



# CITY OF KINGSLAND, GEORGIA

## PLANNING AND ZONING

AGENDA • JULY 1, 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 Amendment to Original PD for Fairways Edge Phase 2 -

Jonathan McDill, acting agent for Sawyer & Associates, is requesting to amend the original PD for Fairways Edge Phase 2 containing approximately 48.61 acres. The new PD would allow for 50' and 60' lot widths within Phase 2.

2. Public Hearing for Re-Zoning of Parcel K15 09 001 -

Rebecca Shannon and Justin Shannon are requesting the parcel be re-zoned to C-1 (Central Business District) for the purpose of a proposed Mixed Use project. The parcel is located at 214 W. King Ave. containing a total of approximately 1.39 acres.

### 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. ROW Acceptance-Ryans Cove Phase 3 -

Ronald Sawyer with Live Oak Coastal Homes, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure within Ryans Cove Phase 3 that includes Ryan Nicholas Drive. An inspection of the infrastructure was completed by the Planning Dept. and Public Works in May 2024 and no issues were found. The submitted Quit Claim Deed is attached to this report. Zoning is PD/R-2. Staff recommends approval.

2. Final Plat-Brookshire Green -

Ronald H. Sawyer, II has submitted a final plat application for Brookshire Green consisting of 64 single family lots on approximately 18.98 acres. The preliminary plat and PD was approved by the City Council on July 10, 2023. Zoning is PD/R-2. Staff recommends approval.

3. Preliminary Plat-Lake Juniper Phase 6 -

Roger Bennett, acting agent for Soncel, Inc. has submitted a preliminary plat application for Lake Juniper Phase 6 consisting of 29 single family lots on approximately 13.79 acres. The developer will follow the existing PD. Zoning is PD/R-1. Staff recommends approval.

4. Preliminary Plat & PD Approval-The Villas at Camden Woods-Phase II -

Roger Bennett, acting agent for Sawyer and Associates has submitted a preliminary plat application and PD for The Villas at Camden Woods Phase II consisting of 240 single family lots on approximately 81.89 acres. The developer submitted a PD that has been reviewed and approved by the Planning and Building Department. The PD is attached to this report. Zoning is PD/MU (Planned Development Mixed Use). Staff recommends approval.

5. Final Plat & PD Amendment-Fairways Edge Phase 2 -

Jonathan McDill, acting agent for Laurel Island Holdings, LLC and Saw Dawg, LLC has requested an amendment to the original PD for Fairways Edge Subdivision. The amendment will allow for 50' and 60' lots in Fairways Edge Phase 2 only and will allow for Phase 2 to have its own separate H. O. A.-The PD is attached to this report. A final plat for phase 2 has also been submitted for approval, consisting of 144 single family lots on approximately 48.61 acres. The preliminary plat was approved by the City Council on April 9, 2024. Zoning is PD/R-1. Staff recommends approval.

6. Re-Zoning-214 W. King Ave.-Map & Parcel K15 09 001 -

Rebecca & Justin Shannon have applied for a re-zoning of parcel K15 09 001 containing approximately 1.39 acres located at 214 W. King Ave. The applicant is requesting the parcel be re-zoned to C-1 (Central Business District) for the purpose of a mixed use project. Current zoning is C-2 (General Commercial). Staff recommends approval. The Kingsland Downtown Development Authority also recommends approval.

## V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4493)**

Meeting: 07/01/24 06:00 PM  
Department: Planning and Zoning  
Category: Amendment  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

DOC ID: 4493

## **Public Hearing for Amendment to Original PD for Fairways Edge Phase 2**

Jonathan McDill, acting agent for Sawyer & Associates, is requesting to amend the original PD for Fairways Edge Phase 2 containing approximately 48.61 acres. The new PD would allow for 50' and 60' lot widths within Phase 2.

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4495)**

Meeting: 07/01/24 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:  
DOC ID: 4495

**Public Hearing for Re-Zoning of Parcel K15 09 001**

Rebecca Shannon and Justin Shannon are requesting the parcel be re-zoned to C-1 (Central Business District) for the purpose of a proposed Mixed Use project. The parcel is located at 214 W. King Ave. containing a total of approximately 1.39 acres.

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**ADOPTED****AGENDA ITEM (ID # 4488)**

Meeting: 07/01/24 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

DOC ID: 4488

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**ROW Acceptance-Ryans Cove Phase 3**

Ronald Sawyer with Live Oak Coastal Homes, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure within Ryans Cove Phase 3 that includes Ryan Nicholas Drive. An inspection of the infrastructure was completed by the Planning Dept. and Public Works in May 2024 and no issues were found. The submitted Quit Claim Deed is attached to this report. Zoning is PD/R-2. Staff recommends approval.



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

## **Planning and Community Development**

### **Staff Report**

**Planning Commission Meeting Date:** July 1, 2024

**City Council Meeting Date:** July 15, 2024

**Agenda Item:** ROW Acceptance

#### **Summary:**

Ronald Sawyer with Live Oak Coastal Homes, LLC and has submitted a Quit- Claim Deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure within Ryans Cove Phase 3 that includes Ryan Nicholas Drive. An inspection of the infrastructure was completed by the Planning Dept. and Public Works in May of 2024 and no issues were found. The submitted Quit Claim Deed is attached to this report.

**Zoning:** PD/R-2

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

**Staff Recommendation:** Staff Recommends approval

Scott L. Kimball

Planning Director

Attachment: July 2024-ROW Acceptance-Ryans Cove Phase 3 (4488 : ROW Acceptance-Ryans Cove Phase 3)

**Please return to:**  
**Kinney & Hendrix, LLC**  
**Attorneys at Law**  
**P. O. Box 7050**  
**St. Marys, GA 31558**  
**File 24-49168**

STATE OF GEORGIA

COUNTY OF CAMDEN

### QUIT-CLAIM DEED

THIS INDENTURE, made this 25<sup>th</sup> day of MARCH, 2024, between, and **Live Oak Coastal Homes, 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 Ryan Nicholas Drive (a 50-foot right-of-way) as more fully and accurately shown and described on that certain plat of survey of Ryans Cove Phase 3 subdivision, prepared by Ernest R. Bennett,

49168

Jr., Georgia Registered Land Surveyor No. 2893, dated February 16, 2022, recorded in Plat Book 2022, page 27, Camden County, Georgia, records.

Together with all utility and drainage easement rights dedicated on the aforementioned subdivision plat of Ryans Cove Phase 3 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.

Live Oak Coastal Homes, LLC, a Georgia limited liability company

By: Ronald H. Sawyer (SEAL)  
Ronald H. Sawyer

Its Attorney-in-Fact pursuant to power of attorney dated October 5, 2015, recorded in Deed Book 1781, page 729, Camden County, Georgia, records.

Signed, sealed, and delivered  
in the presence of:

[Signature]  
Witness

[Signature]

Notary Public

49168



Attachment: July 2024-ROW Acceptance-Ryans Cove Phase 3 (4488 : ROW Acceptance-Ryans Cove Phase 3)

## RESOLUTION ACCEPTING PROPERTY

WHEREAS, the City of Kingsland has previously approved the subdivision plat of Ryans Cove, Phase 3 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 February 16, 2022, recorded in Plat Book 2022, Page 27, 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, Live Oak Coastal Homes, LLC, has tendered to the City of Kingsland a deed conveying the following property:

All of Ryon Nicholas Drive (a 50-foot right-of-way) as more fully and accurately shown and described on that certain plat of survey of Ryans Cove Phase 3 subdivision, prepared by Ernest R. Bennett, Jr., Georgia Registered Land Surveyor No. 2893, dated February 16, 2022, recorded in Plat Book 2022, page 27, Camden County, Georgia, records.

Together with all utility and drainage easement rights dedicated on the aforementioned subdivision plat of Ryans Cove Phase 3 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 Live Oak Coastal Homes, 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

Attachment: July 2024-ROW Acceptance-Ryans Cove Phase 3 (4488 : ROW Acceptance-Ryans Cove Phase 3)

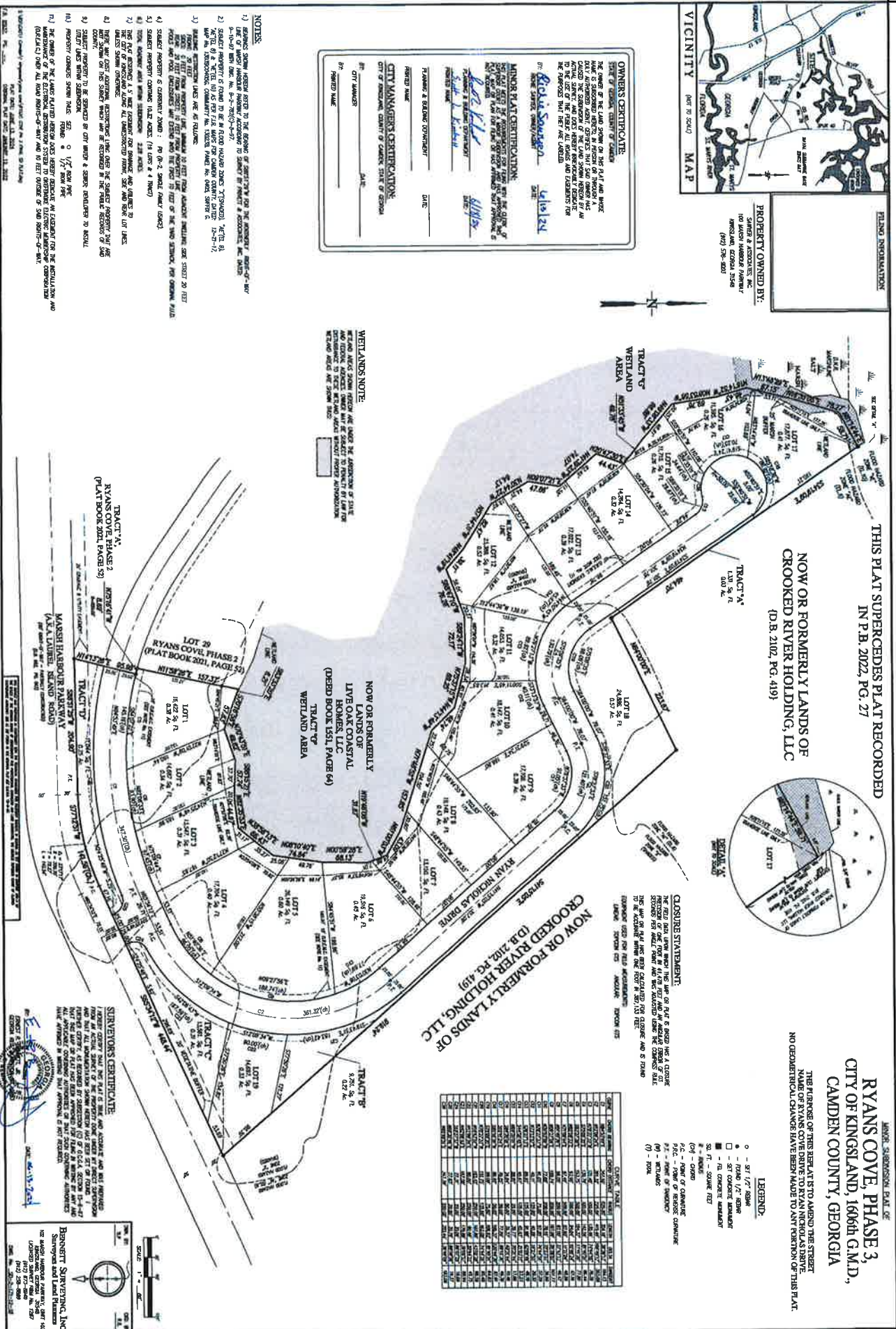
## CLERK'S CERTIFICATE

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

Attachment: July 2024-ROW Acceptance-Ryans Cove Phase 3 (4488 : ROW Acceptance-Ryans Cove Phase 3)



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 | R-7 |
|     |             |              |     |     |      |        |            |     |     |            |    |    |        |        |       |        |        |        |     |     |     |     |     |     |     |

Ryan Nicholas Dr

Crane Turtle C

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**ADOPTED****AGENDA ITEM (ID # 4489)**

Meeting: 07/01/24 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:  
DOC ID: 4489

**Final Plat-Brookshire Green**

Ronald H. Sawyer, II has submitted a final plat application for Brookshire Green consisting of 64 single family lots on approximately 18.98 acres. The preliminary plat and PD was approved by the City Council on July 10, 2023. Zoning is PD/R-2. Staff recommends approval.



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

## Planning and Community Development

### Staff Report

**Planning Commission Meeting Date:** July 1, 2024

**City Council Meeting Date:** July 15, 2024

**Agenda Item:** Final Plat

**Summary:** Ronald H. Sawyer II has submitted a final plat application for Brookshire Green consisting of 64 single family lots on approx. 18.98 acres. The preliminary plat and PD was approved by the City Council on July 10, 2023.

**Zoning:** PD/R-2

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

**Staff Recommendation:** Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

Attachment: July 2024-Final Plat-Brookshire Green (4489 : Final Plat-Brookshire Green)

# APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA

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



## Part A—General Information

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

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

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

## Part B — Applicant Only

1. Your Name: BENNETT SURVEYING, INC Phone: 673-8940  
Address: 102 MARSH HARBOR PKWY, UNIT 103 KINGSLAND
2. Owner, if not same:  
Name: RONALD H SAWYER, II  
Address: 134 BRYCE RYAN CIR. KINGSLAND, GA.
3. What is your interest if you are not the owner?  
AGENT
4. Name of proposed subdivision: BROOKSHIRE GREEN
5. Location of subdivision: Neighborhood: BROOKSHIRE  
Street: EAGLE BLVD  
Parcel Number: 170 008V Lot Number: \_\_\_\_\_
6. Present zoning: PD R-2
7. Number of proposed lots: 64 LOTS 4 TRACTS
8. Area of proposed subdivision: 18.98 ACRES
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
  - ☒ - Final Plat (Original and 9 copies)
  - ☒ - Vicinity Map
  - ☐ - Proof of ownership
10. Signed: E. R. B. Date: 05-04-2024

## Part C - Planning Official Only

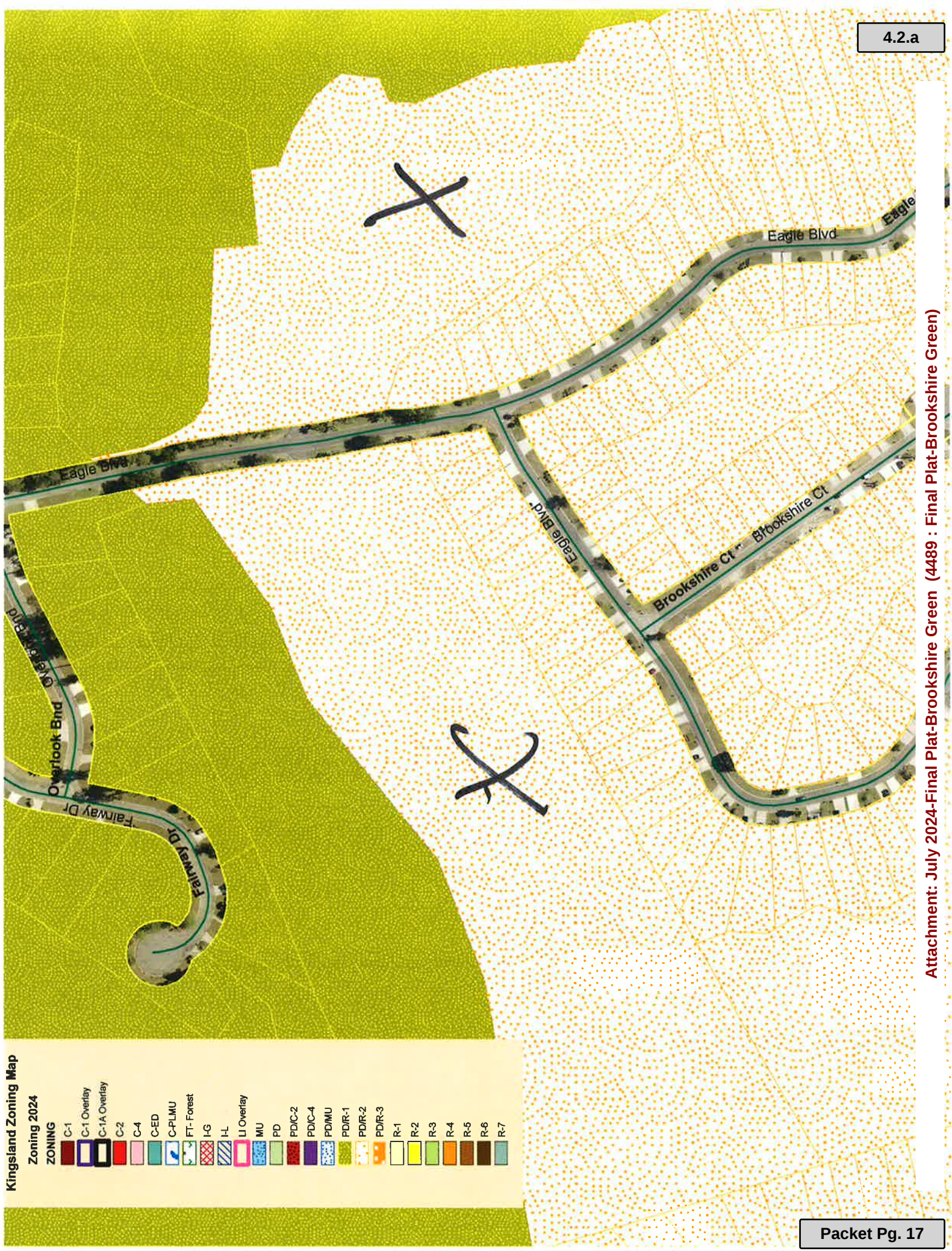
1. Date application was filed: 6/7/24
  2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ( ) Yes ☒ No
  3. Checked by: Scott & James
  4. Are Final Plat and application complete? ☒ Yes ( ) No
  5. Correct fee paid? ☒ Yes ( ) No ( ) Not applicable
  6. Date final plat reviewed by Planning Commission: 7/1/24  
( ) Approved ( ) Disapproved
- Conditions of approval or reasons for disapproval: \_\_\_\_\_

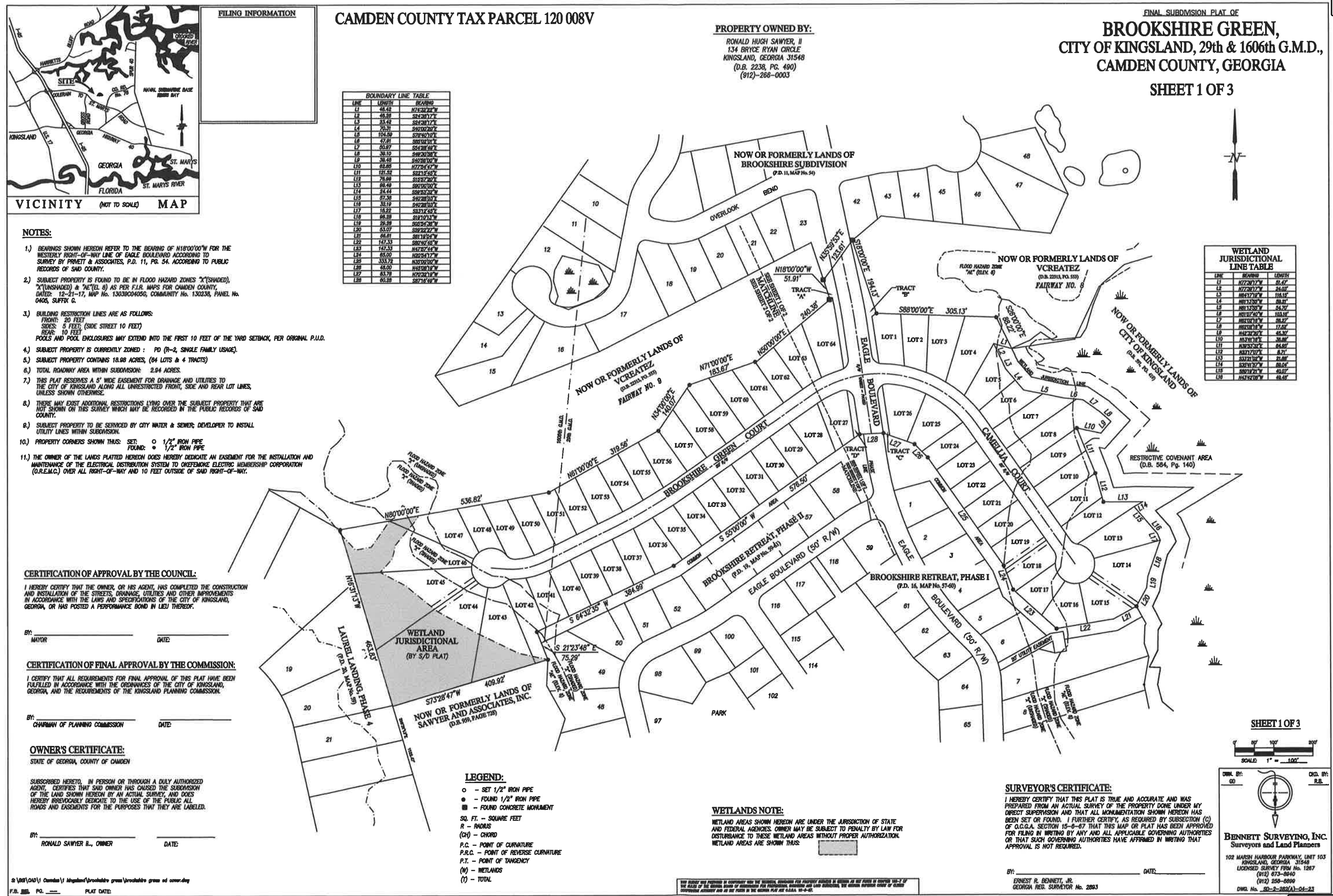
Attachment: July 2024-Final Plat-Brookshire Green (4489 : Final Plat-Brookshire Green)

**Kingsland Zoning Map**

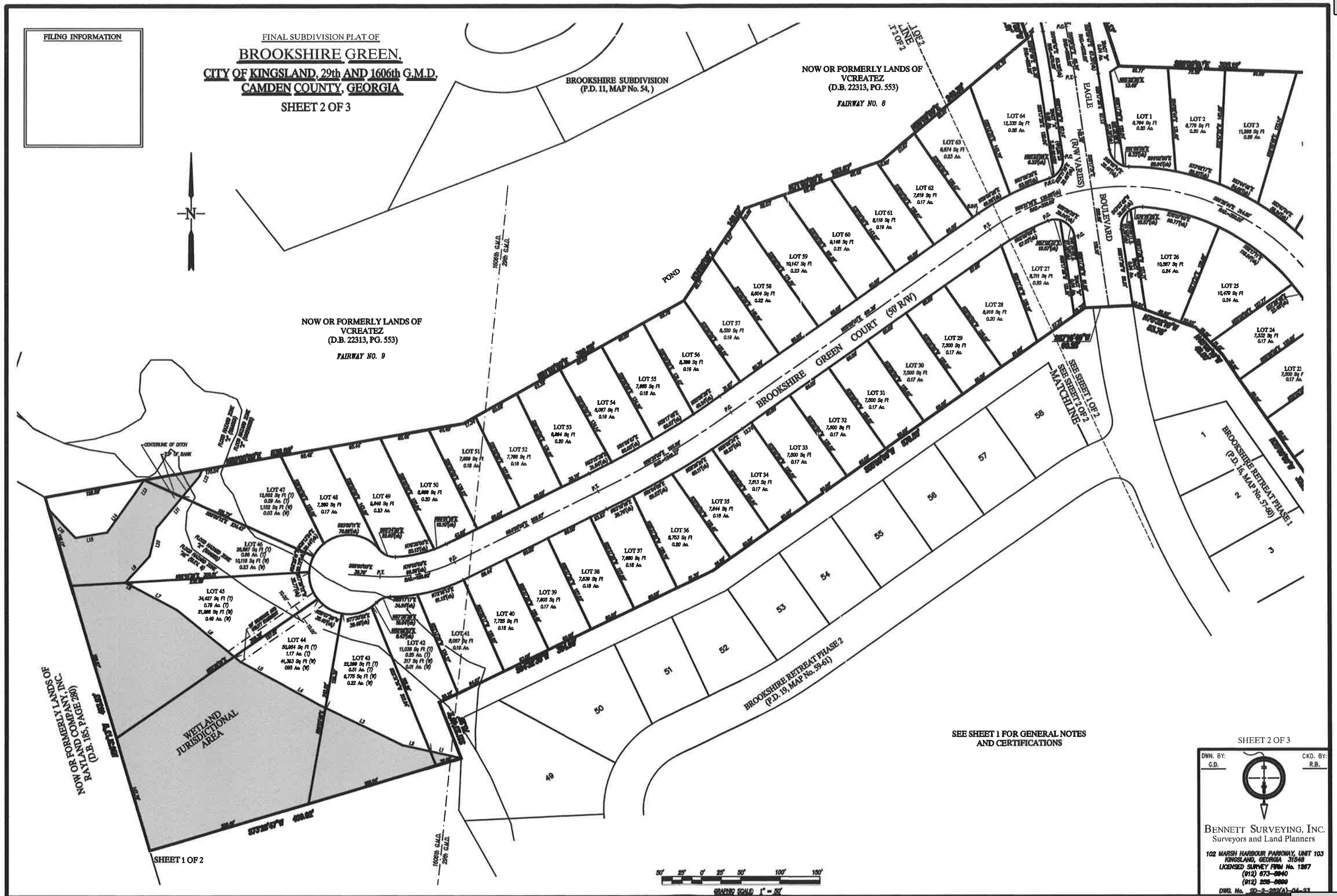
**Zoning 2024**

| ZONING       | Symbol                                 |
|--------------|----------------------------------------|
| C-1          | [Red Box]                              |
| C-1 Overlay  | [Red Box with Dashed Border]           |
| C-1A Overlay | [Red Box with Dotted Border]           |
| C-2          | [Dark Red Box]                         |
| C-4          | [Pink Box]                             |
| CED          | [Teal Box]                             |
| C-PLMU       | [Blue Box with White Diagonal Lines]   |
| FT- Forest   | [Green Box with Tree Icon]             |
| IG           | [Cross-hatched Box]                    |
| HL           | [Blue Box with White Diagonal Lines]   |
| LI Overlay   | [Pink Box with Dashed Border]          |
| MU           | [Blue Box with White Diagonal Lines]   |
| PD           | [Light Green Box]                      |
| PDIC-2       | [Red Box with White Diagonal Lines]    |
| PDIC-4       | [Dark Blue Box]                        |
| PDMU         | [Blue Box with White Diagonal Lines]   |
| PDIR-1       | [Green Box with White Diagonal Lines]  |
| PDIR-2       | [Yellow Box with White Diagonal Lines] |
| PDIR-3       | [Orange Box with White Diagonal Lines] |
| R-1          | [Light Yellow Box]                     |
| R-2          | [Yellow Box]                           |
| R-3          | [Light Green Box]                      |
| R-4          | [Orange Box]                           |
| R-5          | [Brown Box]                            |
| R-6          | [Dark Brown Box]                       |
| R-7          | [Dark Green Box]                       |





Attachment: July 2024-Final Plat Map-Brookshire Green (4489 : Final Plat-Brookshire Green)





**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**ADOPTED****AGENDA ITEM (ID # 4490)**

Meeting: 07/01/24 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

DOC ID: 4490

**Preliminary Plat-Lake Juniper Phase 6**

Roger Bennett, acting agent for Soncel, Inc. has submitted a preliminary plat application for Lake Juniper Phase 6 consisting of 29 single family lots on approximately 13.79 acres. The developer will follow the existing PD. Zoning is PD/R-1. Staff recommends approval.



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

## **Planning and Community Development Staff Report**

**Planning Commission Meeting Date:** July 1, 2024

**City Council Meeting Date:** July 15, 2024

**Agenda Item:** Preliminary Plat

**Summary:** Roger Bennett, acting agent for Soncel, Inc. has submitted a preliminary plat application for Lake Juniper Phase 6 consisting of 29 single family lots on approx. 13.79 acres. The developer will follow the existing PD.

**Zoning:** PD/R-1

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

**Staff Recommendation:** Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

July 2024

240076

4.3.a

# APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA

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



## Part A—General Information

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

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

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

## Part B — Applicant Only

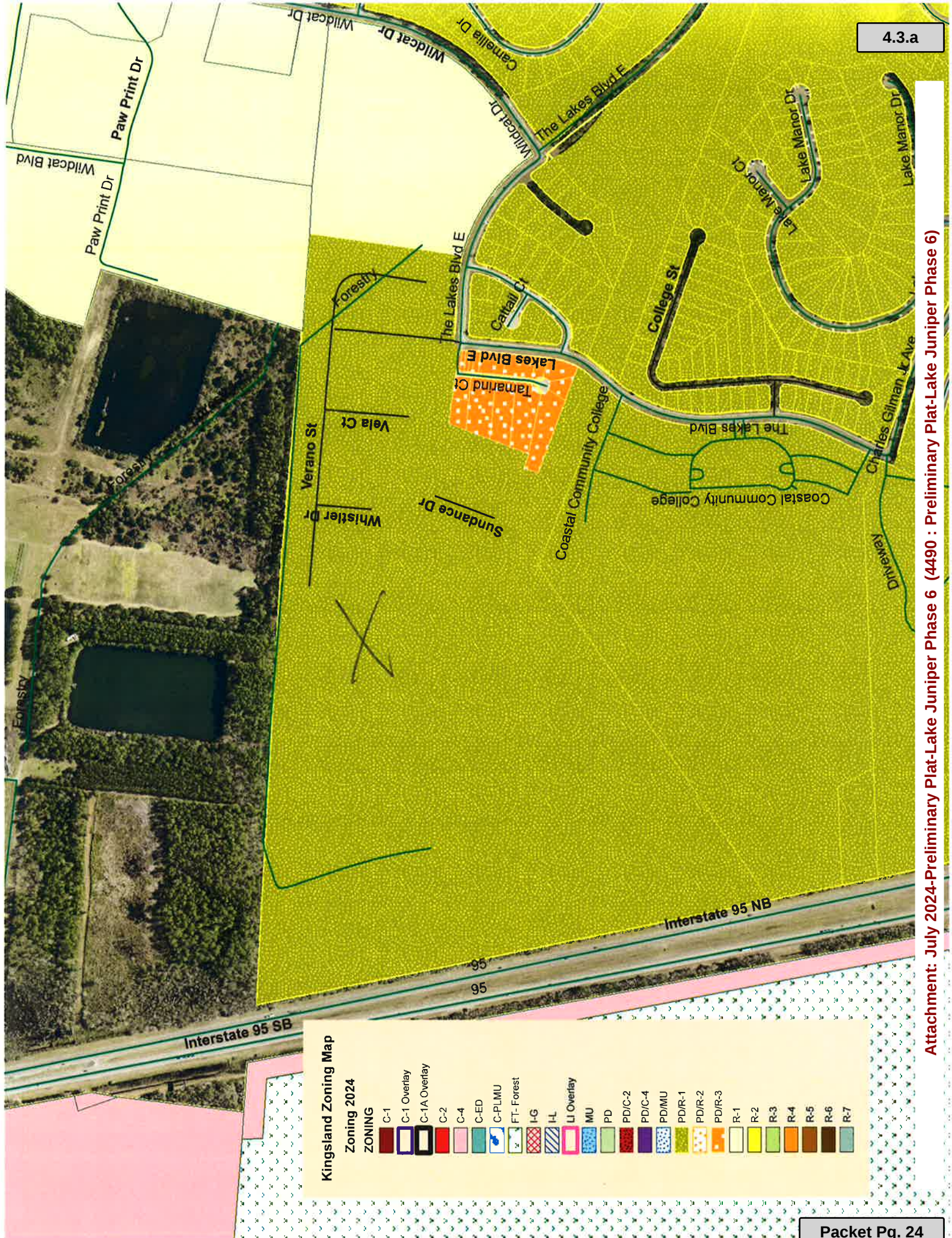
1. Your Name: BENNETT SURVEYING, INC Phone: 673-8940  
Address: 102 MARSH HARBOUR PKWY, UNIT 103  
KINGSLAND GA.
2. Owner, if not same:  
Name: SONCEL, INC.  
Address: 140 LAKES BLVD. KINGSLAND, GA.
3. What is your interest if you are not the owner?  
AGENT
4. Name of proposed subdivision: LAKE JUNIPER PHASE II
5. Location of subdivision: Neighborhood: THE LAKES  
Street: VERANO STREET  
Parcel Number: 107 005 Lot Number: \_\_\_\_\_
6. Present zoning: PORTION OF PD R-1
7. Number of proposed lots: 29 LOTS
8. Area of proposed subdivision: 13.79 ACRES
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
  - Preliminary Plat (Original and 9 copies)
  - Vicinity Map
  - PD (if applicable)
  - Proof of ownership

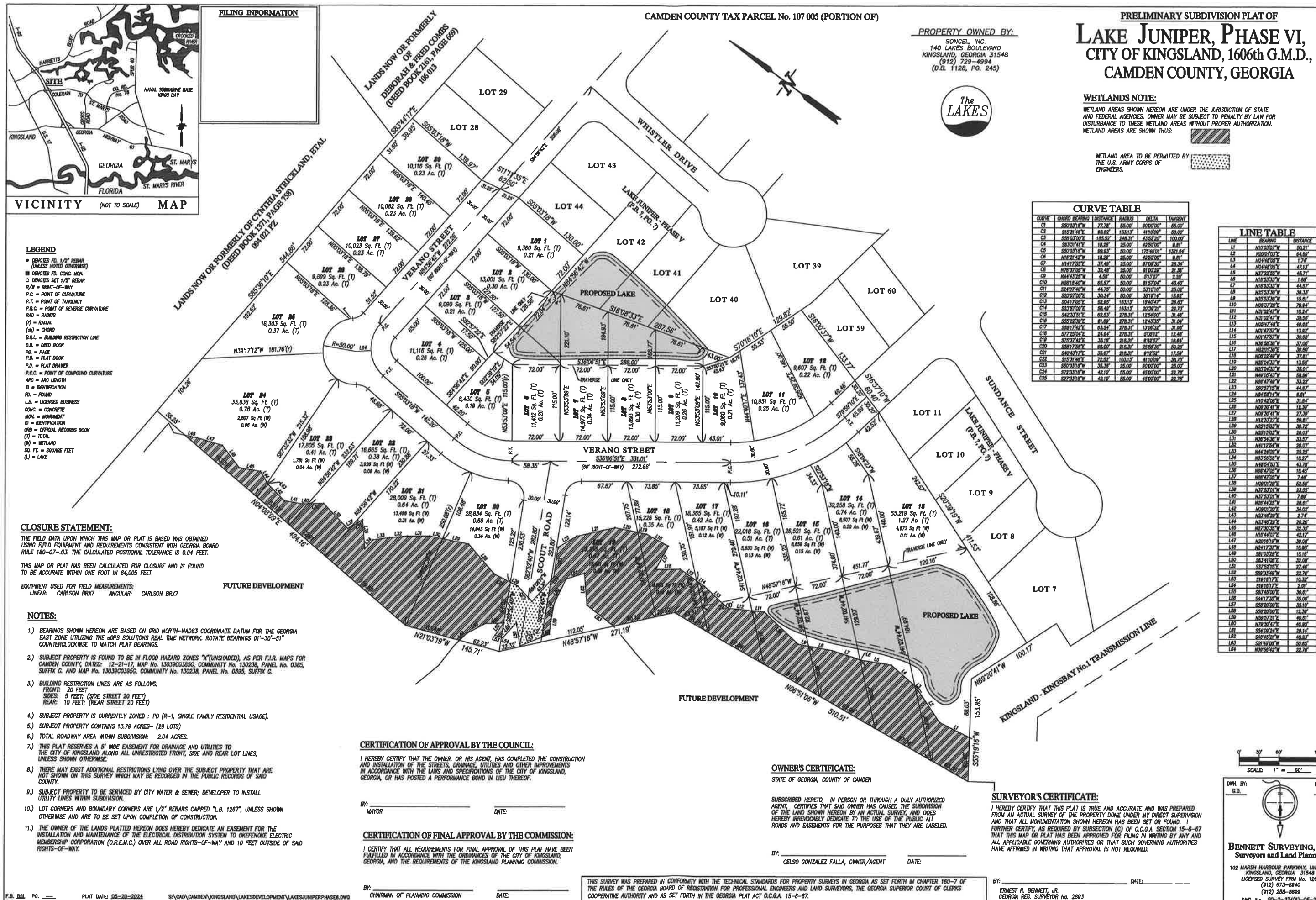
## Part C - Planning Official Only

1. Date application was filed: 6/7/2024
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ( ) Yes (X) No
3. Checked by: Scott & James
4. Are Preliminary Plat and application complete? (X) Yes ( ) No
5. Correct fee paid? (X) Yes ( ) No ( ) Not applicable
6. Date preliminary plat reviewed by Planning Commission: 7/1/24  
( ) Approved ( ) Disapproved

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

Attachment: July 2024-Preliminary Plat-Lake Juniper Phase 6 (4490 : Preliminary Plat-Lake Juniper Phase 6)





Attachment: July 2024-Preliminary Plat Map-Lake Juniper Phase 6 (4490 : Preliminary Plat-Lake Juniper Phase 6)

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**ADOPTED****AGENDA ITEM (ID # 4492)**

Meeting: 07/01/24 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

DOC ID: 4492

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## **Preliminary Plat & PD Approval-The Villas at Camden Woods-Phase II**

Roger Bennett, acting agent for Sawyer and Associates has submitted a preliminary plat application and PD for The Villas at Camden Woods Phase II consisting of 240 single family lots on approximately 81.89 acres. The developer submitted a PD that has been reviewed and approved by the Planning and Building Department. The PD 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  
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Ph: 912-729-5613  
Fax: 912-729-7618

## Planning and Community Development

### Staff Report

**Planning Commission Meeting Date:** July 1, 2024

**City Council Meeting Date:** July 15, 2024

**Agenda Item:** Preliminary Plat and PD Approval

**Summary:** Roger Bennett, acting agent for Sawyer and Associates has submitted a preliminary plat application and PD for The Villas at Camden Woods Phase II consisting of 240 single family lots on approx. 81.89 acres. The developer submitted at PD that has ben reviewed and approved by the Planning and Building Department. The PD 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 & Zoning Director

July 240075

4.4.a

# APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA

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



## Part A—General Information

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

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City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

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

## Part B — Applicant Only

1. Your Name: BENNETT SURVEYING, INC. Phone: 673-8940  
Address: 102 MARSH HARBOUR PKWY, UNIT 103, KINGSLAND
2. Owner, if not same:  
Name: SAWYER & ASSOCIATES  
Address: 100 MARSH HARBOUR PKWY, KINGSLAND GA.
3. What is your interest if you are not the owner?  
AGENT
4. Name of proposed subdivision: THE VILLAS AT CAMDEN WOODS PHASE II
5. Location of subdivision: Neighborhood: CAMDEN WOODS  
Street: CAMDEN WOODS PARKWAY  
Parcel Number: 107 035 Lot Number: \_\_\_\_\_
6. Present zoning: PD MU
7. Number of proposed lots: 240 LOTS 8 TRACTS
8. Area of proposed subdivision: 81.89 ACRES
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
  - Preliminary Plat (Original and 9 copies)
  - Vicinity Map
  - PD (if applicable)
  - Proof of ownership

## Part C - Planning Official Only

1. Date application was filed: 6/7/2024
  2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ( ) Yes (X) No
  3. Checked by: Scott & James
  4. Are Preliminary Plat and application complete? (X) Yes ( ) No
  5. Correct fee paid? (X) Yes ( ) No ( ) Not applicable
  6. Date preliminary plat reviewed by Planning Commission: 7/1/24  
( ) Approved ( ) Disapproved
- Conditions of approval or reasons for disapproval: \_\_\_\_\_

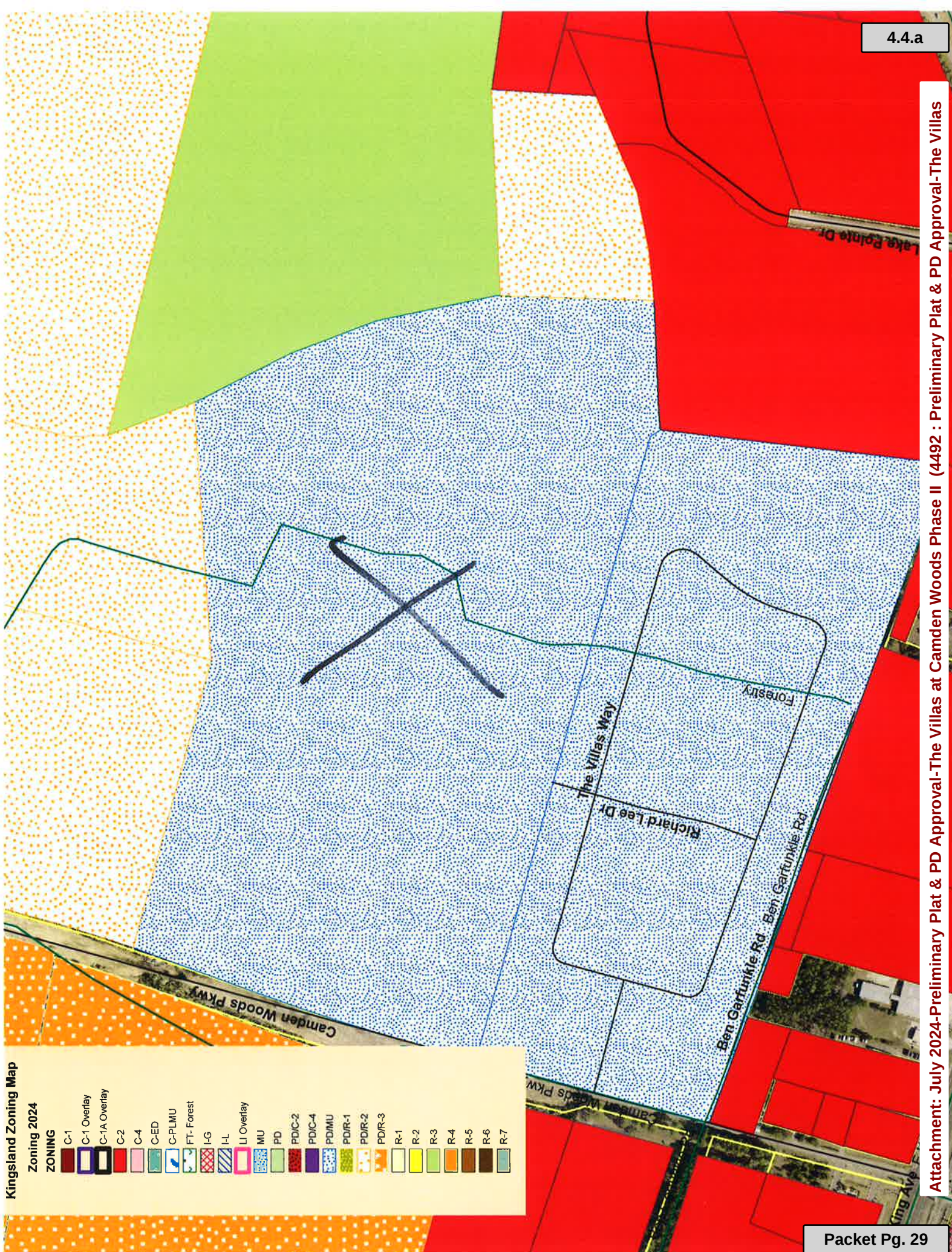
Attachment: July 2024-Preliminary Plat & PD Approval-Plat & PD Approval-The Villas at Camden Woods Phase II (4492 : Preliminary Plat & PD Approval-The Villas

# 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 | R-7 |
|-----|-------------|--------------|-----|-----|------|--------|------------|-----|-----|------------|----|----|--------|--------|-------|--------|--------|--------|-----|-----|-----|-----|-----|-----|-----|





# 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**

|                        |                  |                         |                            |                     |                  |               |             |
|------------------------|------------------|-------------------------|----------------------------|---------------------|------------------|---------------|-------------|
| <b>Parcel ID</b>       | 107 035          | <b>Owner</b>            | LAUREL ISLAND HOLDINGS LLC | <b>Last 2 Sales</b> |                  |               |             |
| <b>Class Code</b>      | Residential      |                         | 100 MARSH HARBOUR PARKWAY  | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | KINGSLAND TAD #2 |                         | KINGSLAND, GA 31548        | 1/14/2021           | \$220500         | ML            | U           |
|                        | KINGSLAND TAD #2 | <b>Physical Address</b> | CAMDEN WOODS PKWY          | 12/29/2015          | 0                | GT            | U           |
| <b>Acres</b>           | 68.05            | <b>Assessed Value</b>   | Value \$223825             |                     |                  |               |             |

(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: 6/11/2024

Last Data Uploaded: 6/11/2024 9:43:00 AM

Developed by Schneider  
GEOSPATIAL

*AN AMENDMENT TO THE PLANNED MIXED USE  
DEVELOPMENT  
PROJECT DESCRIPTION*

*FOR:*

**THE VILLAS AT CAMDEN WOODS  
PHASE II**

*SUBMITTED TO:*

**THE KINGSLAND CITY COUNCIL  
AND  
PLANNING COMMISSION**

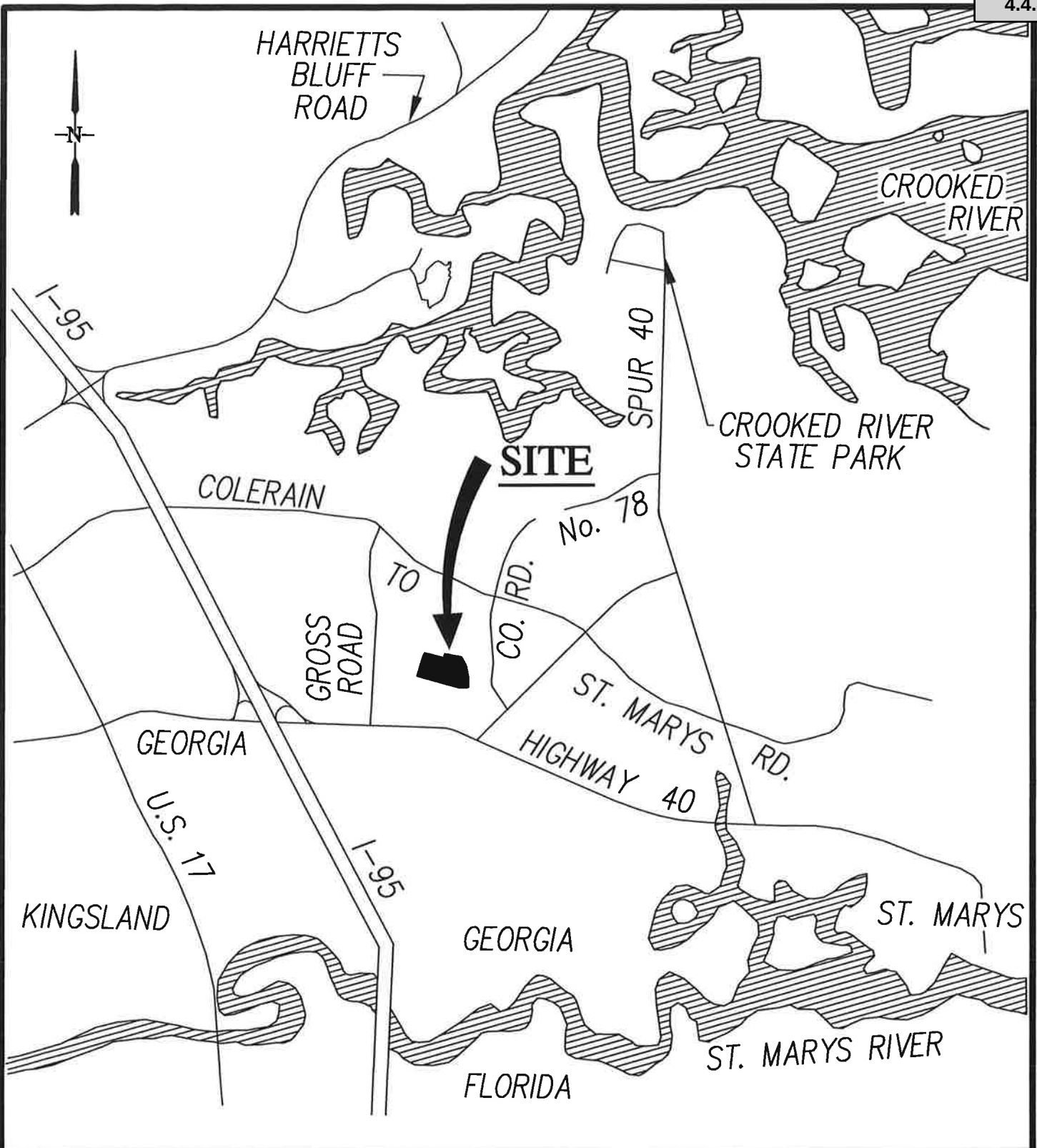
*BY:*

**SAWYER & ASSOCIATES, INC.**

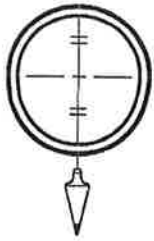
*MAY 10, 2023*

**BENNETT SURVEYING, INC.**

*(AGENT FOR SAWYER & ASSOCIATES, INC.)*



**VICINITY MAP  
(NOT TO SCALE)**



**BENNETT SURVEYING, INC.**  
Surveyors and Land Planners

102 Marsh Harbour Parkway, Unit 103  
Kingsland, GA 31548  
P.O. Box 2729  
Brunswick, GA 31521  
(912) 258-8899

Application Request: the Applicant, Sawyer & Associates, Inc., 100 Marsh Harbour Parkway, Kingsland, Georgia 31548 request that the Planning Commission & City Council approve the following application:

**AN AMENDED DEVELOPMENT PLAN TO ALLOW FOR A PLANNED MIXED USE DEVELOPMENT IN KINGSLAND, GEORGIA, FOR THE PURPOSE OF PROVIDING SINGLE FAMILY RESIDENTIAL LOTS AND COMMERCIAL ON 69.91 ACRES ADJOINING CAMDEN WOODS PARKWAY KNOWN AS CAMDEN COUNTY TAX PARCEL No. 107 035**

**June 05, 2024**

### **Introduction**

The Applicant, Sawyer & Associates, Inc., hereby submits this application for an amended Planned Mixed Use Development district in accordance with City of Kingsland, Georgia, Zoning Ordinance. The conceptual land usage plan and supporting documents shall serve as the basis of which is required by the Ordinance.

After approval by the Kingsland City Council and Planning Commission, the Applicant or his agent will be entitled to develop this site in accordance with this Application, upon receipt of final plat approvals from the City of Kingsland Council and Planning Commission, with the allowed uses, densities, and development standards contained or referenced herein. The development standards granted hereunder shall be conditioned upon receipt and approval of such materials by the City of Kingsland, prior to any development activity. Furthermore, the Applicant also requests that the terms and conditions of this written report be incorporated into any future zoning map and text amendments, as a PD Zoning District, to be governed pursuant to the terms hereof.

### **Project Description Summary**

This project consists of a total of 81.89 acres, more or less. It is known as lot 2 and a portion of lot 3, Camden Woods Subdivision located off Camden Woods Parkway. As with the surrounding developments, this parcel will contain lots/parcels with defined specifications. The concept of this project is to provide single family lots equivalent to surrounding multi-family lots. The density of mixed usage shall not exceed those allowed in various surrounding mixed use developments.

The project will be accessed from Camden Woods Parkway and Richard Lee Drive. The development will be served with underground utilities, including sewer and water from the City of Kingsland. Any and all utilities needed within the development will meet or exceed the City of Kingsland standards with the intent to dedicate, if needed, to the City of Kingsland.

Villas at Camden woods 2 narrative amendment

### Minimum lot specifications

|                                |                                    |
|--------------------------------|------------------------------------|
| Minimum Lot Area               | 4,500 Sq. Ft.                      |
| Lot width at building line     | 40.0 feet                          |
| Front yard setback             | 20 feet                            |
| Side yard setback              | 0 feet & 10 feet between buildings |
| Rear yard setback              | 10 feet (15 feet from street)      |
| Maximum Building height        | 35 feet                            |
| Maximum percentage of coverage | 75 percent                         |

Specifications for the commercial portions of this mixed use plan shall maintain the existing zoning requirements of the City of Kingsland.

This parcel will be accurately surveyed and presented to the Kingsland Planning Commission and Council at the time it is to be developed. At this time, all parcels will meet or exceed the minimum specifications outlined within this PD.

### Development Standards

The development standards applicable to the Planned Development District under the City of Kingsland zoning ordinance and the development standards contained therein, shall govern development within the property, and no development activity shall commence until the proper authorities has received, reviewed and approved final site plans, plats and all documents necessary for each parcel to be in compliance with the City of Kingsland Zoning Ordinance standards for a mixed use planned development.

ATTACHMENT “A”

SUBJECT PROPERTY DEED

3

DDC# 000780  
FILED IN OFFICE  
1/26/2021 09:57 PM  
BK:2086 PG:286-288  
JOY LYNN TURNER  
CLERK OF SUPERIOR COURT  
CAMDEN COUNTY



REAL ESTATE TRANSFER  
TAX PAID: \$1050.00

PT-61 020-2021-000100

 Please return to:  
**Kinney & Kinney, LLC**  
Attorneys at Law  
P. O. Box 7050  
St. Marys, Georgia 31558  
File 20-43387

STATE OF GEORGIA

COUNTY OF DeKalb

LIMITED WARRANTY DEED

THIS INDENTURE, made January 14, 2021, between **Southeastern Trust for Parks and Land, Inc.**, a Georgia corporation, of the first part, and **Laurel Island Holdings, LLC**, a Georgia limited liability company, 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 at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, the following described property:

**See Exhibit "A" attached hereto.**

SUBJECT, NEVERTHELESS, to covenants and easements of record, if any.

TO HAVE AND TO HOLD the said bargained premises, 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

20-43387

BK:2086 PG:287

behoof of the said party of the second part, its successors and assigns, forever,  
IN FEE SIMPLE.

And the said party of the first part, for itself, its successors and assigns,  
will warrant and forever defend the right and title to the above described  
property unto the said party of the second part, its successors and assigns,  
against the lawful claims of all persons owning, holding or claiming by, through  
or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set  
its hand and affixed its seal through its duly authorized officers, the day and  
year first above written.

Southeastern Trust for Parks and Land, Inc.

By: [Signature]  
Bill Jones, as Executive Director

(SEAL)

Signed, sealed, and delivered  
in the presence of:

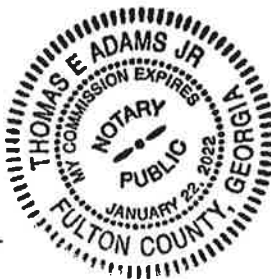
[Signature]

Witness

[Signature]

Notary Public

My Commission Expires: 1/22/2022



20-43387

BK:2086 PG:288

**Exhibit "A"**

All that lot, tract or parcel of land lying and being in the City of Kingsland, 1606th G.M.D., Camden County, Georgia, more particularly described as follows:

All of Lots 2, 3, 4, 5, 6 and 7 of the Camden Woods Subdivision, as more fully and accurately shown and described on that certain plat of survey by Jeffrey S. Foster, Georgia Registered Land Surveyor No. 3143, dated July 29, 2009, recorded in Plat Drawer 25, Map No. 6, Camden County, Georgia, records.

LESS AND EXCEPT the northerly portion of Lot 5 of said subdivision as more fully described in that certain quitclaim deed to the City of Kingsland, dated February 11, 2019, recorded in Deed Book 1958, page 456, Camden County, Georgia records.

20-43387

Exhibit "A" (page 1 of 2)

Tracts One (PARCEL "E") and Two (PARCEL "F"):

All those lots, tracts or parcels of land lying and being in the City of Kingsland, 1606th G.M. District, Camden County, Georgia, PARCEL "E" and PARCEL "F", COLERAIN PLAZA, more particularly described as follows:

**PARCEL "E"**

Commencing at the northeasterly intersection of the 100' right-of-way of Colerain Road and the 60' right-of-way of Christina Lane; thence run N06°32'00"E along the right-of-way of Christina Lane a distance of 263.07' to a point; thence, run N08°19'15"E (an arc of 85.05') a chord distance of 85.03' to a point; thence, run S83°23'02"E a distance of 434.18' to an iron pin and the Point of Beginning; thence, FROM SAID POINT OF BEGINNING, run S83°23'02"E a distance of 157.04' to a point; thence, run S12°20'25"W a distance of 315.19' to a point; thence, run N78°44'17"W (an arc of 125.59') a chord distance of 125.58' to a point; thence, run N06°32'00"E a distance of 303.44' to an iron pin and the Point of Beginning.

**PARCEL "F"**

Commencing at the northeasterly intersection of the 100' right-of-way of Colerain Road and the 60' right-of-way of Christina Lane; thence run N06°32'00"E along the right-of-way of Christina Lane a distance of 263.07' to a point; thence, run N08°19'15"E (an arc of 85.05') a chord distance of 85.03' to a point; thence, run S83°23'02"E a distance of 591.22' to an iron pin and the Point of Beginning; thence, FROM SAID POINT OF BEGINNING, run S83°23'02"E a distance of 142.98' to a point; thence, run S14°54'09"W a distance of 382.82' to a point; thence, run N76°17'36"W (an arc of 127.43') a chord distance of 127.42' to a point; thence, run N12°20'25"E a distance of 315.19' to an iron pin and the Point of Beginning.

**BOTH PARCELS BEING CONVEYED TOGETHER WITH** to a perpetual easement for the purpose and use of ingress and egress to and from the above-described property, over, through, and across the following lands, to-wit:

**BEGINNING** at the northeasterly intersection of the 100' right-of-way of Colerain Road and the 60' right-of-way of Christina Lane; thence, run along the right-of-way of Christina Lane a distance of 50' to a point; thence, run S83°23'00"E a distance of 259.36' to a point; thence, run S83°03'48"E (an arc of 33.12') a chord distance of 33.12' to a point; thence, run S81°20'51"E (an arc of 144.47') a chord distance of 144.46' to a point; thence, run S78°44'17"E (an arc of 125.59') a chord distance of 125.58' to a point; thence, run S76°17'36"E (an arc of 127.43') a chord distance of 127.3' to a point; thence, run S14°44'09"W a distance of 50' to a point; thence, run along the right-of-way of Colerain Road N79°13'20"W (an arc of 423.39") a chord distance of 423.01' to a point; thence, run N83°23'00"W along the right-of-way of Colerain Road a distance of 259.28' to a point and the Point of Beginning.

49020

# ATTACHMENT “B”

## SITE PLAN

ATTACHMENT “C”

ADJOINING LAND OWNERS



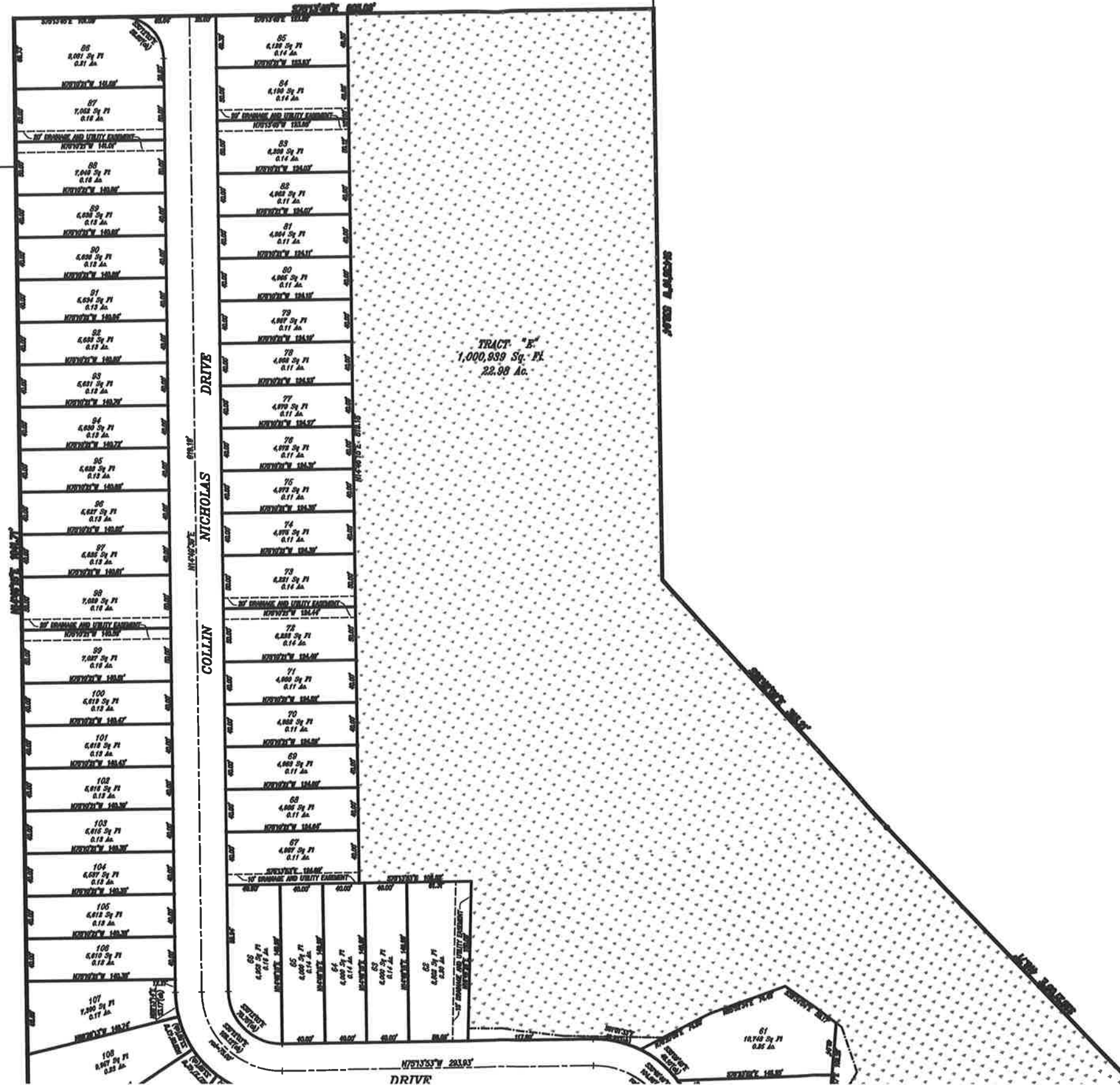
PROPERTY OWNED BY:  
LAUREL ISLAND HOLDINGS, INC.  
100 MARSH HARBOR PARKWAY  
KINGSLAND, GEORGIA 31548  
(912) 576-0003

SAWYER  
ASSOCIATES

THE VILLAS AT CAMDEN WOODS ~ PHASE II,  
CITY OF KINGSLAND, 1606th G.M.D.,  
CAMDEN COUNTY, GEORGIA

4.4.b

NOW OR FORMERLY LANDS OF  
CAMDEN COUNTY SCHOOL DISTRICT



SHEET 2 OF 5

BENNETT SURVEYING, INC.  
Surveyors and Land Planners  
100 MARSH HARBOR PARKWAY, UNIT 103  
KINGSLAND, GEORGIA 31548  
LICENSED SURVEY FIRM No. 1287  
(912) 673-0040  
(912) 200-0000  
DWS No. 02-2-171-12-10

PROPERTY OWNED BY:  
LAUREL ISLAND HOLDINGS, INC.  
100 MARSH HARBOUR PARKWAY  
KINGSLAND, GEORGIA 31548  
(912) 576-0033

SAWYER  
ASSOCIATES

THE VILLAS AT CAMDEN WOODS ~ PHASE II,  
CITY OF KINGSLAND, 1606th G.M.D.,  
CAMDEN COUNTY, GEORGIA

4.4.b

CAMDEN WOODS PARKWAY  
(110' RIGHT-OF-WAY ~ PARTIALLY PAVED)



TRACT "A"

TRACT "B"  
46,290 Sq. Ft.  
1.06 Ac.

TRACT "A"  
210,624 Sq. Ft.  
4.84 Ac.

TRACT "B"  
88,617 Sq. Ft.  
1.02 Ac.

TRACT "C"

NOW OR FORMERLY LANDS OF  
CAMDEN COUNTY SCHOOL DISTRICT

SHEET 3 OF 5

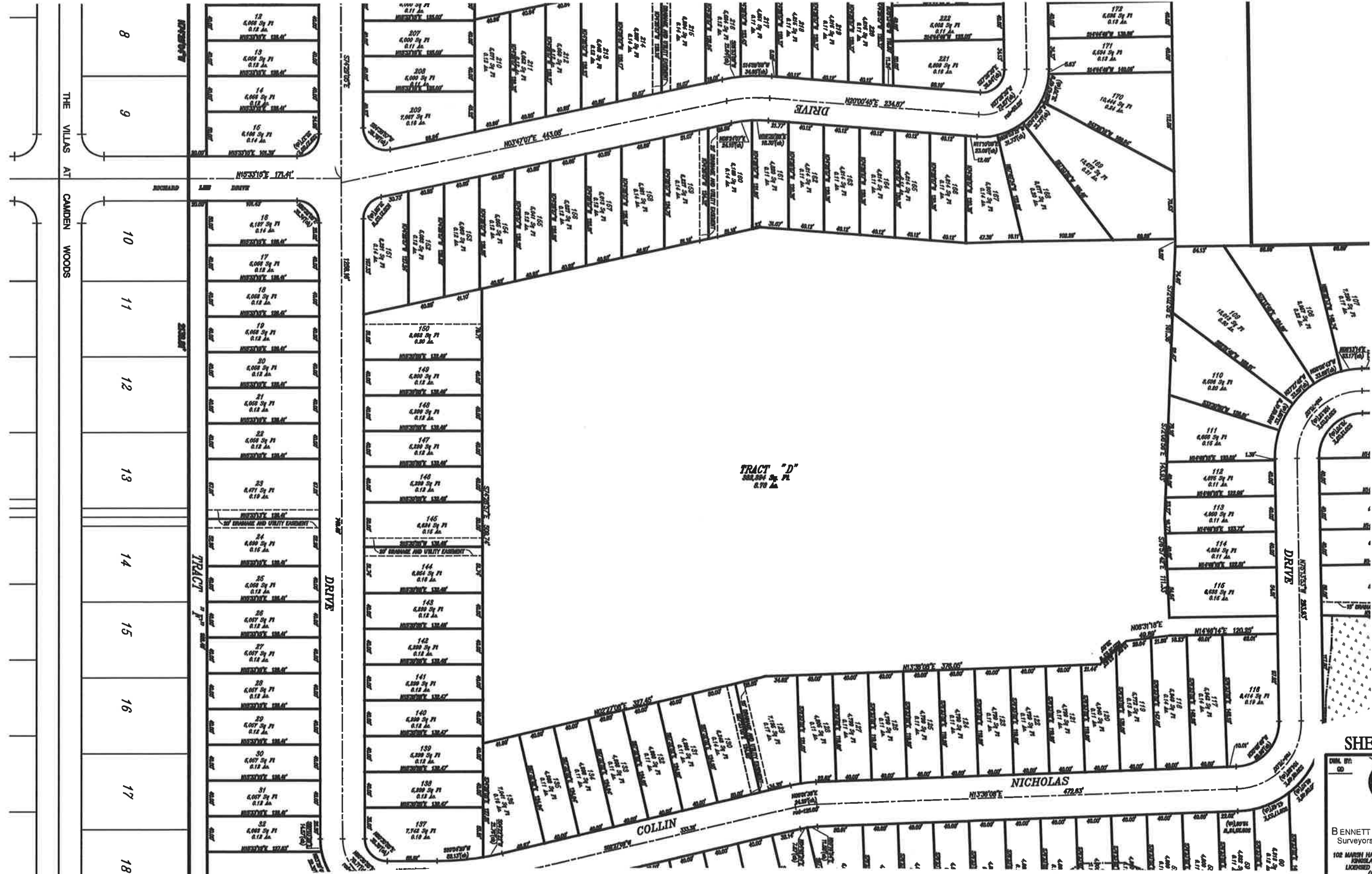
BENNETT SURVEYING, INC.  
Surveyors and Land Planners  
102 MARSH HARBOUR PARKWAY, UNIT 103  
KINGSLAND, GEORGIA 31548  
LICENSED SURVEY FIRM No. 1887  
(912) 675-8040  
(912) 208-8000  
CPL No. SD-3-171-12-18

PROPERTY OWNED BY:  
LAUREL ISLAND HOLDINGS, INC.  
100 MARSH HARBOR PARKWAY  
KINGSLAND, GEORGIA 31548  
(912) 576-0003

SAWYER  
ASSOCIATES

THE VILLAS AT CAMDEN WOODS ~ PHASE II,  
CITY OF KINGSLAND, 1606th G.M.D.,  
CAMDEN COUNTY, GEORGIA

4.4.b



SHEET 4 OF 5

DRAWN BY: CO  
CHECKED BY: R.R.

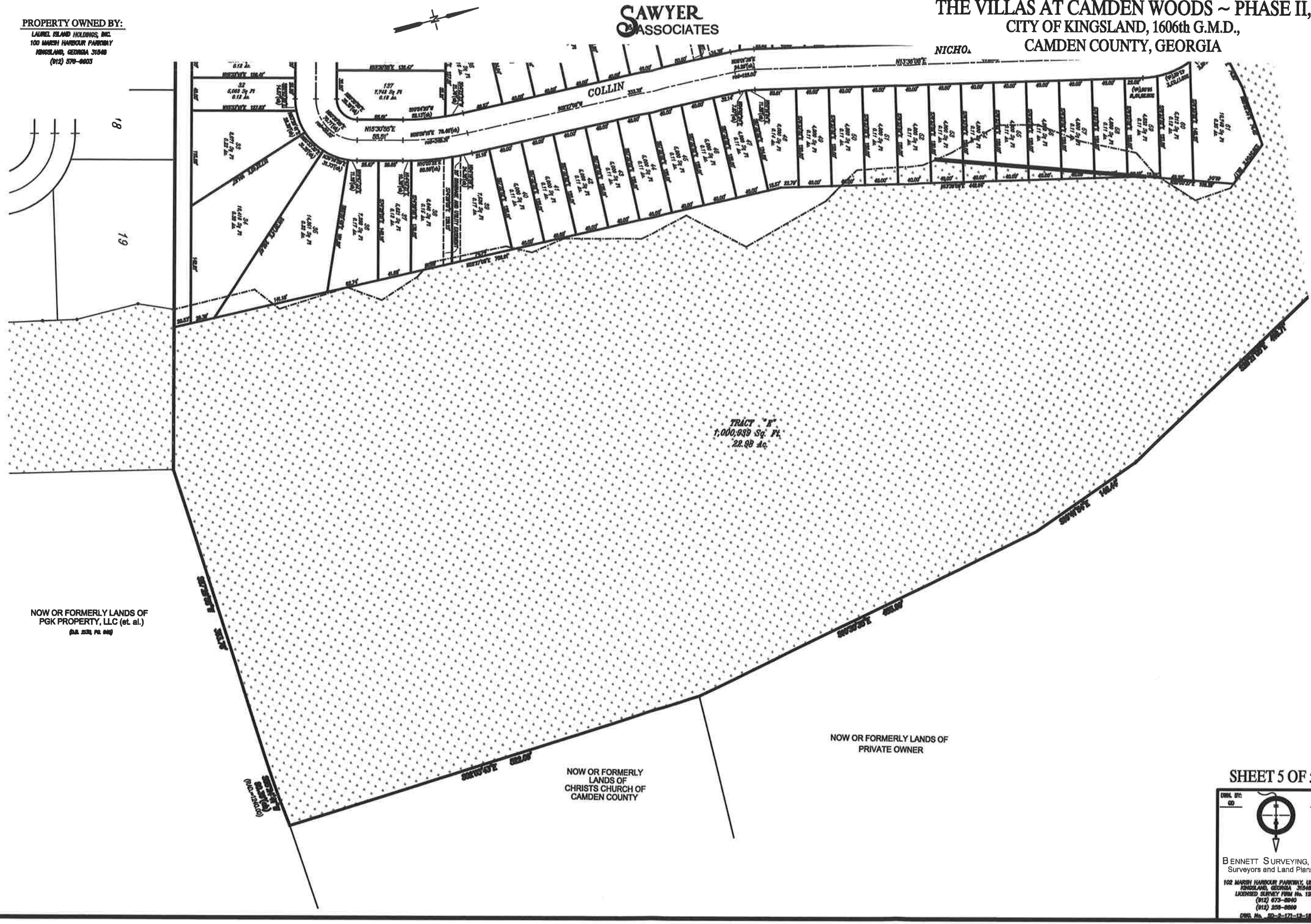
BENNETT SURVEYING, INC.  
Surveyors and Land Planners  
102 MARSH HARBOR PARKWAY, UNIT 103  
KINGSLAND, GEORGIA 31548  
LICENSED SURVEY FIRM No. 1287  
(912) 673-8940  
(912) 258-5899  
CPL No. 90-2-171-12-18

PROPERTY OWNED BY:  
LAUREL ISLAND HOLDINGS, INC.  
100 MARSH HARBOR PARKWAY  
KINGSLAND, GEORGIA 31548  
(912) 570-0003

SAWYER  
ASSOCIATES

THE VILLAS AT CAMDEN WOODS ~ PHASE II,  
CITY OF KINGSLAND, 1606th G.M.D.,  
CAMDEN COUNTY, GEORGIA

4.4.c



SHEET 5 OF 5

DRAWN BY: CO. CHECKED BY: R.B.

BENNETT SURVEYING, INC.  
Surveyors and Land Planners  
102 MARSH HARBOR PARKWAY, UNIT 103  
KINGSLAND, GEORGIA 31548  
LICENSED SURVEY FIRM No. 1287  
(912) 675-8910  
(912) 358-0800  
DWG. No. 22-2-171-12-14

Attachment: July 2024-Map Sheet 5 of 5 Preliminary Plat & PD Approval (4492 : Preliminary Plat & PD Approval-The Villas at Camden Woods-

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**ADOPTED****AGENDA ITEM (ID # 4494)**

Meeting: 07/01/24 06:00 PM  
Department: Planning and Zoning  
Category: Amendment  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

DOC ID: 4494

## **Final Plat & PD Amendment-Fairways Edge Phase 2**

Jonathan McDill, acting agent for Laurel Island Holdings, LLC and Saw Dawg, LLC has requested an amendment to the original PD for Fairways Edge Subdivision. The amendment will allow for 50' and 60' lots in Fairways Edge Phase 2 only and will allow for Phase 2 to have its own separate H. O. A.-The PD is attached to this report. A final plat for phase 2 has also been submitted for approval, consisting of 144 single family lots on approximately 48.61 acres. The preliminary plat was approved by the City Council on April 9, 2024. Zoning is PD/R-1. Staff recommends approval.



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

**Planning and Community Development**  
**Staff Report**

**Planning Commission Meeting Date:** July 1, 2024

**City Council Meeting Date:** July 15, 2024

**Agenda Item:** PD Amendment and Final Plat

**Summary:** Jonathan McDill, acting agent for Laurel Island holdings, LLC and Saw Dawg, LLC has requested an amendment to the original PD for Fairways Edge Subdivision. The amendment will allow for 50' & 60' lots in Fairways Edge Phase 2 only and will allow for Phase 2 to have its own separate H. O. A. - The PD is attached to this report. A final plat for phase 2 has also been submitted for approval, consisting of 144 single family lots on approx. 48.61 acres. The preliminary plat was approved by the City Council on April 9, 2024.

**Zoning:** PD/R-1

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

**Staff Recommendation:** Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director



## 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 PD/R-1

EXISTING USE RESIDENTIAL

REQUESTED ZONING PD/R-1 Amendment

REQUESTED USE RESIDENTIAL

### PROPERTY OWNER(S)

Name(s) 120 008W - SAWDAWG LLC / 120 008K LAUREL ISLAND HOLDINGS

Address 100 Marsh Harbor Parkway / Kingsland GA 31548

Phone No. 912-576-9003 (Work and/or home); Fax No. \_\_\_\_\_

☐ Individual    ☐ Partnership    ☐ Sole Proprietor    ☐ Firm    ☐ Corporation  
☒ Association

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

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

### GENERAL INFORMATION

Location or Legal

Property Description: Kingsland Parcels - 120 008W & 120 008k  
RONALD SAWYER IS MANAGING MEMBER FOR BOTH LLCs  
THAT OWN THESE PROPERTIES

Property Address: No address

Tax Map Reference Number: 120 008W & 120 008k Zoning Map: PD

Property Size: \_\_\_\_\_ Property Frontage: Winding Road Feet

- 2.) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONES "X" (SHADED) AND "X" (UNSHADED) AS PER F.I.R. MAPS FOR CAMDEN COUNTY, DATED: 12-21-17, MAP No. 13039C0415G, COMMUNITY No. 130238, PANEL No. 0415, SUFFIX G.
- 3.) BUILDING RESTRICTION LINES ARE AS FOLLOWS:  
 FRONT: 25 FEET  
 SIDES: 5 FEET (79' OR LESS LOTS), 7.5 FEET (80' OR GREATER LOTS)  
 REAR: 15 FEET
- 4.) SUBJECT PROPERTY IS CURRENTLY ZONED : PD (R-1, SINGLE FAMILY USAGE).
- 5.) SUBJECT PROPERTY CONTAINS 45.70 ACRES, (144 LOTS, 7 TRACTS).

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 \_\_\_\_\_  
 Yes - use is not changing

Would not be detrimental to property or persons in the area because \_\_\_\_\_  
 No - use is not changing

Other Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### DISCLOSURE

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

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

None

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

None

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

None

City of Kingsland Zoning Application  
Page Three

**CAMPAIGN CONTRIBUTION**

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

| Elected Officials Name | Amount of Description of Gift |
|------------------------|-------------------------------|
| None                   | None                          |
| _____                  | _____                         |
| _____                  | _____                         |

**SIGNATURE(S) OF OWNER(S)**

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

Ronald H Sawyer managing member  
Owner

Owner

Owner

**HEARING DATE**

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of \_\_\_\_\_, 200\_\_, at \_\_\_\_\_ 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 Sawyer & Associates  
in the amount of \$ 600.00.

City of Kingsland

BY: [Signature]  
Planning & Zoning Administrator

Date: 6/7/24

## 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 \_\_\_\_\_, Page \_\_\_\_\_.

Ronald H. Sawyer managing member  
Owner's Printed/Typed Name

\_\_\_\_\_  
Other Owner's Printed/Typed Name

Ronald H. Sawyer  
Owner's Signature Date: 6-4-24

\_\_\_\_\_  
Other Owner's Signature Date: \_\_\_\_\_

## Agent Authorization

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

Ronald H. Sawyer  
Owner's Signature

\_\_\_\_\_  
Other Owner's Signature

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

Jonathan McDill  
Authorized Agent's Name-Printed

Jonathan McDill  
Authorized Agent's Signature

6/7/24  
Date

## Community Planning and Development

Received by: Scott Z. Kimball Date: 6/7/2024

**FAIRWAYS EDGE – EAST****PD TEXT – FE-EAST****DATE:6/11/2024****APPLIES TO:****PARCELS 120 008W & 120 008K****NARRATIVE:**

Fairways Edge East consists of county parcels 120 008W and 120008K. This will be a stand-alone phase of "Fairways Edge". This new development will be single family (detached) homes. Based on the approved preliminary plat there will be approximately 35 new lots that will be 60ft or greater in width and 109 new lots that will be between 50ft and 60ft in width at the building lines. The minimum size of the lots will be 6,240 SF in size or larger, however, there is one lot shown on the preliminary plat (lot 137) that is 5,185 SF due to wetlands. The largest lot is #35 which is shown to be 19,788 SF. This new subdivision will have an individual HOA.

**ACCESS FOR THE NEW PHASE:**

Access for Fairways Edge East will be either through the existing subdivision (phase 1) or through the new entrance to be located on Winding Road approximately 0.2 miles north of the Winding River/Laurel Landing intersection as shown on the preliminary plat.

Intent of District. This district is intended to be used for single-family residential areas with low population density. Additional permitted uses, by special exception, include related noncommercial, recreational, religious, and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.

Within FWE2, the following uses are permitted:

- (1) Single-family dwelling.
- (2) Accessory building and uses when located on the same lot or parcel of land as the main structure and customarily incidental thereto and provided the requirements in Section 82 are met – subject to HOA requirements and allowances
- (3) Home swimming pool provided the location is not closer than ten (10) feet to any property line and meet local and state requirements – subject to local and state permitting
- (4) Public utility structures and building provided that the installation is properly screened. No office shall be permitted and no equipment shall be stored on the site.
- (6) Dogs, cats and other common pets provided the requirements in Section 107 are met.

*Single Family Residential*

- (1) Minimum lot area: 5,000 square feet
- (2) Minimum lot width at the building line: 50 feet
- (3) Minimum front yard setback from public right-of-way: 25 feet

**FAIRWAYS EDGE – PHASE 2****PD TEXT – FWE2****DATE:6/11/2024****APPLIES TO:****PARCELS 120 008W & 120 008K****(4) Minimum side yard setbacks:****(a) From public right-of-way: 25 feet****(b) From any other property line: 5 feet (79' or less lots) / 7.5 feet (80' or greater lots)****(5) Minimum rear yard setbacks:****(a) From public right-of-way: 25 feet****(b) From any other property line: 15 feet****(6) Maximum building height: 35 feet****(7) Maximum lot coverage: 45%**







# 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**

|                        |             |                         |                            |                     |                  |               |             |
|------------------------|-------------|-------------------------|----------------------------|---------------------|------------------|---------------|-------------|
| <b>Parcel ID</b>       | 120 008K    | <b>Owner</b>            | LAUREL ISLAND HOLDINGS LLC | <b>Last 2 Sales</b> |                  |               |             |
| <b>Class Code</b>      | Residential |                         | 100 MARSH HARBOUR PARKWAY  | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | KINGSLAND   |                         | KINGSLAND, GA 31548        | 4/30/2018           | \$360000         | NM            | U           |
|                        | KINGSLAND   | <b>Physical Address</b> | n/a                        | 3/6/2012            | 0                | FC            | U           |
| <b>Acres</b>           | 43.61       | <b>Assessed Value</b>   | Value \$392490             |                     |                  |               |             |

(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: 6/11/2024

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## Planning and Zoning

105 South Lee Street  
Kingsland, GA 31548

**ADOPTED**

**AGENDA ITEM (ID # 4496)**

Meeting: 07/01/24 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:  
DOC ID: 4496

## Re-Zoning-214 W. King Ave.-Map & Parcel K15 09 001

Rebecca & Justin Shannon have applied for a re-zoning of parcel K15 09 001 containing approximately 1.39 acres located at 214 W. King Ave. The applicant is requesting the parcel be re-zoned to C-1 (Central Business District) for the purpose of a mixed use project. Current zoning is C-2 (General Commercial). Staff recommends approval. The Kingsland Downtown Development Authority also recommends approval.



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

## Planning and Community Development

### Staff Report

**Planning Commission Meeting Date:** July 1, 2024

**City Council Meeting Date:** July 15, 2024

**Agenda Item:** Rezoning

#### Background:

The area of the parcel is located on W. King Ave. adjacent to the downtown business district. The surrounding parcels are a mixture of residential and commercial. The applicant is proposing a mixed use project of retail and residential that would provide more business services and affordable housing for the citizens of Kingsland. The applicants feel this type of project would be a great addition to the downtown area.

#### Summary:

Rebecca & Justin Shannon have applied for a rezoning of parcel K15 09 001 containing approx. 1.39 acres located at 214 W. King Ave. The applicant is requesting the parcel be rezoned to C-1 (Central business District) for the purpose of a mixed use project.

**Current Zoning:** C-2 (General Commercial)

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

**Staff Recommendation:** Staff Recommends Approval,

The Kingsland Downtown Development Authority recommends approval of the rezoning and supports this project.

Scott L. Kimball  
 Planning Director

Attachment: July 2024-Re-Zoning-214 W. King Ave. (4496 : Re-Zoning-214 W. King Ave.-Map & Parcel K15 09 001)

**Scott Kimball**

---

**From:** Tonya Harvey <tharvey@kingslandgeorgia.com>  
**Sent:** Tuesday, June 18, 2024 9:39 AM  
**To:** Scott Kimball  
**Subject:** Re: Rezone  
**Attachments:** 140 N May St Rezoning Application DDASupports.pdf

I did :) The DDA Board supports the project, see attached

On Tue, Jun 18, 2024 at 9:31 AM Scott Kimball <[skimball@kingslandgeorgia.com](mailto:skimball@kingslandgeorgia.com)> wrote:

Tonya,

Did you get any feedback from the DDA on the rezoning request from Beci Shannon??

*Thank you,*

*Scott L. Kimball*

*City of Kingsland*

*Planning & Zoning Director*

*Alcohol License Administrator*

*912-729-8222 Office*

*912-464-0855 Cell*

This message may contain confidential information pertaining to the City of Kingsland. This message and any files transmitted with it are confidential and are intended solely for the use of the addressee. If you are not the original intended recipient, or a person responsible for delivering this e-mail to the intended recipient, you are hereby notified that you have received this e-mail in error and that any use, dissemination, distribution, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify us immediately by replying to this e-mail and deleting it from your system.

Attachment: July 2024-Re-Zoning-214 W. King Ave. (4496 : Re-Zoning-214 W. King Ave.-Map & Parcel K15 09 001)

July 2024  
240072

CITY OF KINGSLAND ZONING APPLICATION

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

**REQUEST**

EXISTING ZONING C2

EXISTING USE Vacant land

REQUESTED ZONING C1

REQUESTED USE Mixed use

**PROPERTY OWNER(S)**

Name(s) Rebecca Shannon, Justin Shannon

Address 140 N may street Kingsland Ga

Phone No. 912-409-8672 (Work and/or home); Fax No. \_\_\_\_\_

☒ Individual    ☐ Partnership    ☐ Sole Proprietor    ☐ Firm    ☐ Corporation  
☐ Association

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

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

**GENERAL INFORMATION**

Location or Legal  
Property Description: Parcel Number    K15 09 001    Account/Realkey    14578    Location Address    214 W KING  
V/L PART OF BLK 19 CITY OF KINGSLAND

Property Address: 214 W King

Tax Map Reference Number \_\_\_\_\_ Zoning Map E-2

Attachment: July 2024-Re-Zoning-214 W. King Ave. (4496 : Re-Zoning-214 W. King Ave.-Map & Parcel K15 09 001)

**City of Kingsland Zoning Application**  
**Page Two**

**Property Size** 1.38 acers **Property Frontage** 530 ft **Feet**

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

**REASON FOR REQUEST**

**Would be in harmony with the character of the neighborhood because** \_\_\_\_\_

The proposed use would be intended to match existing structures in the historic part of downtown.

The proposed zoning would match the adjustment lot on the other side of the rail road tracks.

**Would not be detrimental to property or persons in the area because** \_\_\_\_\_

All proposed structures would comply with zoning ordinances and in addition the new retail spaces would offer much needed services, products and amenities to the neighborhood that do not currently exist

**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**

Rebecca L Shannon - Planning and Zoning Board

**(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**

**City of Kingsland Zoning Application  
Page Three**

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

This property is owned solely by Rebecca L. Shannon (wife) and Justin W. Shannon (Husband)

**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></u>                       |
| <u></u>                | <u></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 | <u>Justin Shannon</u>  |
| Owner | <u>Rebecca Shannon</u> |
| Owner | <u></u>                |

**HEARING DATE**

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

City of Kingsland Zoning Application  
Page Four

at their meeting of July 1, 200<sup>24</sup>, 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 Becci Shannon  
in the amount of \$ 225.<sup>00</sup>.

City of Kingsland

BY: [Signature]  
Planning & Zoning Administrator

Date: 5/28/24



# 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
- C City Labels

|                        |            |                         |                      |                     |                  |               |             |
|------------------------|------------|-------------------------|----------------------|---------------------|------------------|---------------|-------------|
| <b>Parcel ID</b>       | K15 09 001 | <b>Owner</b>            | SHANNON REBECCA L    | <b>Last 2 Sales</b> |                  |               |             |
| <b>Class Code</b>      | Commercial |                         | 140 NORTH MAY STREET | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | KINGSLAND  |                         | KINGSLAND, GA 31548  | 9/10/2020           | \$45000          | LM            | Q           |
|                        | KINGSLAND  | <b>Physical Address</b> | 214 W KING AVE       | 5/5/2017            | \$49900          | LM            | Q           |
| <b>Acres</b>           | 1.01       | <b>Assessed Value</b>   | Value \$80200        |                     |                  |               |             |

(Note: Not to be used on legal documents)

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Attachment: July 2024-Re-Zoning-214 W. King Ave. (4496 : Re-Zoning-214 W. King Ave.-Map & Parcel K15 09 001)

**Zoning 2024**

|  |              |
|--|--------------|
|  | C-1          |
|  | C-1 Overlay  |
|  | C-1A Overlay |
|  | C-2          |
|  | C-4          |
|  | C-ED         |
|  | C-PLMU       |
|  | FT- Forest   |
|  | LG           |
|  | HL           |
|  | LI Overlay   |
|  | MU           |
|  | PD           |
|  | PD/C-2       |
|  | PD/C-4       |
|  | PDMU         |
|  | PD/R-1       |
|  | PD/R-2       |
|  | PD/R-3       |
|  | R-1          |
|  | R-2          |
|  | R-3          |
|  | R-4          |
|  | R-5          |
|  | R-6          |
|  | R-7          |



# OLD DOWNTOWN - KINGSLAND



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Friday, May 24, 2024



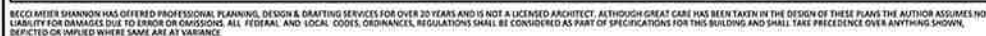
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Project Name & Site address.

214 W. King Ave  
Kingsland Ga

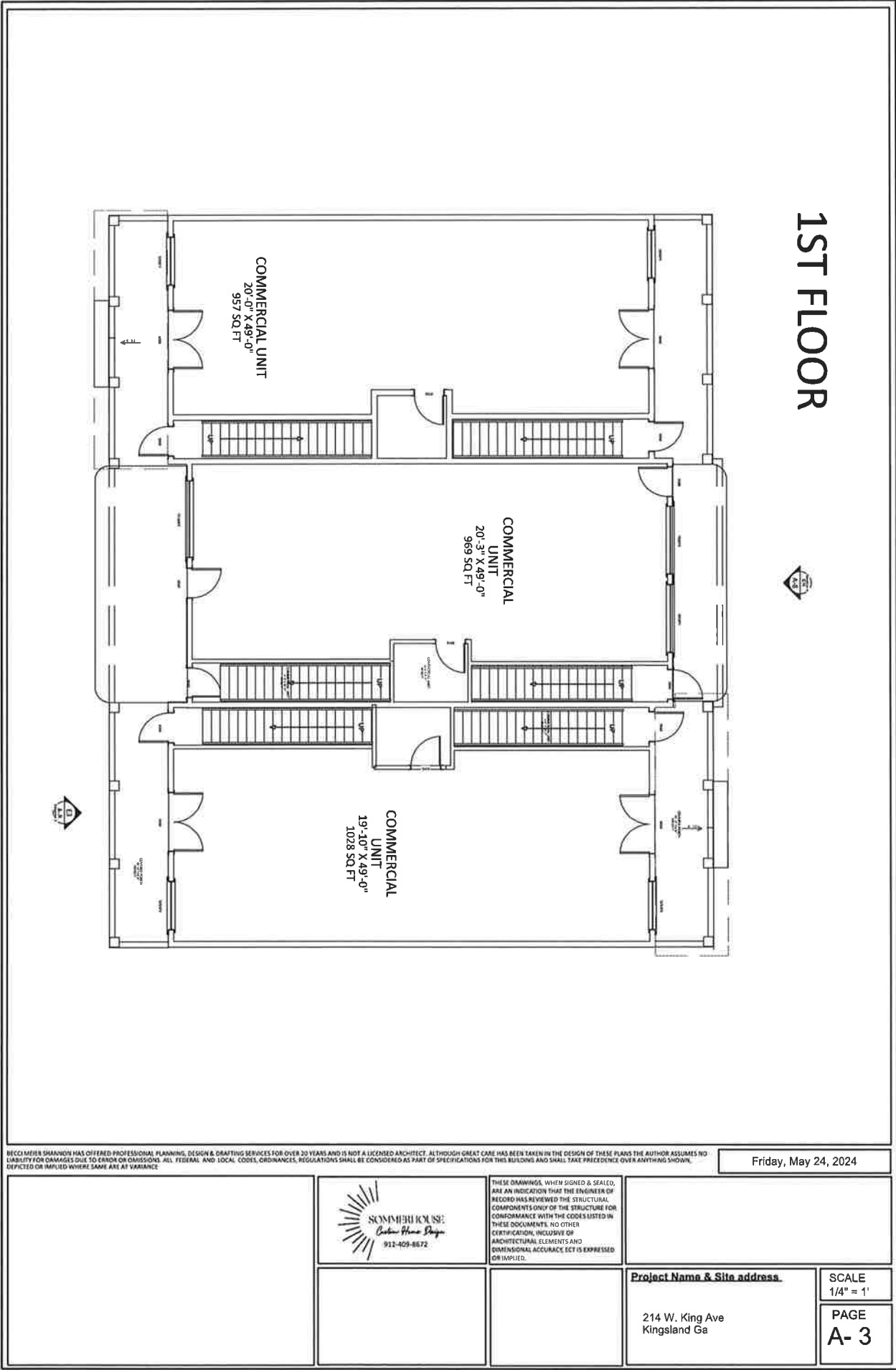
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1/4" = 1'

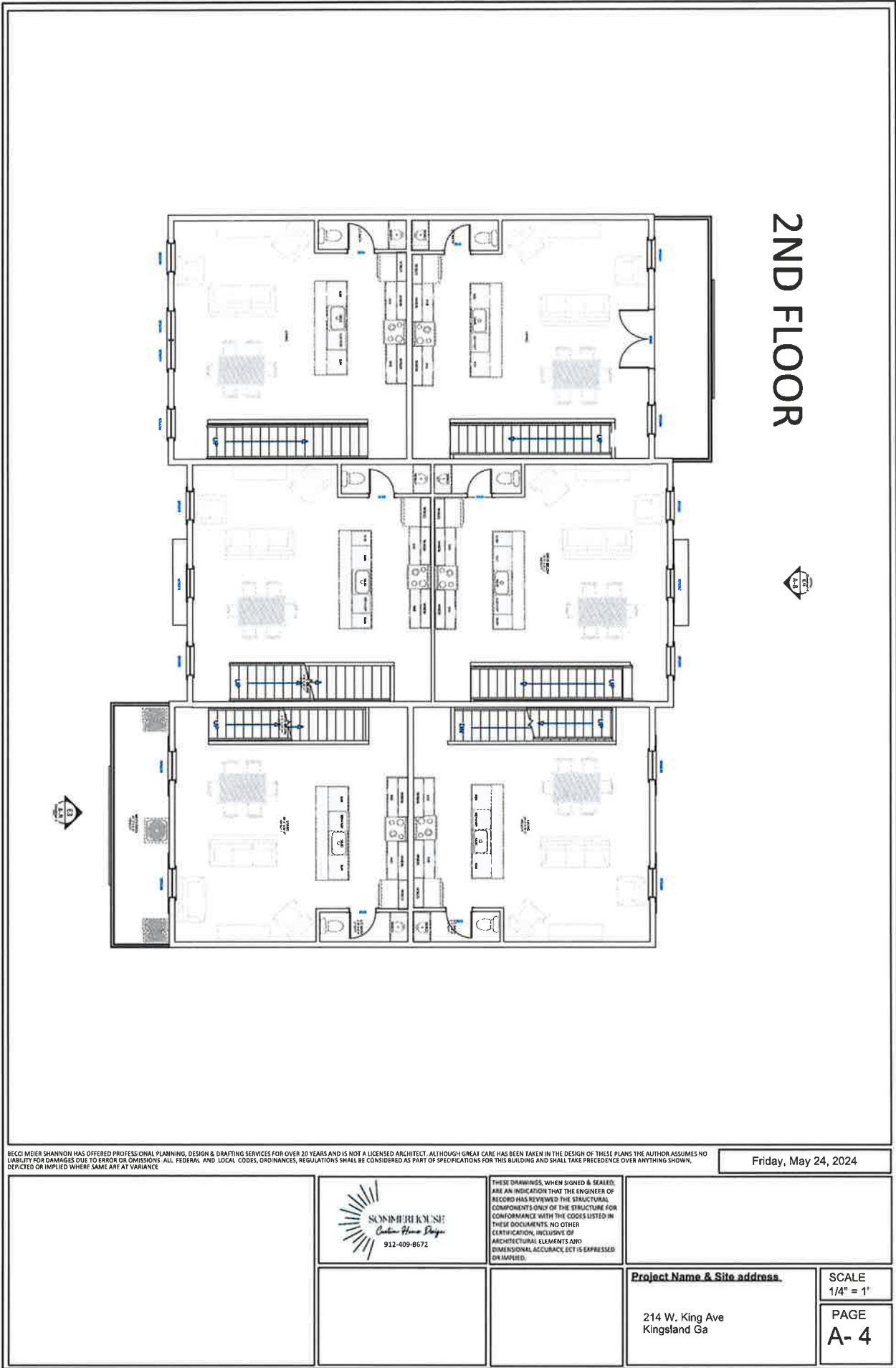
PAGE  
A- 1

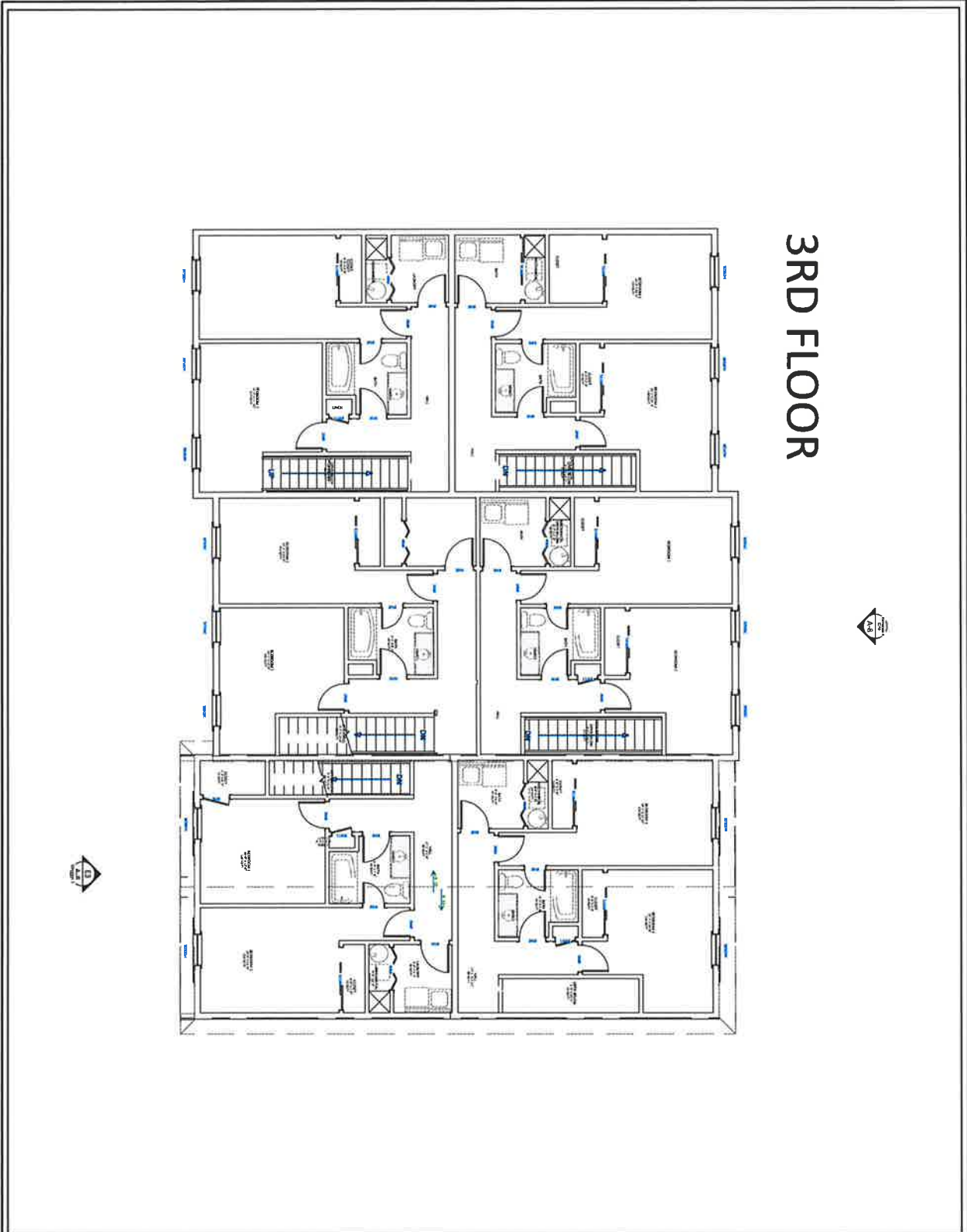


**SOMMERHOUSE**  
Custom Home Design  
912-409-8672

PAGE  
A- 2







|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                  |                                        |              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------|
| <small>RECCI MEIER SHANNON HAS OFFERED PROFESSIONAL PLANNING, DESIGN &amp; DRAFTING SERVICES FOR OVER 20 YEARS AND IS NOT A LICENSED ARCHITECT. ALTHOUGH GREAT CARE HAS BEEN TAKEN IN THE DESIGN OF THESE PLANS THE AUTHOR ASSUMES NO LIABILITY FOR DAMAGES DUE TO ERROR OR OMISSIONS. ALL FEDERAL AND LOCAL CODES, ORDINANCES, REGULATIONS SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DEPICTED OR IMPLIED WHERE SAME ARE AT VARIANCE.</small> |                                                                                                                                                                                                                                                                                                                                                  | Friday, May 24, 2024                   |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                 | <small>THESE DRAWINGS, WHEN SIGNED &amp; SEALED, ARE AN INDICATION THAT THE ENGINEER OF RECORD HAS REVIEWED THE STRUCTURAL COMPONENTS ONLY OF THE STRUCTURE FOR CONFORMANCE WITH THE CODES LISTED IN THESE DOCUMENTS. NO OTHER CERTIFICATION, INCLUDING OF ARCHITECTURAL ELEMENTS AND DIMENSIONAL ACCURACY, ETC IS EXPRESSED OR IMPLIED.</small> | <u>Project Name &amp; Site address</u> |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                  | 214 W. King Ave<br>Kingsland Ga        |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                  | SCALE<br>1/4" = 1'                     | PAGE<br>A- 5 |



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Friday, May 24, 2024



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**Project Name & Site address.**

214 W. King Ave  
Kingsland Ga

SCALE  
1/4" = 1'

PAGE  
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