



**CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • MARCH 3, 2025**

Regular Meeting

City Council Chamber

6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

I. PUBLIC HEARING

1. Annexation Request and Zoning Designation

Jamie Frazier Rayford is requesting to annex parcel 082C02 006 containing approx. 3.0 acres located at 595 Martin Luther King, Jr. Blvd. The applicant is also requesting a zoning designation of R-1 (Single Family Residential). The purpose of the request is to be able to connect to the city water and sewer service.

2. Annexation and Zoning Designation

Jonathan Lang and Clifford Waye are requesting to annex parcel 082D03 008 containing approx. .36 acres located at 860 Martin Luther King, Jr. Blvd. The applicants are also requesting a zoning designation of R-1 (Single Family Residential). The purpose of the request is to be able to connect to the city water and sewer service.

3. Annexation and Zoning Designation

Sabrina Burch and Louis Burch, Jr. are requesting to annex parcel 082C02 005D containing approx. 1.0 acres located at 573 Martin Luther King, Jr. Blvd. The applicants are also requesting a zoning designation of R-1 (Single Family Residential). the purpose of the request is to be able to connect to the city water and sewer service.

4. Variance

Stephen Chapin, Jr., with Camden Way Apartments is requesting a Variance to the Kingsland Zoning and Land Development Ordinance, Article VII, Sec. 70.1.3, # 8 (b)-Minimum dwelling unit size in a R-3 zoning district. The applicant is requesting to add a 388 square foot unit to the existing complex instead of the required 600 foot per dwelling unit.

5. De-Annexation Request

Mark and Dawn Drury are requesting the De-Annexation of parcel 120 011 located at 108 Marsh Harbour Pkwy. containing approx. 0.94 acres.

II. CALL TO ORDER

Matthew Hooks, Board Member
Judy Smith-Burris, Board Member
Kathy Markes, Board Member
Angie Halliwell, Board Member
Becci Shannon, Board Member
William Sopp, Board member
Mike Anderson, Board Member

III. ELECTION OF CHAIRMAN & VICE CHAIRMAN**IV. APPROVE MINUTES**

1. Minutes of the Previous Meeting
2. Approval of January 2025 and February 2025 Minutes

V. OLD BUSINESS

1. Annexation Request and Zoning Designation

Brennan Reine has applied for the Annexation of parcel 095 010B containing approx. 1.50 acres located on the south side of Boone St. in the unincorporated area of Camden County.

The purpose of the Annexation is to have water and sewer access to the parcel for a proposed 4-lot single family minor subdivision development. The applicant is also requesting a zoning designation of R-1 (Single Family Residential) for the parcel if the annexation is approved.

Current zoning is C-G/General Commercial (County). Staff recommends approval.

VI. AGENDA ITEMS

1. Home Occupation-444 Martin Luther King, Jr. Blvd.-Parcel K08 02 001

Donna Istvan has applied for a Home Occupation Permit for a computer software business known as "Appy Unicorn". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-4. Staff recommends approval.

2. Final Plat

Gary Neville, acting agent for Lamar Smith Signature Group has submitted a Final Plat for Settler's Hammock Phase 5 consisting of 28 single family lots on approx. 13.6 acres.

3. Annexation Request and Zoning Designation

Jamie Frazier Rayford has applied for the Annexation of parcel 082C02 006 containing approx. 3 acres located at 595 Martin Luther King, Jr. Blvd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access for a single family home to be built on the parcel. The applicant is also requesting a zoning designation of R-1 (Single Family Residential). Current zoning is R-2-Low Density Residential (County). Staff recommends approval.

4. Annexation and Zoning Designation

Jonathan Lang and Clifford Waye have applied for the Annexation of Parcel 082D03 008 containing approx. .36 acres located at 860 MLK, Jr. Blvd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access for the existing single family home on the parcel. The applicant is also requesting a zoning designation of R-1 (Single Family Residential). Current zoning is A-F-Agricultural Forestry (County). Staff recommends approval.

5. Annexation Request and Zoning Designation

Sabrina Burch and Louis Burch, Jr. have applied for the Annexation of parcel 082C02 005D containing approx. 1 acre located at 573 MLK, Jr. Blvd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access for the single family home to be built on the parcel. The applicant is also requesting a zoning designation of R-1 (Single Family Residential). Current zoning is R-2-Low Density Residential (County). Staff recommends approval.

6. Variance

Stephen Chapin, Jr., with Camden Way Apartments has submitted a variance application for parcel 107016 & 107 016A located at 145 Gross Rd. The applicant is requesting a variance to Article VII, Sec. 70.1.3, #8(b)-Minimum dwelling unit size in an R-3 Zoning District. The applicant is requesting to convert an existing maintenance closet that is 388 square feet into a studio apartment unit. The square footage requirement for an apartment dwelling is 600 square feet. This will be a one-time variance request. The Planning Director and Building Official see no issues with the variance request. Zoning is R-3. Staff recommends approval.

7. De-Annexation Request

Dawn and Mark Drury have applied for the De-Annexation of parcel 120 011 containing approx. 0.94 acres located at 108 Marsh Harbour Pkwy. The parcel is a vacant lot and receives no city services. The parcel is also adjacent to the applicant's primary residence, which is not in the city limits of Kingsland. Current zoning is PD/R-3 (Medium/High density Residential). Staff recommends approval.

VII. ADJOURNMENT



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: February 3, 2025

City Council Meeting Date: February 10, 2025

Agenda Item: Annexation Request and Zoning Designation

Summary:

Brennan Reine has applied for the Annexation of parcel 095 010B containing approx. 1.50 acres located on the south side of Boone St. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcel for a proposed 4- lot single family minor subdivision development. The adjacent properties are city parcels and are zoned residential. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of **R-1** (Single Family Residential) for the parcel if the annexation is approved, which is consistent for this area of the city and for this type of development.

Current Zoning: C-G/ General Commercial (County)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball
Planning Director



240107
Feb. 25

**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 _____, Block _____, Parcel 095 0108 has a street address of None Assigned, 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 C-6 General Comm 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 R-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: 1.5

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: 0 Future population: 12

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.

1/3/25
Date

Brennan Rene Brennan Rene
Signature (Signed and Printed) of Owner
109 West Ridge Ct Kingsland
Address of above Owner

Date

Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

Date

Signature (*Signed and Printed*) of Owner

Address of above Owner

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

Witness

Scott L. Kimball
NOTARY PUBLIC, State of
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:

*Property will be subdivided into 4 Residential
lots to build single family homes. R-1 zoning
is needed.*

Prepared By/Return to:
Blair C. Strain, P.C.
202 Arnow Drive
St. Marys, Georgia 31558
File No: 20220556.REINE

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CAMDEN

THIS INDENTURE, made the ____ day of April 2022, by and between
JOEL S. LUCKY, II,
as party or parties of the first part, hereinafter called Grantor(s), and
BRENNAN P. REINE AND TIFFANY M. HANSEN,
As Joint Tenants With Rights of Survivorship
as party or parties of the second part, hereinafter called Grantee(s) (words "Grantor" and
"Grantee" to include their respective heirs, successors and assigns where the context
requires or permits).

W I T N E S S E T H: That said Grantor(s), for and in consideration of the sum of
Ten Dollars (\$10.00) and other good and valuable consideration in hand paid at and before
the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby
acknowledged, has granted, bargained and sold, conveyed and transferred and by these
presents does hereby grant, bargain and sell, convey, transfer and set over unto said party
of the second part, his/her heirs and assigns.

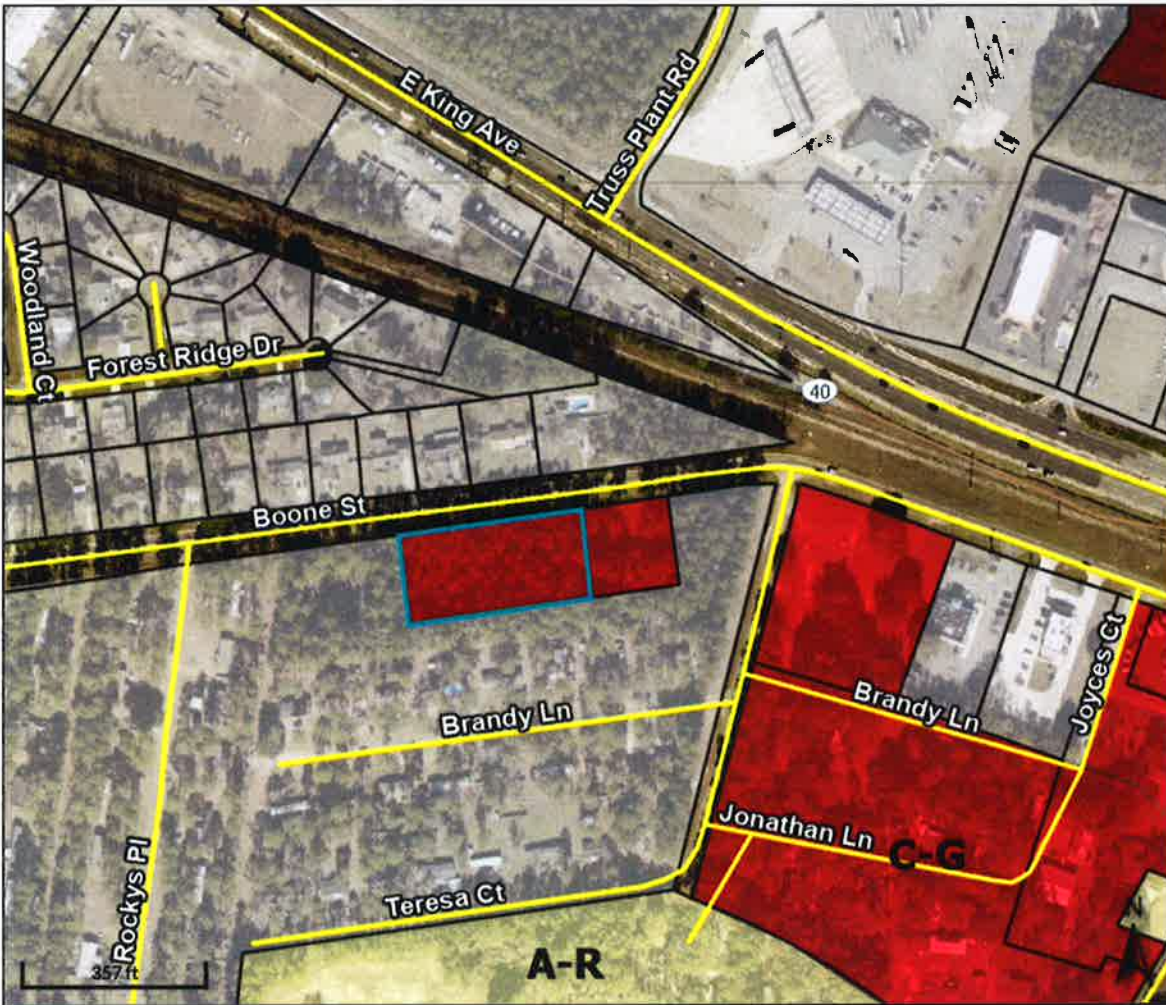
All that lot, tract or parcel of land lying and being in the 1606th G.M. District, Camden County,
Georgia, more particularly described as follows:

Lots 3 and 4 of the Survey for Wilbur Readdick by Lee I. Kicklighter, Jr., Georgia Registered Land
Surveyor No. 1714, dated July 16, 1977, recorded in Deed Book 132, Page 615, of the public records
of Camden County, Georgia.

Less and except the Easterly 10 feet of Lot 3, previously conveyed by Joe Lucky to John McDill and
Teresa Ann R. McDill in Deed Book 289, Page 210, aforesaid records.

Together with the Easterly 10 feet of Lot 5, previously conveyed by Wilbur Readdick to Joe Lucky
in Deed Book 289, Page 213, aforesaid records.

SUBJECT TO: Conditions, restrictions limitations, easements, zoning ordinances of
record, if any, and taxes for 2022 and subsequent years.



Overview



Legend

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

Parcel ID	095 010B	Owner	REINE BRENNAN P & TIFFANY M	Last 2 Sales			
Class Code	Commercial		HANSEN	Date	Net Price	Reason	Qual
Taxing District	42 UNINCORPORATED SERVICE DIST		109 WESTRIDGE COURT	4/8/2022	\$38000	LM	Q
	42 UNINCORPORATED SERVICE DIST	Physical Address	KINGSLAND, GA 31548	6/29/2021	0	NM	U
		Assessed Value	BOONE AVE				
Acres	1.5		Value \$43875				



RESERVED FOR THE CLERK OF SUPERIOR COURT



GENERAL NOTES:

1. THIS MAP OR PLAT IS BASED UPON RADIAL SURVEY METHODS AND NO ANGULAR ADJUSTMENTS WERE MADE.
2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE 489.117 FEET.
3. THIS SURVEY WAS PERFORMED USING A SOKKIA ROBOTIC TOTAL STATION.
4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT.
5. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
6. THERE MAY EXIST ADDITIONAL EASEMENTS NOT SHOWN HEREON.
7. ALL IMPROVEMENTS NOT SHOWN.

REFERENCES:

- 1) DEED BOOK 1327, PAGE 52

FLOOD NOTE:

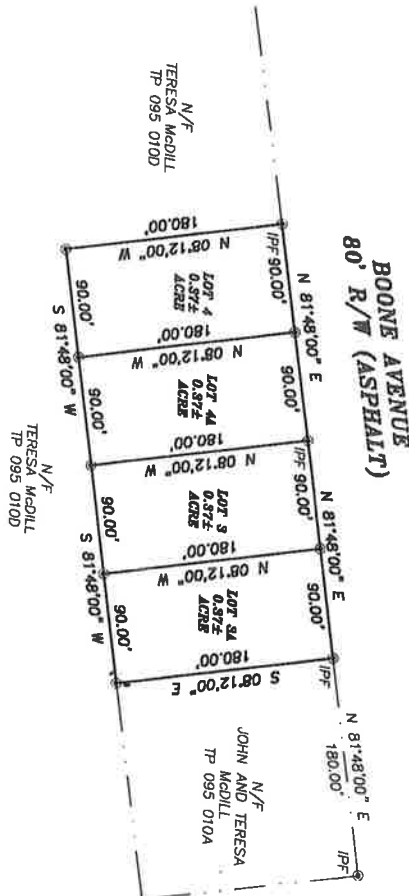
THIS PROPERTY IS SHOWN TO LIE IN FLOOD HAZARD ZONE "X" (UNSHADED) ON FIRM NO. 13039C03816 DATED 12/21/2017

CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDED INFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

MATTHEW M. JORDAN R.L.S. 3011

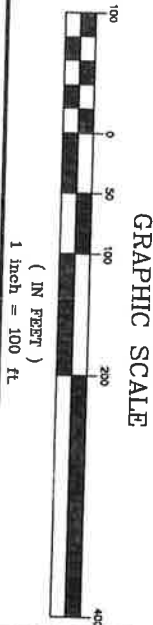
03/17/2022
DATE



SURVEY AT THE REQUEST OF:

BRENNAN REINE

OF LOTS 3 and 4 OF A
SUBDIVISION OF
TAX PARCEL NO. 095 010B
RECORDED IN DEED BOOK
1327, PAGE 52 LOCATED IN
THE 1606TH GMD OF
CAMDEN COUNTY, GEORGIA



300 CAMDEN AVENUE WOODBINE, GA 31569 (912) 576-8834 L.S.F. 882	
DMG. BY: ET	PM: ET
DATE: 03/17/2022	SIGNED: 03/17/2022
JOB: 22057	1" = 100'



The City of Kingsland, GA
107 South Lee Street
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Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: March 3, 2025

City Council Meeting Date: March 10, 2025

Agenda Item: Home Occupation- 444 MLK Jr. Drive. Parcel # K0802 001

Summary:

Dona Istvan has applied for a home occupation permit for a computer software business known as “Appy Unicorn”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-4

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



march Agenda

240111

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: Donna Istvan PHONE: (689) 236-2925

ADDRESS: 444 Martin Luther King Jr Blvd

FAX: _____ E-MAIL: i.learn.love.live@gmail.com

Type of use you are requesting:

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

(✓) **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

() **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: Appy Unicorn

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: (same as above)

TAX MAP & PARCEL NUMBER: K08 02 001 ZONING: R-4

OWNER OF SITE, IF NOT APPLICANT: N/A

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: Donna Istvan DATE: 01-28-25



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 1/28/25
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 1/28/25
3. DATE PERMIT FEE PAID: 1/29/25 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 3/3/25
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 3/10/25
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 3/11/25

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home occ. PERMIT HAS BEEN ISSUED.


PLANNING DIRECTOR
CITY OF KINGSLAND

1/28/25
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Donna Istvan

ADDRESS: 444 Martin Luther King Jr Blvd

CITY: Kingsland

STATE: GA

ZIP: 31548

PHONE: (689) 236-2925

FAX: ()

E-MAIL: i.earn.love.live@gmail.com

PROPOSED BUSINESS: software, app, web, design, AI LOCATION: (same as above)

TAX PARCEL: K0802 001

ZONING: R-4

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

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

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 200 Business area sq. ft. 4,045 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.

Donna Istvan
 SIGNATURE OF APPLICANT

01-28-25
 DATE



Overview



Legend

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

Parcel ID	K08 02 001	Owner	ISTVAN DONNA	Last 2 Sales			
Class Code	Residential		444 MARTIN LUTHER KING JR BLVD	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548				
	KINGSLAND	Physical Address	444 MARTIN LUTHER KING JR BLVD	11/3/2022	\$133600	BF	U
Acres	0.94	Assessed Value	Value \$323282	10/17/2022	0	NM	U

(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: 1/28/2025

Last Data Uploaded: 1/27/2025 7:14:46 PM

Developed by  SCHNEIDER
GEOSPATIAL



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: March 3, 2025

City Council Meeting Date: March 10, 2025

Agenda Item: Final Plat

Summary: Gary Neville, acting agent for Lamar Smith Signature Group has submitted a Final Plat for Settler's Hammock Phase 5 consisting of 28 single family lots on approx. 13.6 acres.

Zoning: PD/R-1 (Planned Development Single Family Residential)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA

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: Gary Nevill Phone: 912-265-0562
Address: 3837 Darien Hwy, Brunswick, GA 31525
2. Owner, if not same:
Name: Lamar Smith Signature Group
Address: 152 Thunderbird Drive, Suite 700, Richmond Hill, GA 31324
3. What is your interest if you are not the owner?
Land Surveyor
4. Name of proposed subdivision: Settler's Hammock, Phase 5
5. Location of subdivision: Neighborhood: Settler's Hammock
Street: Pioneer Way
Parcel Number: 107 023C Lot Number: _____
6. Present zoning: PD/R-1
7. Number of proposed lots: 28
8. Area of proposed subdivision: 13.627 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: [Signature] Date: 1/31/25

Part C - Planning Official Only

1. Date application was filed: 1/28/25
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: 2/3/25
☐ Approved ☐ Disapproved

Conditions of approval or reasons for disapproval: _____

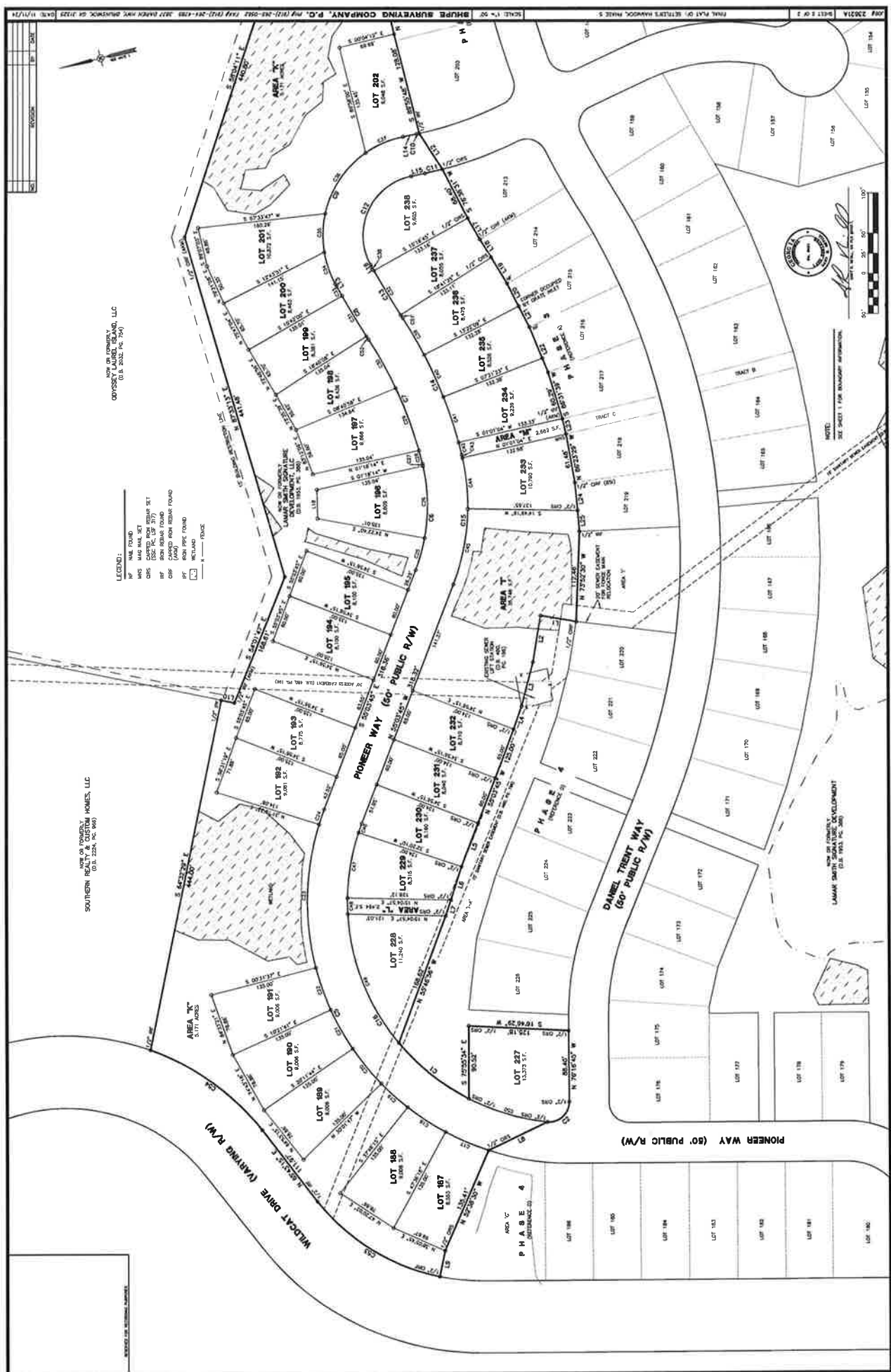
Kingsland Zoning Map

Zoning 2024

ZONING

C-1	C-1 Overlay	C-1A Overlay	C-2	C-4	C-8	C-ED	C-PLMU	FT- Forest	I-G	I-L	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
-----	-------------	--------------	-----	-----	-----	------	--------	------------	-----	-----	------------	----	----	--------	--------	------	--------	--------	--------	-----	-----	-----	-----	-----	-----	-----







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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: March 3, 2025

City Council Meeting Date: March 10, 2025

Agenda Item: Annexation Request and Zoning Designation

Summary:

Jamie Rayford Frazier has applied for the Annexation of parcel 082C02 006 containing approx. 3 acres located at 595 MLK Jr. Blvd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access for a single family home to be built on the parcel. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of R-1 (Single Family Residential), which is consistent for this type of development.

Current Zoning: R-2 -Low Density Residential (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 _____, Block _____, Parcel 08.2 C02.004 has a street address of 595 Martin Luther King Jr. Blvd, 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 R-2 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 R-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: 2.83

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: 1 Future population: 4

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.

Dec. 16, 2024
Date

Jamie Frazier-Pagford Jamie Frazier-Pagford
Signature (Signed and Printed) of Owner
18127 Sagercraft Drive Houston, TX 77084
Address of above Owner

Date

Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

12/16/24

Page One

Date

Signature (Signed and Printed) of Owner

Address of above Owner

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

Caryn Burke Caryn Burke
Witness

NOTARY PUBLIC, State of GA

My commission expires: 9/7/2026

(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:

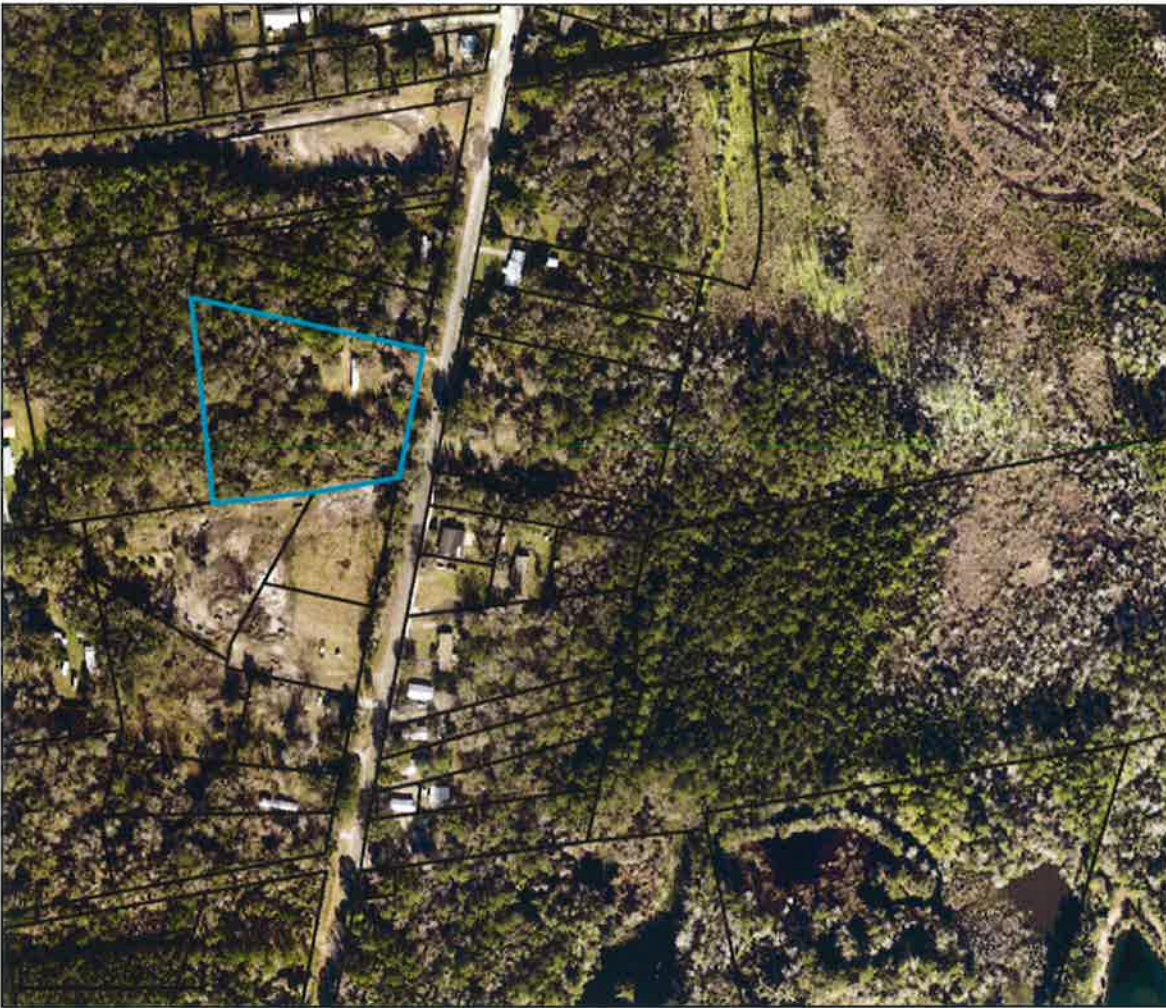
Single Family Home will be built on the property and
Requires a R-1 city zoning.

Page Two

Exhibit "A"

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

All that tract containing 3.0 acres, more or less, as more fully and accurately shown and described on that certain plat recorded in Deed Book QQ, page 324, Camden County, Georgia, records, being bounded as follows: north now or formerly by Howard Way; east now or formerly by Old Dixie Highway; south now or formerly by Joe Keley; and west now or formerly by Howard Way. Being the same property as conveyed in that deed dated January 15, 1944, recorded in Deed Book QQ, page 324, aforesaid records; in that deed dated February 19, 1949, recorded in Deed Book UU, page 22, aforesaid records; in that deed dated May 4, 1999, recorded in Deed Book 720, page 423, aforesaid records; in that deed dated November 17, 2008, recorded in Deed Book 1453, page 489, aforesaid records; and in that deed dated November 17, 2008, recorded in Deed Book 1454, page 812, aforesaid records.



Overview



Legend

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

Parcel ID	082C02 006	Owner	RAYFORD JAMIE FRAZIER-	Last 2 Sales				
Class Code	Residential		18127 SAGECROFT DRIVE	Date		Net	Reason	Qual
Taxing	42 UNINCORPORATED SERVICE		HOUSTON, TX 77084			Price		
District	DIST	Physical	595 MARTIN LUTHER KING JR	7/25/2024	\$45000	LM	Q	
	42 UNINCORPORATED SERVICE	Address	BLVD	11/17/2008	0	FY	U	
	DIST	Assessed	Value \$49923					
Acres	3.0	Value						

(Note: Not to be used on legal documents)

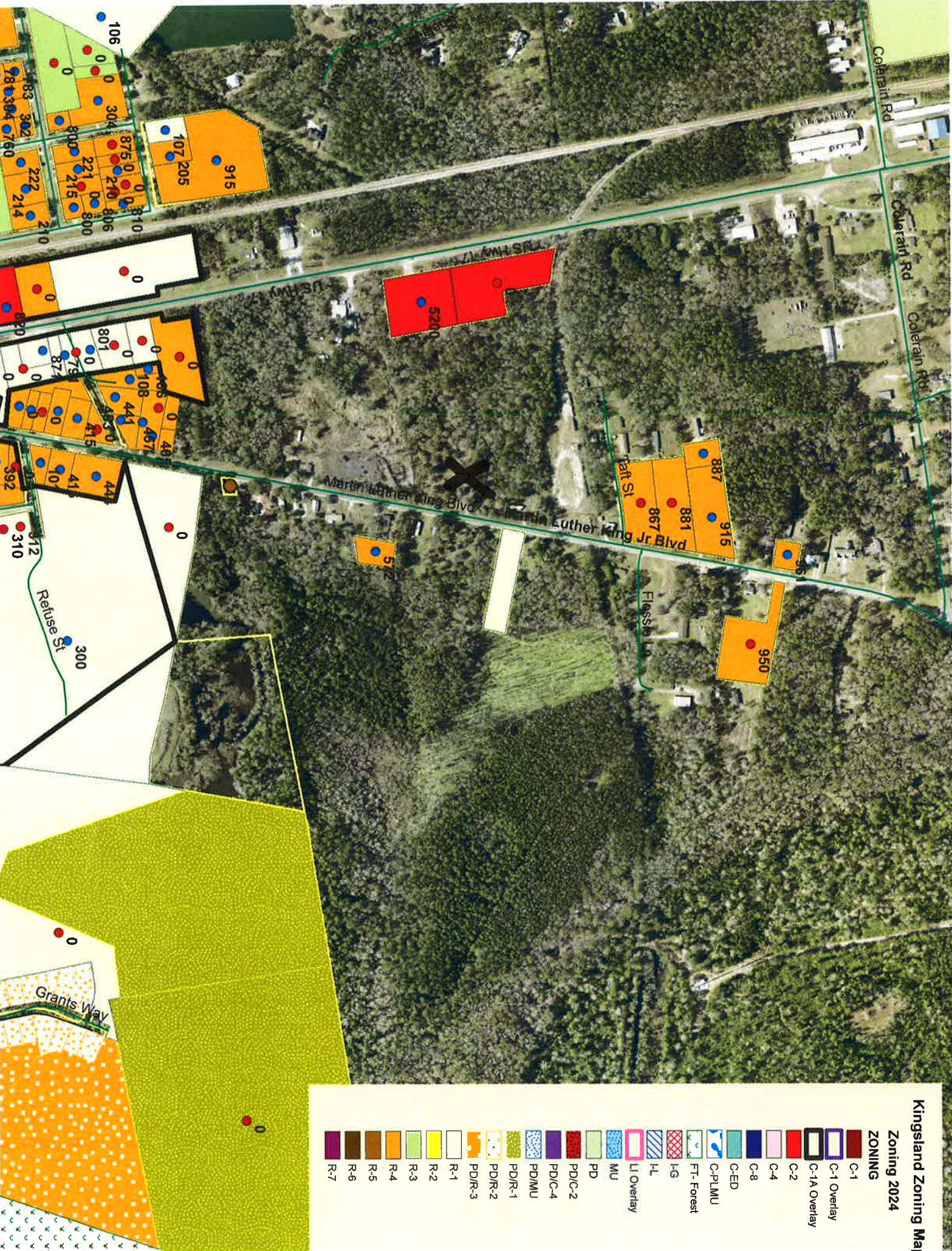
THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 2/3/2025

Last Data Uploaded: 1/31/2025 7:25:07 PM

Developed by SCHNEIDER
GEOSPATIAL

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- 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





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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: March 3, 2025

City Council Meeting Date: March 10, 2025

Agenda Item: Annexation Request and Zoning Designation

Summary:

Jonathan Lang and Clifford Waye have applied for the Annexation of parcel 082D03 008 containing approx. .36 acres located at 860 MLK Jr. Blvd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access for an existing single family home on the parcel. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of R-1 (Single Family Residential), which is consistent for this type of development.

Current Zoning: 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 _____, Block 1040, Parcel 082003008 as a street address of 860 MARTIN LUTHER KING JR BLVD., KINGSLAND, GA, 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 A-2F 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 R-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: 0.36

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: 2 Future population: 4

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.

12/20/2024

Date

Jovanita Long

Signature (Signed and Printed) of Owner
42714 ST SE, WASHINGTON, DC 20019

Address of above Owner

12/20/2024

Date

Clifford Wayne

Signature (Signed and Printed) of Owner
525 SOUTHWEST ST, KINGSLAND, GA 31548

Address of above Owner

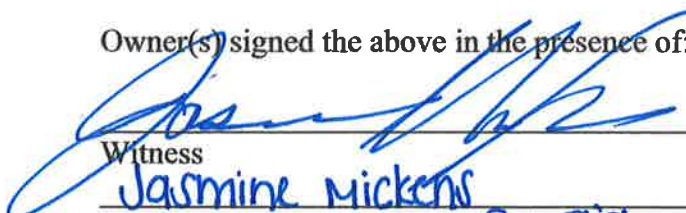
CONTINUED ON BACK

Date

Signature (*Signed and Printed*) of Owner

Address of above Owner

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



Witness

Jasmine Mickens

NOTARY PUBLIC, State of Georgia

My commission expires: 03/18/2028

(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. TEN (10) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY (ONE COPY FOR DE-ANNEXATION)
3. TEN (10) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY (ONE 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:

Single Family home Requires R-1 Zoning.

21
2

DOC# 009822
FILED IN OFFICE
11/9/2022 05:03 PM
BK:2228 PG:262-263
JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY

REAL ESTATE TRANSFER
TAX PAID: \$27.00

PT-61 020-2022-003576

After Recording Return To:
Sweat Law Firm, LLC
125 Andrews Way
St. Marys, Georgia 31558

**STATE OF GEORGIA
COUNTY OF CAMDEN**

LIMITED WARRANTY DEED

THIS INDENTURE, made this 4th day of November, 2022, between Iris P. Waye, of the first part, and Jonathan Lang and Clifford Waye, as joint tenants with right of survivorship, parties of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration, to her in hand paid by the said parties of the second part, at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, and to their heirs and assigns, forever, all of the following described property, to-wit:

All that lot, tract or parcel of land, situate, lying and being in the 1606th G. M. District, Camden County, Georgia, being the land lying within the following described boundaries, to wit: Beginning at a point in the northerly line of the right-of-way of the Seaboard Air Line Rwy, Kings Bay Spur tract, which point is at the intersection of the easterly line of the old Dixie Highway; and from said point of beginning running in a northeasterly direction along the northerly line of the right of way of said Railroad spur tract a distance of 275 feet to a point; thence running in a westerly direction, along the northerly line of lands conveyed from H. F. Sheffield to Eddie Way as shown by the hereinafter identified deed, a distance of 257 feet to a point in the easterly line of the Old Dixie Highway, which point is 124 feet from the point of beginning, thence running in a southerly direction along the easterly line of the Old Dixie Highway a distance of 124 feet to the point of beginning. This being & triangular shaped tract cut from the northwesterly corner of those lands conveyed by H. F. Sheffield to Eddie Way, by that deed dated the 11th day of April, 1946 as recorded in the Public Land Records of Camden County in Deed Book RR, at page 445; said deed and those referred to therein are, by this reference, made a part hereof for further and fuller description. Said tract is bounded on the westerly side by the Old Dixie Highway, on the southerly side by the right of way of the spur tract, of the Seaboard Air Line Rwy (to Kings Bay) coming to a point at the easterly tip, and bounded on the northerly side by the northerly line of lands conveyed by H. F. Sheffield to Eddie Way by the above referred to deed.



Camden County, GA



Overview



Legend

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

Parcel ID	082D03 008	Owner	LANG JONATHAN & CLIFFORD	Last 2 Sales			
Class Code	Residential		WAYE	Date	Net Price	Reason	Qual
Taxing	42 UNINCORPORATED SERVICE		4231 H STREET SOUTHEAST				
District	DIST		WASHINGTON, DC 20019	11/4/2022	\$27000	NM	U
	42 UNINCORPORATED SERVICE	Physical Address	860 MARTIN LUTHER KING JR	6/1/1989	\$11389	NM	U
	DIST	Assessed Value	BLVD				
Acres	0.36		Value \$101484				

(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: 2/10/2025

Last Data Uploaded: 2/7/2025 7:13:14 PM

Developed by  **SCHNEIDER**
GEOSPATIAL



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: March 3, 2025

City Council Meeting Date: March 10, 2025

Agenda Item: Annexation Request and Zoning Designation

Summary:

Sabrina Burch and Louis Burch Jr. have applied for the Annexation of parcel 082C02 005D containing approx. 1 acre located at 573 MLK Jr. Blvd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access for a single family home to be built on the parcel. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of R-1 (Single Family Residential), which is consistent for this type of development.

Current Zoning: R-2 – Low Density Residential (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 ^{13039C} Block ^{0279G} _____, Parcel ^{082C02} 0050, has a street address of 573 MLK Jr. BLVD, Kingsland, Ga 31548, and is more fully and completely described in *Exhibit "A" attached hereto and hereby made a part hereof*. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned R-2 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 R-2 R-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: 43,686 or Number of Acres: 1.0

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: 0 Future population: 4

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.

12/11/2024 Sabrina Burch Sabrina Burch
Date Signature (Signed and Printed) of Owner
4830 Samona Dr S, Jacksonville, FL 32208
Address of above Owner

Date Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

Date

Signature (*Signed and Printed*) of Owner

Address of above Owner

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

Sharon Elizabeth Hull

Witness

Sharon Elizabeth Hull

NOTARY PUBLIC, State of Georgia

My commission expires: 4-22-2028

(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:

A Single Family home will be built on the
property. Zoning needs to be R-1

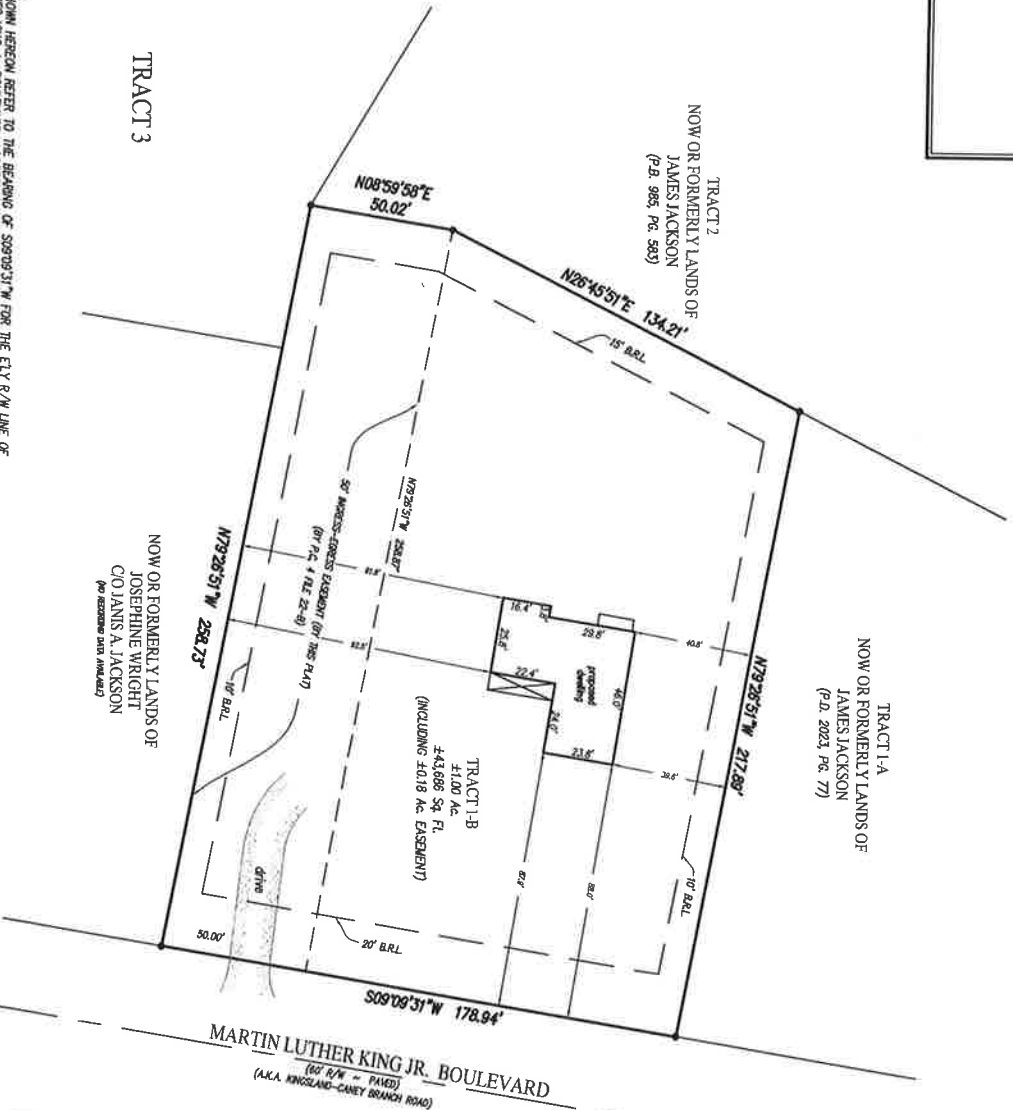
TRACT 1-B OF THE JOSEPHINE WRIGHT ESTATE,
1606th G.M.D., CAMDEN COUNTY, GEORGIA
(ACCORDING TO PLAT RECORDED IN P.D. 2023, pg 77, PUBLIC RECORDS OF CAMDEN COUNTY)

(ACCORDING TO PLAT RECORDED IN P.D. 2023, PG 77, PUBLIC RECORDS OF CAMDEN COUNTY)

FOR: SABRINA & LOUIS BURCH, JR.

VANTAGE POINT TITLE, Inc.

GOLDEN BANK, NA



TRACT 3

- 1) BARNES, SARA HELEEN REFER TO THE BEARING OF 590535.71 "N FOR THE PLY LINE OF MARLIN LUTHER KING, JR. BOULEVARD, ACCORDING TO PLAT RECORDED IN PG. 3, PC. 11, HEREIN WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- 2) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- 3) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A FORMAL TITLE REVIEW.
- 4) SUBJECT PROPERTY IS CURRENTLY ZONED R-2.
- 5) NO ATTEMPT TO DETERMINE NEGLAND ISSUES OR ANY OTHER ENVIRONMENTAL ISSUES IF ANY, IS MADE OR UNDERTAKEN BY THIS SURVEY.

SURVEYOR'S CERTIFICATION:

[illegible]

MARTIN LUTHER KING JR. BOULEVARD
(80' R/W - PAVED)
(AKA. KINGSLAND-CAREY BRANCH ROAD)

LEGEND

[illegible]

SCALE: 1" = 30'

DMNL BY: CKD. BY: 

G.D. RB.

BENNETT SURVEYING, INC.
 Surveys and Land Planners
 102 MARSH HARBOR BLVD., UNIT 102

THIS SURVEY NOT VALID UNLESS THIS PRINT BEARS
THE SEAL OF THE SIGNING SURVEYOR

CAD FILE: BSI\CAD\CAMBER\JONES AND TRACTY JOSEPHINE\PROJECTS\STATE J.D.M.S

FBI BSKS, PC, II
SUPPLY DATE 05-29-74 DWS No 50-1-22061 AS 02

THE SURETY WAS PROVIDED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURETIES IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE GEORGIA SURETIES BOARD OF CLIENTS COOPERATING AUTHORITY AND AS SET FORTH IN THE GEORGIA OFFICIAL CODE OF GEORGIA.

LIC# 69-0825340
LANCEY FIRM NO. 267

EITE-WFAS

RECEIVED BY R. BENNETT
JAN 21 1971

ST. B. BENNETT

BK: 2305 PG: 133**EXHIBIT "A"**

All that tract of land situate, lying and being Tract 1-B as shown on a Plat of Survey prepared by Bennett Surveying, Inc. dated May 5, 2023, a copy of said Plat being of record in Plat Book 2023, Page 77, Clerk's Office, Camden Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

Commonly Known As: TBD Martin Luther King Jr Boulevard, Kingsland, GA 31548
Parcel ID: 082C02 005D



Overview



Legend

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

Parcel ID	082C02 005D	Owner	BURCH SABRINA L & LOUIS	Last 2 Sales			
Class Code	Residential		BURCH JR	Date	Net Price	Reason	Qual
Taxing	42 UNINCORPORATED SERVICE		4830 SAMONA DRIVE SOUTH	5/14/2024	0	QC	U
District	DIST		JACKSONVILLE, FL 32208	1/23/2024	0	CR	U
	42 UNINCORPORATED SERVICE	Physical Address	575 MARTIN LUTHER KING JR				
	DIST	Assessed Value	Value \$18000				
Acres	1.0						

(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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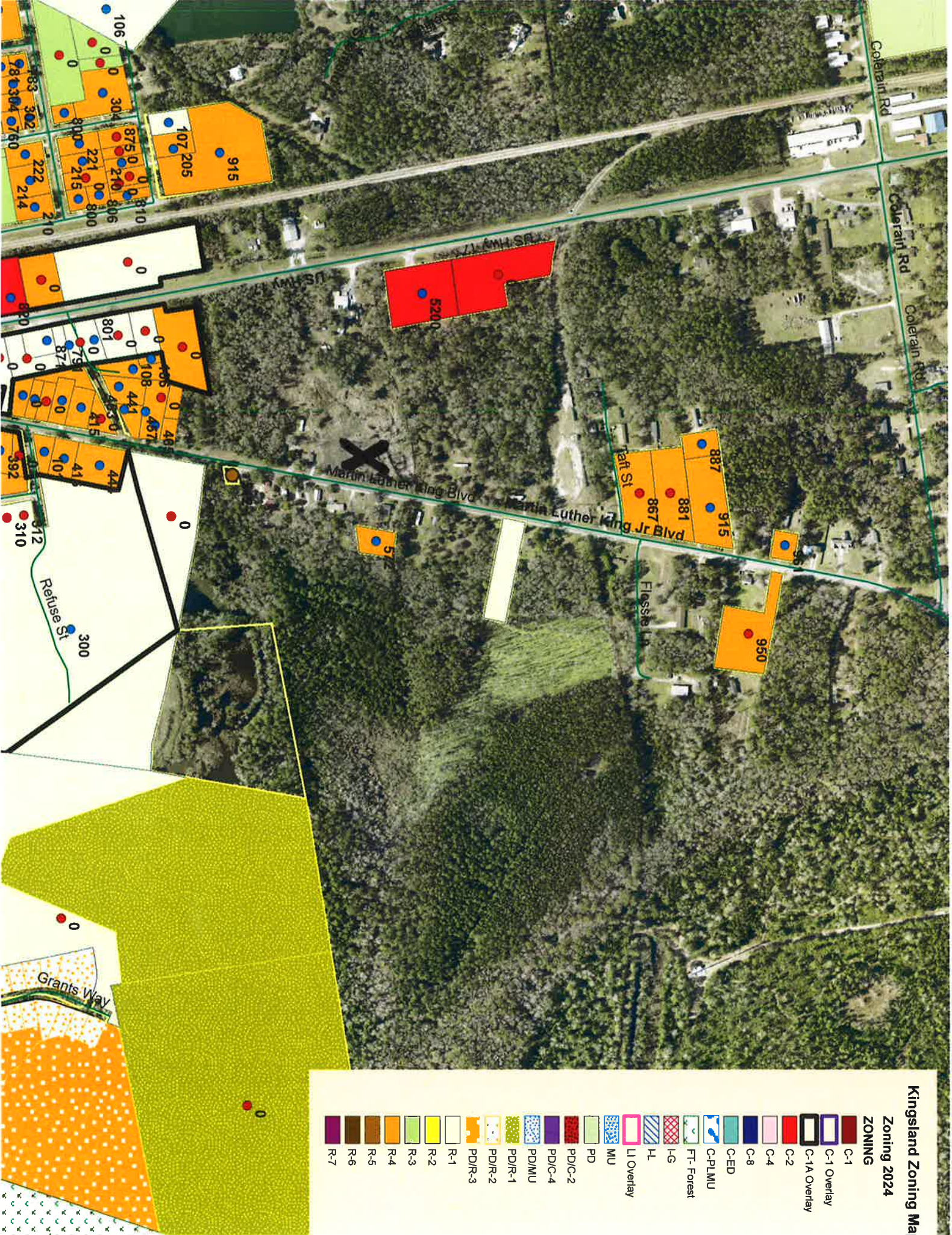
Developed by SCHNEIDER
GEOSPATIAL

Kingsland Zoning Map

Zoning 2024

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- 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





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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: March 3, 2025

City Council Meeting Date: March 10, 2025

Agenda Item: Variance

Summary: Stephen Chapin Jr., with Camden Way Apartments has submitted a variance application for parcel 107016 & 107 016A located at 145 Gross Rd. The applicant is requesting a variance to Article VII, Sec. 70.1.3, #8 (b)- Minimum dwelling unit size in an R-3 Zoning District. The applicant is requesting to covert an existing maintenance closet that is 388 square feet into a studio apartment unit. The square footage requirement for an apartment dwelling is 600 square feet. The applicant cannot make the unit any larger than its current state and because this will be a one-time variance request, The Planning Director and Building Official see no issues with the variance request.

Zoning: R-3

Is Proposal Consistent with the Comprehensive Plan? N/A

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

APPLICATION FOR VARIANCE
Kingsland, Georgia

240110
march Agenda



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

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

PART A---GENERAL INFORMATION

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

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

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

PART B---APPLICANT ONLY

1. This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) 70.1.3 #8(b) of the Kingsland Land Development Ordinance.
2. Your Name Stephen Chapin Jr.
Phone 301 938 8952
Address 209 Cornwall St. NW
Leesburg, VA 20176
3. Location of Property:
Street 145 N Gross Rd. Kingsland, GA 31548
Parcel No. 107 016 and 107 016A Lot No. _____
4. This land is zoned: () R-1 () R-2 (x) R-3 () R-4 () MH () PD () C-1 () C-2
() C-3 () C-4 () I-L

(912) - 541-344,
Frederick Stroud

5. Please describe the type of variance you need. (Example: Reduction of front yard setback from 35 feet to 13 feet):

Reduction of minimum dwelling unit size from 600 square feet to 388 square feet for one additional unit we would like to bring online.

6. All the following points must apply to your situation for the variance to be granted. Describe how you meet each "test":

A. Special conditions or circumstances over which I have no control affect my property.

There is a space onsite that was once a dwelling unit under prior ownership of this property that is currently used to store everyday maintenance supplies. As such, the space is the same size as the actively-occupied dwelling units, which are legal non-conforming in regard to unit size. The blueprint of the space does not feasibly allow for a larger unit.

B. Because of this situation, I do not have the same property rights as my neighbors or as other property owners in the same zoning district do.

Camden Way's neighboring property, Willow Way Apartments is currently renting 288-square-foot apartments to residents of the property. Meanwhile, we are requesting a variance to bring on an additional 388-square-foot apartment, which is ~35% larger than Willow Way Apartment's smallest units.

C. The variance would not significantly defeat the purposes of any city plan, policy, ordinance, or regulation, nor would it interfere with my neighbors use of their property.

With this dwelling unit having been an actively occupied unit under prior ownership, allowing the unit to be occupied is in line with the approvals that the property received when it was originally constructed. Furthermore, the R3 zoning district is designed to provide an ample supply of affordable housing to residents of Kingsland. Restoring this unit to its original purpose will further that goal.

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

Allowing for an additional 388 square-foot studio unit would be sufficient for us to bring this unit online to create an additional unit of housing in the City of Kingsland.

7. In the case of a zoning variance, attach these to this application:

- A simple map showing the location of the property, its dimensions, location of existing and proposed structures, and the nearest public road.

8. Signed  Date 1/7/2025

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

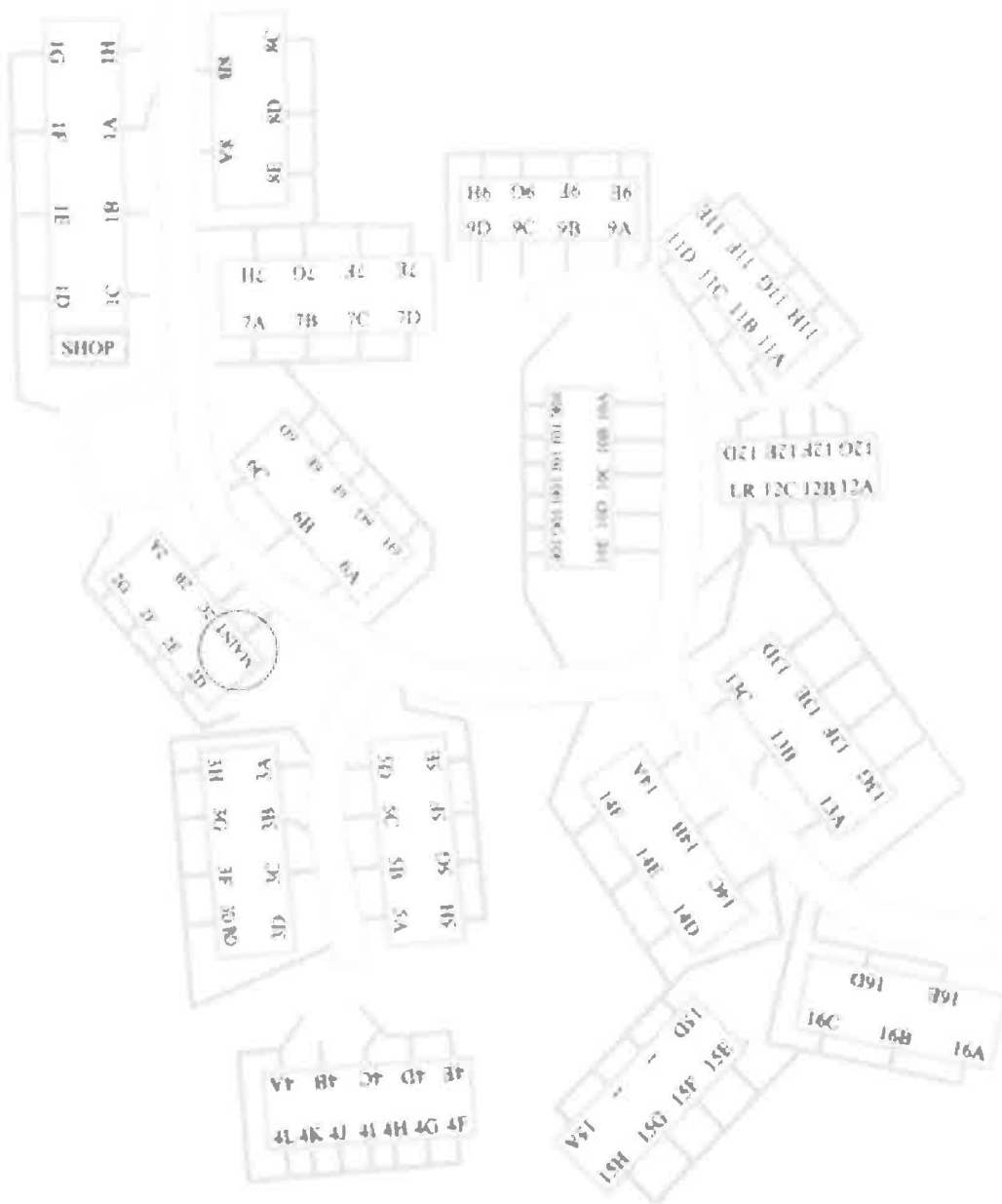
1. Date complete application filed 1/10/25
2. List of attachments: (☒) Simple map () Final plat () None
() Preliminary plat () Other
3. Public hearing (If zoning variance):
Date Applicant notified: 1/15/25
Date hearing advertised: 2/13/25
Date hearing held: 3/3/25
4. Planning Commission () Approved () Denied: Conditions of approval or reasons for denial

5. City Council () Approved () Denied: Conditions of approval or reasons for denial

6. Date Applicant notified of final action: 3/10/25

Gross Rd

Gross Rd





Overview



Legend

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

Parcel ID	107 016	Owner	JARS AT CAMDEN WAY LLC	Last 2 Sales			
Class Code	Commercial		209 CORNWALL STREET NW	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		LEESBURG, VA 20176	9/14/2022	\$3474714	MN	U
	KINGSLAND	Physical Address	145 N GROSS RD	12/6/2002	\$1033898	FM	Q
Acres	3.93	Assessed Value	Value \$4001126				

(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: 1/15/2025

Last Data Uploaded: 1/14/2025 7:16:33 PM

Developed by SCHNEIDER
GEOSPATIAL

Zoning 2024

ZONING





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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: March 3, 2025

City Council Meeting Date: March 10, 2025

Agenda Item: De-Annexation Request

Summary:

Dawn and Mark Drury have applied for the De-Annexation of parcel 120011 containing approx. 0.94 acres located at 108 Marsh Harbor Pkwy. The parcel is a vacant lot and receives no city services. The parcel is also adjacent to the applicant's primary resident, which is not in the city limits of Kingsland.

Current Zoning: PD/R-3 (Medium/High Density Residential)

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

March
Agenda

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map 120, Block N/A, Parcel 120011, has a street address of 108 Marsh Harbor Parkway, Kingsland, GA 31548 and is more fully and completely described in Exhibit "A" attached hereto and hereby made a part hereof. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned PD/R-3 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 PD 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: .94

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: 0 Future population: 2

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.

1/31/25
Date

Dawn W Drury DAWN W DRURY
Signature (Signed and Printed) of Owner
1854 Laurel Oaks Dr. Kingsland, GA 31548
Address of above Owner

1/31/25
Date

Mark C. Drury MARK C. DRURY
Signature (Signed and Printed) of Owner
1854 Laurel Oaks Dr. Kingsland, GA 31548
Address of above Owner

CONTINUED ON BACK

2/3/25
Date
Page One
Signature (Signed and Printed) of Owner
Address of above Owner

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

Witness
NOTARY PUBLIC, State of
My commission expires:
(NOTARY SEAL)



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

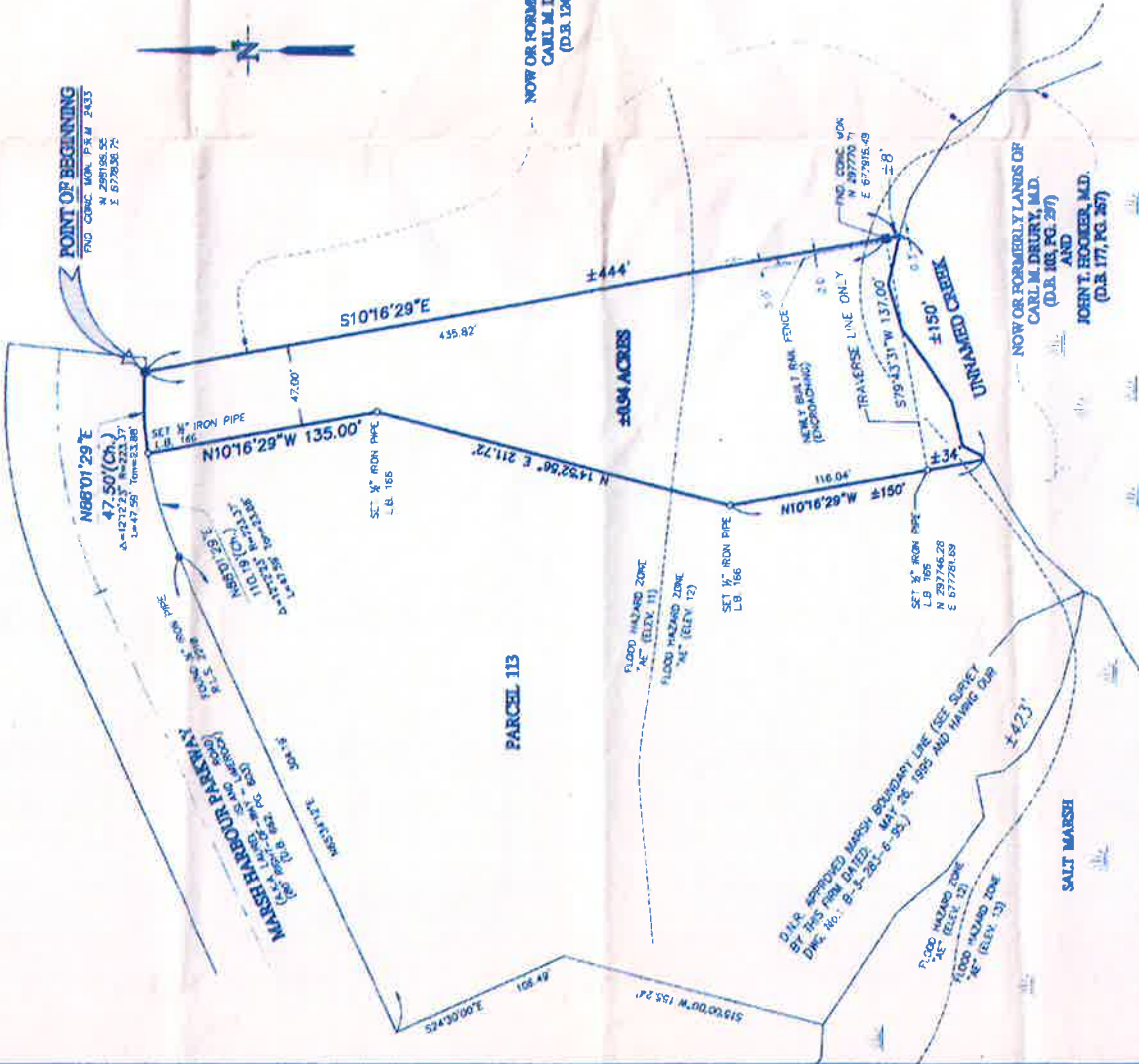
1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. THREE (3) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY AND ONE (1) COPY FOR DE-ANNEXATION.
3. THREE (3) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY AND ONE (1) COPY FOR DE-ANNEXATION)
4. IF THE CITY'S ZONING CLASSIFICATION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

Deannexation

**MAP TO SHOW SURVEY OF
A PORTION OF PARCEL 113, MARSH HARBOUR DEVELOPMENT,
CITY OF KINGSLAND, 29th DISTRICT, G.M.
CAMDEN COUNTY, GEORGIA**

(BEING A PORTION OF LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 666, PAGE 304,
PUBLIC RECORDS OF SAID COUNTY.)

FOR: MARSH HARBOUR DEVELOPMENT COMPANY



NOTES:

- 1) BEARINGS AND COORDINATES SHOWN HEREON REFER TO THE U.S. COASTAL AND GEODETIC STATE PLANE COORDINATE SYSTEM FOR THE GEORGIA EAST ZONE AS ESTABLISHED FROM DOCUMENTATION FOUND ON THE WEST LINE OF LANDS OF CARL M. DRURY, JR. AND JOHN T. HOOKER, M.D., ACCORDING TO DEED RECORDED IN DEED BOOK 103, PAGE 287, PUBLIC RECORDS OF SAID COUNTY.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
- 3) PARCEL 113 SHOWN HEREON REFER TO SKETCH BY THIS FIRM FOR MARSH HARBOUR DEVELOPMENT COMPANY, DATED: MARCH 17, 1988 AND HAVING OUR DRAWING NUMBER: 8-3-283(1)-1-98.

WETLANDS NOTE:

WETLANDS SHOWN HEREON ARE UNDER THE JURISDICTION OF STATE AND FEDERAL AGENCIES. OWNER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. FOR FURTHER WETLAND JURISDICTIONAL INFORMATION SEE SURVEY BY THIS FIRM DATED: MAY 26, 1985 AND HAVING OUR DMC NO. 8-3-283-6-90.

UTILITIES NOTE:

SEWER IS NOT READILY AVAILABLE TO THE PROPERTY SHOWN HEREON FROM THE CITY OF KINGSLAND. ACCORDING TO THE CITY OF KINGSLAND, IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE ACCEPTED SANITARY SEWER FOR THE SUBJECT PROPERTY.

MAP AMENDED: JUNE 25, 2000 TO REMOVE NOTE NO. 4 AND ADD UTILITIES NOTE. NO OTHER CHANGES.	
SCALE: 1" = 50'	DMC BY: P.S.
FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE (FLOOD ZONE 11, 12 & 13) AS PER F.I.R. MAPS, COMM. PANEL NO. 133000, ASSESS & 1586 DATED: SEPT. 30, 1988, FOR CAMDEN COUNTY, GEORGIA.	PREPARED BY: PRIVETT & ASSOCIATES, INC. SURVEYORS & LAND PLANNERS 200 S. WILSON DRIVE ST. AUGUSTINE, FL 32080 (904) 825-3338 FAX (904) 825-3338 DMC NO. B-1 3407-5-90
LIBRARY CERTIFY THAT THE ABOVE LAND WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS ARE LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID LANDS, EXCEPT AS THERE.	BY: <i>Philip J. Privett</i> DATE: 6/21/00 PHILIP J. PRIVETT DA REGISTERED SURVEYOR NO. 2804

RECORDING DATA INFORMATION

STATE OF GEORGIA, COUNTY OF CAMDEN
OFFICE OF CLERK OF SUPERIOR COURT
THE WITHIN PLAT RECORDED IN PLAT
CABINET FILE NO. _____ DAY OF _____ 2000
THIS PLAT MEETS THE REQUIREMENT FOR FILING WITH THE CLERK OF SUPERIOR COURT AS A MINOR SUBDIVISION.

PLANNING & BUILDING DEPARTMENT DATE: _____
DEPUTY CLERK

003775

STATE OF GEORGIA
Camden County

I hereby certify that this instrument
was filed for record in the Clerk's
office, Superior Court, said County on

Camden County, Georgia
Real Estate Transfer Tax

the 15 day of June 2000
at 9:30 o'clock A.m. and recorded

Paid \$ 50.00
Date June 16, 2000

In Book No. 767 Page 563-564

Camden County
Deputy Clerk of Superior Court

16
DCSC

STATE OF GEORGIA
COUNTY OF CAMDEN

THIS INDENTURE made and entered into on this 31st day of May 2000, by and between MARSH HARBOUR DEVELOPMENT COMPANY, INC., a Georgia Corporation with offices in Camden County, Georgia, hereinafter called Grantor and DAVID W. WHITE and LINDA W. WHITE, of Glynn County, Georgia, hereinafter called Grantees.

W I T N E S S E T H :

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by the Grantees, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto the said Grantees, as joint tenants with survivorship as defined and created by Georgia Laws, 1976, P. 1438, et.seq., as amended (O.C.G.A. Section 44-6-190), for and during their joint lives and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property, to-wit:

All that certain tract or parcel of land lying in the City of Kingsland 29th District, G.M. Camden County, Georgia and being more particularly as follows: FOR A POINT OF BEGINNING, COMMENCE at a point located at USC & GS Coordinates North 298199.55, East 677838.75, said point lying where the curved Southerly Right-of-way line of Marsh Harbour Parkway (an 80-foot wide Right-of-way by Deed recorded in Deed Book 662, Page 603 of the Public Records of said County is intersected by the westerly line of lands now or formerly of Carl M. Drury, Jr. according to Deed recorded in Deed Book 124, Page 676 of the Public Records of said County and from said point run South 10 degrees 16 minutes 29 seconds East along last mentioned westerly line, a distance of 444 feet, more or less, to a point on the edge of an unnamed creek; run thence in generally a westerly direction along the edge of said unnamed creek, a distance of 150 feet, more or less, to a point that bears south 10 degrees 16 minutes 29 seconds east from USC & GS Coordinates North 297746.28, East 677781.69; run thence North 10 degrees 16 minutes 29 seconds west, a distance of +/- 34, feet more or less, to said point at USC & GS Coordinates North 297746.28, East 677781.69; thence continue North 10 degrees 16 minutes 29 seconds west, a

JAMES G. WILLIAMS
& ASSOCIATES
ATTORNEY AT LAW
286 REDFERN VILLAGE
ST. SIMONS ISLAND, GA
31522
(912) 638-3689

distance of 116.04 feet to a point; run thence north 14 degrees 52 minutes 56 seconds East, a distance of 211.72 feet to a point; run thence North 10 degrees 16 minutes 29 seconds West, a distance of 135.00 feet to a point on the aforementioned curved southerly Right-of-Way of Marsh Harbour Parkway; run thence in an easterly direction along the arc of a curve, said curve being concave to the South and having a radius of 223.37 feet, a chord distance of 57.50 feet to the POINT OF BEGINNING, the bearing of the aforementioned chord being North 85 degrees 01 minutes 29 seconds East.

The Land thus described contains 0.94 acres, more or less, and is subject to an easements of record that lie within.

TO HAVE AND TO HOLD the said described and bargained premises and property with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only property use, benefit and behoof of the said Grantees, as joint tenants with survivorship, for and during their joint lives and upon the death of either of them, then to the survivor of them, IN FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, subject, however to Reservation of oil, gas, mineral and timber rights reserved by ITT Rayonier Incorporated in a Limited Warranty Deed to Rayland Company, Inc., recorded in Deed Book 185, Page 280 and to that Declaration of Covenants and Restrictions dated 3/31/00 recorded in Deed Book 761, Page 271.

AND the said Grantor, its successors and assigns, will warrant and forever defend unto the said Grantees, their heirs and assigns, the right and title to the property hereby conveyed against the lawful claims of all persons claiming or to claim the same.

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

MARSH HARBOUR DEVELOPMENT
COMPANY, INC.

BY: Carrie Faulk-Mey

(CORPORATE SEAL)

Signed, sealed and delivered
in the presence of:

Witness

Theresa L. Stinson

Notary Public

Commission Expires 8/19/02

RECORDED

JUN 6 2000

Sharon Carter

DEPUTY CLERK SUPERIOR COURT

CAMDEN COUNTY, GEORGIA