



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • MAY 6, 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 Re-Zoning of Parcel 093 054N -

Drew Gully with Evans Concrete, LLC, acting agent for James Coughlin with Camden County Joint Development Authority has applied for a re-zoning of parcel 093 054N containing approximately 4.415 acres located at 111 Industrial Park Dr. The applicant is requesting the parcel be re-zoned to I-G (General Industrial) for the purpose of a Concrete Batch Plant. Current zoning is I-L (Light Industrial).

2. Public Hearing for Annexation & Zoning Designation for Parcel 108 004A -

Scott E. Gay has applied for the Annexation of parcel 108 004A containing approximately 11.39 acres located at 327 Haddock Road 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 grant assisted low income 40-unit multi-family project. The applicant is also requesting a zoning designation of R-3 (Medium and High Density Residential) for the parcel if the annexation is approved, which is consistent with the existing county zoning. There is existing water and sewer access in the area. Current zoning is R-3 (County).

II. CALL TO ORDER

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

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

III. APPROVE MINUTES FROM LAST MEETING

IV. AGENDA ITEMS

1. Home Occupation-526 S. Cherry St.-Map & Parcel 083B01 007 -

Miranda Pickett has applied for a Home Occupation Permit for a Graphic Design/Printing business known as "Moonlit Magical Creations, LLC. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

2. ROW Acceptance-The Villas at Camden Woods Phase 1 -

Ronald H. Sawyer with Laurel Island Holdings, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure within The Villas at Camden Woods and Richard Lee Dr. The one-year warranty period ended October of 2022. An inspection of the infrastructure was completed by the Planning Dept. and Public Works on March 14, 2024 and no issues were found, all infrastructure was in good working order. The submitted Quit Claim Deed is attached to this report. Zoning is PD/MU (Planned Development/Mixed Use). Staff recommends approval.

3. Final Plat-Settler's Hammock Phase 4 -

Shupe Surveying Company, acting agent for Lamar Smith Signature Development, LLC has submitted an application for a final plat for Settler's Hammock Phase 4 consisting of 28 single family lots on approximately 8.82 acres. The preliminary plat and PD was approved by the City Council in 2019. Zoning is PD/R-1. Staff recommends approval.

4. Re-Zoning-Parcel 093 054N -

Drew Gulley, with Evans Concrete, LLC, acting agent for James Coughlin, with Camden County Joint Development Authority has applied for a re-zoning of parcel 094 054N containing approximately 4.415 acres located at 111 Industrial Park Dr. The applicant is requesting the parcel be re-zoned to I-G (General Industrial) for the purpose of a Concrete Batch Plant. Current zoning is I-L (Light Industrial). Staff recommends approval.

5. Annexation & Zoning Designation-Parcel 108 004A -

Scott E. Gay has applied for the Annexation of parcel 108 004A containing approximately 11.39 acres located at 327 Haddock Road 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 grant assisted low income 40-unit multi-family project. The applicant is also requesting a zoning designation of R-3 (Medium and High Density Residential) for the parcel if the annexation is approved, which is consistent with the existing county zoning. There is existing water and sewer access in the area. Current zoning is R-3 (County). Staff recommends approval based on the fact that the County re-zoned the property to R-3 for the purpose of the Multifamily Project.

V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4437)**

Meeting: 05/06/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4437

Public Hearing for Re-Zoning of Parcel 093 054N

Drew Gully with Evans Concrete, LLC, acting agent for James Coughlin with Camden County Joint Development Authority has applied for a re-zoning of parcel 093 054N containing approximately 4.415 acres located at 111 Industrial Park Dr. The applicant is requesting the parcel be re-zoned to I-G (General Industrial) for the purpose of a Concrete Batch Plant. Current zoning is I-L (Light Industrial).

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4439)**

Meeting: 05/06/24 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4439

Public Hearing for Annexation & Zoning Designation for Parcel 108 004A

Scott E. Gay has applied for the Annexation of parcel 108 004A containing approximately 11.39 acres located at 327 Haddock Road 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 grant assisted low income 40-unit multi-family project. The applicant is also requesting a zoning designation of R-3 (Medium and High Density Residential) for the parcel if the annexation is approved, which is consistent with the existing county zoning. There is existing water and sewer access in the area. Current zoning is R-3 (County).

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4427)**

Meeting: 05/06/24 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4427

Home Occupation-526 S. Cherry St.-Map & Parcel 083B01 007

Miranda Pickett has applied for a Home Occupation Permit for a Graphic Design/Printing business known as "Moonlit Magical Creations, LLC. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.



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

Planning and Community Development Staff Report

Planning Commission Meeting Date: May 6, 2024

City Council Meeting Date: May 13, 2024

Agenda Item: Home Occupation for 526 S. Cherry St.
Summary:

Miranda Pickett has applied for a home occupation permit for a graphic design/printing business known as “Moonlit Magical Creations”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



may need

240064

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: Miranda Eva Elizabeth Pickett PHONE: 904-322-2328

ADDRESS: 526 S Cherry St. Kingsland, GA 31548

FAX: N/A E-MAIL: sagemom92@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: Moonlit Magical Creations, LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 526 S Cherry St. Kingsland, GA

TAX MAP & PARCEL NUMBER: 083B01007 ZONING: R1 - Residential

OWNER OF SITE, IF NOT APPLICANT: N/A

ADDRESS: 526 S Cherry St.

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: 03-25-2024

Attachment: May 2024-Home Occ-526 S. Cherry St. (4427 : Home Occupation-526 S. Cherry St.-Map & Parcel 083B01 007)



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

APPLICANT: Miranda Eva Elizabeth Pickett

ADDRESS: 526 S Cherry St.

CITY: Kingsland

STATE: GA

ZIP: 31548

PHONE: (904) 322-2328

FAX: () N/A

E-MAIL: sagemom92@gmail.com

PROPOSED BUSINESS: Graphic Design/Printing

LOCATION: 526 S Cherry St. Kingsland

TAX PARCEL: 083B01007

ZONING: R1 - Residential

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

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

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 100 Business area sq. ft. 2117 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

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

SIGNATURE OF APPLICANT

DATE

Kingsland Sewer Map

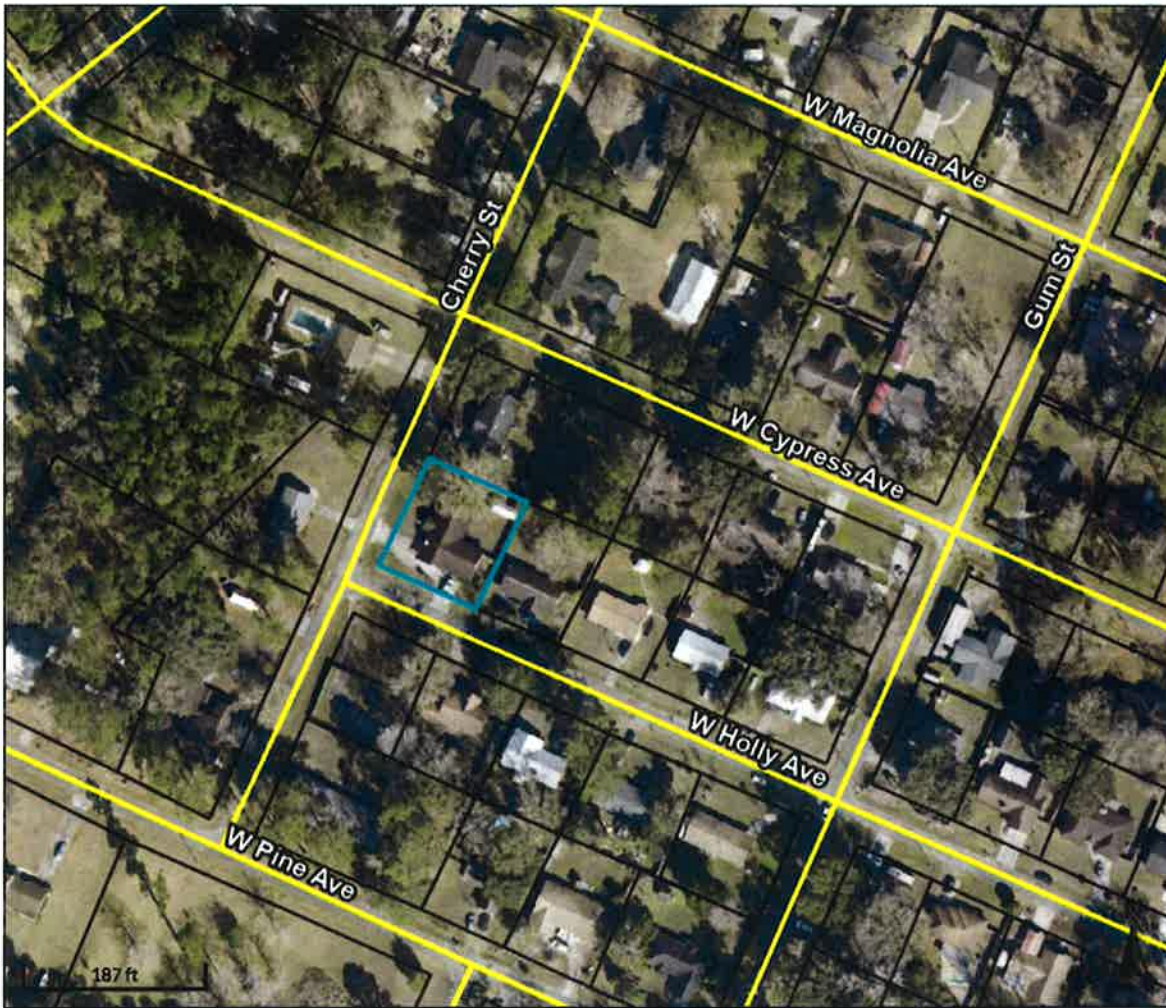
Zoning 2024

- 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	083B01007	Owner	PICKETT MIRANDA & JULIEANA	Last 2 Sales				
Class Code	Residential		POOR	Date		Net Price	Reason	Qual
Taxing District	KINGSLAND		526 CHERRY STREET	9/25/2023		\$295000	FM	Q
	KINGSLAND		KINGSLAND, GA 31548	10/24/2017		\$131000	FM	Q
Acres	n/a	Physical Address	526 S CHERRY ST					
		Assessed Value	Value \$208538					

(Note: Not to be used on legal documents)

Date created: 3/25/2024

Last Data Uploaded: 3/23/2024 2:42:01 AM

Developed by  **Schneider**
GEOSPATIAL

Attachment: May 2024-Home Occ-526 S. Cherry St. (4427 : Home Occupation-526 S. Cherry St.-Map & Parcel 083B01 007)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4426)**

Meeting: 05/06/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4426

ROW Acceptance-The Villas at Camden Woods Phase 1

Ronald H. Sawyer with Laurel Island Holdings, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure within The Villas at Camden Woods and Richard Lee Dr. The one-year warranty period ended October of 2022. An inspection of the infrastructure was completed by the Planning Dept. and Public Works on March 14, 2024 and no issues were found, all infrastructure was in good working order. The submitted Quit Claim Deed is attached to this report. Zoning is PD/MU (Planned Development/Mixed Use). 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: May 6, 2024

City Council Meeting Date: May 13, 2024

Agenda Item: The Villas at Camden Woods Phase 1– ROW Acceptance

Summary:

Ronald H. Sawyer with Laurel Island Holdings, LLC and has submitted a Quit- Claim Deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure within The Villas Way and Richard Lee Drive. The one-year warranty period ended in October of 2022. An inspection of the infrastructure was completed by the Planning Dept. and Public Works on March 14, 2024 and no issues were found, all infrastructure was in good working order. The submitted Quit Claim Deed is attached to this report.

Zoning: PD/MU (Planned Development/Mixed Use)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball

Planning Director

Please return to:
Kinney & Hendrix, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, GA 31558
File 24-49169

STATE OF GEORGIA

COUNTY OF CAMDEN

QUIT-CLAIM DEED

THIS INDENTURE, made this 25TH day of MARCH, 2024, between, and **Laurel Island Holdings, LLC**, a Georgia limited liability company, of the first part, and the **City of Kingsland**, a municipal corporation of the State of Georgia, of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid, the receipt whereof is acknowledged, has bargained, sold, and by these presents does remise, convey and forever QUIT CLAIM to the said party of the second part, its successors and assigns, all that lot, tract, or parcel of land lying and being in the City of Kingsland, 1606th G. M. District, Camden County, Georgia, more particularly described as follows:

All of The Villas Way and Richard Lee Drive as more fully and accurately shown and described on that certain plat of survey of The Villas at Camden Woods subdivision, prepared by Ernest R. Bennett, Jr., Georgia Registered Land Surveyor No. 2893, dated

October 21, 2021, recorded in Plat Book 2021, page 128, Camden County, Georgia, records.

Together with all utility and drainage easement rights dedicated on the aforementioned subdivision plat of The Villas at Camden Woods subdivision.

TO HAVE AND TO HOLD the said bargained premises to the said party of the second part, so that neither the said party of the first part nor its successors and assigns, nor any other person or persons claiming under it shall at any time by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said party of the first part has hereunto set the hands and seals of the respective officers, the day and year above written.

Laurel Island Holdings, LLC, a Georgia limited liability company

By: Ronald H. Sawyer (SEAL)
Ronald H. Sawyer, Its Manager

Signed, sealed, and delivered
in the presence of:

Geri Fouch
Witness

Se. Ch

Notary Public



RESOLUTION ACCEPTING PROPERTY

WHEREAS, the City of Kingsland has previously approved the subdivision plat of The Villas at Camden Woods subdivision, as more fully and accurately shown and described on that certain plat of survey of same by Ernest R. Bennett, Jr., Georgia Registered Land Surveyor No. 2893, dated October 21, 2021, recorded in Plat Book 2021, Page 128, Camden County, Georgia, records.

WHEREAS, all streets and other improvements required under ordinances of the City of Kingsland have been completed and accepted by the City of Kingsland; and

WHEREAS, Laurel Island Holdings, LLC, has tendered to the City of Kingsland a deed conveying the following property:

All of The Villas Way and Richard Lee Drive as more fully and accurately shown and described on that certain plat of survey of The Villas at Camden Woods subdivision, prepared by Ernest R. Bennett, Jr., Georgia Registered Land Surveyor No. 2893, dated October 21, 2021, recorded in Plat Book 2021, page 128, Camden County, Georgia, records.

Together with all utility and drainage easement rights dedicated on the aforementioned subdivision plat of The Villas at Camden Woods subdivision.

which deed is acceptable to the City of Kingsland;

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, that the deed from Laurel Island Holdings, LLC, to the City of Kingsland, Georgia, conveying the aforesaid streets and easements within the subdivision, dated _____, is hereby accepted by the City of Kingsland.

THIS _____ day of _____, 2024.

CITY OF KINGSLAND, GEORGIA

By: _____ (SEAL)
Its Mayor

Attest: _____ (SEAL)
Its Clerk

CLERK'S CERTIFICATE

I, Jo Seigler, the duly appointed, qualified and acting Clerk of the City of Kingsland, Georgia, do hereby certify that the attached resolution was duly adopted by the Mayor and Council of the City of Kingsland, Georgia, at its regular meeting held on _____, 2024, and I do further certify that the copy of the resolution is a true and correct copy of said resolution adopted at said meeting and on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said City this _____ day of _____, 2024.

Jo Seigler



Kingsland Zoning Map

Zoning 2024

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
	[Red]	[Blue]	[Black]	[Pink]	[Light Blue]	[Teal]	[Light Green]	[Green]	[Dark Green]	[Dark Blue]	[Light Blue]	[Blue]	[Light Green]	[Dark Green]	[Dark Blue]	[Blue]	[Yellow]	[Orange]	[Light Green]	[Light Blue]	[Light Green]	[Light Green]	[Light Green]	[Light Green]	[Light Green]

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4436)**

Meeting: 05/06/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4436

Final Plat-Settler's Hammock Phase 4

Shupe Surveying Company, acting agent for Lamar Smith Signature Development, LLC has submitted an application for a final plat for Settler's Hammock Phase 4 consisting of 28 single family lots on approximately 8.82 acres. The preliminary plat and PD was approved by the City Council in 2019. 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: May 6, 2024

City Council Meeting Date: May 13, 2024

Agenda Item: Final Plat

Summary: Shupe Surveying Company, acting agent for Lamar Smith Signature Development, LLC has submitted an application for a final plat for Settler's Hammock Phase 4 consisting of 28 single family lots on approx. 8.82 acres. The preliminary plat and PD was approved by the City Council in 2019.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA

4.3.a



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

Part A—General Information

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

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

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

Part B — Applicant Only

GARY MEVIN

1. Your Name: SHADE SURVEYING CO Phone: 912-265-0362

Address: 3037 DARIEN HWY, BUNK, GA 31525

2. Owner, if not same:

Name: LAMAR SMITH Signature Dev., LLC

Address: 125 THUNDERBOLT DR, ST 207, RICHMOND HILL, GA 313

3. What is your interest if you are not the owner?

Surveyor

4. Name of proposed subdivision: Settler's Hammock, PHA

5. Location of subdivision: Neighborhood: Settler's Hammock

Street: Daniel Trent Way & Olsen Way

Parcel Number: 107 0236 Lot Number: _____

6. Present zoning: PD/R-1

7. Number of proposed lots: 28

8. Area of proposed subdivision: 8.822 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: MEVIN Date: 4-2-24

Part C - Planning Official Only

1. Date application was filed: 4/3/24

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: 5/6/24
(☐) Approved (☐) Disapproved

Conditions of approval or reasons for disapproval: _____

Attachment: May 2024-Final Plat-Settler's Hammock Phase 4 (4436 : Final Plat-Settler's Hammock Phase 4)





Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4438)

4.4

Meeting: 05/06/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4438

Re-Zoning-Parcel 093 054N

Drew Gulley, with Evans Concrete, LLC, acting agent for James Coughlin, with Camden County Joint Development Authority has applied for a re-zoning of parcel 094 054N containing approximately 4.415 acres located at 111 Industrial Park Dr. The applicant is requesting the parcel be re-zoned to I-G (General Industrial) for the purpose of a Concrete Batch Plant. Current zoning is I-L (Light Industrial). 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: May 6, 2024

City Council Meeting Date: May 13, 2024

Agenda Item: Rezoning

Background:

The area surrounding the parcel is located in the Camden County industrial park and the surrounding parcels are a mixture of light and general industrial. The applicant's company is proposing to build a concrete batch plant on the property and due to the height of some the projects buildings, the project would not be allowed in the current zoning of I-L (Light Industrial).

Summary:

Drew Gulley, with Evans Concrete, LLC, acting agent for James Coughlin, with Camden County Joint Development Authority has applied for a rezoning of parcel 093 054N containing approx. 4.415 acres located at 111 Industrial Park Drive. The applicant is requesting the parcel be rezoned to I-G (General Industrial) for the purpose of a Concrete Batch Plant.

Current Zoning: I-L (Light Industrial)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

Attachment: May 2024-Re-Zoning-Parcel 093 045N (4438 : Re-Zoning-Parcel 093 054N)

\$1600

4.4.a

may Monday
240067



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 Light Industrial

EXISTING USE n/a

REQUESTED ZONING I-G

REQUESTED USE ready mix batch plant

PROPERTY OWNER(S)

Name(s) EVANS Concrete LLC / Drew Gully For JDA / James Coughlin

Address 518 E Smith St, Claxton GA. 30417 main PO Box 128

Phone No. 912 739 3733 (Work and/or home); Fax No. 912 739 2218

☐ 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. See attached

GENERAL INFORMATION

Location or Legal

Property Description: 4.415 acre tract in Camden County Industrial Park to be used for a concrete batch plant

Property

Address: _____

Tax Map Reference Number: tax parcel 093 0540 Zoning Map: I-2

Property Size: 4.415 acres Property Frontage: 83 Feet

Attachment: May 2024-Re-Zoning-Parcel 093 045N (4438 : Re-Zoning-Parcel 093 054N)

City of Kingsland Zoning Application
Page Two

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

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because it is similar
to other industries in industrial park. Plant will be kept
clean at all times.

Would not be detrimental to property or persons in the area because all precautions
will be taken to ensure plant meets all local environmental
requirements.

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

- (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

Attachment: May 2024-Re-Zoning-Parcel 093 045N (4438 : Re-Zoning-Parcel 093 054N)

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
<u>n/a</u>	

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.

[Signature]
Owner

[Signature]
Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of May 6th, 2024, 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 Evans Concrete/Drew Bully
in the amount of \$ 600.00.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 4/10/24

Attachment: May 2024-Re-Zoning-Parcel 093 045N (4438 : Re-Zoning-Parcel 093 054N)

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 _____, 200____, by virtue of a deed dated _____, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 610, Page 129.

James M. Coughlin

Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

James M. Coughlin

Owner's Signature Date: 04/01/24

Other Owner's Signature Date: _____

Agent Authorization

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

James M. Coughlin

Owner's Signature

Other Owner's Signature

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

Authorized Agent's Name-Printed

Authorized Agent's Signature

Date

Community Planning and Development

Received by: _____ Date: _____

Attachment: May 2024-Re-Zoning-Parcel 093 045N (4438 : Re-Zoning-Parcel 093 054N)

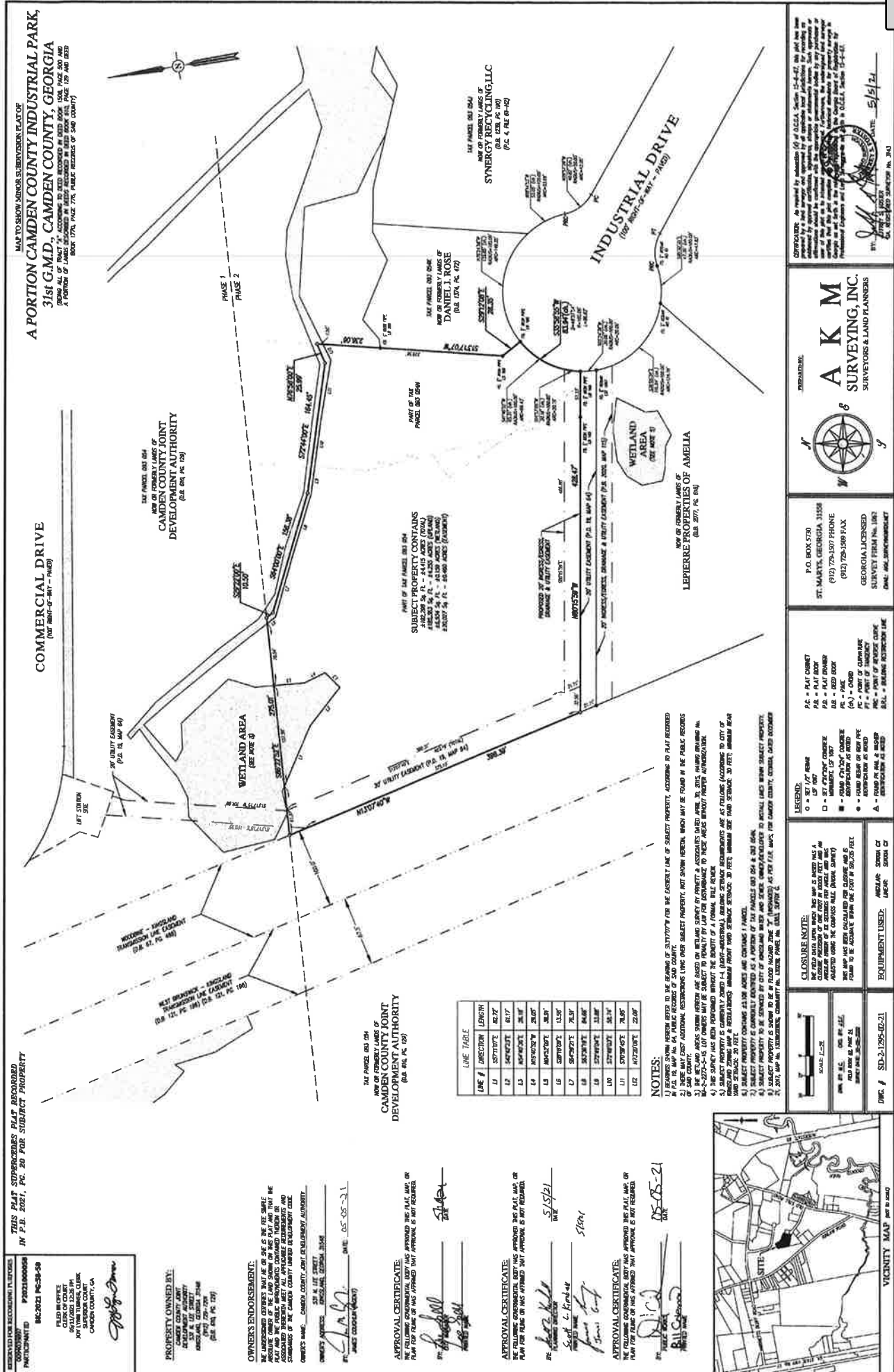
Evans Concrete LLC

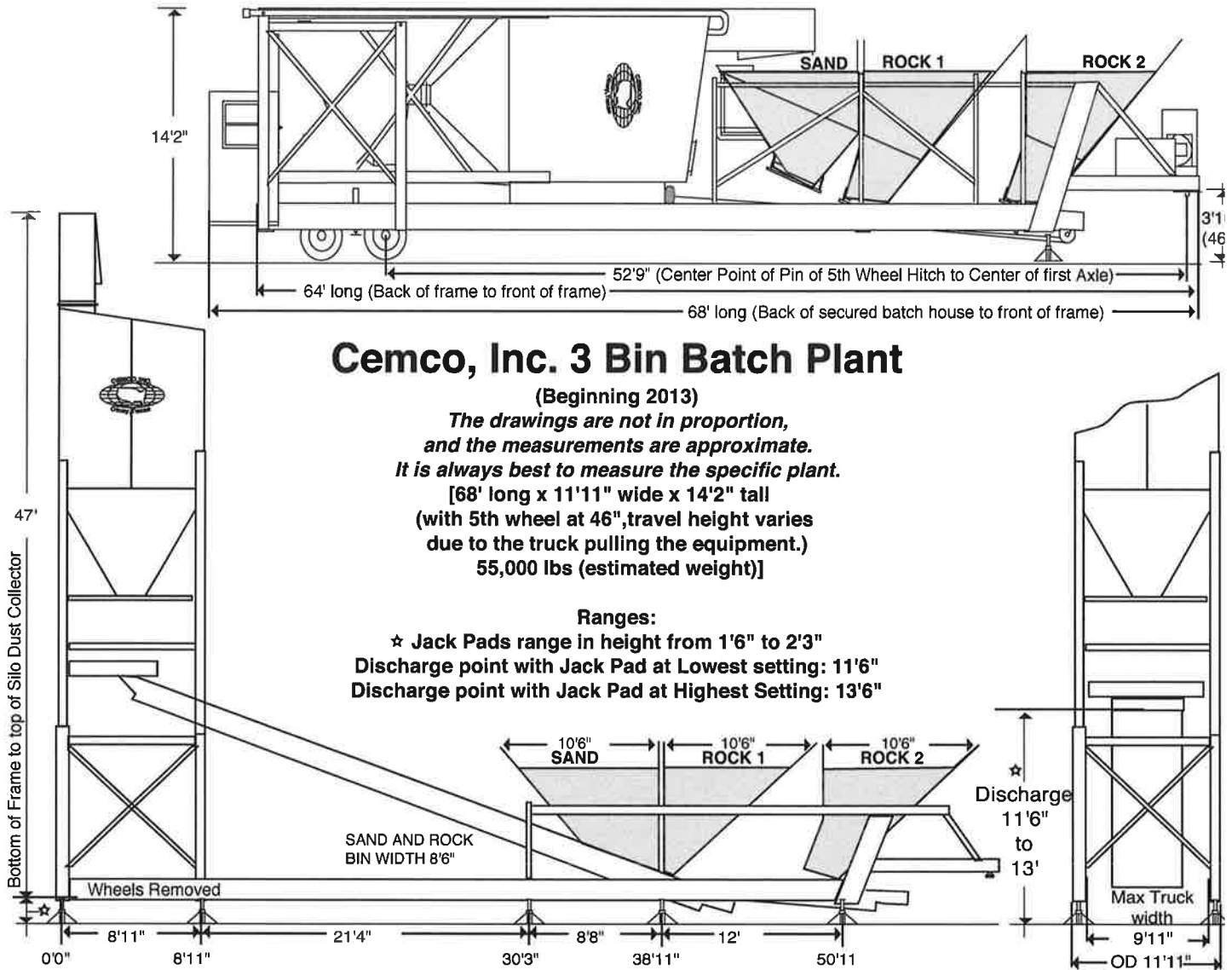
Major Shareholders

Timothy Strickland
222 Topi Trail. Hinesville, GA. 31313

Andrew Gully
218 Whetstone Dr. Savannah, GA 31410

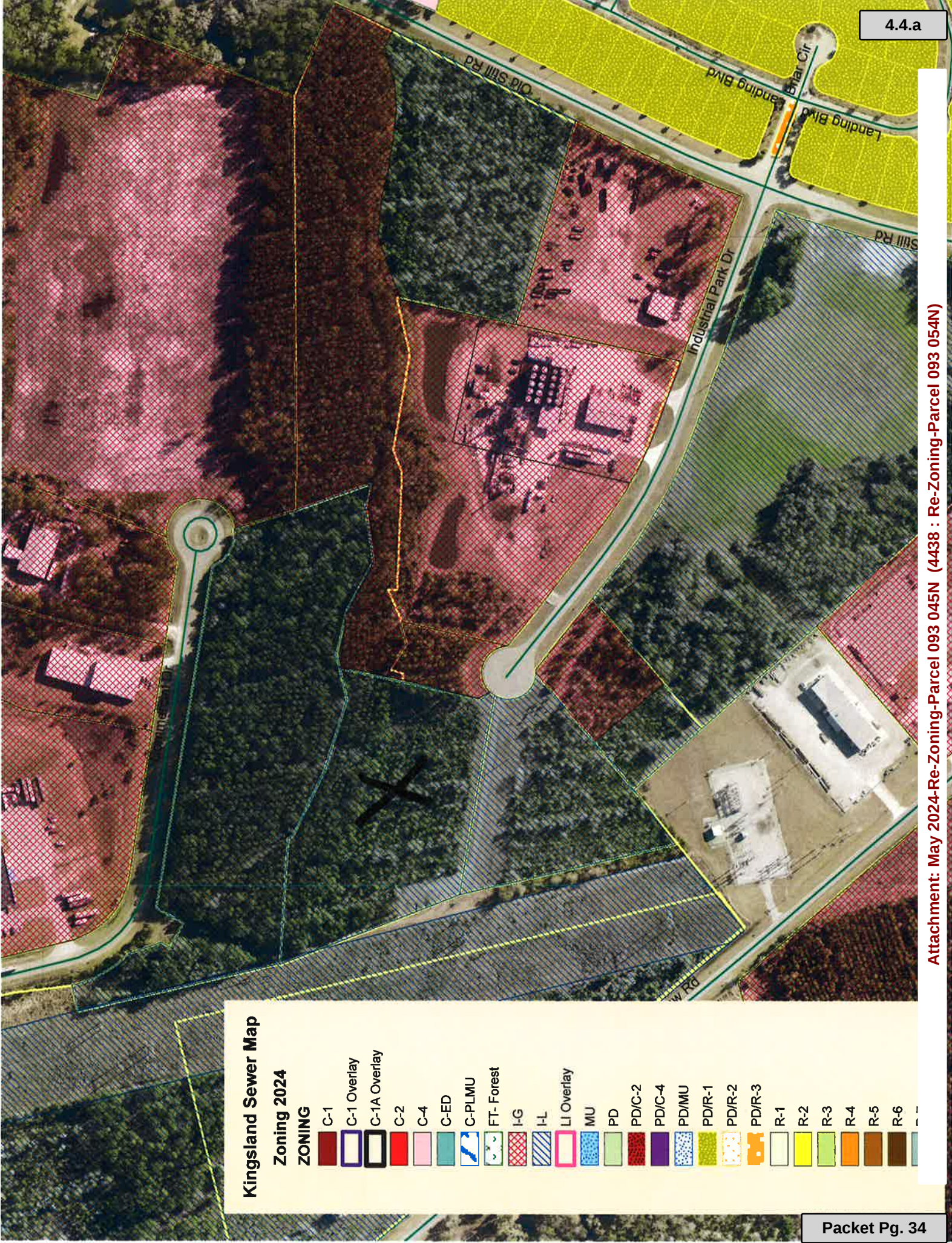
Attachment: May 2024-Re-Zoning-Parcel 093 045N (4438 : Re-Zoning-Parcel 093 054N)





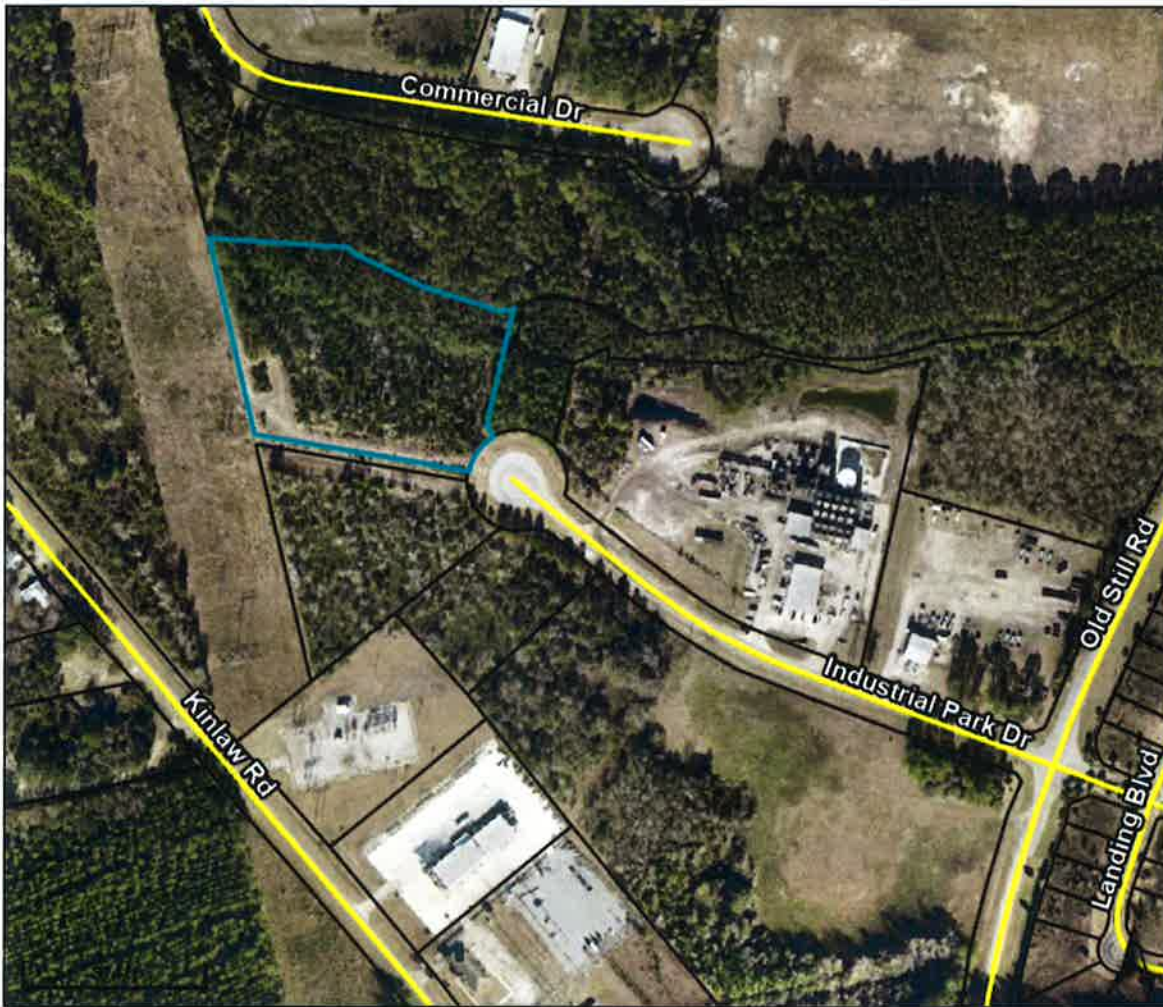
Attachment: May 2024-Re-Zoning-Parcel 093 045N (4438 : Re-Zoning-Parcel 093 054N)

© 2011 John Wiley & Sons, Ltd. *J. Polym. Sci. Part A: Polym. Chem.* 49: 1111–1121 (2011)
DOI: 10.1002/pola.23911





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	093 054N	Owner	CAMDEN CO JOINT DEVELOPMENT	Last 2 Sales			
Class Code	Exempt		AUTHORITY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		531 NORTH LEE STREET	8/13/2015	\$28000	LM	Q
	KINGSLAND		KINGSLAND, GA 31548	11/23/2009	0	GV	U
Acres	4.41	Physical Address	n/a				
		Assessed Value	Value \$76125				

(Note: Not to be used on legal documents)

Date created: 4/9/2024

Last Data Uploaded: 4/9/2024 5:03:46 AM

Developed by Schneider
GEOSPATIAL

Attachment: May 2024-Re-Zoning-Parcel 093 045N (4438 : Re-Zoning-Parcel 093 054N)



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4440)

4.5

Meeting: 05/06/24 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4440

Annexation & Zoning Designation-Parcel 108 004A

Scott E. Gay has applied for the Annexation of parcel 108 004A containing approximately 11.39 acres located at 327 Haddock Road 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 grant assisted low income 40-unit multi-family project. The applicant is also requesting a zoning designation of R-3 (Medium and High Density Residential) for the parcel if the annexation is approved, which is consistent with the existing county zoning. There is existing water and sewer access in the area. Current zoning is R-3 (County). Staff recommends approval based on the fact that the County re-zoned the property to R-3 for the purpose of the Multifamily Project.



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: May 6, 2024

City Council Meeting Date: May 13, 2024

Agenda Item: Annexation Request and Zoning Designation

Background:

The surrounding properties are mostly single family residential with no multifamily residential within the Haddock Rd. area. The existing site plan for the project was submitted to the county in 2022 and the property was rezoned to R-3 (High Density Multifamily). The property owner is not the developer of the project.

Summary:

Scott E. Gay has applied for the Annexation of parcel 108 004A containing approx. 11.39 acres located at 327 Haddock Rd. 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 grant assisted low income 40-unit multifamily project. The applicant is also requesting a zoning designation of R-3 (Medium and High Density Residential) for the parcel if the annexation is approved, which is consistent with the existing county zoning. There is existing water and sewer access in the area.

Current Zoning: R-3 (County)

Is Proposal Consistent with the Comprehensive Plan? N/A

Staff Recommendation: Staff Recommends approval based on the fact that the County rezoned the property to R-3 for the purpose of the Multifamily Project.

Scott L. Kimball
Planning Director

may agenda.



**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 004A, has a street address of 327 Haddock Rd, 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 R3 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 R3 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: 11.39

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: 0 Future population: 84

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.

Date 4/4/24

Signature (Signed and Printed) of Owner SCOTT E GAY
228 Flea Hill Place Kingsland GA 3154
Address of above Owner

Date _____

Signature (Signed and Printed) of Owner _____
Address of above Owner _____

CONTINUED ON BACK

Attachment: May 2024-Annexation & Zoning Designation-Parcel 108 004A (4440 : Annexation & Zoning Designation-Parcel 108 004A)

Date 4/4/24 Page One
 Signature (Signed and Printed) of Owner Scott E Bay
 Address of above Owner 228 Flea Hill place Kingsland GA 315

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

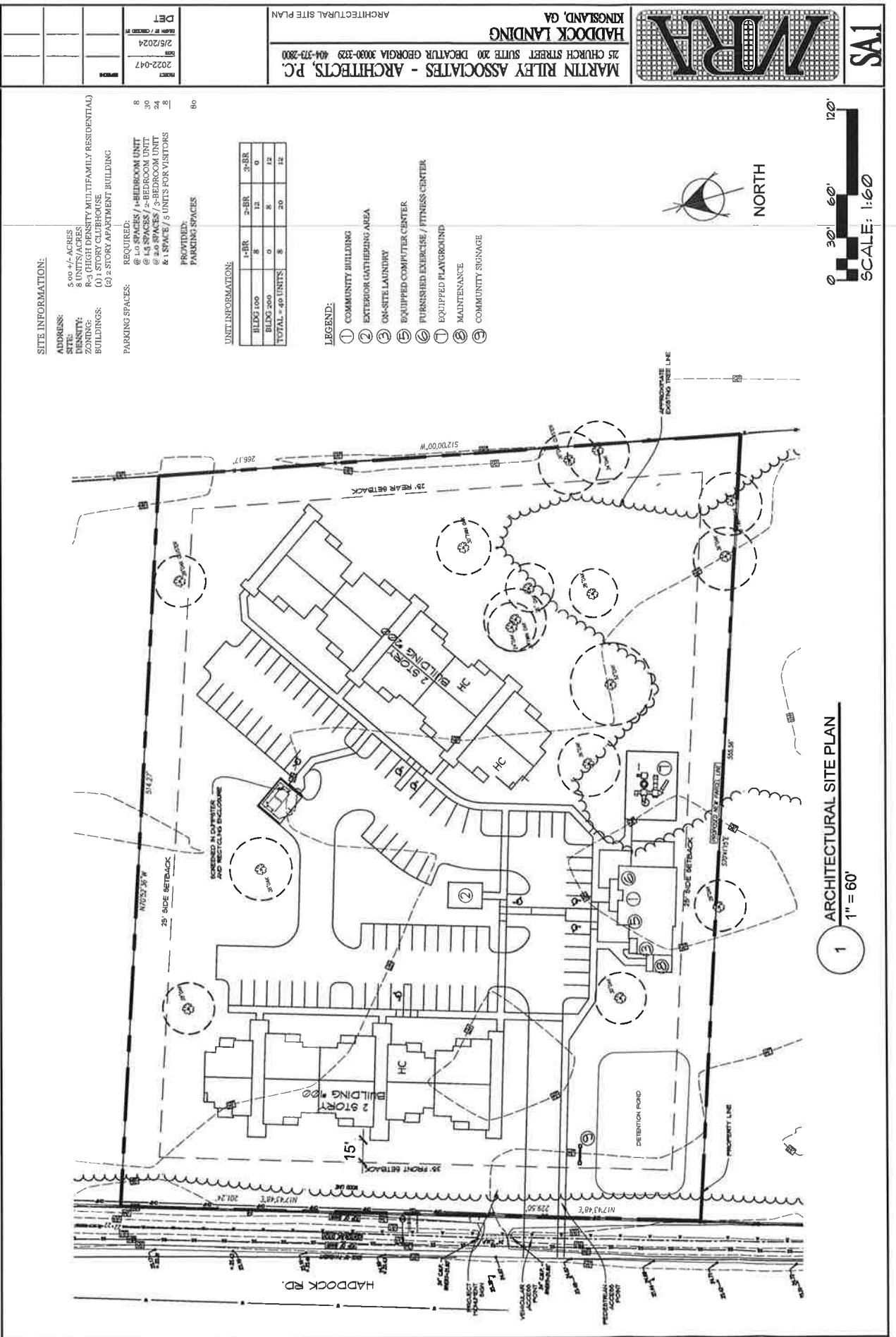
Witness Paula H Lower
 NOTARY PUBLIC, State of Georgia
 My commission expires: Mar. 20, 2025
 (NOTARY SEAL)

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. THREE (3) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY AND ONE (1) COPY FOR DE-ANNEXATION.
3. THREE (3) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY AND ONE (1) 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:

County is R-3, Requesting the
same Zoning R-3

Packet Pg. 40





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	108 004A	Owner	GAY SCOTT EDWARD	Last 2 Sales			
Class Code	Residential		228 FLEA HILL PLACE	Date	Net Price	Reason	Qual
Taxing District	42 UNINCORPORATED SERVICE DIST		KINGSLAND, GA 31548	9/1/1996	0	NM	U
	42 UNINCORPORATED SERVICE DIST	Physical Address	327 HADDOCK RD	n/a	0	n/a	n/a
Acres	11.39	Assessed Value	Value \$58263				

(Note: Not to be used on legal documents)

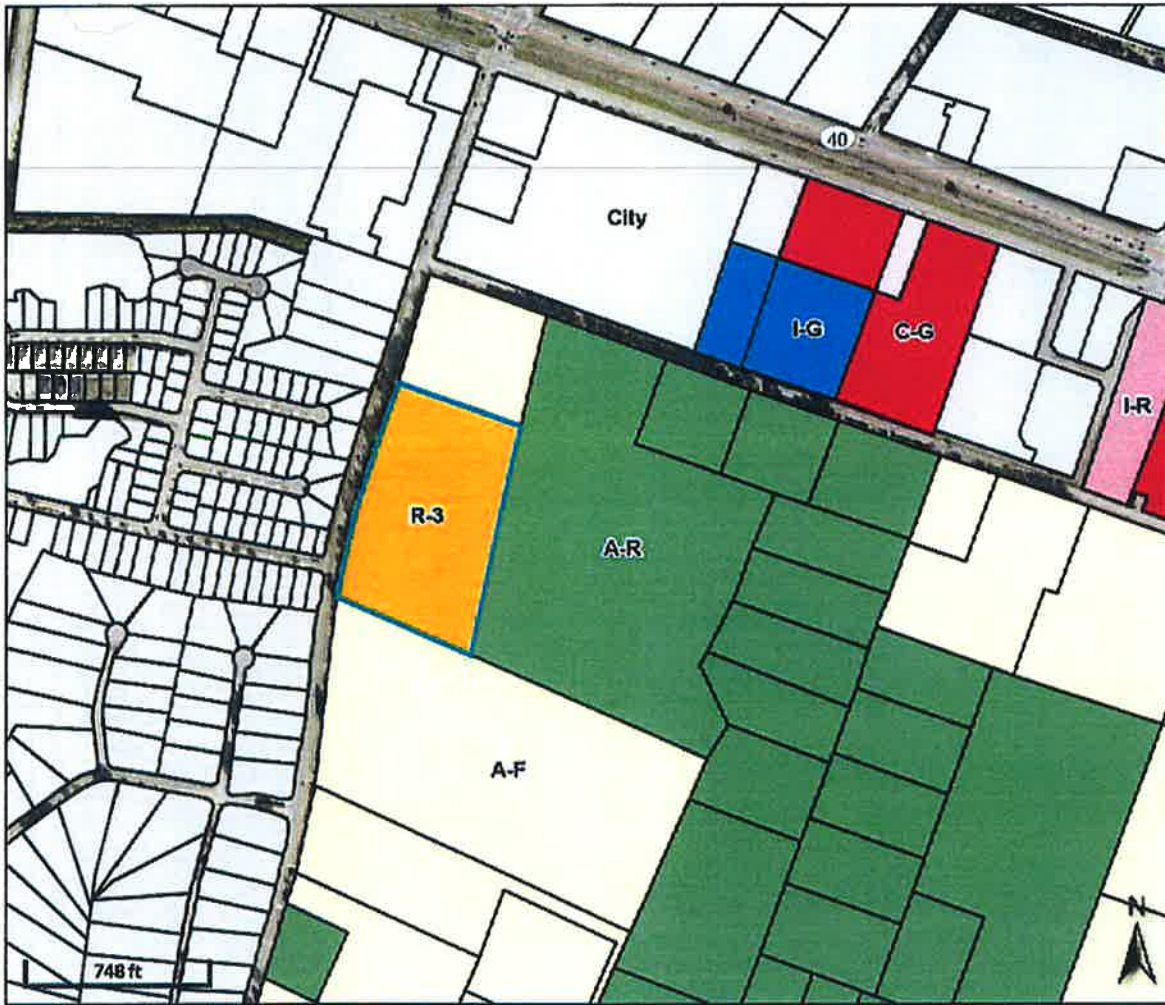
Date created: 4/8/2024

Last Data Uploaded: 4/6/2024 2:38:02 AM

Developed by Schneider
GEOSPATIAL



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	108 004A	Owner	GAY SCOTT EDWARD	Last 2 Sales			
Class Code	Residential		228 FLEA HILL PLACE	Date	Net Price	Reason	Qual
Taxing District	42 UNINCORPORATED SERVICE DIST		KINGSLAND, GA 31548	9/1/1996	0	NM	U
	42 UNINCORPORATED SERVICE DIST	Physical Address	327 HADDOCK RD	n/a	0	n/a	n/a
Acres	11.39	Assessed Value	Value \$58263				

(Note: Not to be used on legal documents)

Zoning is for reference only. Please visit [Camden County Zoning Maps](#) for up to date zoning maps.

Attachment: May 2024-Annexation & Zoning Designation-Parcel 108 004A (4440 : Annexation & Zoning Designation-Parcel 108 004A)