



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • JUNE 3, 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 Special Use Permit -

Chunlan Zhao has applied for a Special Use Permit for parcel 093 017A located at 1801 Harrietts Bluff Rd. The purpose of the Special Use Permit is for the applicant to be able to operate a retail business that includes the sale of decorative steel gates, roof panels, and other building materials in a C-4 zoning district. The Kingsland Zoning and Land Development Ordinance, Sec.61.4.2- C-4, Interchange Commercial Permitted Uses does not allow for this type of business.

2. Public Hearing for Adoption of Ordinance 2024-07 to Amend Ordinance 2011-01 -

Ordinance 2024-07 to Amend Ordinance 2011-01, Article VI, Sec. 61, adding Sec.68.8 C-8 Interchange Transitional Zoning District to KLADO.

The amendment will add a new zoning district (C-8) that will allow for a mixed use of commercial, retail, industrial and residential uses in the same zoning district. The new zoning is needed to allow for proposed projects on Haddock Rd. Exit 1 and for other future projects where the C-8 zoning may be needed.

3. Public Hearing for Re-Zoning of (3) Parcels -

James Coughlin with Camden County JDA is requesting parcels 093 054O, 093 054R, and 093 054S be re-zoned to I-G (General Industrial) for the purpose of allowing additional types of business uses other than what the existing zoning I-L (Light Industrial) allows. The parcels are located in the Camden County Industrial Park containing a total of approximately 29 acres.

4. Public Hearing for Annexation & Zoning Designation -

William H. Gross with Georgia Florida Gateway, LLC and Haddock Road Holdings, LLC is requesting to annex parcels 121 009A, 121 009BPZ, and 121 009CPZ containing approximately 278 acres located on the east and west sides of Haddock Road. The applicant is also requesting a zoning designation of C-8 (Interchange Transitional). The purpose of the request is to be able to connect to the city water and sewer service for a purposed mixed use project consisting of commercial, industrial, and residential uses.

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. Home Occupation-836 E. Hilton Ave.-Map & Parcel K17A01 001E -

Howard Day has applied for a Home Occupation Permit for a handyman/construction service business known as "Brighter Day's Handyman/Construction Service, 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-Settler's Hammock Phase 3 -

Lamar Smith with LSSD Settler's Hammock, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure within Settler's Hammock Phase 3 that includes Daniel Trent Way and Olson Way. An inspection of the infrastructure was completed by the Planning Dept. and Public Works in April of 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/R-1. Staff recommends approval.

3. Special Use Permit -

Chunlan Zhao has applied for a Special Use Permit for parcel 093 017A located at 1801 Harrietts Bluff Rd. The purpose of the Special Use Permit is for the applicant to be able to operate a retail business that includes the sale of decorative steel gates, roof panels, and other building materials in a C-4 zoning district. The Kingsland Zoning and Land Development Ordinance, Sec.61.4.2- C-4, Interchange Commercial Permitted Uses does not allow for this type of business. Zoning is C-4. Staff recommends approval.

4. Adoption of Ordinance 2024-07 to Amend Ordinance 2011-01 -

Ordinance 2024-07 to Amend Ordinance 2011-01, Article VI, Sec. 61, by adding Sec.68.8 C-8 Interchange Transitional Zoning District to KLADO.

The amendment will add a new zoning district (C-8) that will allow for a mixed use of commercial, retail, industrial and residential uses in the same zoning district. The new zoning is needed to allow for proposed projects on Haddock Rd. Exit 1 and for other future projects where the C-8 zoning may be needed. Staff recommends approval.

5. Re-Zoning-Parcels 093 054O, 093 054R, and 093 054S -

James Coughlin with Camden County JDA has applied for a re-zoning of the (3) parcels containing approximately 29 acres located in the Camden County Industrial Park. The applicant is requesting the parcels be re-zoned to I-G (General Industrial) for the purpose of allowing additional types of industrial uses. Current Zoning is I-L (Light Industrial). Staff recommends approval.

6. Annexation & Zoning Designation-Parcels 121 009A, 121 009BPZ, and 121 009CPZ -

Bill Gross has applied for the Annexation of (3) parcels containing approximately 278 acres located on the east and west sides of Haddock Road and north of St Marys Road in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for a proposed mixed use project that would consist of commercial, retail, industrial and residential uses. The applicant is also requesting a zoning designation of C-8 (Interchange Transitional) for the parcels if the annexation is approved. The developer would be responsible for extending the city water and sewer service to this area. Current Zoning: Parcel 121 009BPZ is zoned C-1 Interchange Commercial (County), Parcels 121 009CPZ and 121 009A are zoned A-F Agricultural Forestry (County). Staff recommends approval contingent on if the C-8 zoning amendment is approved by City Council.

V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4461)**

Meeting: 06/03/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4461

Public Hearing for Special Use Permit

Chunlan Zhao has applied for a Special Use Permit for parcel 093 017A located at 1801 Harrietts Bluff Rd. The purpose of the Special Use Permit is for the applicant to be able to operate a retail business that includes the sale of decorative steel gates, roof panels, and other building materials in a C-4 zoning district. The Kingsland Zoning and Land Development Ordinance, Sec.61.4.2-C-4, Interchange Commercial Permitted Uses does not allow for this type of business.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4466)**

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

DOC ID: 4466

Public Hearing for Adoption of Ordinance 2024-07 to Amend Ordinance 2011-01

Ordinance 2024-07 to Amend Ordinance 2011-01, Article VI, Sec. 61, adding Sec.68.8 C-8 Interchange Transitional Zoning District to KLADO.

The amendment will add a new zoning district (C-8) that will allow for a mixed use of commercial, retail, industrial and residential uses in the same zoning district. The new zoning is needed to allow for proposed projects on Haddock Rd. Exit 1 and for other future projects where the C-8 zoning may be needed.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4459)**

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

DOC ID: 4459

Public Hearing for Re-Zoning of (3) Parcels

James Coughlin with Camden County JDA is requesting parcels 093 054O, 093 054R, and 093 054S be re-zoned to I-G (General Industrial) for the purpose of allowing additional types of business uses other than what the existing zoning I-L (Light Industrial) allows. The parcels are located in the Camden County Industrial Park containing a total of approximately 29 acres.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4457)**

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

DOC ID: 4457

Public Hearing for Annexation & Zoning Designation

William H. Gross with Georgia Florida Gateway, LLC and Haddock Road Holdings, LLC is requesting to annex parcels 121 009A, 121 009BPZ, and 121 009CPZ containing approximately 278 acres located on the east and west sides of Haddock Road. The applicant is also requesting a zoning designation of C-8 (Interchange Transitional). The purpose of the request is to be able to connect to the city water and sewer service for a purposed mixed use project consisting of commercial, industrial, and residential uses.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4464)**

Meeting: 06/03/24 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4464

**Home Occupation-836 E. Hilton Ave.-Map & Parcel K17A01
001E**

Howard Day has applied for a Home Occupation Permit for a handyman/construction service business known as "Brighter Day's Handyman/Construction Service, LLC. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 3, 2024

City Council Meeting Date: June 10, 2024

Agenda Item: Home Occupation for 836 E. Hilton Ave.

Summary:

Howard Day has applied for a home occupation permit for a handy-man business known as Brighter Day's Handyman, LLC. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Attachment: June 2024-Home Occ-836 E Hilton Ave (4464 : Home Occupation-836 E. Hilton Ave.-Map & Parcel K17A01 001E)



June
Agenda
240069

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: Howard Day PHONE: 912-464-3687

ADDRESS: 836 E. Hilton ave.

FAX: _____ E-MAIL: Howardday45@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: Brighter Day's Handyman/construction serv.

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 836 E. Hilton ave.

TAX MAP & PARCEL NUMBER: K17A01 001E ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT: Nancy Sexton

ADDRESS: 836 E. Hilton ave

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: Howard Day DATE: 4-23-24



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 4/23/24
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 4/23/24
3. DATE PERMIT FEE PAID: 4/23/24 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: June 3, 2024
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: June 10, 2024
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: June 11, 2024

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

4/23/24
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



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

APPLICANT: Howard Day
 ADDRESS: 836 E. Hilton Ave.
 CITY: Kingsland STATE: Ga. ZIP: 31548
 PHONE: 912 464-3687 FAX: () E-MAIL: Howard.day45@gmail.com
 PROPOSED BUSINESS: Brighter Days Handyman Construction Services, LLC LOCATION: 836 E. Hilton Ave.
 TAX PARCEL: K17A01 001E ZONING: R-1

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

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

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 200 Business area sq. ft. 1445 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.

Howard Day
 SIGNATURE OF APPLICANT

4-23-24
 DATE

Attachment: June 2024-Home Occ-836 E Hilton Ave (4464 : Home Occupation-836 E. Hilton Ave.-Map & Parcel K17A01 001E)

836 East Hilton Avenue
Kingsland, GA 31548
April 23, 2024

City of Kingsland
Planning Commission & City Council
Kingsland, GA 31548

TO WHOM IT MAY CONCERN:

As owner of the property located at 836 East Hilton Avenue, I hereby give Howard Day d/b/a Brighter Days Handyman/Construction Services, LLC, permission to have floor space in my home to conduct business of said company.

If you have any questions, you may call me at 270-836-0537.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nancy Sexton".

Nancy Sexton

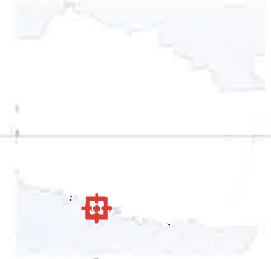




Camden County, GA



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	K17A01 001E	Owner	SEXTON NANCY BROWN	Last 2 Sales			
Class Code	Residential		836 E HILTON AVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	4/16/2015	\$125000	FM	Q
	KINGSLAND	Physical Address	836 E HILTON AVE	2/24/2014	\$100000	ES	U
Acres	0.32	Assessed Value	Value \$173517				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 4/23/2024

Last Data Uploaded: 4/23/2024 6:08:25 AM

Developed by  Schneider
GEOSPATIAL

Attachment: June 2024-Home Occ-836 E Hilton Ave (4464 : Home Occupation-836 E. Hilton Ave.-Map & Parcel K17A01 001E)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4465)**

Meeting: 06/03/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4465

ROW Acceptance-Settler's Hammock Phase 3

Lamar Smith with LSSD Settler's Hammock, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure within Settler's Hammock Phase 3 that includes Daniel Trent Way and Olson Way. An inspection of the infrastructure was completed by the Planning Dept. and Public Works in April of 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/R-1. Staff recommends approval.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 3, 2024

City Council Meeting Date: June 10, 2024

Agenda Item: ROW Acceptance- Settler's Hammock Phase 3

Summary:

Lamar Smith with LSSD Settler's Hammock, LLC and has submitted a Quit- Claim Deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure within Settler's Hammock Phase 3 that includes Daniel Trent Way and Olson Way. An inspection of the infrastructure was completed by the Planning Dept. and Public Works April of 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/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball

Planning Director



TRACT "A"
SETTLER'S HAMMOCK, PHASE 2A

[illegible][illegible]

RESOLUTION ACCEPTING PROPERTY

Whereas, the City of Kingsland has previously approved the subdivision plan of:

Settler's Hammock, Phase 3 Subdivision, as shown on that plat of survey prepared by Jeffery S. Foster Registered Surveyor No. 3143, dated 1/19/22, recorded in Plat Book 2022, Page 11-11, Camden County, Georgia, records.

Whereas, all streets and other improvements required under ordinance of the City of Kingsland have been completed and accepted by the City of Kingsland: and

Whereas, LSSD Settlers Hammock, LLC has tendered to the City of Kingsland a Quit Claim Deed conveying the following property:

All that certain real property consisting of a 50 foot right of way located in the County of Camden, State of Georgia, and identified as "Daniel Trent Way (50' Right of Way)" and "Olson Way" and more fully and accurately shown and descried on that certain plat of survey prepared by Jeffery S. Foster Registered Surveyor No. 3143, dated 1/19/22, recorded in Plat Book 2022, Page 11-11, Camden County, Georgia, records.

Together with all water and sewer systems and infrastructure located therein and also together with all utility and drainage easements rights dedicated on the aforementioned subdivision plat. This conveyance shall not include any irrigation lines and wells located within the property being conveyed. Grantor hereby reserve an easement over, under and through the aforesaid property for the placement, repair, and maintenance of irrigation lines and wells.

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 LSSD Settlers Hammock, LLC to the City of Kingsland, Georgia, conveying the aforesaid street and easements within the subdivisions, dated _____, is hereby accepted by the City of Kingsland.

THIS ____ day of _____, 2021

City of Kingsland, Georgia

By: _____

Its Mayor

Attest: _____

Its Clerk

Return Recorded Document to:

MATTHEW C. WEINER, ESQ.
ATTORNEY AT LAW
222 E. GORDON STREET
SAVANNAH, GA 31401

**LIMITED WARRANTY DEED
FOR RIGHT OF WAY**

STATE OF GEORGIA

COUNTY OF CAMDEN

THIS INDENTURE made this __ day of MAY, 2024, between **LSSD SETTLERS HAMMOCK, LLC**, a Georgia limited liability company, as party or parties of the first part, hereinafter called Grantor, and **CITY OF KINGSLAND**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, that certain real property consisting of a 50 foot right of way located in the County of Camden, State of Georgia, and identified as "Daniel Trent Way (50' Right of Way)" and "Olson Way" on Exhibit "A" attached hereto and incorporated herein.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the
presence of:

LSSD SETTLERS HAMMOCK, LLC


(Unofficial Witness)


By: Byron Lamar Smith
Its: Manager (Seal)


(Notary Public)



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4462)**

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

DOC ID: 4462

Special Use Permit

Chunlan Zhao has applied for a Special Use Permit for parcel 093 017A located at 1801 Harrietts Bluff Rd. The purpose of the Special Use Permit is for the applicant to be able to operate a retail business that includes the sale of decorative steel gates, roof panels, and other building materials in a C-4 zoning district. The Kingsland Zoning and Land Development Ordinance, Sec.61.4.2-C-4, Interchange Commercial Permitted Uses does not allow for this type of business. Zoning is C-4. Staff recommends approval.



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 Ph: 912-729-5613
 Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 3, 2024

City Council Meeting Date: June 10, 2024

Agenda Item: Special Use Permit

Background:

Chunlan Zhao has applied for a Special Use Permit for parcel 093 017A located at 1801 Harriett's Bluff Rd. The purpose of the request is for the applicant to be able to operate retail business in a C-4 zoning district, that includes the sale of decorative steel gates, roof panels, and other building materials.

Summary:

The Kingsland Zoning Ordinance for C-4 Interchange Commercial does not allow for this type of business. However, the property is buffered by natural vegetation and large trees from I-95. The adjacent properties are mostly vacant or undeveloped and the fact that there is light transfer truck and tourist traffic on Harriett's Bluff Rd., Planning Staff agrees that this type of business would not have a negative impact on the C-4 Zoning District.

Zoning: C-4

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
 Planning & Zoning Director

Attachment: June 2024-Special Use-1801 Harrietts Bluff Rd (4462 : Special Use Permit)



APPLICATION FOR SPECIAL USE PERMIT

Kingsland, Georgia

June 240071

This Application must be filed with the Planning & Zoning Administrator at least 26 days before the Planning Commission meeting at which it will be heard. The Kingsland Planning Commission will hold at least one public hearing and make a recommendation about your request within 45 days of the date you file a complete application. The City Council will then issue or deny the permit.

TO BE COMPLETED BY APPLICANT:

1. Your Name: Chunlan Zhao Phone: 404-735-9050
Mailing Address: 131 Demeris Lake Lane Richmond Hill, GA 31324
2. The Planning & Zoning Administrator informed me that a special use permit is required at the time I applied for (check one):
() A Zoning Amendment (rezoning)
() A home occupation
(☒) Other Business use
3. Location of property:
Street Address 1801 Harriets Bluff Rd.
Parcel No. 093 017A Lot No. _____
4. Present Zoning C-4 (Interchange Commercial)
5. Owner of property, if not you: (Name, Address & Phone Number, please)
Chunlan Zhao; 131 Demeris Lake Ln. Richmond Hill, GA 31324
6. Proposed use of property: steel gate, steel tube, steel roof panel, decorative exterior wall

NOTE: PLEASE ATTACH A SITE PLAN OR SURVEY PLAT AND SPECIAL PERMIT FEE OF \$300. THESE ITEMS MUST BE SUBMITTED WITH THE COMPLETED APPLICATION. If your property is in any multi-family, mobile home, commercial or industrial zoning district, you are required to submit a site plan at the time you file this application. YOUR PRESENCE OR THAT OF YOUR REPRESENTATIVE IS ENCOURAGED AT THE PLANNING COMMISSION PUBLIC HEARING.

Signed: _____

Date: _____

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR:

1. Has the correct fee been paid?
(☒) Yes () No Amount \$ 300.
2. Date complete application filed: 5-10-24
3. List of attachments:
(☒) Simple map with property owner's name
() Site Plan
(☒) Other _____
4. Public hearing:
Date applicant notified: 5-10-24
Date hearing advertised: 5-16-24
Date hearing held: 6-3-24
5. Planning Commission recommended:
() Approval () Denial Date: _____
Conditions of approval or reasons for denial: _____
6. City Council: () Approved () Denied
Conditions of approval or reasons for denial: _____
7. Date applicant notified of final action: 6-11-24

1801 Harriett Bluff Rd
Woodbine, GA 31569

4.3.a

Discretion of selling products

Product 1. Steel Gates:

12ft; 14ft; 16ft and 18ft

- Height: 91 inches high on the high side, 71 inches on the low side.
- Inner frame: 1*1inches. Outer frame: 2*2inches.
- Frame space: 3.8inches~4.2inches.
- Artwork pattern in the middle of Gate: 35*51inches.
- Surface treatment: powder coated
- Color: black & gold

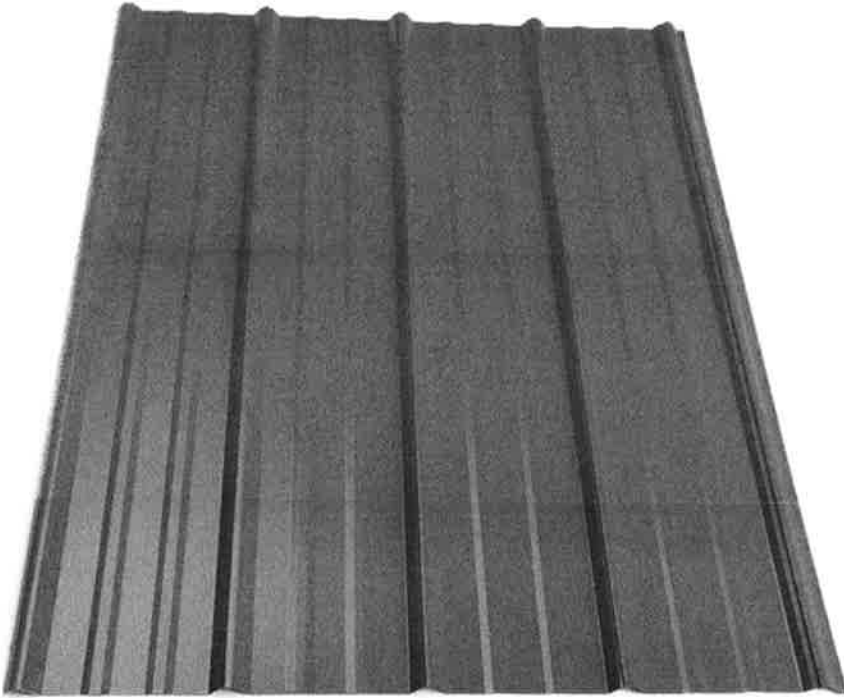


Attachment: June 2024-Special Use-1801 Harrietts Bluff Rd (4462 : Special Use Permit)

Product 2. Painted Galvalume Steel roof Panel:

Size: 8ft, 10ft, 12ft, and 16ft

12ft: 144in L X 37.5 in W X 0.016 H



Product 3. Decorative Exterior Wall (PU material)

Size: W3ft X L14ft



Product 4. Steel Square tube**Size:****Length: 36in, 48in, and 72in****Width: 0.5in, 0.75in, 1,25in**

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4467)**

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

DOC ID: 4467

Adoption of Ordinance 2024-07 to Amend Ordinance 2011-01

Ordinance 2024-07 to Amend Ordinance 2011-01, Article VI, Sec. 61, by adding Sec.68.8 C-8 Interchange Transitional Zoning District to KLADO.

The amendment will add a new zoning district (C-8) that will allow for a mixed use of commercial, retail, industrial and residential uses in the same zoning district. The new zoning is needed to allow for proposed projects on Haddock Rd. Exit 1 and for other future projects where the C-8 zoning may be needed. Staff recommends approval.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 3, 2024

City Council Meeting Date: June 10, 2024

Agenda Item: Ordinance 2024-07 to Amend Ordinance 2011-01, Article VI, Sec. 61, adding Sec. 68.8 C-8 Interchange Transitional Zoning District to KLADO.

Summary: The amendment will add a new zoning district (C-8) that will allow for a mixed use of commercial, retail, industrial and residential uses in the same zoning district. The new zoning is needed to allow for proposed projects on Haddock Rd. Exit 1 and for other proposed future projects where the C-8 zoning may be needed. The new zoning ordinance is attached to this report.

Is proposal consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball

Planning Director

ORDINANCE #2024-07

AN ORDINANCE TO AMEND ORDINANCE 2011-01, ARTICLE VI, SEC. 61 of KLADO by adding SEC. 68.8. C-8 Interchange Transitional

61.8.1. Intent of the District. The purpose of the C-8 Interchange Transitional District is to provide for industrial, commercial, and residential uses to serve the needs of local residents and interstate travelers. Development should be planned in large units, and not haphazardly, with transitional areas between uses within the district and uses within adjacent districts as described in this section.

61.8.2. Within the C-8 district, the following uses are permitted:

- (1) All permitted uses within I-L Wholesale and Light Industrial District.
- (2) All permitted uses within R-1 Single Family Residence District.
- (3) All permitted uses within R-3 Medium and High-Residential District.
- (4) All permitted uses within R-7 Townhouse Residential District.
- (5) Without limiting the foregoing:
 - i. Shopping Centers;
 - ii. Commercial establishments, including retail, wholesale, and service businesses, including convenience stores and Laundromats and Laundry and Dry Cleaning, gyms and fitness studios; and plant nurseries;
 - iii. Hotels, Motels, and Bed and Breakfast Inns;
 - iv. Restaurants and other food service establishments, including drive-thru facilities, and food trucks;
 - v. Truck stops, travel plazas, and related facilities (including with co-located restaurants and other food service establishments including drive-thru facilities, food trucks and service centers);
 - vi. Automobile Service Stations and Garages (including with co-located restaurants and other food service establishments such as food trucks);
 - vii. Warehouses and distribution facilities;
 - viii. Storage facilities, including industrial outside storage and self-storage;
 - ix. Carwashes and truck washes;
 - x. Campgrounds, travel trailer parks, and recreational vehicle parks;
 - xi. Offices, including professional offices;
 - xii. Kindergartens, Day Care Centers and Day Care Homes;
 - xiii. Destination monuments, including flags, and destination signage;
 - xiv. Welcome centers and rest areas;

- xv. Special events facilities, including amphitheaters;
- xvi. Senior care facilities, including assisted living centers, adult daycare facilities, long-term care facilities, nursing homes, hospice care;
- xvii. Lounges, music venues, and bars;
- xviii. Animal care facilities, dog parks, and veterinary hospitals and offices;
- xix. Government and institutional facilities;
- xx. Commercial parking areas;
- xxi. Hospital and other medical uses, including emergency care facilities, pharmacies and clinics;
- xxii. Data centers;
- xxiii. Condominiums, timeshares and short term rentals; and
- xxiv. Utility facilities, including water tanks and solar facilities.



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4460)

Meeting: 06/03/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4460

Re-Zoning-Parcels 093 054O, 093 054R, and 093 054S

James Coughlin with Camden County JDA has applied for a re-zoning of the (3) parcels containing approximately 29 acres located in the Camden County Industrial Park. The applicant is requesting the parcels be re-zoned to I-G (General Industrial) for the purpose of allowing additional types of industrial uses. 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: June 3, 2024

City Council Meeting Date: June 10, 2024

Agenda Item: Rezoning

Background:

The area surrounding the parcels are located in the Camden County industrial park and the are a mixture of light and general industrial. The JDA has requested to rezone the parcels to I-G. (General Industrial)

Summary:

James Coughlin, with Camden County Joint Development Authority has applied for a rezoning of parcels 093 054O, 093 054R, and 093 054S containing approx. 29 acres located in the Camden County Industrial Park. The applicant is requesting the parcels be rezoned to I-G (General Industrial) for the purpose of allowing additional types of industrial uses and to allow for higher structures.

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: June 2024-Re-Zoning-Parcels 093 054O, 093 054R, 093 054S (4460 : Re-Zoning-Parcels 093 054O, 093 054R, and 093 054S)

June 2024



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 093 054R-I-L
093 054S-I-L
093 0540-I-L
 REQUESTED ZONING 093 054R-I-G
093 054S-I-G
093-0540-I-G

EXISTING USE 093 054R-timbered-vacant
093 054S-cleared-vacant
093-0540-partially cleared-vacant
 REQUESTED USE 093-054R-industrial development
093 054S-industrial development
093 0540-industrial development

PROPERTY OWNER(S)

Name(s) Camden County Joint Development Authority

Address 531 North Lee Street Kingsland, Georgia 31518

Phone No. 912-729-7530 (Work and/or home); Fax No. _____

☐ Individual ☐ Partnership ☐ Sole Proprietor ☐ Firm ☐ Corporation
☐ Association ☒ Local Government Authority

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 093 054R, 093 054S, & 093 0540 in the Camden County Industrial Park

Property

Address: parcel 093 054R - no address / 093 054S - no address / 093 054S - 110 Industrial Park 1

Tax Map Reference Number: parcel 093 054R parcel 093 054S Zoning Map: I-2 Kingsland

Property Size: 093 054R - 13.54 AC
093 054S - 12.59 AC
093-0540 - 2.79 AC Property Frontage: 093 054R - 601' on Old St
093 054S - 604' on KINMAN
093-0540 - 116'

Attachment: June 2024-Re-Zoning-Parcels 093 054O, 093 054R, 093 054S (4460 : Re-Zoning-Parcels 093 054O, 093 054R, and 093 054S)

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 most of the surrounding property is zoned Industrial - General. This property rezoning will help with two companies who are interested in locating in the industrial park.

Would not be detrimental to property or persons in the area because Most of the surrounding property owner/businesses are of an industrial nature.

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

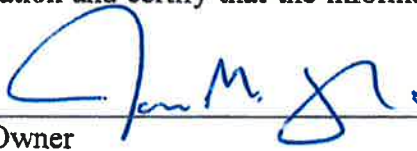
List below the names of local government officials of the City of Kingsland to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00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

Elected Officials Name	Amount of Description of Gift
------------------------	-------------------------------

<u>None.</u>	<u>None</u>
<u>None</u>	<u>None</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.


Owner

Owner

Owner

HEARING DATE

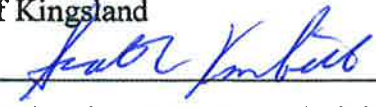
This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of June 3rd, 2024, at 6:00 P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

Owner or agent must be present in order for the request to be heard.

RECEIPT

Submission fee for rezoning received from James McLaughlin
in the amount of \$ 0 per Lee Spell.

City of Kingsland

BY: 
Planning & Zoning Administrator

Date: 5/6/24

Attachment: June 2024-Re-Zoning-Parcels 093 054O, 093 054R, 093 054S (4460 : Re-Zoning-Parcels 093 054O, 093 054R, and 093 054S)

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 5/6/24, 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

Owner's Signature Date: 04/29/24

Other Owner's Signature Date: _____

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize _____ 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.

Authorized Agent's Name-Printed

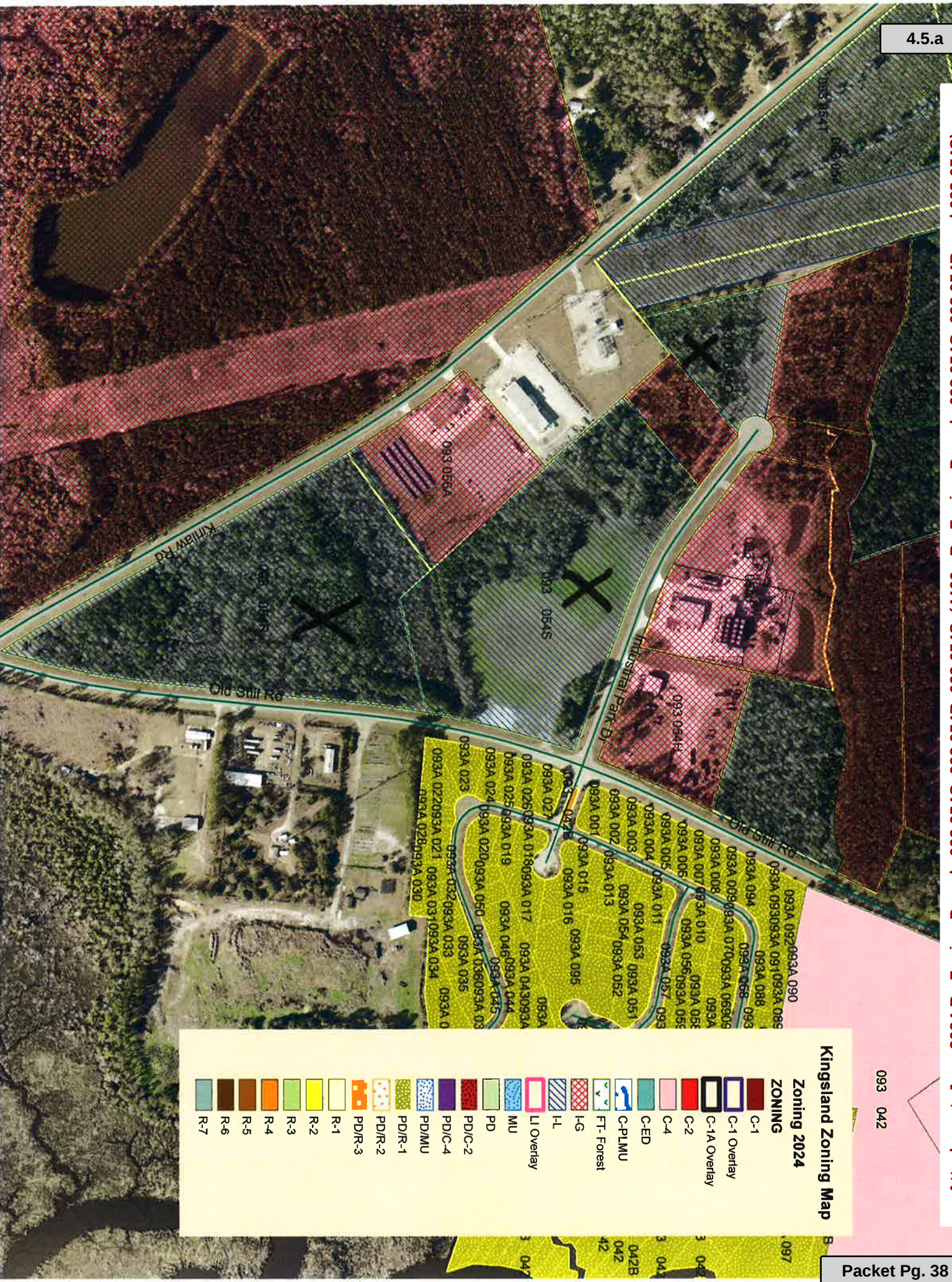
Authorized Agent's Signature

Date

Community Planning and Development

Received by: [Signature]

Date: 5/6/24



093 042



Camden County, GA



Overview



Legend

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

Parcel ID	093 0540	Owner	CAMDEN COUNTY JOINT DEV	Last 2 Sales			
Class Code	Industrial		AUTHORITY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		531 NORTH LEE STREET	5/4/2023	\$111600	NM	U
	KINGSLAND		KINGSLAND, GA 31548	11/12/2020	\$30000	LM	Q
Acres	2.79	Physical Address	n/a				
		Assessed Value	Value \$54955				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 4/29/2024

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GEOSPATIAL

Attachment: June 2024-Re-Zoning-Parcels 093 0540, 093 054R, 093 054S (4460 : Re-Zoning-Parcels 093 054O, 093 054R, and 093 054S)



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4458)

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

DOC ID: 4458

Annexation & Zoning Designation-Parcels 121 009A, 121 009BPZ, and 121 009CPZ

Bill Gross has applied for the Annexation of (3) parcels containing approximately 278 acres located on the east and west sides of Haddock Road and north of St Marys Road in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for a proposed mixed use project that would consist of commercial, retail, industrial and residential uses. The applicant is also requesting a zoning designation of C-8 (Interchange Transitional) for the parcels if the annexation is approved. The developer would be responsible for extending the city water and sewer service to this area. Current Zoning: Parcel 121 009BPZ is zoned C-1 Interchange Commercial (County), Parcels 121 009CPZ and 121 009A are zoned A-F Agricultural Forestry (County). Staff recommends approval contingent on if the C-8 zoning amendment is approved by City Council.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 3, 2024

City Council Meeting Date: June 10, 2024

Agenda Item: Annexation and Zoning Designation Request

Background:

The surrounding properties are a mixture of single family residential and commercial along the Haddock Rd./ St. Mary's Rd./ Exit 1 area. This area has several proposed planned projects that would include a mix a commercial, residential, and industrial uses. A Town Hall Meeting was held on Monday May 20th to provide information and answer questions from community residents in this area.

Summary:

Bill Gross has applied for the Annexation of parcels 121 009A, 121 009BPZ, and 121 009CPZ containing approx. 278 acres located on the east and west sides of Haddock Rd. and north of St. Mary's Rd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for a proposed mixed use project that would consist of commercial, retail, industrial and residential uses. The applicant is also requesting a zoning designation of C-8 (Interchange Transitional) for the parcels if the annexation is approved. The developer would be responsible for extending the city water and sewer service to this area.

Current Zoning: Parcel 121 009BPZ is zoned C-I Interchange Commercial (County), Parcels 121 009CPZ and 121 009A are zoned A-F Agricultural Forestry (County)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval contingent on if the C-8 zoning amendment is approved by City Council.

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 ^{121 009BPZ, 121 009CPZ and 121 009A} _____, Block _____, Parcel _____, has a street address of Haddock Road _____, 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 ^{*see below} _____ 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 (see attached ~~EX~~) 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: Approx. 278 Acres

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: No change.

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.

Haddock Road Holdings, LLC

Date 5/6/24

[Signature]
Signature (Signed and Printed) of Owner By: William H. Gross, Authorized Signatory
1209 E. King Avenue, Kingsland, Georgia 31548

Address of above Owner
Georgia Florida Gateway, LLC

Date 5/6/24

[Signature]
Signature (Signed and Printed) of Owner By: William H. Gross, Authorized Signatory
1209 E. King Avenue, Kingsland, Georgia 31548

Address of above Owner

CONTINUED ON BACK

- * Tax Parcel 121 009BPZ is currently zoned C-I (Interchange Commercial)
- Tax Parcel 121 009CPZ is currently zoned A-F (Agricultural Forestry)
- Tax Parcel 121 -009A is currently zoned A-F (Agricultural Forestry)

Attachment: June 2024-Annex & Zoning-Parcels 121 009A, 009BPZ & 009CPZ (4458 : Annexation & Zoning Designation-Parcels 121 009A, 121

Page One

Date _____

Signature (*Signed and Printed*) of Owner _____

Address of above Owner _____

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

Witness

Paula N. Lower
NOTARY PUBLIC, State of GeorgiaMy commission expires: _____
(NOTARY SEAL)

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

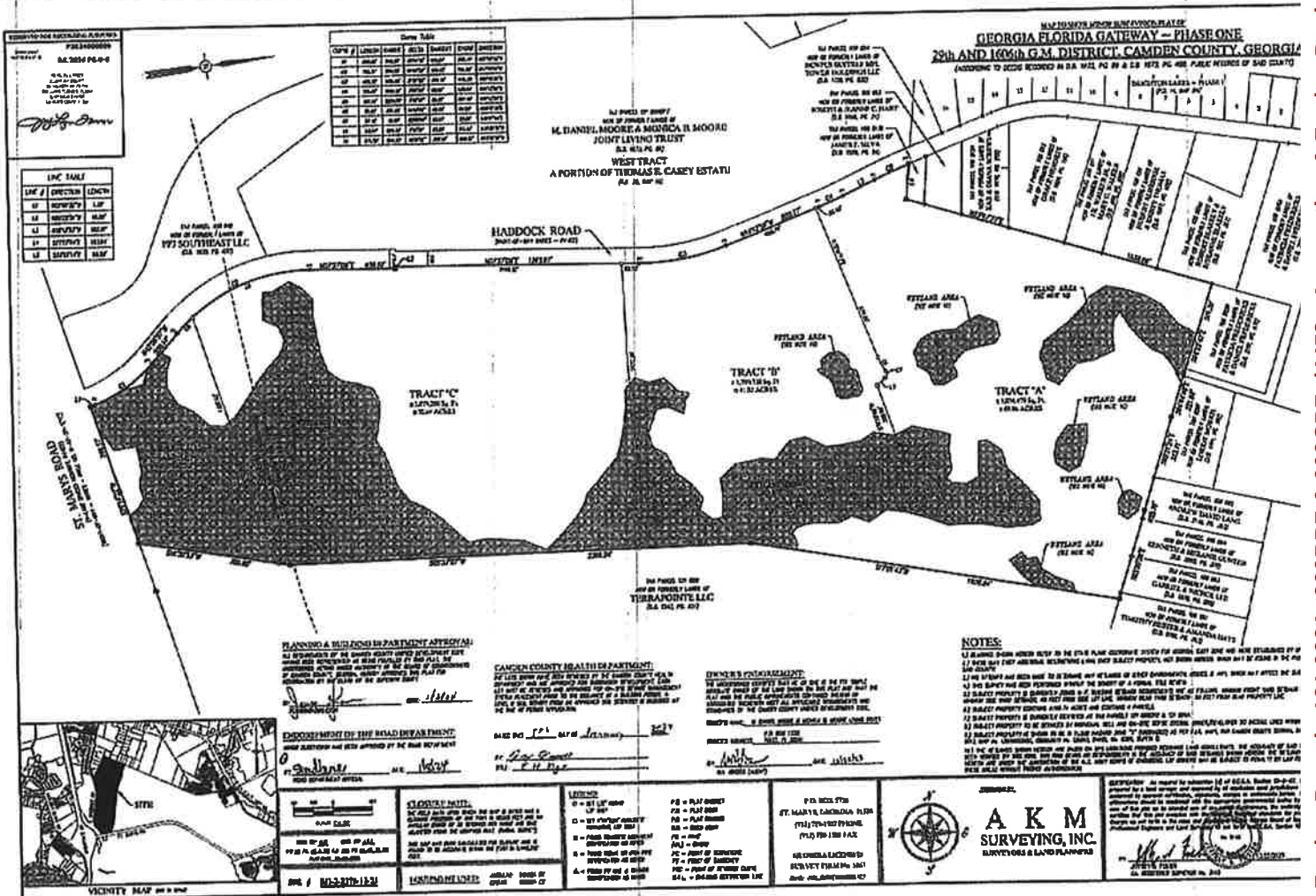
1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. THREE (3) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY AND ONE (1) COPY FOR DE-ANNEXATION.
3. THREE (3) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY AND ONE (1) COPY FOR DE-ANNEXATION)
4. IF THE CITY'S ZONING CLASSIFICATION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

See attached.

C-8 (Interchange Transitional)

This annexation application is subject to the letter of intent between the City of Kingsland and W.H. Gross Construction Company, Inc., last dated March 28, 2024. As stated in that letter of intent, the applicant or owners may withdraw this annexation application at any time prior to the final hearing for the annexation if the parties are unable to reach agreement on the final form of an annexation or development agreement for the Property to be annexed.

Page Two







HunterMaclean
Attorneys at Law
455 Sea Island Road
St. Simons Island, Georgia 31522

JOEY STRENGTH
912.262.5996
Fax: 912.279.0586
www.huntermaclean.com
JStrength@HunterMaclean.com

May 6, 2024

Mr. Scott Kimball
Planning and Zoning Director
City of Kingsland
P.O. Box 250
Kingsland, Georgia 31548

RE: Annexation Application for Haddock Road Holdings, LLC and Georgia Florida Gateway, LLC for Tax Parcels 121 009 BPZ, 121 009 CPZ, and 121 009A

Dear Scott:

I am legal counsel for Haddock Road Holdings, LLC and Georgia Florida Gateway, LLC, am familiar with the operating agreements for these entities, and can confirm that William H. Gross is a Manager of both entities and has the authority to sign the annexation application on behalf of both of these entities.

Sincerely,


Joey Strength

JS/lm

Legend



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

Parcel ID	121009BPZ	Owner	MOORE M DANIEL & MONICA B AS	Last 2 Sales			
Class Code	Commercial		TRUSTEES-	Date	Net	Reason	Qual
Taxing	41 UNINCORPORATED		M. DANIEL & MONICA B MOORE LIVING		Price		
District	SERVICE DIST		TRUST	6/19/2013	0	NM	U
	41 UNINCORPORATED		POST OFFICE BOX 1732	n/a	0	n/a	n/a
	SERVICE DIST		YULEE, FL 32041				
Acres	81.26	Physical	HADDOCK RD				
		Address					
		Assessed	Value \$315975				
		Value					

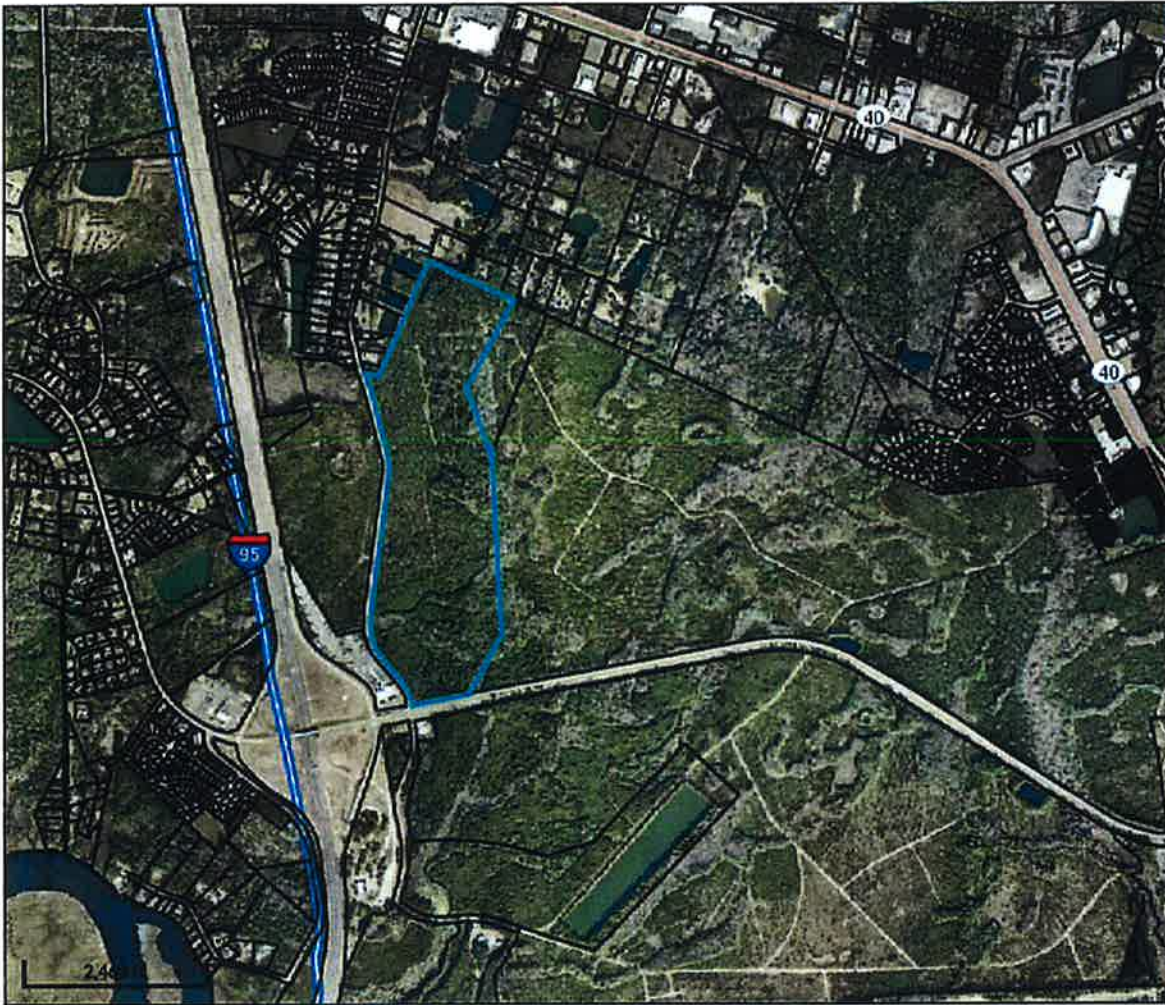
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Camden County, GA



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	121 009CPZ	Owner	MOORE M DANIEL & MONICA B AS				Last 2 Sales		
Class Code	Agricultural		TRUSTEES-				Date	Net	Reason
Taxing	41 UNINCORPORATED		M. DANIEL & MONICA B MOORE LIVING					Price	Qual
District	SERVICE DIST		TRUST				6/19/2013	0	NM
	41 UNINCORPORATED		POST OFFICE BOX 1732				n/a	0	n/a
	SERVICE DIST		YULEE, FL 32041						
Acres	175.74	Physical Address	n/a						
		Assessed Value	Value \$247051						

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 5/6/2024

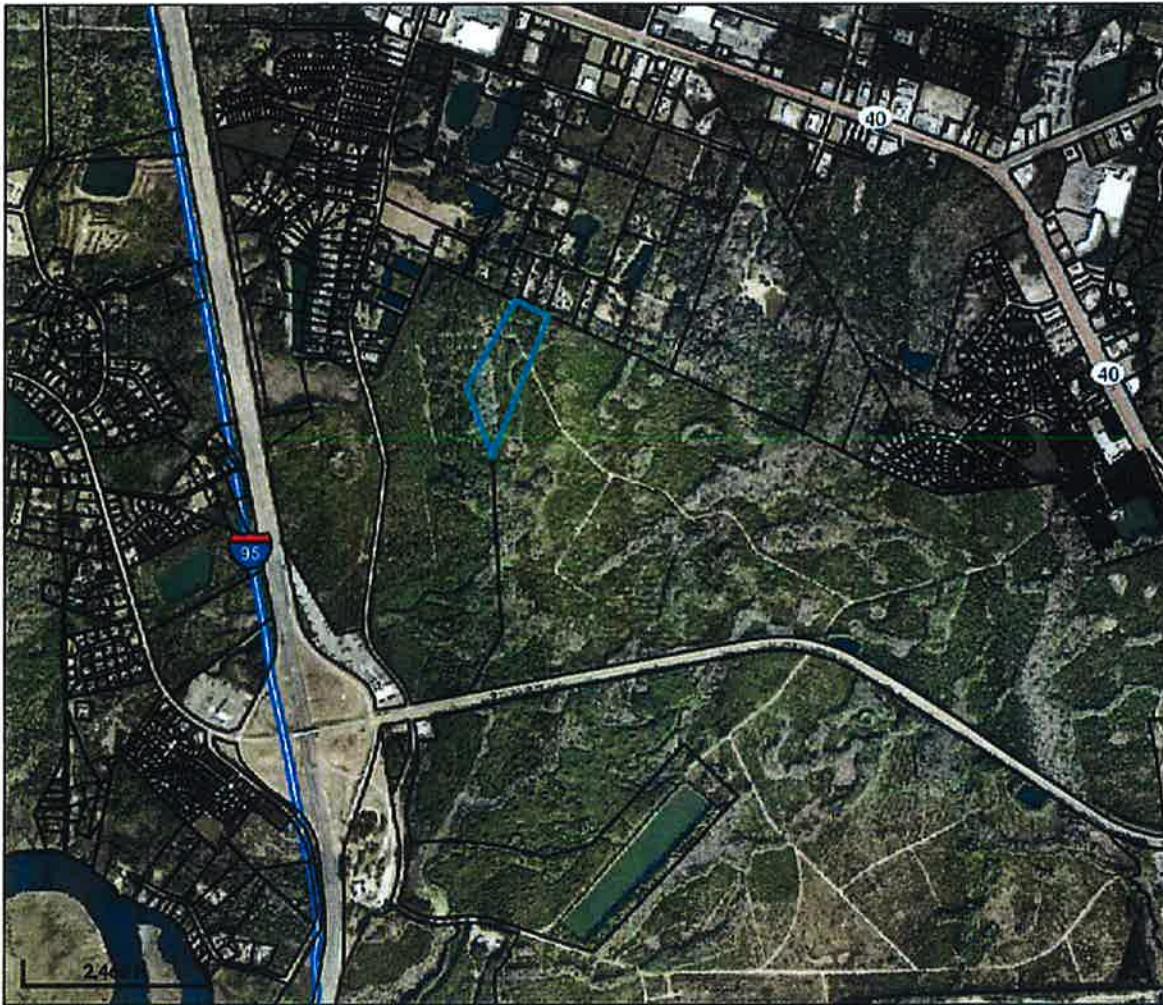
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Developed by Schneider
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Attachment: June 2024-Annex & Zoning-Parcels 121 009A, 009BPZ & 009CPZ (4458 : Annexation & Zoning Designation-Parcels 121 009A, 121



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	121009A	Owner	MOORE MONICA B	Last 2 Sales			
Class Code	Agricultural		POST OFFICE BOX 1732	Date	Net Price	Reason	Qual
Taxing District	41 UNINCORPORATED SERVICE DIST		YULEE, FL 32041	6/21/2013	0	QC	U
	41 UNINCORPORATED SERVICE DIST	Physical Address	n/a	n/a	0	n/a	n/a
Acres	21.0	Assessed Value	Value \$57330				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

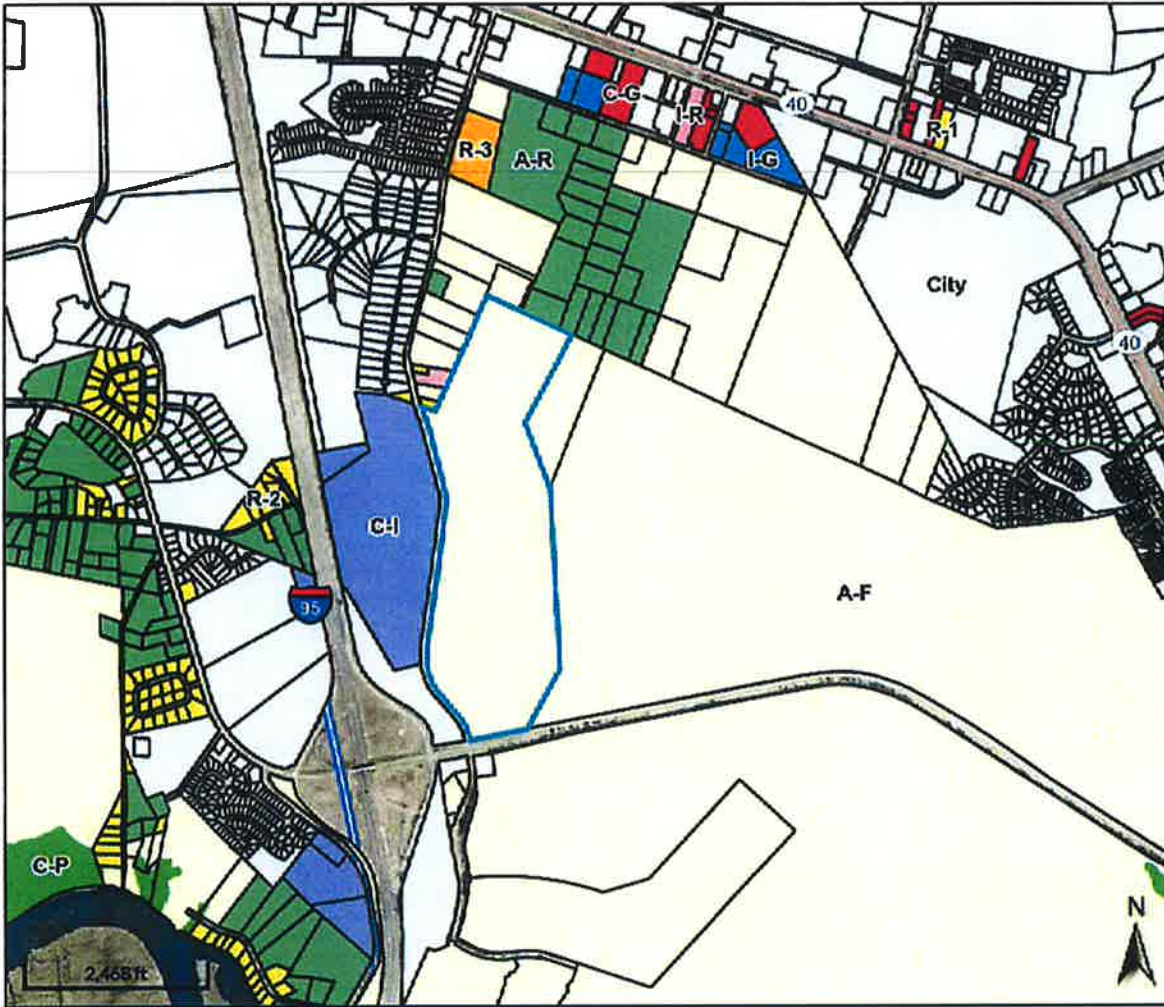
Date created: 5/6/2024

Last Data Uploaded: 5/4/2024 11:55:46 PM

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

Legal Descriptions

All those certain lots, tracts, or parcels of land situate, lying and being in the 29th GMD and 1606th GMD of Camden County, Georgia, as described on that certain plat of survey entitled "Map to Show Minor Subdivision Plat of Georgia Florida Gateway – Phase One" prepared by AKM Surveying, Inc., recorded in the office of the Clerk of the Superior Court of Camden County, Georgia in Plat Book 2024, Page 9, AS ALL OF TRACT A, TRACT B, TRACT C and TRACT D.

Reference is hereby made to said plat and to the record thereof for further purposes of description and identification of said property and for all other purposes.

And

All those certain lots, tracts, or parcels of land situate, lying and being in the 29th GMD and 1606th GMD of Camden County, Georgia, as described on that certain plat of survey entitled "Map to Show Minor Subdivision Plat of Georgia Florida Gateway – Phase 2" prepared by AKM Surveying, Inc., recorded in the office of the Clerk of the Superior Court of Camden County, Georgia in Plat Book 2024, Page 10, AS ALL OF TRACT E, TRACT F, and TRACT G.

Reference is hereby made to said plat and to the record thereof for further purposes of description and identification of said property and for all other purposes.

BK:2285 PG:952-956

6244704200
7067927936
PARTICIPANT ID

FILED IN OFFICE
CLERK OF COURT
01/18/2024 03:42 PM
JOY LYNN TURNER, CLERK
SUPERIOR COURT
CAMDEN COUNTY, GA



REAL ESTATE
TRANSFER TAX
PAID: \$2,400.00

AFTER RECORDING RETURN TO:
Hunter, Maclean, Exley & Dunn, P.C.
455 Sea Island Road
St. Simons Island, Georgia 31522

PT-61 020-2024-000135

TAX PARCEL INFORMATION:
Camden County Tax Parcel 121
009BPZ
Camden County Portion of Tax Parcel
121 009CPZ
Camden County Tax Parcel 109 006

EXECUTED BY M. DANIEL MOORE AND MONICA B. MOORE JOINT LIVING TRUST
DATED SEPTEMBER 28, 2005 IN NASSAU COUNTY, FLORIDA

LIMITED WARRANTY DEED

A CONVEYANCE made this the 12th day of January, 2024, from M. DANIEL MOORE, a Florida resident, AS TRUSTEE OF THE M. DANIEL MOORE AND MONICA B. MOORE JOINT LIVING TRUST DATED SEPTEMBER 28, 2005 and MONICA B. MOORE, a Florida resident, AS TRUSTEE OF THE M. DANIEL MOORE AND MONICA B. MOORE JOINT LIVING TRUST DATED SEPTEMBER 28, 2005, as First Party, to GEORGIA FLORIDA GATEWAY, LLC, a Georgia limited liability company, as Second Party,

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of Ten Dollars (\$10.00), cash to First Party in hand paid by Second Party, at or before the sealing and delivery of these presents, and of other good and valuable consideration, the receipt of which is acknowledged, First Party hereby grants, bargains, sells, and conveys unto Second Party the following described real property, to-wit:

**ALL THOSE CERTAIN LOTS, TRACTS, OR PARCELS OF LAND
SITUATE, LYING AND BEING IN CAMDEN COUNTY, GEORGIA, AS**

SET FORTH AND MORE PARTICULARLY DESCRIBED AND IDENTIFIED ON EXHIBIT "A", WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES.

TO HAVE AND TO HOLD the real property above described and hereby conveyed, together with the improvements thereon, and all and singular the rights, members and appurtenances thereunto belonging or in any manner appertaining unto Second Party and Second Party's successors and assigns, in fee simple, subject, however, to the permitted exceptions identified on Exhibit "B" attached hereto and incorporated herein by reference.

AND FIRST PARTY HEREBY WARRANTS and will forever defend unto Second Party and Second Party's successors and assigns, the right and title hereby conveyed in and to the real property above described as against the lawful claims and demands of all persons claiming by, through or under First Party, except as to those claims or demands arising from the permitted exceptions to which reference has hereinabove been made.

Signature Page Follows

BK:2285 PG:954

IN WITNESS WHEREOF, First Party has hereunto signed, sealed, and delivered these presents on this the day and year first above written.

M. Daniel Moore

M. Daniel Moore, as Trustee of the M. Daniel Moore and Monica B. Moore Joint Living Trust dated September 28, 2005

(Seal)

Monica B. Moore

Monica B. Moore, as Trustee of the M. Daniel Moore and Monica B. Moore Joint Living Trust dated September 28, 2005

(Seal)

Signed, sealed, and delivered in the presence of:

Jennifer T. Athavale
Unofficial Witness Jennifer T. Athavale

Jon C. Lasserre
Notary Public

Commission Expiration Date: 09/15/27 (Notary Seal)

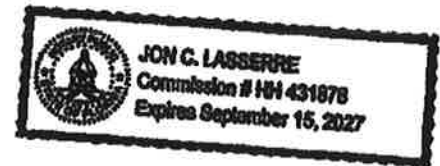


Exhibit "A"

Legal description for the Limited Warranty Deed from M. Daniel Moore, as Trustee of the M. Daniel Moore and Monica B. Moore Joint Living Trust dated September 28, 2005 and Monica B. Moore, as Trustee of the M. Daniel Moore and Monica B. Moore Joint Living Trust dated September 28, 2005, as First Party, to Georgia Florida Gateway, LLC, as Second Party

All that certain lot, tract, or parcel of land situate, lying and being in the 29th GMD and 1606th GMD of Camden County, Georgia, as described on that certain plat of survey entitled "Map to Show Minor Subdivision Plat of Georgia Florida Gateway – Phase One" prepared by AKM Surveying, Inc., recorded in the office of the Clerk of the Superior Court of Camden County, Georgia in Plat Book 2024, Page 9, AS ALL OF TRACT C.

Reference is hereby made to said plat and to the record thereof for further purposes of description and identification of said property and for all other purposes.

and

All those certain lots, tracts, or parcels of land situate, lying and being in the 29th GMD and 1606th GMD of Camden County, Georgia, as described on that certain plat of survey entitled "Map to Show Minor Subdivision Plat of Georgia Florida Gateway – Phase 2" prepared by AKM Surveying, Inc., recorded in the office of the Clerk of the Superior Court of Camden County, Georgia in Plat Book 2024, Page 10, AS ALL OF TRACT E, TRACT F, and TRACT G.

Reference is hereby made to said plat and to the record thereof for further purposes of description and identification of said property and for all other purposes.
and

All that certain lot, tract, or parcel of land situate, lying and being in the 1606th GMD of Camden County, Georgia, as described on that certain plat of survey of Scrubby Bluff Subdivision, prepared by J. C. Garner, Registered Land Surveyor No. 1295, recorded in the office of the Clerk of Superior Court of Camden County, Georgia, in Plat Book 3, Page 4, AS ALL OF LOT 5, Scrubby Bluff Subdivision.

Reference is hereby made to said plat and to the record thereof for further purposes of description and identification of said property and for all other purposes.

End of Legal Description.

Exhibit "B"

Exceptions for the Limited Warranty Deed from
M. Daniel Moore, as Trustee of the M. Daniel Moore and Monica B. Moore Joint Living Trust dated
September 28, 2005 and Monica B. Moore, as Trustee of the M. Daniel Moore and Monica B. Moore
Joint Living Trust dated September 28, 2005, as First Party, to Georgia Florida Gateway, LLC, as
Second Party

1. Taxes not yet due and payable.
2. Matters set forth on that certain plat recorded in Plat Drawer 26, Page 19, Camden County, Georgia records.
3. Matters set forth on that certain plat recorded in Plat Book 3, Page 4, Camden County, Georgia records.
4. To the extent applicable to the Property, Georgia Department of Transportation Right of Way Deed dated May 27, 2008 and recorded in Deed Book 1430, Page 40, Camden County, Georgia records.
5. Matters set forth on that certain plat entitled "Map to Show Minor Subdivision Plat of Georgia Florida Gateway – Phase One" prepared by AKM Surveying, Inc., recorded in Plat Book 2024, Page 9 Camden County, Georgia records.
6. Matters set forth on that certain plat entitled "Map to Show Minor Subdivision Plat of Georgia Florida Gateway – Phase Two" prepared by AKM Surveying, Inc., recorded Plat Book 2024, Page 10 Camden County, Georgia records.

6244704200
7067927936
PARTICIPANT ID

D2024000347
BK:2285 PG:935-940

4.6.a

FILED IN OFFICE
CLERK OF COURT
01/18/2024 03:38 PM
JOY LYNN TURNER, CLERK
SUPERIOR COURT
CAMDEN COUNTY, GA



AFTER RECORDING RETURN TO:
Hunter, Maclean, Exley & Dunn, P.C.
455 Sea Island Road
St. Simons Island, Georgia 31522

REAL ESTATE
TRANSFER TAX
PAID: \$4,500.00

PT-61 020-2024-000134

TAX PARCEL INFORMATION:
Camden County Tax Parcel 121 009A
Camden County Portion of Tax Parcel
121 009CPZ

EXECUTED BY M. DANIEL MOORE AND MONICA B. MOORE JOINT LIVING TRUST
DATED SEPTEMBER 28, 2005 IN NASSAU COUNTY, FLORIDA
EXECUTED BY MONICA B. MOORE IN NASSAU COUNTY, FLORIDA

LIMITED WARRANTY DEED

A CONVEYANCE made this the 12th day of January, 2024, from M. DANIEL MOORE, a Florida resident, AS TRUSTEE OF THE M. DANIEL MOORE AND MONICA B. MOORE JOINT LIVING TRUST DATED SEPTEMBER 28, 2005 and MONICA B. MOORE, a Florida resident, AS TRUSTEE OF THE M. DANIEL MOORE AND MONICA B. MOORE JOINT LIVING TRUST DATED SEPTEMBER 28, 2005 and MONICA B. MOORE, a Florida resident, collectively, as First Parties, to HADDOCK ROAD HOLDINGS, LLC, a Georgia limited liability company, as Second Party,

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of Ten Dollars (\$10.00), cash to First Parties in hand paid by Second Party, at or before the sealing and delivery of these presents, and of other good and valuable consideration, the receipt of which is acknowledged, First Parties hereby grant, bargain, sell, and convey unto Second Party the following described real property, to-wit:

ALL THOSE CERTAIN LOTS, TRACTS, OR PARCELS OF LAND

HM File #25511-1A
4871-2803-4967

Attachment: June 2024-Annex & Zoning-Parcels 121 009A, 009BPZ & 009CPZ (4458 : Annexation & Zoning Designation-Parcels121 009A, 121

BK:2285 PG:936

SITUATE, LYING AND BEING IN CAMDEN COUNTY, GEORGIA, AS SET FORTH AND MORE PARTICULARLY DESCRIBED AND IDENTIFIED ON EXHIBIT "A", WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES.

TO HAVE AND TO HOLD the real property above described and hereby conveyed, together with the improvements thereon, and all and singular the rights, members and appurtenances thereunto belonging or in any manner appertaining unto Second Party and Second Party's successors and assigns, in fee simple, subject, however, to the permitted exceptions identified on Exhibit "B" attached hereto and incorporated herein by reference.

AND FIRST PARTIES HEREBY WARRANT and will forever defend unto Second Party and Second Party's successors and assigns, the right and title hereby conveyed in and to the real property above described as against the lawful claims and demands of all persons claiming by, through or under First Parties, except as to those claims or demands arising from the permitted exceptions to which reference has hereinabove been made.

Signature Pages Follow

BK:2285 PG:937

IN WITNESS WHEREOF, First Parties have hereunto signed, sealed, and delivered these presents on this the day and year first above written.

M. Daniel Moore

M. Daniel Moore, as Trustee of the M. Daniel Moore and Monica B. Moore Joint Living Trust dated September 28, 2005

(Seal)

Monica B. Moore

Monica B. Moore, as Trustee of the M. Daniel Moore and Monica B. Moore Joint Living Trust dated September 28, 2005

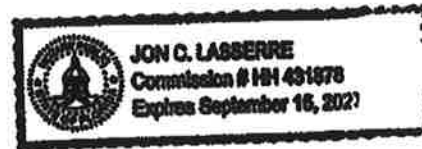
(Seal)

Signed, sealed, and delivered in the presence of:

Seamier T. Athavale
Unofficial Witness Seamier T. Athavale

Jon C. Lasserre
Notary Public

Commission Expiration Date: 09/15/27 (Notary Seal)



BK:2285 PG:938

IN WITNESS WHEREOF, First Parties have hereunto signed, sealed, and delivered these presents on this the day and year first above written.

Monica B Moore
Monica B. Moore

(Seal)

Signed, sealed, and delivered in the presence of:

Jennifer T. Athavale
Unofficial Witness Jennifer T. Athavale
Jon C. Lasserre
Notary Public
Commission Expiration Date: 09/15/27 (Notary Seal)



Exhibit "A"

Legal description for the Limited Warranty Deed from M. Daniel Moore, as Trustee of the M. Daniel Moore and Monica B. Moore Joint Living Trust dated September 28, 2005 and Monica B. Moore, as Trustee of the M. Daniel Moore and Monica B. Moore Joint Living Trust dated September 28, 2005 and Monica B. Moore, collectively, as First Parties, to Haddock Road Holdings, LLC, as Second Party

All those certain lots, tracts, or parcels of land situate, lying and being in the 29th GMD and 1606th GMD of Camden County, Georgia, as described on that certain plat of survey entitled "Map to Show Minor Subdivision Plat of Georgia Florida Gateway – Phase One" prepared by AKM Surveying, Inc., recorded in the office of the Clerk of the Superior Court of Camden County, Georgia in Plat Book 2024, Page 9, AS ALL OF TRACT A, TRACT B, and TRACT D.

Reference is hereby made to said plat and to the record thereof for further purposes of description and identification of said property and for all other purposes.

End of Legal Description.

Exhibit "B"
Title Exceptions

1. Taxes not yet due and payable.
2. Matters set forth on that certain plat recorded in Plat Drawer 26, Page 19, Camden County, Georgia records.
3. Matters set forth on that certain plat recorded in Plat Drawer 26, Page 23, Camden County, Georgia records.
4. To the extent applicable to the Property, Georgia Department of Transportation Right of Way Deed dated May 27, 2008 and recorded in Deed Book 1430, Page 40, Camden County, Georgia records.
5. Matters set forth on that certain plat entitled "Map to Show Minor Subdivision Plat of Georgia Florida Gateway – Phase One" prepared by AKM Surveying, Inc., recorded in Plat Book 2024, Page 9, Camden County, Georgia records.

Applicant is requesting that the City of Kingsland amend its development ordinance to create a new C-8 Interchange Transitional District and then to assign that zoning district to the annexed property. The proposed C-8 Interchange Transitional District ordinance amendment follows:

ORDINANCE #2024-_____

~~AN ORDINANCE TO AMEND ORDINANCE 2011-01, ARTICLE VI, SEC. 61 of KLADO by adding SEC. 68.8. C-8 Interchange Transitional~~

61.8.1. Intent of the District. The purpose of the C-8 Interchange Transitional District is to provide for industrial, commercial, and residential uses to serve the needs of local residents and interstate travelers. Development should be planned in large units, and not haphazardly, with transitional areas between uses within the district and uses within adjacent districts as described in this section.

61.8.2. Within the C-8 district, the following uses are permitted:

- (1) All permitted uses within I-L Wholesale and Light Industrial District.
- (2) All permitted uses within R-1 Single Family Residence District.
- (3) All permitted uses within R-3 Medium and High-Residential District.
- (4) All permitted uses within R-7 Townhouse Residential District.
- (5) Without limiting the foregoing:
 - i. Shopping Centers;
 - ii. Commercial establishments, including retail, wholesale, and service businesses, including convenience stores and Laundromats and Laundry and Dry Cleaning, gyms and fitness studios; and plant nurseries;
 - iii. Hotels, Motels, and Bed and Breakfast Inns;
 - iv. Restaurants and other food service establishments, including drive-thru facilities, and food trucks;
 - v. Truck stops, travel plazas, and related facilities (including with co-located restaurants and other food service establishments including drive-thru facilities, food trucks and service centers);
 - vi. Automobile Service Stations and Garages (including with co-located restaurants and other food service establishments such as food trucks);
 - vii. Warehouses and distribution facilities;
 - viii. Storage facilities, including industrial outside storage and self storage;
 - ix. Carwashes and truck washes;
 - x. Campgrounds, travel trailer parks, and recreational vehicle parks;
 - xi. Offices, including professional offices;
 - xii. Kindergartens, Day Care Centers and Day Care Homes;

- xiii. Destination monuments, including flags, and destination signage;
- xiv. Welcome centers and rest areas;
- xv. Special events facilities, including amphitheaters;
- xvi. Senior care facilities, including assisted living centers, adult daycare facilities, long-term care facilities, nursing homes, hospice care;
- xvii. Lounges, music venues, and bars;
- xviii. Animal care facilities, dog parks, and veterinary hospitals and offices;
- xix. Government and institutional facilities;
- xx. Commercial parking areas, including for remote or overnight parking;
- xxi. Hospital and other medical uses, including emergency care facilities, pharmacies and clinics;
- xxii. Data centers;
- xxiii. Condominiums, timeshares and short term rentals; and
- xxiv. Utility facilities, including water tanks and solar facilities.

Legal Descriptions

All those certain lots, tracts, or parcels of land situate, lying and being in the 29th GMD and 1606th GMD of Camden County, Georgia, as described on that certain plat of survey entitled "Map to Show Minor Subdivision Plat of Georgia Florida Gateway – Phase One" prepared by AKM Surveying, Inc., recorded in the office of the Clerk of the Superior Court of Camden County, Georgia in Plat Book 2024, Page 9, AS ALL OF TRACT A, TRACT B, TRACT C and TRACT D.

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And

All those certain lots, tracts, or parcels of land situate, lying and being in the 29th GMD and 1606th GMD of Camden County, Georgia, as described on that certain plat of survey entitled "Map to Show Minor Subdivision Plat of Georgia Florida Gateway – Phase 2" prepared by AKM Surveying, Inc., recorded in the office of the Clerk of the Superior Court of Camden County, Georgia in Plat Book 2024, Page 10, AS ALL OF TRACT E, TRACT F, and TRACT G.

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Legal Descriptions

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And

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