444,532' BEARINGS SHOWN WERE CALCULATED FROM GRID NORTH, GA EAST ZONE.

PROPERTY INFORMATION

MUNICIPALITY: CITY OF KINGSLAND & CAMDEN COUNTY, GA
MAP 093 PARCEL 001H, MAP 080 PARCEL 049, MAP 093 PARCEL 007 & MAP 093 PARCEL 001L
31ST G.M.D.
TOTAL ACREAGE: 321.879 ACRES
TOTAL NUMBER OF TRACTS: 4 TRACTS
CURRENT ZONING:
TRACTS 1 & 4: CITY OF KINGSLAND: I-G;
TRACTS 2 & 3: CAMDEN COUNTY: A-F;
SETBACKS:
FRONT: 50' FROM R/W
SIDE: 40' (PROPERTY LINES) 50' (PUBLIC R/W LINES)
REAR: 40'
TRACT 2: CAMDEN COUNTY: A-F; SETBACKS:
FRONT: 50'
SIDE: 40'
REAR: 50'
TRACT 3: CAMDEN COUNTY: I-G; SETBACKS:
FRONT: 85'
SIDE: 40'
REAR: 40'
UTILITIES: EXISTING/FUTURE WATER AND SEWER BY CITY OF KINGSLAND WATER & SEWER DEPT.
SUBJECT PROPERTY DEED REFERENCES:
TRACT 1: DEED BOOK 1748 PAGE 818.
TRACT 2: DEED BOOK 1861 PAGE 894.
TRACT 3: DEED BOOK 1848 PAGE 160.
TRACT 4: DEED BOOK 1849 PAGE 160.
UPC DESIGN TICKET #220603-001554.
WETLANDS DEPICTED HEREON DELINEATED AND MAPPED BY ATLAS ENVIRONMENTAL IN MAY & JUNE OF 2022.

ALTA/NSPS LAND TITLE SURVEY FOR:
QTR HARRIETTS BLUFF LLC

31ST GEORGIA MILITIA DISTRICT	KINGSLAND, CAMDEN COUNTY - STATE OF GEORGIA
DATE OF SURVEY: 06-28-22	DATE OF PLAT: 07-01-22
DRAWN BY: AJG	PROJECT NUMBER: 0001-425
SCALE: 1 INCH = 400 FEET	

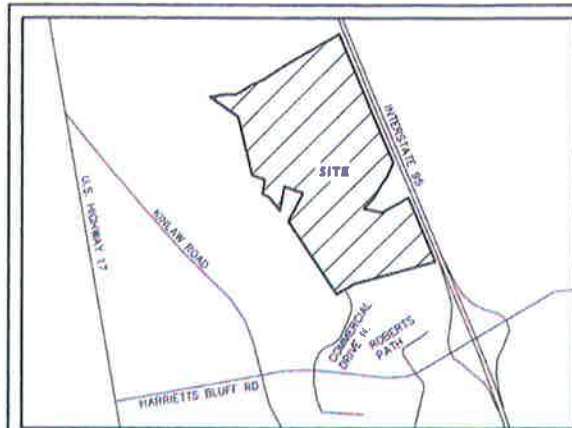
3588 Inner Perimeter Road
P.O. Box 2880
Vadeto, GA 31684
Telephone: 228-247-1852
Fax: 228-247-1553
E-mail: jgrees@g-l-llc.com
GA CCA L8P000980

G&L
SURVEYING • MAPPING

GEORGIA
REGISTERED
LAND SURVEYOR
No. 2940
JAMES J. GREEN

CERTIFICATION:

To QTR HARRIETTS BLUFF LLC, O&M TITLE CO., AND FIRST AMERICAN TITLE INSURANCE COMPANY:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-a, 6(b)(7)(c) (b)(1), 8, 11(a), 13-14, 16-18 of Table A, thereof. The fieldwork was completed on 06-28-22.
Date of Plat: 07-01-22.
Adam J. Grees
Registration No. 2549



LOCATION MAP

LEGAL DESCRIPTION TRACT 1:

All that tract or parcel of land lying and being located in the 31st G.M.D., City of Kingsland, Camden County, Georgia, containing 289.738 acres, and being more particularly described as follows:
For a POINT OF REFERENCE, begin at a point marking the northerly right-of-way line of Harrietts Bluff Road (solid road having on 80' r/w) and the easterly right-of-way line of Kinlaw Road (solid road having on 80' r/w), and proceed N 44° 13' 41" E a distance of 2526.16 feet to a 5/8" iron pin, being the POINT OF BEGINNING; thence N 33° 24' 06" W for a distance of 100.20 feet to a 5/8" iron pin; thence N 33° 07' 37" W for a distance of 1896.09 feet to a 1" pipe; thence N 28° 06' 05" E for a distance of 724.76 feet to a spike nail; thence N 70° 17' 36" W for a distance of 452.76 feet to a 5/8" iron pin; thence N 70° 17' 36" W for a distance of 476.57 feet to a 5/8" iron pin; thence N 70° 29' 35" W for a distance of 80.76 feet to a spike nail; thence N 70° 31' 42" W for a distance of 226.17 feet to a 5/8" iron pin; thence N 13° 38' 59" W for a distance of 1370.16 feet to a 5/8" iron pin; thence N 55° 21' 34" W for a distance of 790.83 feet to a 5/8" iron pin; thence N 80° 58' 51" E for a distance of 386.66 feet to a 5/8" iron pin; thence S 86° 37' 24" E for a distance of 204.09 feet to a 5/8" iron pin; thence N 61° 22' 01" E for a distance of 222.13 feet to a point; thence N 57° 21' 25" E for a distance of 221.10 feet to a point; thence N 67° 20' 28" E a distance of 312.18 feet to a 5/8" iron pin; thence N 56° 42' 25" E for a distance of 583.44 feet to a 1/2" iron pin; thence N 60° 08' 26" E for a distance of 411.61 feet to a bent 1/2" iron pin; thence N 60° 08' 26" E for a distance of 992.66 feet to a bent 1/2" iron pin located on the westerly r/w line of Interstate 95 (solid road having a variable width r/w), thence along said r/w line S 22° 36' 08" E for a distance of 513.08 feet to a broken 5/8" GADOT concrete marker; thence along said r/w line S 22° 36' 44" E for a distance of 1000.22 feet to a leaning 5/8" GADOT concrete marker; thence along said r/w line S 22° 36' 13" E for a distance of 1000.47 feet to a 5/8" GADOT concrete marker; thence along said r/w line S 22° 59' 26" E for a distance of 281.02 feet to a 5/8" iron pin; thence along said r/w line S 22° 34' 44" E for a distance of 99.66 feet to a 5/8" iron pin; thence along said r/w line S 22° 13' 17" E for a distance of 261.54 feet to a 5/8" iron pin; thence S 23° 29' 07" W for a distance of 362.78 feet to a point; thence S 35° 56' 50" W for a distance of 155.15 feet to a point; thence S 29° 21' 50" W for a distance of 403.90 feet to a point; thence S 44° 45' 08" W for a distance of 342.04 feet to a 5/8" iron pin; thence S 72° 24' 37" E for a distance of 426.46 feet to a bent 1" pipe; thence S 19° 14' 31" E for a distance of 1508.77 feet to a 5/8" iron pin; thence S 74° 25' 05" W for a distance of 1141.08 feet to a 5/8" iron pin; thence S 60° 11' 48" W for a distance of 177.91 feet to a 5/8" iron pin; thence S 33° 07' 12" E for a distance of 100.17 feet to a 5/8" iron pin; thence S 60° 11' 48" W for a distance of 302.15 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION TRACT 2:

All that tract or parcel of land lying and being located in the 31st G.M.D., City of Kingsland, Camden County, Georgia, containing 4.409 acres, and being more particularly described as follows:
For a POINT OF REFERENCE, begin at a point marking the northerly right-of-way line of Harrietts Bluff Road (solid road having on 80' r/w) and the easterly right-of-way line of Kinlaw Road (solid road having on 80' r/w), and proceed N 44° 13' 41" E a distance of 2526.16 feet to a 5/8" iron pin; thence N 33° 24' 06" W for a distance of 100.20 feet to a 5/8" iron pin; thence N 33° 07' 37" W for a distance of 1896.09 feet to a 1" pipe; thence N 28° 06' 05" E for a distance of 724.76 feet to a spike nail; thence N 70° 17' 36" W for a distance of 452.76 feet to a 5/8" iron pin; thence N 70° 17' 36" W for a distance of 476.57 feet to a 5/8" iron pin; thence N 70° 29' 35" W for a distance of 80.76 feet to a spike nail; thence N 70° 31' 42" W for a distance of 226.17 feet to a 5/8" iron pin; thence N 13° 38' 59" W for a distance of 1370.16 feet to a 5/8" iron pin; thence N 55° 21' 34" W for a distance of 790.83 feet to a 5/8" iron pin; thence N 80° 58' 51" E for a distance of 386.66 feet to a 5/8" iron pin; thence S 86° 37' 24" E for a distance of 204.09 feet to a 5/8" iron pin; thence N 61° 22' 01" E for a distance of 222.13 feet to a point; thence N 57° 21' 25" E for a distance of 221.10 feet to a point; thence N 67° 20' 28" E a distance of 312.18 feet to a 5/8" iron pin; thence N 56° 42' 25" E for a distance of 583.44 feet to a 1/2" iron pin; thence N 60° 08' 26" E for a distance of 411.61 feet to a bent 1/2" iron pin; thence N 60° 08' 26" E for a distance of 992.66 feet to a bent 1/2" iron pin located on the westerly r/w line of Interstate 95 (solid road having a variable width r/w), thence along said r/w line S 22° 36' 08" E for a distance of 513.08 feet to a broken 5/8" GADOT concrete marker; thence along said r/w line S 22° 36' 44" E for a distance of 1000.22 feet to a leaning 5/8" GADOT concrete marker; thence along said r/w line S 22° 36' 13" E for a distance of 1000.47 feet to a 5/8" GADOT concrete marker; thence along said r/w line S 22° 59' 26" E for a distance of 281.02 feet to a 5/8" iron pin; thence along said r/w line S 22° 34' 44" E for a distance of 99.66 feet to a 5/8" iron pin; thence along said r/w line S 22° 13' 17" E for a distance of 261.54 feet to a 5/8" iron pin; thence S 23° 29' 07" W for a distance of 362.78 feet to a point; thence S 35° 56' 50" W for a distance of 155.15 feet to a point; thence S 29° 21' 50" W for a distance of 403.90 feet to a point; thence S 44° 45' 08" W for a distance of 342.04 feet to a 5/8" iron pin; thence S 72° 24' 37" E for a distance of 426.46 feet to a bent 1" pipe; thence S 19° 14' 31" E for a distance of 1508.77 feet to a 5/8" iron pin; thence S 74° 25' 05" W for a distance of 1141.08 feet to a 5/8" iron pin; thence S 60° 11' 48" W for a distance of 177.91 feet to a 5/8" iron pin; thence S 33° 07' 12" E for a distance of 100.17 feet to a 5/8" iron pin; thence S 60° 11' 48" W for a distance of 302.15 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION TRACT 3:

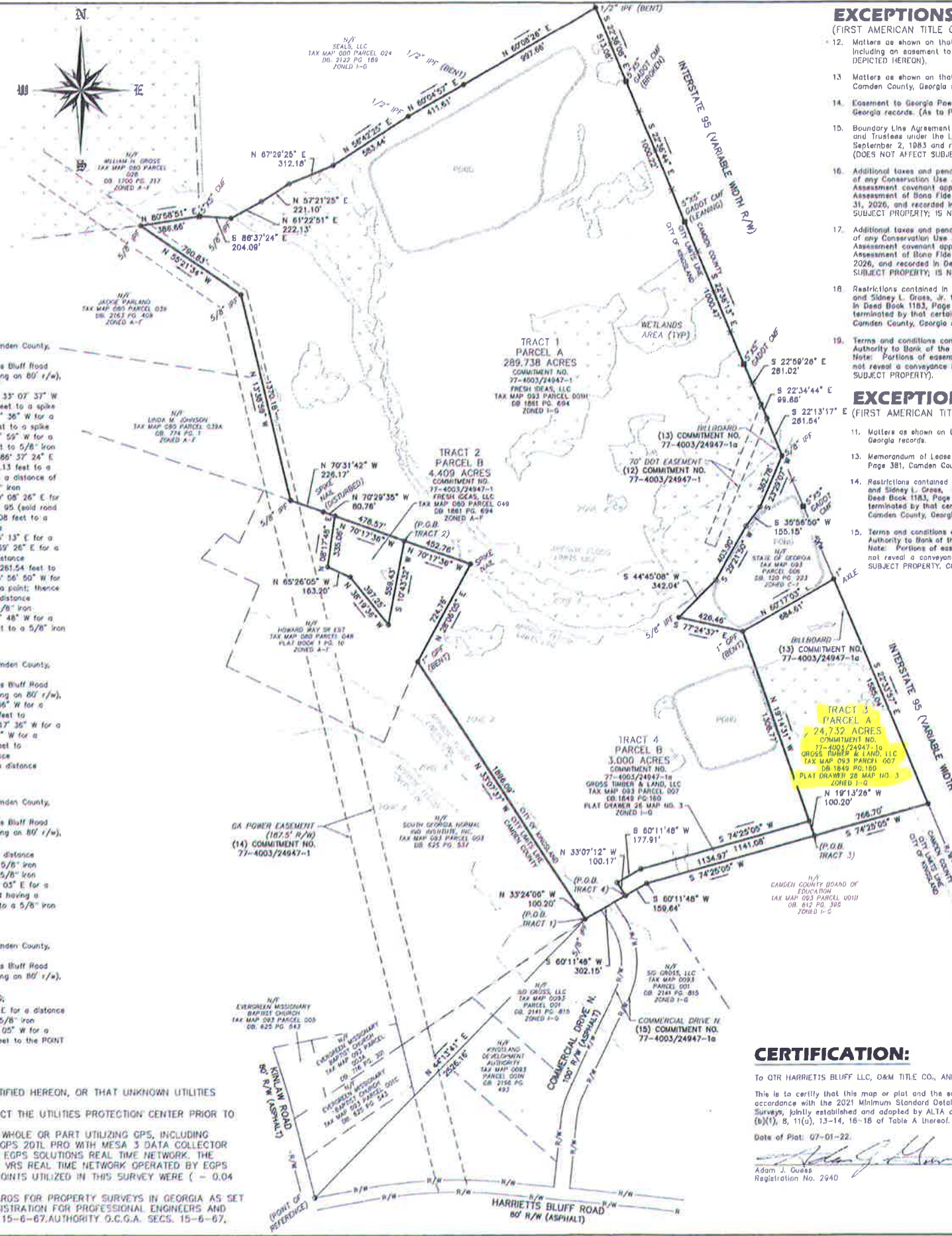
All that tract or parcel of land lying and being located in the 31st G.M.D., City of Kingsland, Camden County, Georgia, containing 24.732 acres, and being more particularly described as follows:
For a POINT OF REFERENCE, begin at a point marking the northerly right-of-way line of Harrietts Bluff Road (solid road having on 80' r/w) and the easterly right-of-way line of Kinlaw Road (solid road having on 80' r/w), and proceed N 44° 13' 41" E a distance of 2526.16 feet to a 5/8" iron pin; thence N 33° 24' 06" W for a distance of 100.20 feet to a 5/8" iron pin; thence N 33° 07' 37" W for a distance of 1896.09 feet to a 1" pipe; thence N 28° 06' 05" E for a distance of 724.76 feet to a spike nail; thence N 70° 17' 36" W for a distance of 452.76 feet to a 5/8" iron pin; thence N 70° 17' 36" W for a distance of 476.57 feet to a 5/8" iron pin; thence N 70° 29' 35" W for a distance of 80.76 feet to a spike nail; thence N 70° 31' 42" W for a distance of 226.17 feet to a 5/8" iron pin; thence N 13° 38' 59" W for a distance of 1370.16 feet to a 5/8" iron pin; thence N 55° 21' 34" W for a distance of 790.83 feet to a 5/8" iron pin; thence N 80° 58' 51" E for a distance of 386.66 feet to a 5/8" iron pin; thence S 86° 37' 24" E for a distance of 204.09 feet to a 5/8" iron pin; thence N 61° 22' 01" E for a distance of 222.13 feet to a point; thence N 57° 21' 25" E for a distance of 221.10 feet to a point; thence N 67° 20' 28" E a distance of 312.18 feet to a 5/8" iron pin; thence N 56° 42' 25" E for a distance of 583.44 feet to a 1/2" iron pin; thence N 60° 08' 26" E for a distance of 411.61 feet to a bent 1/2" iron pin; thence N 60° 08' 26" E for a distance of 992.66 feet to a bent 1/2" iron pin located on the westerly r/w line of Interstate 95 (solid road having a variable width r/w), thence along said r/w line S 22° 36' 08" E for a distance of 513.08 feet to a broken 5/8" GADOT concrete marker; thence along said r/w line S 22° 36' 44" E for a distance of 1000.22 feet to a leaning 5/8" GADOT concrete marker; thence along said r/w line S 22° 36' 13" E for a distance of 1000.47 feet to a 5/8" GADOT concrete marker; thence along said r/w line S 22° 59' 26" E for a distance of 281.02 feet to a 5/8" iron pin; thence along said r/w line S 22° 34' 44" E for a distance of 99.66 feet to a 5/8" iron pin; thence along said r/w line S 22° 13' 17" E for a distance of 261.54 feet to a 5/8" iron pin; thence S 23° 29' 07" W for a distance of 362.78 feet to a point; thence S 35° 56' 50" W for a distance of 155.15 feet to a point; thence S 29° 21' 50" W for a distance of 403.90 feet to a point; thence S 44° 45' 08" W for a distance of 342.04 feet to a 5/8" iron pin; thence S 72° 24' 37" E for a distance of 426.46 feet to a bent 1" pipe; thence S 19° 14' 31" E for a distance of 1508.77 feet to a 5/8" iron pin; thence S 74° 25' 05" W for a distance of 1141.08 feet to a 5/8" iron pin; thence S 60° 11' 48" W for a distance of 177.91 feet to a 5/8" iron pin; thence S 33° 07' 12" E for a distance of 100.17 feet to a 5/8" iron pin; thence S 60° 11' 48" W for a distance of 302.15 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION TRACT 4:

All that tract or parcel of land lying and being located in the 31st G.M.D., City of Kingsland, Camden County, Georgia, containing 3.000 acres, and being more particularly described as follows:
For a POINT OF REFERENCE, begin at a point marking the northerly right-of-way line of Harrietts Bluff Road (solid road having on 80' r/w) and the easterly right-of-way line of Kinlaw Road (solid road having on 80' r/w), and proceed N 44° 13' 41" E a distance of 2526.16 feet to a 5/8" iron pin; thence N 33° 24' 06" W for a distance of 100.20 feet to a 5/8" iron pin; thence N 33° 07' 37" W for a distance of 1896.09 feet to a 1" pipe; thence N 28° 06' 05" E for a distance of 724.76 feet to a spike nail; thence N 70° 17' 36" W for a distance of 452.76 feet to a 5/8" iron pin; thence N 70° 17' 36" W for a distance of 476.57 feet to a 5/8" iron pin; thence N 70° 29' 35" W for a distance of 80.76 feet to a spike nail; thence N 70° 31' 42" W for a distance of 226.17 feet to a 5/8" iron pin; thence N 13° 38' 59" W for a distance of 1370.16 feet to a 5/8" iron pin; thence N 55° 21' 34" W for a distance of 790.83 feet to a 5/8" iron pin; thence N 80° 58' 51" E for a distance of 386.66 feet to a 5/8" iron pin; thence S 86° 37' 24" E for a distance of 204.09 feet to a 5/8" iron pin; thence N 61° 22' 01" E for a distance of 222.13 feet to a point; thence N 57° 21' 25" E for a distance of 221.10 feet to a point; thence N 67° 20' 28" E a distance of 312.18 feet to a 5/8" iron pin; thence N 56° 42' 25" E for a distance of 583.44 feet to a 1/2" iron pin; thence N 60° 08' 26" E for a distance of 411.61 feet to a bent 1/2" iron pin; thence N 60° 08' 26" E for a distance of 992.66 feet to a bent 1/2" iron pin located on the westerly r/w line of Interstate 95 (solid road having a variable width r/w), thence along said r/w line S 22° 36' 08" E for a distance of 513.08 feet to a broken 5/8" GADOT concrete marker; thence along said r/w line S 22° 36' 44" E for a distance of 1000.22 feet to a leaning 5/8" GADOT concrete marker; thence along said r/w line S 22° 36' 13" E for a distance of 1000.47 feet to a 5/8" GADOT concrete marker; thence along said r/w line S 22° 59' 26" E for a distance of 281.02 feet to a 5/8" iron pin; thence along said r/w line S 22° 34' 44" E for a distance of 99.66 feet to a 5/8" iron pin; thence along said r/w line S 22° 13' 17" E for a distance of 261.54 feet to a 5/8" iron pin; thence S 23° 29' 07" W for a distance of 362.78 feet to a point; thence S 35° 56' 50" W for a distance of 155.15 feet to a point; thence S 29° 21' 50" W for a distance of 403.90 feet to a point; thence S 44° 45' 08" W for a distance of 342.04 feet to a 5/8" iron pin; thence S 72° 24' 37" E for a distance of 426.46 feet to a bent 1" pipe; thence S 19° 14' 31" E for a distance of 1508.77 feet to a 5/8" iron pin; thence S 74° 25' 05" W for a distance of 1141.08 feet to a 5/8" iron pin; thence S 60° 11' 48" W for a distance of 177.91 feet to a 5/8" iron pin; thence S 33° 07' 12" E for a distance of 100.17 feet to a 5/8" iron pin; thence S 60° 11' 48" W for a distance of 302.15 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES:

- G&L MAKES NO GUARANTEE THAT ALL EXISTING UTILITIES HAVE BEEN IDENTIFIED HEREON, OR THAT UNKNOWN UTILITIES AND/OR EASEMENTS DO NOT EXIST ON SUBJECT PROPERTY.
- FURTHER, G&L ASSUMES NO LIABILITY RESULTING FROM FAILURE TO CONTACT THE UTILITIES PROTECTION CENTER PRIOR TO ANY ON-SITE DIGGING.
- HORIZONTAL AND VERTICAL DATA SHOWN ON THIS PLAT WAS OBTAINED IN WHOLE OR PART UTILIZING GPS, INCLUDING CONTROL POINTS AND FOUND AND COMPUTED POINTS. EQUIPMENT USED: EGPS 201L PRO WITH MESA 3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA BASE STATION & CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE (- 0.04 FT. HORIZONTAL AND 0.05 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL).
- THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 13-15-22.



EXCEPTIONS FROM SCHEDULE B SECTION II:

- (FIRST AMERICAN TITLE COMPANY COMMITMENT NO. 77-4003/24947-1)
- Matters as shown on that certain plat recorded at Plat Cabinet 1, File Number 107-C, Camden County, Georgia records, including an easement to the State Department of Transportation, (As to Parcel A). (AFFECTS SUBJECT PROPERTY AS DEPICTED HEREON).
 - Matters as shown on that certain plat recorded at Plat Cabinet 1, File Number 16-C, and in Deed Book 525, Page 525, Camden County, Georgia records, (As to Parcel B). (AS DEPICTED HEREON).
 - Easement to Georgia Power Company dated October 20, 1963 and recorded in Deed Book 67, Page 480, Camden County, Georgia records. (As to Parcel A). (AFFECTS SUBJECT PROPERTY AS DEPICTED HEREON).
 - Boundary Line Agreement by and between Jack L. Gross, James Edmund Gross, and Sidney L. Gross, Jr., as Executors and Trustees under the Last Will and Testament of Sidney L. Gross and William R. Morris and R.W. Sheffield dated September 2, 1983 and recorded in Deed Book 182, Page 323, Camden County, Georgia records. (As to Parcel A). (DOES NOT AFFECT SUBJECT PROPERTY).
 - Additional taxes and penalties which may be assessed against the Land or any portion thereof as a result of a breach of any Conservation Use Assessment covenant, Forest Land Protection Act covenant, or Preferred Agricultural Preferential Assessment covenant applicable to the Land, evidenced by the following: Application and Questionnaire for Current Use Assessment of Bone Fide Agricultural Property dated March 16, 2017, beginning January 1, 2017 and ending December 31, 2026, and recorded in Deed Book 1854, Page 417, Camden County, Georgia records. (As to Parcel A). (MAY AFFECT SUBJECT PROPERTY; IS NOT A SURVEY MATTER).
 - Additional taxes and penalties which may be assessed against the Land or any portion thereof as a result of a breach of any Conservation Use Assessment covenant, Forest Land Protection Act covenant, or Preferred Agricultural Preferential Assessment covenant applicable to the Land, evidenced by the following: Application and Questionnaire for Current Use Assessment of Bone Fide Agricultural Property dated July 6, 2017, beginning January 1, 2017 and ending December 31, 2026, and recorded in Deed Book 1874, Page 344, Camden County, Georgia records. (As to Parcel B). (MAY AFFECT SUBJECT PROPERTY; IS NOT A SURVEY MATTER).
 - Restrictions contained in that certain Restrictive Covenant and Easement from Jack L. Gross, Jr., James Edmund Gross, and Sidney L. Gross, Jr. to Legacy Capital Group, LLC and Todd M. Wilson, LLC dated September 15, 2005 and recorded in Deed Book 1183, Page 399, Camden County, Georgia records. Note: The easements conveyed therein were terminated by that certain Termination of Easement dated April 28, 2006 and recorded in Deed Book 1253, Page 819, Camden County, Georgia records. (MAY AFFECT SUBJECT PROPERTY).
 - Terms and conditions contained in the easements for ingress/egress conveyed by the Camden County Joint Development Authority to Bank of the Ozarks recorded in Deed Book 1748, Pages 347-348 of the Camden County, Georgia records. Note: Portions of easement appear to be publicly dedicated and known as Commercial Drive North. The title search did not reveal a conveyance instrument. The tax map suggests road improvements outside the easement area. (MAY AFFECT SUBJECT PROPERTY).

EXCEPTIONS FROM SCHEDULE B SECTION II:

- (FIRST AMERICAN TITLE COMPANY COMMITMENT NO. 77-4003/24947-1a)
- Matters as shown on those certain plats recorded in Plat Drawer 26, Page 3 and Plat Drawer 10, Page 17, Camden County, Georgia records.
 - Memorandum of Lease Agreement with The Lamar Companies dated September 17, 2008 and recorded in Deed Book 1446, Page 381, Camden County, Georgia records. (AFFECTS SUBJECT PROPERTY, BILLBOARDS DEPICTED HEREON).
 - Restrictions contained in that certain Restrictive Covenant and Easement from Jack L. Gross, Jr., James Edmund Gross, and Sidney L. Gross, Jr. to Legacy Capital Group, LLC and Todd M. Wilson, LLC dated September 15, 2005 and recorded in Deed Book 1183, Page 399, Camden County, Georgia records. Note: The easements conveyed therein were terminated by that certain Termination of Easement dated April 28, 2006 and recorded in Deed Book 1253, Page 819, Camden County, Georgia records. (As to Parcel B). (MAY AFFECT SUBJECT PROPERTY).
 - Terms and conditions contained in the easements for ingress/egress conveyed by the Camden County Joint Development Authority to Bank of the Ozarks recorded in Deed Book 1748, Pages 347-348 of the Camden County, Georgia records. Note: Portions of easement appear to be publicly dedicated and known as Commercial Drive North. The title search did not reveal a conveyance instrument. The tax map suggests road improvements outside the easement area. (MAY AFFECT SUBJECT PROPERTY, COMMERCIAL DRIVE NORTH DEPICTED HEREON).

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE "A" & "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NUMBERS 13038C0380G & 13039C0385G EFFECTIVE DATE: 12-21-2017

LEGEND

- IPS ● - IRON PIN SET - 5/8" REBAR WITH CAP #2940
IPF ● - IRON PIN FOUND - 5/8" REBAR
GPF ● - GALVANIZED PIPE FOUND
○ - NOT MONUMENTED
CMF ■ - CONCRETE MARKER 5"X5"
---R/W--- - RIGHT OF WAY
---C/L--- - CENTERLINE
---X---X--- - 8' FIELD FENCE ALONG I-95 R/W
- EQUIPMENT USED: EGPS 201L PRO GNSS GPS RECEIVER WITH MESA 3 DATA COLLECTOR. THE FIELD DATA MEASUREMENTS UPON WHICH THIS PLAT IS BASED WERE MADE USING GNSS/GPS RECEIVERS. REDUNDANT MEASUREMENTS WERE MADE TO THE CONTROL POINTS AND PROPERTY CORNER MARKERS. BASED ON THE REDUNDANT MEASUREMENTS, THE POSITIONAL TOLERANCE OF THE PROPERTY CORNERS WITH RESPECT TO EACH OTHER WITHIN THE SURVEY IS NOT GREATER THAN 0.25 FOOT FOR SUBURBAN SUBDIVISION INTERIOR BLOCKS (BOARD RULE 180-7-0.3) METHOD OF ADJUSTMENT: NONE PLAT CLOSURE: 1/444,532' BEARINGS SHOWN WERE CALCULATED FROM GRID NORTH, GA EAST ZONE.

PROPERTY INFORMATION

MUNICIPALITY: CITY OF KINGSLAND & CAMDEN COUNTY, GA
MAP 093 PARCEL 001H, MAP 080 PARCEL 049, MAP 093 PARCEL 007 & MAP 093 PARCEL 001L 31ST G.M.D.
TOTAL ACREAGE: 321.879 ACRES
TOTAL NUMBER OF TRACTS: 4 TRACTS
CURRENT ZONING: TRACTS 1 & 4: CITY OF KINGSLAND: I-G; SETBACKS: FRONT: 50' FROM R/W SIDE: 40' (PROPERTY LINES) 50' (PUBLIC R/W LINES) REAR: 40'
TRACT 2: CAMDEN COUNTY: A-F; SETBACKS: FRONT: 50' SIDE: 40' REAR: 50'
TRACT 3: CAMDEN COUNTY: I-G; SETBACKS: FRONT: 65' SIDE: 40' REAR: 40'
UTILITIES: EXISTING/FUTURE WATER AND SEWER BY CITY OF KINGSLAND WATER & SEWER DEPT.
SUBJECT PROPERTY DEED REFERENCES:
TRACT 1: DEED BOOK 1748 PAGE 819.
TRACT 2: DEED BOOK 1081 PAGE 894.
TRACT 3: DEED BOOK 1849 PAGE 160.
TRACT 4: DEED BOOK 1849 PAGE 160.
UPC DESIGN TICKET #220603-001554.
WETLANDS DEPICTED HEREON DELINEATED AND MAPPED BY ATLAS ENVIRONMENTAL IN MAY & JUNE OF 2022.

CERTIFICATION:

To QTR HARRIETTS BLUFF LLC, O&M TITLE CO., AND FIRST AMERICAN TITLE INSURANCE COMPANY:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(b)(7)(c) (b)(1), 8, 11(a), 13-14, 16-18 of Table A thereof. The fieldwork was completed on 06-28-22.
Date of Plat: 07-01-22.
Adam J. Guesz
Registration No. 2940

ALTA/NSPS LAND TITLE SURVEY FOR: QTR HARRIETTS BLUFF LLC

81ST GEORGIA MILITIA DISTRICT KINGSLAND, CAMDEN COUNTY - STATE OF GEORGIA

DATE OF SURVEY:	06-28-22	SCALE 1 INCH = 400 FEET (IN FEET)
DATE OF PLAT:	07-01-22	
DRAWN BY:	AJG	
PROJECT NUMBER:	0001-428	

3998 Inner Perimeter Road
P.O. Box 2980
Valdosta, GA 31604
Telephone: 229-247-1552
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