



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • NOVEMBER 7, 2022

Regular Meeting

City Council Chamber

6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

I. CALL TO ORDER

Matthew Hooks	Board Member
Martin Turner	Board Member
Dalice Mitchell	Board Member
Michael Haynes	Board Member
Bryant Shepard	Chairman
Rebecca Shannon	Board Member
Fyrth Morris	Vice Chairman

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Home Occupation-210 Azalea Ct.-Map & Parcel 107G 042 -

Nichole Talbert has applied for a Home Occupation Permit for a residential cleaning business known as "Sparkle Clean, 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. Home Occupation-572 MLK Jr. Blvd.-Map & Parcel 082C03 004C -

Cassandra Waye has applied for a Home Occupation Permit for an on-line insurance business known as "Right Waye Insurance, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-4. Staff recommends approval.

3. Home Occupation-1083 Boone Ave.-Map & Parcel 095 002A -

Christine Luckhurst has applied for a Home Occupation Permit for a cleaning business known as "Christy's Cleaning Service, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

4. Final Plat-Marsh Harbour -

Bennett Surveying, Inc., acting agent for Joss Josselyn has submitted an application for approval of the final plat for Marsh Harbour Subdivision. The developer wishes to offer 22 lots on 12.50 acres and will follow the PD that was submitted. All engineering reviews have been completed and accepted for the subdivision. The preliminary plat was approved by City Council on December 7, 2021. Zoning is PD-R-2. Staff recommends approval.

5. Re-Zoning-Map & Parcel 082G 032 -

Austin Sawyer, with Southern Realty and Custom Homes, LLC, has applied for a rezoning of parcel 082G 032 containing approximately 1.0 acres located at 205 Clarks Bluff Rd. & Creekwood Rd. The applicant is requesting the parcel be rezoned to R-3 (Medium and High Density Residential) for the purpose of building two quadraplexes on the parcel. Zoning is R-1. Staff recommends approval.

6. Variance-441 S. May St.-Map & Parcel K26 03 003A -

Leslie & Peter Fullerton are requesting a variance to KLADO-Article VII, Section 70-1.1 #2-Minimum Lot width at building line. The applicant is requesting a 15' variance to the 75' building line width requirement for R-1 Zoning District. The purpose of the request is for a single family residence to be built on the newly created parcel with a building lot width of 60'. Zoning is R-1. Staff recommends approval of the variance request.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4042)**

Meeting: 11/07/22 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4042

Home Occupation-210 Azalea Ct.-Map & Parcel 107G 042

Nichole Talbert has applied for a Home Occupation Permit for a residential cleaning business known as "Sparkle Clean, 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: November 7, 2022

City Council Meeting Date: November 14, 2022

Agenda Item: Home Occupation for 210 Azalea Ct., Map & Parcel 107G 042

Summary:

Nichole Talbert has applied for a Home Occupation Permit for a residential cleaning business known as “Sparkle Clean, 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



220405

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: Nichole Talbert PHONE: 912-409-2726

ADDRESS: 210 Azalea Ct. Kingsland GA 31548

FAX: _____ E-MAIL: Denchole17@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: Sparkle Clean^{LLC} Residential Cleaning

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 210 Azalea Ct. Kingsland GA 31548

TAX MAP & PARCEL NUMBER: 1076 042 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: N/A

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

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

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

SIGNED: N. Talbert DATE: 9.13.22



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 9/13/22

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 9/13/22

3. DATE PERMIT FEE PAID: 9/14/22 AMOUNT PAID: \$ 50.00

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 11/2/22

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 11/14/22

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: _____

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home OCC. PERMIT HAS BEEN ISSUED.

[Signature]
 PLANNING DIRECTOR
 CITY OF KINGSLAND

9/14/22
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Nichole Talbert
 ADDRESS: 210 Azalea Ct
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: (912) 409-2726 FAX: () E-MAIL: Denchole17@gmail
 PROPOSED BUSINESS: Sparkle Clean LOCATION:
 TAX PARCEL: 1076 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: 1429 Business area sq. ft. 250 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.

N. Talbert
 SIGNATURE OF APPLICANT

9-14-2022
 DATE



INSURING CAMDEN INC
PO BOX 5793
SAINT MARYS, GA 31558
(912) 205-2611

P.O. BOX 438001
Highland Heights, Ohio 44143
Phone: 888-426-7064
BOPService@progressive.com

Applicant Information

Sparkle Clean, LLC 210 AZALEA CT KINGSLAND, GA 31548-5600		Total Policy Premium:	\$725.00
		Underwritten by:	Progressive Mountain Insurance Company
		Policy Number:	PGR944458230
		Policy Period:	09/12/2022 - 09/12/2023
		Coverage Began	09/12/2022 at 11:27 a.m. ET
Nature of Business:	Contractor		
Entity:	Limited Liability Company (LLC)	Report a Claim:	855-737-4527
Class Code:	76231 - Residential Cleaning Services		

This document and your policy contract define our insuring agreement. In return for payment of premium and subject to all the terms of this policy, we agree to provide you insurance as stated in the policy.

Liability Coverages

Each paid claim for the following coverages reduces the amount of insurance we provide during the applicable annual period. Please refer to Section II - Liability in the Businessowners Coverage Form and any attached endorsements.

Liability Coverages

Coverage	Coverage Limit
Liability and Medical Expenses (per occurrence limit)	\$1,000,000
Other Than Products/Completed Operations Aggregate	\$2,000,000
Products/Completed Operations Aggregate	\$2,000,000
Medical Expenses (per person)	\$5,000
Supplementary Payments - Cost of Bail Bonds	\$250
Supplementary Payments - Loss of Earnings	\$250

Endorsements

Policy Coverage Endorsements		
Coverage	Coverage Limit	Deductible
Communicable Disease Exclusion	Selected	
Designated Construction Projects General Aggregate	Selected	
Designated Construction Projects	Per	
Georgia - Limited Fungi or Bacteria Coverage (Liability) - Small Businesses	\$50,000	

Additional Insureds, Loss Payees and Mortgagees

Waiver of transfer of rights of recovery against others to us

BP 04 97

Blanket

Blanket Kingsland GA 31548

Policy Premium

Certified Acts of Terrorism	\$1
Minimum Premium Adjustment	\$189
Total Premium	\$725.00
Policy Premium includes Premium Taxes, Surcharges and Fees	

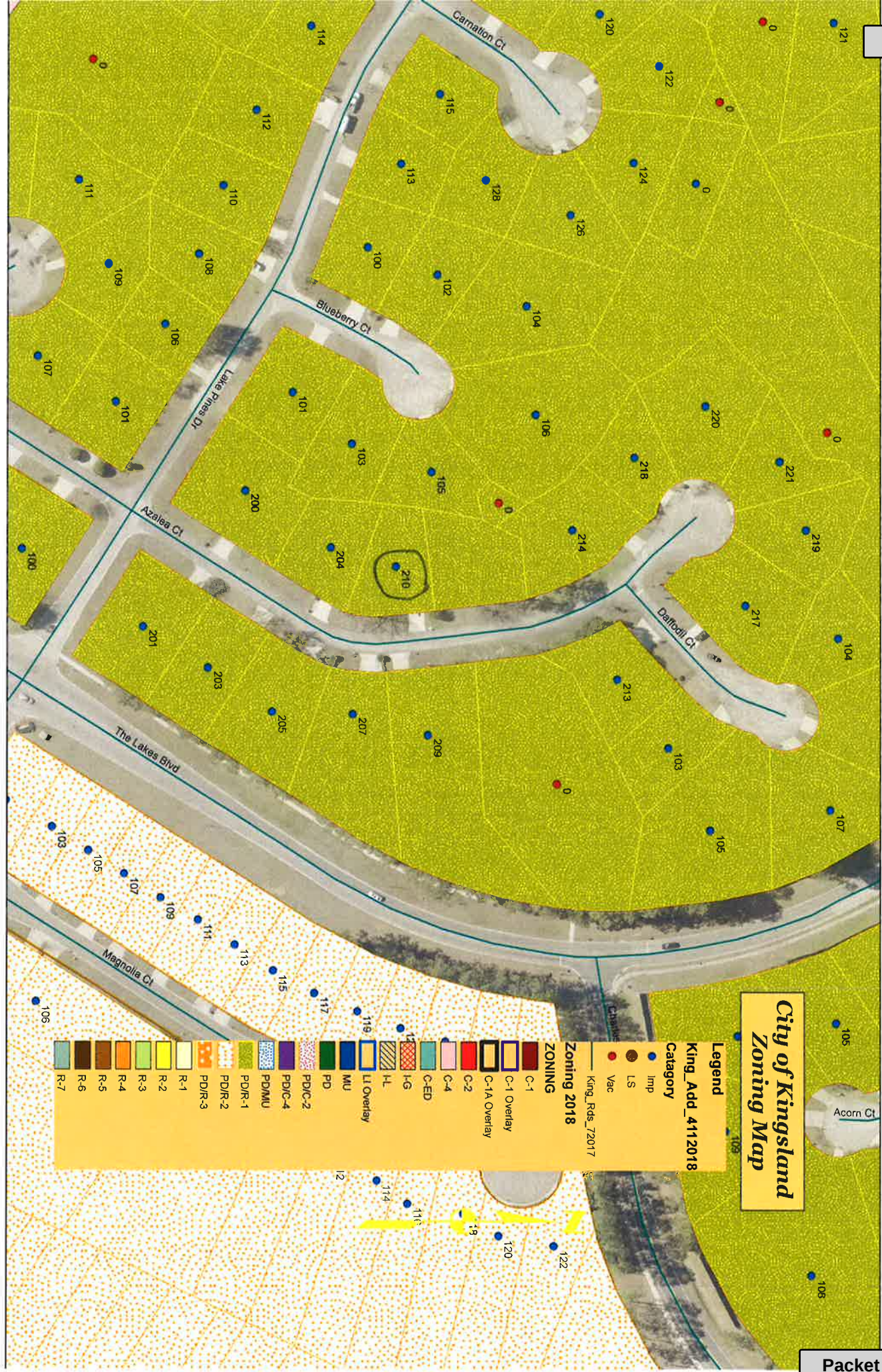
Notes:**Policy Forms and Endorsements that apply to this policy**

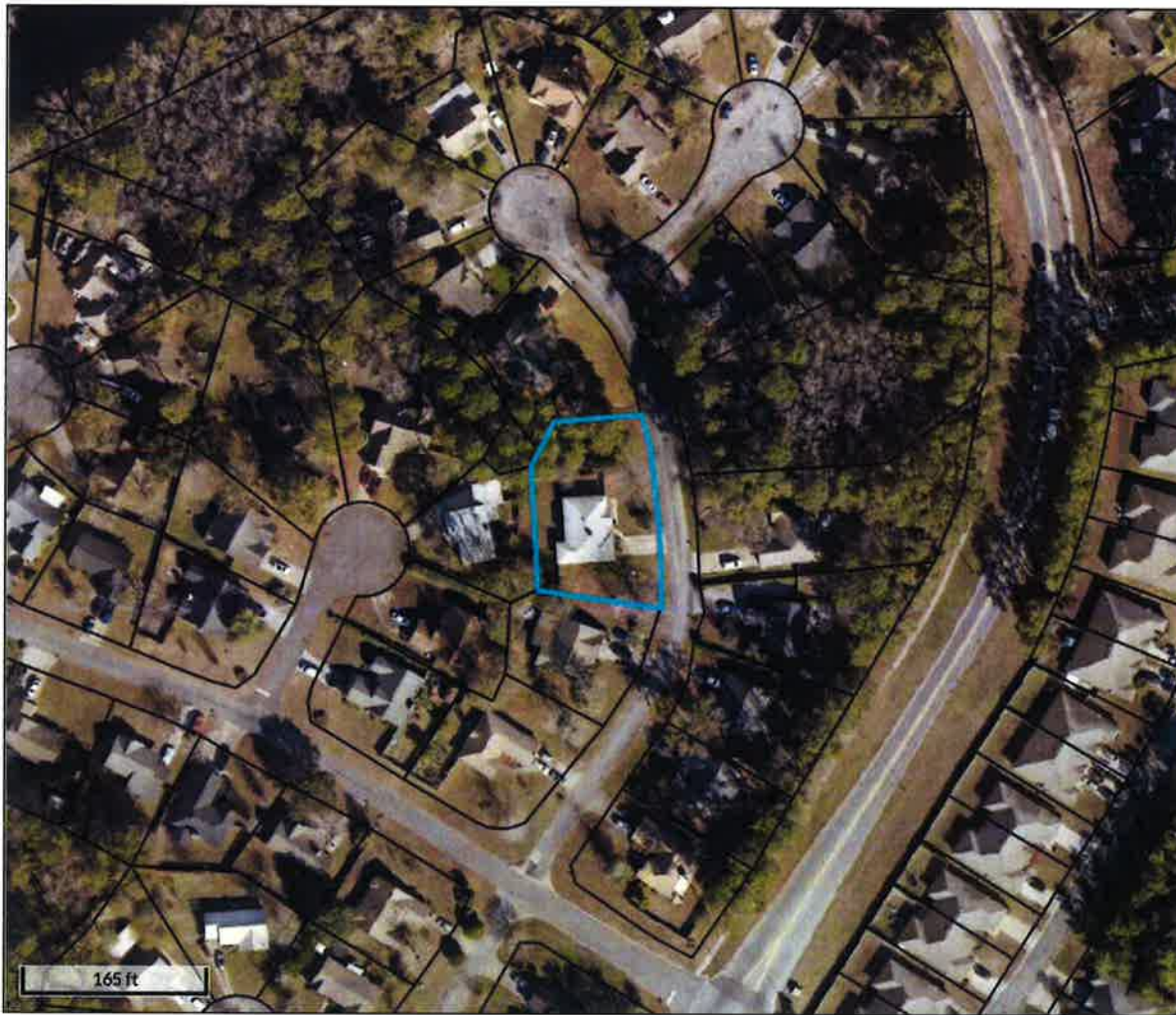
Description	Form Number
Abuse And Molestation Exclusion	B100 01 18
Actual Cash Valuation Loss Settlement And Deductible - Contractors'	B109 01 18
Installation, Tools, And Equipment Coverage	
Asbestos, Lead And Silica Exclusion	B101 01 18
Businessowners Coverage Form Index	B111 01 18
Cap On Losses From Certified Acts Of Terrorism	BP 05 23 01 15
Chinese Drywall Exclusion	B102 01 18
Communicable Disease Exclusion	BP 14 86 07 13
Designated Construction Project(s) General Aggregate Limit	BP 14 18 01 10
Disclosure Pursuant To Terrorism Risk Insurance Act	B159 01 18
Employment-Related Practices Exclusion	BP 04 17 01 10
Exclusion - Access Or Disclosure Of Confidential Or Personal Information And	BP 15 04 05 14
Data-Related Liability - With Limited Bodily Injury Exception	
Exclusion - Unmanned Aircraft	BP 15 11 12 16
Georgia - Limited Fungi Or Bacteria Coverage (Liability) - Small Businesses	BP 05 88 01 10
Georgia Changes	B130 GA 10 20
Georgia Changes	BP 01 76 02 15
Georgia Changes - Loss Payment	BP 01 99 10 13
Policy Contract	B113 01 18
Total Pollution Exclusion With A Building Heating Equipment Exception And	BP 04 93 01 06
A Hostile Fire Exception	
Waiver Of Transfer Of Rights Of Recovery Against Others To Us	BP 04 97 01 06


Secretary Signature

Peter J. Albert

Secretary Printed Name





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	107G 042	Owner	TALBERT DENVER RAY & NICHOLE	Last 2 Sales			
Class Code	Residential		210 AZALEA COURT	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	7/31/2021	0	QC	U
	KINGSLAND	Physical Address	210 AZALEA CT	8/27/2010	0	FY	U
Acres	n/a	Assessed Value	Value \$209530				

(Note: Not to be used on legal documents)

Date created: 10/19/2022

Last Data Uploaded: 10/18/2022 7:43:05 PM

Developed by  Schneider
GEOSPATIAL

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4037)**

Meeting: 11/07/22 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 4037

**Home Occupation-572 MLK Jr. Blvd.-Map & Parcel 082C03
004C**

Cassandra Waye has applied for a Home Occupation Permit for an on-line insurance business known as "Right Way Insurance, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-4. 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: November 7, 2022

City Council Meeting Date: November 14, 2022

Agenda Item: Home Occupation for 572 MLK Jr. Blvd., Map & Parcel 082C03 004C

Summary:

Cassandra Waye has applied for a Home Occupation Permit for an on-line insurance business known as "Right Waye Insurance, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-4

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Attachment: Nov 2022-Home Occ-572 MLK Jr Blvd (4037 : Home Occupation-572 MLK Jr. Blvd.-Map & Parcel 082C03 004C)



220432

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: Cassandra Wayne PHONE: 9125445227
ADDRESS: 572 Martin Luther King Jr. Blvd. Kingsland GA 31548
FAX: _____ E-MAIL: RightWayInsurance@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: RightWay Insurance, LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: same as above

TAX MAP & PARCEL NUMBER: 082C03 004C ZONING: R-4

OWNER OF SITE, IF NOT APPLICANT: Brian K. Jackson (Husband)

ADDRESS: 572 Martin Luther King Jr. Blvd.

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: Cassandra Wayne DATE: 10/3/22

Attachment: Nov 2022-Home Occ-572 MLK Jr Blvd (4037 : Home Occupation-572 MLK Jr. Blvd.-Map & Parcel 082C03 004C)



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

1. DATE COMPLETE APPLICATION FILED: 10/3/22
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 10/3/22
3. DATE PERMIT FEE PAID: 10/3/22 AMOUNT PAID: \$ 50.
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 11/7/22
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 11/14/22
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 11/15/22

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home occupation PERMIT HAS BEEN ISSUED.

[Signature]
PLANNING DIRECTOR
CITY OF KINGSLAND

10/7/22
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: RightWay Insurance LLC
 ADDRESS: 572 Martin Luther King Jr Blvd.
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: 9125445772 FAX: () online E-MAIL: Rightwayinsuranc@gmail.com
 PROPOSED BUSINESS: Insurance agency LOCATION: _____
 TAX PARCEL: 082C03 004C ZONING: R-4

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.*

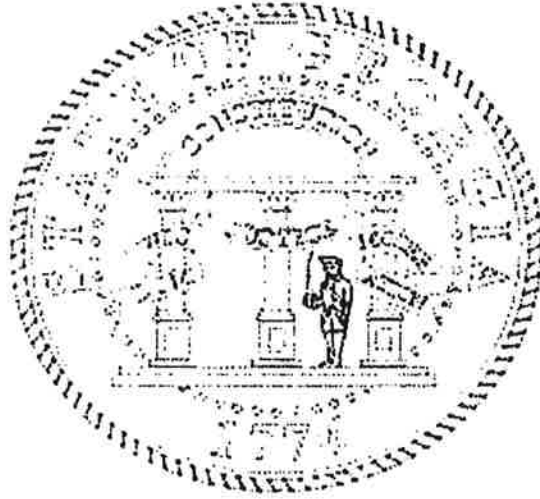
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- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair 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 ft Business area sq. ft. 1680 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

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

SIGNATURE OF APPLICANT

DATE



Principal Agency - Resident

Pmn Agy - Casualty

Pmn Agy - Property

RIGHTWAYE INSURANCE LLC

is authorized to transact business as described above

License No: 226469

Effective Date: 09-29-2022

Expiration Date: 12-31-2024

Georgia Department of Insurance

THIS IS TO CERTIFY THAT

RIGHTWAYE INSURANCE LLC

LICENSE NUMBER: 226469

IS HEREBY AUTHORIZED TO TRANSACT BUSINESS IN
ACCORDANCE TO THE LICENSE DESCRIPTION SHOWN
BELOW:

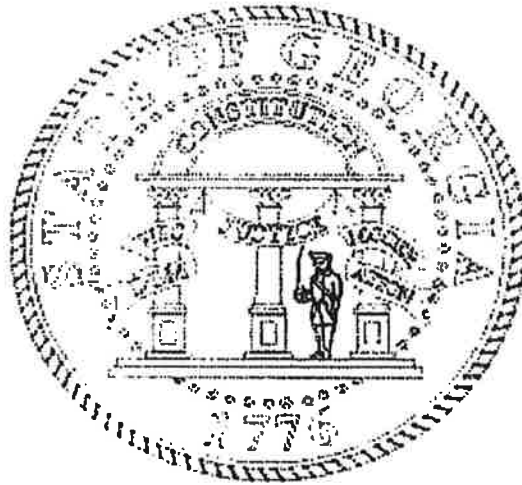
Principal Agency - Resident

Pmn Agy - Casualty

Pmn Agy - Property

Effective Date: 09-29-2022

Expiration Date: 12-31-2024



Resident Agent

Agent - Casualty

Agent - Property

CASSANDRA MARIE WAYE

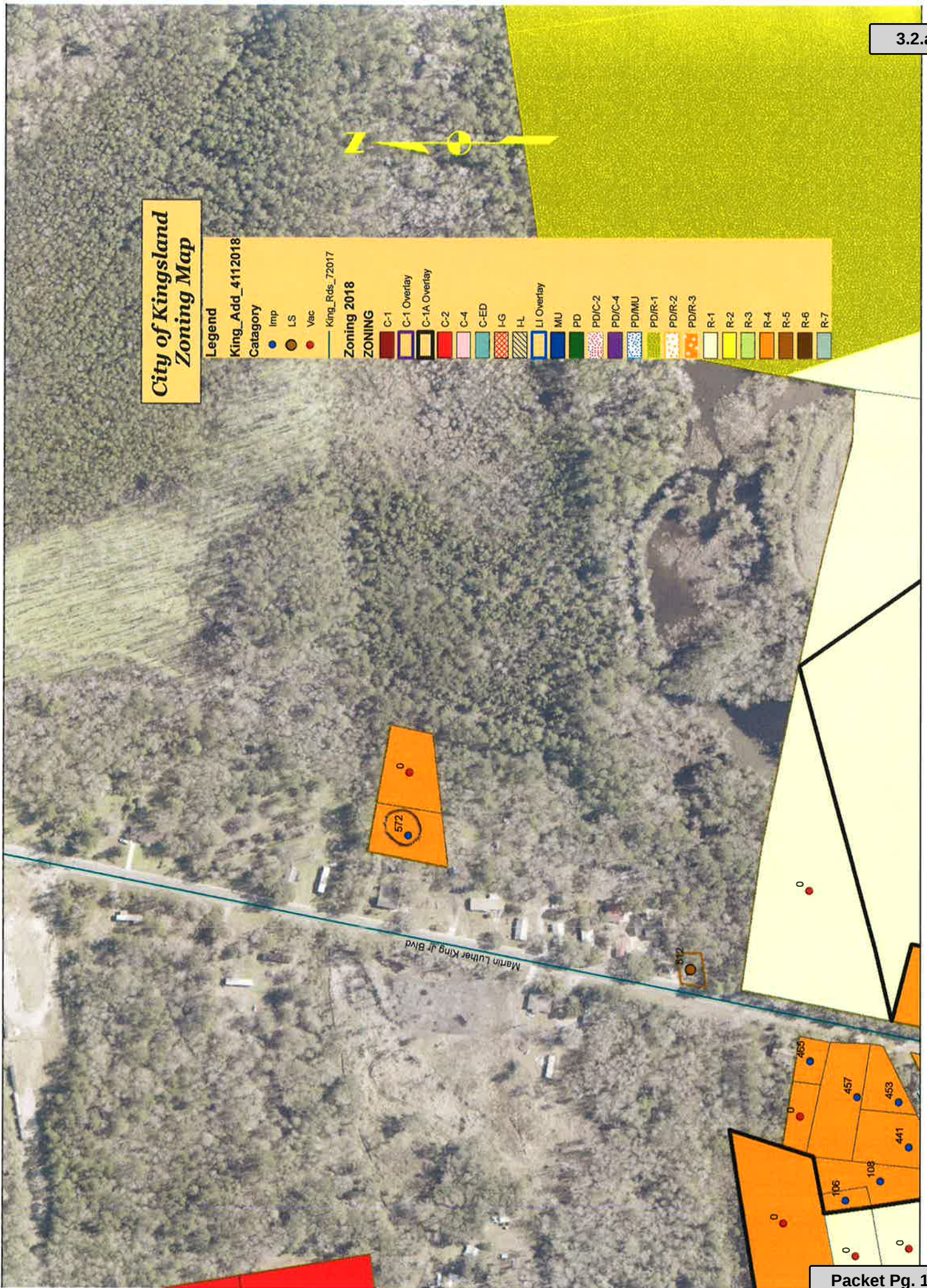
is authorized to transact business as described above

License No: 3188277

Effective Date: 03-16-2018

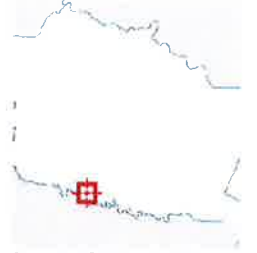
Expiration Date: 08-31-2024

Georgia Department of Insurance THIS IS TO CERTIFY THAT CASSANDRA MARIE WAYE LICENSE NUMBER: 3188277 	IS HEREBY AUTHORIZED TO TRANSACT BUSINESS IN ACCORDANCE TO THE LICENSE DESCRIPTION SHOWN BELOW: Resident Agent Agent - Casualty Agent - Property Effective Date: 03-16-2018 Expiration Date: 08-31-2024
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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	082C03 004C	Owner	JACKSON BRIAN K	Last 2 Sales					
Class Code	Residential		572 MARTIN LUTHER KING	Date	Net Price	Reason	Qual		
Taxing District	KINGSLAND		BOULEVARD	1/14/2020	0	QC	U		
	KINGSLAND		KINGSLAND, GA 31548	8/7/2018	0	TX	U		
Acres	0.44	Physical Address	572 MARTIN LUTHER KING JR BLVD						
		Assessed Value	Value \$5876						

(Note: Not to be used on legal documents)

Date created: 10/3/2022

Last Data Uploaded: 10/3/2022 7:59:13 AM

Developed by 

Attachment: Nov 2022-Home Occ-572 MLK Jr Blvd (4037 : Home Occupation-572 MLK Jr. Blvd.-Map & Parcel 082C03 004C)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4038)**

Meeting: 11/07/22 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4038

Home Occupation-1083 Boone Ave.-Map & Parcel 095 002A

Christine Luckhurst has applied for a Home Occupation Permit for a cleaning business known as "Christy's Cleaning Service, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.



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

Planning and Community Development Staff Report

Planning Commission Meeting Date: November 7, 2022

City Council Meeting Date: November 14, 2022

Agenda Item: Home Occupation for 1083 Boone Ave., Map & Parcel 095 002A

Summary:

Christine Luckhurst has applied for a Home Occupation Permit for a cleaning business known as “Christy’s Cleaning Service, LLC”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Attachment: Nov 2022-Home Occ-1083 Boone Ave (4038 : Home Occupation-1083 Boone Ave.-Map & Parcel 095 002A)



220447

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: Christine Luckhurst PHONE: 912.409.3934
 ADDRESS: 1083 Boone Ave. Kingsland GA 31548
 FAX: _____ E-MAIL: ldmichigan@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: Christy's Cleaning Service, LLC
 STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 1083 Boone Ave.
 TAX MAP & PARCEL NUMBER: 095 0021 ZONING: R-1
 OWNER OF SITE, IF NOT APPLICANT: _____
 ADDRESS: _____
 CITY: _____ STATE: GA 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: Christine Luckhurst DATE: 10.6.2022

Attachment: Nov 2022-Home Occ-1083 Boone Ave (4038 : Home Occupation-1083 Boone Ave.-Map & Parcel 095 002A)



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

1. DATE COMPLETE APPLICATION FILED: 10/11/22
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 10/11/22
3. DATE PERMIT FEE PAID: 10/12/22 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 11/7/22
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 11/14/22
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: _____

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home occupation PERMIT HAS BEEN ISSUED.


 PLANNING DIRECTOR
 CITY OF KINGSLAND

10/12/22
 DATE


 CITY MANAGER
 CITY OF KINGSLAND

 DATE

AFFIDAVIT FOR A HOME OCCUPATION



APPLICANT: Christine Luckhurst
ADDRESS: 1083 Boone Ave.
CITY: Kingsland STATE: GA ZIP: 31548
PHONE: (912) 409-3934 FAX: () E-MAIL: _____
PROPOSED BUSINESS: Christy's Cleaning Service LOCATION: 1083 Boone Ave. King
TAX PARCEL: 095 0024 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: 100 Sq. Ft. of business area
1400 Sq. Ft. of heated floor area of home
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

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

Christine Luckhurst
SIGNATURE OF APPLICANT

11.12.2022
DATE

Attachment: Nov 2022-Home Occ-1083 Boone Ave (4038 : Home Occupation-1083 Boone Ave.-Map & Parcel 095 002A)



CERTIFICATE OF LIABILITY INSURANCE

DATE (10/1) 3.3.a

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: PHONE (A/C, No, Ext): (855) 222-5919 FAX (A/C, No): E-MAIL ADDRESS: support@nextinsurance.com
INSURED Christy's Cleaning Service 1083 Boone Ave Kingsland, GA 31548	INSURER(S) AFFORDING COVERAGE INSURER A: Next Insurance US Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC # 16285

COVERAGES **CERTIFICATE NUMBER:** 217612517 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC ☐ OTHER:			NXT33HPTXR-00-GL	10/12/2022	10/12/2023	EACH OCCURRENCE \$1,000,000.00
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000.00				
			MED EXP (Any one person) \$15,000.00				
			PERSONAL & ADV INJURY \$1,000,000.00				
						GENERAL AGGREGATE \$2,000,000.00	
						PRODUCTS - COMP/OP AGG \$2,000,000.00	
							\$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐ Y ☒ N	N/A				PER STATUTE ☐ OTH-ER ☐
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	Contractors Errors and Omissions			NXT33HPTXR-00-GL	10/12/2022	10/12/2023	Each Occurrence: \$25,000.00 Aggregate: \$50,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance.

CERTIFICATE HOLDER

Christy's Cleaning Service
1083 Boone Ave
Kingsland, GA 31548

LIVE CERTIFICATE



Click or scan to view

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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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 002A	Owner	LUCKHURST NATHANIEL & CHRISTINE	Last 2 Sales			
Class Code	Residential		1083 BOONE AVENUE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	9/18/2018	0	NM	U
Acres	0.34	Physical Address	1083 BOONE ST	1/30/2018	\$101000	FM	Q
		Assessed Value	Value \$128229				

(Note: Not to be used on legal documents)

Date created: 10/13/2022
Last Data Uploaded: 10/13/2022 8:01:01 AM

Developed by  Schneider
GEOSPATIAL

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4039)**

Meeting: 11/07/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4039

Final Plat-Marsh Harbour

Bennett Surveying, Inc., acting agent for Joss Josselyn has submitted an application for approval of the final plat for Marsh Harbour Subdivision. The developer wishes to offer 22 lots on 12.50 acres and will follow the PD that was submitted. All engineering reviews have been completed and accepted for the subdivision. The preliminary plat was approved by City Council on December 7, 2021. Zoning is PD-R-2. 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: November 7, 2022

City Council Meeting Date: November 14, 2022

Agenda Item: Marsh Harbour- Final Plat

Background:

Bennett Surveying, Inc., acting agent for Joss Josselyn has submitted an application for approval of the final plat for Marsh Harbour Subdivision. The Laurel Island Plantation area of the city continues to be a popular place to live in the city. The developer is planning on building upscale duplexes that will be comparable to other housing in the area. The developer wishes to offer 22 lots on 12.50 acres and will follow the PD that was submitted. All engineering reviews have been completed and accepted for the subdivision. The preliminary plat was approved by City Council on December 7, 2021.

Zoning: PD-R2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning Director

Attachment: Nov 2022-Final Plat-Marsh Harbour (4039 : Final Plat-Marsh Harbour)

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA

3.4.a



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

Part A—General Information

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

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

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

Part B — Applicant Only

1. Your Name: BENNETT SURVEYING, INC Phone: 912-673-8540
Address: 102 MARSH HARBOUR PKWY, UNIT 103 KINGSLAND, GA.
2. Owner, if not same:
Name: WALTER E. JOSSELYN, III
Address: P.O. BOX 5753 KINGSLAND, GA., 31548
3. What is your interest if you are not the owner?
AGENT
4. Name of proposed subdivision: MARSH HARBOUR
5. Location of subdivision: Neighborhood: Marsh Harbour Pkwy.
Street: Green Turtle Court
Parcel Number: 120 008J Lot Number: _____
6. Present zoning: PD (R-2)
7. Number of proposed lots: 22 LOTS, 2 TRACTS
8. Area of proposed subdivision: 12.50 ACRES
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - Final Plat (Original and 9 copies)
 - Vicinity Map
 - Proof of ownership
10. Signed: E. + R. B. Date: 09-26-2022

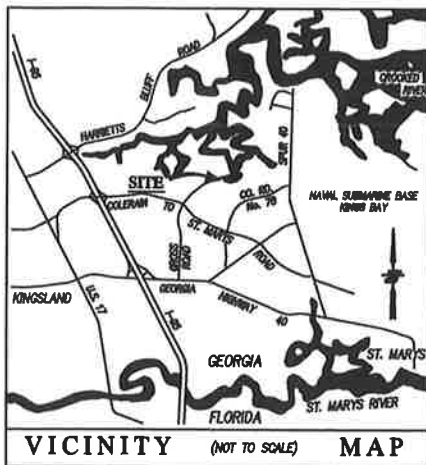
Part C - Planning Official Only

1. Date application was filed: 9/27/22
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes () No
3. Checked by: Scott + James
4. Are Final Plat and application complete? ☒ Yes () No
5. Correct fee paid? ☒ Yes () No () Not applicable
6. Date final plat reviewed by Planning Commission: 11/7/22
() Approved () Disapproved

Conditions of approval or reasons for disapproval: _____

Attachment: Nov 2022-Final Plat-Marsh Harbour (4039 : Final Plat-Marsh Harbour)





FILING INFORMATION

FILE NO.	100-2-247-10-21
FILED	10/25/2021
FILED BY	CLERK OF SUPERIOR COURT

LEGEND

• DENOTES 1/2" RICH PIPE (UNLESS NOTED OTHERWISE)	P.B. = PLAT BOOK
■ DENOTES FLD CONC. MON.	P.O. = PLAT OWNER
○ DENOTES SET 1/2" REBAR	P.C.C. = POINT OF COMPOUND CURVATURE
R/W = RIGHT-OF-WAY	ARC = ARC LENGTH
P.C. = POINT OF CURVATURE	FL. = FOUND
P.L.C. = POINT OF TANGENCY	L.B. = LICENSED BUSINESS
P.L.C. = POINT OF REVERSE CURVATURE	CONC. = CONCRETE
RAD. = RADIAL	MON. = MONUMENT
(A) = CHORD	ID = IDENTIFICATION
B.R.L. = BUILDING RESTRICTION LINE	ORR = OFFICIAL RECORDS BOOK
D.B. = DEED BOOK	(T) = TOTAL
P.G. = PAGE	(W) = WETLAND
	SQ. FT. = SQUARE FEET

LINE TABLE

LINE	LENGTH	BEARING
1	10.72	S88°51'29"W
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98	10.72	S88°51'29"W
99	10.72	S88°51'29"W
100	10.72	S88°51'29"W

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

PROPERTY OWNED BY:
WALTER E. JOSSELYN, III
POST OFFICE BOX 5783
KINGSLAND, GEORGIA 31548
(D.B. 1878, PG. 20)
(912)-222-5595

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 ORDINANCES OF THE CITY OF KINGSLAND, GEORGIA, OR HAS POSTED A PERFORMANCE BOND IN LIEU THEREOF.

BY: _____ DATE: _____
MAYOR

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: _____ DATE: _____
CHAIRMAN OF PLANNING COMMISSION

OWNER'S CERTIFICATE:

STATE OF GEORGIA, COUNTY OF CAMDEN

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: _____ DATE: _____
WALTER E. JOSSELYN, OWNER/AGENT

NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S88°51'29"W FOR THE NORTHERLY RIGHT-OF-WAY LINE OF MARSH HARBOUR PARKWAY ACCORDING TO SURVEY BY PRIVETT & ASSOCIATES, INC. DATED: 9-10-97 WITH DING. No. 8-2-762(C)-8-97.
- 2.) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONES "X"(SHADE), "AE"(EL. 8) & AS PER F.L.R. MAPS FOR CAMDEN COUNTY, DATED: 12-21-17, MAP No. 13030004060, COMMUNITY No. 130238, PANEL No. 0405, SUFFIX G.
- 3.) BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 30 FEET
SIDES: 0 FEET FROM PROPERTY LINE, MINIMUM 10 FEET FROM ADJACENT DWELLING; SIDE STREET 10 FEET
REAR: 10 FEET FROM STREET; 10 FEET FROM PROPERTY LINE
MINIMUM SIDE & REAR YARD SETBACKS FOR ACCESSORIES (GARAGES, POOLS, DECKS, ETC.) SHALL BE 5 FEET.
- 4.) SUBJECT PROPERTY IS CURRENTLY ZONED: PD (R-2, MULTI FAMILY USAGE).
- 5.) SUBJECT PROPERTY CONTAINS 12.50 ACRES, (22 LOTS & 2 TRACTS)
- 6.) TOTAL ROADWAY AREA WITHIN SUBDIVISION: 1.28 ACRES.
- 7.) THIS PLAT RESERVES A 5' WIDE EASEMENT FOR DRAINAGE AND UTILITIES TO THE CITY OF KINGSLAND ALONG ALL UNRESTRICTED FRONT, SIDE AND REAR LOT LINES, UNLESS SHOWN OTHERWISE.
- 8.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY WHICH MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
- 9.) SUBJECT PROPERTY TO BE SERVICED BY CITY WATER & SEWER; DEVELOPER TO INSTALL UTILITY LINES WITHIN SUBDIVISION.
- 10.) LOT CORNERS ARE 1/2" REBARS CAPPED "L.B. 1267" AND ARE TO BE SET UPON COMPLETION OF CONSTRUCTION.
- 11.) THE OWNER OF THE LANDS PLATTED HEREON DOES HEREBY DEDICATE AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM TO OCEANWIDE ELECTRIC MEMBERSHIP CORPORATION (O.E.M.C.) OVER ALL ROAD RIGHTS-OF-WAY AND 10 FEET OUTSIDE OF SAID RIGHTS-OF-WAY.

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,154 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT 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 216,107 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
LINEAR: TOPCON GTS ANGULAR: TOPCON GTS

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, THE GEORGIA SUPERIOR COURT OF CLERKS COOPERATIVE AUTHORITY AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87.

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: _____ DATE: _____
ERNEST R. BENNETT, JR.
GEORGIA REG. SURVEYOR No. 2883

BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
LICENSED SURVEY FIRM No. 1287
(912) 673-0040
(912) 258-0899
DING. No. 80-2-247-10-21

Attachment: Nov 2022-Final Plat-Marsh Harbour Plat Map (4039 : Final Plat-Marsh Harbour)



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4040)

3.5

Meeting: 11/07/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4040

Re-Zoning-Map & Parcel 082G 032

Austin Sawyer, with Southern Realty and Custom Homes, LLC, has applied for a re-zoning of parcel 082G 032 containing approximately 1.0 acres located at 205 Clarks Bluff Rd. & Creekwood Rd. The applicant is requesting the parcel be re-zoned to R-3 (Medium and High Density Residential) for the purpose of building two quadraplexes on the parcel. 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: November 7, 2022

City Council Meeting Date: November 14, 2022

Agenda Item: Rezoning

Background:

The area surrounding the parcel is single family and multi-family residential. The developers plan would include 2- two story quadraplexes with one entrance on Clarks Bluff Rd. and the other entrance on Creekwood Ave. with a 75' natural vegetative buffer adjacent to lot one of Creekwood Subdivision-Phase Two. The requested zoning of R-3 would be consistent with the surrounding parcels on Clarks Bluff Rd. and would provide more affordable housing in the area. There is existing sewer and water available to immediate area.

Summary:

Austin Sawyer with Southern realty and Custom Homes, LLC has applied for a rezoning of parcel 082G 032 containing approx. 1.0 acres located 205 Clarks Bluff Rd. The applicant is requesting the parcel be rezoned to R-3 (Medium and High Density Residential) for the purpose of building 2 quadraplexes on the parcel.

Current Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
 Planning Director

Attachment: Nov 2022-Re-Zoning-Map & Parcel 082G 032 (4040 : Re-Zoning-Map & Parcel 082G 032)

November Agenda
2/20/28

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 R-1 Residential

EXISTING USE Raw land

REQUESTED ZONING R-3 multifamily

REQUESTED USE quad plex's x2 8 units

PROPERTY OWNER(S)

Name(s) Southern Realty and custom Homes LLC

Address 112 Amanda trace kingsland GA

Phone No. 919-616-4781 (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: O creek wood circle. corner lot on clarks bluff and creek wood 1 acre.

Property

Address: 205 Clarks Bluff Rd.

Tax Map Reference Number 0826 032 Zoning Map R-1

Attachment: Nov 2022-Re-Zoning-Map & Parcel 082G 032 (4040 : Re-Zoning-Map & Parcel 082G 032)

City of Kingsland Zoning Application
Page Two

Property Size 1 acre Property Frontage 234' (Creekwood) Feet
247 clarks 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 There are
rental units across the street, Residential homes surround
the lot

Would not be detrimental to property or persons in the area because Fits in
with surroundings and will raise property values.

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
------------------------	-------------------------------

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.

Austin Sawyer *Southern Realty and custom HO*
 Owner

Owner

Owner

HEARING DATE

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

Attachment: Nov 2022-Re-Zoning-Map & Parcel 082G 032 (4040 : Re-Zoning-Map & Parcel 082G 032)

City of Kingsland Zoning Application
Page Four

at their meeting of November 7, 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
in the amount of \$ 175.00.

Austin Sawyer

City of Kingsland

BY: Shane Kimball

Planning & Zoning Administrator

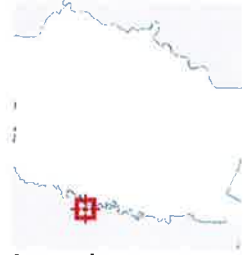
Date: 9/20/22

Attachment: Nov 2022-Re-Zoning-Map & Parcel 082G 032 (4040 : Re-Zoning-Map & Parcel 082G 032)





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 032	Owner	CHERKIN RICHARD D & LAST DAVID P	Last 2 Sales			
Class Code	Commercial		POST OFFICE BOX 301342	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		ESCONDIDO, CA 92030	7/12/2007	\$45000	LM	Q
	KINGSLAND	Physical Address	n/a	5/19/2005	0	MN	U
Acres	1	Assessed Value	Value \$48000				

(Note: Not to be used on legal documents)

Date created: 9/19/2022

Last Data Uploaded: 9/19/2022 7:19:20 AM

Developed by  Schneider
GEOSPATIAL

Attachment: Nov 2022-Re-Zoning-Map & Parcel 082G 032 (4040 : Re-Zoning-Map & Parcel 082G 032)



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4041)

3.6

Meeting: 11/07/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4041

Variance-441 S. May St.-Map & Parcel K26 03 003A

Leslie & Peter Fullerton are requesting a variance to KLADO-Article VII, Section 70-1.1 #2-Minimum Lot width at building line. The applicant is requesting a 15' variance to the 75' building line width requirement for R-1 Zoning District. The purpose of the request is for a single family residence to be built on the newly created parcel with a building lot width of 60'. Zoning is R-1. Staff recommends approval of the variance request.



The City of Kingsland, GA
107 South Lee Street
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Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: November 7, 2022

City Council Meeting Date: November 14, 2022

Agenda Item: Variance for Parcel K26 03 003A, 441 S. May St.

Background: The applicant submitted a plat showing a subdivision of parcel K26 03 003A to the Planning Dept. and during review, it was discovered that the newly created parcel is only 60' wide and does not meet the 75' building width requirement for the R-1 zoning district. The applicant stated that the newly created lot cannot be any wider than 60' due to obstacles (Storage Shed and Fencing) on the existing parcel. The review also shows that the new parcel can meet all other setbacks and lot size requirements for R-1 zoning.

Summary: Peter & Leslie Fullerton are requesting a variance to KLADO-Article VII, Section 70-1.1 #2 –Minimum Lot width at building line. The Applicant is requesting a 15' variance to the 75' building line width requirement for R-1 Zoning District. The purpose of the request is for a single family residence to be built on the newly created parcel with a building lot width of 60'.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? N/A

Staff Recommendation: Staff recommends approval of the variance request.

Scott L. Kimball

Planning & Zoning Director

APPLICATION FOR VARIANCE Kingsland, Georgia



Read Part A completely. Then answer each item in Part B. Please print or type. Do not write in Part C. The Building Inspector or Planning Director will help you, if necessary. You must file this application and all required materials with the Planning Director at least 26 days before the Planning Commission meeting at which it will be considered.

FEE: Residential - \$100.00, Commercial \$125.00

PART A---GENERAL INFORMATION

You are encouraged to read the appropriate sections of the Kingsland Land Development Ordinance as they pertain to zoning variances or subdivision variances. Since zoning variances are much more common and require a public hearing, they are the only ones described in the Kingsland Land Development Ordinance

A variance is a "loosening" of the requirements of the Zoning Ordinance to relieve a hardship. A variance can only be granted because of a hardship beyond your control is being created by a dimensional requirement—that is, one dealing with distance, area, height, or some other dimension of your land or building. For example, you own a lot and wish to build a house on it. It is zoned "R-1, Single Family Residential", but it is too narrow to meet the building setback requirements. You are prevented, therefore, from building your house unless you get a variance from the Planning Commission that lets you build closer to your side property lines. Please note that a variance does not allow you to start a new use in a zoning district where it is presently not permitted. In other words, you could not put a grocery store in a residential neighborhood.

Once you have filed a complete application with the Planning and Development Director, he will advertise your request in the newspaper and send a letter to your neighbors. The Planning Commission will then hold a public hearing. At the meeting, you will tell the Planning Commission why you need the variance and your neighbors may ask questions and make comments. The Planning Commission will then make a recommendation to the City Council about the variance. The City Council will make final determination; generally the 2ND Monday of the month. The variance is valid for 1 year.

PART B---APPLICANT ONLY

1. This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) 70.1.1 (A2) of the Kingsland Land Development Ordinance.

2. Your Name Peter Fullerton + Leslie Fullerton
Phone 509-499-5843
Address 441 S. May St
Kingsland GA 31548

3. Location of Property:
Street 441 S. May St. (Corner of S. May St + E Lawnwood Ave)
Parcel No. K26 03003A Lot No. _____

4. This land is zoned: (☒) R-1 () R-2 () R-3 () R-4 () MH () PD () C-1 () C-2
() C-3 () C-4 () I-L

5. Please describe the type of variance you need. (Example: Reduction of front yard setback from 35 feet to 13 feet):

Reduce property width requirements from
75ft to 60 ft

6. All the following points must apply to your situation for the variance to be granted. Describe how you meet each "test":

- A. Special conditions or circumstances over which I have no control affect my property.

structures in YARD Doesnt allow 75ft with 10 ft
to property line

- B. Because of this situation, I do not have the same property rights as my neighbors or as other property owners in the same zoning district do.

Do to these obstructions the property has to
be narrower than 75ft but the property will
meet 10,000 sq ft min.

- C. The variance would not significantly defeat the purposes of any city plan, policy, ordinance, or regulation, nor would it interfere with my neighbors use of their property.

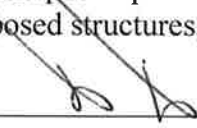
This would give the structures 10ft to property
lines and would meet 10,000 sq ft for a Building
lot

- D. This is the minimum variance which would relieve my hardship.

60 ft wide 188 ft Depth

7. In the case of a zoning variance, attach these to this application:

- A simple map showing the location of the property, its dimensions, location of existing and proposed structures, and the nearest public road.

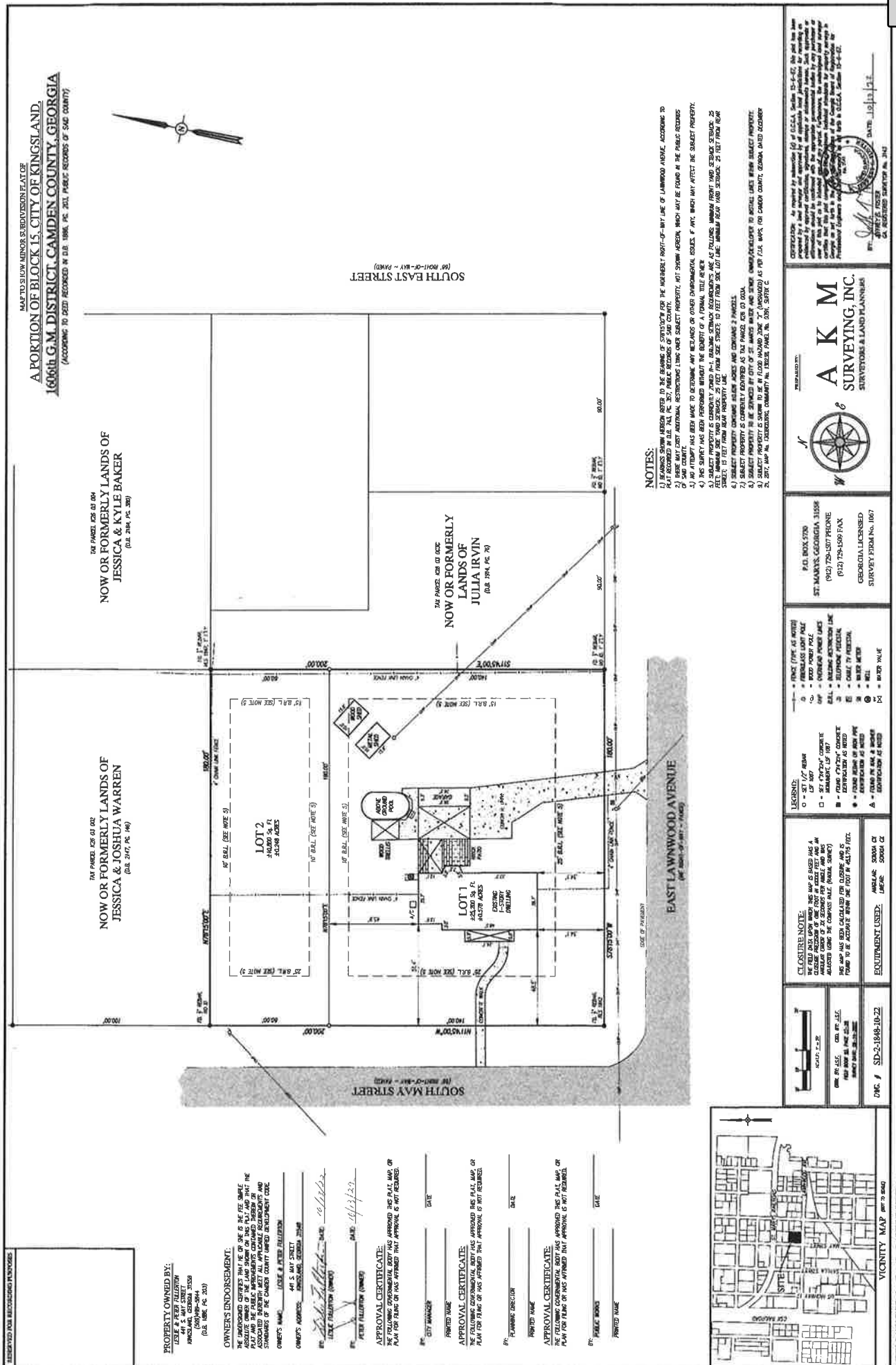
8. Signed  Date 10/6/22

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

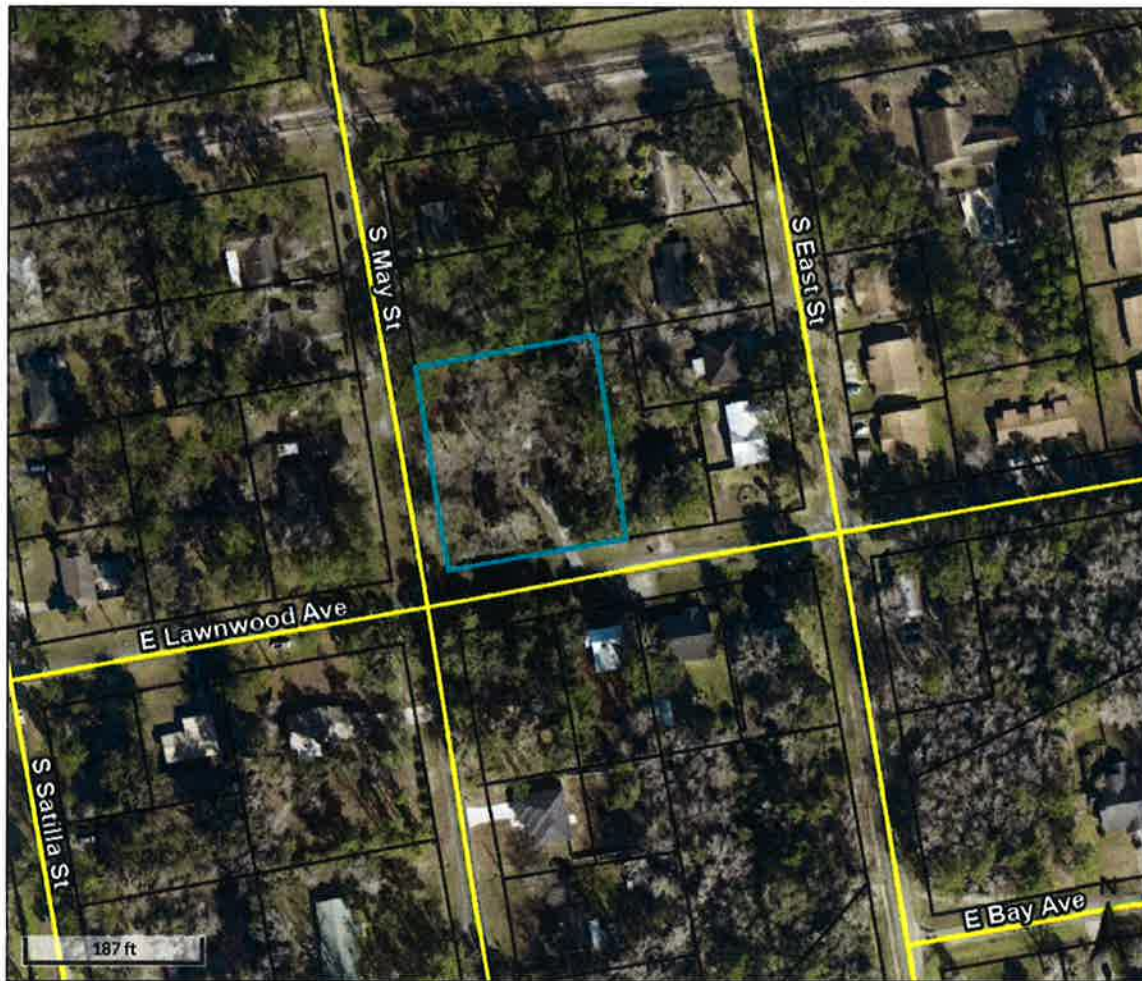
1. Date complete application filed 10/6/22
2. List of attachments: ☒ Simple map ☐ Final plat ☐ None
☒ Preliminary plat ☐ Other
3. Public hearing (If zoning variance):
Date Applicant notified: 10/12/22
Date hearing advertised: 10/14/22
Date hearing held: 11/7/22 & 11/14/22
4. Planning Commission ☐ Approved ☐ Denied: Conditions of approval or reasons for denial

5. City Council ☐ Approved ☐ Denied: Conditions of approval or reasons for denial

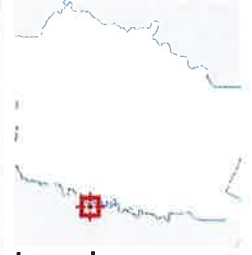
6. Date Applicant notified of final action: 11/15/22







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 K26 03 003A
 Class Code Residential
 Taxing District KINGSLAND
 Acres 0.82

(Note: Not to be used on legal documents)

Owner FULLERTON LESLIE & PETER
 441 SOUTH MAY STREET
 KINGSLAND, GA 31548
 Physical Address 441 S MAY ST
 Assessed Value Value \$181168

Last 2 Sales

Date	Net Price	Reason	Qual
9/7/2017	\$147000	FM	Q
7/7/2009	\$155000	FM	Q

Date created: 10/6/2022
 Last Data Uploaded: 10/5/2022 7:42:14 PM

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