



# CITY OF KINGSLAND, GEORGIA

## PLANNING AND ZONING

AGENDA • JULY 5, 2023

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**Regular Meeting**

**City Council Chamber**

**6:00 PM**

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

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### **I. PUBLIC HEARING**

1. Public Hearing for Variance-Parcel K08 01 016-465 MLK, Jr. Blvd. -

Everett Burch is requesting a Variance to Article VII, Section 70.1.4, #1 - Minimum Lot Area 7,500 square feet in an R-4 Zoning District. Applicant is requesting a 700 square foot variance to the required lot size to be able to place a mobile home on the parcel.

### **II. CALL TO ORDER**

|                   |               |
|-------------------|---------------|
| Matthew Hooks     | Board Member  |
| Michael Haynes    | Board Member  |
| Kathy Markes      | Board Member  |
| Bradley Shuck     | Board Member  |
| Walter Fuller Jr. | Board Member  |
| Bryant Shepard    | Chairman      |
| Fyrth Morris      | Vice Chairman |

### **III. APPROVE MINUTES FROM LAST MEETING**

### **IV. OLD BUSINESS**

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.

### **V. AGENDA ITEMS**

1. Variance-Parcel K08 01 016-465 MLK, Jr. Blvd. -

Everett Burch is requesting a Variance to Article VII, Section 70.1.4, #1 - Minimum Lot Area 7,500 square feet in an R-4 Zoning District. Applicant is requesting a 700 square foot variance to the required lot size to be able to place a mobile home on the parcel. Staff recommends approval of the variance request.

2. Home Occupation-115 Bayswood Dr.-Map & Parcel 082N 033A -

Aaron Brown has applied for a Home Occupation Permit for a party rental business know as "B Better Bounce House". 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.

3. Final Plat-Lake Juniper Phase 5 -

Soncel, Inc. has submitted an application for a final plat approval for Lake Juniper Phase 5 that will consist of 32 lots on approximately 15.46 acres. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5'to 5', which would apply to any future phases of the subdivision. The phase 5 preliminary plat was approved by City Council on April 10, 2023.

All engineering and planning reviews have been completed and approved for phase 5. Zoning is PD/R-1. Staff recommends approval.

4. Preliminary Plat-Brookshire Green Subdivision -

Ronald Sawyer, II has submitted an application for a Preliminary Plat approval for Brookshire Green Subdivision located on the north and south sides of Eagle Blvd., consisting of 64 single family lots on approximately 23.94 acres. The applicant has agreed to follow the original PD that was approved, however, updated engineering plans have not been submitted at this time. Zoning is PD/R-2. Staff recommends approval.

## **VI. ADJOURNMENT**

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4208)**

Meeting: 07/05/23 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:  
DOC ID: 4208

## **Public Hearing for Variance-Parcel K08 01 016-465 MLK, Jr. Blvd.**

Everett Burch is requesting a Variance to Article VII, Section 70.1.4, #1 - Minimum Lot Area 7,500 square feet in an R-4 Zoning District. Applicant is requesting a 700 square foot variance to the required lot size to be able to place a mobile home on the parcel.



## Planning and Zoning

105 South Lee Street  
Kingsland, GA 31548

**TABLED**

**AGENDA ITEM (ID # 4175)**

Meeting: 07/05/23 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.

## HISTORY:

06/05/23

Planning and Zoning

DEFERRED

Next: 07/05/23

Kathy Markes was the applicant. She was unable to vote. We had no Quorum for this item.



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

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

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 Kingstland 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 Kingstland

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.*

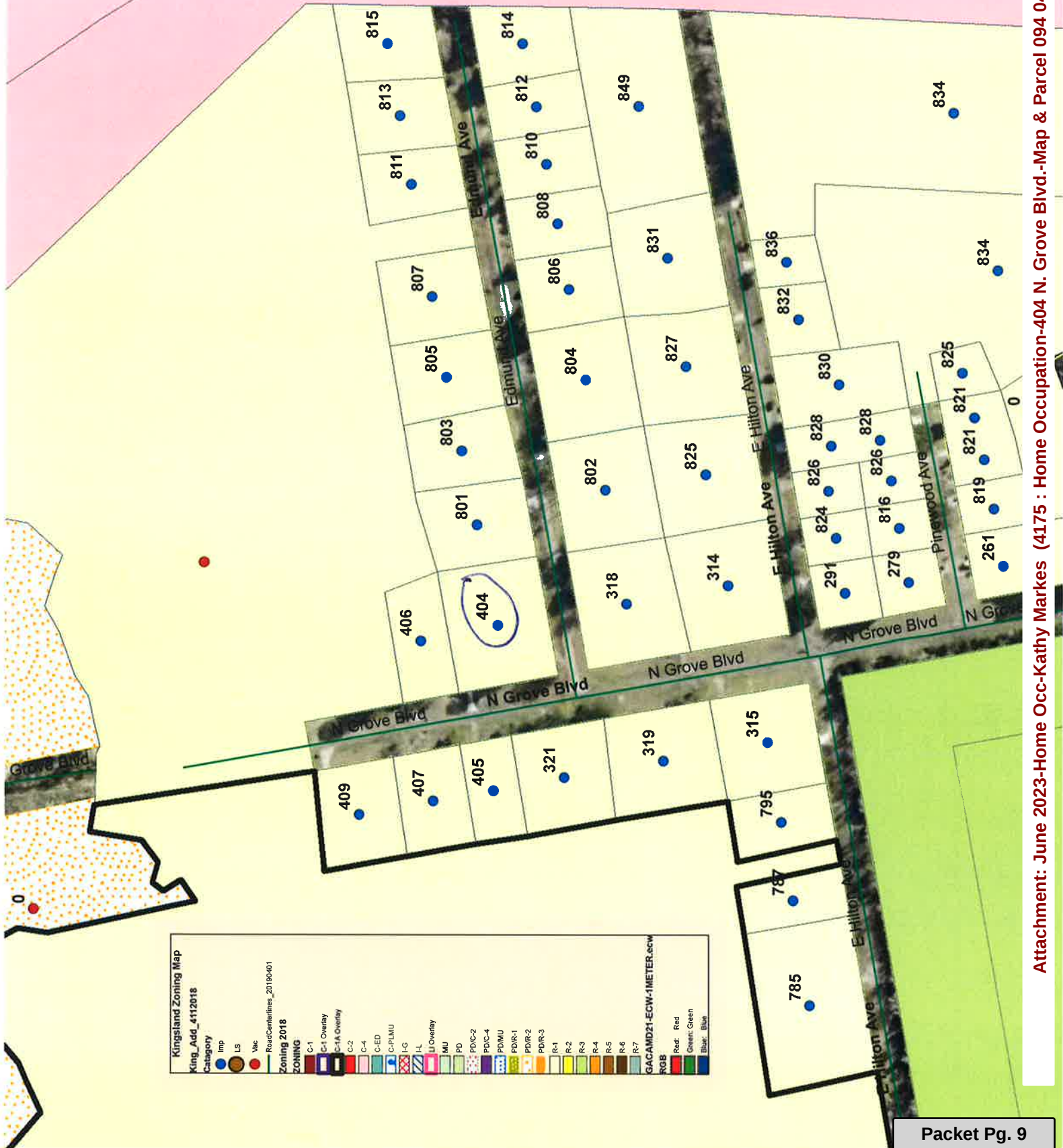
**HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:**

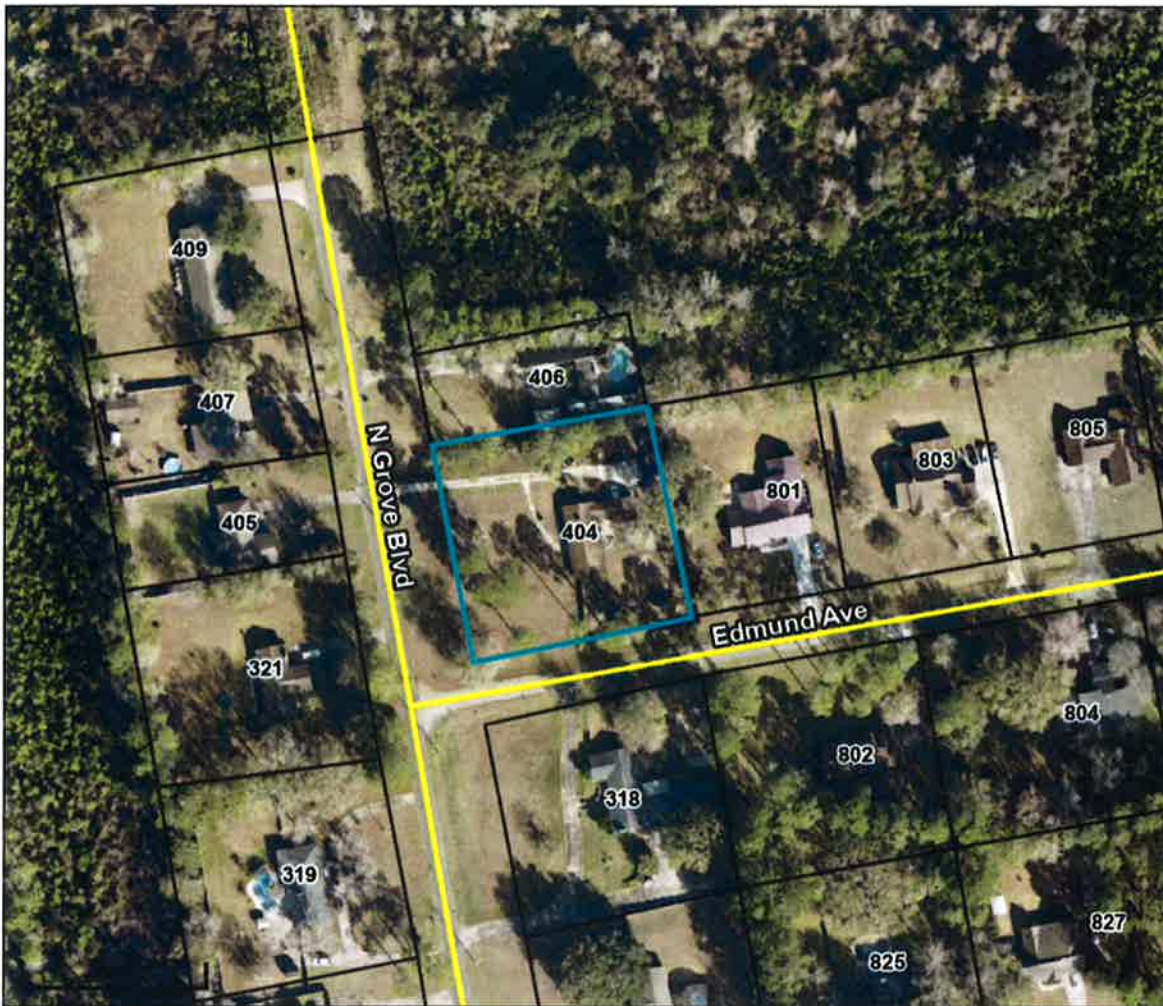
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor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

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GEOSPATIAL

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4209)**

Meeting: 07/05/23 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

DOC ID: 4209

**Variance-Parcel K08 01 016-465 MLK, Jr. Blvd.**

Everett Burch is requesting a Variance to Article VII, Section 70.1.4, #1 - Minimum Lot Area 7,500 square feet in an R-4 Zoning District. Applicant is requesting a 700 square foot variance to the required lot size to be able to place a mobile home on the parcel. Staff recommends approval of the variance request.



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

## Planning and Community Development Staff Report

**Planning Commission Meeting Date:** July 5, 2023

**City Council Meeting Date:** July 10, 2023

**Agenda Item:** Variance for Parcel K08 01 016 (465 MLK JR. BLVD)

**Background:** The applicant submitted a plat and is planning to put a mobile home on the property for rental purposes. The existing parcel is approx. 6,800 square feet and is zoned R-4 (Mobile/Manufactured Homes). The lot size requirement in a R-4 zoning district is 7,500 square feet. The applicant has stated he is unable to purchase any of the surrounding lots to be able to meet the requirements and if the variance is not granted the lot is basically an unbuildable lot. The applicant states he can meet all required setbacks. The Planning Dept. sees no reason the variance should not be granted.

**Summary:** Everett Burch is requesting a Variance is to Article VII, Section 70.1.4, #1 – Minimum Lot Area is 7,500 square feet. Applicant is requesting a 700 square foot variance to the required lot size to be able to place a mobile home on the parcel.

**Zoning:** R-4

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Staff recommends approval of the variance request.

Scott L. Kimball

Planning & Zoning Director

Attachment: July 2023-Variance-Parcel K08 01 016 (4209 : Variance-Parcel K08 01 016-465 MLK, Jr. Blvd.)

# 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 2<sup>ND</sup> Monday of the month. The variance is valid for 1 year.

## PART B---APPLICANT ONLY

- This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) Article VII Sec. 70.1.4 of the Kingsland Land Development Ordinance.
- Your Name EVERETT BUNCH  
Phone 912-552-2543  
Address 67 RIDGE ROAD KINGS LAND GA
- Location of Property:  
Street 465 MLK JR. BLVD.  
Parcel No. K08 01 016 Lot No. \_\_\_\_\_
- 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):

Lot size ~~7500 sq ft~~ is 6800 sq ft  
 requirement for R-4 is 7500  
 Need a 700 ft variance for lot size I can meet the  
 setback is

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.

Lot size is too small Adjacent property owner  
 will not sell any more land without variance, lot is  
 unbuildable

- 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.

YES

- 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.

O/L

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

700 sq ft 700 sq ft

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 Guillermo Burre Date 6-9-2023

\*\*\*\*\*  
 \*\*\*\*\*

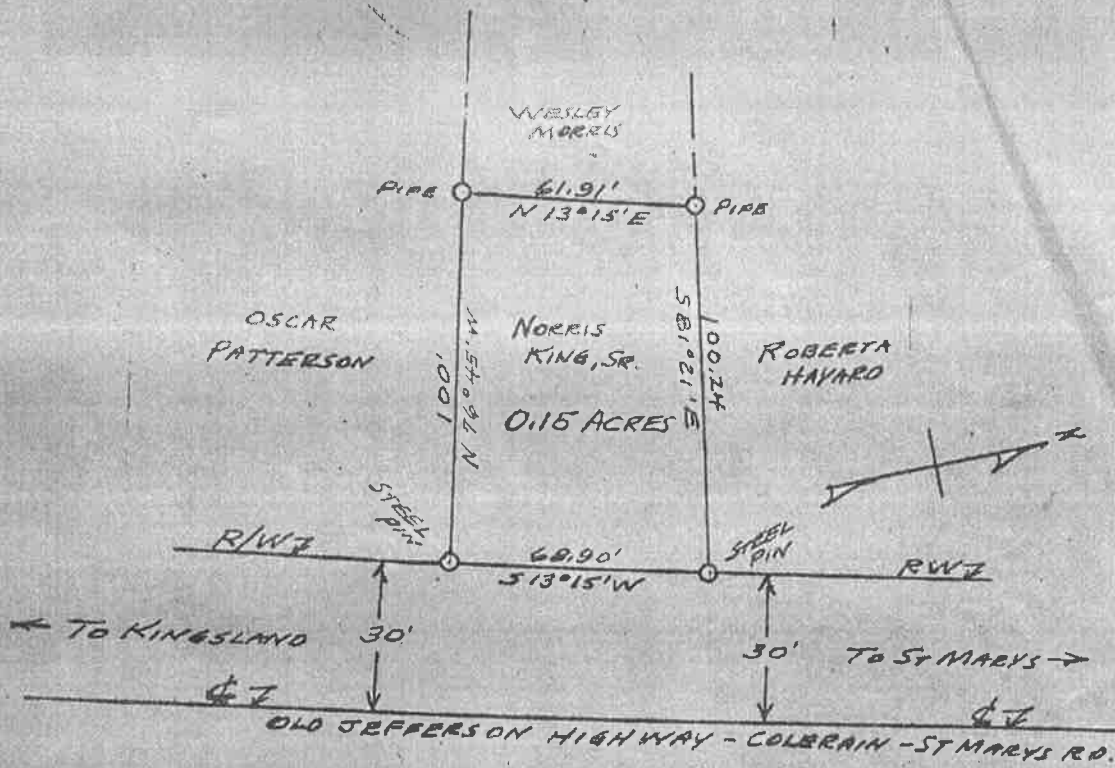
Attachment: July 2023-Variance-Parcel K08 01 016 (4209 : Variance-Parcel K08 01 016-465 MLK, Jr. Blvd.)

## PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 6/13/23
2. List of attachments: ☒ Simple map ☒ Final plat ☐ None  
☐ Preliminary plat ☐ Other
3. Public hearing (If zoning variance):  
Date Applicant notified: 6/13/23  
Date hearing advertised: 6/22/23  
Date hearing held: 7/5/23
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: 7/6/23

115-

24



MH 14x58

1986 EASTWOOD/WEST GATE

MFG FLINTSTONE

GMD 1606 CAMDEN COUNTY, GEORGIA  
 SCALE: 1 INCH = 40 FEET  
 DATE SURVEYED: FEB 23, 1974  
 FIELD SURVEY BY: SHALOR E. MILLS

IN MY OPINION THIS PLAT IS A TRUE  
 AND CORRECT REPRESENTATION OF  
 THE PROPERTY SURVEYED.

Larry D. Williamson Reg. Land Surveyor

MAR 8 1974

Carolyn Warren



Island Zoning Map

King\_Add\_4112018

Category

- Imp
- LS
- Vac

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
- R-6
- R-7





## Overview



## Legend

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

|                        |             |                         |                                |                     |                  |               |             |
|------------------------|-------------|-------------------------|--------------------------------|---------------------|------------------|---------------|-------------|
| <b>Parcel ID</b>       | K08 01 016  | <b>Owner</b>            | JACKSON JAMES A                | <b>Last 2 Sales</b> |                  |               |             |
| <b>Class Code</b>      | Residential |                         | POST OFFICE BOX 32             | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | KINGSLAND   |                         | KINGSLAND, GA 31548            | 8/19/2017           | 0                | NM            | U           |
|                        | KINGSLAND   | <b>Physical Address</b> | 465 MARTIN LUTHER KING JR BLVD | 8/18/2017           | 0                | NM            | U           |
| <b>Acres</b>           | 0.16        | <b>Assessed Value</b>   | Value \$9064                   |                     |                  |               |             |

(Note: Not to be used on legal documents)

Date created: 6/14/2023

Last Data Uploaded: 6/13/2023 10:27:27 PM

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Attachment: July 2023-Variance-Parcel K08 01 016 (4209 : Variance-Parcel K08 01 016-465 MLK, Jr. Blvd.)

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4210)**

Meeting: 07/05/23 06:00 PM  
Department: Planning and Zoning  
Category: Home Office Occupancy  
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 4210

---

**Home Occupation-115 Bayswood Dr.-Map & Parcel 082N  
033A**

Aaron Brown has applied for a Home Occupation Permit for a party rental business know as "B Better Bounce House". 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:** July 5, 2023

**City Council Meeting Date:** July 10, 2023

**Agenda Item:** Home Occupation for 115 Bayswood Drive, Map & Parcel 082N 033A  
**Summary:**

Aaron Brown has applied for a Home Occupation Permit for a party rental business known as “B Better Bounce House”. 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: July 2023-Home Occ-115 Bayswood Dr. (4210 : Home Occupation-115 Bayswood Dr.-Map & Parcel 082N 033A)



July August

230245

**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: Aaron Brew PHONE: 918-418-2869

ADDRESS: 115 BAYS WOOD DR

FAX: \_\_\_\_\_ E-MAIL: Aaron.M.Brew@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: B BERTEN BOWEN HOUSE + PARTY RENTAL

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 115 BAYSWOOD DR KINGSLAND, GA

TAX MAP & PARCEL NUMBER: 082N 033A ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT: A

ADDRESS: SAME

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

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

**ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:**

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

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

SIGNED: [Signature] DATE: 26 May 2022

Attachment: July 2023-Home Occ-115 Bayswood Dr. (4210 : Home Occupation-115 Bayswood Dr.-Map & Parcel 082N 033A)



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

1. DATE COMPLETE APPLICATION FILED: 5/26/23
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 5-31-23
3. DATE PERMIT FEE PAID: 5/31/23 AMOUNT PAID: \$ 50
4. PLANNING COMMISSION REVIEW:  
 ( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED  
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: July 5, 2023  
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
5. CITY COUNCIL ACTION:  
 ( ) APPROVED ( ) DENIED  
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: July 10, 2023  
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
6. DATE APPLICANT NOTIFIED OF FINAL ACTION: July 11, 2023

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

5-31-23  
 DATE

\_\_\_\_\_  
 CITY MANAGER  
 CITY OF KINGSLAND

\_\_\_\_\_  
 DATE

Attachment: July 2023-Home Occ-115 Bayswood Dr. (4210 : Home Occupation-115 Bayswood Dr.-Map & Parcel 082N 033A)



**CITY OF KINGSLAND  
AFFIDAVIT FOR A HOME OCCUPATION**

APPLICANT: Anna Brown  
 ADDRESS: 115 Bayswood Dr.  
 CITY: KINGSLAND STATE: GA ZIP: 31548  
 PHONE: ( ) 78418-2849 FAX: ( ) \_\_\_\_\_ E-MAIL: Anna.M.Brown@Gma  
 PROPOSED BUSINESS: BETTER BOWTIE LOCATION: KINGSLAND  
 TAX PARCEL: 082N 033A 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:**

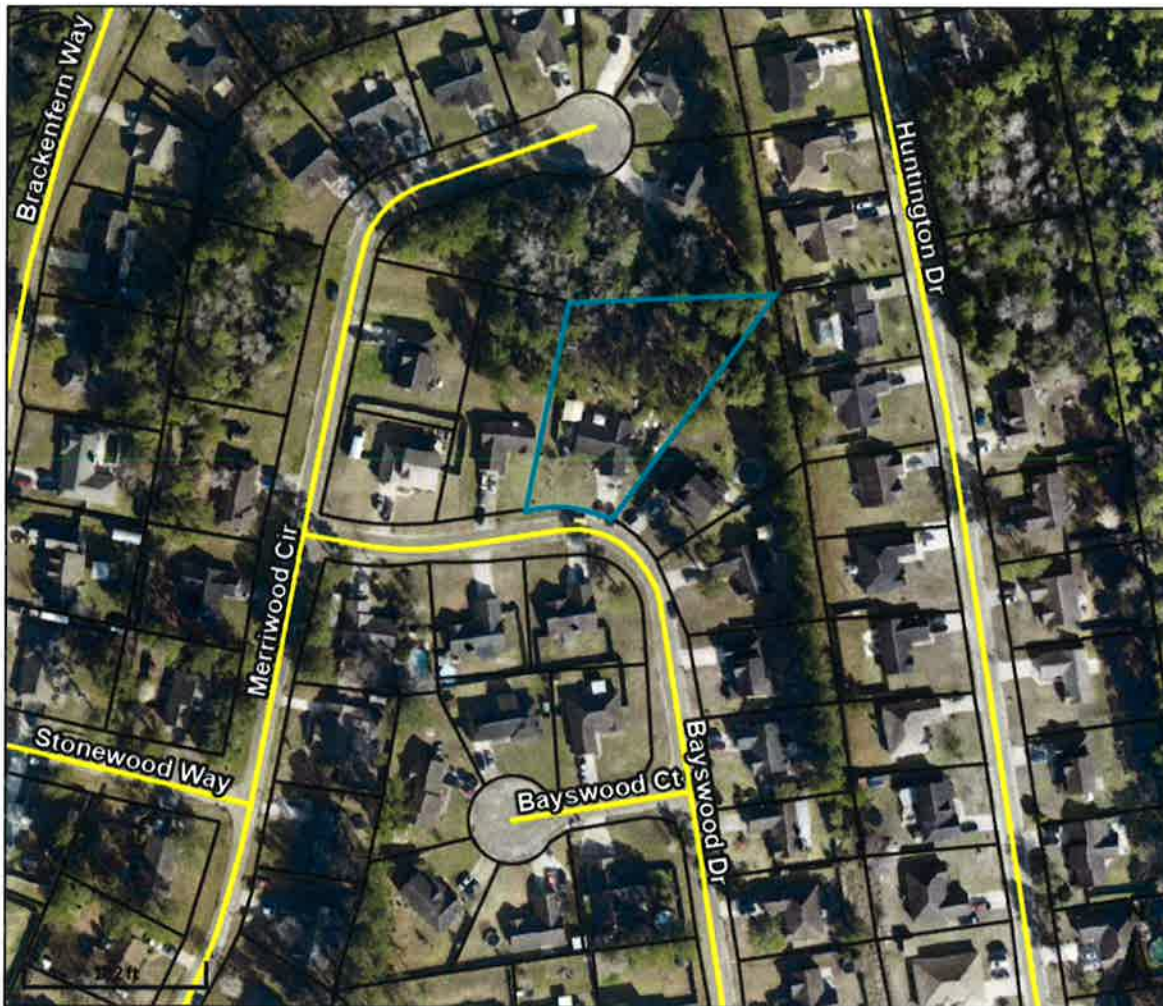
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor 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:** 300 Business area sq. ft. 1534 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





## Overview



## Legend

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

|                        |             |                         |                      |                     |                  |               |             |
|------------------------|-------------|-------------------------|----------------------|---------------------|------------------|---------------|-------------|
| <b>Parcel ID</b>       | 082N 033A   | <b>Owner</b>            | BROWN AARON M & JOYA | <b>Last 2 Sales</b> |                  |               |             |
| <b>Class Code</b>      | Residential |                         | 115 BAYSWOOD DRIVE   | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | KINGSLAND   |                         | KINGSLAND, GA 31548  | 6/30/2017           | \$157000         | FM            | Q           |
|                        | KINGSLAND   | <b>Physical Address</b> | 115 BAYSWOOD DR      | 12/1/2006           | \$155585         | FM            | Q           |
| <b>Acres</b>           | n/a         | <b>Assessed Value</b>   | Value \$202147       |                     |                  |               |             |

(Note: Not to be used on legal documents)

Date created: 6/14/2023

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Developed by  Schneider  
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Attachment: July 2023-Home Occ-115 Bayswood Dr. (4210 : Home Occupation-115 Bayswood Dr.-Map & Parcel 082N 033A)

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4211)**

Meeting: 07/05/23 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:  
DOC ID: 4211

**Final Plat-Lake Juniper Phase 5**

Soncel, Inc. has submitted an application for a final plat approval for Lake Juniper Phase 5 that will consist of 32 lots on approximately 15.46 acres. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5', which would apply to any future phases of the subdivision. The phase 5 preliminary plat was approved by City Council on April 10, 2023.

All engineering and planning reviews have been completed and approved for phase 5. 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:** July 5, 2023

**City Council Meeting Date:** July 10, 2023

**Agenda Item:** Final Plat- Lake Juniper Phase 5

**Summary:** Soncel, Inc. has submitted an application for a final plat approval for Lake Juniper Phase 5 that will consist of 32 lots on approx. 15.46 acres. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5', which would apply to any future phases of the subdivision. The phase 5 preliminary plat was approved by City Council on April 10, 2023.

All engineering and planning reviews have been completed and approved for phase 5. The developer will follow the previously amended PD with the reduced setbacks.

**Zoning:** PD-R1

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

Attachment: July 2023-Final Plat-Lake Juniper Phase 5 (4211 : Final Plat-Lake Juniper Phase 5)

July 2023 230260

5.3.a

# APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA



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: 912-673-8940  
Address: 102 MARSH HARBOR PKWY, UNIT 103  
KINGSLAND, GA. 31548
2. Owner, if not same:  
Name: SONCEL, INC.  
Address: 140 LAKES BLVD., KINGSLAND, GA. 31548
3. What is your interest if you are not the owner?  
AGENT
4. Name of proposed subdivision: LAKE JUNIPER PH. II
5. Location of subdivision: Neighborhood: THE LAKES  
Street: VERANO ST.  
Parcel Number: 107 005 (PORTION) Lot Number: \_\_\_\_\_
6. Present zoning: PD - R1
7. Number of proposed lots: 32 LOTS, 1 TRACT
8. Area of proposed subdivision: 15.46 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: [Signature] Date: 06-06-2023

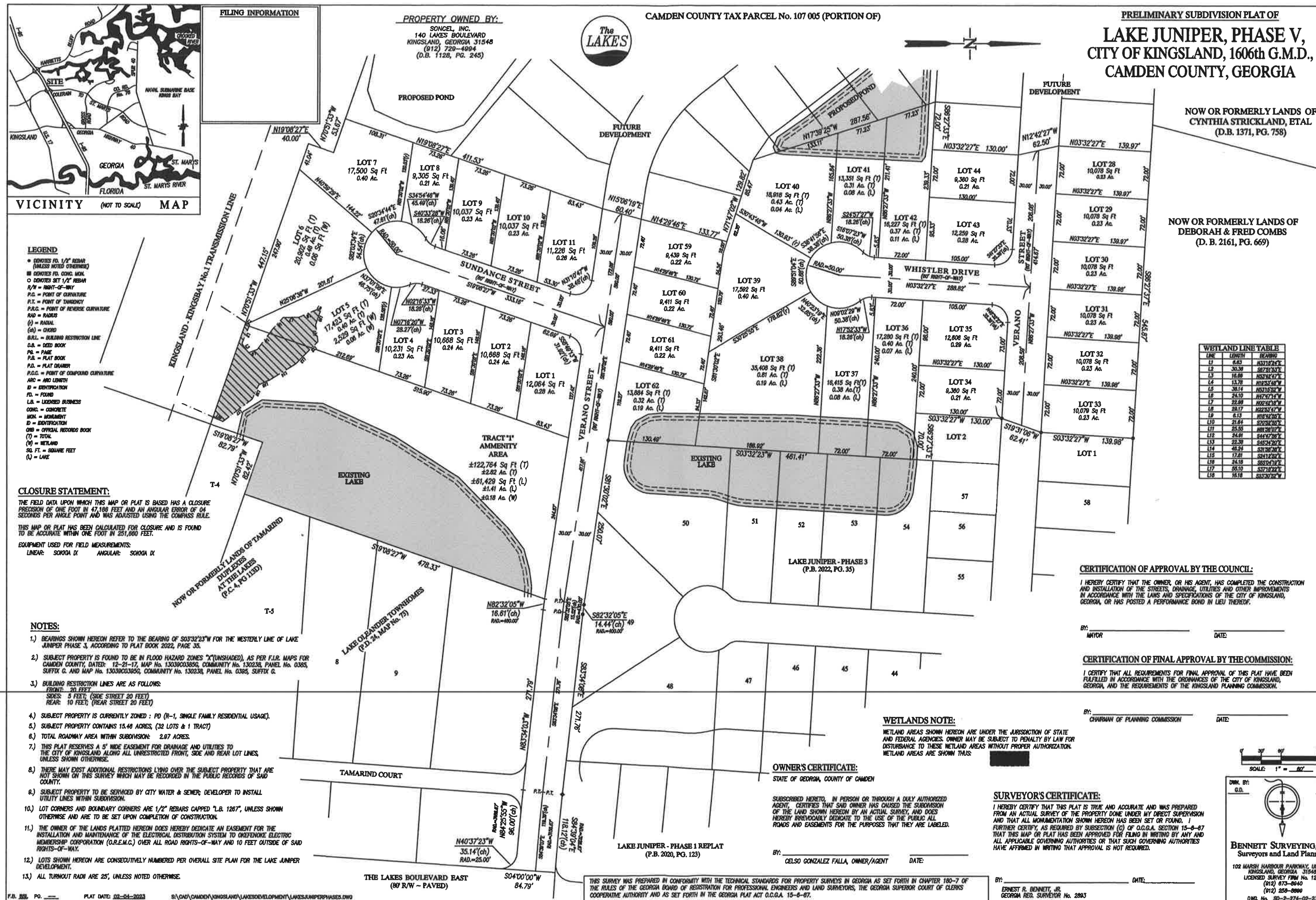
## Part C - Planning Official Only

1. Date application was filed: 6/7/23
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 Final Plat and application complete? ☒ Yes ( ) No
5. Correct fee paid? ☒ Yes ( ) No ( ) Not applicable \$250.00
6. Date final plat reviewed by Planning Commission: 7/5/23  
( ) Approved ( ) Disapproved

Conditions of approval or reasons for disapproval: \_\_\_\_\_

Attachment: July 2023-Final Plat-Lake Juniper Phase 5 (4211 : Final Plat-Lake Juniper Phase 5)

Final



Attachment: July 2023-Final Plat-Lake Juniper Phase 5 Plat Map (4211 : Final Plat-Lake Juniper Phase 5)

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4212)**

Meeting: 07/05/23 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

DOC ID: 4212

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## **Preliminary Plat-Brookshire Green Subdivision**

Ronald Sawyer, II has submitted an application for a Preliminary Plat approval for Brookshire Green Subdivision located on the north and south sides of Eagle Blvd., consisting of 64 single family lots on approximately 23.94 acres. The applicant has agreed to follow the original PD that was approved, however, updated engineering plans have not been submitted at this time. 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:** July 5, 2023

**City Council Meeting Date:** July 10, 2023

**Agenda Item:** Preliminary Plat- Brookshire Green Subdivision

**Summary:** Ronald Sawyer II has submitted an application for a preliminary plat approval for Brookshire Green Subdivision located on the north and south sides of Eagle Blvd., consisting of 64 single family lots on approx. 23.94 acres. The applicant has agreed to follow the original PD that was approved, however, updated engineering plans have not been submitted at this time.

**Zoning:** PD-R2

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

## APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA

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: 912-673-8940  
Address: 102 MARSH HARBOUR PKWY, UNIT 103
2. Owner, if not same: KINGSLAND, GA. 31548  
Name: RONALD H. SAWYER, II  
Address: 134 BRYCE RYAN CIRCLE KINGSLAND GA. 31548
3. What is your interest if you are not the owner?  
AGENT
4. Name of proposed subdivision: BROOKSHIRE GREEN
5. Location of subdivision: Neighborhood: LAUREL IS. LINKS  
Street: EAGLE BLVD  
Parcel Number: 120 0084 Lot Number: \_\_\_\_\_
6. Present zoning: PD - R2
7. Number of proposed lots: 64 LOTS, 4 TRACTS
8. Area of proposed subdivision: 23.94 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

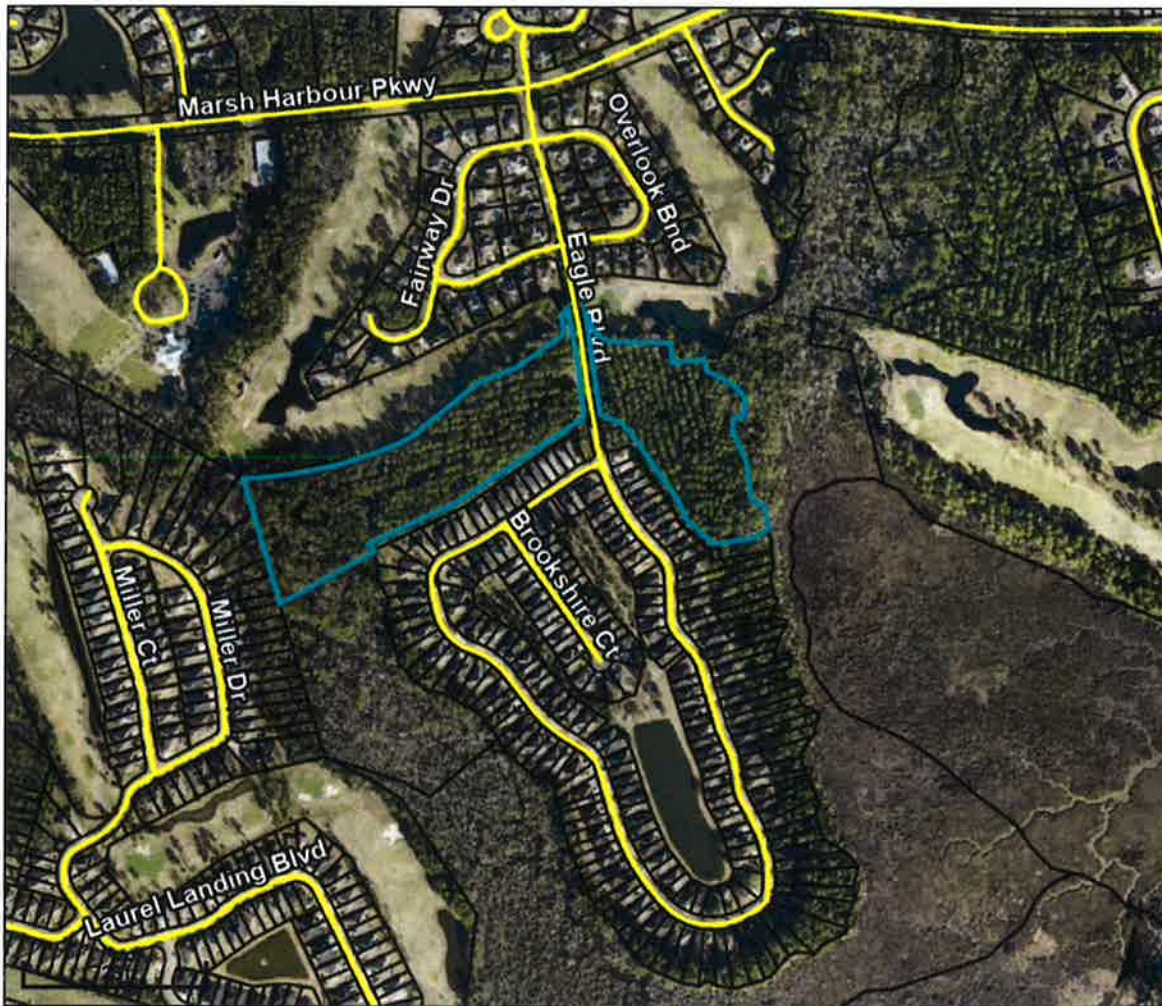
**Part C - Planning Official Only**

1. Date application was filed: 6/7/23
  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 \$586.00
  6. Date preliminary plat reviewed by Planning Commission: 7/5/23  
( ) Approved ( ) Disapproved
- Conditions of approval or reasons for disapproval: \_\_\_\_\_

*Preliminary*

Attachment: July 2023-Preliminary Plat-Brookshire Green Subdivision (4212 : Preliminary Plat-Brookshire Green Subdivision)





## Overview



## Legend

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

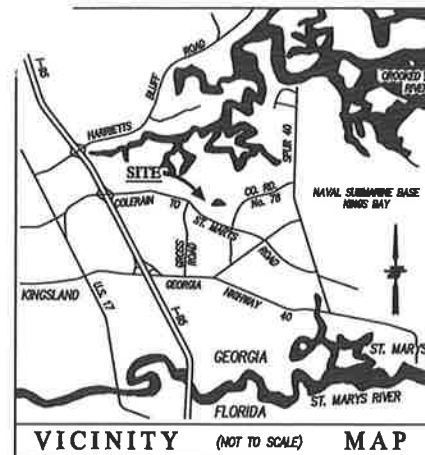
|                        |             |                         |                       |                     |                  |               |             |
|------------------------|-------------|-------------------------|-----------------------|---------------------|------------------|---------------|-------------|
| <b>Parcel ID</b>       | 120 008V    | <b>Owner</b>            | SAWYER RONALD HUGH II | <b>Last 2 Sales</b> |                  |               |             |
| <b>Class Code</b>      | Residential |                         | 134 BRYCE RYAN CIRCLE | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | KINGSLAND   |                         | KINGSLAND, GA 31548   | 1/1/2022            | \$275000         | NM            | U           |
|                        | KINGSLAND   | <b>Physical Address</b> | n/a                   | 6/10/2003           | 0                | FY            | U           |
| <b>Acres</b>           | 23.94       | <b>Assessed Value</b>   | Value \$344700        |                     |                  |               |             |

(Note: Not to be used on legal documents)

Date created: 6/14/2023

Last Data Uploaded: 6/13/2023 10:27:27 PM

Developed by  **Schneider**  
GEOSPATIAL



FILING INFORMATION

|          |                 |
|----------|-----------------|
| FILE NO. | 2023-0000000000 |
| FILED    | 2023-0000000000 |

CAMDEN COUNTY TAX PARCEL 120 008V

PROPERTY OWNED BY:  
RONALD HUGH SAWYER, II  
134 BRYCE RYAN CIRCLE  
KINGSLAND, GEORGIA 31548  
(D.B. 2238, PG. 490)  
(912)-266-0003

PRELIMINARY SUBDIVISION PLAT OF  
**BROOKSHIRE GREEN,**  
CITY OF KINGSLAND, 29th & 1606th G.M.D.,  
CAMDEN COUNTY, GEORGIA

SHEET 1 OF 3

BOUNDARY LINE TABLE

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 66.42  | N74°32'24"W |
| L2   | 48.38  | S24°38'17"E |
| L3   | 33.42  | S24°38'17"E |
| L4   | 70.91  | S40°02'02"E |
| L5   | 104.58 | S78°40'02"E |
| L6   | 47.91  | S80°02'02"E |
| L7   | 50.97  | S54°28'40"E |
| L8   | 39.10  | S49°20'58"E |
| L9   | 39.48  | S40°28'00"W |
| L10  | 62.88  | N77°54'47"W |
| L11  | 120.62 | S82°15'54"E |
| L12  | 76.98  | S15°37'20"E |
| L13  | 98.48  | S80°02'00"E |
| L14  | 24.44  | S89°53'32"W |
| L15  | 57.38  | S40°28'03"E |
| L16  | 32.19  | S40°28'03"E |
| L17  | 16.22  | S24°12'44"E |
| L18  | 98.38  | S19°10'13"W |
| L19  | 28.98  | S00°24'26"W |
| L20  | 53.07  | S89°22'27"W |
| L21  | 66.81  | S81°12'04"W |
| L22  | 147.33 | S80°40'46"W |
| L23  | 147.33 | N47°07'44"E |
| L24  | 65.00  | N80°24'17"W |
| L25  | 333.72 | N80°02'00"W |
| L26  | 48.00  | N80°02'00"W |
| L27  | 83.78  | N70°20'11"W |
| L28  | 65.88  | S87°18'58"W |

- NOTES:
- BEARINGS SHOWN HEREIN REFER TO THE BEARING OF N18°00'00"W FOR THE WESTERLY RIGHT-OF-WAY LINE OF EAGLE BOULEVARD ACCORDING TO SURVEY BY PRIVETT & ASSOCIATES, P.D. 11, PG. 54, ACCORDING TO PUBLIC RECORDS OF SAID COUNTY.
  - SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONES "X"(SHADED), "X"(UNSHADED) & "AE"(EL. 8) AS PER F.L.R. MAPS FOR CAMDEN COUNTY, DATED: 12-21-17, MAP No. 1303800405G, COMMUNITY No. 130238, PANEL No. 0405, SUFFIX G.
  - BUILDING RESTRICTION LINES ARE AS FOLLOWS:  
FRONT: 20 FEET  
SIDES: 5 FEET (SIDE STREET 10 FEET)  
REAR: 10 FEET  
POOLS AND POOL ENCLOSURES MAY EXTEND INTO THE FIRST 10 FEET OF THE YARD SETBACK, PER ORIGINAL P.U.D.
  - SUBJECT PROPERTY IS CURRENTLY ZONED: PD (R-2, SINGLE FAMILY USAGE).
  - SUBJECT PROPERTY CONTAINS 18.98 ACRES, (64 LOTS & 4 TRACTS)
  - TOTAL ROADWAY AREA WITHIN SUBDIVISION: 2.94 ACRES.
  - 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.
  - 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.
  - SUBJECT PROPERTY TO BE SERVICED BY CITY WATER & SEWER; DEVELOPER TO INSTALL UTILITY LINES WITHIN SUBDIVISION.
  - PROPERTY CORNERS SHOWN THUS: SET: ○ 1/2" IRON PIPE  
FOUND: ● 1/2" IRON PIPE
  - THE OWNER OF THE LANDS PLATTED HEREIN DOES HEREBY DEDICATE AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM TO OKFEMOKE ELECTRIC MEMBERSHIP CORPORATION (O.R.E.M.C.) OVER ALL RIGHT-OF-WAY AND 10 FEET OUTSIDE OF SAID RIGHT-OF-WAY.

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

BY: \_\_\_\_\_ 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: \_\_\_\_\_  
RONALD SAWYER II., OWNER

- LEGEND:**
- - SET 1/2" IRON PIPE
  - - FOUND 1/2" IRON PIPE
  - - FOUND CONCRETE MONUMENT
  - SQ. FT. - SQUARE FEET
  - R - RADIUS
  - (CH) - CHORD
  - P.C. - POINT OF CURVATURE
  - P.R.C. - POINT OF REVERSE CURVATURE
  - P.T. - POINT OF TANGENCY
  - (N) - NATURAL
  - (T) - TOTAL

**WETLANDS NOTE:**  
WETLAND AREAS SHOWN HEREON ARE UNDER THE JURISDICTION OF STATE AND FEDERAL AGENCIES. OWNER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. WETLAND AREAS ARE SHOWN THUS:

WETLAND JURISDICTIONAL LINE TABLE

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| L1   | N77°28'17"W | 51.47'  |
| L2   | N77°28'17"W | 24.02'  |
| L3   | N81°17'21"W | 116.15' |
| L4   | N81°17'21"W | 58.21'  |
| L5   | N81°17'21"W | 54.20'  |
| L6   | N81°17'21"W | 103.16' |
| L7   | N81°17'21"W | 58.27'  |
| L8   | N81°17'21"W | 17.52'  |
| L9   | N81°17'21"W | 48.32'  |
| L10  | N81°17'21"W | 38.89'  |
| L11  | N81°17'21"W | 64.85'  |
| L12  | N81°17'21"W | 8.77'   |
| L13  | S33°21'00"W | 21.88'  |
| L14  | S33°21'00"W | 38.04'  |
| L15  | S33°21'00"W | 49.07'  |
| L16  | N45°00'00"E | 48.45'  |

**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 15-2-47 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

SHEET 1 OF 3

SCALE: 1" = 100'

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

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