



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • JUNE 5, 2023

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Public Hearing for Re-Zoning-Parcel 107 035 -

Sawyer & Associates, Inc. has applied for a re-zoning of (1) parcel containing approximately 69 acres located on the east side of Camden Woods Pkwy. The applicant is requesting the parcel be re-zoned to PD/MU (Planned Development/Mixed Use). The purpose of the re-zone request is for a residential/commercial development containing 98 residential lots along with (2) commercial tracts.

2. Public Hearing for Re-Zoning of Parcel 095 027 -

DLP Capital, Acting Agent for Owners, Stephana Dixon & Jack Gross, Jr. has applied for a re-zoning of (1) parcel containing approximately 315 acres located on the south side of Scrubby Bluff Rd. near the Greentree Dr. intersection. The applicant is requesting the parcel be re-zoned to PD/C-2 (Planned Development General Commercial) for the purpose of a mixed use development consisting of an RV resort and Multi-family housing.

II. CALL TO ORDER

Matthew Hooks
Michael Haynes
Kathy Markes
Bradley Shuck
Walter Fuller Jr.
Bryant Shepard
Fyrth Morris

Board Member
Board Member
Board Member
Board Member
Board Member
Chairman
Vice Chairman

III. APPROVE MINUTES FROM LAST MEETING

IV. AGENDA ITEMS

1. Home Occupation-404 N. Grove Blvd.-Map & Parcel 094 048 -

Kathy Markes has applied for a Home Occupation Permit for a Amigurumi business known as "KMM Productions, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

2. Re-Zoning-Parcel 107 035 -

Sawyer & Associates, Inc. has applied for a re-zoning of (1) parcel containing approximately 69 acres located on the east side of Camden Woods Pkwy. The applicant is requesting the parcel be re-zoned to PD/MU (Planned Development/Mixed Use). The purpose of the re-zone request is for a residential/commercial development containing 98 residential lots along with (2) commercial tracts. The current zoning of the parcel is PD/R-2 (Planned Development/Medium & High Residential). The development will be Phase 2 of The Villas at Camden Woods and Sawyer & Associates, Inc. have submitted a PD to the City Planning office that has been reviewed and accepted. Staff recommends approval.

3. Preliminary Plat-The Villas at Camden Woods Phase 2 -

Sawyer and Associates, Inc. have submitted a preliminary plat for approval that will consist of 98 duplex lots and (2) commercial lots on approximately 69 acres. The plat has been reviewed and accepted by the Planning Department. Zoning: PD/MU (pending approval). Staff recommends approval, pending the Planning Commission recommendation of approval to the City Council for the re-zoning of parcel 107 033.

4. Re-Zoning of Parcel 095 027 -

DLP Capital has applied for a re-zoning of (1) parcel containing approximately 315 acres located on the south side of Scrubby Bluff Rd. near the Greentree Dr. intersection. The applicant is requesting the parcel be re-zoned to PD/C-2 (Planned Development General Commercial) for the purpose of a mixed use development consisting of an RV resort and Multi-family housing. The applicant has also submitted a PD to the City Planning Dept. that has been reviewed and accepted. Current Zoning is PD/R-1 & PD/R-3. Staff recommends approval of the re-zoning and PD with the following condition:

- 1) If the project does not go forward, then the parcel will revert back to the original zoning of PD/R-1 and PD/R-3.

V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4176)**

Meeting: 06/05/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4176

Public Hearing for Re-Zoning-Parcel 107 035

Sawyer & Associates, Inc. has applied for a re-zoning of (1) parcel containing approximately 69 acres located on the east side of Camden Woods Pkwy. The applicant is requesting the parcel be re-zoned to PD/MU (Planned Development/Mixed Use). The purpose of the re-zone request is for a residential/commercial development containing 98 residential lots along with (2) commercial tracts.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4185)**

Meeting: 06/05/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4185

Public Hearing for Re-Zoning of Parcel 095 027

DLP Capital, Acting Agent for Owners, Stephana Dixon & Jack Gross, Jr. has applied for a re-zoning of (1) parcel containing approximately 315 acres located on the south side of Scrubby Bluff Rd. near the Greentree Dr. intersection. The applicant is requesting the parcel be re-zoned to PD/C-2 (Planned Development General Commercial) for the purpose of a mixed use development consisting of an RV resort and Multi-family housing.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

TABLED**AGENDA ITEM (ID # 4175)**

Meeting: 06/05/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4175

Home Occupation-404 N. Grove Blvd.-Map & Parcel 094 048

Kathy Markes has applied for a Home Occupation Permit for a Amigurumi business known as "KMM Productions, 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: June 5, 2023

City Council Meeting Date: June 12, 2023

Agenda Item: Home Occupation for 404 N. Grove Blvd., Map & Parcel 094 048

Summary:

Kathy Markes has applied for a Home Occupation Permit for a Amigurumi business known as “KMM Production, 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

June
Agenda

230209

①

Amigurumi

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: Kathy Markes PHONE: 912.409.8549
 ADDRESS: 404 N. Grove Blvd Kingsland GA 31548
 FAX: _____ E-MAIL: KMMproductions@proton.n

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: KMM Production LLC
 STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 404 N Grove Blvd Kingsland
 TAX MAP & PARCEL NUMBER: 094 048 ZONING: R-1
 OWNER OF SITE, IF NOT APPLICANT: SAME
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

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

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

SIGNED: [Signature] DATE: 05/02/23

Attachment: June 2023-Home Occ-Kathy Markes (4175 : Home Occupation-404 N. Grove Blvd.-Map & Parcel 094 048)



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

1. DATE COMPLETE APPLICATION FILED: 5-2-23
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 5-2-23
3. DATE PERMIT FEE PAID: 5-2-23 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 6/5/23
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 6/12/23
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

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

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

[Signature]
 PLANNING DIRECTOR
 CITY OF KINGSLAND

5-2-23
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Kathy Markes

ADDRESS: 404 N Grove Blvd

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: (912) 409 8549 FAX: () E-MAIL: KMMproductions@prote

PROPOSED BUSINESS: KMM Productions LLC LOCATION: Home Address

TAX PARCEL: 894 098 ZONING: R-1

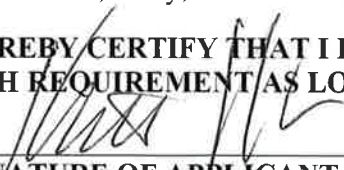
A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions 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.*

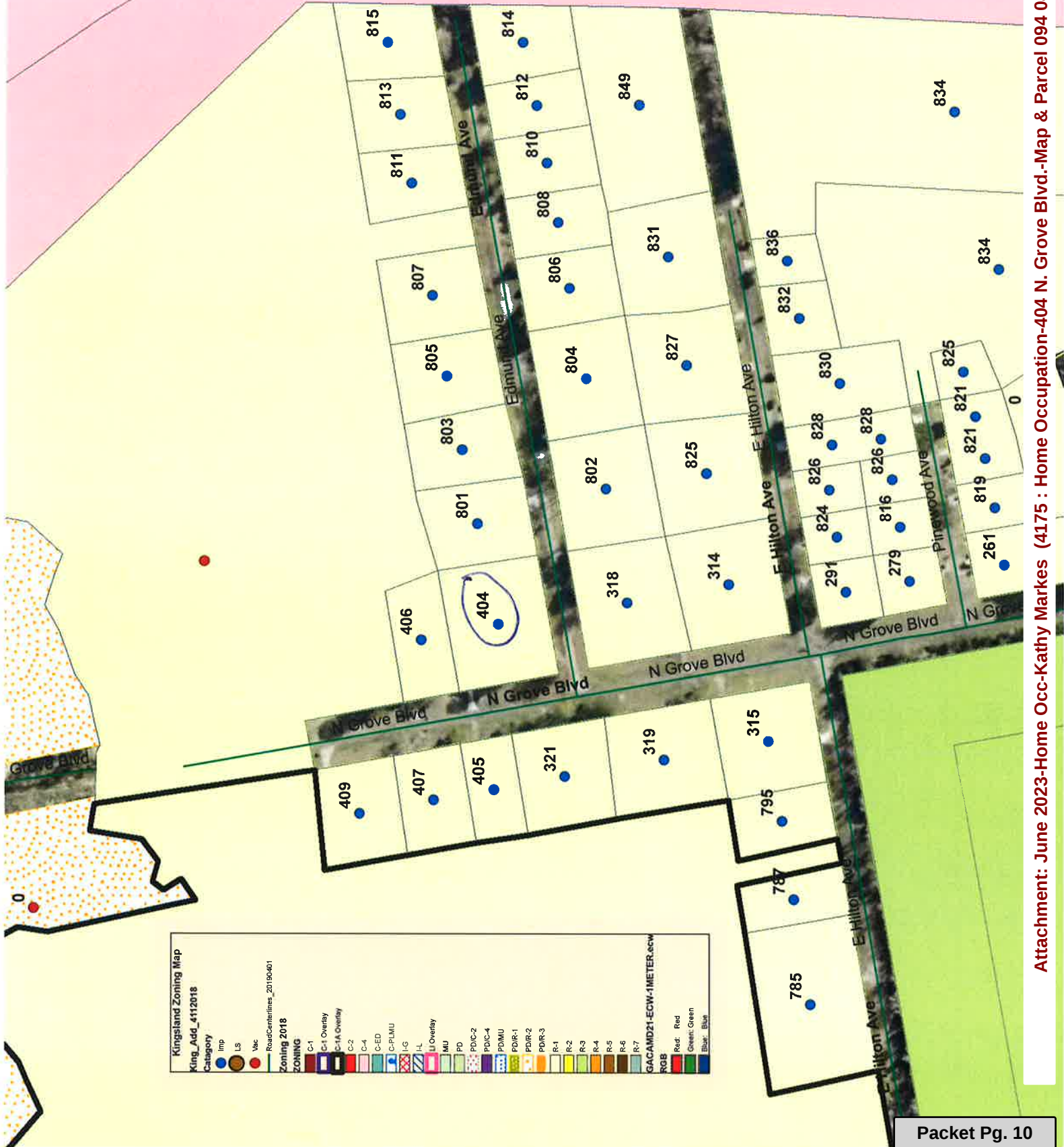
HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

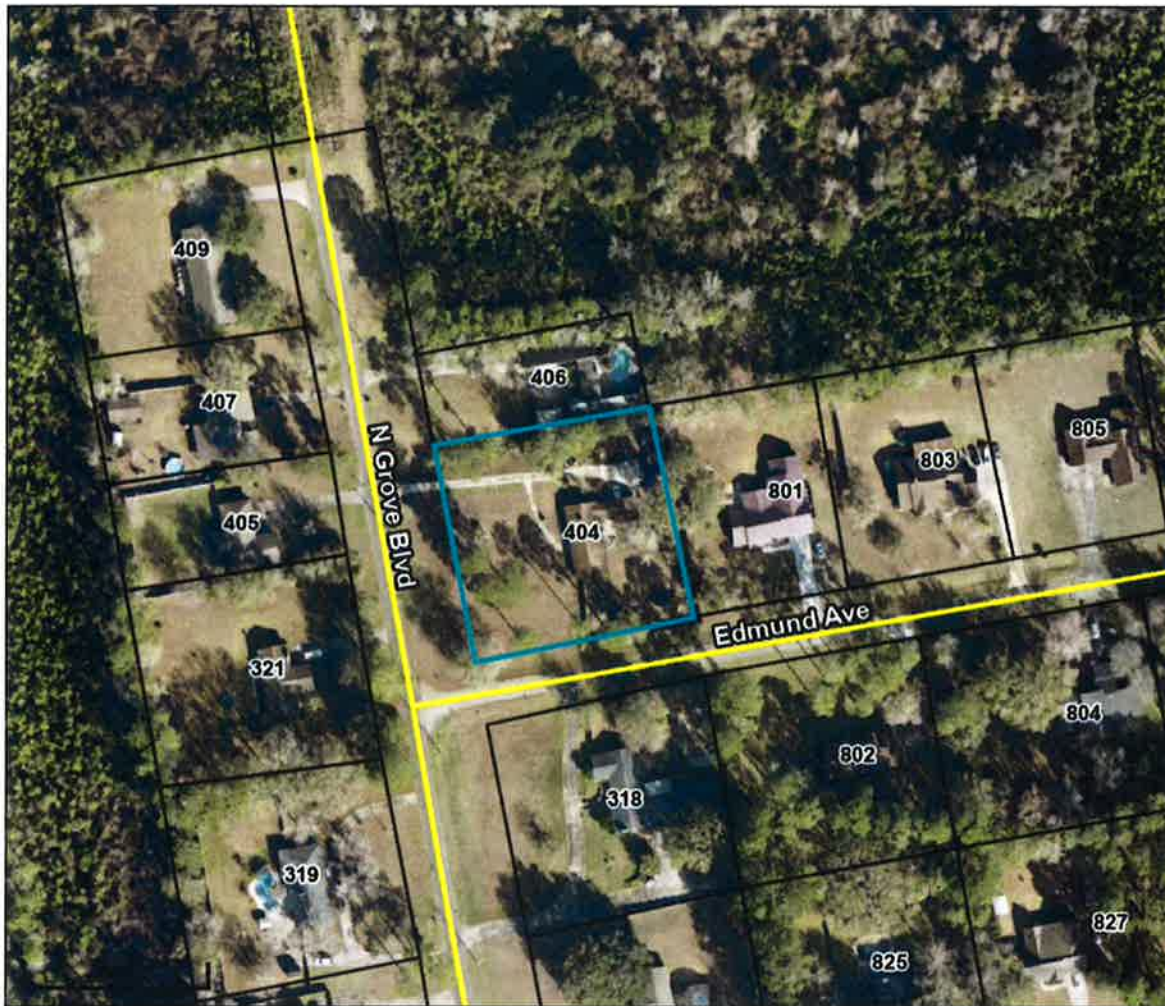
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor 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 Business area sq. ft. 1968 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

05/02/23
 DATE





Overview



Legend

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

Parcel ID 094 048
Class Code Residential
Taxing District KINGSLAND
 KINGSLAND
Acres 1

(Note: Not to be used on legal documents)

Owner MARKES JOHN D & KATHRYN M
 404 NORTH GROVE BLVD
 KINGSLAND, GA 31548
Physical Address 404 N GROVE BLVD
Assessed Value Value \$158440

Last 2 Sales			
Date	Net Price	Reason	Qual
4/2/2009	0	FY	U
4/30/1999	\$103000	FM	Q

Date created: 5/10/2023

Last Data Uploaded: 5/9/2023 7:15:42 PM

Developed by  Schneider
GEOSPATIAL

Attachment: June 2023-Home Occ-Kathy Markes (4175 : Home Occupation-404 N. Grove Blvd.-Map & Parcel 094 048)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

ADOPTED**AGENDA ITEM (ID # 4177)**

Meeting: 06/05/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4177

Re-Zoning-Parcel 107 035

Sawyer & Associates, Inc. has applied for a re-zoning of (1) parcel containing approximately 69 acres located on the east side of Camden Woods Pkwy. The applicant is requesting the parcel be re-zoned to PD/MU (Planned Development/Mixed Use). The purpose of the re-zone request is for a residential/commercial development containing 98 residential lots along with (2) commercial tracts. The current zoning of the parcel is PD/R-2 (Planned Development/Medium & High Residential). The development will be Phase 2 of The Villas at Camden Woods and Sawyer & Associates, Inc. have submitted a PD to the City Planning office that has been reviewed and accepted. 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: June 5, 2023

City Council Meeting Date: June 12, 2023

Agenda Item: Rezoning of parcel 107 035.

Background:

The area surrounding the development has a mixture of commercial and residential and the rezoning of the parcel will be consistent with the landscape of the area and a continuation of the Villas at Camden Woods Phase 1 development, which is zoned PD/MU. The concept of the project is to maintain a pattern, if not better than other projects of its nature within the Kingsland Area. The plat submitted is a conceptual site plan and has been approved by the Planning Dept. There is existing sewer and water availability to the property.

Summary:

Sawyer & Associates, Inc. has applied for a rezoning of 1 parcel containing approx. 69 acres located on the east side of Camden Woods Pkwy. The applicant is requesting the parcel be rezoned to PD/MU (Planned Development/Mixed Use). The purpose of the rezone request is for a residential/commercial development containing 98 residential lots along with 2 commercial tracts. The current zoning of the parcel is PD/R-2 (Planned Development/Medium & High Residential). The development will be Phase 2 of The Villas at Camden Woods and Sawyer & Associates, Inc. have submitted a PD to the City Planning office that has been reviewed and accepted.

Current Zoning: PD/R-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

Attachment: June 2023-Re-Zoning-Sawyer-Corrected (4177 : Re-Zoning-Parcel 107 035)

*A PLANNED MIXED USE
DEVELOPMENT
PROJECT DESCRIPTION*

FOR:

**THE VILLAS AT CAMDEN WOODS
PHASE II**

SUBMITTED TO:

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

BY:

SAWYER & ASSOCIATES, INC.

MAY 10, 2023

BENNETT SURVEYING, INC.

(AGENT FOR SAWYER & ASSOCIATES, INC.)



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 PD/R-2
ZONING _____

EXISTING PD/R-2
USE _____

REQUESTED PD/MU
ZONING _____

REQUESTED Commercial & Residential Lots
USE _____

PROPERTY OWNER(S)

Name(s) _____ Sawyer and Associates _____

Address _____ 100 Marsh Harbour Parkway, Kingsland, GA. 31548 _____

Phone No. _____ 912-576-9003 _____ (Work and/or home); Fax No. _____

____ Individual ____ Partnership ____ Sole Proprietor ____ Firm ____ X 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: _____ Lot 2 Camden Woods Subdivision _____

Property

Address: _____ N/A _____

Tax Map Reference Number: _____ 107 035 _____ Zoning Map: _____ PD/R-2 _____

Property Size: _____ 69.91 acres _____ Property Frontage: _____ 1183 _____ Feet

City of Kingsland Zoning Application
Page Two

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

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because _____
 ___ The project will reflect the use of phase 1 of the Villas at Camden Woods _____

Would not be detrimental to property or persons in the area because _____
 ___ The project will further enhance the surrounding areas _____

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

_____ X _____
 —

- (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

_____ X _____
 —

- (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

X

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.

Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of June 5, 2023, 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

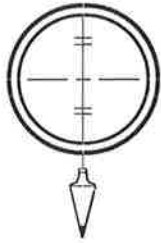
Submission fee for rezoning received from Sawyer Assoc., Inc.
in the amount of \$ 600.

City of Kingsland

Attachment: June 2023-Re-Zoning-Sawyer-Corrected (4177 : Re-Zoning-Parcel 107 035)

BY: 
Planning & Zoning Administrator

Date: 5/8/23



BENNETT SURVEYING, INC.
Surveyors and Land Planners

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

4.2.a

Application Request: the Applicant, Sawyer & Associates, Inc., 100 Marsh Harbour Parkway, Kingsland, Georgia 31548 request that the Planning Commission & City Council approve the following application:

A DEVELOPMENT PLAN TO ALLOW FOR A PLANNED MIXED USE DEVELOPMENT IN KINGSLAND, GEORGIA, FOR THE PURPOSE OF PROVIDING MULTI FAMILY RESIDENTIAL LOTS AND COMMERCIAL ON 69.91 ACRES ADJOINING CAMDEN WOODS PARKWAY KNOWN AS CAMDEN COUNTY TAX PARCEL No.

107 035

November 10, 2021

Introduction

The Applicant, Sawyer & Associates, Inc., hereby submits this application for a Planned Mixed Use Development district in accordance with City of Kingsland, Georgia, Zoning Ordinance. The conceptual land usage plan and supporting documents shall serve as the basis of which is required by the Ordinance.

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

Project Description Summary

This project consists of a total of 69.91 acres, more or less. It is known as lot 2 Camden Woods Subdivision located off Camden Woods Parkway. As with the surrounding developments, this parcel will contain lots/parcels with defined specifications. The concept of this project is to maintain the pattern, if not better, of the other developments in the area. The density of mixed usage shall not exceed those allowed in various surrounding mixed use developments.

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

Villas at Camden woods 2 narrative

Attachment: June 2023-Re-Zoning-Sawyer-Corrected (4177 : Re-Zoning-Parcel 107 035)

Minimum lot specifications

Minimum Lot Area	10,000 Sq. Ft. (5000 per unit)
Lot width at building line	42.0 feet
Front yard setback	20 feet
Side yard setback	0 feet & 10 feet between buildings
Rear yard setback	10 feet (15 feet from street)
Maximum Building height	35 feet
Maximum percentage of coverage	65 percent

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

Development Standards

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

BENNETT SURVEYING, INC.
Surveyors and Land Planners

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

ATTACHMENT “A”

SUBJECT PROPERTY DEED

Attachment: June 2023-Re-Zoning-Sawyer-Corrected (4177 : Re-Zoning-Parcel 107 035)

DOC# 000780
FILED IN OFFICE
1/26/2021 09:57 PM
BK:2086 PG:286-288
JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY

REAL ESTATE TRANSFER
TAX PAID: \$1050.00

PT-61 020-2021-000100

3
Please return to:
Kinney & Kinney, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, Georgia 31558
File 20-43387

STATE OF GEORGIA

COUNTY OF DeKalb

LIMITED WARRANTY DEED

THIS INDENTURE, made January 14, 2021, between **Southeastern Trust for Parks and Land, Inc.**, a Georgia corporation, of the first part, and **Laurel Island Holdings, LLC**, a Georgia limited liability company, of the second part.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, the following described property:

See Exhibit "A" attached hereto.

SUBJECT, NEVERTHELESS, to covenants and easements of record, if any.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and

20-43387

Attachment: June 2023-Re-Zoning-Sawyer-Corrected (4177 : Re-Zoning-Parcel 107 035)

BK:2086 PG:287

behoof of the said party of the second part, its successors and assigns, forever,
IN FEE SIMPLE.

And the said party of the first part, for itself, its successors and assigns,
will warrant and forever defend the right and title to the above described
property unto the said party of the second part, its successors and assigns,
against the lawful claims of all persons owning, holding or claiming by, through
or under the said party of the first part.

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

Southeastern Trust for Parks and Land, Inc.

By: [Signature]
Bill Jones, as Executive Director

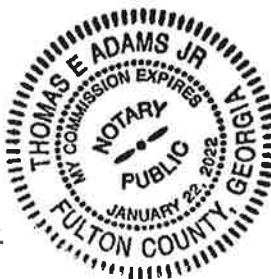
(SEAL)

Signed, sealed, and delivered
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

My Commission Expires: 1/22/2022



20-43387

Attachment: June 2023-Re-Zoning-Sawyer-Corrected (4177 : Re-Zoning-Parcel 107 035)

BK:2086 PG:288

Exhibit "A"

All that lot, tract or parcel of land lying and being in the City of Kingsland, 1606th G.M.D., Camden County, Georgia, more particularly described as follows:

All of Lots 2, 3, 4, 5, 6 and 7 of the Camden Woods Subdivision, as more fully and accurately shown and described on that certain plat of survey by Jeffrey S. Foster, Georgia Registered Land Surveyor No. 3143, dated July 29, 2009, recorded in Plat Drawer 25, Map No. 6, Camden County, Georgia, records.

LESS AND EXCEPT the northerly portion of Lot 5 of said subdivision as more fully described in that certain quitclaim deed to the City of Kingsland, dated February 11, 2019, recorded in Deed Book 1958, page 456, Camden County, Georgia records.

20-43387

Attachment: June 2023-Re-Zoning-Sawyer-Corrected (4177 : Re-Zoning-Parcel 107 035)

BENNETT SURVEYING, INC.
Surveyors and Land Planners

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

ATTACHMENT “B”

ADJOINING LAND OWNERS

Attachment: June 2023-Re-Zoning-Sawyer-Corrected (4177 : Re-Zoning-Parcel 107 035)

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

LIST OF OWNERS ADJOINING PARCEL 107 035

121 083

Camden County School District
 P.O. Box 1329
 Kingsland, Georgia 31548

107 036

Laurel Island Holding, LLC
 100 Marsh Harbour Parkway
 Kingsland, Georgia 31548

120 038

Christs Church of Camden County
 201 Kings Bay Road
 Kingsland, Georgia 31548

107 01 003B

Bernadette & Joseph Andrews
 324 Villas Way
 Kingsland, Georgia 31548

107 01 004A

Charles & Kristen Sorrells
 322 Villas Way
 Kingsland, Georgia 31548

107 01 004B

Blake & Clara Beth Williams
 320 Villas Way
 Kingsland, Georgia 31548

107 01 005B

Loraine & Kendell Abe
 316 Villas Way
 Kingsland, Georgia 31548

107 01 006A

Villas at Camden woods 2 adjoining owners

Attachment: June 2023-Re-Zoning-Sawyer-Corrected (4177 : Re-Zoning-Parcel 107 035)

BENNETT SURVEYING, INC.
Surveyors and Land Planners

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Brunswick, GA 31521
(912) 258-8899
(912) 265-3856
Fax: (912) 265-9509

Barbara Anne Lyons
314 Villas Way
Kingsland, Georgia, 31548

107 01 007A
Ryan & Melanie Jackson
310 Villas Way
Kingsland, Georgia 31548

Attachment: June 2023-Re-Zoning-Sawyer-Corrected (4177 : Re-Zoning-Parcel 107 035)

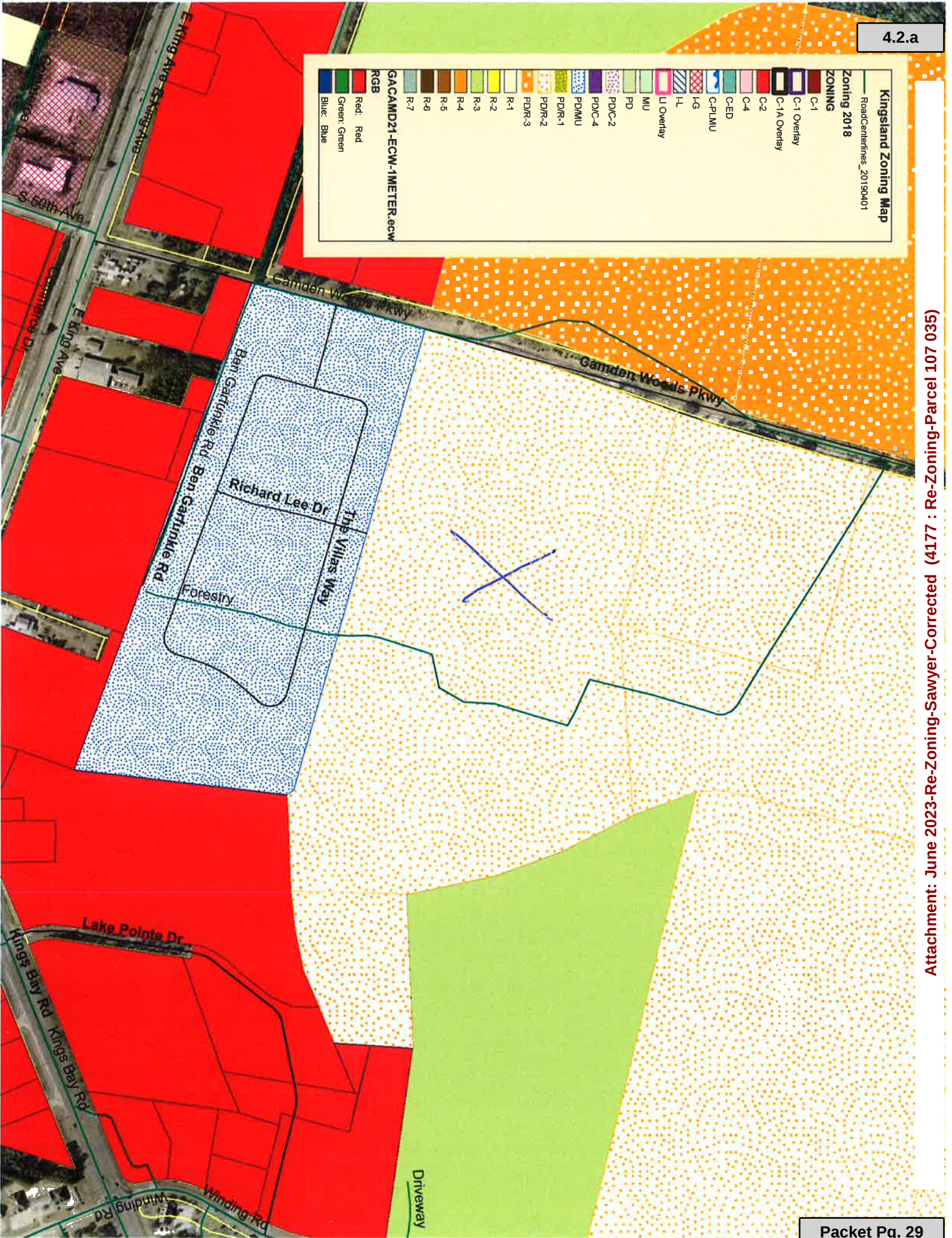
BENNETT SURVEYING, INC.
Surveyors and Land Planners

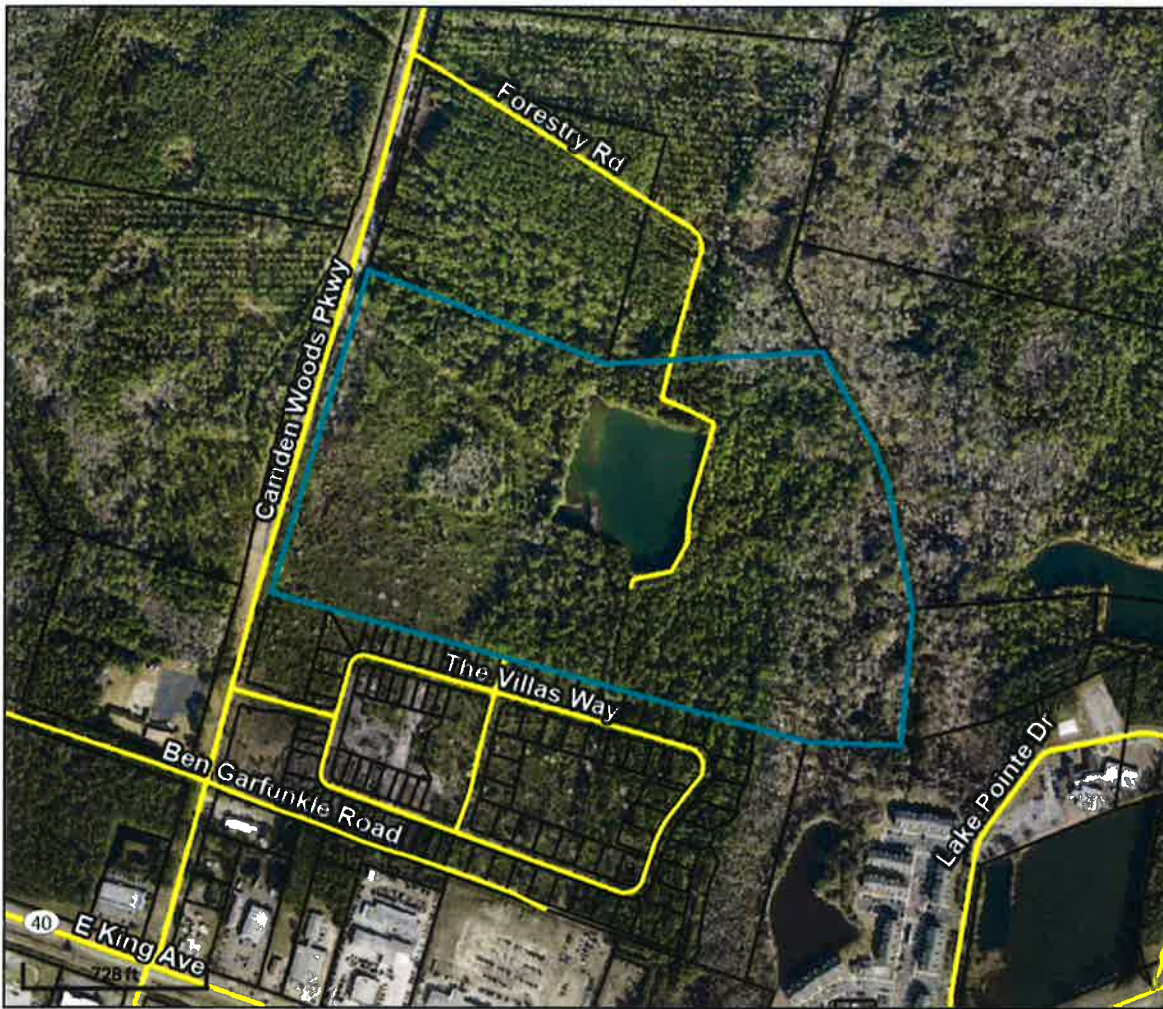
102 Marsh Harbour Parkway, Unit 103
Kingsland, GA 31548
P. O. Box 2729
Brunswick, GA 31521
(912) 258-8899
(912) 265-3856
Fax: (912) 265-9509

ATTACHMENT “C”

SITE PLAN

Attachment: June 2023-Re-Zoning-Sawyer-Corrected (4177 : Re-Zoning-Parcel 107 035)





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	107 035	Owner	LAUREL ISLAND HOLDINGS LLC	Last 2 Sales			
Class Code	Residential		100 MARSH HARBOUR PARKWAY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	1/14/2021	\$220500	ML	U
	KINGSLAND TAD #2	Physical Address	CAMDEN WOODS PKWY	12/29/2015	0	GT	U
Acres	68.05	Assessed Value	Value \$220500				

(Note: Not to be used on legal documents)

Date created: 5/9/2023

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Developed by  Schneider
GEOSPATIAL

Attachment: June 2023-Re-Zoning-Sawyer-Corrected (4177 : Re-Zoning-Parcel 107 035)

CAMDEN WOODS PARKWAY
(110' RIGHT-OF-WAY ~ PARTIALLY PAVED)



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

ADOPTED**AGENDA ITEM (ID # 4178)**

Meeting: 06/05/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4178

Preliminary Plat-The Villas at Camden Woods Phase 2

Sawyer and Associates, Inc. have submitted a preliminary plat for approval that will consist of 98 duplex lots and (2) commercial lots on approximately 69 acres. The plat has been reviewed and accepted by the Planning Department. Zoning: PD/MU (pending approval). Staff recommends approval, pending the Planning Commission recommendation of approval to the City Council for the re-zoning of parcel 107 033.



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: June 5, 2023

City Council Meeting Date: June 12, 2023

Agenda Item: Preliminary Plat - The Villas at Camden Woods Phase 2

Background: The Villas at Camden Woods is a mixed use community development by Sawyer and Associates, Inc. The concept of the project is to maintain a pattern, if not better than other projects of its nature within the Kingsland Area.

Summary:

Sawyer and Associates, Inc. have submitted a preliminary plat for approval that will consist of 98 duplex lots and 2 commercial lots on approx. 69 acres. The plat has been reviewed and accepted by the Planning Department.

Zoning: PD/MU (pending approval)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval, pending the Planning Commission recommendation of approval to the City Council for the rezoning of parcel 107 035.

Scot L. Kimball

Planning & Zoning Director

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA

230213 June 2023 4.3.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.

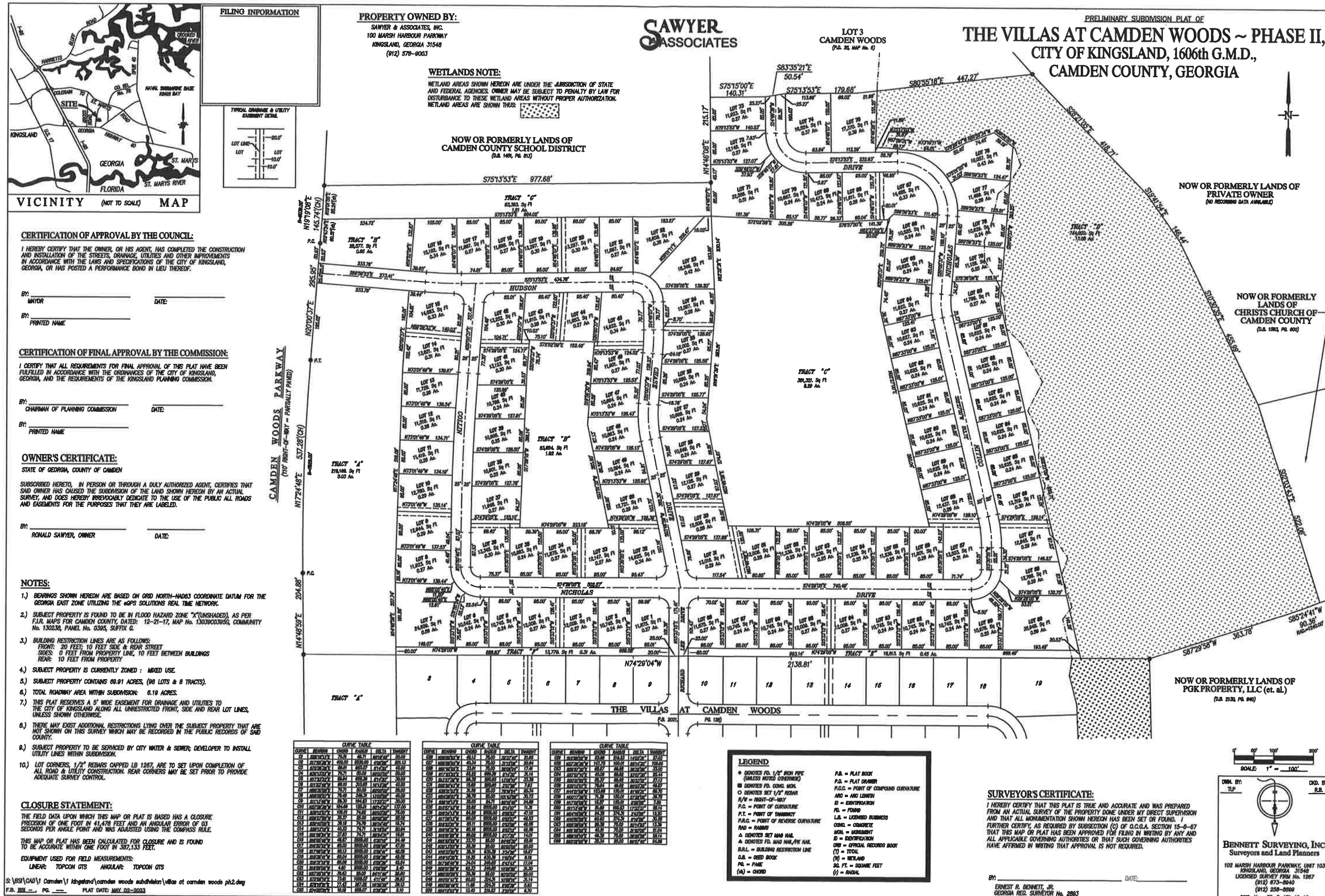
Part B — Applicant Only

1. Your Name: BENNETT SURVEYING Phone: 912-673-8940
Address: 102 MARSH HARBOUR PKWY UNIT 103
KINGSLAND GA. 31548
2. Owner, if not same: KINGSLAND GA. 31548
Name: SAWYER & ASSOCIATES
Address: 100 MARSH HARBOUR PKWY, KINGSLAND GA. 31548
3. What is your interest if you are not the owner?
AGENT
4. Name of proposed subdivision: THE VILLAS AT CAMDEN
WOODS PHASE 2
5. Location of subdivision: Neighborhood: CAMDEN WOODS
Street: CAMDEN WOODS PARKWAY / RICHARD LEE DRIVE
Parcel Number: 107 035 Lot Number: _____
6. Present zoning: MU
7. Number of proposed lots: 98 LOTS, 8 TRACTS
8. Area of proposed subdivision: 69.91 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.
☒ - Preliminary Plat (Original and 9 copies)
☒ - Vicinity Map
☒ - PD (if applicable)
☒ - Proof of ownership

Part C - Planning Official Only

1. Date application was filed: 5/4/23
 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 Preliminary Plat and application complete? ☒ Yes () No
 5. Correct fee paid? ☒ Yes () No () Not applicable
 6. Date preliminary plat reviewed by Planning Commission: 6/5/23
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

Attachment: June 2023-Preliminary Plat-The Villas @ Camden Woods-Ph. 2 (4178 : Preliminary Plat-The Villas at Camden Woods Phase 2)



Attachment: June 2023-Preliminary Plat-The Villas @ Camden Woods-Plat Map (4178 : Preliminary Plat-The Villas at Camden Woods Phase 2)



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

ADOPTED

AGENDA ITEM (ID # 4186)

4.4

Meeting: 06/05/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4186

Re-Zoning of Parcel 095 027

DLP Capital has applied for a re-zoning of (1) parcel containing approximately 315 acres located on the south side of Scrubby Bluff Rd. near the Greentree Dr. intersection. The applicant is requesting the parcel be re-zoned to PD/C-2 (Planned Development General Commercial) for the purpose of a mixed use development consisting of an RV resort and Multi-family housing. The applicant has also submitted a PD to the City Planning Dept. that has been reviewed and accepted. Current Zoning is PD/R-1 & PD/R-3. Staff recommends approval of the re-zoning and PD with the following condition:

- 1) If the project does not go forward, then the parcel will revert back to the original zoning of PD/R-1 and PD/R-3.



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: June 5, 2023

City Council Meeting Date: June 12, 2023

Agenda Item: Rezoning of parcel 095 027.

Background:

The area surrounding the development has a mixture of residential and commercial and is in close proximity to exit 1 I-95 corridor. The rezoning of the parcel will be consistent with the landscape of the area and a continuation of commercial and residential projects in this vicinity of the city. The applicant proposes a mixed use development consisting of a gated RV resort that will include RV slips, cabin rentals and glamping areas, as well as amenities that include a supply store, pool, a lazy river, walking trails, and a kayak/small boat launch area. The resort will also offer a full service restaurant that will be open to the public. The west side of the development will include a multifamily quadraplexes consisting of 272 units that will be a mix of rental and self-owned. The parcel includes 95 acres of natural marsh that will be undisturbed and will create an extensive buffer around most of the development. A conceptual site plan and PD has been submitted and reviewed by the Planning Dept. However, no engineering or building plans have been submitted or approved at this time and a traffic study will also be required for this project. There is existing sewer and water availability to the property.

The applicant sent out letters to adjacent and surrounding property owners introducing themselves along with a description of the project and an invitation to a community meeting held on May 10, 2023 at City Hall. During the meeting, DLP Capital presented the plans for the development and answered several questions from the citizens in attendance.



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

Summary:

DLP Capital has applied for a rezoning of 1 parcel containing approx. 315 acres located on the south side of Scrubby Bluff Rd. near the Greentree Drive intersection. The applicant is requesting the parcel be rezoned to PD/C-2 (Planned Development General Commercial) for the purpose of a mixed use development consisting of an RV resort and Multi-family housing. The applicant has also submitted a PD to the City Planning Dept. that has been reviewed and accepted.

Current Zoning: PD/R-1 & PD/R-3**Is Proposal Consistent with the Comprehensive Plan? Yes**

Staff Recommendation: Staff Recommends Approval of the rezoning and PD with the following condition:

- 1) If the project does not go forward, then the parcel will revert back to the original zoning of PD/R-1 and PD/ R-3.

Scott L. Kimball
Planning Director

Rezoned & PD Approval

June 2023

\$1600

230227

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

REQUESTED
USE Mixed use, residential, commercial, RV

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

Property
Address: South side of Scrubby Bluff Rd.

Tax Map Reference Number 095 027 **Zoning Map** PD/R-1 + PD/R-3

Attachment: June 2023-Re-Zoning-Parcel 095 027 (4186 : Re-Zoning of Parcel 095 027)

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 building clean, new residential units, associated infrastructure improvements and commercial businesses with RV parks to attract the traveling public and explore the City Of Kingsland.

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.

 Jack Gross Jr.
 Owner

 Stephana Dixon
 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 6/5/23, 2023, 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 DLP Capital
in the amount of \$ 600.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 5/11/23

Attachment: June 2023-Re-Zoning-Parcel 095 027 (4186 : Re-Zoning of Parcel 095 027)

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 5/11/23, 2023, by virtue of a deed dated 5/16/22, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 2199, Page 536.

Jack L. Gross Jr.
Owner's Printed/Typed Name
Jack L. Gross Jr.
Owner's Signature Date: 02/16/23

Stephana G Dixon
Other Owner's Printed/Typed Name
Stephana G. Dixon
Other Owner's Signature Date: 02/15/23

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize DPL Real Estate Capital Inc / Roberts Civil Englnnering to act as Agent in submitting and representing the above identified application in my/our behalf.

Jack L. Gross Jr.
Owner's Signature

Stephana G. Dixon
Other Owner's Signature

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

Jake Hightower William J. Hightower 4/18/2023
Authorized Agent's Name-Printed Authorized Agent's Signature Date

Planning and Zoning

Received by: Robert Kimball Date: 5/11/23

Attachment: June 2023-Re-Zoning-Parcel 095 027 (4186 : Re-Zoning of Parcel 095 027)

SB DEVELOPMENT**APPLICATION FOR PLANNED DEVELOPMENT DISTRICT****PROJECT REPORT****DATE 05/11/2023****1. Project Description**

This application is a request by DLP Capital (c/o Shannon Acevedo and Charles Johnston), 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/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 Residential (+/- 29.44 acres total) and Commercial (+/- 189.66 acres total) and the remaining land is Salt Marsh (+/- 95.90 acres total) which will remain as natural marsh land with the exception of very minor low-impact recreation-based improvements such as a small boat and kayak launch connecting to the creek.

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. Multi-family dwellings provided the requirements of the R-3 Medium and High Residential District are met. Dwellings include but not limited to Two-family dwelling (duplex), Three-family dwelling (triplex) or Four-family dwelling (quadplex) as a for rent (multi-family) or owned product only as a condominium.
2. Clubhouse and amenities to service residential development
3. Mini-warehouse storage
4. Open air storage for the use of Recreation Vehicle and Boat Storage

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.
2. Travel trailer parks to include but not limited to recreational vehicles, airstreams, park models, cabins, campsites.
3. Mini-warehouse storage
4. Open air storage for the use of Recreation Vehicle and Boat Storage
5. Small boat and kayak launch provided all permitting is approved by the Georgia Department of Natural Resources and Army Corps of Engineers.

6. Clubhouse and amenities to service commercial district and in support of an RV resort use including but not limited to outdoor/indoor recreation and outdoor/indoor events and supporting infrastructure, utility sheds, vending machines, fire pits, pavilions, laundry, toilet and shower facilities, dog parks, swimming, fishing, kayaking, and similar entertainment and resort-oriented ancillary uses

B. Prohibited Uses: The following uses are prohibited anywhere within the property.

1. Pawn shops
2. Quick cash shops
3. Junk or salvage yard
4. Truck terminals intended to serve tractor-trailer type trucks (18 wheelers)
5. Adult entertainment

C. Density Requirement

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

Commercial Travel Trailer sites: Not more than 15 units per gross acre.

D. Yard Requirement

- (1) Minimum front yard setback from public right-of-way: 25 feet
- (2) 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
- (3) 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
- (4) Maximum percentage of lot covered by buildings:
 - (a) All uses: 35%
- (5) Maximum building height:
 - (a) Residential: 35 feet
 - (b) Commercial: 45 feet

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.

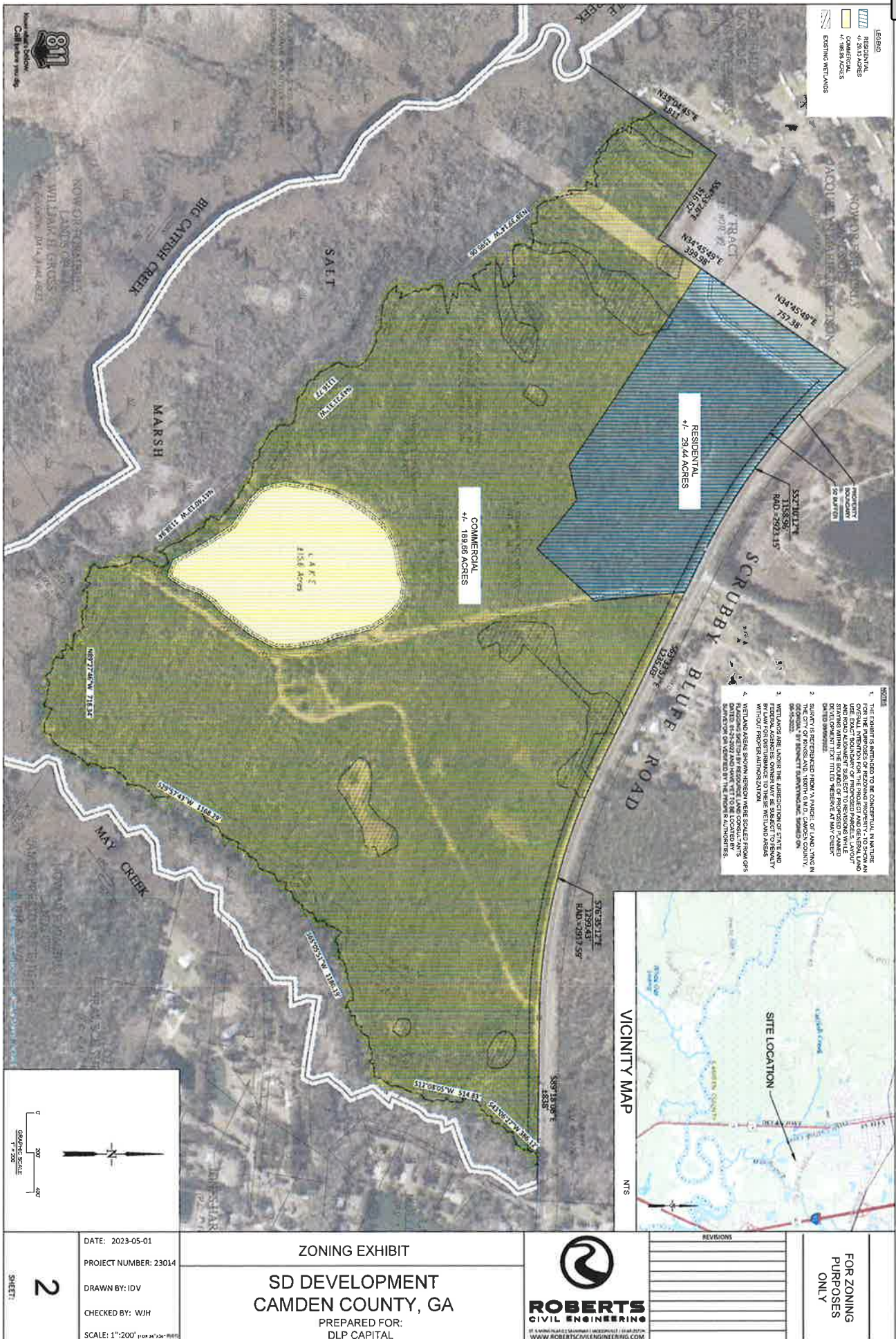
7. Definitions

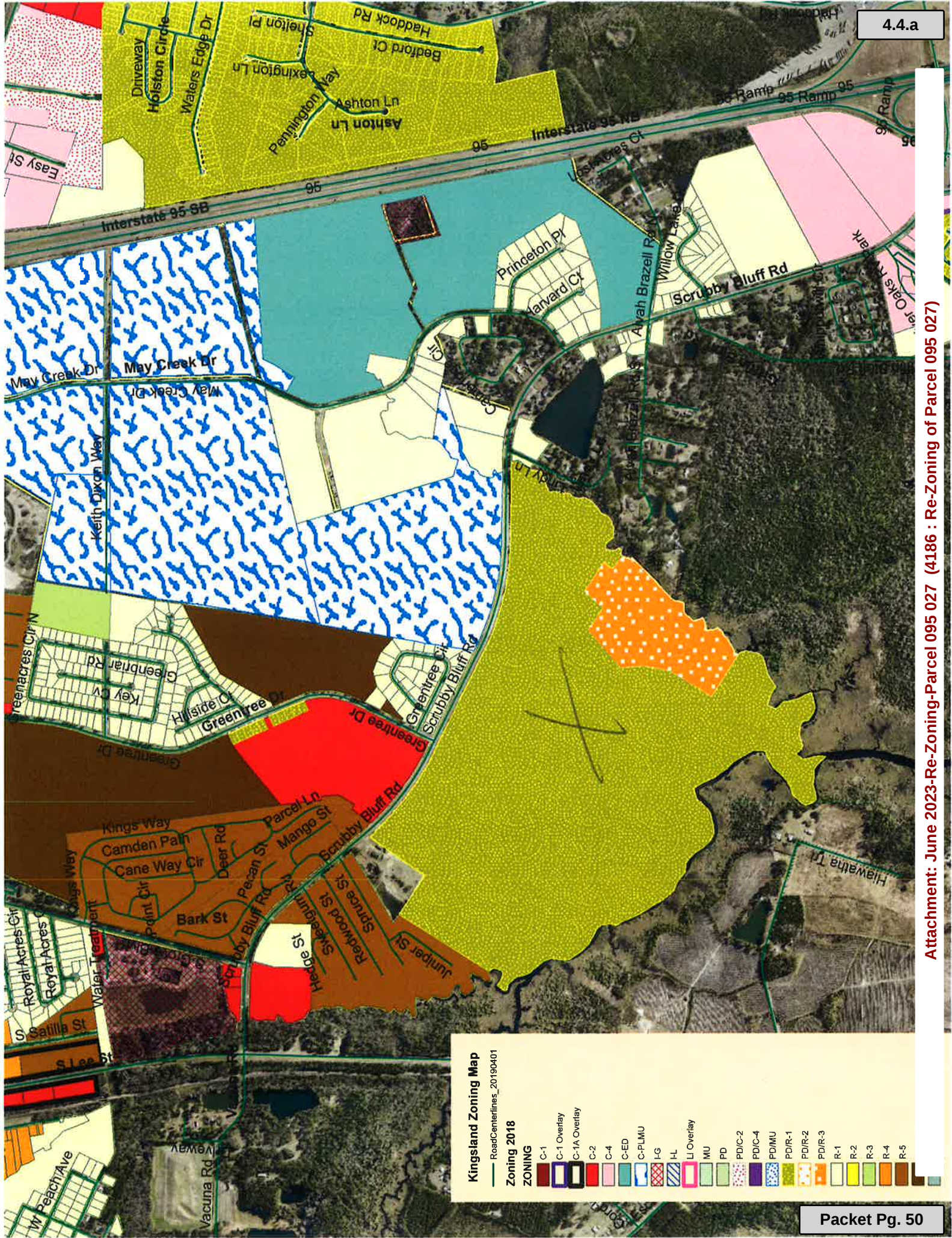
CONDOMINIUM: A form of individual ownership of a unit, combined with joint ownership of common areas of the building and grounds in a development. (Georgia Condominium Act, Official Code of Georgia Annotated 44-3-70 et seq.

GROSS ACRE: The amount of land measured by survey and includes uplands, wetlands, and marsh.

TRAVEL TRAILER: A vehicular portable structure designed as a temporary dwelling for travel, recreational and vacation uses meeting the definition, dimension, and qualities of those portable structures allowed on roads as set forth by DOT, including but not limited to park models, cabins, airstreams, and like-accommodations.



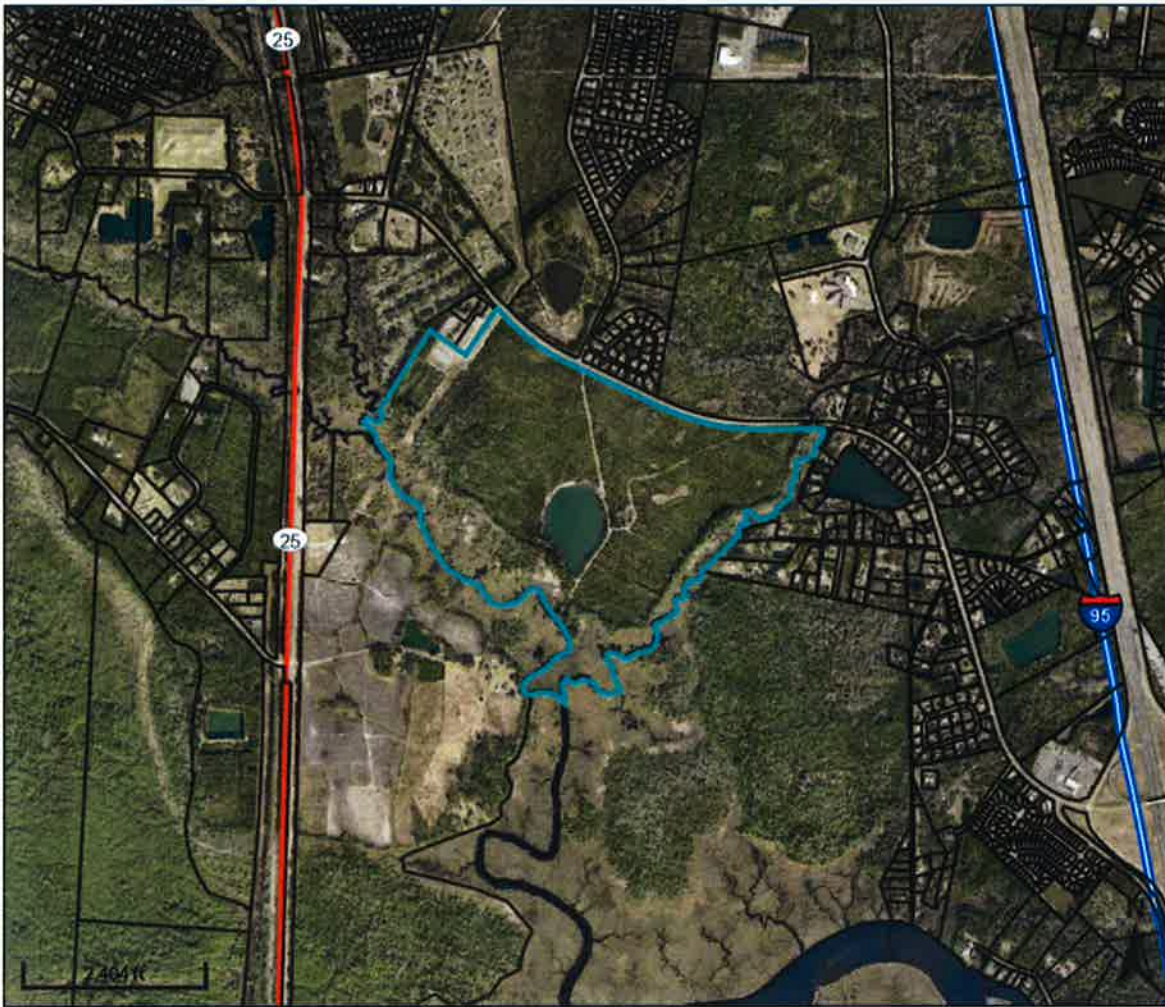




Kingsland Zoning Map

— RoadCenterlines_20190401

Zoning 2018	
ZONING	
C-1	
C-1 Overlay	
C-1A Overlay	
C-2	
C-4	
C-ED	
C-PLMU	
I-G	
I-L	
LI Overlay	
MU	
PD	
PD/C-2	
PD/C-4	
PD/MU	
PD/R-1	
PD/R-2	
PD/R-3	
R-1	
R-2	
R-3	
R-4	
R-5	



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	095 027	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: 5/11/2023

Last Data Uploaded: 5/10/2023 7:22:43 PM

Developed by  **Schneider**
GEOSPATIAL

Attachment: June 2023-Re-Zoning-Parcel 095 027 (4186 : Re-Zoning of Parcel 095 027)