



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • OCTOBER 3, 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. 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 known 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.

IV. AGENDA ITEMS

1. Home Occupation-102 Birch Ct.-Map & Parcel 082M 001 -

Jennifer Leggett has applied for a Home Occupation Permit for a nail polish business known as "Finding Feathers Lacquer, LLC". 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. Re-Zoning-Parcels 095 025, 095 025 002, 095 009B -

Bill Gross, with Scrubby Bluff Holdings, LLC & Gross Timber and Land, LLC has submitted an application to request that the noted parcels be re-zoned to C-PLMU (Commercial-Planned Large Multi-Use) for the purpose of adding multi-family housing to the proposed sports/entertainment complex project. The parcels are located on the east and west sides of May Creek Drive and on the north side of Scrubby Bluff Road, containing a total of approximately 327 acres. The re-zoning will allow for an affordable housing option for city residents and will act as a support mechanism for the proposed sports/entertainment complex. There is existing water and sewer available to the immediate area. Zoning is C-ED (Commercial-Entertainment District). Staff recommends approval.

3. Re-Zoning-Parcel 095 027 and PD Approval -

Roberts Civil Engineering, acting agent for property owners Stephana Dixon and Jack Gross, Jr. has submitted an application to re-zone parcel 095 027, along with a new PD to be approved. The applicant is requesting that 196.19 acres of the parcel be re-zoned to PD/R-2 and that 118.69 acres of the parcel be re-zoned to PD/C-2 for the purpose of a 55 and over duplex rental community and commercial business project. The parcel is located on the south side of Scrubby Bluff Road at the intersection of Greentree Drive containing a total of approximately 314.88 acres. The PD will include approximately 200 duplexes (400 units) with a mixture of commercial businesses such as a mini storage facility, RV & Boat Storage, and Boat Marina. This development will create affordable rental housing for senior citizens in the city along with access to different type of businesses and recreational facilities. No preliminary plat or engineering reviews have been submitted at this time. There is existing water and sewer available to the immediate area. Staff has reviewed the submitted PD and finds no issues. Zoning is PD/R-1 and PD/R-3. Staff recommends approval.

4. Re-Zoning-Parcel 120 008G004 -

Bill Gross, acting agent for VCREATZE, LLC (Nick Hanzlick & Paru Gandhi, owners) have applied for a re-zoning of parcel 120 008G004 containing approximately 4.76 acres located on the east side of Marsh Harbour Parkway and on the south side of Golf Course Blvd. The applicant is requesting the parcel be re-zoned to PD/C-2 (General Commercial) for the purpose of a proposed Lodge to support the Laurel Links Golf Course. Zoning is PD/R-3. Staff recommends approval.

V. ADJOURNMENT



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

TABLED

AGENDA ITEM (ID # 3978)

Meeting: 10/03/22 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.

HISTORY:

09/06/22

Planning and Zoning

DEFERRED

Next: 10/03/22

Applicant was not present.



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.

3.1.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 315 8
 FAX: _____ E-MAIL: jequirielme18@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: gifts & 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.

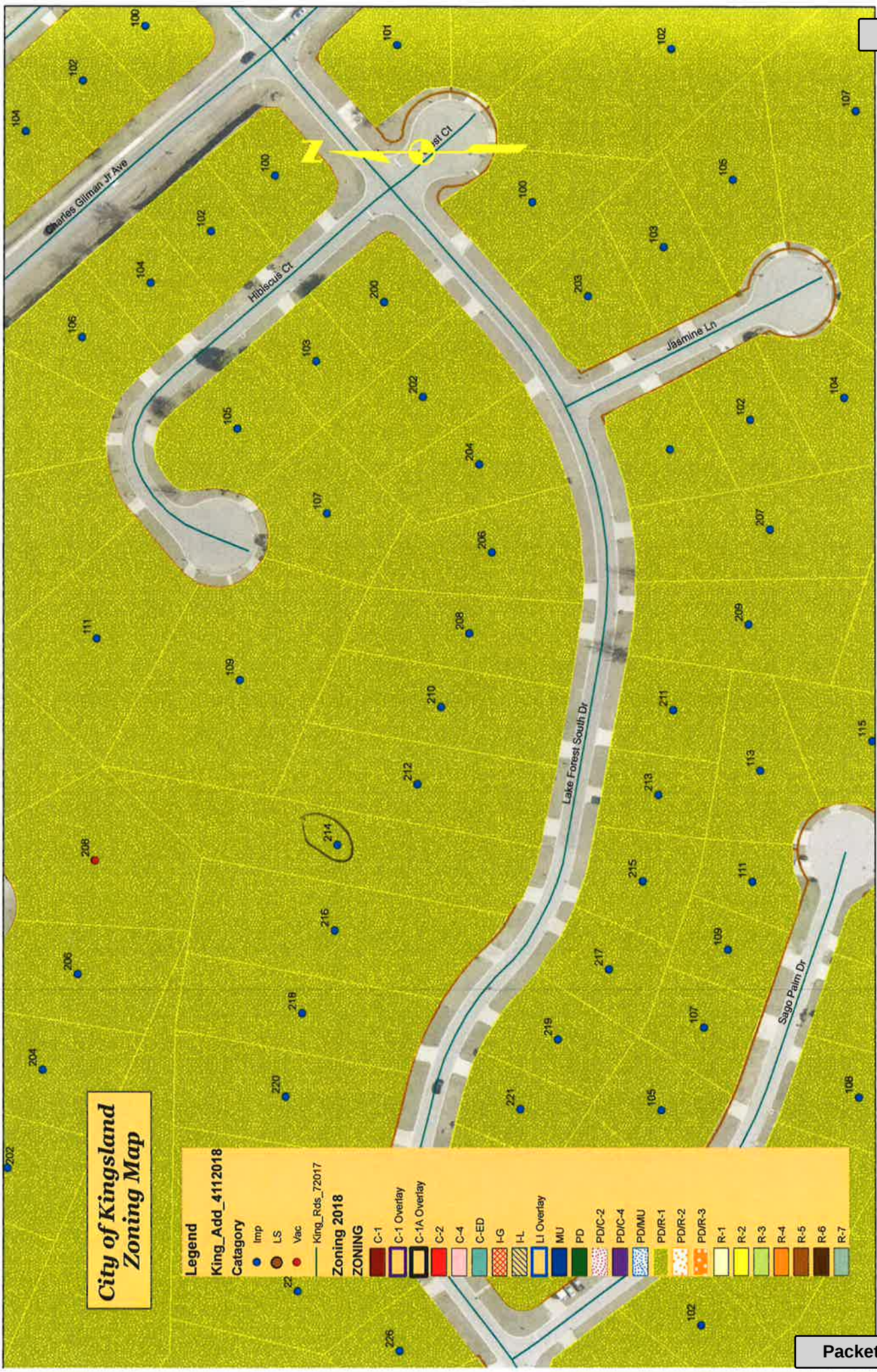
Thank you,

Marissa Richael

Leasing Coordinator

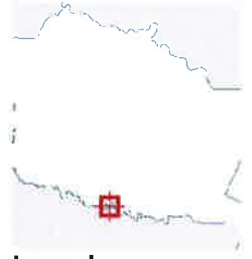
Kings Bay Rentals LLC
1612 Boone Street | Kingsland, GA 31548
office: (912) 729-4549
fax: (912) 729-2264

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
 Class Code Residential
 Taxing District KINGSLAND
 Acres 0.72

Owner PUFF KAMERAN & AUBREY
 214 LAKE FOREST SOUTH DRIVE
 KINGSLAND, GA 31548
 Physical Address 214 S LAKE FOREST DR
 Assessed Value Value \$240728

Last 2 Sales

Date	Net Price	Reason	Qual
4/27/2020	\$219200	FM	Q
6/14/2019	\$118000	FM	Q

(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 # 3999)**

Meeting: 10/03/22 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3999

Home Occupation-102 Birch Ct.-Map & Parcel 082M 001

Jennifer Leggett has applied for a Home Occupation Permit for a nail polish business known as "Finding Feathers Lacquer, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.



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

Planning and Community Development Staff Report

Planning Commission Meeting Date: October 3, 2022

City Council Meeting Date: October 24, 2022

Agenda Item: Home Occupation for 102 Birch Ct., Map & Parcel 082M 001

Summary:

Jennifer Leggett has applied for a Home Occupation Permit for a nail polish business known as “Finding Feathers Lacquer, LLC”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Attachment: Oct 2022-Home Occ-102 Birch Ct (3999 : Home Occupation-102 Birch Ct.-Map & Parcel 082M 001)



October Agenda

4.1.a

770 358

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: Jennifer Leggett PHONE: 706-267-8939
 ADDRESS: 102 Birch Ct, Kingsland, GA 31548
 FAX: _____ E-MAIL: findingfeatherslacquer@gmail.com

Type of use you are requesting:

- () **Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)
- (X) **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)
- () **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: Finding Feathers Lacquer LLC
 STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 102 Birch Ct, Kingsland
 TAX MAP & PARCEL NUMBER: 082M 001 ZONING: ~~residential~~ PD/R-1
 OWNER OF SITE, IF NOT APPLICANT: _____
 ADDRESS: _____
 CITY: _____ STATE: X 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
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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: Jennifer Leggett DATE: 8.16.2022

Attachment: Oct 2022-Home Occ-102 Birch Ct (3999 : Home Occupation-102 Birch Ct-Map & Parcel 082M 001)



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Jennifer Leggett
 ADDRESS: 102 Birch Ct
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: (904) 267-8939 FAX: () E-MAIL: findingfeatherslacquer@gmail.com
 PROPOSED BUSINESS: Finding Feathers Lacquer LLC LOCATION: The Meadows
 TAX PARCEL: 082M 001 ZONING: residential

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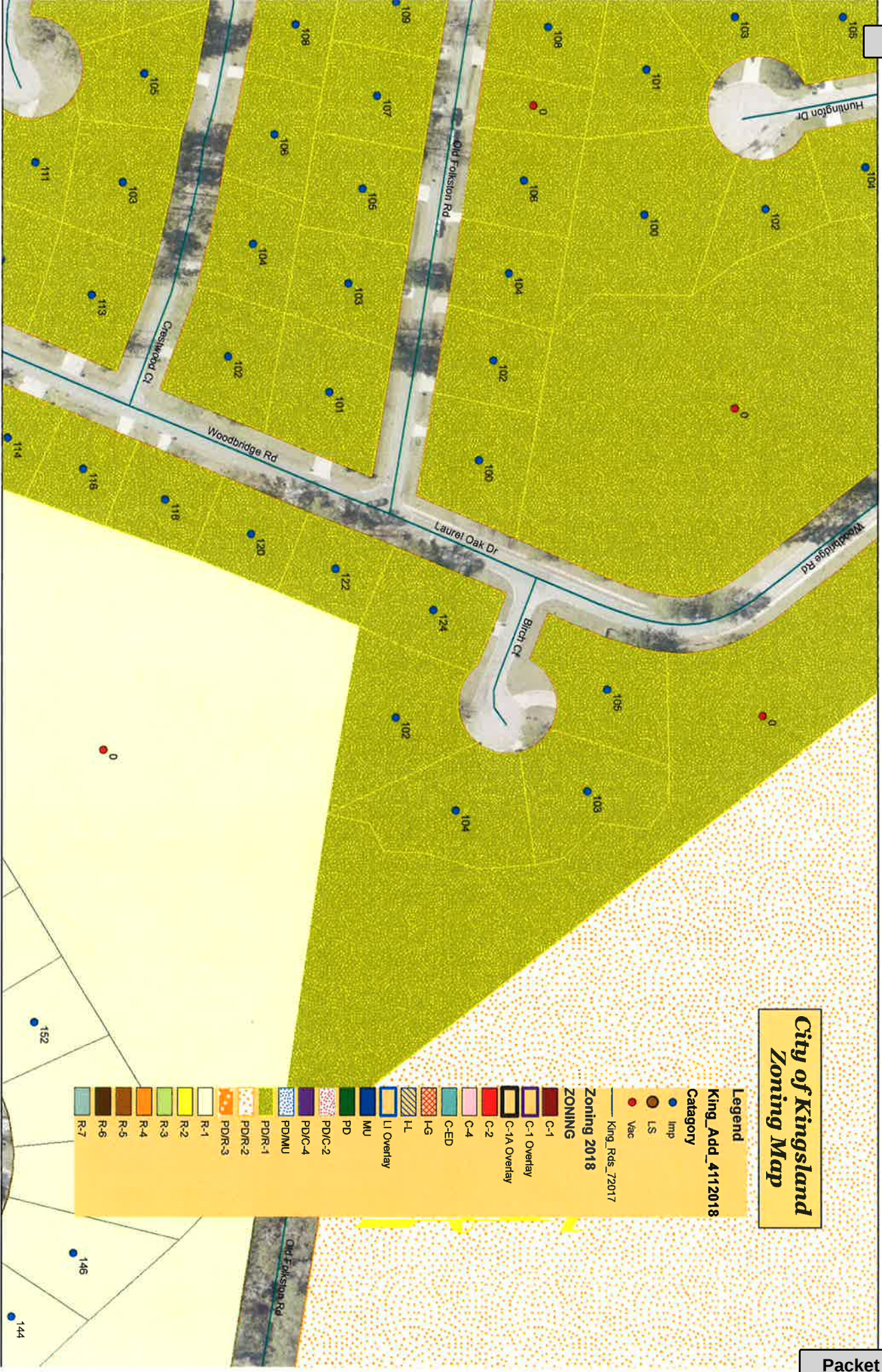
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
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- The occupation or profession must be conducted 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.
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- 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.
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- 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.

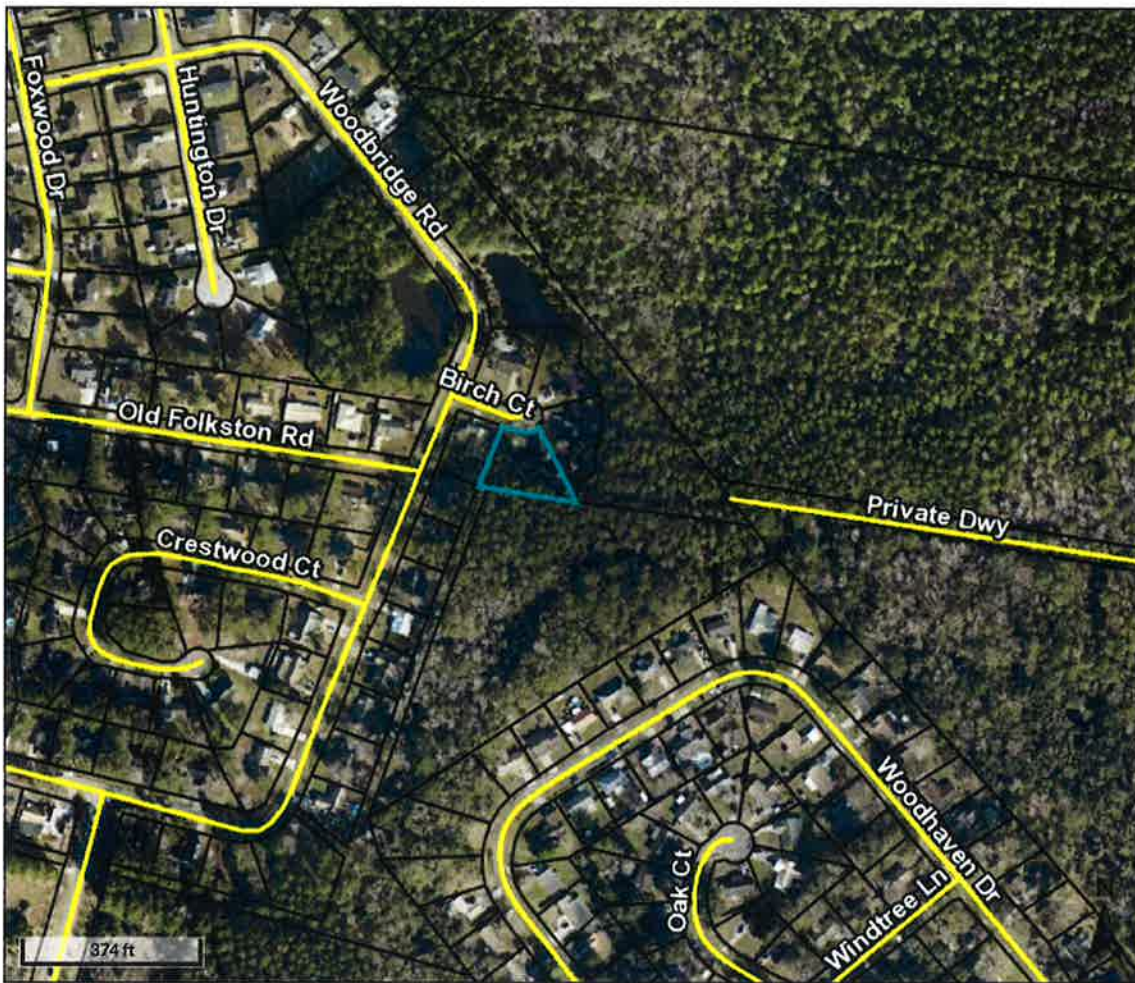
I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

Jennifer Leggett
 SIGNATURE OF APPLICANT

8.16.2022
 DATE

Attachment: Oct 2022-Home Occ-102 Birch Ct (3999 : Home Occupation-102 Birch Ct-Map & Parcel 082M 001)





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	082M 001	Owner	LEGGETT JACOB A & JENNIFER A	Last 2 Sales			
Class Code	Residential		102 BIRCH COURT	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	7/20/2012	\$78700	AL	U
	KINGSLAND	Physical Address	102 BIRCH CT	11/16/2006	\$139000	FM	Q
Acres	0.21	Assessed Value	Value \$137676				

(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

Attachment: Oct 2022-Home Occ-102 Birch Ct (3999 : Home Occupation-102 Birch Ct.-Map & Parcel 082M 001)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4000)**

Meeting: 10/03/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4000

Re-Zoning-Parcels 095 025, 095 025 002, 095 009B

Bill Gross, with Scrubby Bluff Holdings, LLC & Gross Timber and Land, LLC has submitted an application to request that the noted parcels be re-zoned to C-PLMU (Commercial-Planned Large Multi-Use) for the purpose of adding multi-family housing to the proposed sports/entertainment complex project. The parcels are located on the east and west sides of May Creek Drive and on the north side of Scrubby Bluff Road, containing a total of approximately 327 acres. The re-zoning will allow for an affordable housing option for city residents and will act as a support mechanism for the proposed sports/entertainment complex. There is existing water and sewer available to the immediate area. Zoning is C-ED (Commercial-Entertainment District). Staff recommends approval.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: October 3, 2022

City Council Meeting Date: October 24, 2022

Agenda Item: Rezoning of Parcels 095 025, 095 025 002, 095 009B

Summary:

Bill Gross, with Scrubby Bluff Holdings, LLC & Gross Timber and Land, LLC has submitted an application to request that the noted parcels be rezoned to C-PLMU (Commercial-Planned Large Multi-Use) for the purpose of adding multi-family housing to the proposed sports/entertainment complex project. The parcels are located on the east and west sides of May Creek Drive and on the north side of Scrubby Bluff Rd., containing a total of approx. 327 acres. The rezoning will allow for another affordable housing option for city residents and will act as a support mechanism for the proposed sports/entertainment complex. There is existing water and sewer available to the immediate area.

Current Zoning: C-ED (Commercial- Entertainment District)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
 Planning Director

Attachment: Oct 2022-Re-Zoning-Parcels 095 025, 095 025 002, 095 009B (4000 : Re-Zoning-Parcels 095 025, 095 025 002, 095 009B)

226398

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 C-ED

EXISTING USE Undeveloped Land

REQUESTED ZONING C-PLmu

REQUESTED USE Planned Multiuse

PROPERTY OWNER(S)

Name(s) Scrubby Bluff Holdings LLC + Gross Timber Lane LLC

Address 1209 E. King Ave, Kingsland, GA 31548

Phone No. 912-729-3564 (Work and/or home); Fax No. 912-729-1325

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

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

William H. Gross

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

GENERAL INFORMATION

Location or Legal

Property Description: Tax Parcel # 095-025, 095 009B, & See attached map 095 025 002

Property

Address: may creek Drive + Scrubby Bluff Road, Kingsland, GA 31548

Tax Map Reference Number 095-025 Zoning Map 897
095-025 002 C-ED
095-009B

City of Kingsland Zoning Application
Page Two

Property Size 327 Acres Property Frontage 2,075 Feet on 4806 Maycrack Dr.
Scrubby Bluff Rd.

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 Provide housing and support the GA/FL Sports
Park

Would not be detrimental to property or persons in the area because Its a planned community & will provide
housing

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

No

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

No

**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

NO

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

NO

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

W.H. Gross, 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 October 3, 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

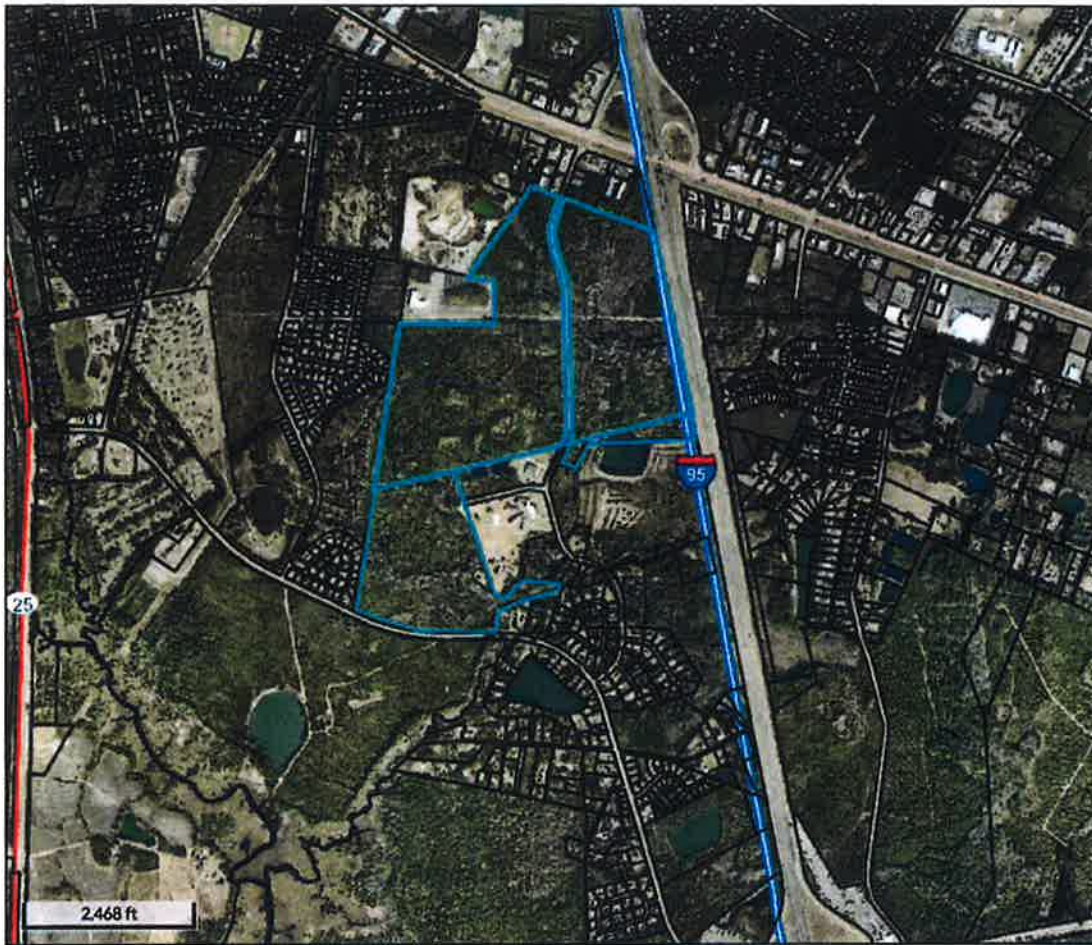
Submission fee for rezoning received from Bill Gross
in the amount of \$ 450.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 9/8/22

Attachment: Oct 2022-Re-Zoning-Parcels 095 025, 095 025 002, 095 009B (4000 : Re-Zoning-Parcels 095 025, 095 025 002, 095 009B)



Overview



Legend

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

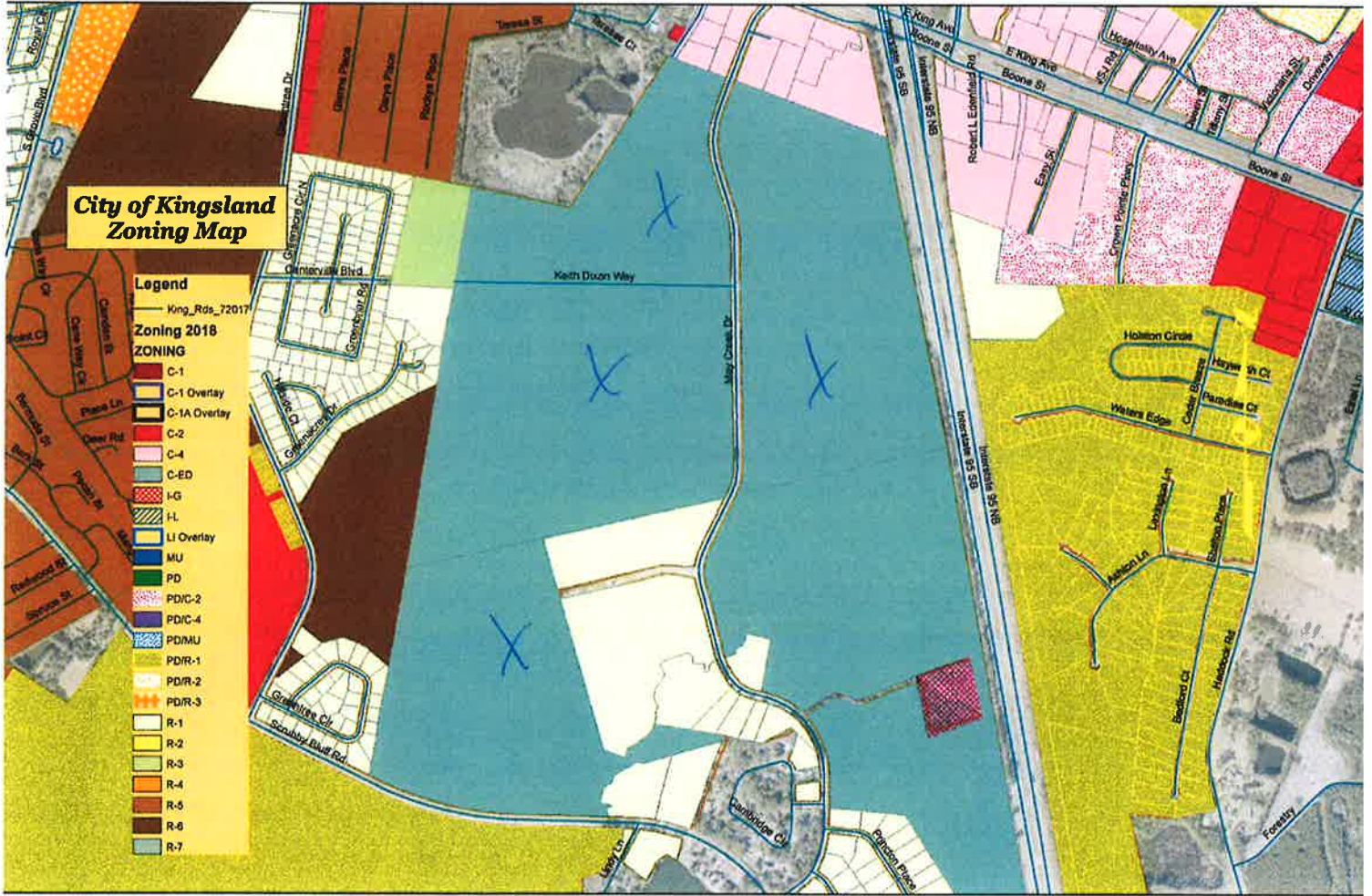
Parcel ID	095 009B	Owner	GROSS TIMBER & LAND LLC	Last 2 Sales			
Class Code	Commercial		POST OFFICE BOX 365	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND EXIT 3 C-E TAD1		KINGSLAND, GA 31548	2/21/2008	\$6020000	FY	U
	KINGSLAND EXIT 3 C-E TAD1	Physical Address	n/a	3/9/2000	0	FY	U
Acres	238.22	Assessed Value	Value \$1085490				

(Note: Not to be used on legal documents)

Date created: 9/8/2022

Last Data Uploaded: 9/8/2022 7:46:26 AM

Developed by  **Schneider**
GEOSPATIAL



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4001)**

Meeting: 10/03/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4001

Re-Zoning-Parcel 095 027 and PD Approval

Roberts Civil Engineering, acting agent for property owners Stephana Dixon and Jack Gross, Jr. has submitted an application to re-zone parcel 095 027, along with a new PD to be approved. The applicant is requesting that 196.19 acres of the parcel be re-zoned to PD/R-2 and that 118.69 acres of the parcel be re-zoned to PD/C-2 for the purpose of a 55 and over duplex rental community and commercial business project. The parcel is located on the south side of Scrubby Bluff Road at the intersection of Greentree Drive containing a total of approximately 314.88 acres. The PD will include approximately 200 duplexes (400 units) with a mixture of commercial businesses such as a mini storage facility, RV & Boat Storage, and Boat Marina. This development will create affordable rental housing for senior citizens in the city along with access to different type of businesses and recreational facilities. No preliminary plat or engineering reviews have been submitted at this time. There is existing water and sewer available to the immediate area. Staff has reviewed the submitted PD and finds no issues. Zoning is PD/R-1 and PD/R-3. Staff recommends approval.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: October 3, 2022

City Council Meeting Date: October 24, 2022

Agenda Item: Rezoning of Parcel 095 027 and PD Approval

Summary:

Roberts Civil Engineering, acting agent for property owners Stephana Dixon and Jack Gross Jr. has submitted an application to rezone parcel 095 027, along with a new PD to be approved. The applicant is requesting that 196.19 acres of the parcel be rezoned to PD/R-2 and that 118.69 acres of the parcel be rezoned to PD/C-2 for the purpose of a 55 and over duplex rental community and commercial business project. The parcel is located on the south side of Scrubby Bluff Rd. at the intersection of Greentree Drive containing a total of approx. 314.88 acres. The PD will include approx. 200 duplexes (400 units) with a mixture of commercial businesses such as a mini storage facility, RV & Boat Storage, and Boat Marina. This development will create affordable rental housing for senior citizens in the city along with access to different type of businesses and recreational facilities. No preliminary plat or engineering reviews have been submitted at this time. There is existing water and sewer available to the immediate area. Staff has reviewed the submitted PD and finds no issues.

A conceptual site plan and the PD Text is attached to this report.

Current Zoning: PD/R-1, PD/R-3

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
 Planning Director

Attachment: Oct 2022-Re-Zoning-Parcel 095 027 & PD Approval (4001 : Re-Zoning-Parcel 095 027 and PD Approval)

RESERVE AT MAY CREEK**APPLICATION FOR PLANNED DEVELOPMENT DISTRICT****PROJECT REPORT****DATE 09/09/2022****1. Project Description**

This application is a request by RTSB Holdings, LLC (c/o Tommy McGraw & Ron Tyson), whose authorized agent is Roberts Civil Engineering, to rezone +/- 315 acres, more or less, from its current zoning of PD/R-1 & PD/R-3 to PD/R-2 and PD/C-2. This tract of land is designated as tax parcel ID 095 027 by the Camden County Tax Assessor. The project will be split into a PD/R-2 portion in 3 phases and PD/C-2.

2. Legal Description

A boundary survey of the tract is attached as Exhibit "A" titled "A Parcel of Land Lying in the City of Kingsland, 1606th G.M.D., Camden County, Georgia, For: RTSB Holdings, LLC; and First American Title Insurance Company" by Bennett Surveying, Inc.

3. Standards for Development**A. Permitted Uses**Residential Tract:

1. Any use as listed in the Kingsland, Georgia – Code of Ordinances, Appendix A, Article VI. Section 60.2 R-2, Low Density Residential District including but not limited to Two-family dwelling (duplex) as a for rent or owned product.
2. Clubhouse and amenities to service residential development

Commercial Tract:

1. Any use as listed in the Kingsland, Georgia – Code of Ordinances, Appendix A, Article VI. Section 61.3 C-2, General Commercial District
3. Mini-warehouse storage
4. Open air storage for the use of Recreation Vehicle and Boat Storage
5. Boat Marina

B. Density Requirement

Residential dwellings: Not more than 10 units per gross acre.

C. Yard Requirement**(1) Minimum lot area:**

- (a) Single family dwellings: 10,000 square feet per unit.
- (b) Two and three family dwellings: 4,000 square feet per unit.
- (c) Commercial: 10,500 square feet

- (2) Minimum lot width at building line:
 - (a) Residential: 70 feet
 - (b) Commercial: 75 feet
- (3) Minimum front yard setback from public right-of-way: 25 feet
- (4) Minimum side yard setbacks:
 - (a) All uses:
 - (i) From a public right-of-way: 25 feet
 - (ii) From property line abutting an adjacent property zoned as a Residential District: 25 feet
 - (iii) From any other property line: 15 feet
- (5) Minimum rear yard setbacks:
 - (a) All uses:
 - (i) From a public right-of-way: 30 feet
 - (ii) From property line abutting an adjacent property zoned as a Residential District: 25 feet
 - (iii) From any other property line: 15 feet
- (6) Maximum percentage of lot covered by buildings:
 - (a) Residential: 45%
 - (b) Commercial: 85%
- (7) Maximum building height:
 - (a) Residential: 35 feet or 2 stories
 - (b) Commercial: 55 feet
- (8) Minimum dwelling unit size:
 - (a) Single family dwellings: None
 - (b) Two and three family dwellings: 600 square feet per unit
 - (c) Commercial: N/A

4. Dedication of Land for Public Use

Roads and infrastructure shall be designed to the standards set forth by the City of Kingsland and remain private to be maintained by the property owner.

5. Exceptions or Variations from the City of Kingsland Zoning and Land Development Ordinance

Unless otherwise specified in this Planned Development Test, exceptions or variations from the City of Kingsland Zoning and Land Development Ordinances shall be in line with City of Kingsland, Georgia – Code of Ordinances, Appendix A, Article X. – Exceptions and Modifications.

6. Provision of Utilities

Water and sewer service shall tie into the public utility system of the City of Kingsland with coordination between the developer and the City of Kingsland.

Adjacent Property Owners:

Work in progress

[illegible]





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 & PD/R-3

EXISTING
USE Vacant

REQUESTED
ZONING PD/C-2 & PD/R-2

REQUESTED
USE Residential (for rent duplexes) & Commercial

+ 118.89 Acres / 196.14 Acres +

PROPERTY OWNER(S)

Name(s) Stephana L. Dixon and Jack L. Gross Jr.

Address 82 Lanier Avenue Kingsland, GA 31548

Phone No. _____ **(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: V/L Billy Brazell Tract / South Side of Scrubby Bluff Rd.

Property

Address: Not Assigned At this time.

Tax Map Reference Number 095 027 **Zoning Map** Q Public.

Attachment: Oct 2022-Re-Zoning-Parcel 095 027 & PD Approval (4001 : Re-Zoning-Parcel 095 027 and PD Approval)

City of Kingsland Zoning Application
Page Two

Property Size +/- 314.88 **Property Frontage** +/- 4531 **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 the proposed development would support the surrounding city and county by bringing in clean, new built duplexes, associated infrastructure improvements and commercial businesses.

Would not be detrimental to property or persons in the area because the vacant land would be buffered from surrounding properties by way of streams, marsh and a planted buffer along road frontage. Also a development of this type would bring jobs and housing to the City of Kingsland.

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

None known

(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 known

**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 known

CAMPAIGN CONTRIBUTION

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

Elected Officials Name	Amount of Description of Gift
None known	

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	<i>Stephana Gross Dixon</i> dotloop verified 09/09/22 10:20 AM PDT YYD-V7CO-P7HQ-6UNC
Owner	<i>Jack L Gross Jr</i> dotloop verified 09/09/22 1:31 PM EDT DOZG-18G6-659W-68TE
Owner	

HEARING DATE

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

Attachment: Oct 2022-Re-Zoning-Parcel 095 027 & PD Approval (4001 : Re-Zoning-Parcel 095 027 and PD Approval)

**City of Kingsland Zoning Application
Page Four**

at their meeting of 10/3, 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 Jake Hightower
in the amount of \$ 450.00.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 9/12/22

Attachment: Oct 2022-Re-Zoning-Parcel 095 027 & PD Approval (4001 : Re-Zoning-Parcel 095 027 and PD Approval)

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 September 7, 2022, by virtue of a deed dated May 15, 2022, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 2199, Page 536.

Stephana L. Dixon
Owner's Printed/Typed Name

Stephana Gross Dixon
Owner's Signature Date: _____

dotloop verified
09/09/22 10:20 AM PDT
N06E-LTMP-QMNL-XUPN

Jack L. Gross Jr.
Other Owner's Printed/Typed Name

Jack L Gross Jr
Other Owner's Signature Date: _____

dotloop verified
09/09/22 1:31 PM EDT
BH5W-DMUN-MBHM-3ZJC

Agent Authorization

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

Stephana Gross Dixon
Owner's Signature

dotloop verified
09/09/22 11:31 AM
PDT
0XGL-FCII-VRCK-Z0DO

Jack L Gross Jr
Other Owner's Signature

dotloop verified
09/09/22 11:32 AM PDT
T8WE-4UDT-TABS-3RZJ

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

Jake Hightower
Authorized Agent's Name-Printed

Jake Hightower
Authorized Agent's Signature

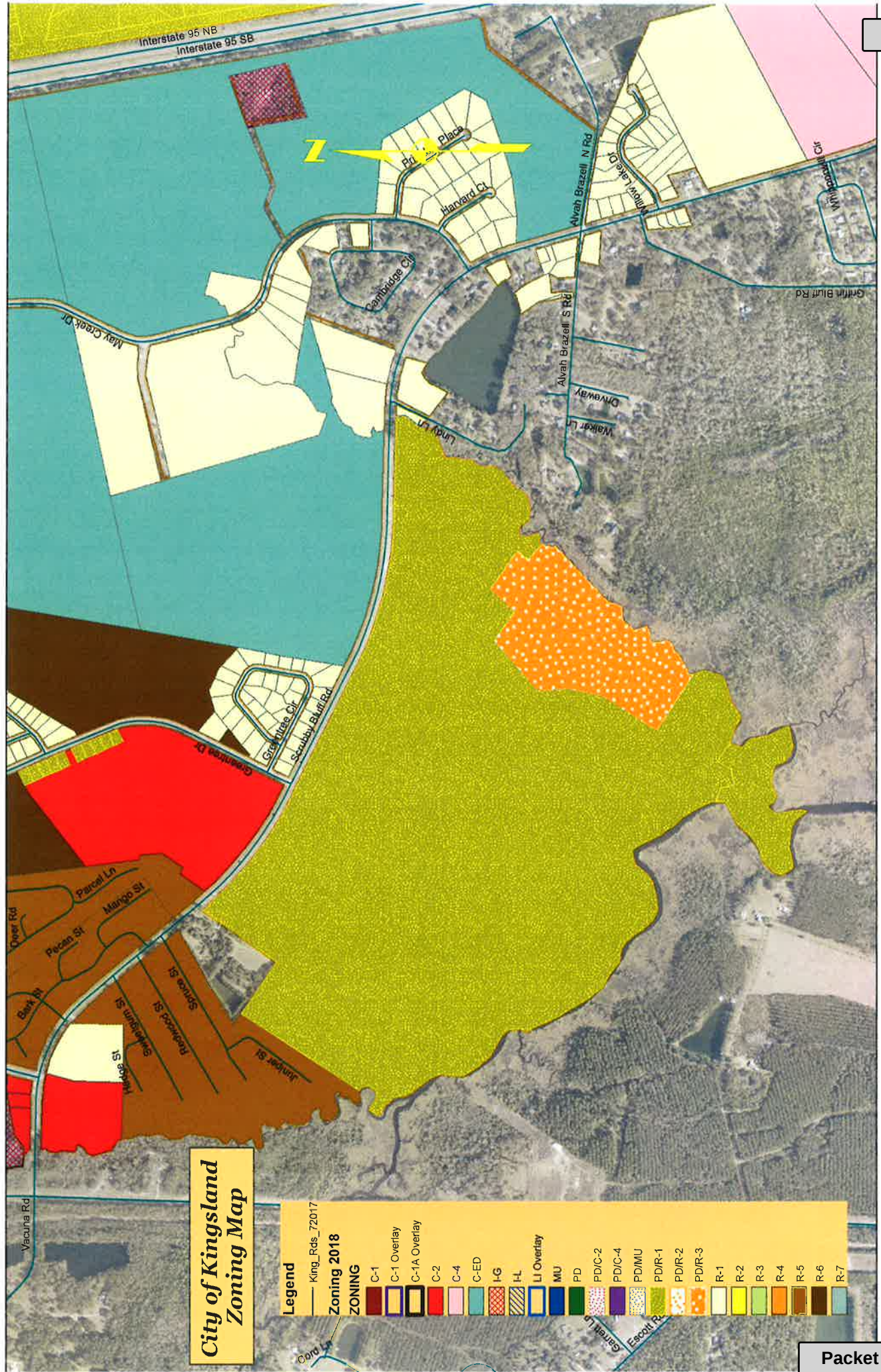
9/9/2022
Date

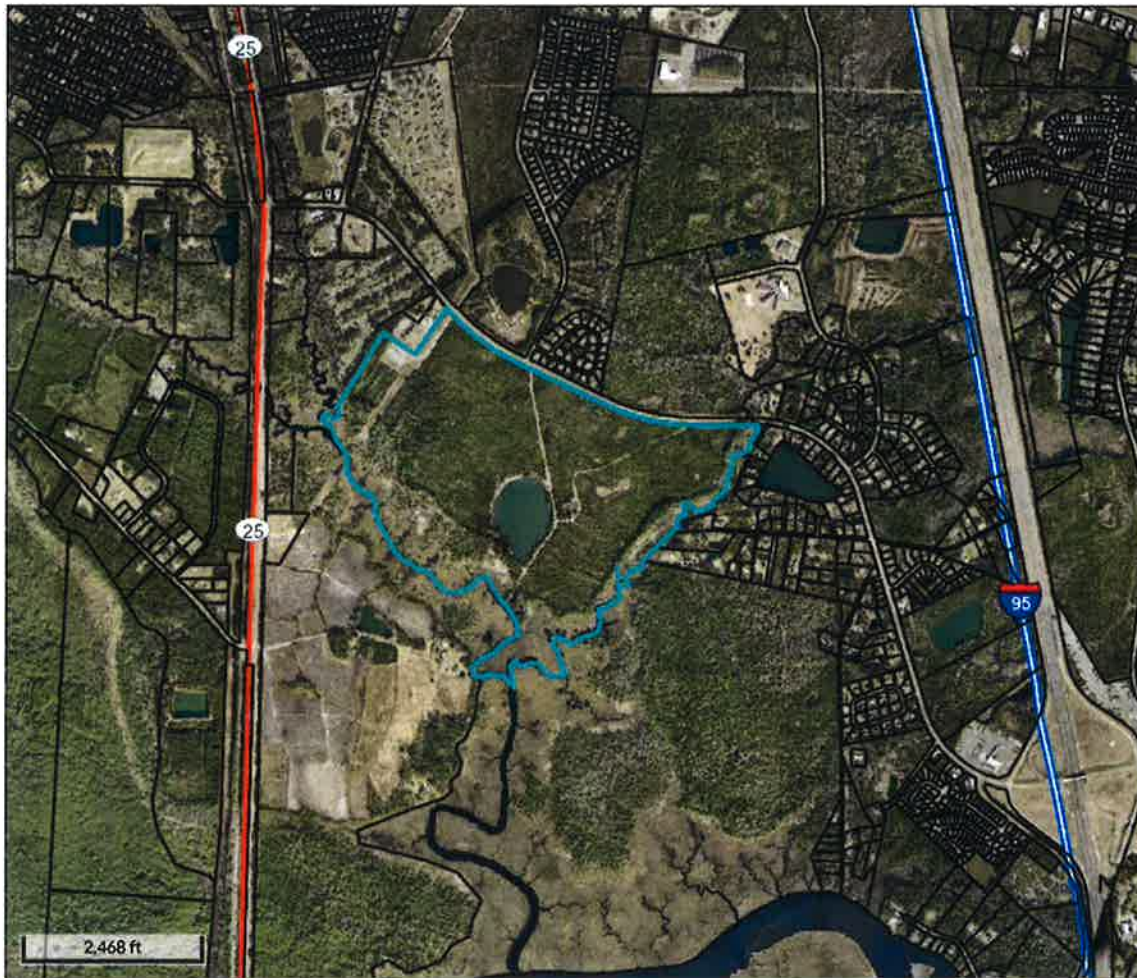
Planning and Zoning

Received by: [Signature] Date: 9/12/22

Attachment: Oct 2022-Re-Zoning-Parcel 095 027 & PD Approval (4001 : Re-Zoning-Parcel 095 027 and PD Approval)







Overview



Legend

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

Parcel ID	095 027	Owner	DIXON STEPHANA L & JACK L GROSS	Last 2 Sales			
Class Code	Agricultural		JR	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		82 LANIER AVENUE	5/16/2022	0	QC	U
	KINGSLAND		KINGSLAND, GA 31548	5/16/2022	0	QC	U
Acres	314.88	Physical Address	n/a				
		Assessed Value	Value \$459351				

(Note: Not to be used on legal documents)

Date created: 9/12/2022
Last Data Uploaded: 9/12/2022 7:25:29 AM

Developed by  Schneider
GEOSPATIAL

Attachment: Oct 2022-Re-Zoning-Parcel 095 027 & PD Approval (4001 : Re-Zoning-Parcel 095 027 and PD Approval)



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4002)

4.4

Meeting: 10/03/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4002

Re-Zoning-Parcel 120 008G004

Bill Gross, acting agent for VCREATZE, LLC (Nick Hanzlick & Paru Gandhi, owners) have applied for a re-zoning of parcel 120 008G004 containing approximately 4.76 acres located on the east side of Marsh Harbour Parkway and on the south side of Golf Course Blvd. The applicant is requesting the parcel be re-zoned to PD/C-2 (General Commercial) for the purpose of a proposed Lodge to support the Laurel Links Golf Course. Zoning is PD/R-3. Staff recommends approval.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: October 3, 2022

City Council Meeting Date: October 24, 2022

Agenda Item: Rezoning of Parcel- 120 008G004

Background:

Bill Gross, acting agent for VCREATZE, LLC (Nick Hanzlik & Paru Gandhi, owners) have 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 Lodge to support the Laurel Links Golf Course.

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 lodge development for this parcel would greatly support and 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 to an end destination for golf and entertainment. The developers plan would include a minimum 50' natural vegetative buffer from Marsh Harbour Pkwy. and the entrance to the lodge would be off of Golf Course Blvd. The parcel is adjacent to Laurel Island Links Golf Course Club House which is zoned PD/C-2. The requested zoning would be consistent with the PD and the adjacent parcel zoning. There is existing sewer and water available to immediate area. A conceptual plan has been submitted and is attached to this report.

Current Zoning: PD/R-3

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning Director

Attachment: Oct 2022-Re-Zoning-Parcel 12 008G004 (4002 : Re-Zoning-Parcel 120 008G004)



CITY OF KINGSLAND ZONING APPLICATION

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

REQUEST

EXISTING ZONING PD/R-3

EXISTING USE Vacant Lot

REQUESTED ZONING PD/C-2

REQUESTED USE Proposed Lodge

PROPERTY OWNER(S)

Name(s) Nick Hanzlik VCREATZE, LLC.

Address 233 Marsh Harbour Parkway, Kingsland, GA 31548

Phone No. 912-729-7277 (Work and/or home); Fax No. _____

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

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

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

GENERAL INFORMATION

Location or Legal Property Description: V/L TR4, Laurel Island Est.

Property Address: East side of Marsh Harbour Pkwy., Kingsland Ga.
South side of Golf Course Blvd.

Tax Map Reference Number: 120 00 8 6 004 Zoning Map: PD/R-3

Property Size: 4.76 Acres Property Frontage: 442 Feet

City of Kingsland Zoning Application
Page Three

CAMPAIGN CONTRIBUTION

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

Elected Officials Name

Amount of Description of Gift

_____	_____
_____	_____

SIGNATURE(S) OF OWNER(S)

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

 Paru Gandhi
 Owner
Nisha Khurshida
 Owner

 Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of October 3, 2022, at 8:00 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 Ron Tyre
in the amount of \$ 450.00.

City of Kingsland

BY: [Signature]

Date: 8/31/21

Planning & Zoning Administrator

Attachment: Oct 2022-Re-Zoning-Parcel 12 008G004 (4002 : Re-Zoning-Parcel 120 008G004)

City of Kingsland Community Planning and Development Department

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated September 7, 20022, by virtue of a deed dated 6/27/2022, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1551, Page 61.

VCREATZE LLC/ PARU GANDHI
Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Owner's Signature Date:

Other Owner's Signature Date:

Agent Authorization

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

x Paru Gandhi
Owner's Signature

Mark Koudy
Other Owner's Signature

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

Bill Gross
Authorized Agent's Name-Printed

Bill Gross
Authorized Agent's Signature

9/7/22
Date

Community Planning and Development

Received by: Mark Koudy Date: _____

Attachment: Oct 2022-Re-Zoning-Parcel 12 008G004 (4002 : Re-Zoning-Parcel 120 008G004)

AS10

SCHEMATIC DESIGN

22-024
08/23/22
CWD

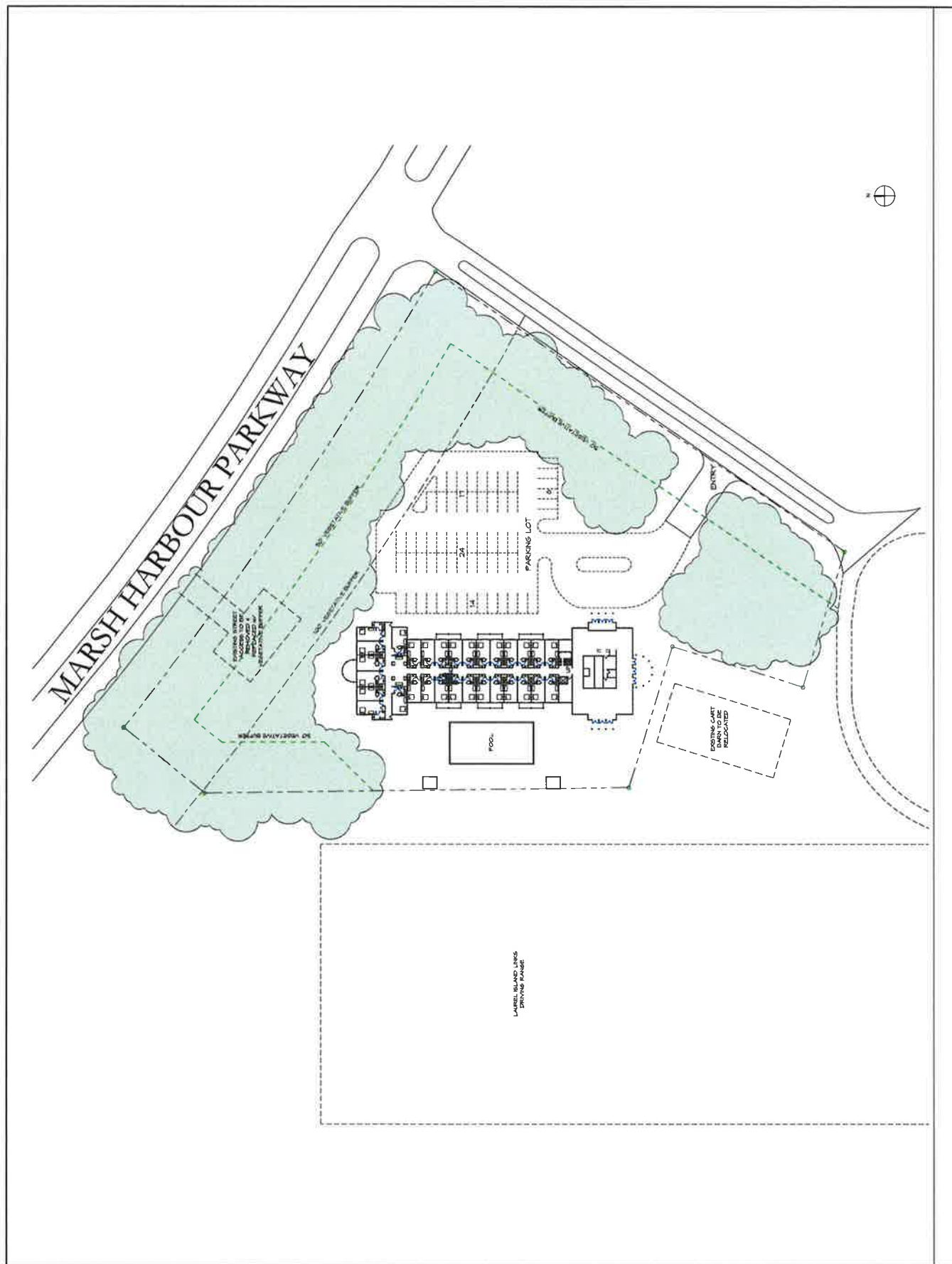
NOT FOR CONSTRUCTION

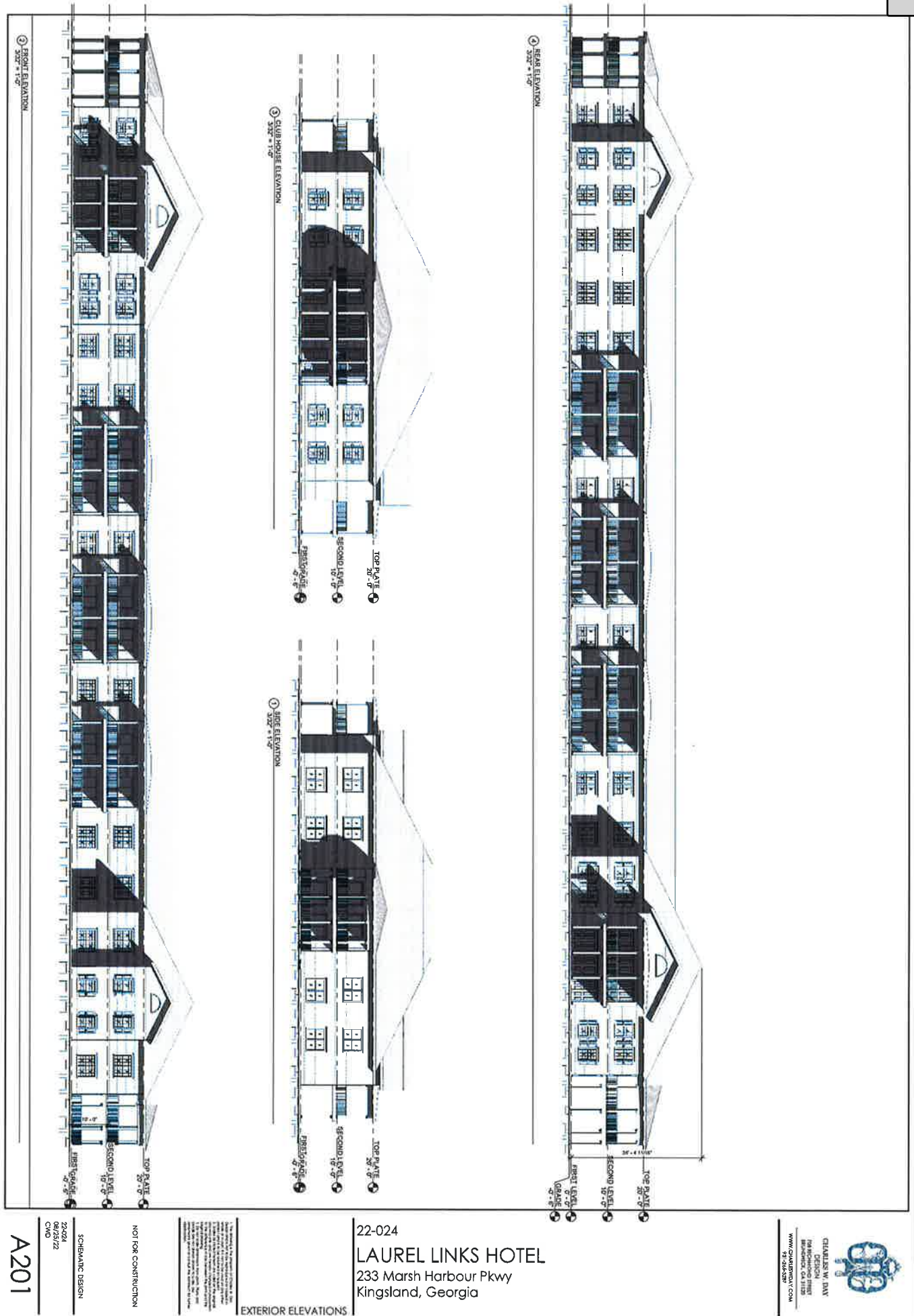
ARCHITECTURAL SITE
PLAN

22-024
LAUREL LINKS HOTEL
233 Marsh Harbour Pkwy
Kingsland, Georgia



CHARLES W. DAY
ARCHITECTS
200 MARSH HARBOUR STREET
BRANFORD, GA 31302
WWW.CHARLESDAY.COM
PH: 912.281.1100





A201

SCHEMATIC DESIGN
22-024
08/25/22
CWD

NOT FOR CONSTRUCTION

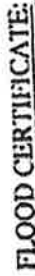
These drawings were prepared by the Architect for the Client. They are to be used for the purpose intended and are not to be used for any other purpose without the written consent of the Architect. The Client is responsible for obtaining all necessary permits and approvals for the project. The Architect is not responsible for any errors or omissions in these drawings.

EXTERIOR ELEVATIONS

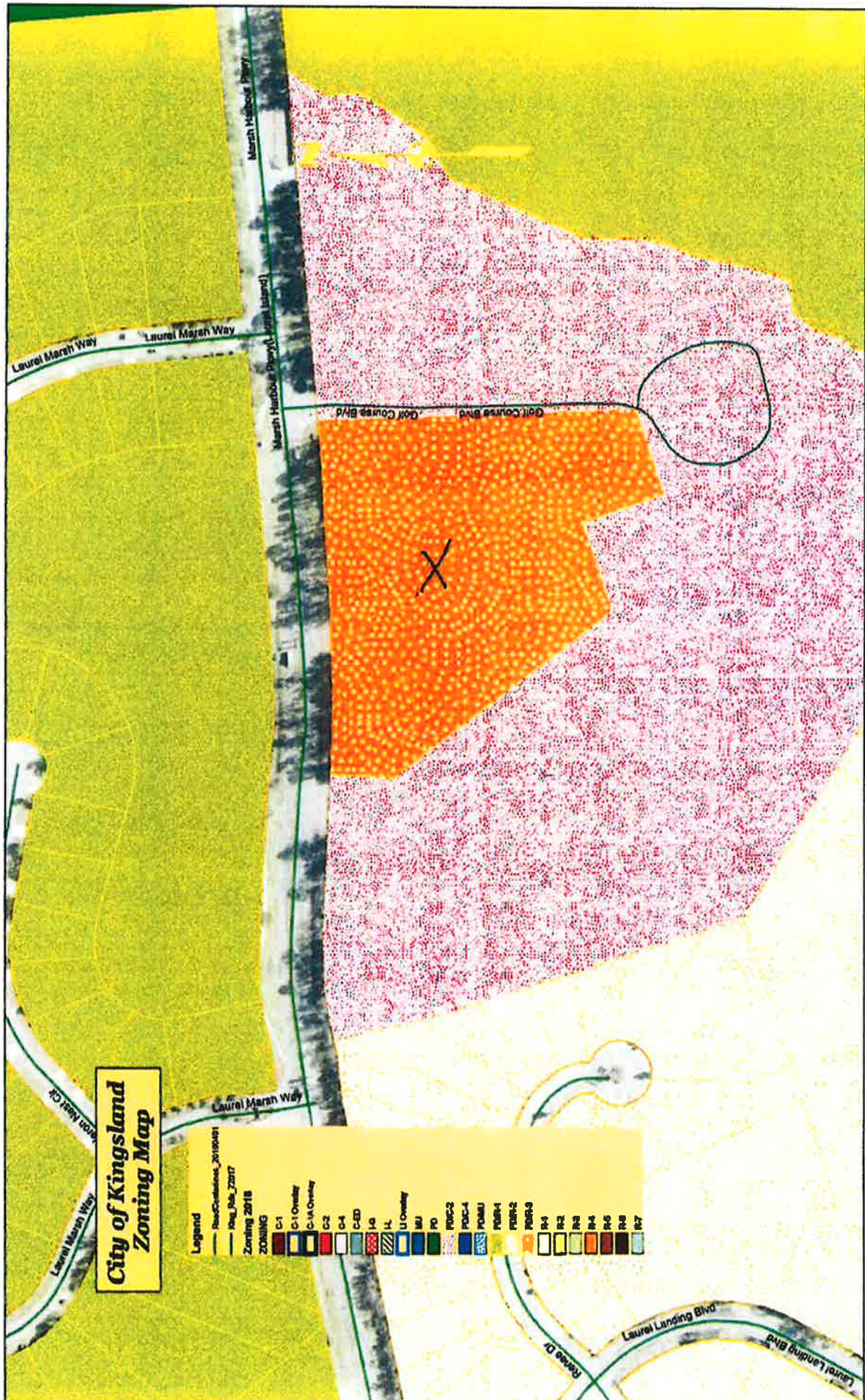
22-024
LAUREL LINKS HOTEL
233 Marsh Harbour Pkwy
Kingsland, Georgia

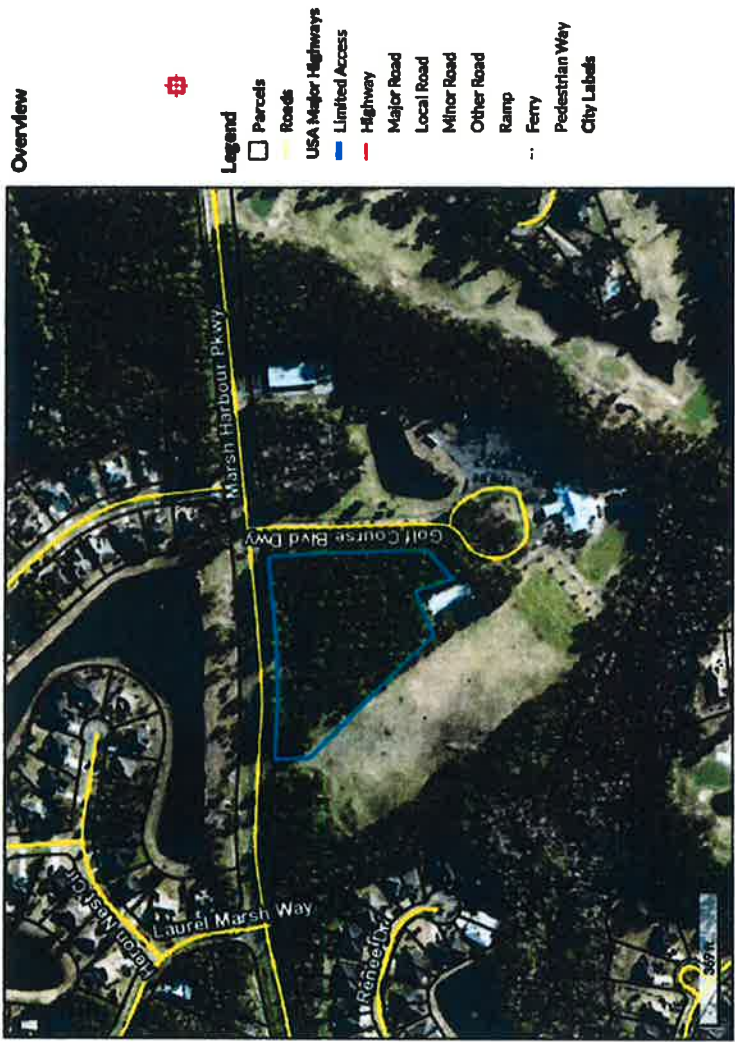
CHARLES W. DAVE
ARCHITECT
1000 BROADWAY, SUITE 1000
NEW YORK, NY 10001
WWW.CHARLESWDAVE.COM
© 2022





FLOOD CERTIFICATE:
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONES "M" (FLEV. 14), "AE" (FLEV. 17), "AF" (FLEV. 11), AND "X" (SHADED), AS PER F.L.R. MAPS. FOR CAUHEN COUNTY, GEORGIA, DATED: SEPT. 30, 1988. MAP NO. 1303900360C. COMMUNITY NO. 1307852, P/SH/1 No. 0360, SUFFIX No. C.





Parcel ID	120 008G004	Owner	TYRE RON	Last 2 Sales
Class Code	Residential		142 AUSTIN RYAN DRIVE	Date
Taxing District	KINGSLAND	Physical Address	KINGSLAND, GA 31548	Price
Acres	4.76	Assessed Value	Value \$95300	Reason
				LM Q
				QC U

(Note: Not to be used on legal documents)

Date created: 8/31/2021
Last Date Updated: 8/31/2021 3:09:51 AM
Developed by: 