



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • MARCH 4, 2024

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-Parcel K2709 004A-West Side of Island St. -

Thomas Fields, acting agent for the property owner, Kim Maio is requesting two Variances to Article VII, Section 70.1.1 #4(b)-Minimum side yard setbacks from any other property line=10 feet and #5(b) Minimum rear yard setbacks from any other property line=15 feet. Applicant is requesting a 3 1/2 foot variance to the required side yard setbacks and a 10 foot variance to the rear yard setbacks. Zoning is R-1 (Single Family Residential).

II. CALL TO ORDER

Matthew Hooks	Board Member
Michael Haynes	Board Member
Kathy Markes	Board Member
Walter Fuller Jr.	Board Member
Becci Shannon	Board Member
Bryant Shepard	Chairman
Fyrth Morris	Vice Chairman

III. APPROVE MINUTES FROM LAST MEETING

IV. AGENDA ITEMS

1. Preliminary Plat-Canopy Oaks -

Ronald Sawyer has submitted an application for a preliminary plat for Canopy Oaks Subdivision located on the east side of Gross Road consisting of 184 single family lots on approximately 78 acres. The re-zoning of the property and the PD was approved by the Planning Commission and City Council in September of 2023. Zoning is PD/R-2. Staff recommends approval.

2. Re-Plat-Northshore -

Roger Bennett with Bennett Surveying, Inc., acting agent for the owner, Stars & Stripes 31, LLC has submitted an application for a Re-Plat of Northshore Subdivision located on the south side of Hwy. 40, West. The Re-Plat will re-configure lots on Starboard Court and Breakwater Loop and will also create a new lot. The new plat has been reviewed and approved by the Planning Dept. staff and meets the requirements for an R-1 zoning district. Zoning is R-1. Staff recommends approval.

3. Variance-Parcel K2709 004A-West Side of Island St. -

Thomas Fields, acting agent for the property owner, Kim Maio is requesting two Variances to Article VII, Section 70.1.1 #4(b)-Minimum side yard setbacks from any other property line=10 feet and #5(b) Minimum rear yard setbacks from any other property line=15 feet. Applicant is requesting a 3 1/2 foot variance to the required side yard setbacks and a 10 foot variance to the rear yard setbacks. Zoning is R-1 (Single Family Residential). Staff recommends approval of the variance requests with the following conditions:

- 1) A 6 foot privacy fence will be installed along the rear and sides of the property by the applicant before construction can start on the primary residence.

V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4399)**

Meeting: 03/04/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4399

Public Hearing for Variance-Parcel K2709 004A-West Side of Island St.

Thomas Fields, acting agent for the property owner, Kim Maio is requesting two Variances to Article VII, Section 70.1.1 #4(b)-Minimum side yard setbacks from any other property line=10 feet and #5(b) Minimum rear yard setbacks from any other property line=15 feet. Applicant is requesting a 3 1/2 foot variance to the required side yard setbacks and a 10 foot variance to the rear yard setbacks. Zoning is R-1 (Single Family Residential).

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4397)**

Meeting: 03/04/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4397

Preliminary Plat-Canopy Oaks

Ronald Sawyer has submitted an application for a preliminary plat for Canopy Oaks Subdivision located on the east side of Gross Road consisting of 184 single family lots on approximately 78 acres. The re-zoning of the property and the PD was approved by the Planning Commission and City Council in September of 2023. Zoning is PD/R-2. Staff recommends approval.

March 2024

240054

4.1.a

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA

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

**Part A—General Information**

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

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

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

Part B — Applicant Only

1. Your Name: RONALD SAWYER Phone: 912 576 9003
Address: 100 MARSH HARBOR PARKWAY
2. Owner, if not same: KINGSLAND, GA 31548
Name: _____
Address: _____
3. What is your interest if you are not the owner? _____
4. Name of proposed subdivision: CANOPY OAKS
5. Location of subdivision: Neighborhood: V/L 9 AND 10
Street: CROSS ROAD CAMDEN WOODS SD
Parcel Number: 107043/107042 Lot Number: _____
6. Present zoning: PD/R-2
7. Number of proposed lots: 184
8. Area of proposed subdivision: East side of Cross Rd.
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - Preliminary Plat (Original and 9 copies) ✓
 - Vicinity Map ✓
 - PD (if applicable) ✓
 - Proof of ownership ✓

Part C - Planning Official Only

1. Date application was filed: 2/5/24
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? (☒) Yes () No
3. Checked by: Scott & James
4. Are Preliminary Plat and application complete? (☒) Yes () No
5. Correct fee paid? (☒) Yes () No () Not applicable
6. Date preliminary plat reviewed by Planning Commission: 3/4/24
() Approved () Disapproved

Conditions of approval or reasons for disapproval: _____

Attachment: March 2024-Preliminary Plat-Canopy Oaks (4397 : Preliminary Plat-Canopy Oaks)



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: March 4, 2024

City Council Meeting Date: March 11, 2024

Agenda Item: Preliminary Plat

Summary: Ronald Sawyer has submitted an application for a preliminary plat for Canopy Oaks Subdivision located on the east side of Gross Rd. consisting of 184 single family lots on approx. 78 acres. The rezoning of the property and the PD submitted was approved by the Planning Commission and City Council in September of 2023.

Zoning: PD-R2

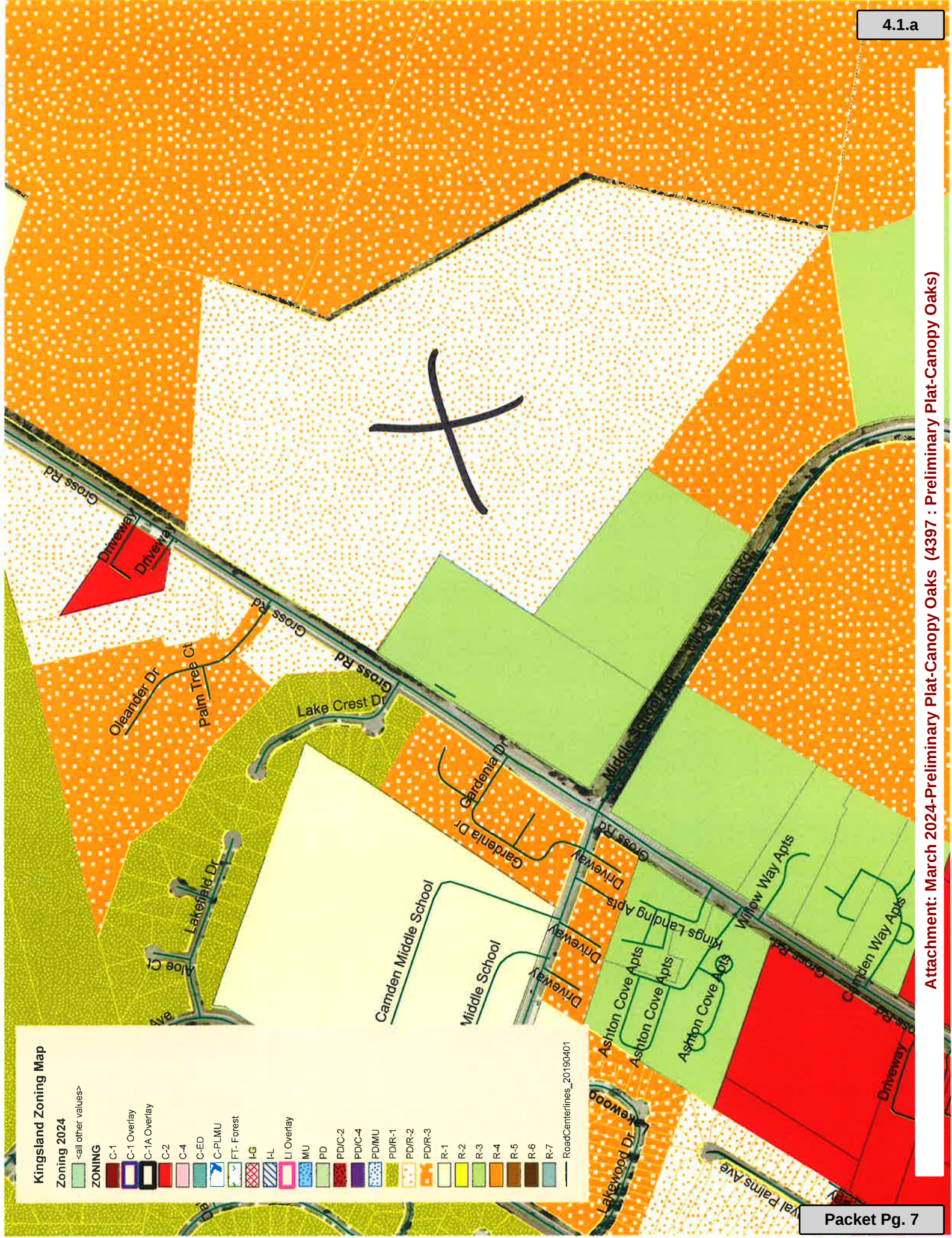
Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

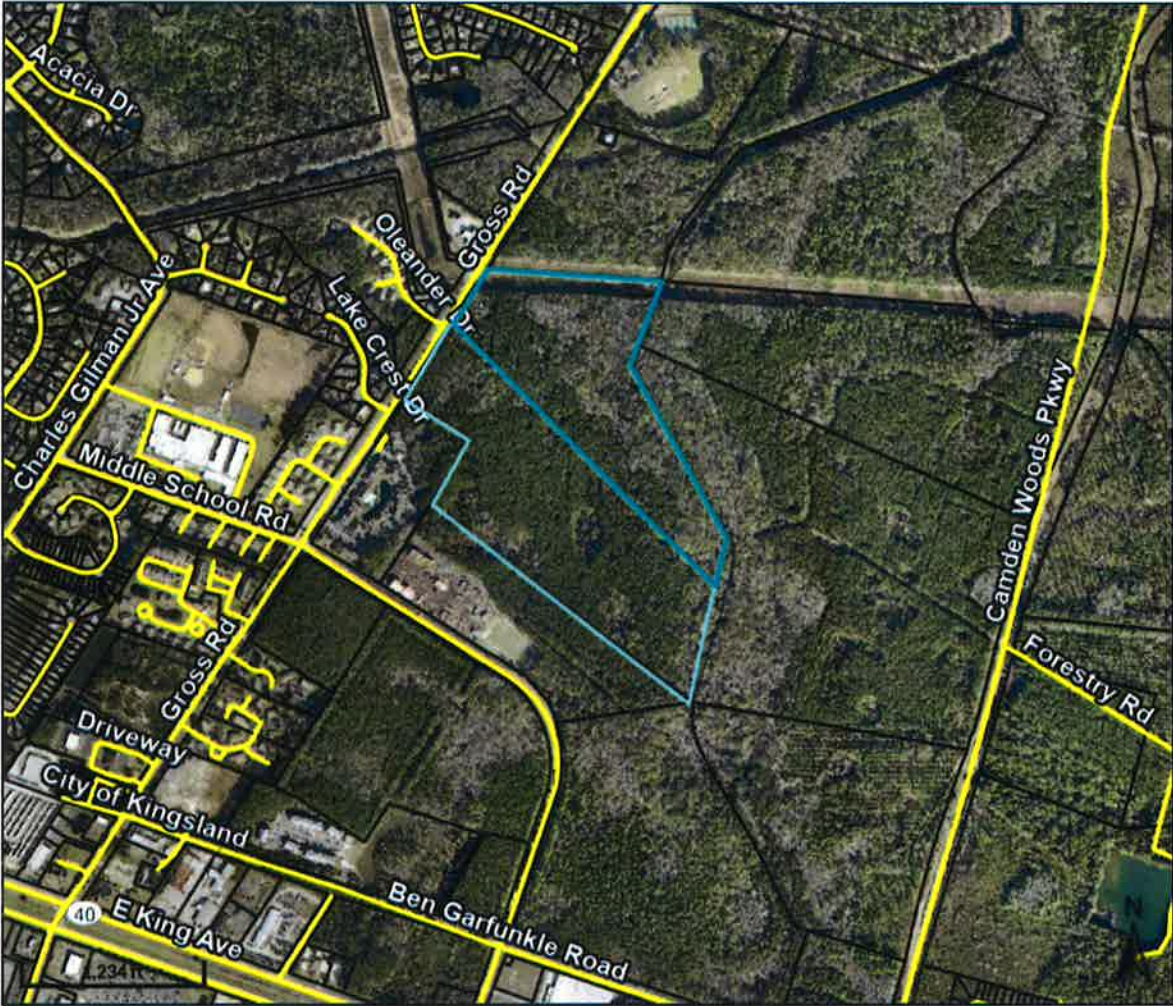
Planning & Zoning Director

Attachment: March 2024-Preliminary Plat-Canopy Oaks (4397 : Preliminary Plat-Canopy Oaks)





Camden County, GA



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

Parcel ID	107 043	Owner	WHITE SANDS LAND CO LLC	Last 2 Sales			
Class Code	Agricultural		100 MARSH HARBOUR PARKWAY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	12/14/2022	\$259375	ML	U
	KINGSLAND	Physical Address	GROSS RD	12/29/2015	0	GT	U
Acres	34.42	Assessed Value	Value \$259375				

(Note: Not to be used on legal documents)

Date created: 2/12/2024
Last Data Uploaded: 2/10/2024 2:17:50 AM

Developed by Schneider
GEOSPATIAL

Attachment: March 2024-Preliminary Plat-Canopy Oaks (4397 : Preliminary Plat-Canopy Oaks)

SHEET 5.2

PAVEMENTS

GENERAL

MATERIALS - PAVEMENTS

1. SPECIFIED AGGREGATE BASE COURSE SHALL BE OF INFORMAL QUALITY THROUGHOUT AND SHALL MEET THE REQUIREMENTS OF SECTION 310 OF THE GOOT STANDARD SPECIFICATIONS.
2. MATERIALS FOR PRIME AND THICK COURTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 412 AND 413 OF THE GOOT STANDARD SPECIFICATIONS.
3. MATERIALS FOR USE IN ASPHALTIC CONCRETE OVERLAYS SHALL CONFORM TO THE REQUIREMENTS LISTED IN SECTION 400 OF THE GOOT STANDARD SPECIFICATIONS.
4. HOT MIX ASPHALT (HMA) PAVEMENT FOR THIS PROJECT SHALL CONSIST OF A SINGLE 3-INCH THICK SURFACE COURSE OF SUPERPAVE HMA - 2.5 MIX (201.0637) HMA FOR USE ON THIS PROJECT SHALL CONTAIN HYDRATED LIME FOR INCREASED DURABILITY.

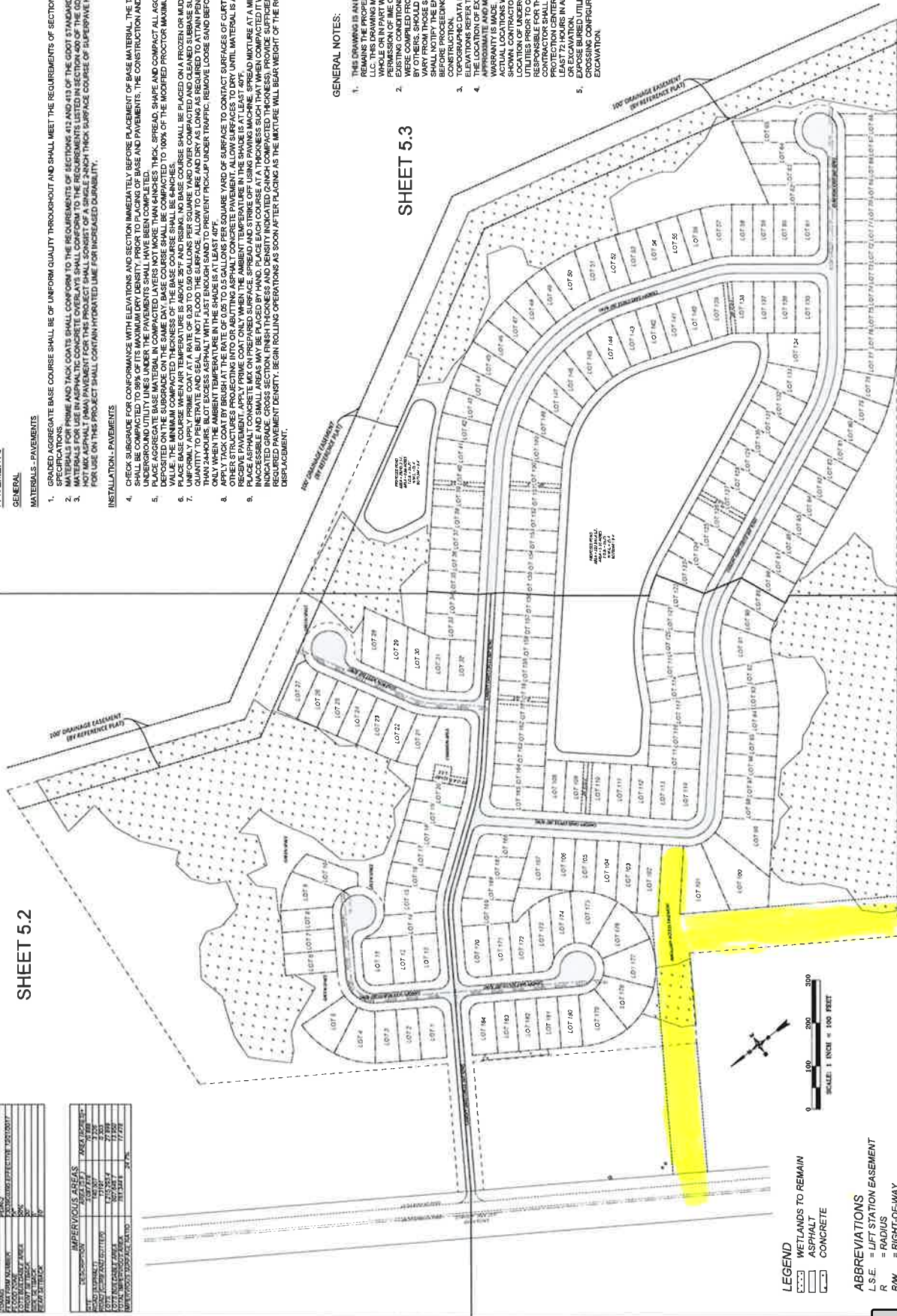
INSTALLATION - PAVEMENTS

4. CHECK SUBGRADE FOR CONFORMANCE WITH ELEVATIONS. SECTION IMMEDIATELY BEFORE PLACEMENT OF BASE MATERIAL, THE TOP 12 INCHES OF SUBGRADE SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY. PRIOR TO PLACING OF BASE AND PAVEMENTS, THE CONSTRUCTION AND/OR REPAIR OF ALL UNDERGROUND UTILITY LINES UNDER THE PAVEMENTS SHALL HAVE BEEN COMPLETED.
5. THE SUBGRADE SHALL BE PREPARED TO RECEIVE THE BASE COURSE. THE SUBGRADE SHALL BE FREE OF ALL OBSTRUCTIONS, DEBRIS, AND EXCESSIVE MOISTURE DEPOSITED ON THE SUBGRADE ON THE SAME DAY. BASE COURSE SHALL BE COMPACTED TO 100% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) UNLESS THE MINIMUM COMPACTED THICKNESS OF THE BASE COURSE SHALL BE 6 INCHES.
6. THE BASE COURSE SHALL BE PLACED IN LAYERS NOT EXCEEDING 4 INCHES. THE BASE COURSE SHALL BE PLACED ON A FLEXIBLE OR RIGID SUBGRADE.
7. QUANTITY TO PELLETTIZE AND SEAL. ABOUT 1/2 TON TO 1 TON PER SQUARE YARD OVER COMPACTED AND CLEANED SUBGRADE SHOULD BE APPLIED IN SUFFICIENT LAYERS TO PELLETTIZE AND SEAL. ABOUT 1/2 TON TO 1 TON PER SQUARE YARD TO PREVENT PICKUP AND LONG AS REQUIRED TO ATTAIN PENETRATION BUT IN NO CASE LESS THAN 24 HOURS.
8. APPLY TOP COAT BY BRUSH AT THE RATE OF 0.05 TO 0.08 GALLONS PER SQUARE YARD OF SURFACE TO CONTACT SURFACES OF CURB, BARRIERS, MANHOLES AND OTHER STRUCTURES PROJECTING INTO OR BUTTING AGAINST CONCRETE PAVEMENT. ALLOW SURFACES TO DRY UNTIL MATERIAL IS AT CONDITION OF TACKINESS TO PLACE. APPLY CONCRETE MIX ON PREPARED SURFACE. SPREAD AND STIRRE OFF USING HAND SPREAD. SPREAD MIXTURE AT A MINIMUM TEMPERATURE OF 22°F.
9. INACCESSIBLE AND SMALL AREAS MAY BE PLACED BY HAND. PLACE EACH COURSE AT A THICKNESS SUCH THAT WHEN COMPACTED IT WILL CONFORM TO THE INDICATED GRADE. CROSS SECTION FINISH THICKNESS AND DENSITY MUST BE DETERMINED BY FIELD TESTING. PROVIDE SUFFICIENT FLOW TO OBTAIN THE DESIRED DENSITY. BEGIN ROLLING OPERATIONS AS SOON AFTER EACH OF THE MATERIAL WILL BEAN WEIGH AT THE MATERIAL WILL BEAN WEIGH WITHOUT EXCESSIVE DISPLACEMENT.

GENERAL NOTES:

1. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF MEI, CNA, A SURVEYING, LLC. THIS DRAWING MAY NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MEI, CNA, A SURVEYING, LLC.
2. EXISTING CONDITIONS SHOWN ON THESE PLANS VARY FROM THOSE SHOWN, THE CONTRACTOR, BY OTHERS, SHOULD ACTUALLY FIELD CONDITIONS VARY FROM THOSE SHOWN. THE CONTRACTOR SHALL PROCEED WITH OR CONTINUING WITH CONSTRUCTION.
3. ALL UTILITIES PROVIDED BY CLIENT, ALL EXPLANATIONS REFER TO DRAWING 1986.
4. THE LOCATION OF EXISTING UTILITIES IS "AS SHOWN". NO WARRANTY IS MADE. EXPLAINED OR IMPLIED, THAT ACTUAL LOCATIONS WILL NOT VARY FROM THOSE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITIES COMPANY. THE CONTRACTOR SHALL NOTIFY THE UTILITIES PROTECTION CENTER (UPC) AT 1-800-285-7411 AT LEAST 48 HOURS IN ADVANCE OF ANY TRENCHING OR EXCAVATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY BURIED UTILITIES PRIOR TO ANY EXCAVATION.

SHEET 5.3



SHEET 5.4

UNIVERSITY OF CALIFORNIA, BERKELEY

- LEGEND
- | | |
|---|--------------------|
| | WETLANDS TO REMAIN |
| | ASPHALT |
| | CONCRETE |

ABBREVIATIONS

- L.S.E. = LIFT STATION EASEMENT
 R = RADIUS
 R/W = RIGHT-OF-WAY
 S = ARC LENGTH
 TYP = TYPICAL
 U.A.E. = UNOBSTRUCTED ACCESS EASEMENT
 U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4398)**

Meeting: 03/04/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4398

Re-Plat-Northshore

Roger Bennett with Bennett Surveying, Inc., acting agent for the owner, Stars & Stripes 31, LLC has submitted an application for a Re-Plat of Northshore Subdivision located on the south side of Hwy. 40, West. The Re-Plat will re-configure lots on Starboard Court and Breakwater Loop and will also create a new lot. The new plat has been reviewed and approved by the Planning Dept. staff and meets the requirements for an R-1 zoning district. Zoning is R-1. Staff recommends approval.



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107 South Lee Street
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Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: March 4, 2024

City Council Meeting Date: March 11, 2024

Agenda Item: Re- Plat

Summary: Roger Bennett with Bennett Surveying, acting agent for the owner, Stars & Stripes 31 LLC has submitted an application for a Re-Plat of Northshore Subdivision located on the south side of Hwy. 40 West. The Re-Plat will re-configure lots on Starboard Court and Breakwater Loop and will also create a new lot. The new plat has been reviewed and approved by the Planning Dept. staff and meets the requirements for an R-1 zoning district.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

Attachment: March 2024-Re-Plat-Northshore (4398 : Re-Plat-Northshore)

March 2024 240055

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA

4.2.a



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

Part A—General Information

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City Council Reviews Preliminary Plat (approves/disapproves)

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City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

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- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. Your Name: BENNETT SURVEYING, INC Phone: 912-673-8940
Address: 102 MARSH HARBOUR PKWY, UNIT 103
KINGSLAND, GA. 31548
2. Owner, if not same: STAR & STRIPES 31, LLC
Name: STAR & STRIPES 31, LLC
Address: 1031 MARIETTA ST. NW ATLANTA, GA. 30318
3. What is your interest if you are not the owner?
AGENT
4. Name of proposed subdivision: NORTHSHORE REPLAT No. 5
5. Location of subdivision: Neighborhood: NORTHSHORE
Street: BREAKWATER LOOP / STARBOARD COURT
Parcel Number: 052A 636, 637, 638 Lot Number: R-1
6. Present zoning: R-1
7. Number of proposed lots: 5
8. Area of proposed subdivision: 3.29 ACRES
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
☒ Final Plat (Original and 9 copies)
☒ Vicinity Map
☒ Proof of ownership
10. Signed: E. TR. B. Date: 02-03-2024

Part C - Planning Official Only

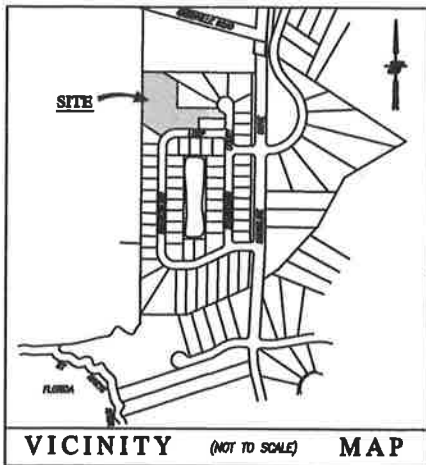
1. Date application was filed: 2/8/24
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes () No
3. Checked by: Scott & James
4. Are Final Plat and application complete? ☒ Yes () No
5. Correct fee paid? ☒ Yes () No () Not applicable
6. Date final plat reviewed by Planning Commission: 3/4/24
() Approved () Disapproved

Conditions of approval or reasons for disapproval: _____

Attachment: March 2024-Re-Plat-Northshore (4398 : Re-Plat-Northshore)







FILING INFORMATION

PROPERTY OWNED BY:
STARS & STRIPES 31, LLC
1031 MARITTA STREET NORTHWEST
ATLANTA, GEORGIA 30318
(404) 480-4900
(D.B. 1749, PG. 216)

CAMDEN COUNTY TAX PARCEL No. 058A 636, 058A 637 & 058A 638

FINAL SUBDIVISION PLAT OF
NORTHSHORE REPLAT No. 5
CITY OF KINGSLAND, 1606th G.M.D.,
CAMDEN COUNTY, GEORGIA
BEING A REPLAT OF LOT 636, & 638 NORTHSHORE REPLAT
P.D. 23 MAP No. 34-45 & LOT 637 OF THE LOT 637 NORTHSHORE REPLAT
RECORDED IN P.C. 4, FILE No. 101C

TRACT No. 7
(BY P.D. 23, MAP No. 34-45)

LEGEND

- DENOTES 1/2" REBAR (UNLESS NOTED OTHERWISE)
- DENOTES 1/2" CONC. W/CL
- DENOTES SET 1/2" REBAR
- R/W = RIGHT-OF-WAY
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- RAD = RADIUS
- (r) = RADIAL
- (ch) = CHORD
- B.U.L. = BUILDING RESTRICTION LINE
- D.B. = DEED BOOK
- P.B. = PAGE
- P.S. = PLAT BOOK
- P.D. = PLAT NUMBER
- P.C.C. = POINT OF COMPOUND CURVATURE
- ARC = ARC LENGTH
- D = IDENTIFICATION
- FL = FLOOD
- L.B. = LICENSED BUSINESS
- CONG. = CONCRETE
- MON. = MONUMENT
- D = IDENTIFICATION
- ORD = OFFICIAL RECORDS BOOK
- (T) = TOTAL
- (W) = WETLAND
- SQ. FT. = SQUARE FEET
- (A) = AREA

NOW OR FORMERLY LANDS OF
LISA GAIL & TIMOTHY D. ALLEN
(D.B. 1797, PG. 543)

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,160 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 251,000 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:

LINEAR: SOKKIA DX ANGULAR: SOKKIA DX

NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH-NAD83 COORDINATE DATUM FOR THE GEORGIA EAST ZONE UTILIZING THE "GPS SOLUTIONS REAL TIME NETWORK. ROTATE BEARINGS 00°-10°-04" CLOCKWISE TO MATCH PLAT BEARINGS.
- 2.) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONE "X"(UNSHADED), AS PER F.I.R. MAPS FOR CAMDEN COUNTY, DATED: 12-21-17, MAP No. 13039C03706, COMMUNITY No. 130230, PANEL No. 0370 SUFFIX G.
- 3.) BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 25 FEET
SIDES: 10 FEET (SIDE STREET 25 FEET)
REAR: 15 FEET (REAR STREET 25 FEET)
- 4.) SUBJECT PROPERTY IS CURRENTLY ZONED : R-1, (SINGLE FAMILY RESIDENTIAL USAGE).
- 5.) SUBJECT PROPERTY CONTAINS 3.29 ACRES, (5 LOTS)
- 6.) THIS PLAT RESERVES A 5' WIDE EASEMENT FOR DRAINAGE AND UTILITIES TO THE CITY OF KINGSLAND ALONG ALL UNRESTRICTED FRONT, SIDE AND REAR LOT LINES, UNLESS SHOWN OTHERWISE.
- 7.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY WHICH MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
- 8.) SUBJECT PROPERTY TO BE SERVICED BY CITY WATER & SEWER; DEVELOPER TO INSTALL UTILITY LINES WITHIN SUBDIVISION.
- 9.) LOT CORNERS AND BOUNDARY CORNERS ARE 1/2" REBARS CAPPED "L.B. 1267", UNLESS SHOWN OTHERWISE AND ARE TO BE SET UPON COMPLETION OF CONSTRUCTION.
- 11.) THE OWNER OF THE LANDS PLATTED HEREON DOES HEREBY DEDICATE AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM TO OKEPENCE ELECTRIC MEMBERSHIP CORPORATION (O.E.E.M.C.) OVER ALL ROAD RIGHTS-OF-WAY AND 10 FEET OUTSIDE OF SAID RIGHTS-OF-WAY.

WETLANDS NOTE:

ISOLATED NON-JURISDICTIONAL WETLAND AREA AS DESIGNATED BY U.S.A.C.O.E. LETTER DATED 03-23-2021 (FILE No. 545-2008-02103) IS SHOWN THUS:

OWNER'S CERTIFICATE:

STATE OF GEORGIA, COUNTY OF CAMDEN

SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY, AND DOES HEREBY IRREVOCABLY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THAT THEY ARE LABELED.

BY: _____ DATE: _____
OWNER/AGENT
BY: _____ DATE: _____
PRINTED NAME

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTATION SHOWN HEREON HAS BEEN SET OR FOUND. I FURTHER CERTIFY, AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67 THAT THIS MAP OR PLAT HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE GOVERNING AUTHORITIES OR THAT SUCH GOVERNING AUTHORITIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

BY: _____ DATE: _____
ERNEST R. BENNETT, JR.
GEORGIA REG. SURVEYOR No. 2003

CERTIFICATION OF APPROVAL BY THE COUNCIL:

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

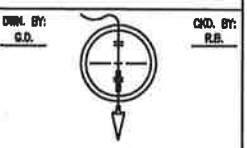
BY: _____ DATE: _____
MAYOR
BY: _____ DATE: _____
PRINTED NAME

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:

I CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF KINGSLAND, GEORGIA, AND THE REQUIREMENTS OF THE KINGSLAND PLANNING COMMISSION.

BY: _____ DATE: _____
CHAIRMAN OF PLANNING COMMISSION
BY: _____ DATE: _____
PRINTED NAME

SCALE: 1" = 40'



BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
LICENSED SURVEY FIRM No. 1267
(912) 673-8040
(912) 258-8800
DWG. No. 20-02-02-24

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE GEORGIA SUPERIOR COURT OF CLERKS COOPERATIVE AUTHORITY AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

Attachment: March 2024-Re-Plat-Site Map-Northshore (4398 : Re-Plat-Northshore)



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4400)

Meeting: 03/04/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4400

Variance-Parcel K2709 004A-West Side of Island St.

Thomas Fields, acting agent for the property owner, Kim Maio is requesting two Variances to Article VII, Section 70.1.1 #4(b)-Minimum side yard setbacks from any other property line=10 feet and #5(b) Minimum rear yard setbacks from any other property line=15 feet. Applicant is requesting a 3 1/2 foot variance to the required side yard setbacks and a 10 foot variance to the rear yard setbacks. Zoning is R-1 (Single Family Residential). Staff recommends approval of the variance requests with the following conditions:

- 1) A 6 foot privacy fence will be installed along the rear and sides of the property by the applicant before construction can start on the primary residence.



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: March 4, 2023

City Council Meeting Date: March 11, 2023

Agenda Item: Variance for Parcel K2709 004A- West Side of Island St.

Background: There is an existing building (garage) on the southwest corner of the property that the applicant would like to add on to the building to construct a house for his permanent residence. The existing building as is does not meet the side or rear setback requirements in an R-1 zoning district. The applicant has stated he will also install a 6' privacy fence along the rear and sides of the property. Due to the hardship of not being able to move the existing building and the fact that the applicant will install a privacy fence, the Planning Dept. sees no reason the variance should not be granted.

Summary: Thomas Fields, acting agent for the property owner, Kim Maio is requesting two Variances to Article VII, Section 70.1.1 #4(b) –Minimum side yard setbacks from any other property line = 10 feet and #5(b) Minimum rear yard setbacks from any other property line = 15 feet. Applicant is requesting a 3 ½' variance to the required side yard setbacks and a 10' variance to the rear yard setbacks.

Zoning: R-1 (Single Family Residential)

Is Proposal Consistent with the Comprehensive Plan? N/A

Staff Recommendation: Staff recommends approval of the variance request with the following condition.

- 1) A 6' privacy fence will be installed along the rear and sides of the property by the applicant before construction can start on the primary residence.

Scott L. Kimball
Planning & Zoning Director

APPLICATION FOR VARIANCE Kingsland, Georgia



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

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

PART A---GENERAL INFORMATION

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

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

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

PART B---APPLICANT ONLY

1. This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) Sec 70.1.1, 4(b) & 5(b) of the Kingsland Land Development Ordinance.
2. Your Name Thomas Fields
 Phone 912 674-0066
 Address 30891 US Hwy. 431 Heflin, Alabama 36269
3. Location of Property:
 Street Island St. Kingsland, Ga.
 Parcel No. K2709 004A Lot No. N/A
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 side setbacks from 10' to 6' 1

Reduction of Rear setbacks from 15 to 5' due to existing building on property.

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.

Existing structure does not meet side setbacks when property was subdivided

- 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.

Should not have any adverse affect on the Adjacent Neighbors

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

4' variance for side setbacks & 10' variance on rear setbacks

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

Shawn Fields

Date

1-29-24

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 1/29/2024
2. List of attachments: ☒ Simple map ☒ Final plat ☐ None
☐ Preliminary plat ☐ Other
3. Public hearing (If zoning variance):
Date Applicant notified: 1/29/2024
Date hearing advertised: 2/15/24
Date hearing held: 3/4/24 ↓ 3/11/24
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: 3/12/24

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 Jan 29th 2024, 200__, by virtue of a deed dated _____, _____, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book _____, Page _____.

Kim A. MAIO
Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Kim A. MAIO
Owner's Signature Date: JAN 29th 20 24

Other Owner's Signature Date: _____

Agent Authorization

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

Kim A. MAIO
Owner's Signature

Other Owner's Signature

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

Thomas E. Fields Thomas E. Fields 1-30-24
Authorized Agent's Name-Printed Authorized Agent's Signature Date

Planning and Zoning

Received by: Scott Z. [Signature] Date: 1/30/24



Packet Pg. 22

Kingsland Zoning Map

Zoning 2024

<all other values>

ZONING

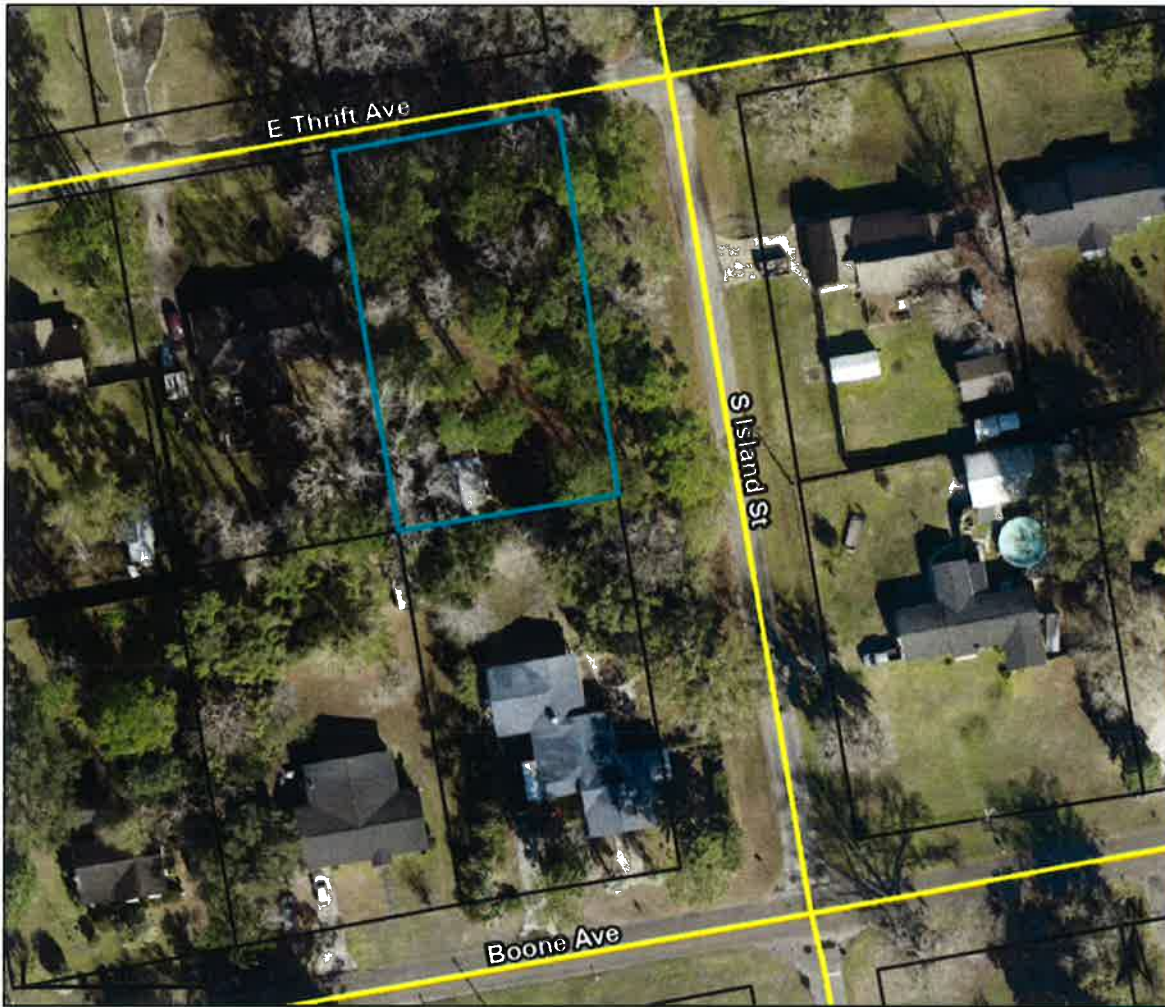
- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-ED
- C-PLMU
- FT- Forest
- I-G
- I-L
- LI Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PD/MU
- PD/R-1
- PD/R-2
- PD/R-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7







Camden County, GA



Overview



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	K27 09 004A	Owner	MAIO KIM A	Last 2 Sales			
Class Code	Residential		505 EAST BOONE AVENUE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	12/12/2018	0	NM	U
	KINGSLAND	Physical Address	n/a	12/4/2018	0	NM	U
Acres	0.5	Assessed Value	Value \$25000				

(Note: Not to be used on legal documents)

Date created: 1/29/2024

Last Data Uploaded: 1/27/2024 1:30:40 AM

Developed by  **Schneider**
GEOSPATIAL

Attachment: March 2024-Variance-Parcel K2709 004A-West side of Island St. (4400 : Variance-Parcel K2709 004A-West Side of Island St.)

I, Kim A Maio, Property Owner
is selling to Thomas Field

I have no objections to the
Variance.

Thank you

Kim A Maio