



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • DECEMBER 4, 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 Variance-500 W. King Ave.-Map & Parcel K13 01 007 -

Eunice de Guire, acting agent for DJRM Lim Family Trust has requested a variance to the Kingsland Zoning and Land Development Ordinance, Article VII, Sec. 70.2.3, #4 (c) - Minimum side yard setbacks in a C-2 zoning district. The applicant is requesting a 7-foot variance that will allow the owner to subdivide the parcel into two lots.

2. Public Hearing for Annexation & Zoning Designation for 1508 Boone St.-Map & Parcel 108 002 -

Matthew Oppenheimer, with Halpern Boone Street, LLC is requesting to annex parcel 108 002 containing approximately 2.93 acres located at 1508 Boone St. The applicant is also requesting a zoning designation of C-2 (General Commercial). The purpose of the request is to be able to connect to the city water and sewer service for a proposed restaurant.

3. Public Hearing for Annexation & Zoning Designation-1566 Boone St.-Map & Parcel 108 002J -

Matthew Oppenheimer, with Halpern Boone Street, LLC is requesting to annex parcel 108 002J containing approximately 6.47 acres located at 1566 Boone St. The applicant is also requesting a zoning designation of C-2 (General Commercial). The purpose of the request is to be able to connect to the city water and sewer service for a proposed retail development.

4. Public Hearing for Annexation & Zoning Designation for Map & Parcel 094 025 -

Sen Zhang with GPK Holdings, acting agent for Kathy McMinn with O'Quinn Family Partnership is requesting to annex parcel 094 025 containing approximately 155 acres located on the west side of I-95 and on the south side of Laurel Island Pkwy. The applicant is requesting a zoning designation of R-3 (Medium & High Density District) for a 146-acre portion of the parcel and a PD/C-2 (Planned Development General Commercial) zoning for the remaining 9 acres of the parcel. The purpose of the request is to connect to the city water and sewer service for a proposed mixed use development of apartments and commercial sites.

5. Public Hearing for Re-Zoning-Parcel 120 008P -

Smita Patel is requesting to re-zone parcel 120 008P to PD/R-2 (Planned Development Low Density Residential) for the purpose of a Town Home Development. The parcel is located on the west side of Laurel Island Pkwy. containing a total of approximately 4.35 acres.

6. Public Hearing for Re-Zoning-Parcels K31 06 001 & K31 06 002 -

Jason Tate with Roberts Tate, LLC acting agent for Gope Real Estate, LLC is requesting the re-zoning of Parcels K31 06 001 & K31 06 002 to C-2 (General Commercial) for the purpose of a Dollar General Store. The parcels are located on the east side of S. Lee St. containing a total of approximately 4.53 acres.

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. Re-Zoning-Map & Parcels 094 050 & 094 053 -

Robbie Cheek, acting agent for property owners V V Farms, Inc. has applied for a re-zoning of Parcels 094 050 & 094 053 containing approximately 568 acres located north of Hwy. 40 East and on the west side of I-95 South. The applicant is requesting the parcels be re-zoned to R-6 (Single Family Large Tract residential) for the purpose of a Pine Tree Farm. Current zoning is C-4 (Interchange Commercial). Staff recommends approval.

V. AGENDA ITEMS

1. Home Occupation-116 Sugar Maple Way-Map & Parcel 082P 033 -

Alexander Benedit has applied for a home occupation permit for an on-line gun sales business known as "B & M Tactical". 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 with the following conditions:

- 1) The applicant is not allowed to manufacture any type of ammunition in the home.
- 2) A business license will not be issued until a State Firearms Dealer license is submitted to the Planning Dept.

2. Home Occupation-100 Cedar Breeze Dr.-Map & Parcel 108F 009 -

Brandie Moody has applied for a home occupation permit for an arts and craft business known as "Covert Butterflies". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.

3. Home Occupation-421 Cedar Breeze Dr-Map & Parcel 108F 056 -

Kristin Ehrenpreis has applied for a home occupation permit for a cake business known as "Holly's Bundt Cakes". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. The applicant has submitted a copy of her cottage license to the Planning Dept. Zoning is PD/R-1. Staff recommends approval.

4. Variance-500 W. King Ave.-Map & Parcel K13 01 007 -

Eunice de Guire, acting agent for the property owners, DJRM Lim Family Trust is requesting a Variance to Article VII, Section 70.2.3 #4(c) - Minimum side yard setbacks from any other property line: 7 feet. Applicant is requesting a 7' variance to the required setbacks to be able to subdivide the parcel and building. Zoning is C-2 (General Commercial). Staff recommends approval.

5. Annexation Request & Zoning Designation-1508 Boone St.-Map & Parcel 108 002 -

Matthew Oppenheimer with Halpern Boone Street, LLC has applied for the Annexation of parcel 108 002 containing approximately 2.93 acres located at 1508 Boone St. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcel for a proposed restaurant. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of C-2 (General Commercial) for the parcel if the annexation is approved, which is consistent for this area of the city. Current Zoning is C-G/General Commercial (County). Staff recommends approval.

6. Annexation Request & Zoning Designation-1566 Boone St.-Map & Parcel 108 002J -

Matthew Oppenheimer with Halpern Boone Street, LLC has applied for the Annexation of parcel 108 002J containing approximately 6.47 acres located at 1566 Boone St. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcel for a proposed retail development. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of C-2 (General Commercial) for the parcel if the annexation is approved, which is consistent for this area of the city. Current Zoning is C-G/General Commercial (County). Staff recommends approval.

7. Annexation & Zoning Designation for Parcel 094 025 -

Sen Zhang with GPK Holdings, acting agent for property owner Kathy McMinn with O'Quinn Family Partnership is requesting that parcel 094 025 be annexed into the city. The parcel contains approximately 155 acres and is located on the south side of Laurel Island Pkwy. and west of I-95. The purpose of the request is to access the city water and sewer system for a proposed mixed use development consisting of market rate apartments and commercial sites. If the annexation is approved, the applicant is requesting a zoning designation of R-3 (High Density Multifamily Residential) for 146 acres of the parcel and PD/C-2 (Planned Development General Commercial) for the remaining 9 acres that will front Laurel Island Pkwy. Current zoning is A-F (Agricultural Forestry) - County Zoning. Staff recommends approval.

8. Re-Zoning-Parcel 120 008P -

Bill Gross, acting agent for property owner Smita Patel is requesting that parcel 120 008P be re-zoned to RD/R-2 (Planned Development Medium Density Residential) for the purpose of 80-unit town home development. The parcel contains approximately 4.36 acres and is located on the west side of Marsh Harbour Pkwy. Current zoning is PD/R-1 (Planned Development Single Family Residential). Staff recommends approval.

9. Re-Zoning-Parcels K31 06 001 & K31 06 002 -

Roberts Tate, LLC and Spring Hill Land Trust, acting agent for property owner Gope Real Estate, LLC is requesting that parcels K31 06 001 & K31 06 002 be re-zoned to C-2 (General Commercial) and remain within the C1-A Business Corridor District for the purpose of a Dollar General Store. The parcels contain a total of approximately 4.53 acres and are located on the east side of S. Lee St. Current Zoning is R-1 (Single Family Residential) & R-4 (Single Family Mobile Home). Staff recommends approval.

VI. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4321)**

Meeting: 12/04/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4321

Public Hearing for Variance-500 W. King Ave.-Map & Parcel K13 01 007

Eunice de Guire, acting agent for DJRM Lim Family Trust has requested a variance to the Kingsland Zoning and Land Development Ordinance, Article VII, Sec. 70.2.3, #4 (c) - Minimum side yard setbacks in a C-2 zoning district. The applicant is requesting a 7-foot variance that will allow the owner to subdivide the parcel into two lots.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4323)**

Meeting: 12/04/23 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4323

Public Hearing for Annexation & Zoning Designation for 1508 Boone St.-Map & Parcel 108 002

Matthew Oppenheimer, with Halpern Boone Street, LLC is requesting to annex parcel 108 002 containing approximately 2.93 acres located at 1508 Boone St. The applicant is also requesting a zoning designation of C-2 (General Commercial). The purpose of the request is to be able to connect to the city water and sewer service for a proposed restaurant.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4324)**

Meeting: 12/04/23 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4324

Public Hearing for Annexation & Zoning Designation-1566 Boone St.-Map & Parcel 108 002J

Matthew Oppenheimer, with Halpern Boone Street, LLC is requesting to annex parcel 108 002J containing approximately 6.47 acres located at 1566 Boone St. The applicant is also requesting a zoning designation of C-2 (General Commercial). The purpose of the request is to be able to connect to the city water and sewer service for a proposed retail development.



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4327)

1.4

Meeting: 12/04/23 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4327

Public Hearing for Annexation & Zoning Designation for Map & Parcel 094 025

Sen Zhang with GPK Holdings, acting agent for Kathy McMinn with O'Quinn Family Partnership is requesting to annex parcel 094 025 containing approximately 155 acres located on the west side of I-95 and on the south side of Laurel Island Pkwy. The applicant is requesting a zoning designation of R-3 (Medium & High Density District) for a 146-acre portion of the parcel and a PD/C-2 (Planned Development General Commercial) zoning for the remaining 9 acres of the parcel. The purpose of the request is to connect to the city water and sewer service for a proposed mixed use development of apartments and commercial sites.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4329)**

Meeting: 12/04/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4329

Public Hearing for Re-Zoning-Parcel 120 008P

Smita Patel is requesting to re-zone parcel 120 008P to PD/R-2 (Planned Development Low Density Residential) for the purpose of a Town Home Development. The parcel is located on the west side of Laurel Island Pkwy. containing a total of approximately 4.35 acres.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4331)**

Meeting: 12/04/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4331

Public Hearing for Re-Zoning-Parcels K31 06 001 & K31 06 002

Jason Tate with Roberts Tate, LLC acting agent for Gope Real Estate, LLC is requesting the re-zoning of Parcels K31 06 001 & K31 06 002 to C-2 (General Commercial) for the purpose of a Dollar General Store. The parcels are located on the east side of S. Lee St. containing a total of approximately 4.53 acres.



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

TABLED

AGENDA ITEM (ID # 4299)

4.1

Meeting: 12/04/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4299

Re-Zoning-Map & Parcels 094 050 & 094 053

Robbie Cheek, acting agent for property owners V V Farms, Inc. has applied for a re-zoning of Parcels 094 050 & 094 053 containing approximately 568 acres located north of Hwy. 40 East and on the west side of I-95 South. The applicant is requesting the parcels be re-zoned to R-6 (Single Family Large Tract residential) for the purpose of a Pine Tree Farm. Current zoning is C-4 (Interchange Commercial). Staff recommends approval.

HISTORY:

11/06/23

Planning and Zoning

DEFERRED

Next: 12/04/23



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: November 6, 2023

City Council Meeting Date: November 13, 2023

Agenda Item: Rezoning

Background:

The area surrounding the development has a mixture of residential and commercial. The two parcels are undeveloped and mainly wooded under the current conditions and has significant acreage of wetlands that would make it difficult to develop under current ACOE regulations. The applicant plans to plant pine trees for agricultural farming purposes and the rezoning request will maintain the current characteristics of the parcels and should not have any negative impacts to the area. The city does not have an actual Agricultural Zoning designation, so the applicant is asking to rezone the parcels to R-6 which allows for agricultural production. (Ordinance Attached).

Summary:

Robbie Cheek, acting agent for property owners VV Farms, Inc. has applied for a rezoning of parcel 094 050 and 094 053 containing approx. 568 acres located north of Hwy. 40 East and on the west side of I-95 South. The applicant is requesting the parcels be rezoned to R-6 (Single-Family Large Tract Residential) for the purpose of a Pine Tree Farm.

Current Zoning: C-4 (Interchange Commercial)

Is Proposal Consistent with the Comprehensive Plan? No, but the parcels are unable to be developed as commercial.

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
 Planning Director

Attachment: Nov 2023-Re-Zoning-Parcels 094 050 & 094 053 (4299 : Re-Zoning-Map & Parcels 094 050 & 094 053)

CITY OF KINGSLAND ZONING APPLICATION

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

REQUEST**EXISTING**
ZONING C-4**EXISTING**
USE Vacant, Wooded**REQUESTED**
ZONING R-6 SF Large Tract Residential**REQUESTED**
USE Pine tree plantation**PROPERTY OWNER(S)****Name(s)** VV Farms, Inc.**Address** 2720 Coachman Lakes Drive, Jacksonville, FL 32246**Phone No.** 1-904-887-8762 (Work and/or home); **Fax No.** _____Individual Partnership Sole Proprietor Firm XX 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:** North of Highway 40, West of I-95, South of
Laurel Island Parkway**Property****Address:** None**Tax Map Reference Number** 094 053 , 094 050 **Zoning Map** C-4

City of Kingsland Zoning Application
Page Two

Property Size 536.01 Acres - 094 053
32.0 Acres - 094 050 Property Frontage None on Public Road Feet

Check One: Paved Road or Unpaved
 No Infrastructure 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 property is
vacant and wooded under current conditions. Rezone request maintains
the current character due to plans to plant pine trees.

Would not be detrimental to property or persons in the area because the planned use
will maintain the vacant and wooded characteristics.

Other

Comments: Property has significant wetlands making the property
difficult to develop under current ACOE rules for impacts and
mitigation.

DISCLOSURE

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

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

None

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

None

City of Kingsland Zoning Application
Page Three

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

None

CAMPAIGN CONTRIBUTION

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

Elected Officials Name	Amount of Description of Gift
None	

SIGNATURE(S) OF OWNER(S)

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


 Owner

 Owner

 Owner

HEARING DATE

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

City of Kingsland Zoning Application
Page Four

at their meeting of November 6th, 20023, 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 VV Farms, Inc.
in the amount of \$ 250.00.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 10/12/23

Attachment: Nov 2023-Re-Zoning-Parcels 094 050 & 094 053 (4299 : Re-Zoning-Map & Parcels 094 050 & 094 053)

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 October 12, 20023, by virtue of a deed dated August 10, 2009, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1492, Page 21.

Kirk Tovey

Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Kirk Tovey

Owner's Signature Date: 10/11/2023

Other Owner's Signature Date: _____

Agent Authorization

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

Kirk Tovey

Owner's Signature

Other Owner's Signature

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

Robert Cheek

Authorized Agent's Name-Printed

Robert Cheek

Authorized Agent's Signature

Digitally signed by Robert Cheek
DN: cn=US,
e=rcheek@esgengineering.com,
o=ESG Engineering, Inc.,
cn=Robert Cheek
Date: 2023.10.11 15:20:51-0400

Date

10/11/23

Planning and Zoning

Received by: *[Signature]*

Date: 10/11/23

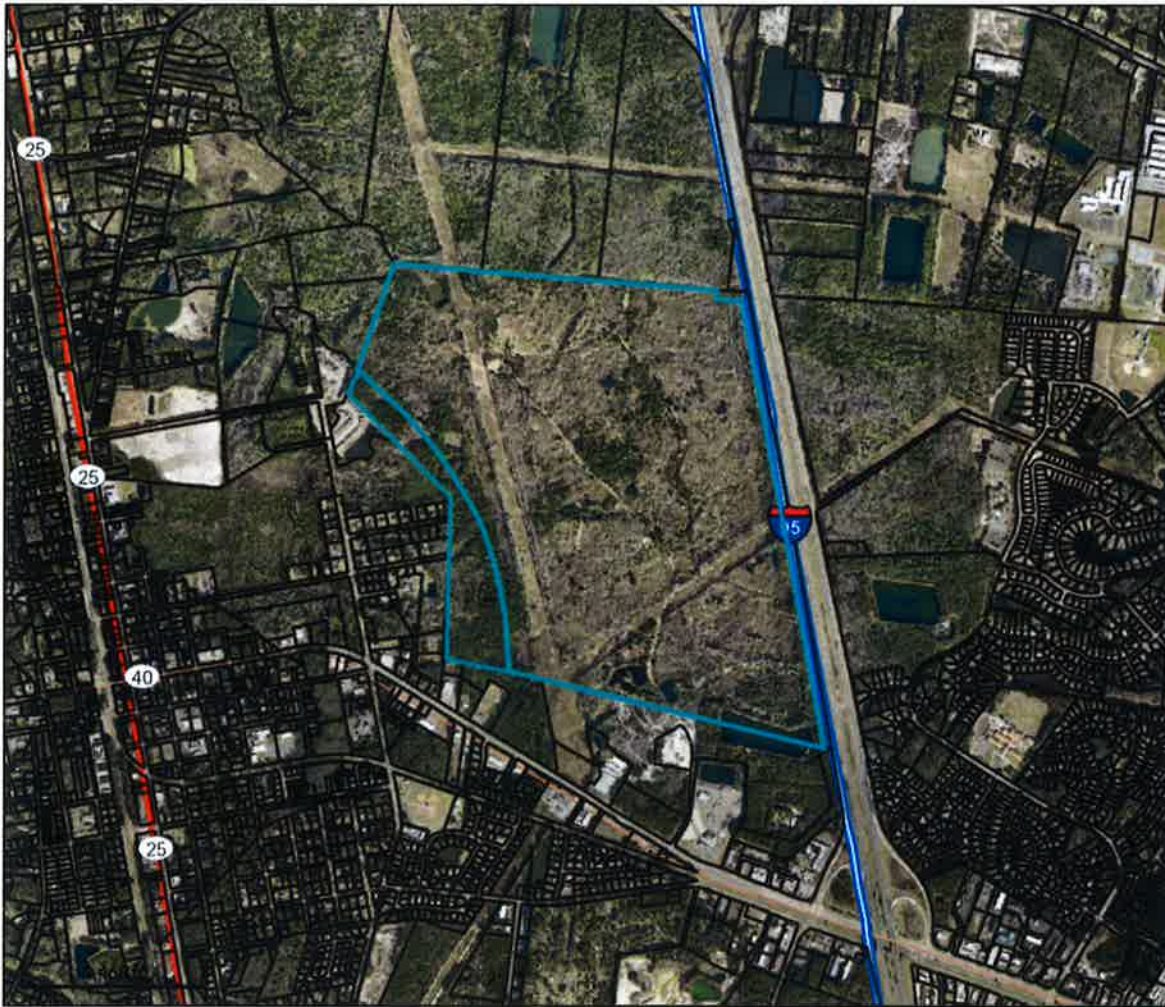
Shareholders:

1. Kirk Tovey
 - a. Address: 2720 Coachman Lakes Drive, Jacksonville, FL 32246
 - b. Ownership: 87.8%
2. Mary Sharon Gaines
 - a. Address: 4504 San Lorenzo Blvd, Jacksonville, FL 32224
 - b. Ownership: 10.98%
3. Daniel A. Mills
 - a. Address: 3755 Pinckney Island Court, Jacksonville, FL 32224
 - b. Ownership: 1.22%





Camden County, GA



Overview



Legend

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

Parcel ID	094 053	Owner	V V FARMS INC	Last 2 Sales			
Class Code	Agricultural		2720 COACHMAN LAKES DR	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		JACKSONVILLE, FL 32246	8/10/2009	0	GV	U
	KINGSLAND	Physical Address	n/a	12/28/2005	\$650000	MN	U
Acres	536.01	Assessed Value	Value \$491361				

(Note: Not to be used on legal documents)

Date created: 10/12/2023

Last Data Uploaded: 10/11/2023 10:25:09 PM

Developed by Schneider
GEOSPATIAL

Attachment: Nov 2023-Re-Zoning-Parcels 094 050 & 094 053 (4299 : Re-Zoning-Map & Parcels 094 050 & 094 053)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4318)**

Meeting: 12/04/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4318

Home Occupation-116 Sugar Maple Way-Map & Parcel 082P 033

Alexander Bedit has applied for a home occupation permit for an on-line gun sales business known as "B & M Tactical". 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 with the following conditions:

- 1) The applicant is not allowed to manufacture any type of ammunition in the home.
- 2) A business license will not be issued until a State Firearms Dealer license is submitted to the Planning Dept.



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: December 4, 2023

City Council Meeting Date: December 11, 2023

Agenda Item: Home Occupation for 116 Sugar Maple Way

Summary:

Alexander Benedit has applied for a home occupation permit for an on-line gun sales business known as "B & M Tactical". 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 with the following conditions:

- 1) The applicant is not allowed to manufacture any type of ammunition in the home.
- 2) A business license will not be issued until a State Firearms Dealer license is submitted to the Planning Dept.

Scott L. Kimball
Planning & Zoning Director



Dec '23
230541

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: Alexander Michayel Bedit PHONE: 843-605-3867

ADDRESS: 116 Sugar Maple Way Kingsland GA 31548

FAX: N/A E-MAIL: a.bedit21@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&M Tactical

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 116 Sugar Maple Way Kingsland GA 31548

TAX MAP & PARCEL NUMBER: Tax District 02082P 033 ZONING: City - R-1

OWNER OF SITE, IF NOT APPLICANT: Alexander Michayel Bedit

ADDRESS: 116 Sugar Maple Way

CITY: Kingsland STATE: GA ZIP: 31548

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

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

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

SIGNED: [Signature] DATE: 11/09/23

Attachment: Dec 2023-Home Occ-116 Sugar Maple Way (4318 : Home Occupation-116 Sugar Maple Way-Map & Parcel 082P 033)



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

1. DATE COMPLETE APPLICATION FILED: 11/9/23
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 11/9/23
3. DATE PERMIT FEE PAID: 11/9/23 AMOUNT PAID: \$ 50.⁰⁰
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 12/4/23
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 12/11/23
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 12/12/23

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.

Araceli Kimbilio
 PLANNING DIRECTOR
 CITY OF KINGSLAND

11/9/23
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Alexander Michayel Benedit

ADDRESS: 116 Sugar Maple Way Kingsland GA 31548

CITY: Kingsland **STATE:** GA **ZIP:** 31548

PHONE: () 843- 605-3867 **FAX:** () N/A **E-MAIL:** a.benedit21@gmail.com

PROPOSED BUSINESS: Fire Arm Sales **LOCATION:** Kingsland

TAX PARCEL: 082P 033 **ZONING:** City - 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:** 140 **Business area sq. ft.** 1112 **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.

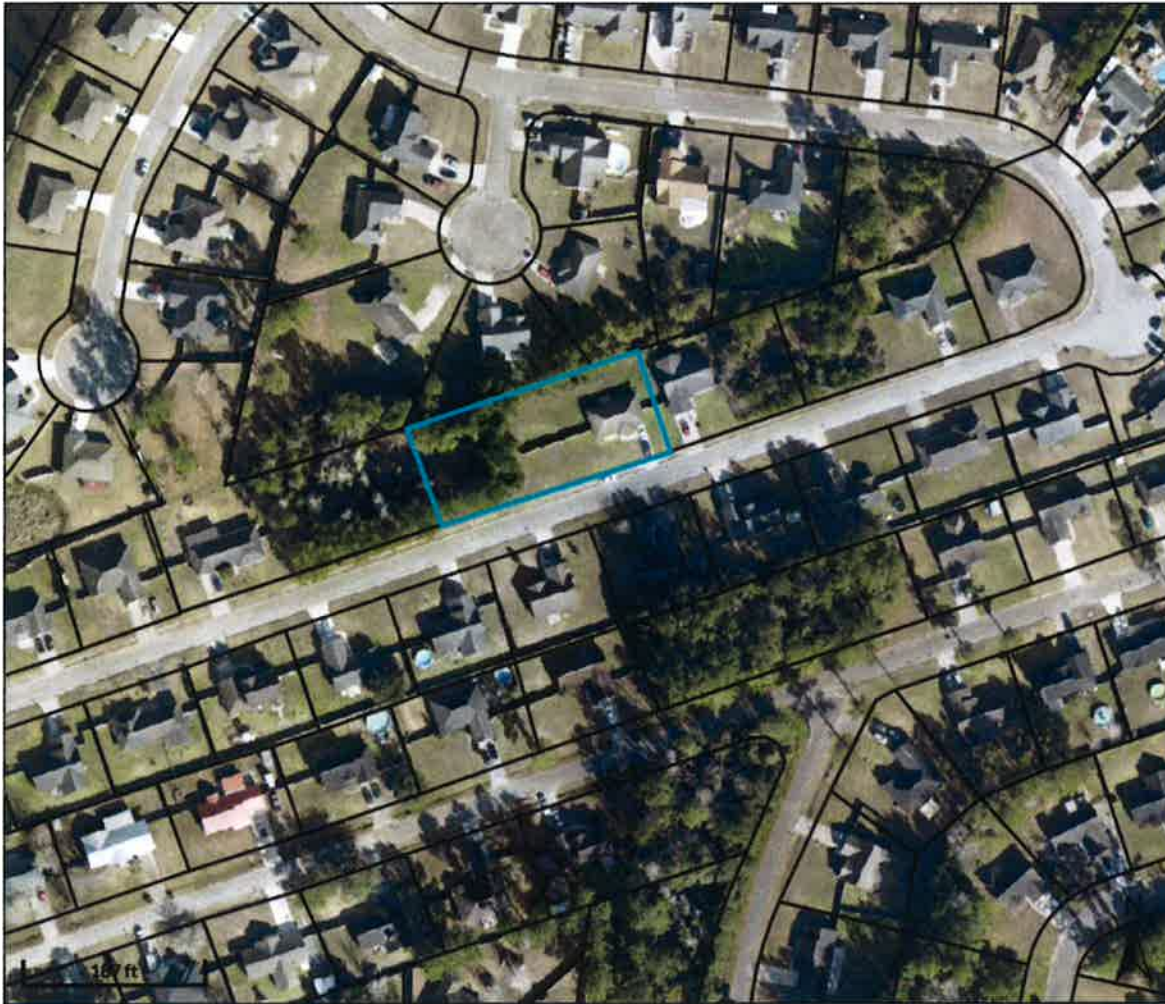
I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.


SIGNATURE OF APPLICANT

11/09/23
DATE



Camden County, GA



Overview



Legend

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

Parcel ID	082P 033	Owner	BENEDIT ALEXANDER M & ALEJANDRA	Last 2 Sales			
Class Code	Residential		116 SUGAR MAPLE WAY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	6/27/2023	\$245000	FM	Q
Acres	0.57	Physical Address	116 SUGAR MAPLE WAY	10/9/2020	\$154900	FM	Q
		Assessed Value	Value \$187763				

(Note: Not to be used on legal documents)

Date created: 11/9/2023

Last Data Uploaded: 11/8/2023 10:36:25 PM

Developed by Schneider
GEOSPATIAL

Attachment: Dec 2023-Home Occ-116 Sugar Maple Way (4318 : Home Occupation-116 Sugar Maple Way-Map & Parcel 082P 033)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4319)**

Meeting: 12/04/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4319

Home Occupation-100 Cedar Breeze Dr.-Map & Parcel 108F 009

Brandie Moody has applied for a home occupation permit for an arts and craft business known as "Covert Butterflies". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.



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

Planning and Community Development Staff Report

Planning Commission Meeting Date: December 4, 2023

City Council Meeting Date: December 11, 2023

Agenda Item: Home Occupation for 100 Cedar Breeze Drive

Summary:

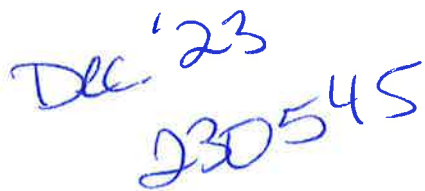
Brandie Moody has applied for a home occupation permit for an arts and craft business known as “Covert Butterflies”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



SIGNED: Brandie Moody DATE: 11-9-23



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

1. DATE COMPLETE APPLICATION FILED: 11/9/23
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 11/9/2023
3. DATE PERMIT FEE PAID: 11/9/23 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 12/4/23
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 12/11/23
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 12/12/23

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


PLANNING DIRECTOR
CITY OF KINGSLAND

12/12/23
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Brandie Moody
 ADDRESS: 100 Cedar Breeze Drive
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: (321) 1684-9822 FAX: () E-MAIL: lolanae@gmail.com
 PROPOSED BUSINESS: Covert Butterflies LOCATION: 100 Cedar Breeze Dr.
 TAX PARCEL: 108F 009 ZONING: PD/R-1

A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

HOME OCCUPATION: *An occupation or profession conducted entirely within a dwelling and which is carried on by an occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There is no access by the public. A Home Occupation is designed to be less restrictive than a Home Office but more than a Residential Business in regard to access by the public, size, visibility, number of employees and types of business.*

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 200 Business area sq. ft. 1705 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.

Brandie Moody
 SIGNATURE OF APPLICANT

11-9-23
 DATE

Attachment: Dec 2023-Home Occ-100 Cedar Breeze Dr (4319 : Home Occupation-100 Cedar Breeze Dr.-Map & Parcel 108F 009)

Kingsland Zoning Map

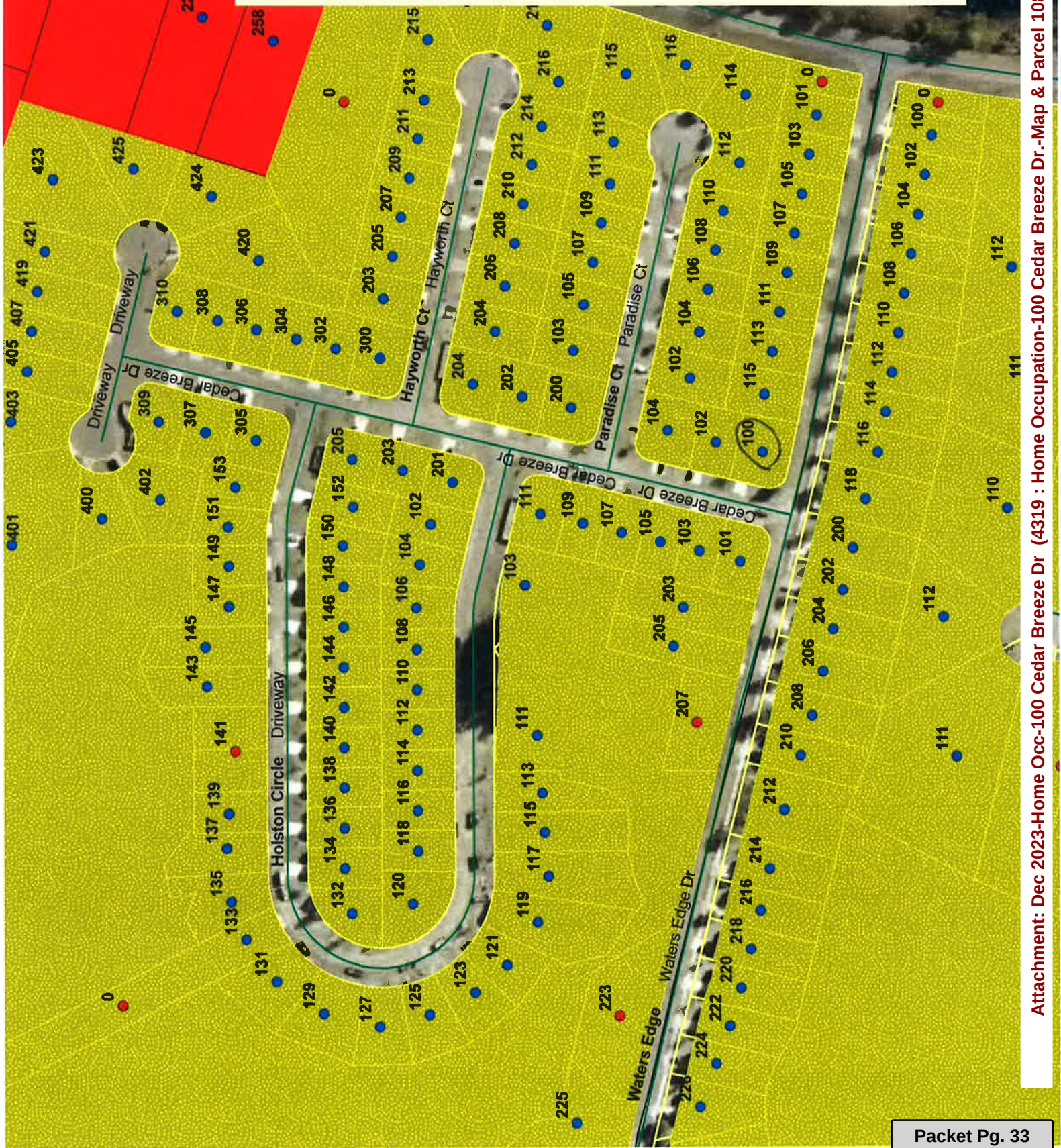
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Category

- Imp
- LS
- Vac

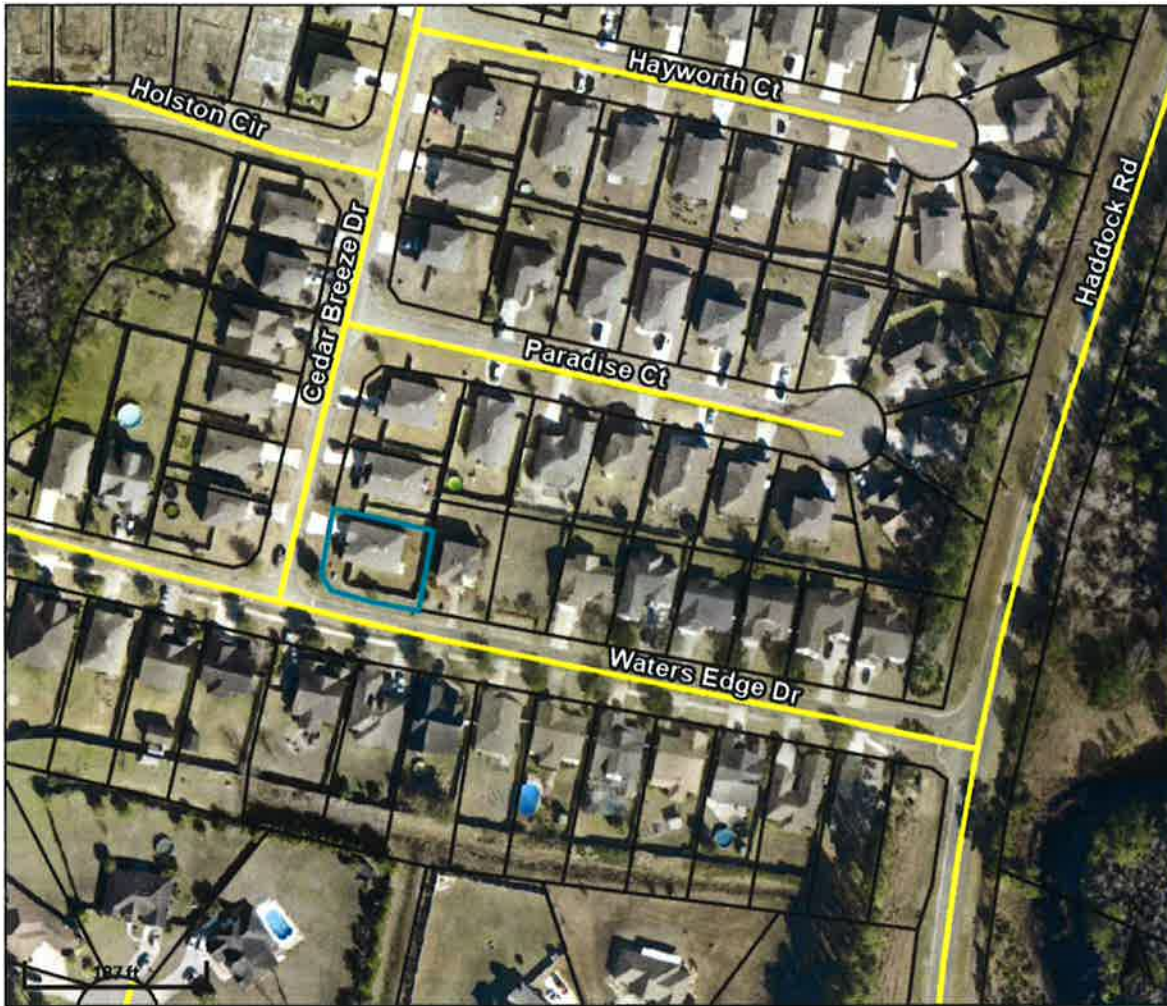
Zoning 2018

- ZONING**
- C-1
 - C-1 Overlay
 - C-1A Overlay
 - C-2
 - C-4
 - CED
 - C-PLMU
 - I-S
 - L-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





Camden County, GA



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	108F 009	Owner	MOODY RYAN SCOTT & BRANDIE	Last 2 Sales			
Class Code	Residential		CHRISTINE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		100 CEDAR BREEZE DRIVE	2/27/2019	\$171200	FM	Q
	KINGSLAND		KINGSLAND, GA 31548	9/4/2018	\$23500	MP	U
Acres	0.19	Physical Address	100 CEDAR BREEZE DR				
		Assessed Value	Value \$280152				

(Note: Not to be used on legal documents)

Date created: 11/13/2023

Last Data Uploaded: 11/11/2023 3:09:05 AM

Developed by Schneider
GEOSPATIAL

Attachment: Dec 2023-Home Occ-100 Cedar Breeze Dr (4319 : Home Occupation-100 Cedar Breeze Dr.-Map & Parcel 108F 009)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4320)**

Meeting: 12/04/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 4320

Home Occupation-421 Cedar Breeze Dr-Map & Parcel 108F 056

Kristin Ehrenpreis has applied for a home occupation permit for a cake business known as "Holly's Bundt Cakes". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. The applicant has submitted a copy of her cottage license to the Planning Dept. 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: December 4, 2023

City Council Meeting Date: December 11, 2023

Agenda Item: Home Occupation for 421 Cedar Breeze Drive

Summary:

Kristin Ehrenpreis has applied for a home occupation permit for a cake business known as “Holly’s Bundt Cakes”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. The applicant has submitted a copy of her cottage license to the Planning Dept.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



230588

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: Kristin Ehrenpreis PHONE: (904) 314-8047
ADDRESS: 421 Cedar Breeze Dr
FAX: _____ E-MAIL: hollysbundtcakes@outlook.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: Holly's Bundt Cakes

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 421 Cedar Breeze Dr.

TAX MAP & PARCEL NUMBER: ~~85R~~ 108F 056 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: _____

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: Kristin Ehrenpreis DATE: 11/13/2023



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

1. DATE COMPLETE APPLICATION FILED: 11/14/23
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 11/14/23
3. DATE PERMIT FEE PAID: 11/14/23 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 12/4/23
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 12/11/23
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 12/12/23

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


PLANNING DIRECTOR
CITY OF KINGSLAND

11/14/23
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Kristin Ehrenpreis

ADDRESS: 421 Cedar Breeze Dr.

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: (904) 314-8047 FAX: () E-MAIL: hollisbundtcoaks@aol.com

PROPOSED BUSINESS: Cottage Food/Home Bakery LOCATION: 421 Cedar Breeze Dr

TAX PARCEL: 108F 056 ZONING: PD/R-1

A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

HOME OCCUPATION: *An occupation or profession conducted entirely within a dwelling and which is carried on by an occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There is no access by the public. A Home Occupation is designed to be less restrictive than a Home Office but more than a Residential Business in regard to access by the public, size, visibility, number of employees and types of business.*

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 200 Business area sq. ft. 1860 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.

Kristin Ehrenpreis
 SIGNATURE OF APPLICANT

11/13/2023
 DATE

Attachment: Dec 2023-Home Occ-421 Cedar Breeze Dr (4320 : Home Occupation-421 Cedar Breeze Dr-Map & Parcel 108F 056)

**GEORGIA DEPARTMENT OF AGRICULTURE
FOOD SAFETY DIVISION**
19 Martin Luther King Jr. Dr. SW, Room 306 Atlanta, GA 30334
404.656.3627 (TEL) 404.463.6428 (FAX)
agr.georgia.gov/food-safety-division.aspx

**Tyler Harper
COMMISSIONER**

COTTAGE FOOD ESTABLISHMENT INSPECTION CHECKLIST

Establishment HOLLY'S BUNDT CAKES			Establishment # 6174967		TELEPHONE (804) 849-5457		DATE 10/23/2023	
STREET ADDRESS 421 CEDAR BREEZE DR.			COTTAGE FOOD OPERATOR Kristin Ehrenpreis				TIME IN 02:30	AM/PM PM
CITY KINGSLAND	STATE GA	ZIP CODE 31548	COUNTY CAMDEN	INSPECTION PURPOSE OPENING	# SCALES	WATER SAMPLE	TIME OUT 03:30	AM/PM PM

FOOD SAFETY DIRECTIVES

During the inspection, the Compliance Specialist will evaluate the permitted area to ensure the cottage food operator can implement the Food Safety Directives successfully.

HANDWASHING		FOOD CONTACT SURFACES	
Yes	The cottage food operator knows when handwashing is required, and the correct procedure to be used when washing their hands.	Yes	The cottage food operator will inspect food contact surfaces of equipment and utensils for cleanliness, prior to beginning food preparation.
Yes	Liquid soap, paper towels, and warm water are available for handwashing.	Yes	The cottage food operator will clean food contact surfaces of equipment and utensils at least every four hours, or as necessary, to prevent possible contamination.
BARE HAND CONTACT WITH READY TO EAT FOODS		PROPER STORAGE OF INGREDIENTS AND FINISHED PRODUCTS	
Yes	The cottage food operator understands the significance of avoiding bare-hand contact with ready-to-eat foods.	Yes	The cottage food operator has the facilities available to store cottage food ingredients and finished products separate from their residential supplies.
Yes	The cottage food operator has single-service gloves, bakery papers, tongs, or other utensils for handling ready-to-eat foods.	Yes	These facilities will also protect the cottage food ingredients and finished products from possible contamination from the premises and non-employees.
HAIR RESTRAINTS AND CLEAN OUTER GARMENTS		PROPER USE AND STORAGE OF CHEMICALS	
Yes	The cottage food operator is aware they must always wear hair restraint and clean outer garments while engaged in food preparation.	Yes	The cottage food operator knows chemicals can only be used according to their label instructions.
Yes	The cottage food operator has effective hair restraint measures available.	Yes	Chemicals and personal care items will be stored in a manner that prevents contamination of food, ingredients, food contact surfaces, and packaging materials.
EATING, DRINKING, AND USING TOBACCO		Yes	The cottage food operator will ensure that all spray bottles have their contents clearly labeled on the bottles.
Yes	The cottage food operator knows that there should not be any eating, drinking, or smoking while engaged in food preparation.	Yes	The cottage food operator will not use pest control chemicals in the permitted area.
PREVENTING CONTAMINATION WHEN TASTING		PESTS	
Yes	The cottage food operator understands a tasting spoon or utensil should not be reused without wash, rinse, and sanitization.	Yes	The cottage food operator will keep the permitted area clean to prevent pest harborage conditions.
EMPLOYEE HEALTH		Yes	The cottage food operator understands the need to keep the permitted area tidy and organized to allow for easy visual inspection for pest activity.
Yes	The cottage food operator knows the five symptoms commonly associated with illnesses transmissible through food.	PETS	
UNAUTHORIZED PERSONS		Yes	The cottage food operator knows that pets cannot be allowed in the permitted area during food preparation.
Yes	The cottage food operator will only allow designated employees, under his/her direct supervision, in the permitted area during food preparation.		

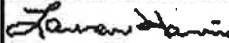
COMPLIANCE SPECIALIST CHECKLIST

During the inspection, the Compliance Specialist will evaluate the cottage food operation, gauging their conformance with the following requirements.

Yes	Only standard, residential kitchen equipment is being used for the manufacture of cottage food products.	Yes	Adequate facilities are available to properly store ingredients and finished products according to the cottage food regulations.
Yes	The home kitchen equipment is suitable for the cottage food operator's intended products.	Yes	The cottage food operator has a copy of the Food Safety Directives and understands them.
Yes	Food contact surfaces of equipment and utensils are smooth and easily cleanable.	Yes	The cottage food operator is aware of the labeling requirements, including allergen declarations and the cottage food statement.
Yes	The permitted area is free from the presence of pests, and there are no external points of entry directly into the permitted area.	Yes	The cottage food operator knows they should have a scale to spot check minimum fill against the weight declaration on their package labels.

OBSERVATIONS AND REMARKS

Due to updated Department of Agriculture inspection procedures, the Cottage Food Licensing inspection was conducted virtually via pictures sent to the inspector, and no signature was captured on the inspection report. The operator Kristin Ehrenpreis has been emailed a copy of the completed inspection report for their records. License application, ANSI accredited food safety certificate, and utility bill have been submitted and attached to the establishment's homepage in DHD. Additionally, the S&V affidavit, and a copy an acceptable form of the operators ID has been uploaded to the licensing SharePoint site for processing. Labeling requirements have been discussed with the operator, and the operator understands they can only produce cottage food approved non-potentially hazardous, non-time and temperature controlled for safety (TCS) products as listed on their license in the domestic kitchen of their primary residence. These items can be sold at Farmers Markets, Fairs, Festivals, community events and online only in the state of Georgia. Cottage Food produced products aren't allowed to cross state lines or be wholesaled to other businesses. The establishment is compliant with the rules and regulations of the Georgia Department of Agriculture and is ready to be licensed. The department's licensing coordinator will be notified, and the owner will be invoiced for the yearly licensing fee.

OPERATOR'S SIGNATURE 	INSPECTOR'S SIGNATURE 	ASSISTING INSPECTOR'S SIGNATURE
--	---	--

Attachment: Dec 2023-Home Occ-421 Cedar Breeze Dr (4320 : Home Occupation-421 Cedar Breeze Dr-Map & Parcel 108F 056)

HOLLY'S BUNDT CAKES
421 CEDAR BREEZE DR.
KINGSLAND, GA 31548

The enclosed Georgia Food Establishment License is valid for a period of January 1 through December 31, 2023.

This license should be displayed along with your local business license and/or state tax number certification. Your inspector will need to verify that your license contains the necessary information from time to time during their routine inspection. **Please Note:** Additional equipment and/or structural changes may become necessary should you decide to handle different food products than those for which you were originally licensed.

We have updated our website. Visit www.kellysolutions.com/GA to take a look at the new layout. There are a number of useful tools to help you manage your license, including being able to update your information online anytime. You can make secure payments by credit card to renew your license, and you can refer people to this website to validate your credentials. If you have questions, check out the FAQs section. We hope you enjoy these new user-friendly features. If you have questions or concerns regarding your License, please contact: Georgia Department of Agriculture, Licensing Division at (404) 586-1411 or email gdalicensing@agr.georgia.gov.

(Fold or cut on line to display)

Georgia Department of Agriculture
Food Safety Division
19 Martin Luther King Jr. Dr. SW
Atlanta, GA 30334
Tele: (404) 656-3627 Fax: (404) 463-6428
agr.georgia.gov

COTTAGE FOOD LICENSE

This license allows for the retail sale of home produced food. Food sold under this license shall be to the end consumer. Food produced in this facility is not subject to routine inspection, nor should this license be construed as a substitute for the Department's Food Sales Establishment License. This license shall be valid until suspended or revoked.

Expiration Date
12/31/2023

Products Approved for Sale:
Cakes and Cupcakes;

License Number
5174967
Firm Type Code
803

HOLLY'S BUNDT CAKES
421 CEDAR BREEZE DR.
KINGSLAND, GA 31548

This License Is Not Transferable and Must Be Posted At All Times In A Prominent Business Location

Attachment: Dec 2023-Home Occ-421 Cedar Breeze Dr (4320 : Home Occupation-421 Cedar Breeze Dr-Map & Parcel 108F 056)

Kingsland Zoning Map

Zoning 2018

ZONING

C-1	C-1 Overlay	C-1A Overlay	C-2	C-4	C-ED	C-PLMU	I-G	IL	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	
[Solid Red]	[Solid Blue]	[Solid Black]	[Solid Red]	[Solid Pink]	[Solid Green]	[Solid Blue]	[Cross-hatch]	[Diagonal Lines]	[Pink Box]	[Light Green]	[Light Green]	[Red Box]	[Dark Blue Box]	[Blue Box]	[Green Box]	[Yellow Box]	[Orange Box]	[Light Green Box]	[White Box]	[Yellow Box]	[Light Green Box]	[Orange Box]	[Brown Box]	[Dark Brown Box]	[Light Blue Box]





Camden County, GA



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	108F 056	Owner	EHRENPREIS DAVID & KRISTIN	Last 2 Sales			
Class Code	Residential		LEVERETT	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		421 CEDAR BREEZE DRIVE	6/27/2022	\$263500	FM	Q
	KINGSLAND		KINGSLAND, GA 31548	4/22/2020	\$200700	FM	Q
Acres	0.21	Physical Address	421 CEDAR BREEZE DR				
		Assessed Value	Value \$263500				

(Note: Not to be used on legal documents)

Date created: 11/14/2023

Last Data Uploaded: 11/13/2023 10:39:49 PM

Developed by Schneider
GEOSPATIAL

Attachment: Dec 2023-Home Occ-421 Cedar Breeze Dr (4320 : Home Occupation-421 Cedar Breeze Dr-Map & Parcel 108F 056)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4322)**

Meeting: 12/04/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4322

Variance-500 W. King Ave.-Map & Parcel K13 01 007

Eunice de Guire, acting agent for the property owners, DJRM Lim Family Trust is requesting a Variance to Article VII, Section 70.2.3 #4(c) - Minimum side yard setbacks from any other property line: 7 feet. Applicant is requesting a 7' variance to the required setbacks to be able to subdivide the parcel and building. Zoning is C-2 (General Commercial). 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: December 4, 2023

City Council Meeting Date: December 11, 2023

Agenda Item: Variance for Parcel K13 01 007- 500 W. King Ave.

Background: The applicant submitted a plat and site plan showing a proposed split of parcel K1301 007. There is an existing building in the center of the parcel and if the parcel is subdivided, the new property line created would split the building on to two separate properties. The new lot lines would create a 0' side setback on one side of each parcel. The property owner is wanting to split the property to be able to sell one side of the building. Due to the hardship of not being able to move the building, the Planning Dept. sees no reason the variance should not be granted.

Summary: Eunice de Guire, acting agent for the property owners, DJRM Lim Family Trust is requesting a Variance to Article VII, Section 70.2.3 #4(c) –Minimum side yard setbacks from any other property line: 7 feet. Applicant is requesting a 7' variance to the required setbacks to be able to subdivide the parcel and building.

Zoning: C-2 (General Commercial)

Is Proposal Consistent with the Comprehensive Plan? N/A

Staff Recommendation: Staff recommends approval of the variance request.

Scott L. Kimball

Planning & Zoning Director

Dec: 23 *230536*

APPLICATION FOR VARIANCE

Kingsland, Georgia



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

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

PART A---GENERAL INFORMATION

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

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

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

PART B---APPLICANT ONLY

1. This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) 70.2.3 #4c of the Kingsland Land Development Ordinance.
2. Your Name Dan Kisuk Lim & Janet Hueok Lim - DJRM Lim Family Trust
 Phone 951-217-3285
 Address 24310 Moulton Pkwy, Ste O #284
Laguna Hills, CA 92637-3306
3. Location of Property: Street 500 W King Ave
 Parcel No. K13 01 007 Lot No. _____
4. This land is zoned: () R-1 () R-2 () R-3 () R-4 () MH () PD () C-1 (☒) C-2
 () C-3 () C-4 () I-L

5. Please describe the type of variance you need. (Example: Reduction of front yard setback from 35 feet to 13 feet): Reduction of Minimum set back from other property from 7 feet to 0 feet.

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.

Lack of distance between buildings. Building are ATTACHED & cannot be Separated to the 7' Requirements

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.

Correct

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.

In my opinion it will not

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

yes.

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

Dan Jim

Date

11/2/2023

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 11/6/23
2. List of attachments: ☒ Simple map ☒ Final plat ☐ None
☐ Preliminary plat ☐ Other
3. Public hearing (If zoning variance):
Date Applicant notified: 11/7/23
Date hearing advertised: 11/16/23
Date hearing held: 12/4/23
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: 12/12/23

November 3, 2023

To Whom it May Concern,

We, Dan Kisuk Lim & Janet Hueok Lim are authorizing Eunice de Guire to act as our agent for the subdividing of the property located at 500 W King Ave, Kingsland, GA 31548. Map/Parcel K13 01 007.

This is to include obtaining a variance, permits & required work to subdivide this property. The property will be subdivided into two separate parcels. The structure on the east side will be subdivided into five parcels. Covenants will be written to include the use of the shared parking lot, a party wall agreement & building maintenance.

We will pay for application fees, permits, installation fees & items required to subdivide this parcel. Each unit is to function independently.

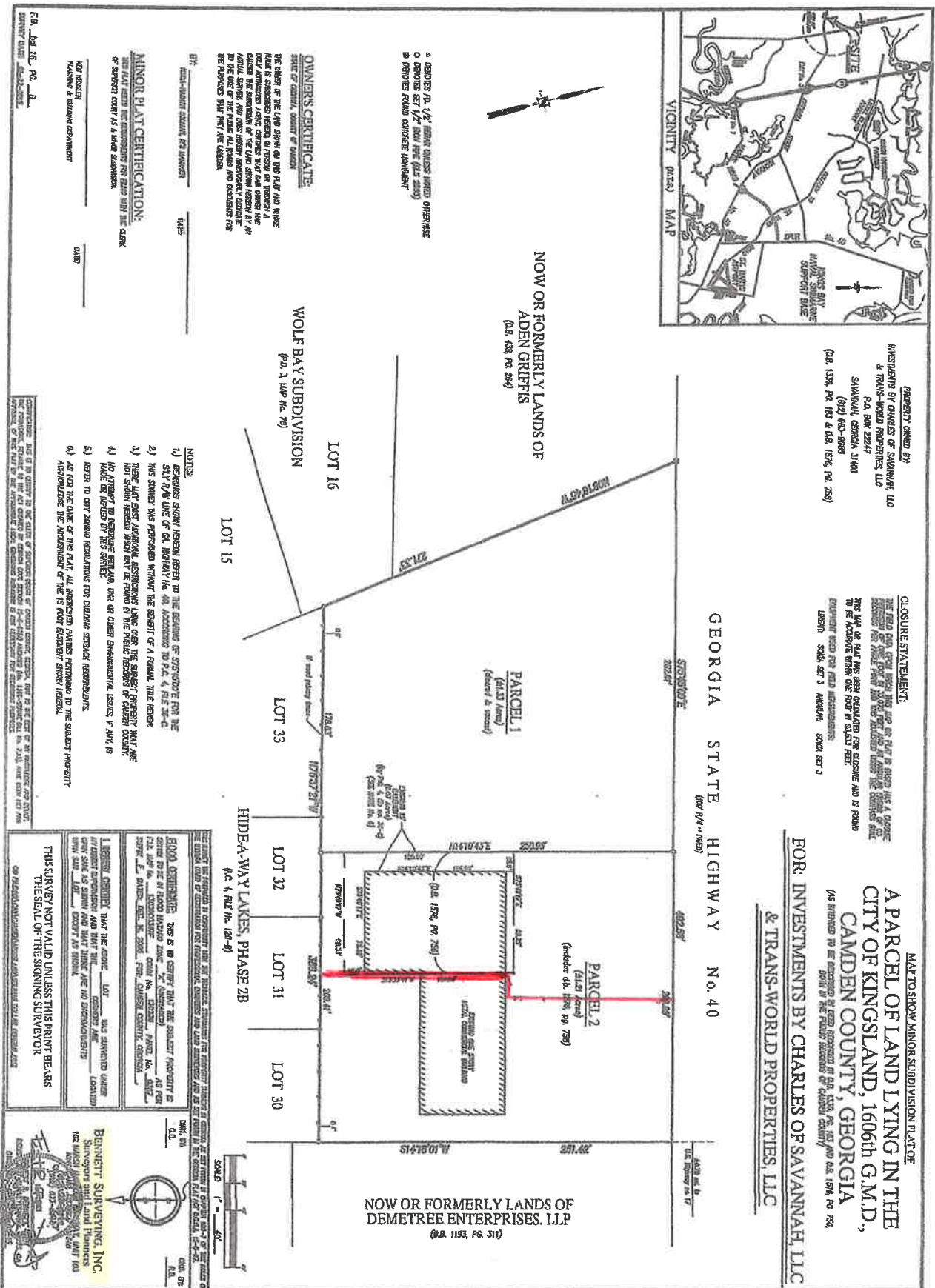
If you have any questions, please contact me at:

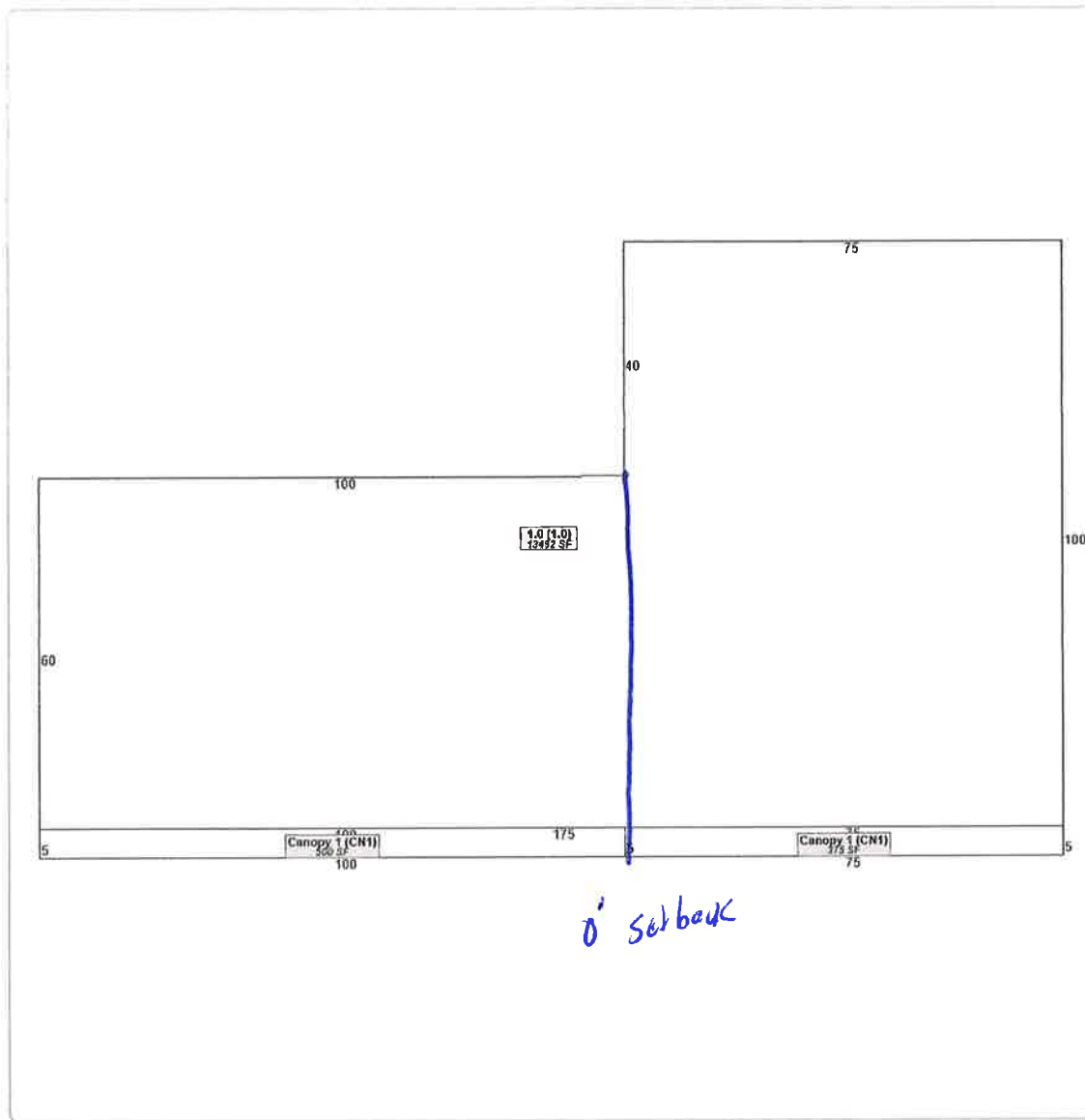
24310 Moulton Pkwy
Suite O, #284
Laguna Hills, CA 92637
954-217-3285
danklim@gmail.com

Sincerely,

Dan K. Lim

Janet H. Lim





No data available for the following modules: Rural Land, Conservation Use Rural Land, FLPA, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

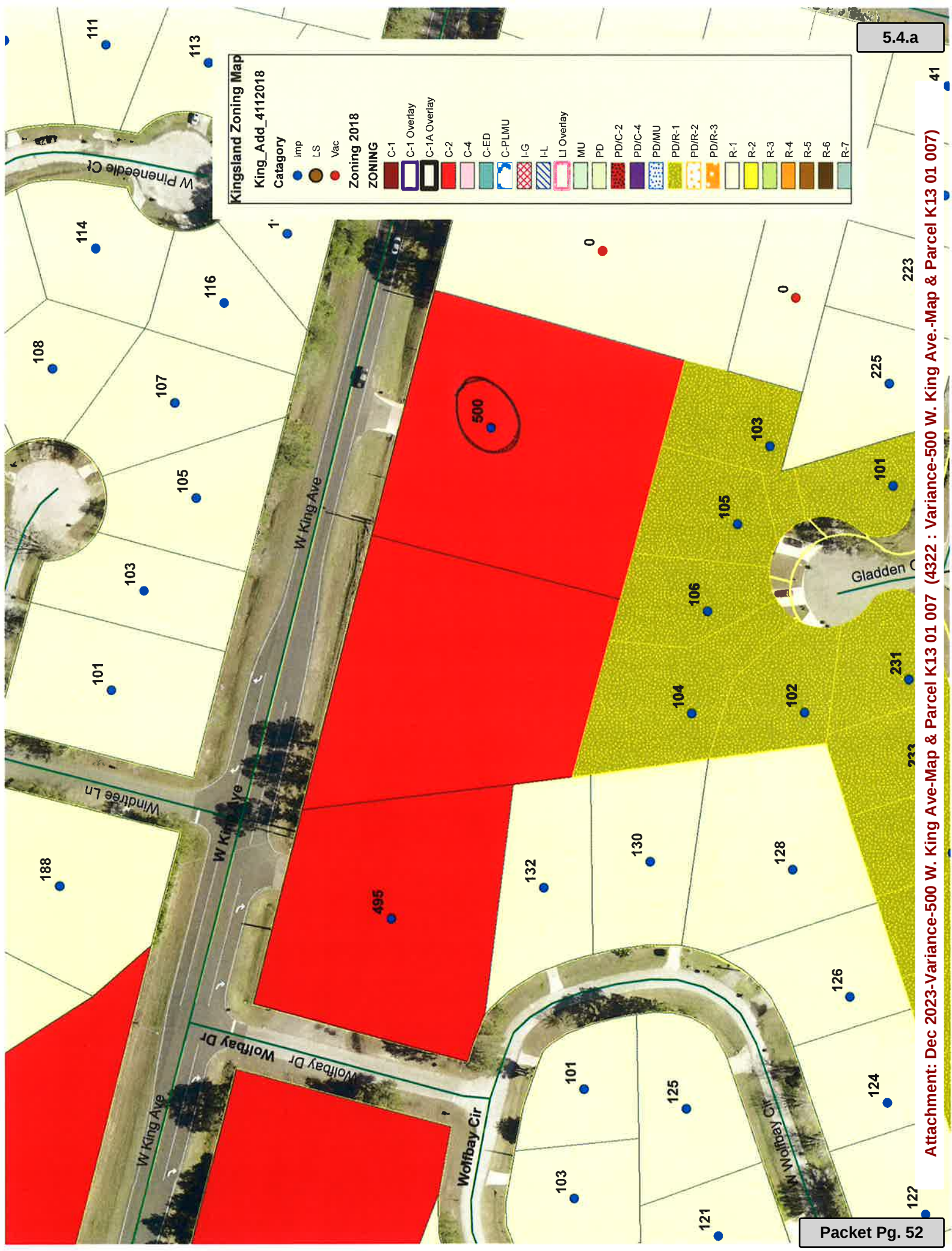
The information contained herein reflects the values as approved by the Camden County Board of Assessors for the 2022 tax digest. Parcel mapping is current with the latest update shown. Please note that the Assessors' Office establishes values only. The Camden County Tax Commissioner should be contacted with tax bill related questions.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 10/31/2023, 11:01:22 PM

Contact Us

Developed by

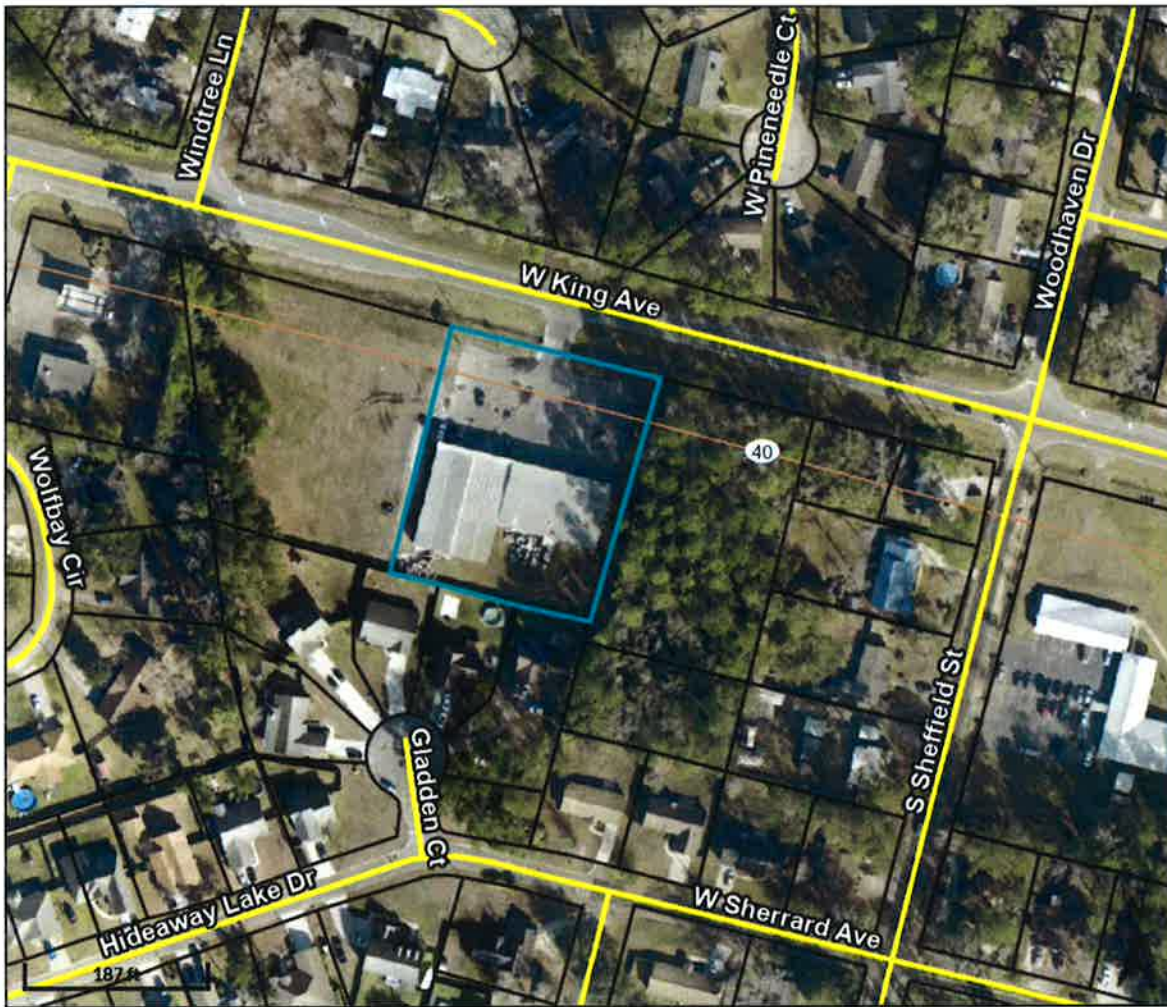




Kingsland Zoning Map		
King_Add_4112018		
Category		
Imp	●	
LS	●	
Vac	●	
Zoning 2018		
ZONING		
C-1	■	
C-1 Overlay	■	
C-1A Overlay	■	
C-2	■	
C-4	■	
C-ED	■	
C-PLMU	■	
I-G	■	
I-L	■	
LI Overlay	■	
MU	■	
PD	■	
PD/C-2	■	
PD/C-4	■	
PD/MU	■	
PD/R-1	■	
PD/R-2	■	
PD/R-3	■	
R-1	■	
R-2	■	
R-3	■	
R-4	■	
R-5	■	
R-6	■	
R-7	■	



Camden County, GA



Overview



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- USA Major Highways**
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 - Highway
 - Major Road
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 - Ferry
 - Pedestrian Way
- City Labels**

Parcel ID	K13 01 007	Owner	DJRM LIM FAMILY TRUST	Last 2 Sales			
Class Code	Commercial		DAN KISUK LIM & JANET HUEOK LIM	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		AS CO TRUSTEES				
	KINGSLAND		24310 MOULTON PARKWAY, SUITE O #	1/28/2015	0	QC	U
Acres	1.21		284	1/28/2015	\$162500	NM	U
			LAGUNA HILLS, CA 92637				
		Physical Address	500 W KING AVE				
		Assessed Value	Value \$696369				

(Note: Not to be used on legal documents)

Date created: 11/13/2023

Last Data Uploaded: 11/11/2023 3:09:05 AM

Developed by Schneider
GEOSPATIAL

Attachment: Dec 2023-Variance-500 W. King Ave-Map & Parcel K13 01 007 (4322 : Variance-500 W. King Ave.-Map & Parcel K13 01 007)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4325)**

Meeting: 12/04/23 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4325

**Annexation Request & Zoning Designation-1508 Boone St.-
Map & Parcel 108 002**

Matthew Oppenheimer with Halpern Boone Street, LLC has applied for the Annexation of parcel 108 002 containing approximately 2.93 acres located at 1508 Boone St. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcel for a proposed restaurant. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of C-2 (General Commercial) for the parcel if the annexation is approved, which is consistent for this area of the city. Current Zoning is C-G/General Commercial (County). 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: December 4, 2023

City Council Meeting Date: December 11, 2023

Agenda Item: Annexation Request and Zoning Designation

Summary:

Matthew Oppenheimer with Halpern Boone St., LLC has applied for the Annexation of parcel 108 002 containing approx. 2.93 acres located at 1508 Boone St. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcel for a proposed restaurant. The adjacent properties on the east and west side are city parcels and are zoned C-2 (General Commercial) and I-L (Light Industrial). There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of C-2 (General Commercial) for the parcel if the annexation is approved, which is consistent for this area of the city.

Current Zoning: C-G/ General Commercial (County)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball
 Planning Director



**APPLICATION TO CITY OF KINGSLAND, GEORGIA
TO ANNEX LANDS/ DE-ANNEX**

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map 42, Block _____, Parcel 108 002, has a street address of 1508 Boone Street, and is more fully and completely described in *Exhibit "A" attached hereto and hereby made a part hereof*. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned CG by the City of Kingsland/Camden County. I/We, the undersigned, desire to have this property annexed/de-annexed into from the City of Kingsland, Georgia. I/We further desire to have a zoning classification of C2 at the time the subject property is annexed. If the requested zoning is different from the County's zoning, you must complete Number 4 on the following page.

Please give the square footage or acreage of the land to be annexed/de-annexed:

Square footage: the remaining portion of the parcel not already in the City or Number of Acres: 2.93

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: _____ Future population: _____

The undersigned further state that the undersigned is/are *all* of the owner(s) of the subject property, and that all facts contained herein are true, to the best of the undersigned's belief.

10/19/23
Date

Matthew Oppenheimer
Signature (Signed and Printed) of Owner Halpern Boone Street, LLC
5200 Roswell Road, Atlanta, GA 30342
Address of above Owner

Date

Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

Date

Signature (*Signed and Printed*) of Owner

Address of above Owner

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

[Signature]

Witness

[Signature]

NOTARY PUBLIC, State of Georgia

My commission expires: July 19, 2025

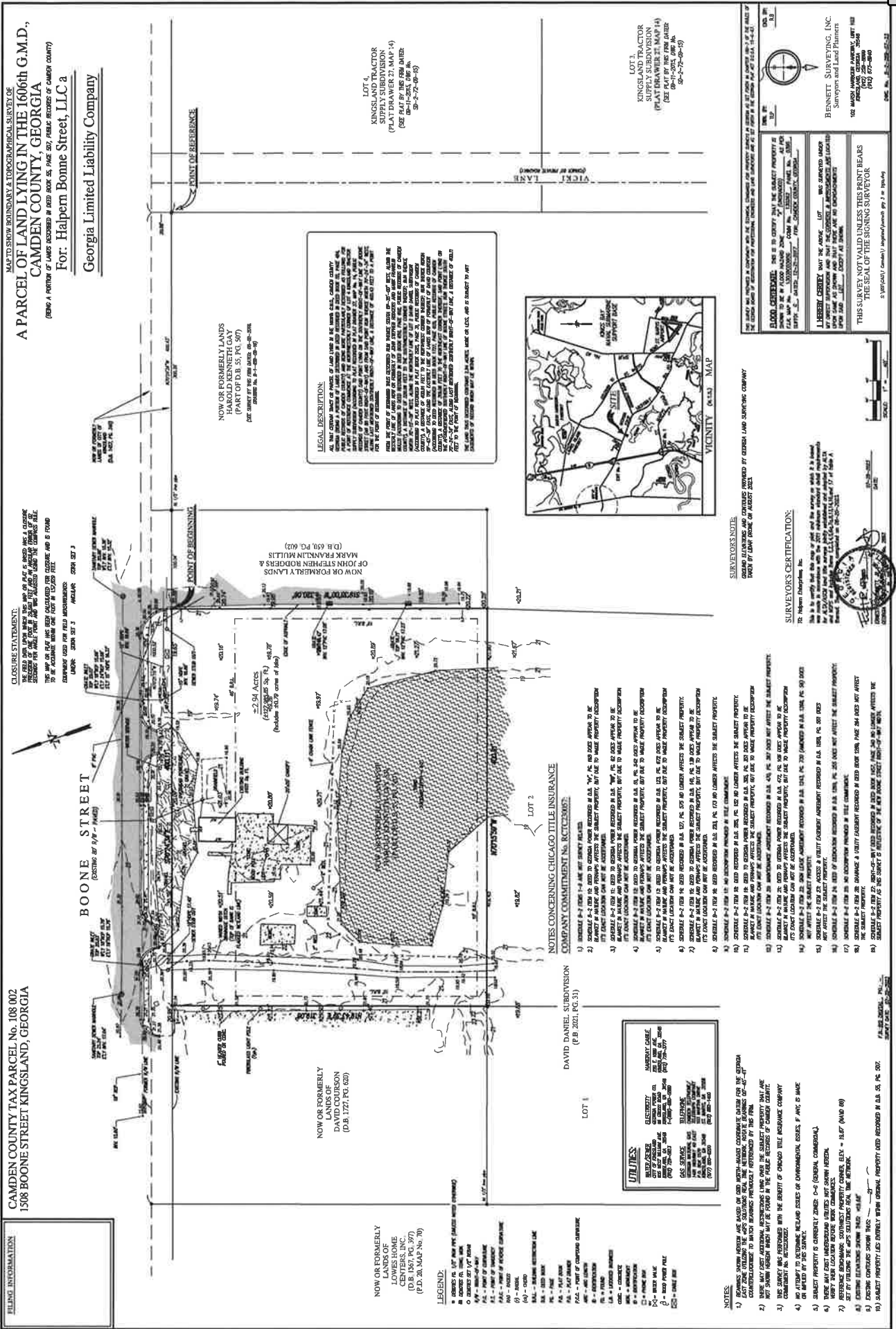
(NOTARY SEAL)



***ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED
APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX/DE-ANNEX LANDS***

1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. TEN (10) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY (ONE COPY FOR DE-ANNEXATION)
3. TEN (10) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY (ONE COPY FOR DE-ANNEXATION)
4. IF THE CITY'S ZONING CLASSIFICATION REQUESTED BY APPLICANT IS DIFFERENT THAN THE COUNTY'S ZONING CLASSIFICATION, PLEASE STATE BELOW WHY YOU ARE REQUESTING DIFFERENT ZONING FOR THE SUBJECT PROPERTY:

CG to C-2

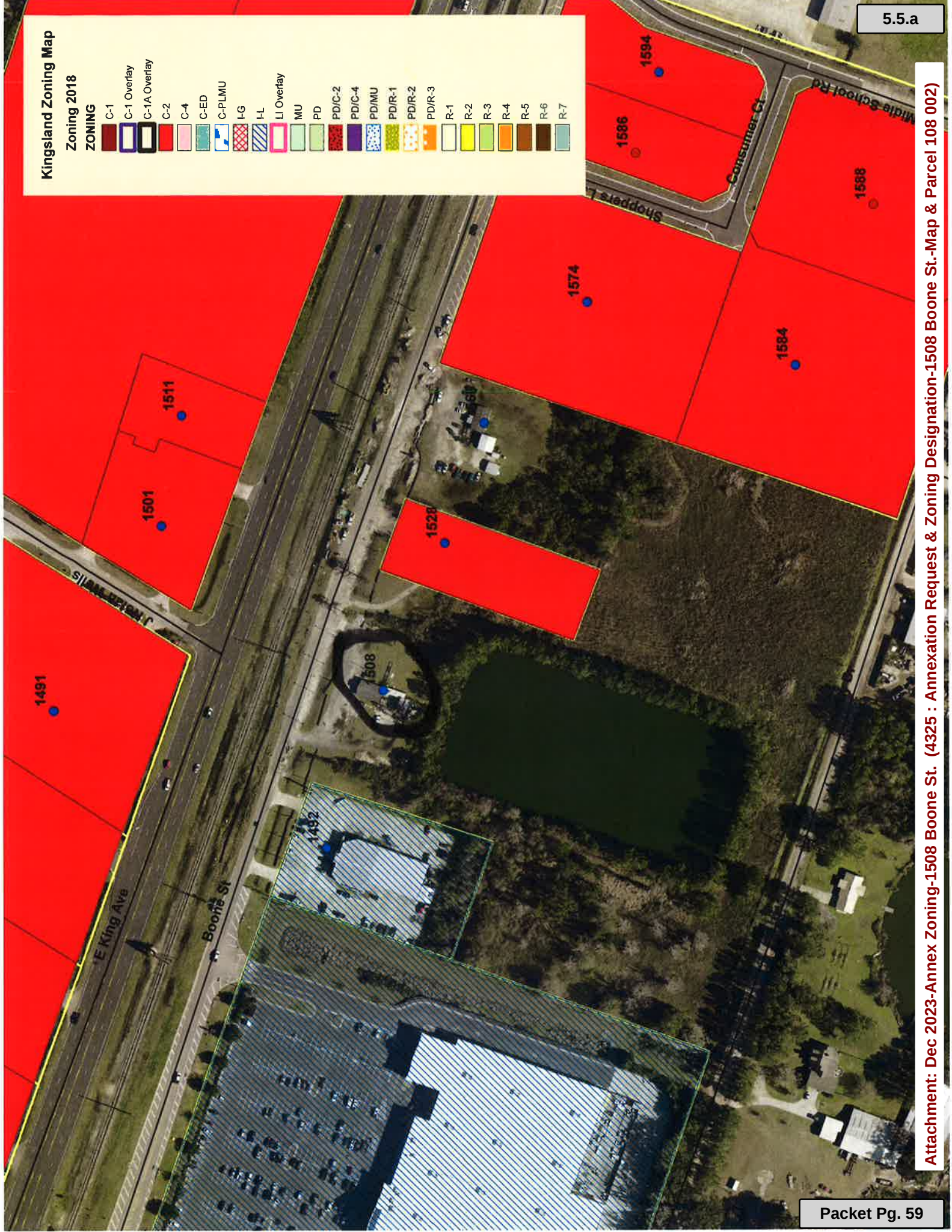


Kingsland Zoning Map

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
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Camden County, GA



Overview



Legend

- Parcels
- Roads
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels**
- Zoning**
 - A-F
 - A-R
 - C-G
 - C-I
 - C-N
 - C-P
 - City
 - I-G
 - I-R
 - LCI
 - MHP
 - PD
 - R-1
 - R-2
 - R-3
 - RVD
 - Unknown

Parcel ID 108 002
Class Code Commercial
Taxing District 42 UNINCORPORATED SERVICE DIST
Acres 2.93

Owner HALPERN BOONE STREET LLC
 5200 ROSWELL ROAD
 ATLANTA, GA 30342
Physical Address 1508 BOONE ST
Assessed Value Value \$797058

Last 2 Sales

Date	Net Price	Reason	Qual
10/17/2023	\$1000000	NQ	U
12/8/2008	0	GV	U

(Note: Not to be used on legal documents)



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4326)

Meeting: 12/04/23 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4326

Annexation Request & Zoning Designation-1566 Boone St.- Map & Parcel 108 002J

Matthew Oppenheimer with Halpern Boone Street, LLC has applied for the Annexation of parcel 108 002J containing approximately 6.47 acres located at 1566 Boone St. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcel for a proposed retail development. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of C-2 (General Commercial) for the parcel if the annexation is approved, which is consistent for this area of the city. Current Zoning is C-G/General Commercial (County). 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: December 4, 2023

City Council Meeting Date: December 11, 2023

Agenda Item: Annexation Request and Zoning Designation

Summary:

Matthew Oppenheimer with Halpern Boone St., LLC has applied for the Annexation of parcel 108 002J containing approx. 6.47 acres located at 1566 Boone St. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcel for a proposed retail development. The adjacent properties on the east and west side are city parcels and are zoned C-2 (General Commercial). There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of C-2 (General Commercial) for the parcel if the annexation is approved, which is consistent for this area of the city.

Current Zoning: C-G/ General Commercial (County)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball
Planning Director



**APPLICATION TO CITY OF KINGSLAND, GEORGIA
TO ANNEX LANDS/ DE-ANNEX**

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map 42, Block _____, Parcel 108 002, has a street address of 1566 Boone Street, and is more fully and completely described in *Exhibit "A" attached hereto and hereby made a part hereof*. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned CG by the City of Kingsland/Camden County. I/We, the undersigned, desire to have this property annexed/de-annexed into/from the City of Kingsland, Georgia. I/We further desire to have a zoning classification of C2 at the time the subject property is annexed. If the requested zoning is different from the County's zoning, you must complete Number 4 on the following page.

Please give the square footage or acreage of the land to be annexed/de-annexed:

Square footage: X or Number of Acres: 6.47

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: Q Future population: Q

The undersigned further state that the undersigned is/are *all* of the owner(s) of the subject property, and that all facts contained herein are true, to the best of the undersigned's belief.

10/19/23
Date

Matthew Oppenheimer
Signature (Signed and Printed) of Owner Halpern Boone Street, LLC
5200 Roswell Road, Atlanta, GA 30342
Address of above Owner

Date

Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

Page One

Date

Signature (*Signed and Printed*) of Owner

Address of above Owner

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

Nicole Martin
Witness

NOTARY PUBLIC, State of Georgia
My commission expires: July 19, 2025
(NOTARY SEAL)



***ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED
APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX/DE-ANNEX LANDS***

1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. TEN (10) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY (ONE COPY FOR DE-ANNEXATION)
3. TEN (10) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY (ONE COPY FOR DE-ANNEXATION)
4. IF THE CITY'S ZONING CLASSIFICATION REQUESTED BY APPLICANT IS DIFFERENT THAN THE COUNTY'S ZONING CLASSIFICATION, PLEASE STATE BELOW WHY YOU ARE REQUESTING DIFFERENT ZONING FOR THE SUBJECT PROPERTY:

CG to C-2

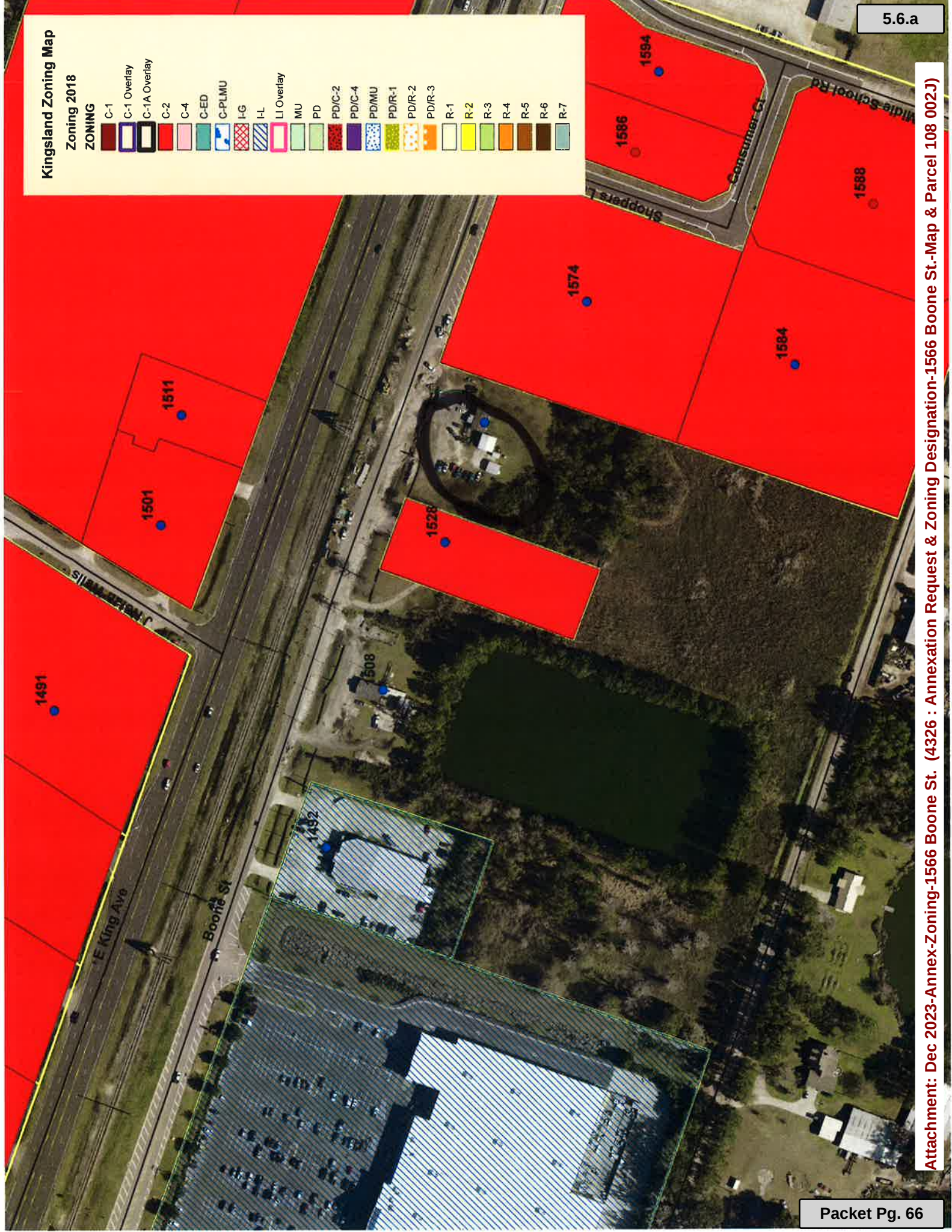
Attachment: Dec 2023-Annex-Zoning-1566 Boone St. (4326 : Annexation Request & Zoning Designation-1566 Boone St.-Map & Parcel 108 002J)

Kingsland Zoning Map

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
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Camden County, GA



Overview



Legend

- Parcels
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- USA Major Highways**
 - Limited Access
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 - Major Road
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 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels**
- Zoning**
 - A-F
 - A-R
 - C-G
 - C-I
 - C-N
 - C-P
 - City
 - I-G
 - I-R
 - LCI
 - MHP
 - PD
 - R-1
 - R-2
 - R-3
 - RVD
 - Unknown

Parcel ID 108 002J
Class Code Commercial
Taxing District 42 UNINCORPORATED SERVICE DIST
Acres 6.82

Owner HALPERN BOONE STREET LLC
 5200 ROSWELL ROAD
 ATLANTA, GA 30342
 1566 BOONE ST
Physical Address
Assessed Value Value \$1150781

Last 2 Sales
Date 10/17/2023
Net Price \$1200000
Reason NQ
Qual U

(Note: Not to be used on legal documents)



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4328)

Meeting: 12/04/23 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4328

Annexation & Zoning Designation for Parcel 094 025

Sen Zhang with GPK Holdings, acting agent for property owner Kathy Mcminn with O'Quinn Family Partnership is requesting that parcel 094 025 be annexed into the city. The parcel contains approximately 155 acres and is located on the south side of Laurel Island Pkwy. and west of I-95. The purpose of the request is to access the city water and sewer system for a proposed mixed use development consisting of market rate apartments and commercial sites. If the annexation is approved, the applicant is requesting a zoning designation of R-3 (High Density Multifamily Residential) for 146 acres of the parcel and PD/C-2 (Planned Development General Commercial) for the remaining 9 acres that will front Laurel Island Pkwy. Current zoning is A-F (Agricultural Forestry) - County Zoning. 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: December 4, 2023

City Council Meeting Date: December 11, 2023

Agenda Item: Annexation and Zoning Designation for Parcel 094 025

Background:

The area surrounding the development has a mixture of single family residences and multifamily developments, along with a few commercial parcels included in the area. The applicant has submitted a conceptual site plan (attached) that has been reviewed by the planning department. The project will be a mixed use of apartments and commercial sites. The applicant stated the project will be completed in phases depending on demand for housing. Laurel Island Pkwy. continues to be developed with commercial and multifamily projects and is rapidly becoming a mixed use corridor. The rezoning of the parcel will be consistent with the landscape of the area, and will provide attainable housing to the citizens of Kingsland. No final site plan or engineering plans have been approved by the planning dept. at this time and a traffic study will also be required for this type of project. The applicant will need to access the city water and sewer systems; therefore, the property will need to be annexed into the city limits. There is existing sewer and water availability to the property.

FYI- A Community Outreach Meeting was hosted by the developer on Thursday November 16, 2023. Several surrounding land owners in the area were invited to the meeting for a presentation of the project and for a chance to ask questions and express any concerns they may have about the project.

Summary:

Sen Zhang with GPK Holdings, acting agent for property owner Kathy McMinn with O'Quinn Family Partnership is requesting that parcel 094 025 be annexed into the city. The parcel contains approx. 155 acres and is located on the south side of Laurel Island Pkwy. west of I-95. The purpose of the request is to access the city water and sewer system for a proposed mixed use development consisting of market rate apartments and commercial sites. If the annexation is approved, the applicant is requesting a zoning designation of **R-3 (High Density Multifamily Residential)** for



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

146 acres of the parcel and **PD/C-2 (Planned Development General Commercial)** for the remaining 9 acres that will front Laurel Island Pkwy.

Current Zoning: A-F (Agricultural Forestry) – County Zoning

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director



**APPLICATION TO CITY OF KINGSLAND, GEORGIA
TO ANNEX LANDS/ DE-ANNEX**

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map 094, Block _____, Parcel 025, has a street address of D Laurel Island Parkway Kingsland, GA 31548, and is more fully and completely described in Exhibit "A" attached hereto and hereby made a part hereof. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned A-F by the City of Kingsland/Camden County. I/We, the undersigned, desire to have this property annexed/de-annexed into/from the City of Kingsland, Georgia. I/We further desire to have a zoning classification of R-3 & PD/C-2 at the time the subject property is annexed. If the requested zoning is different from the County's zoning, you must complete Number 4 on the following page.

Please give the square footage or acreage of the land to be annexed/de-annexed:

Square footage: _____ or Number of Acres: 155

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: 8 Future population: 1200

The undersigned further state that the undersigned is/are *all* of the owner(s) of the subject property, and that all facts contained herein are true, to the best of the undersigned's belief.

Oct 19, 2003
Date

Kathy McManis Kathy McManis
Signature (Signed and Printed) of Owner
212 Peppertree Crossing Ave
Address of above Owner

Date

Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

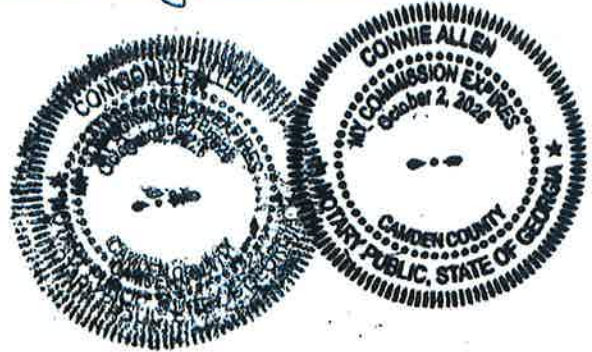
Page One

Oct 19, 2023
Date

Kathy McMinion Kathy McMinion
Signature (Signed and Printed) of Owner
212 Peppertree Crossing Ave
Address of above Owner

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

Connie Allen
Witness
Connie Allen
NOTARY PUBLIC, State of Georgia
My commission expires: 10-02-2026
(NOTARY SEAL)



**ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED
APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX/DE-ANNEX LANDS**

1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. TEN ~~(10)~~ COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY (ONE COPY FOR DE-ANNEXATION)
3. TEN ~~(10)~~ COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY (ONE COPY FOR DE-ANNEXATION)
4. IF THE CITY'S ZONING CLASSIFICATION REQUESTED BY APPLICANT IS DIFFERENT THAN THE COUNTY'S ZONING CLASSIFICATION, PLEASE STATE BELOW WHY YOU ARE REQUESTING DIFFERENT ZONING FOR THE SUBJECT PROPERTY:

Requesting R-3 & PD/C-2 For a mixed
development of Apartments & 2 Commercial Parcels
146 Acres to be R-3
9 Acres to be PD/C-2

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 _____, 200____, by virtue of a deed dated November 23rd, 1994, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 544, Page 316.

Kathy McMin
Owner's Printed/Typed Name Kathy McMin
Kathy McMin
Owner's Signature Date: Oct 19, 2023

O'Brien Family Papezski
Other Owner's Printed/Typed Name _____
Other Owner's Signature Date: _____

Agent Authorization

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

Kathy McMin
Owner's Signature

Other Owner's Signature

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

sen zhang
Authorized Agent's Name-Printed

Sen
Authorized Agent's Signature

10/26/2023
Date

Planning and Zoning

Received by: _____ Date: _____

Attachment: Dec 2023-Annex & Zoning-parcel 094 025 (4328 : Annexation & Zoning Designation for Parcel 094 025)

EXHIBIT "A"

Legal Description

150 Acres on Colerain Road

All that lot, tract or parcel of land lying and being in 1606th District, G. M., Camden County, Georgia described and identified according to a print of a plat of survey made by John k. DuBose, Georgia Registered Engineer No. 744, a print of which is attached to and made a part of a conveyance from Eunice B. Price, et al to Mrs. Leslie B. Beavers, and recorded in the public records of Camden County, Georgia, in Book 81, Page 5, et seq., as Tract No. 2 of the division of lands on John Brazell. Said tract of land contains 150 acres, more or less, and is bound as follows, to wit: Northerly for a distance of 1,500 feet by the Old Jefferson-St. Marys Road; Easterly for a distance of 4,385 feet by Tract No. 3 of the division of properties formerly of John Brazell, now the property of Mrs. Leslie B. Beavers; Southerly for a distance of 1,301 feet by lands now or formerly of Mrs. Ollie Gross; and Westerly for a distance of 4,144 feet, more or less, by lands now or formerly of Mrs. Eunice B. Price and the run of Caney Branch. Said property is the same real property fully described and identified in a conveyance from Mrs. Leslie B. Beavers to Mrs. Maudrey B. Atkinson dated August 16, 1969, and recorded in said public records in Book 92, Page 601 and being the same property fully described and identified in a conveyance from Mrs. Maudrey B. Atkinson to Camp-A-Lot Corp, dated September 18, 1969, and recorded in said public records in [Book 93, Pages 81 and 82](#). The real property above described subject, to an easement of the Georgia Power Company and the right-of-way of the Seaboard Coastline Railroad.

Less and Except any portion of the property set forth above contained within the following conveyances:

(A) Right of Way Deed between Brantley O'Quinn and Georgia Power Company, a Georgia corporation, dated February 22, 1984, filed March 2, 1984 and recorded in [Deed Book 187, Page 388](#), records of the Superior Court of Camden County, Georgia.

(B) Right of Way Deed from O'Quinn Family Partnership to Department of Transportation, dated July 23, 2015, filed July 29, 2015 and recorded in [Deed Book 1766, Page 713](#), aforesaid records.

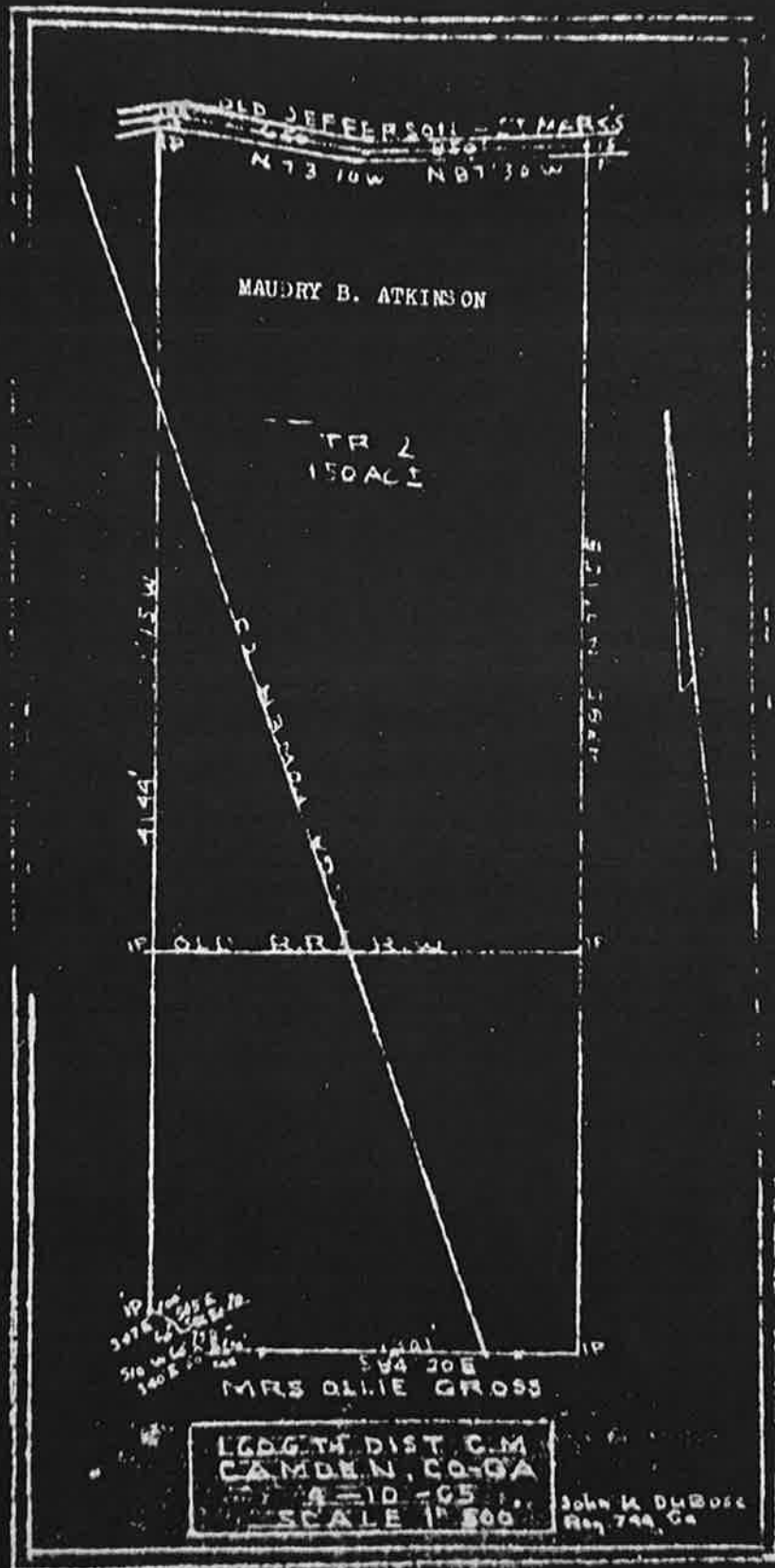
This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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This map/plan is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of this insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Attachment: Dec 2023-Annex & Zoning-parcel 094 025 (4328 : Annexation & Zoning Designation for Parcel 094 025)

DB 92/60%



Camden County, GA



Overview



Legend

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

Parcel ID 094 025
Class Code Agricultural
Taxing 42 UNINCORPORATED SERVICE
District DIST
 42 UNINCORPORATED SERVICE
 DIST
Acres 143.6

(Note: Not to be used on legal documents)

Owner OQUINN FAMILY
 PARTNERSHIP
 PO BOX 2403
 BRUNSWICK, GA 31521
Physical Address n/a
Assessed Value Value \$232629

Last 2 Sales		Reason	Qual
Date	Net Price		
7/23/2015	0	RW	U
7/13/2009	0	GV	U

Date created: 10/30/2023

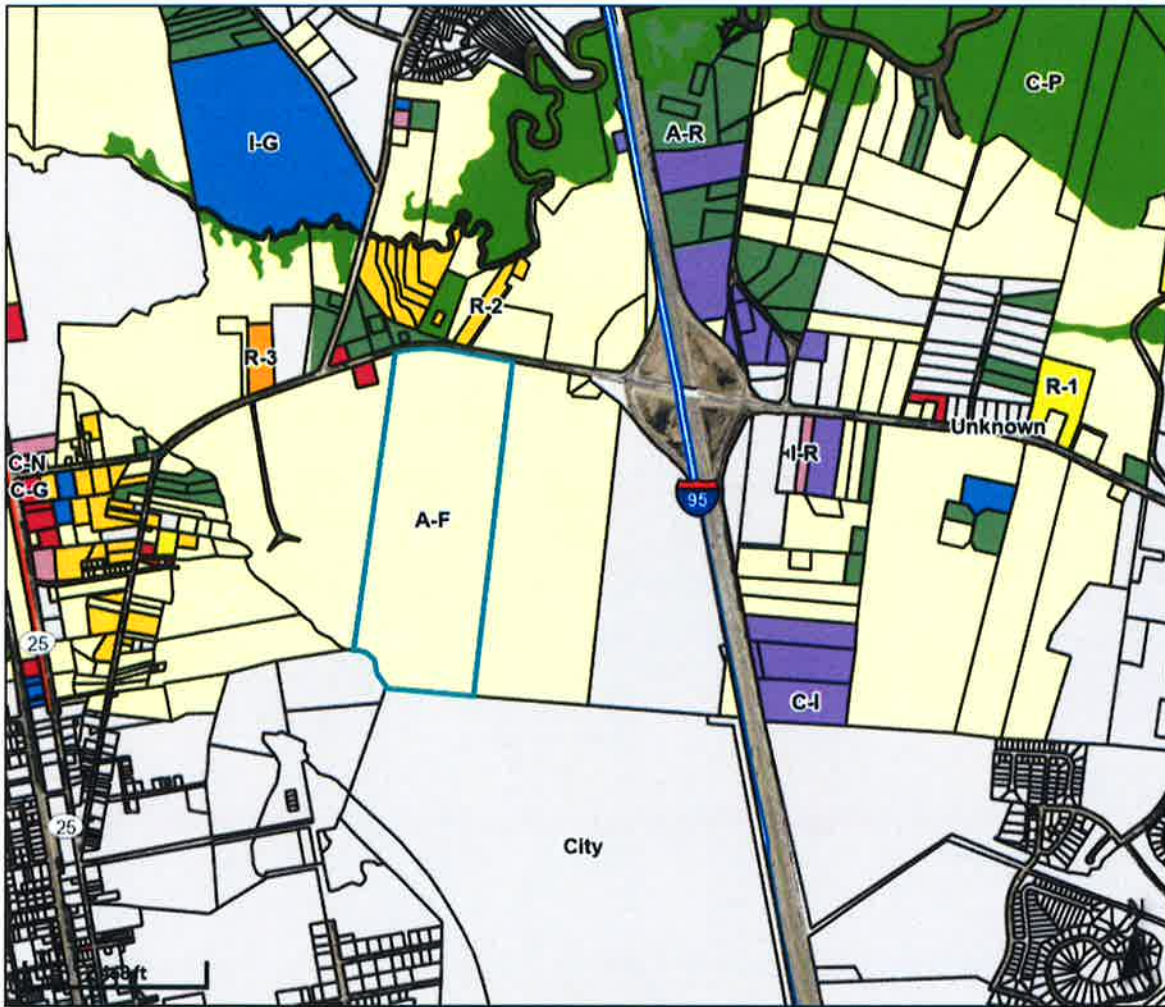
Last Data Uploaded: 10/27/2023 11:05:17 PM

Developed by Schneider
GEOSPATIAL

Attachment: Dec 2023-Annex & Zoning-parcel 094 025 (4328 : Annexation & Zoning Designation for Parcel 094 025)



Camden County, GA



Overview



Legend

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

Zoning

- A-F
- A-R
- C-G
- C-I
- C-N
- C-P
- City
- I-G
- I-R
- LCI
- MHP
- PD
- R-1
- R-2
- R-3
- RVD
- Unknown

Parcel ID 094 025
Class Code Agricultural
Taxing 42 UNINCORPORATED SERVICE
District DIST
 42 UNINCORPORATED SERVICE
 DIST
Acres 143.6

Owner OQUINN FAMILY
 PARTNERSHIP
 PO BOX 2403
 BRUNSWICK, GA 31521
Physical Address n/a
Assessed Value Value \$232629

Last 2 Sales		Reason	Qual
Date	Net Price		
7/23/2015	0	RW	U
7/13/2009	0	GV	U

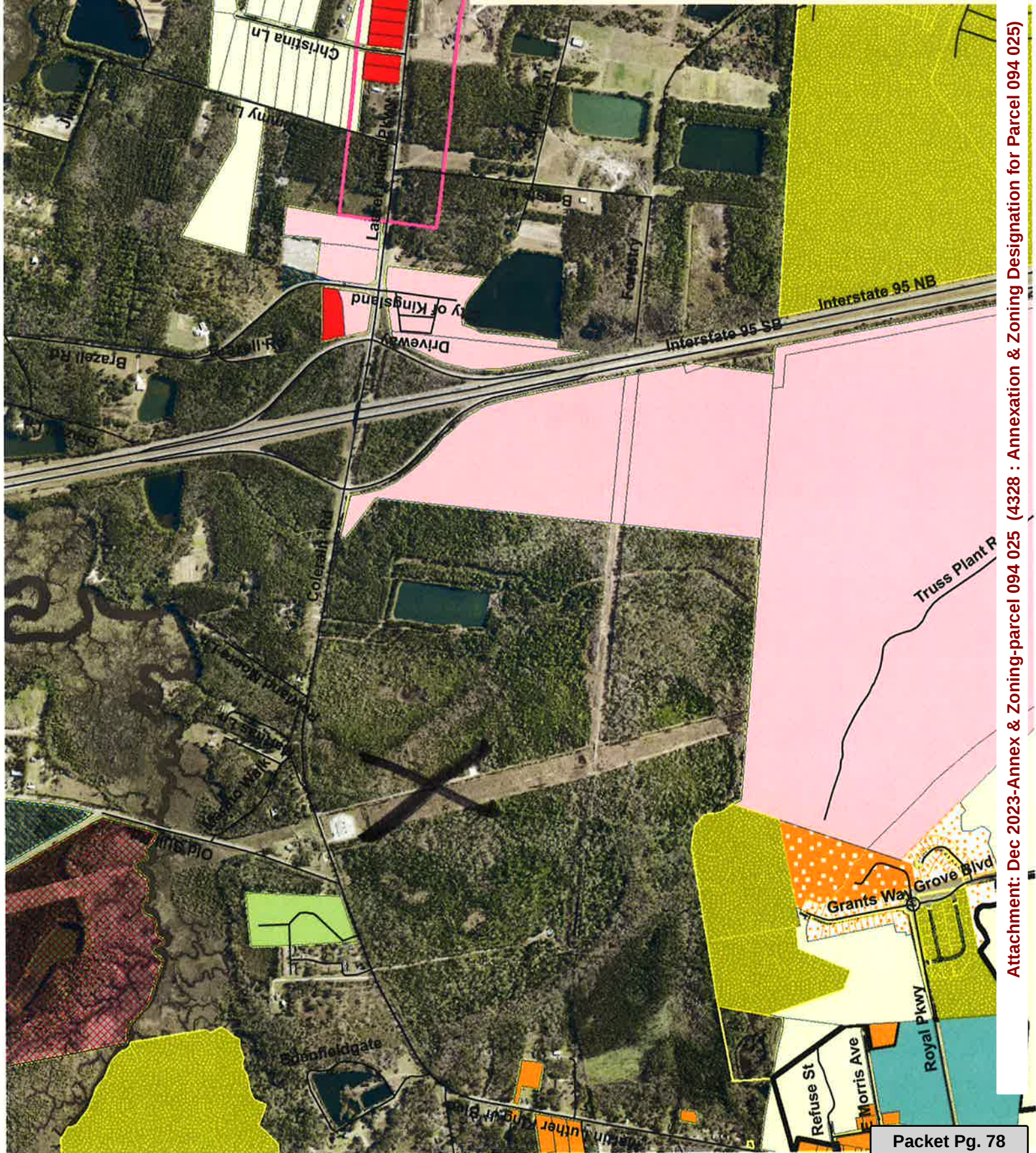
(Note: Not to be used on legal documents)

Attachment: Dec 2023-Annex & Zoning-parcel 094 025 (4328 : Annexation & Zoning Designation for Parcel 094 025)

Kingsland Zoning Map

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





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 County - A-F

EXISTING USE Vacant Land

REQUESTED ZONING **R3 and PD-C2**

REQUESTED USE Multi-Family Residential

PROPERTY OWNER(S)

Name(s) OQUINN FAMILY PARTNERSHIP

Address PO BOX 2403 , BRUNSWICK, GA 31521

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:** _____
Parcel 094 025

Property Address: Parcel 094 025 - Laurel Island Parkway

Tax Map Reference Number Parcel 094 025 **Zoning Map** _____

City of Kingsland Zoning Application
Page Two

Property Size 143.6 ac Property Frontage 1,548 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 _____

In line with the surrounding development _____

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

There are no adjacent developments to impact.

Other

As shown on the concept plan:

The parcel is to be split zoned.

Front to be PD-C2 and the rear portion to be R3 as outlined in the Kingsland Development Code

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

N/A

- (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

N/A



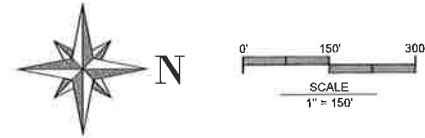
LAUREL ISLAND PARKWAY

SITE NOTES

1. INTENDED USE
THE PARCEL IS CURRENTLY UNDEVELOPED. THE PROPOSED DEVELOPMENT WILL CONSIST OF A NEW APARTMENT COMPLEX AND ASSOCIATED INFRASTRUCTURE.
2. SITE DESCRIPTION
PARCEL NUMBER: 094 025
PROPERTY ADDRESS:
No address - Parcel #: 094 025
3. PARCEL COVERAGE INFORMATION:
3.1. TOTAL SITE AREA: 155.72 AC
3.2. WETLANDS: 28.52 AC (18.3%)
3.3. POWER EASEMENT: 15.10 AC (9.6%)
(DOES NOT COUNT WETLANDS INSIDE POWER EASEMENT, AREA IS ALREADY ACCOUNTED FOR IN THE WETLAND AREA)

UPLAND AREA: 112.1 AC (71.9%)
4. IMPERVIOUS AREA CALCULATIONS:
4.1. TOTAL ALLOWABLE UNDER ROOF AREA: 33.63 AC (30% OF UPLAND AREA)
4.2. PROPOSED UNDER ROOF AREA: 10.4 AC
5. DEVELOPMENT STANDARDS:
ZONING: 3 R-3, MEDIUM AND HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT
(1) MINIMUM LOT AREA:
(a) TWO AND THREE FAMILY DWELLINGS: 4,000 SQUARE FEET PER UNIT.
(b) MULTI-FAMILY DWELLINGS OF MORE THAN THREE UNITS:
10,000 SQUARE FEET FOR THE FIRST TWO UNITS; PLUS 2,000 SQUARE FEET FOR EACH ADDITIONAL UNIT.

- (2) MINIMUM LOT WIDTH AT BUILDING LINE:
(a) CONDOMINIUM AND APARTMENT DEVELOPMENTS: 80 FEET
- (3) MINIMUM FRONT YARD SETBACK FROM THE PUBLIC RIGHT-OF-WAY: 30 FEET
- (4) MINIMUM SIDE YARD SETBACKS:
(a) APARTMENTS/ CONDOMINIUMS:
(i) FROM A PUBLIC RIGHT-OF-WAY: 25 FEET
(ii) FROM PROPERTY LINE ABUTTING AN ADJACENT PROPERTY ZONED RESIDENTIAL DISTRICT: 25 FEET
(iii) FROM ANY OTHER PROPERTY LINE: 15 FEET
6. MAXIMUM BUILDING HEIGHT: 45 FEET OR 3 STORIES
7. PARKING REQUIREMENTS
TOTAL SPACES REQUIRED: 912 UNITS X 1.5 SPACES / UNIT = 1,368
TOTAL SPACES PROVIDED: 1,703 PARKING STALLS
8. SURVEYOR:
TBD
9. EXTERIOR LIGHTING AND SOUND WILL COMPLY WITH R3 ZONING REQUIREMENTS.
10. SIGNAGE FOR THIS SITE WILL BE COMPLIANT WITH R3 ZONING



SITE PLAN
KINGSLAND, GA
PREPARED FOR:
GPK REAL ESTATE

REV. NO.	DESCRIPTION	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DRAWN BY: JM
CHECKED BY: JM
DATE: 10/24/23
SCALE: 1" = 150'
(FOR 3/4" X 11" PLAT)

CONTENT:

**CONCEPT
PLAN**



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4330)

5.8

Meeting: 12/04/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4330

Re-Zoning-Parcel 120 008P

Bill Gross, acting agent for property owner Smita Patel is requesting that parcel 120 008P be re-zoned to RD/R-2 (Planned Development Medium Density Residential) for the purpose of 80-unit town home development. The parcel contains approximately 4.36 acres and is located on the west side of Marsh Harbour Pkwy. Current zoning is PD/R-1 (Planned Development Single Family Residential). 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: December 4, 2023

City Council Meeting Date: December 11, 2023

Agenda Item: Rezoning for Parcel 120 008P

Background:

The Laurel Island/Marsh Harbor area surrounding the proposed development has a mixture of single family and duplex communities. The applicant has submitted a conceptual site plan (attached) of a town home development consisting of 80 units that has been reviewed by the planning department. The rezoning request of PD/R-2 will be consistent with the landscape of the area, contiguous with the zoning districts within the community, and will provide attainable housing to the citizens of Kingsland. No final site plan or engineering plans have been approved by the planning dept. at this time. There is existing sewer and water availability to the property.

FYI- A Community Outreach Meeting was hosted by the developer on Monday November 13, 2023. Several surrounding residents and land owners in the area were invited to the meeting for a presentation of the project and for a chance to ask questions and express any concerns they may have about the project.

Summary:

Bill Gross, acting agent for property owner Smita Patel is requesting that parcel 120 008P be rezoned to **PD/R-2 (Planned Development Medium Density Residential)** for the purpose of an 80-unit town home development. The parcel contains approx. 4.35 acres and is located on the west side of Marsh Harbour Pkwy.

Current Zoning: PD/R-1 (Planned Development Single Family Residential)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Attachment: Dec 2023-Re-Zoning-Parcel 120 008P (4330 : Re-Zoning-Parcel 120 008P)



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

Scott L. Kimball
Planning Director

Attachment: Dec 2023-Re-Zoning-Parcel 120 008P (4330 : Re-Zoning-Parcel 120 008P)

Dec '23
230542

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 - R1

EXISTING USE Vacant Land

REQUESTED ZONING PD - R2

REQUESTED USE Town Home community

PROPERTY OWNER(S)

Name(s) SMITA PATEL

Address 230 WARREN MASON BLVD., BRUNSWICK, GA 31520

Phone No. 912-577-3791 (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: PORTION OF 501B (4.35 ACRES)

Property

Address: PORTION OF 501B - LAUREL BLUFF - KINGSLAND - GA 31548

Tax Map Reference Number 120 008 P Zoning Map SEE ATTACHED

Attachment: Dec 2023-Re-Zoning-Parcel 120 008P (4330 : Re-Zoning-Parcel 120 008P)

City of Kingsland Zoning Application
Page Two

Property Size 4.35 ACRES **Property Frontage** 300 **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 _____
EXISTING PD - R2

Would not be detrimental to property or persons in the area because _____
EXISTING PD - R2 IN LAUREL

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**

N/A

- (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**

N/A

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

N/A

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.

x Smita Patel

Owner

Owner

Owner

HEARING DATE

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

Attachment: Dec 2023-Re-Zoning-Parcel 120 008P (4330 : Re-Zoning-Parcel 120 008P)

**City of Kingsland Zoning Application
Page Four**

at their meeting of December 4th, 20023, 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 Smita Patel
in the amount of \$ 350.⁰⁰.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 11/9/23

Attachment: Dec 2023-Re-Zoning-Parcel 120 008P (4330 : Re-Zoning-Parcel 120 008P)

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 , 200 , by virtue of a deed dated APRIL 11, 2013, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1551, Page 64.

☒ Smita Patel

Owner's Printed/Typed Name

Smita Patel 11/07/2023

Owner's Signature Date:

Other Owner's Printed/Typed Name

Other Owner's Signature Date:

Agent Authorization

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

☒ Smita Patel

Owner's Signature

Other Owner's Signature

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

Bill Gross

Authorized Agent's Name-Printed

Authorized Agent's Signature

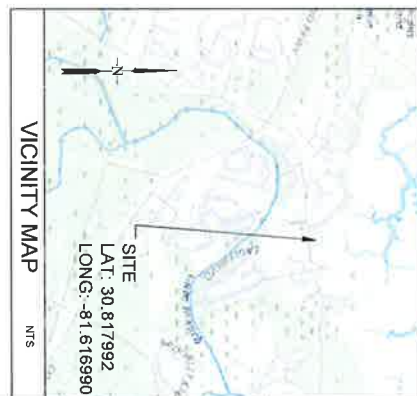
11/7/23
Date

Planning and Zoning

Received by:

Date: 11/9/23

Attachment: Dec 2023-Re-Zoning-Parcel 120 008P (4330 : Re-Zoning-Parcel 120 008P)



- Know what's below.
Call before you dig**

0' 50' 100'

SCALE:
1" = 50'

Call before you dig.

SHEET:



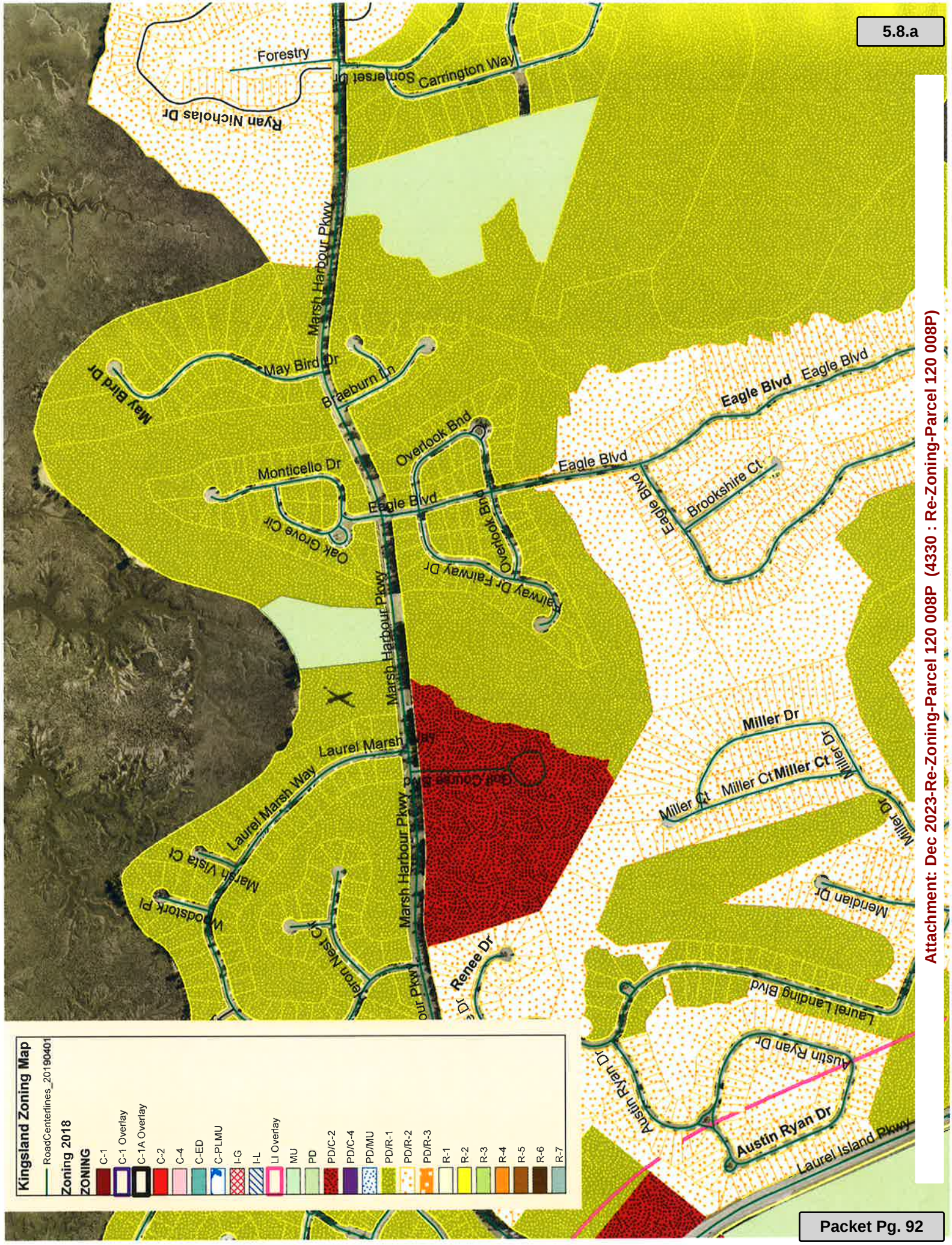
CONCEPT PLAN

LAUREL SPRINGS PHASE 1
KINGSLAND, GA

PREPARED FOR:
VCREATEZ (C/O BILL GROSS)



ROBERTS CIVIL ENGINEERING, LLC
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9581 OFFICE
912-289-0339 FAX



Kingsland Zoning Map
RoadCenterlines_20190401

Zoning 2018

ZONING	Color/Pattern
C-1	Dark Blue
C-1 Overlay	Light Blue
C-1A Overlay	White
C-2	Red
C-4	Light Blue
C-ED	Light Blue
C-PLMU	Light Blue
I-G	Red and White Checkered
I-L	Blue and White Checkered
LI Overlay	Light Blue
MU	Light Green
PD	Light Green
PD/C-2	Red
PD/C-4	Light Blue
PD/MU	Light Green
PDR-1	Light Green
PDR-2	Light Green
PDR-3	Light Green
R-1	Light Green
R-2	Light Green
R-3	Light Green
R-4	Light Green
R-5	Light Green
R-6	Light Green
R-7	Light Green



Camden County, GA



Overview



Legend

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

Parcel ID	120 008P	Owner	PATEL SMITA	Last 2 Sales			
Class Code	Residential		230 WARREN MASON BLVD	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		BRUNSWICK, GA 31520	4/11/2013	\$10450	AL	U
	KINGSLAND	Physical Address	n/a	11/5/2010	0	FC	U
Acres	4.35	Assessed Value	Value \$76001				

(Note: Not to be used on legal documents)

Date created: 11/9/2023

Last Data Uploaded: 11/8/2023 10:36:25 PM

Developed by Schneider
GEOSPATIAL

Attachment: Dec 2023-Re-Zoning-Parcel 120 008P (4330 : Re-Zoning-Parcel 120 008P)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4332)**

Meeting: 12/04/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4332

Re-Zoning-Parcels K31 06 001 & K31 06 002

Roberts Tate, LLC and Spring Hill Land Trust, acting agent for property owner Gope Real Estate, LLC is requesting that parcels K31 06 001 & K31 06 002 be re-zoned to C-2 (General Commercial) and remain within the C1-A Business Corridor District for the purpose of a Dollar General Store. The parcels contain a total of approximately 4.53 acres and are located on the east side of S. Lee St. Current Zoning is R-1 (Single Family Residential) & R-4 (Single Family Mobile Home). 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: December 4, 2023

City Council Meeting Date: December 11, 2023

Agenda Item: Rezoning for Parcels K31 06 001 & K31 06 002

Background:

The area surrounding the proposed development has a mixture of residential and commercial developments. The parcels are located within the C1-A business corridor district and a majority of the parcels on US 17 (S. Lee St.) are zoned C-2 (General Commercial). The applicant has submitted a conceptual site plan for a proposed Dollar General Store. Although there are several Dollar General Stores within Camden County, the applicant feels this use of commercial rather than residential would be consistent with the area and beneficial for the surrounding neighborhoods. The rezoning request of C-2 will be consistent with the landscape of the area, within the C1-A business corridor. No final site plan or engineering plans have been approved by the planning dept. at this time. There is existing sewer and water availability to the property.

FYI- The Kingsland Downtown Development Authority has given their approval of the development as long as they have input on the building facade and landscaping design as required in the city ordinance.

Summary:

Roberts Tate, LLC and Spring Hill Land Trust, acting agent for property owner Gope Real Estate, LLC is requesting that parcels K31 06 001 & K31 06 002 be rezoned to **C-2 (General Commercial)** and remain within the C1-A Business Corridor District for the purpose of a Dollar General Store. The parcels contain a total of approx. 4.53 acres and are located on the east side of S. Lee St.

Current Zoning: R-1(Single Family Residential) & R-4 (Single Family Mobile Home)

Attachment: Dec 2023-Re-Zoning-Parcels k31 03 001 & K31 06 002 (4332 : Re-Zoning-Parcels K31 06 001 & K31 06 002)



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

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

Dec '23 230546



CITY OF KINGSLAND ZONING APPLICATION

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

REQUEST

EXISTING
ZONING Residential: R-1 and R-4

EXISTING
USE Undeveloped

REQUESTED
ZONING Commercial: C-2

REQUESTED
USE Retail Store

PROPERTY OWNER(S)

Name(s) Gope Real Estate, LLC

Address 1375 Hospitality Avenue, Kingsland, GA 31548

Phone No. _____ (Work and/or home); Fax No. _____

☐ Individual ☐ Partnership ☐ Sole Proprietor ☐ Firm ☒ Corporation
☐ Association ☐ Limited Liability Company

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

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

GENERAL INFORMATION

Location or Legal

Property Description: Intersection of Highway 17 and Royal Avenue.

See attached legal descriptions.

Property
Address: Not assigned.

Tax Map Reference Number: K31 06 001 and K31 06 002 Zoning Map: R-1 and R-4; C-1A Overlay

Property Size: Approx. 1.94 acres and 2.59 acres Property Frontage: 570 (HW17) Feet
180 (Royal Ave)

Attachment: Dec 2023-Re-Zoning-Parcels k31 03 001 & K31 06 002 (4332 : Re-Zoning-Parcels K31 06 001 & K31 06 002)

City of Kingsland Zoning Application
Page Two

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

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because both parcels are located within C-1A Commerical Corridor District in which each parcel with frontage along HW17 are currently zoned commercial (C-2). Thus, commercial, rather than residential use, is appropriate for these parcels.

Would not be detrimental to property or persons in the area because each parcel along HW17 are already zoned and developed for commercial uses. Moreover the proposed site plan provides adequate parking and ingress and egress so that the residential parcels to the east will not be adversely affected.

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.

- (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.

- (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.

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

None.	

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 12/4/2023, 20023, 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 Gope Real Estate, LLC
in the amount of \$ 400.

City of Kingsland

BY: 
Planning & Zoning Administrator

Date: 11/9/23

Attachment: Dec 2023-Re-Zoning-Parcels k31 03 001 & K31 06 002 (4332 : Re-Zoning-Parcels K31 06 001 & K31 06 002)

City of Kingsland Community Planning and Development Department

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated November 9, 2023, 200, by virtue of a deed dated June 4, 2021, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 2140, Page 540.

Gope Real Estate, LLC

Owner's Printed/Typed Name



Owner's Signature Date: 11/9/23

Chandra Yadav

Other Owner's Printed/Typed Name

Other Owner's Signature Date: _____

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize Roberts Tate, LLC and Spring Hill Land Trust to act as Agent in submitting and representing the above identified application in my/our behalf.



Owner's Signature

Other Owner's Signature

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

Jason M. Tate, Roberts Tate, LLC

Authorized Agent's Name-Printed

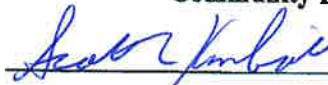


Authorized Agent's Signature

11/9/2023

Date

Community Planning and Development

Received by: 

Date: 11/9/23

Authorized Agent's Printed Name
Springhill Land Trust

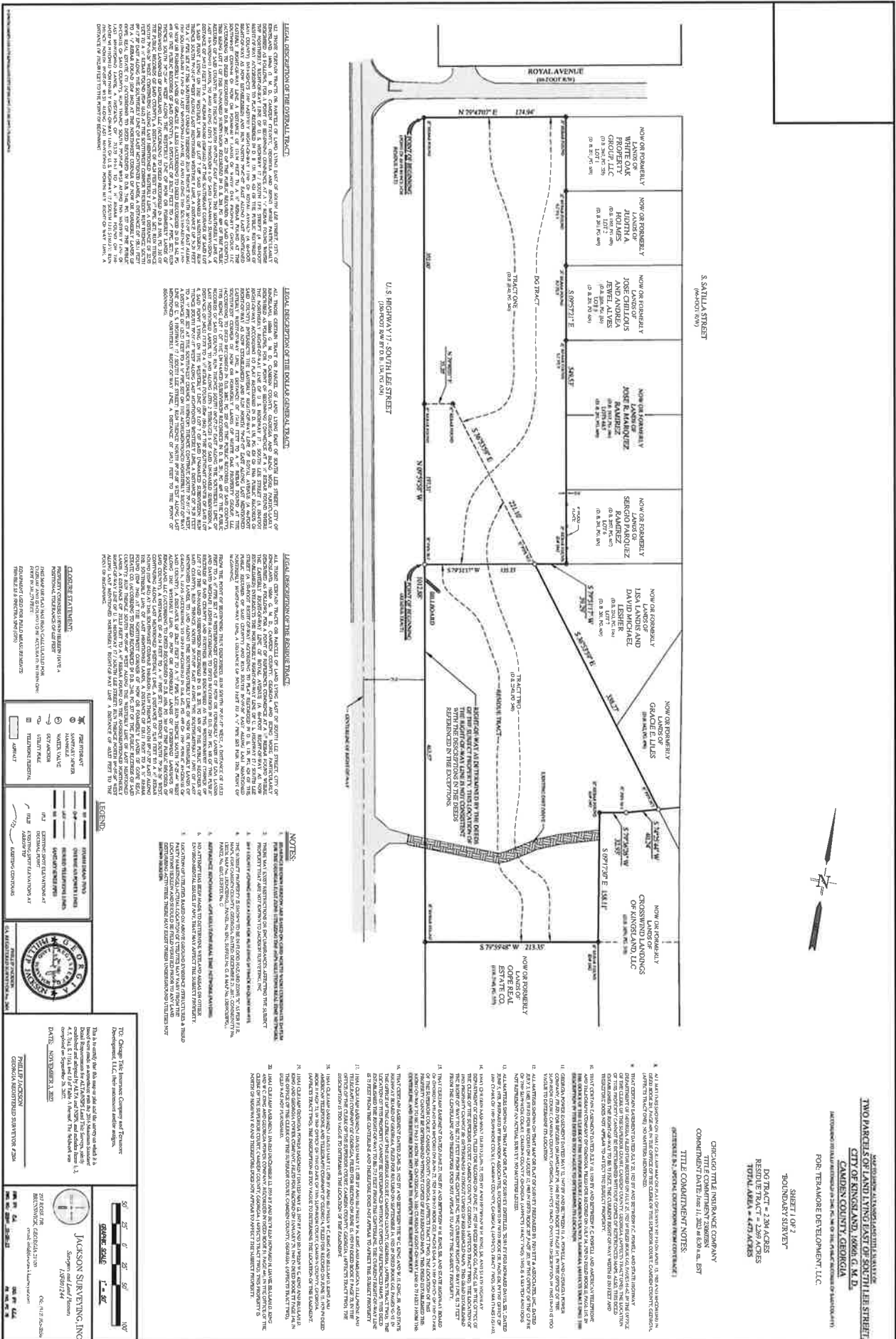
Authorized Agent's Signature

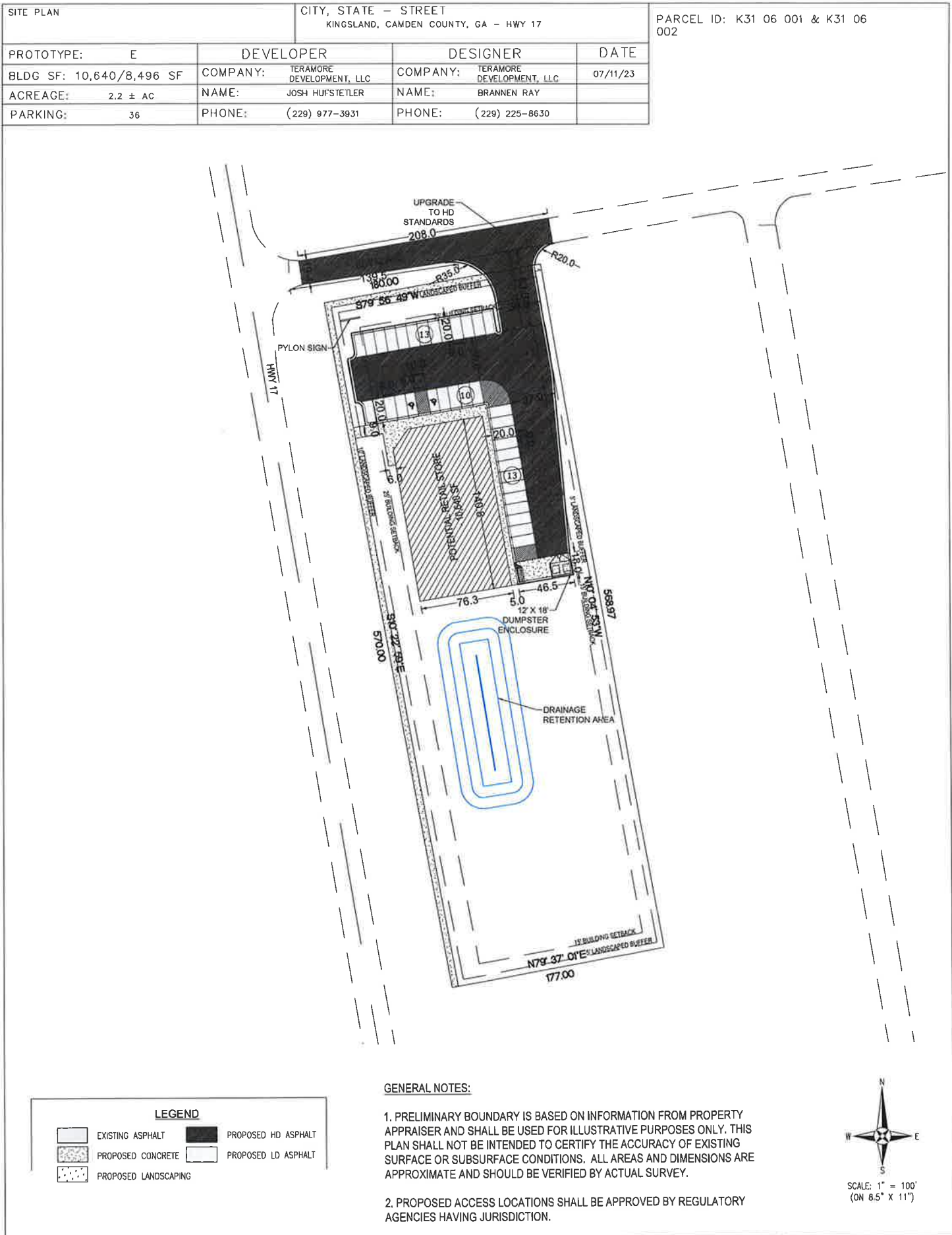
Date

Gope Real Estate, LLC**List of Officers**

- Sugandha Yadav, CEO/CEO/Secretary
 - 1375 Hospitality Avenue, Kingsland, GA 31548







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

Parcel ID	K31 06 001	Owner	GOPE REAL ESTATE LLC	Last 2 Sales			
Class Code	Commercial		1375 HOSPITALITY AVENUE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	6/4/2021	\$95000	MN	U
	KINGSLAND	Physical Address	n/a	3/17/2008	0	NM	U
Acres	1.94	Assessed Value	Value \$49400				

Developed by  **Schneider**
GEOSPATIAL

Packet Pg. 105

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	R-6	R-7
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