



# CITY OF KINGSLAND, GEORGIA

## PLANNING AND ZONING

AGENDA • SEPTEMBER 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 Re-Zoning-Map & Parcel 107 005R-898 E. Lakes Blvd. -

Richard Crisco is requesting the parcel be re-zoned to C-2 (General Commercial) for the purpose of a proposed restaurant. The parcel is located at 898 E. Lakes Blvd. containing a total of approximately 1.28 acres. Current zoning is PD/R-1.

2. Public Hearing for Re-Zoning-Map & Parcel K11 01 010 -

The City of Kingsland has requested that Parcel K11 01 010 be re-zoned to C-2 (General Commercial). The parcel is located at 531 N. Lee St. containing approximately 5.3 acres.

3. Public Hearing for Annex & Zone Designation-Parcels 121 009A, 121 009BPZ & 121 009CPZ -

William H. Gross with Georgia Florida Gateway, LLC and Haddock Road Holdings, LLC has requested to annex parcels 121 009A, 121 009BPZ and 121 009CPZ containing approximately 278 acres located on the east and west sides of Haddock Rd. 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 for a proposed mixed use project consisting of commercial, industrial, and residential uses.

### II. CALL TO ORDER

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

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

### III. APPROVE MINUTES FROM LAST MEETING

#### IV. OLD BUSINESS

1. Ord Amend-Ord 2024-07 to Amend Ord 2011-01 -

Ordinance 2024-07 to Amend Ordinance 2011-01, Article VI, Sec. 61, adding Sec. 61.8 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 proposed future projects where the C-8 zoning may be needed. Staff recommends approval.

#### V. AGENDA ITEMS

1. Re-Zoning-898 E. Lakes Blvd.-Map & Parcel 107 005R -

Richard Crisco has applied for a Re-Zoning of parcel 107 005R containing approximately 1.28 acres located at 898 E. Lakes Blvd. The applicant is requesting the parcel be re-zoned to C-2 (General Commercial) for the purpose of a proposed restaurant. Zoning is PD/R-1. Staff recommends approval.

2. Home Occupation-102 Aloe Ct.-Map & Parcel 107M 003 -

Charles Cardell has applied for a home occupation permit for a Honeybee Product sales business known as "C & R Bushcrafts, Inc.". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.

3. Re-Zoning-531 N. Lee St.-Map & Parcel K11 01 010 -

The City of Kingsland has applied for a re-zoning of parcel K11 01 010 containing approximately 5.30 acres located at 531 N. Lee St. The applicant is requesting the parcel be re-zoned to C-2 (General Commercial) to correct the city zoning map to accommodate the existing and future uses of the parcel. Zoning is R-1. Staff recommends approval.

4. Annex & Re-Zone Designation-Parcels 121 009A, 121 009BPZ & 121 009CPZ -

Bill Gross has applied for the Annexation of parcels 121 009A, 121 009BPZ, and 121 009CPZ containing approximately 278 acres located on the east and west sides of Haddock Rd. and north of St Marys 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, light industrial and residential uses. The applicant is also requesting a zoning designation of C-8 (Interchange Transitional) for the parcels if annexation is approved. Current Zoning is: Parcel 121 009BPZ is zoned C-I Interchange Commercial (County), Parcels 121 009CPZ and 121 009A are zoned A-F Agricultural Forestry (County). Staff recommends approval.

## **VI. ADJOURNMENT**

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4534)**

Meeting: 09/03/24 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

DOC ID: 4534

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**Public Hearing for Re-Zoning-Map & Parcel 107 005R-898 E.  
Lakes Blvd.**

Richard Crisco is requesting the parcel be re-zoned to C-2 (General Commercial) for the purpose of a proposed restaurant. The parcel is located at 898 E. Lakes Blvd. containing a total of approximately 1.28 acres. Current zoning is PD/R-1.

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4536)**

Meeting: 09/03/24 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:  
DOC ID: 4536

**Public Hearing for Re-Zoning-Map & Parcel K11 01 010**

The City of Kingsland has requested that Parcel K11 01 010 be re-zoned to C-2 (General Commercial). The parcel is located at 531 N. Lee St. containing approximately 5.3 acres.

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4538)**

Meeting: 09/03/24 06:00 PM  
Department: Planning and Zoning  
Category: Annexation  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:  
DOC ID: 4538

## **Public Hearing for Annex & Zone Designation-Parcels 121 009A, 121 009BPZ & 121 009CPZ**

William H. Gross with Georgia Florida Gateway, LLC and Haddock Road Holdings, LLC has requested to annex parcels 121 009A, 121 009BPZ and 121 009CPZ containing approximately 278 acres located on the east and west sides of Haddock Rd. 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 for a proposed mixed use project consisting of commercial, industrial, and residential uses.

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**ADOPTED****AGENDA ITEM (ID # 4533)**

Meeting: 09/03/24 06:00 PM  
Department: Planning and Zoning  
Category: Amendment  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:  
DOC ID: 4533

**Ord Amend-Ord 2024-07 to Amend Ord 2011-01**

Ordinance 2024-07 to Amend Ordinance 2011-01, Article VI, Sec. 61, adding Sec. 61.8 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 proposed 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:** August 5, 2024

**City Council Meeting Date:** August 12, 2024

**Old Business Agenda Item:** Ordinance 2024-07 to Amend Ordinance 2011-01, Article VI, Sec. 61, adding Sec. 61.8 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.

**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. 61.8 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 to include all city parcels and any future annexed parcels one mile to the east and west of I-95, exits 1 through 7. 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, but not to include the following:
  - a) Adult bookstores, explicit media outlets, adult movie houses, adult entertainment.
  - b) Development of natural resources including the removal of minerals and natural materials together with necessary building, machinery and appurtenances related thereto. (excluding burrow pits used for on-site development)
  - c) Frozen dessert and milk processing plants.
  - d) Any type of Bottling works.
  - e) Any other establishments for the manufacture, repair, assembly, or processing materials which are objectionable by reason of smoke, dust, odors, bright lights, noise or vibrations. (To be determined by the Planning Department staff)
- 2) All permitted uses within R-1 Single Family Residence District, but not to include the following:
  - a) Horses, ponies, and fowl.
  - b) Agriculture, forestry, livestock and poultry production, no structure containing poultry or livestock and no storage of manure or odor or dust producing substance or use.
  - c) Bed and Breakfast Inns, (only allowed in commercial and light industrial areas).
- 3) All permitted uses within R-3 Medium and High-Residential District, but not to include the following:
  - a) Family personal care homes and Group care homes.

4) 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.; in which all work must be conducted within an enclosed building with no outside storage of vehicles or equipment.
- vii. Warehouses and distribution facilities;
- viii. Carwashes and truck washes;
- ix. Campgrounds, travel trailer parks, and recreational vehicle parks;
- x. Offices, including professional offices;
- xi. Kindergartens, Day Care Centers;
- xii. Destination monuments, including flags, and destination signage;
- xiii. Welcome centers and rest areas;
- xiv. Special events facilities, including amphitheaters;
- xv. Senior care facilities, including assisted living centers, adult daycare facilities, long-term care facilities, nursing homes, hospice care;
- xvi. Lounges and bars associated with full service sit down restaurants; Micro Breweries
- xvii. Animal care facilities, dog parks, and veterinary hospitals and offices;
- xviii. Government and institutional facilities; (not to include correctional facilities)
- xix. Commercial parking areas; Parking Decks
- xx. Hospital and other medical uses, including emergency care facilities, pharmacies and clinics;

- xxi. Data centers;
- xxii. Condominiums, timeshares and short term rentals;
- xxiii. Utility facilities, including water tanks and solar panels on roof tops or solar tint on buildings (no Solar Farms), Satellite Dish Antennas (size and location will be determined by the Planning Department Staff)

61.8.3. Other Requirements within the C-8 district.

- 1) Any areas of development, within the zoning district, abutting established areas must be of like kind, or wetlands, or greenspace to include the entire distance of the established abutting property lines.
- 2) Any Industrial or Commercial businesses must have separate roads leading into the facility and may not be accessed through residential areas.
- 3) Any developments will follow the established building requirements in Sec. 70 of the Kingsland Land and Development Ordinance, unless other specified building requirements are approved within an applicant's PD (Planned Development).
- 4) Any applicant that submits a rezoning application for land to be rezoned to C-8 or any applicant proposing a development within the C-8 zoning district is required to submit a conceptual site plan or Land Use Plan and PD (Planned Development) that will be reviewed by the Planning Department and submitted to the Planning Commission for a recommendation to the City Council for approval or non-approval.

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**ADOPTED****AGENDA ITEM (ID # 4535)**

Meeting: 09/03/24 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

DOC ID: 4535

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**Re-Zoning-898 E. Lakes Blvd.-Map & Parcel 107 005R**

Richard Crisco has applied for a Re-Zoning of parcel 107 005R containing approximately 1.28 acres located at 898 E. Lakes Blvd. The applicant is requesting the parcel be re-zoned to C-2 (General Commercial) for the purpose of a proposed restaurant. 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:** August 5, 2024

**City Council Meeting Date:** August 12, 2024

**Agenda Item:** Rezoning

#### Background:

The area of the parcel is located at the intersection of Gross Rd. and The Lakes Blvd. The surrounding parcels are mostly residential, however there are several commercial parcels along Gross Rd. The applicant is proposing to build a small restaurant to be able to serve the surrounding neighborhood residents and travelers along Gross Rd. The applicant feels there is a need for this type of business in this area of the city. The parcel was previously used for a batting cage business but was never rezoned for a commercial use.

#### Summary:

Richard Crisco has applied for a rezoning of parcel 107 005R containing approx. 1.28 acres located at 898 The lakes Blvd. East. The applicant is requesting the parcel be rezoned to C-2 (General Commercial) for the purpose of a proposed restaurant.

**Current Zoning:** PD/R-1

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

**Staff Recommendation:** Staff Recommends Approval

Scott L. Kimball  
Planning Director

Attachment: Aug 2024-Re-Zone-Parcel 107 005R-898 The Lakes Blvd., E. (4535 : Re-Zoning-898 E. Lakes Blvd.-Map & Parcel 107 005R)

August Asota

240081

CITY OF KINGSLAND ZONING APPLICATION

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

## REQUEST

EXISTING ZONING PD/R-1EXISTING USE VACANT/OLD Batting CageREQUESTED ZONING C-2REQUESTED USE Small Restaurant

## PROPERTY OWNER(S)

Name(s) Richard S. CriscoAddress 898 East Lakes Blvd.Phone No. (912) 409-5007 (Work and/or home); Fax No. (912) 576-9622

☒ 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: 898 East Lakes Blvd  
Kingsland Ga. 31548

Property

Address: 898 East Lakes Blvd Kingsland Ga. 31548Tax Map Reference Number 107005R Zoning Map PD/R-1

City of Kingsland Zoning Application  
Page Two

Property Size 1.20 Acres

Property Frontage Lakes Blvd + 222 Ft. →  
gross Rd ← 357 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 \_\_\_\_\_

We are opening a family operated and owned Business. Extremely Kid  
Friendly with lot's of Kids Nights and Events to take your child to.

ONE OF Would not be detrimental to property or persons in the area because It is Across the Street  
From the largest Parks in Kingsland. No Restaurants on gross Rd.  
We will be keeping families from being Dehydrated and Hungry During  
Events at Howard Peoples Park.

Other

Comments: I Have Been in Camden County for 32 years. I Have been w/  
Bennett Chevrolet For 23 of those years. I am Looking Forward to  
giving Camden County and the city of Kingsland a nice family oriented  
Place to spend time together as a family.

DISCLOSURE

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

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

N/A

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

N/A

**City of Kingsland Zoning Application  
Page Three**

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

*N/A*

**CAMPAIGN CONTRIBUTION**

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

**Elected Officials Name**

**Amount of Description of Gift**

*N/A*

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

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

Owner



Owner

Owner

**HEARING DATE**

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

City of Kingsland Zoning Application  
Page Four

at their meeting of August 5, 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

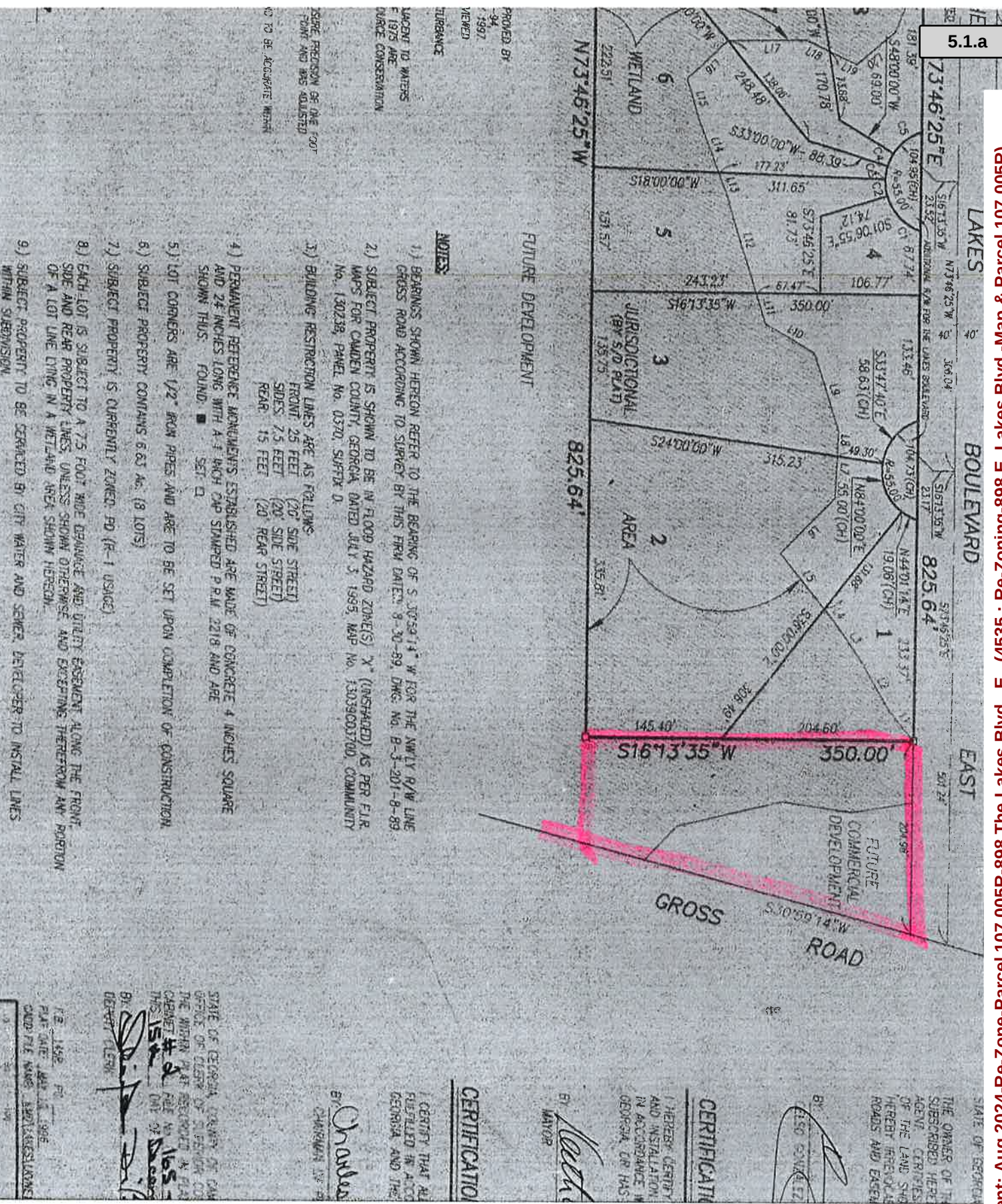
Submission fee for rezoning received from Richard Crisco  
in the amount of \$ 225.00.

City of Kingsland

BY: [Signature]

Planning & Zoning Administrator

Date: 7/1/2024



**NOTES**

- 1) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S 30°59'14" W FOR THE NW 1/4 R/W LINE CROSS ROAD ACCORDING TO SURVEY BY THIS FIRM DATED 8-30-89, DMC. NO. B-3-201-8-89.
- 2) SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE(S) "X" (UNSHADED) AS PER FIRM MAPS FOR CAMDEN COUNTY, GEORGIA DATED JULY 3, 1995, MAP NO. 13039003700, COMMUNITY NO. 130238, PANEL NO. 0370, SHEET 0.
- 3) BUILDING RESTRICTION LINES ARE AS FOLLOWS:  
FRONT: 25 FEET (20' SIDE STREET)  
SIDES: 7.5 FEET (20' SIDE STREET)  
REAR: 15 FEET (20' REAR STREET)
- 4) PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE MADE OF CONCRETE 4 INCHES SQUARE AND 24 INCHES LONG WITH A 1 INCH CAP STAMPED P.R.M. 2218 AND ARE SHOWN THUS: FOUND: SET: □
- 5) LOT CORNERS ARE 1/2" IRON PIPES AND ARE TO BE SET UPON COMPLETION OF CONSTRUCTION.
- 6) SUBJECT PROPERTY CONTAINS 6.83 AC. (8 LOTS)
- 7) SUBJECT PROPERTY IS CURRENTLY ZONED: PD (R-1 USAGE).
- 8) EACH LOT IS SUBJECT TO A 7.5 FOOT WIDE EASEMENT AND UTILITY EASEMENT ALONG THE FRONT SIDE AND REAR PROPERTY LINES, UNLESS SHOWN OTHERWISE AND EXCEPTING THEREFROM ANY PORTION OF A LOT LINE LING IN A WETLAND AREA SHOWN HEREON.
- 9) SUBJECT PROPERTY TO BE SERVICED BY CITY WATER AND SEWER, DEVELOPER TO INSTALL LINES WITHIN SUBDIVISION.

**CERTIFICATION**

I CERTIFY THAT ALL  
REBILLED IN ACCORDANCE  
WITH THE RULES AND THE

BY *Charles*  
CHAIRMAN OF THE

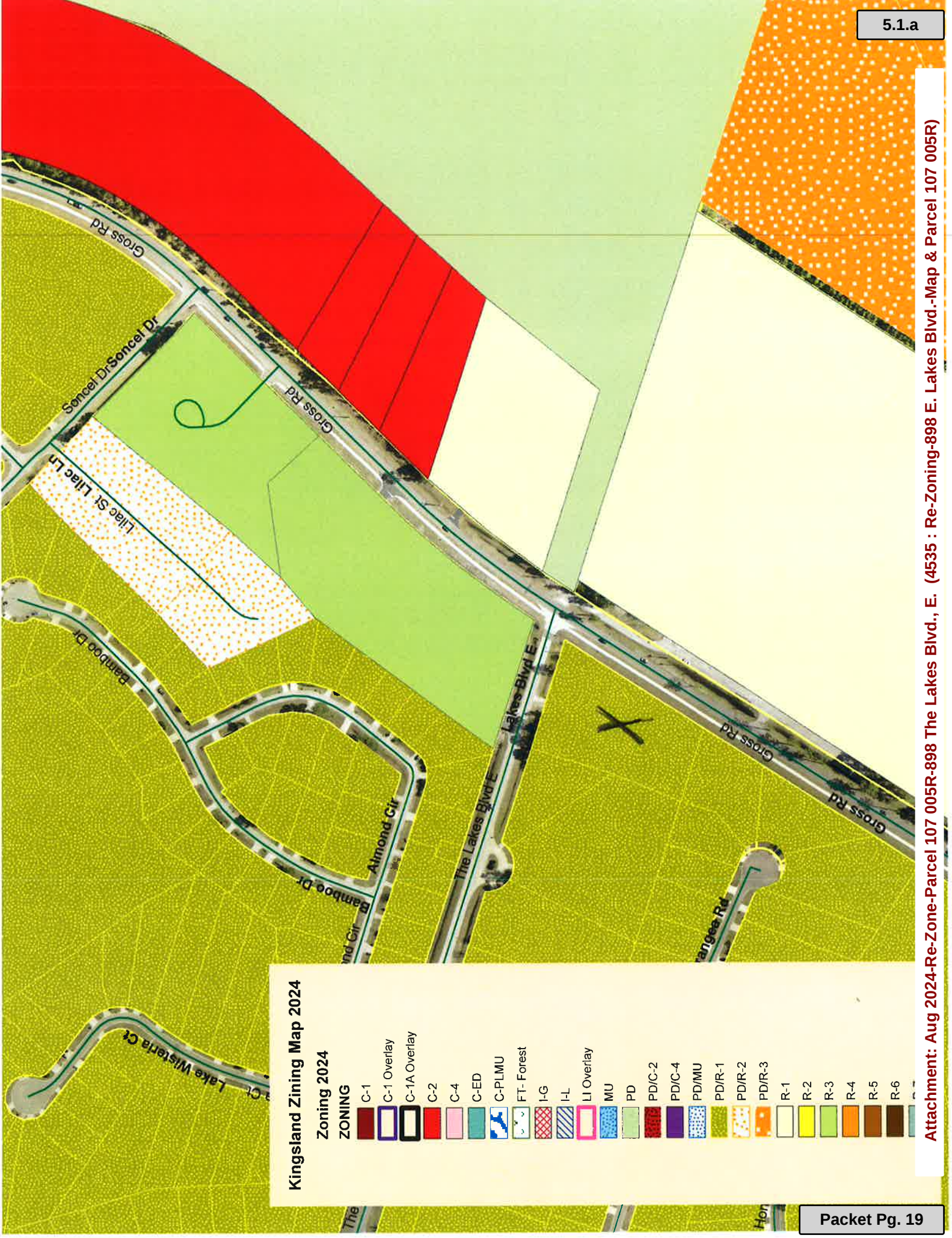
**CERTIFICATE**

I HEREBY CERTIFY  
AND INSTALLATION  
IN ACCORDANCE WITH  
THE RULES OF THE

BY *Leech*  
MANOR

STATE OF GEORGIA, COUNTY OF CAMDEN  
OFFICE OF CLERK OF SUPERIOR COURT  
THE WITHIN PLAT BEING RECORDED IN PLAT  
BOOK # 154, PAGE 105, AND  
THIS 15th DAY OF OCTOBER, 1995  
BY *Shirley*  
CLERK

1/2" = 100' FT  
PLAT DATE: MAY 11, 1995  
CADD FILE NAME: 13039003700.DWG



Kingsland Zoning Map 2024

Zoning 2024

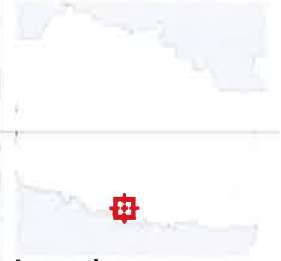
| ZONING | C-1 | C-1 Overlay | C-1A Overlay | C-2 | C-4 | C-ED | C-PLMU | FT- Forest | I-G | I-L | LI Overlay | MU | PD | PD/C-2 | PD/C-4 | PD/MU | PD/R-1 | PD/R-2 | PD/R-3 | R-1 | R-2 | R-3 | R-4 | R-5 | R-6 |
|--------|-----|-------------|--------------|-----|-----|------|--------|------------|-----|-----|------------|----|----|--------|--------|-------|------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



# 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 005R   | <b>Owner</b>            | CRISCO RICHARD S    | <b>Last 2 Sales</b> |                  |               |             |
| <b>Class Code</b>      | Commercial |                         | 104 BOONE AVENUE    | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | KINGSLAND  |                         | SUITE G             | 10/27/2023          | \$25000          | NM            | U           |
|                        | KINGSLAND  |                         | KINGSLAND, GA 31548 | 8/21/2001           | \$27000          | LM            | Q           |
| <b>Acres</b>           | 1.28       | <b>Physical Address</b> | 898 E LAKES BLVD    |                     |                  |               |             |
|                        |            | <b>Assessed Value</b>   | Value \$58840       |                     |                  |               |             |

(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: 7/1/2024

Last Data Uploaded: 6/29/2024 1:34:30 AM

Developed by  **Schneider**  
GEOSPATIAL

Attachment: Aug 2024-Re-Zone-Parcel 107 005R-898 The Lakes Blvd., E. (4535 : Re-Zoning-898 E. Lakes Blvd.-Map & Parcel 107 005R)

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**ADOPTED****AGENDA ITEM (ID # 4532)**

Meeting: 09/03/24 06:00 PM  
Department: Planning and Zoning  
Category: Home Office Occupancy  
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 4532

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**Home Occupation-102 Aloe Ct.-Map & Parcel 107M 003**

Charles Cardell has applied for a home occupation permit for a Honeybee Product sales business known as "C & R Bushcrafts, Inc.". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.



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

## Planning and Community Development

### Staff Report

**Planning Commission Meeting Date:** September 3, 2024

**City Council Meeting Date:** September 9, 2024

**Agenda Item:** Home Occupation for 102 Aloe Court

**Summary:**

Charles Cardell has applied for a home occupation permit for a Honeybee Product sales business known as "C &R Bushcrafts, Inc.". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

**Zoning:** PD/R-1

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

**Staff Recommendation:** Staff recommends approval

Scott L. Kimball  
Planning & Zoning Director



September  
Agenda  
240002

**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: CHARLES CARDELL PHONE: 848-271-2359

ADDRESS: 102 ALOE CT KINGSLAND, GA 31548

FAX: N/A E-MAIL: cfbushcrafts@outlook.com

Type of use you are requesting:

( ) **Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)

(X) **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: C & R BUSHCRAFTS, INC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 102 ALOE CT, KINGSLAND, GA 31548

TAX MAP & PARCEL NUMBER: 107M 003 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: SAME AS APPLICANT

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

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

**ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:**

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

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

SIGNED: [Signature] DATE: 7/17/24

Attachment: Sep 24-Home Occ-102 Aloe Ct. (4532 : Home Occupation-102 Aloe Ct.-Map & Parcel 107M 003)



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

APPLICANT: CHARLES CARDELL

ADDRESS: 102 ALOE CT

CITY: KINGSLAND STATE: GA ZIP: 31548

PHONE: (408) 271-2359 FAX: ( ) N/A E-MAIL: CFBUSHKRAFT3@OUTLOOK.COM

PROPOSED BUSINESS: HONEY BEE PRODUCT SALES LOCATION: VARIOUS MARKETS / FAIRS / ONLINE

TAX PARCEL: 107M003 ZONING: PD/R-1

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

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

**HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:**

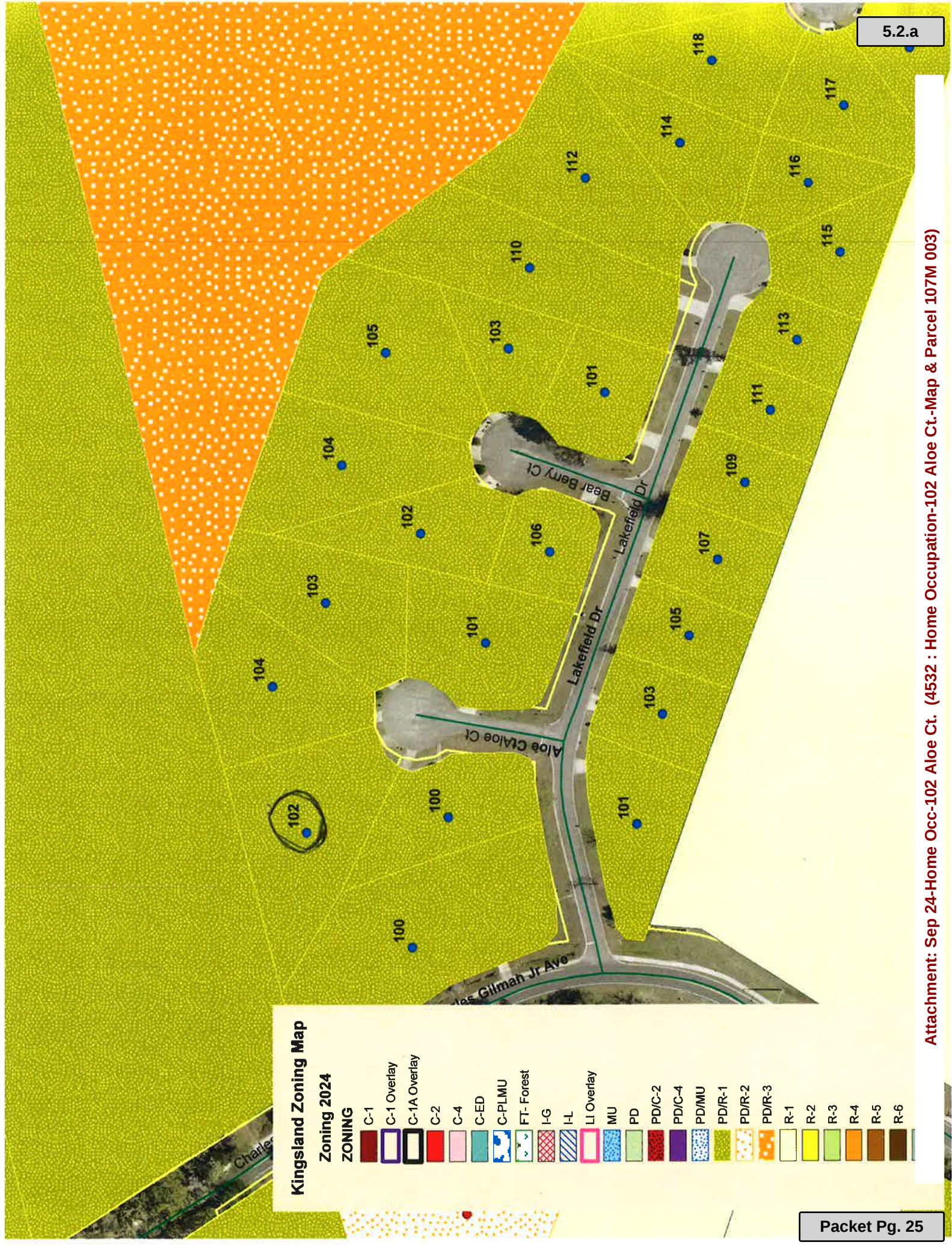
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 80 Business area sq. ft. 1992 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

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

SIGNATURE OF APPLICANT

7/17/24  
DATE

Attachment: Sep 24-Home Occ-102 Aloe Ct. (4532 : Home Occupation-102 Aloe Ct.-Map & Parcel 107M 003)



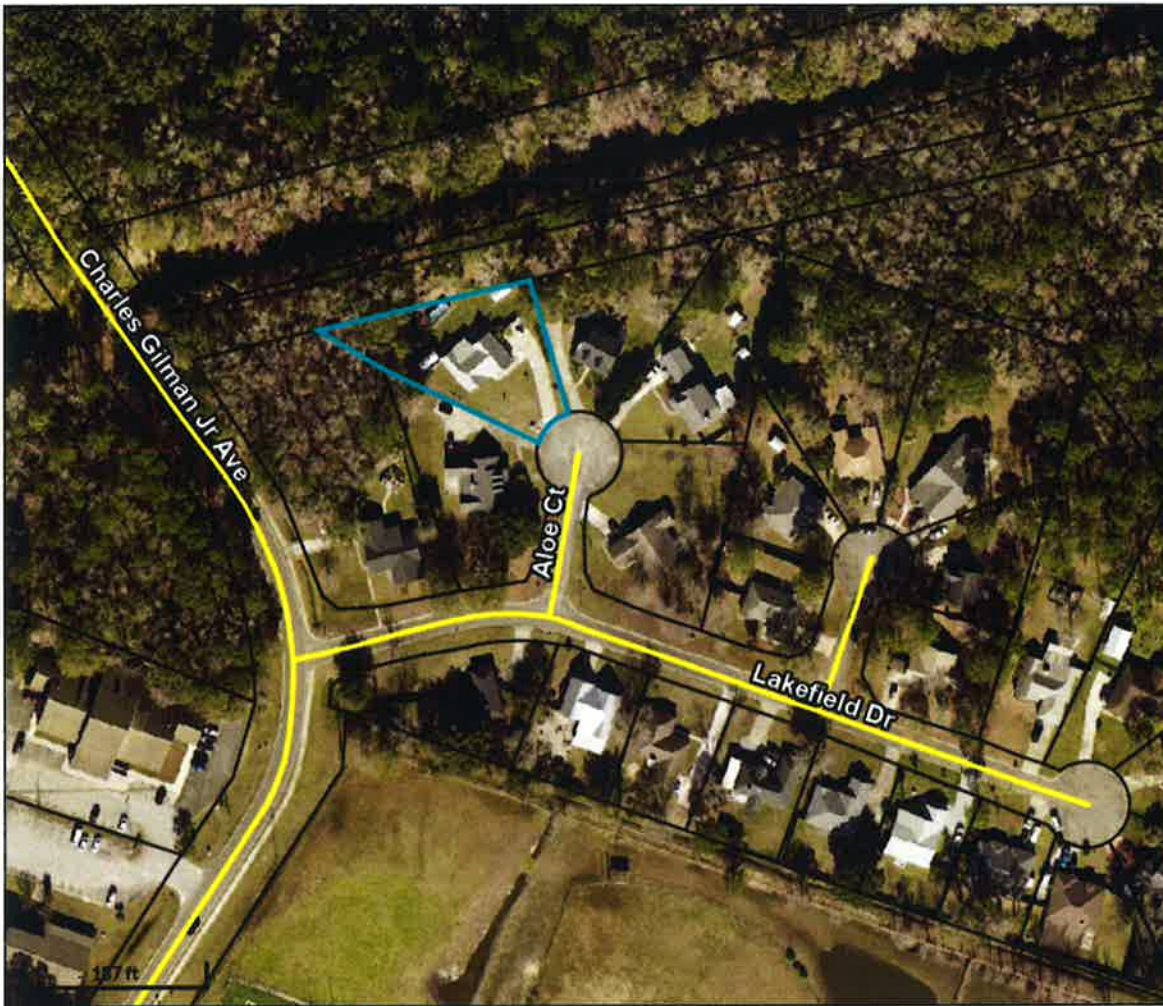
**Kingsland Zoning Map**

**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          |



# 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

|                        |             |                         |                     |                     |                  |               |             |
|------------------------|-------------|-------------------------|---------------------|---------------------|------------------|---------------|-------------|
| <b>Parcel ID</b>       | 107M 003    | <b>Owner</b>            | CARDELL CHARLES B   | <b>Last 2 Sales</b> |                  |               |             |
| <b>Class Code</b>      | Residential |                         | 102 ALOE COURT      | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | KINGSLAND   |                         | KINGSLAND, GA 31548 | 2/26/2008           | \$199900         | FM            | Q           |
|                        | KINGSLAND   | <b>Physical Address</b> | 102 ALOE CT         | 9/21/2005           | \$158000         | FM            | Q           |
| <b>Acres</b>           | 0.26        | <b>Assessed Value</b>   | Value \$234527      |                     |                  |               |             |

(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.

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Attachment: Sep 24-Home Occ-102 Aloe Ct. (4532 : Home Occupation-102 Aloe Ct.-Map & Parcel 107M 003)

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**ADOPTED****AGENDA ITEM (ID # 4537)**

Meeting: 09/03/24 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

DOC ID: 4537

---

**Re-Zoning-531 N. Lee St.-Map & Parcel K11 01 010**

The City of Kingsland has applied for a re-zoning of parcel K11 01 010 containing approximately 5.30 acres located at 531 N. Lee St. The applicant is requesting the parcel be re-zoned to C-2 (General Commercial) to correct the city zoning map to accommodate the existing and future uses of the parcel. 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:** September 3, 2024

**City Council Meeting Date:** September 9, 2024

**Agenda Item:** Rezoning

#### Background:

The surrounding parcels are mostly commercial and residential and several adjacent parcels to the south are zoned C-2 General Commercial. The parcel has an existing office building (North Center) and the City Court Building on it and will be the home to the new Kingsland Police Department building. The parcel needs to be re-zoned to C-2 General Commercial so that the city zoning map matches the existing and future uses on the property.

#### Summary:

The City of Kingsland has applied for a rezoning of parcel K1101 010 containing approx. 5.30 acres located at 531 N. Lee St. The applicant is requesting the parcel be rezoned to C-2 (General Commercial) to correct the city zoning map to accommodate the existing and future uses of the parcel.

**Current Zoning:** R-1

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

**Staff Recommendation:** Staff Recommends Approval

Scott L. Kimball  
 Planning Director

Attachment: Sep 24-Re\_Zone-531 N. Lee St. (4537 : Re-Zoning-531 N. Lee St.-Map & Parcel K11 01 010)

Sept. 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 R-1

EXISTING USE North Center Office Building

REQUESTED ZONING C-2

REQUESTED USE North Center & New Police Station

#### PROPERTY OWNER(S)

Name(s) City of Kingsland

Address 107 S. Lee St.

Phone No. (912) 729-8210 (Work and/or home); Fax No. \_\_\_\_\_

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

City Government

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: East side of N. LEE ST.

Property  
Address: 531 N. Lee St. Kingsland, Ga. 31548

Tax Map Reference Number: K1101 010 Zoning Map: R-1

Property Size: 5.3 Acres Property Frontage: 400 Feet

Attachment: Sep 24-Re\_Zone-531 N. Lee St. (4537 : Re-Zoning-531 N. Lee St.-Map & Parcel K11 01 010)

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 there are  
Commercial Parcels All along N. Lee St.

Would not be detrimental to property or persons in the area because Property is already  
Being used For Commercial Office Space & Archive Bldg.

Other Comments: needs to be rezoned to C-2 General Commercial  
because of Existing & Future Use & Ordinance Requirements.

### 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

(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

(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

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.

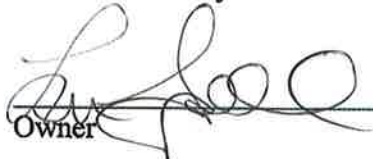
Elected Officials Name

Amount of Description of Gift

|       |       |
|-------|-------|
| _____ | _____ |
| _____ | _____ |

### 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 September 3, 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 N/A  
in the amount of \$ 0.

City of Kingsland

BY:   
Planning & Zoning Administrator

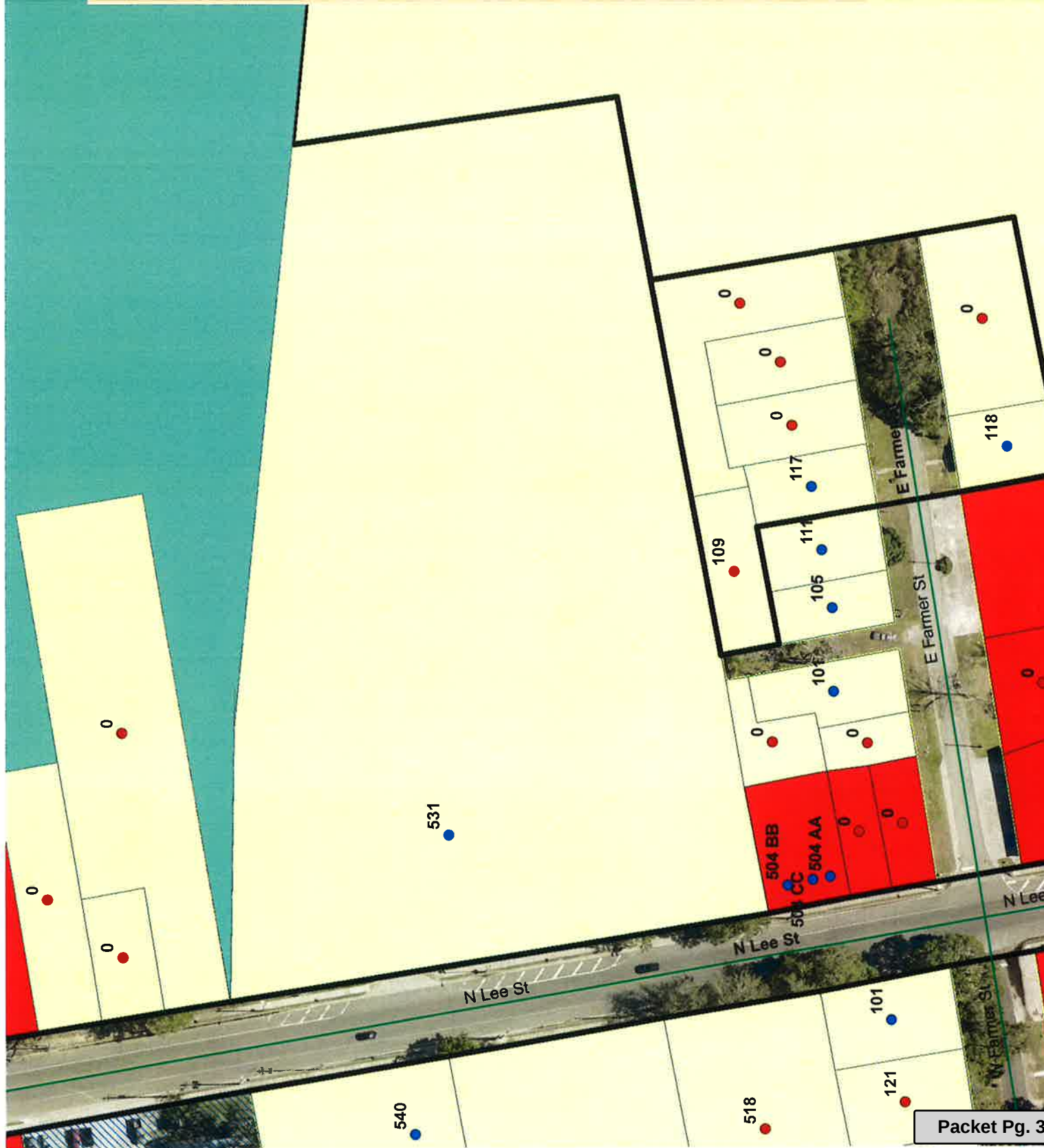
Date: 7/25/24

Attachment: Sep 24-Re\_Zone-531 N. Lee St. (4537 : Re-Zoning-531 N. Lee St.-Map & Parcel K11 01 010)

# Kingsland Zoning Map 2024

## Zoning 2024

| ZONING       |  |
|--------------|--|
| C-1          |  |
| C-1 Overlay  |  |
| C-1A Overlay |  |
| C-2          |  |
| C-4          |  |
| C-ED         |  |
| C-PLMU       |  |
| FT- Forest   |  |
| IG           |  |
| IL           |  |
| LI Overlay   |  |
| MU           |  |
| PD           |  |
| PD/C-2       |  |
| PD/C-4       |  |
| PD/MU        |  |
| PD/R-1       |  |
| PD/R-2       |  |
| PD/R-3       |  |
| R-1          |  |
| R-2          |  |
| R-3          |  |
| R-4          |  |
| R-5          |  |
| R-6          |  |
| R-7          |  |





# 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>       | K11 01 010 | <b>Owner</b>            | KINGSLAND-CITY HALL | <b>Last 2 Sales</b> |                  |               |             |
| <b>Class Code</b>      | Exempt     |                         | POST OFFICE BOX 250 | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | KINGSLAND  |                         | KINGSLAND, GA 31548 | 5/31/2005           | 0                | CH            | U           |
|                        | KINGSLAND  | <b>Physical Address</b> | 531 N LEE ST        | n/a                 | 0                | n/a           | n/a         |
| <b>Acres</b>           | 5.3        | <b>Assessed Value</b>   | Value \$2092182     |                     |                  |               |             |

(Note: Not to be used on legal documents)

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Attachment: Sep 24-Re\_Zone-531 N. Lee St. (4537 : Re-Zoning-531 N. Lee St.-Map & Parcel K11 01 010)



## Planning and Zoning

105 South Lee Street  
Kingsland, GA 31548

**ADOPTED**

**AGENDA ITEM (ID # 4539)**

Meeting: 09/03/24 06:00 PM  
Department: Planning and Zoning  
Category: Annexation  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

DOC ID: 4539

# **Annex & Re-Zone Designation-Parcels 121 009A, 121 009BPZ & 121 009CPZ**

Bill Gross has applied for the Annexation of parcels 121 009A, 121 009BPZ, and 121 009CPZ containing approximately 278 acres located on the east and west sides of Haddock Rd. and north of St Marys 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, light industrial and residential uses. The applicant is also requesting a zoning designation of C-8 (Interchange Transitional) for the parcels if annexation is approved. Current Zoning is: Parcel 121 009BPZ is zoned C-I Interchange Commercial (County), Parcels 121 009CPZ and 121 009A are zoned A-F Agricultural Forestry (County). Staff recommends approval.



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

## Planning and Community Development

### Staff Report

**Planning Commission Meeting Date:** September 3, 2024

**City Council Meeting Date:** September 9, 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 mixture of commercial, residential, and light industrial uses. The city and the applicant held a Town Hall Meeting on Monday May 20<sup>th</sup> 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, light 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.

**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

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 <sup>121 009BPZ, 121 009CPZ and 121 009A</sup> \_\_\_\_\_, 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 ~~C-1~~) 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

5/6/24  
Date

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

Address of above Owner  
Georgia Florida Gateway, LLC

5/6/24  
Date

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

Address of above Owner

**CONTINUED ON BACK**

- \* Tax Parcel 121 009BPZ is currently zoned C-1 (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: sep 24-Annex & Zone Designation-Parcels 121 009A, BPZ and CPZ (4539 : Annex & Re-Zone 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  


NOTARY PUBLIC, State of Georgia

My 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:

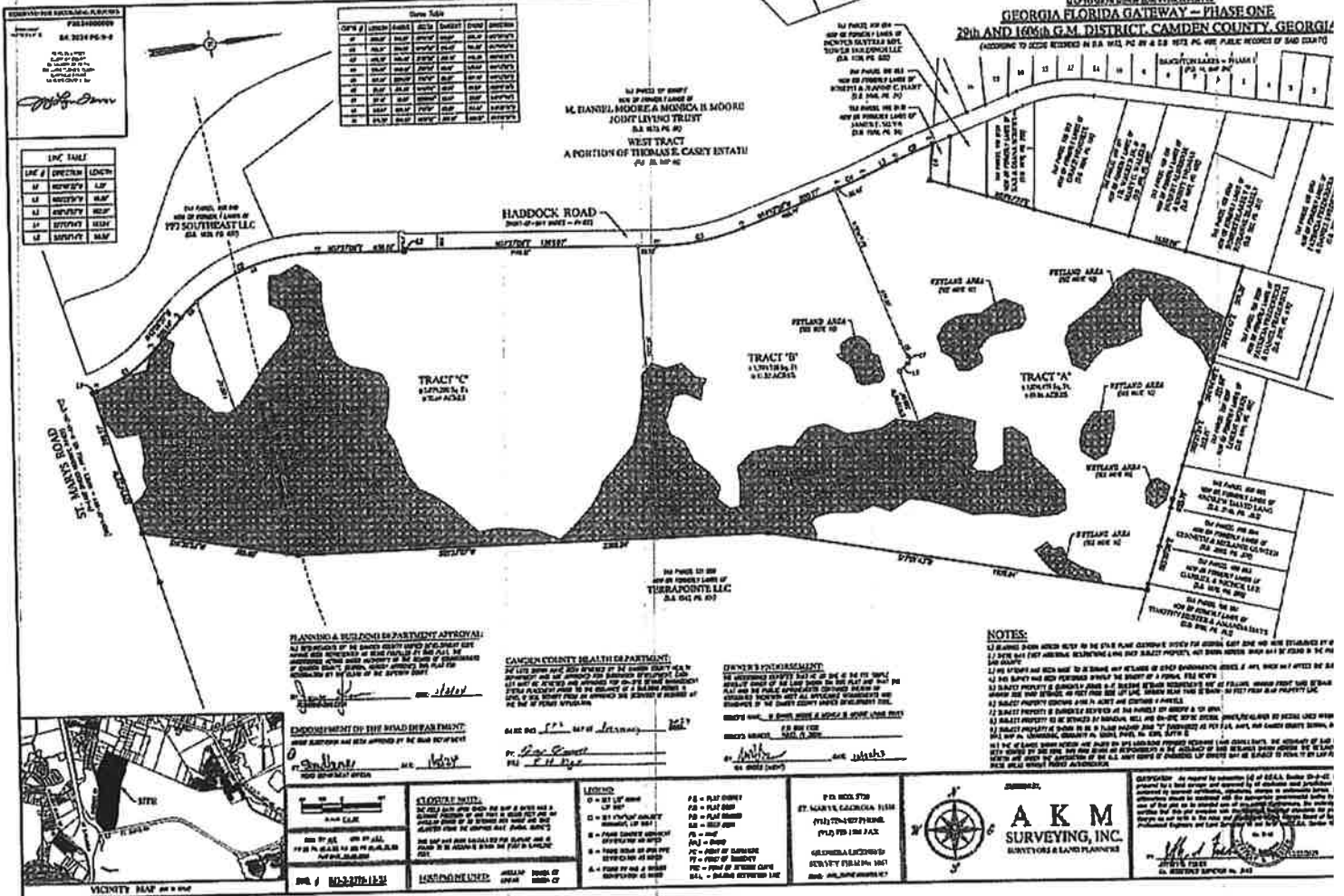
I am legal counsel for Haddock Road Holdings, LLC and Georgia Florida Gateway, LLC, am familiar with the operating agreements for these entities, and can confirm that William H. Gross is a Manager of both entities and has the authority to sign the annexation application on behalf of both of these entities.

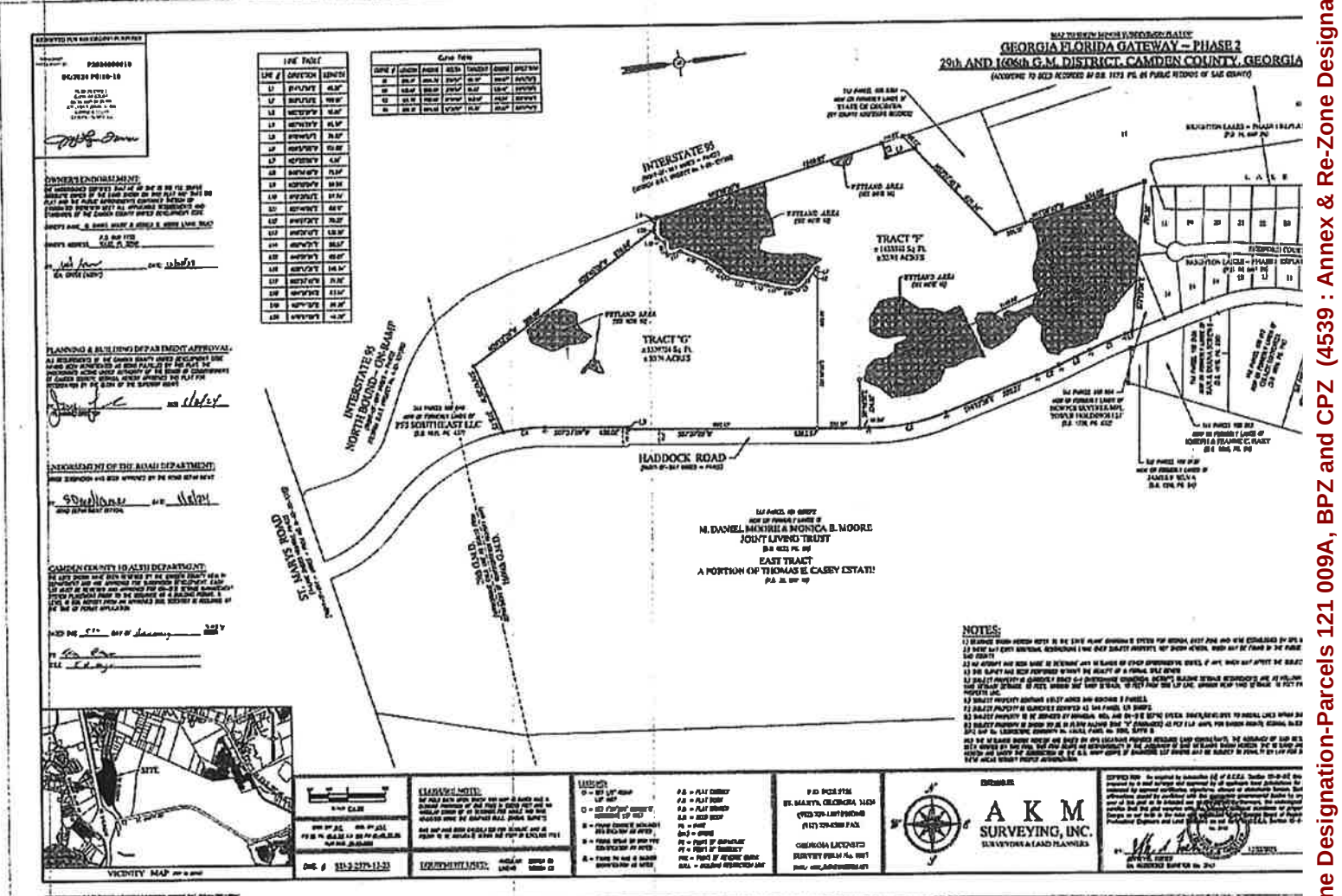
Sincerely,

A handwritten signature in blue ink that reads 'Joey Strength' in a cursive script.

Joey Strength

JS/lm





Attachment: sep 24-Annex & Zone Designation-Parcels 121 009A, BPZ and CPZ (4539 : Annex & Re-Zone 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

|                   |                   |                         |                                        |                     |                  |               |             |
|-------------------|-------------------|-------------------------|----------------------------------------|---------------------|------------------|---------------|-------------|
| <b>Parcel ID</b>  | 121 009BPZ        | <b>Owner</b>            | MOORE M DANIEL & MONICA B AS TRUSTEES- | <b>Last 2 Sales</b> |                  |               |             |
| <b>Class Code</b> | Commercial        |                         | M. DANIEL & MONICA B MOORE LIVING      | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing</b>     | 41 UNINCORPORATED |                         | TRUST                                  | 6/19/2013           | 0                | NM            | U           |
| <b>District</b>   | SERVICE DIST      |                         | POST OFFICE BOX 1732                   | n/a                 | 0                | n/a           | n/a         |
|                   | 41 UNINCORPORATED |                         | YULEE, FL 32041                        |                     |                  |               |             |
|                   | SERVICE DIST      |                         | HADDOCK RD                             |                     |                  |               |             |
| <b>Acres</b>      | 81.26             | <b>Physical Address</b> |                                        |                     |                  |               |             |
|                   |                   | <b>Assessed Value</b>   | Value \$315975                         |                     |                  |               |             |

(Note: Not to be used on legal documents)

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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

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

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

Developed by Schneider  
GEOSPATIAL

Attachment: sep 24-Annex & Zone Designation-Parcels 121 009A, BPZ and CPZ (4539 : Annex & Re-Zone 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

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

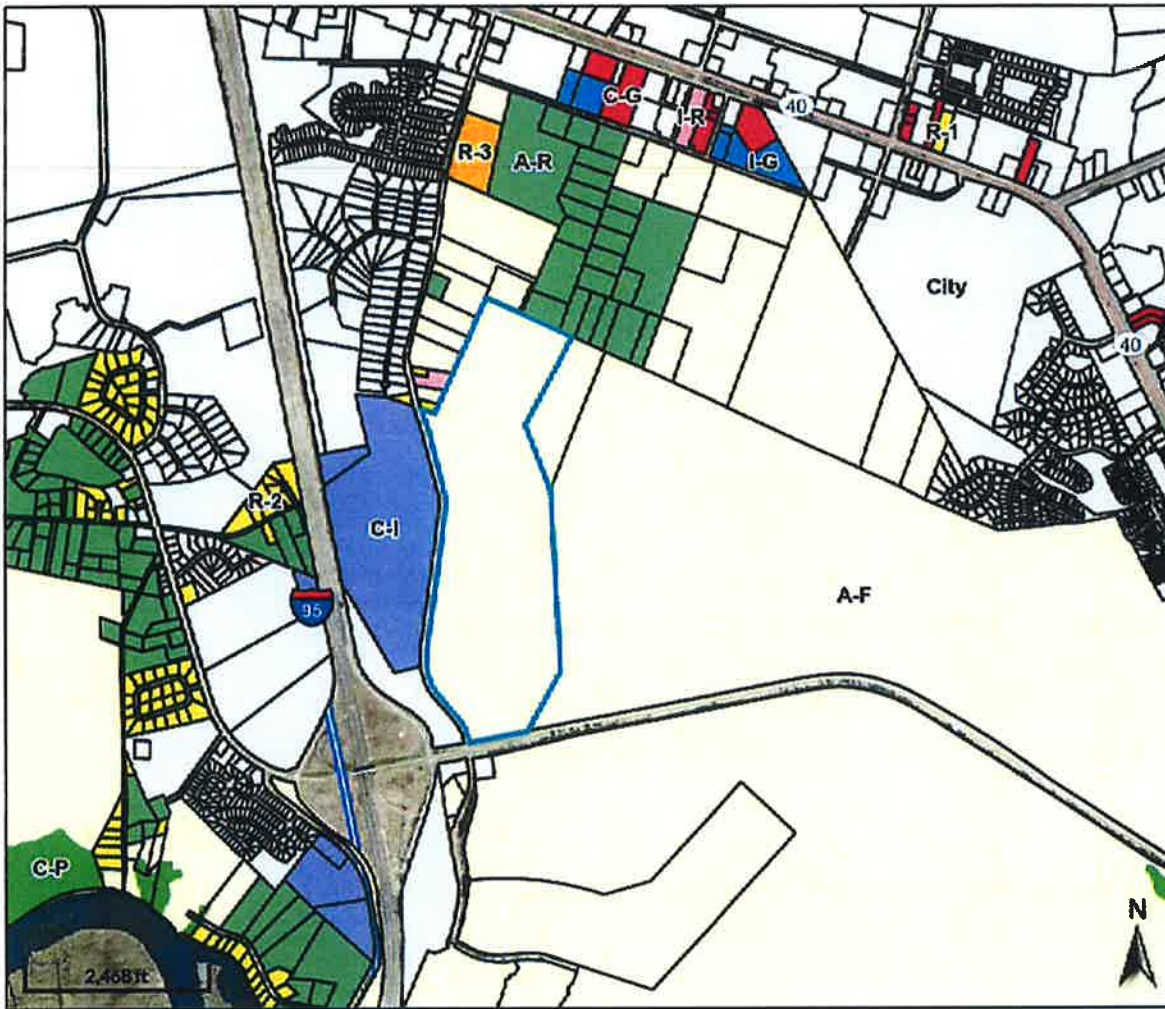
Last Data Uploaded: 5/4/2024 11:55:46 PM

Developed by Schneider  
GEOSPATIAL

Attachment: sep 24-Annex & Zone Designation-Parcels 121 009A, BPZ and CPZ (4539 : Annex & Re-Zone 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**
- 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

**ORDINANCE NO. 2024-09****AN ORDINANCE TO ANNEX THREE TRACTS OF LAND TOTALING 278 ACRES,  
OWNER WILLIAM H. GROSS with GEORGIA FLORIDA, LLC and HADDOCK  
ROAD HOLDINGS, LLC BY THE CITY OF KINGSLAND**

**WHEREAS**, the City of Kingsland seeks to encourage planned growth and development that offers urban type services; and

**WHEREAS**, WILLIAM H. GROSS with GEORGIA FLORIDA, LLC and HADDOCK ROAD HOLDINGS owns three tracts of land located on Haddock Rd., otherwise described as map and parcels 121 009A, 121 009BPZ, and 121 009CPZ containing approx. 278 acres, to be annexed into the City of Kingsland, which is currently undeveloped.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND** that the City of Kingsland annex the stated property of WILLIAM H. GROSS with GEORGIA FLORIDA, LLC and HADDOCK ROAD HOLDINGS and that it be zoned C-8 (Interchange Transitional).

**Adopted and approved this 10<sup>th</sup> day of September, 2024.**

---

Dr. C. Grayson Day, Jr., Mayor

ATTEST:

---

Jean Seigler, City Clerk

### **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.

D2024000349

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

HM File #25511-1B  
4868-4459-2791

Attachment: sep 24-Annex & Zone Designation-Parcels 121 009A, BPZ and CPZ (4539 : Annex & Re-Zone Designation-Parcels 121 009A, 121

**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

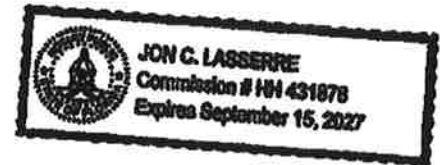
(Seal)

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**

5.4.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: 94,500.00

**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: sep 24-Annex & Zone Designation-Parcels 121 009A, BPZ and CPZ (4539 : Annex & Re-Zone Designation-Parcels 121 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:

Jennifer T. Athavale  
Unofficial Witness Jennifer 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.**

**BK:2285 PG:940**

**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.

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.

### 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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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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