



**CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • MARCH 10, 2025**

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING - STARTS AT 6:00PM

1. Proposed Closure of the Railroad Crossing on Summerbrook Trail in Kingsland
St. Marys Railroad is petitioning to permanently close the railroad crossing located at Summerbrook Trail.

II. CALL TO ORDER AND WELCOME GUESTS

III. ROLL CALL

Charles Grayson Day Jr., Mayor
James W Galloway, Councilman
Farran Fullilove, Councilman
Kristy Chance, Councilwoman
Alex Blount, Mayor Pro Tem

IV. INVOCATION AND PLEDGE TO THE FLAG

V. CONSENT DOCKET

1. Approve the Council Minutes of the last regular Council Meeting
2. Approve the Agenda as Presented
3. Approve the Payments of Accounts Payable as Due and Funds Available

VI. RECOGNITION

1. Recognize Prior Planning Commission Board Members
Mr. Bryant Shepard
Mr. Fyrth Morris
Mr. Michael Haynes

VII. GRANTING AUDIENCE TO THE PUBLIC

VIII. OLD BUSINESS

IX. PLANNING AND ZONING

1. Approval of Annexation & Zoning Designation - Parcel 095 010B

Brennan Reine has applied for the Annexation of Parcel 095 010B containing approximately 1.50 acres located on the south side of Boone Street 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. 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 annexation is approved. Current zoning is C-G/General Commercial (County). **Planning Commission recommends approval.**

2. Final Plat - Settler's Hammock Phase 5

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 approximately 13.6 acres. **Planning Commission recommends approval.**

3. Annexation Request and Zoning Designation - 595 Martin Luther King Jr. Boulevard

Jamie Frazier Rayford has applied for the Annexation of Parcel 082C 02 006 containing approximately 3 acres located at 595 Martin Luther King, Jr. Boulevard 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). **Planning Commission recommends approval.**

4. Annexation Request and Zoning Designation - 860 Martin Luther King Jr. Boulevard

Jonathan Lang and Clifford Waye have applied for the Annexation of Parcel 082D 03 008 containing approximately .36 acres located at 860 Martin Luther King, Jr. Boulevard 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). **Planning Commission recommends approval.**

5. Annexation Request and Zoning Designation - 573 Martin Luther King Jr. Boulevard

Sabrina Burch and Louis Burch, Jr. have applied for the Annexation of Parcel 082C 02 005D containing approximately 1 acre located at 573 Martin Luther King, Jr. Boulevard 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 applicants are also requesting a zoning designation of R-1 (Single Family Residential). Current zoning is R-2-Low Density Residential (County). **Planning Commission recommends approval.**

6. Variance - Camden Way Apartments

Stephen Chapin, Jr., with Camden Way Apartments has submitted a variance application for Parcel 107 016 and 107 016A located at 145 North Gross Road. 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 footing 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. **Planning Commission recommends approval.**

X. NEW BUSINESS

1. Approval of: Railroad Crossing Removal at Summerbrook Trail
St. Marys Railroad is petitioning to permanently close the railroad crossing located at Summerbrook Trail.
2. Approval of: FLOCK Public Safety Camera System
An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.
3. Approval of: Purchase of Intox Machine from CMI, Inc., for \$10,225.32. The funding source will be the School Camera Fund. The user department has determined this equipment to be a sole source procurement.
4. Approval of: Resolution #2025-04 to Amend the Fiscal Year 2024 Budget Resolution
5. Approval of: Ordinance #2025-09 to Amend Water and Sewer Connection Fees, Section 3, Capital Recovery Fees

XI. MAYOR AND COUNCIL ANNOUNCEMENT

XII. ADJOURNED



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

NOTARY PUBLIC, State of

My commission expires:

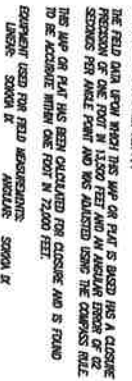
(NOTARY SEAL)



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

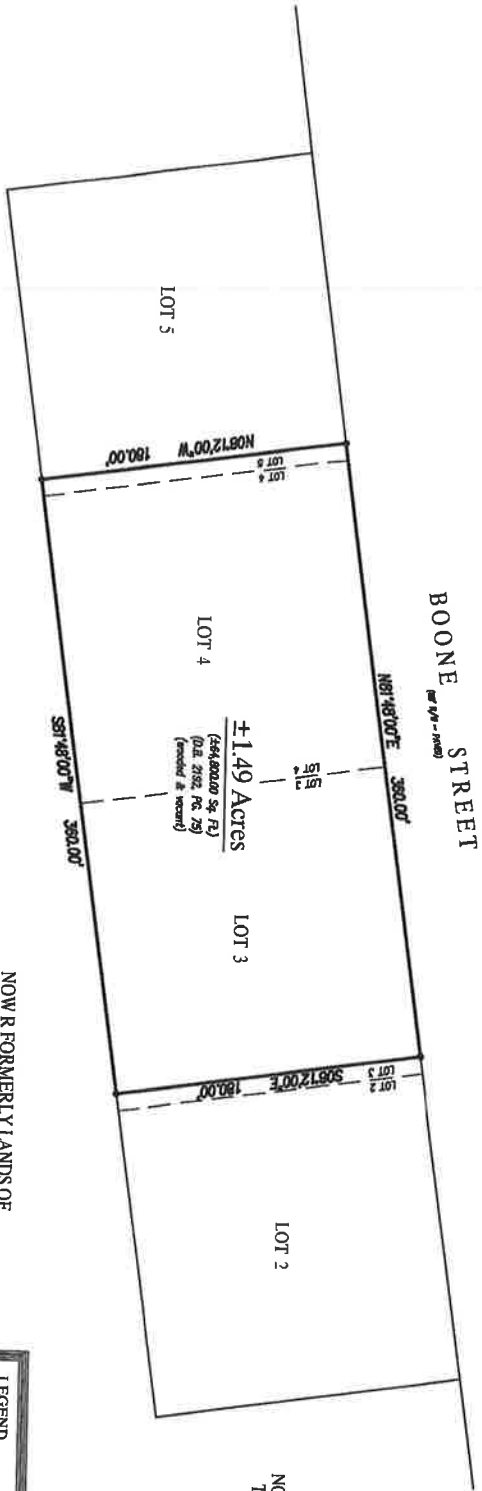
1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. THREE (3) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY AND ONE (1) COPY FOR DE-ANNEXATION.
3. THREE (3) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY AND ONE (1) COPY FOR DE-ANNEXATION)
4. IF THE CITY'S ZONING CLASSIFICATION 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.



LOT 4, TOGETHER WITH A PORTION OF LOT 3 AND A PORTION OF LOT 5, OF THE SUBDIVISION FOR WILBUR READDICK, 1606th G.M.D., CAMDEN COUNTY, GEORGIA

FOR: SOUTHERN REALTY HOMES
CAMDEN COUNTY TAX PARCEL No. 095 010B



NOW R FORMERLY LANDS OF
 TERESA ANN MCDILL, et. al.
 (D.B. 1699, Pg. 789)

**NOW R FORMERLY LANDS OF
TERESA ANN MCDILL, et al.
(DBA 1699, PG. 789)**

**NOW R FORMERLY LANDS OF
TERESA ANN MCDILL, et. al.
(D.B. 1698, PG. 789)**

- 1) REARINGS SHOW HEREIN REFER TO THE BEGINS OF 1881-82 FOR THE SLY N/W CORNER OF BOWNE STREET ACCORDING TO D.B. 132, PG. 615.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITIAL TITLE SEARCH.
- 3) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREIN WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF CHANDLER COUNTY.
- 4) NO ATTEMPT TO RESOLVE WETLAND ISSUES OR OTHER ENVIRONMENTAL ISSUES, IF ANY, IS MADE OR MADE BY THIS SURVEY.
- 5) PROPERTY IS CURRENTLY ZONED: C-6
- 6) BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 65'
SIDES: 10'
REAR: 10'

SURVEYOR'S CERTIFICATION:



FR: 100 - 100

FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS	
DESIGNED TO BE IN FLOOD HAZARD ZONE	YES () NO (X)
FILE NO. (NASSCO)	000000
DATE: 11-27-2017	FOR: GORDON COUNTY, GEORGIA

BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOR PASSWAY, UNIT 101



DATE BY:
C.D.

CHKD. BY:
R.R.

LEGEND

- [illegible]

SURVEY DATE 01-02-2012
DIRG. NO. B-1-2157-08-22

THE SHIRT WAS FETTERED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SERVICES IN ORDER AS SET FORTH IN CHAPTER 180-1 OF THE RULES OF THE FEDERAL BUREAU OF INVESTIGATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE FEDERAL SUPERIOR COURT OF DISTRICT OF COLUMBIA, AMERICAN AND AS SET FORTH IN THE OTHER CASES, AND AS SET FORTH IN THE OTHER CASES, AND AS SET FORTH IN THE OTHER CASES.

SCALE: 1" = 30'

F.B.I. - , PG.

CAD FILE: EST\CAD\CADTEXTURES\ANDNOTES\BIBER\BIBER.SHP

UNCLASSIFIED FILE NO. 1067
 RECEIVED BY AIRTEL
 DIRECTOR, FBI
 AIRTEL
 10/1/67

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).

WITNESSETH: 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.

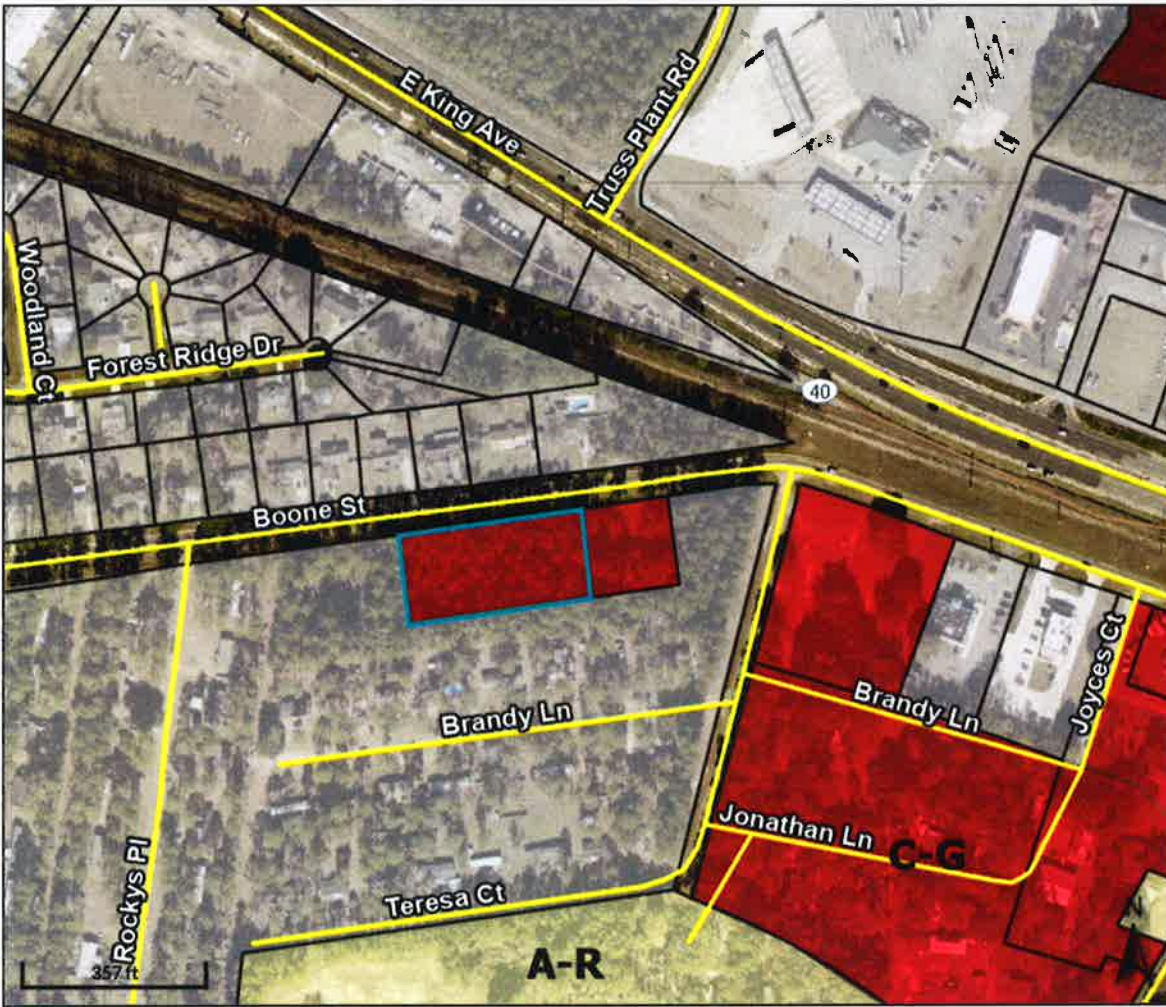
All that lot, tract or parcel of land lying and being in the 1606th G.M. District, Camden County,
Georgia, more particularly described as follows:

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 AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 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:

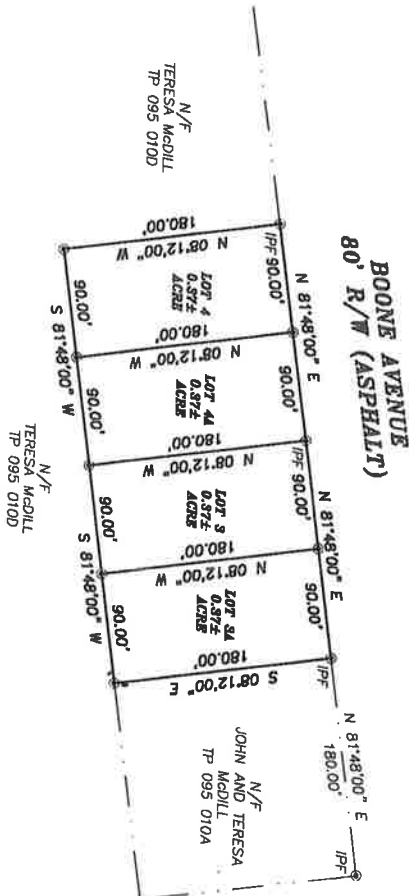
THIS PROPERTY IS SHOWN TO LIE IN FLOOD HAZARD ZONE "X" (UNSHADED) ON FIRM NO. 13039C03816 DATED 12/21/2017

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 COMPLETES 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



(IN FEET)
1 inch = 100 ft.

GRAPHIC SCALE

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	
DWG. BY: ET	PW. ET
DATE: 03/17/2022	SURVEYED: 03/17/2022
JOB: 22057	1" = 100'

ORDINANCE NO. 2025-03

**AN ORDINANCE TO ANNEX AN 1.50 ACRE TRACT OF LAND, OWNER
BRENNAN REINE BY THE CITY OF KINGSLAND**

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

WHEREAS, Brennan Reine owns the tract of land located on the south side of Boone Street, otherwise described as map and parcel 095 010B, consisting of a total of 1.50 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 Brennan Reine and that it be zoned R-1 (Single Family Residential District).

Adopted and approved this 10th day of March, 2025.

Dr. C. Grayson Day, Jr., Mayor

ATTEST:

Jean Seigler-Horne, City Clerk



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

murch.
240112



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: _____

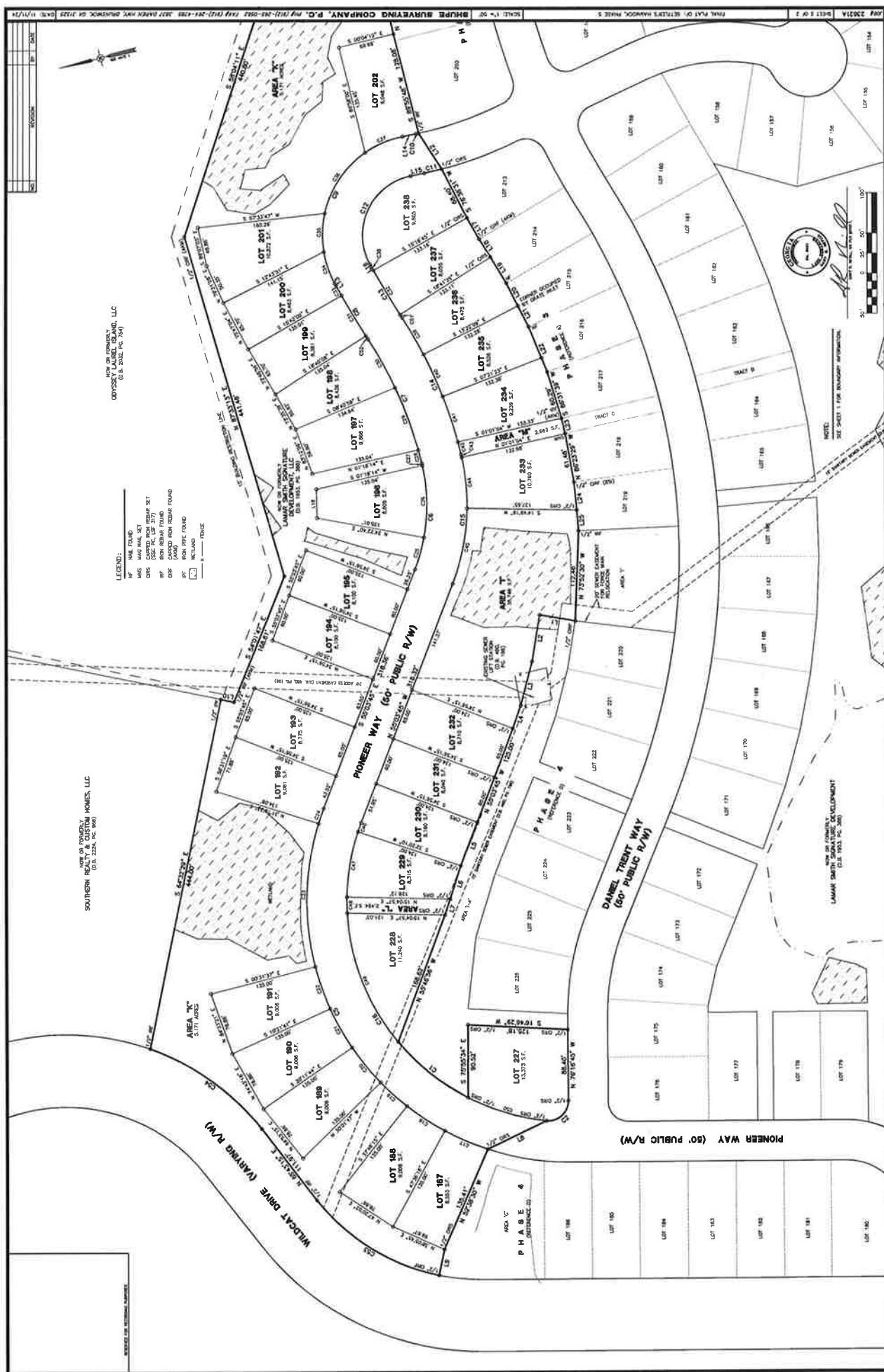
Kingsland Zoning Map

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
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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

My commission expires:

(NOTARY SEAL)

GA
9/7/2026

**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:

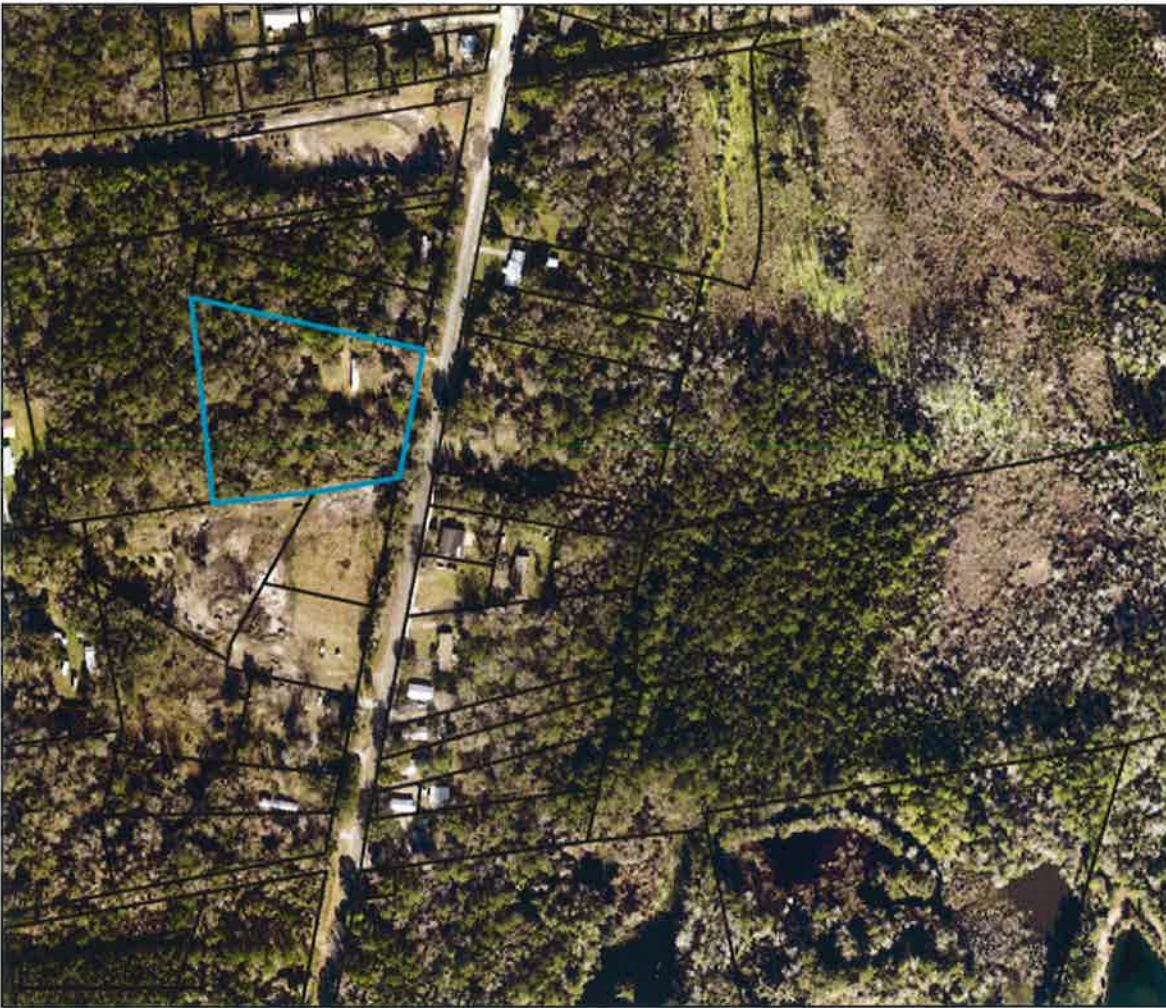
Single Family Home will be built on the property and
Requires a R-1 city zoning.

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)

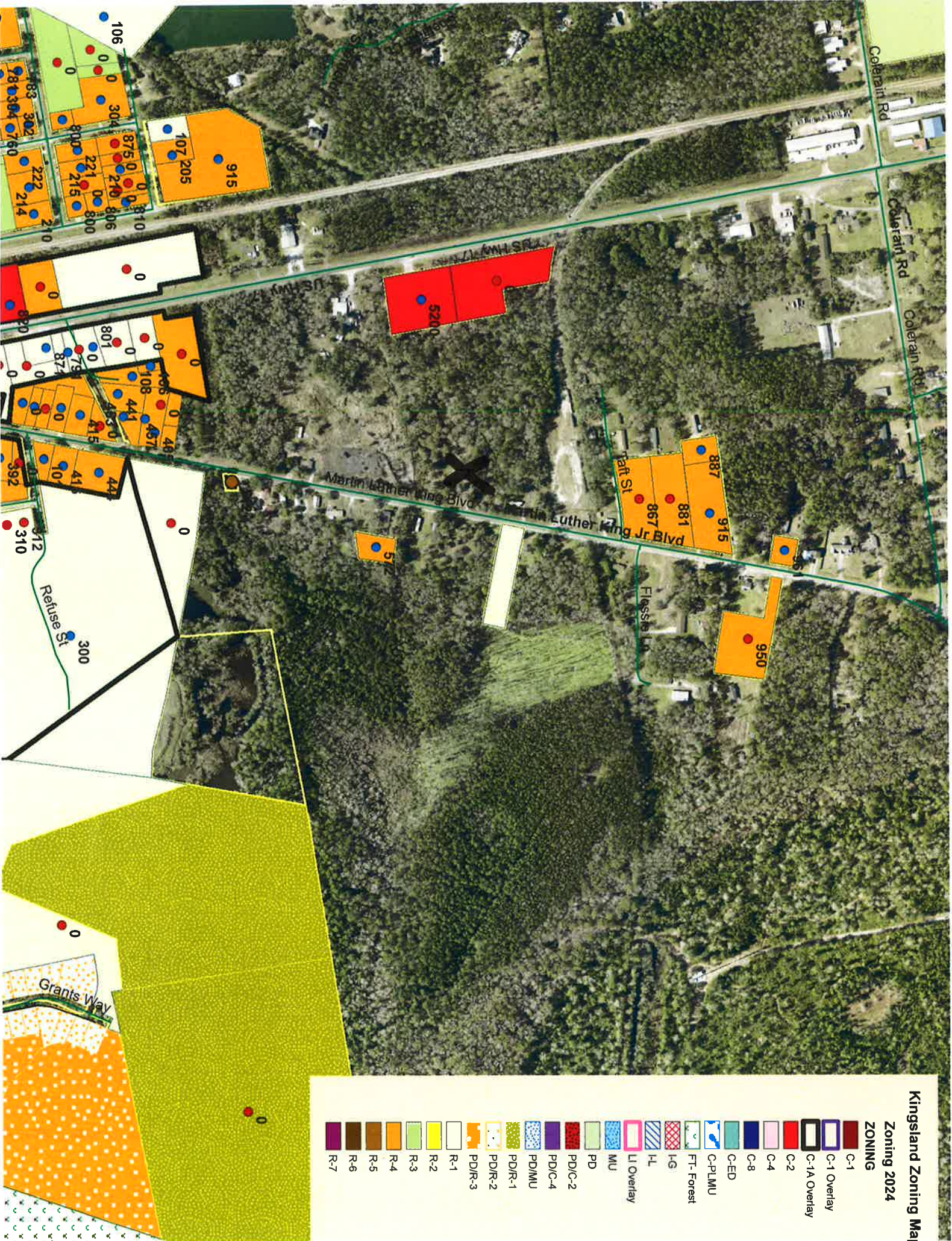
THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 2/3/2025

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

Developed by SCHNEIDER
GEOSPATIAL

	C-2
	C-1A Overlay
	C-1
	C-1 Overlay
	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



ORDINANCE NO. 2025-6

**AN ORDINANCE TO ANNEX A 3.0 ACRE TRACT OF LAND, OWNER
JAMIE RAYFORD FRAZIER, BY THE CITY OF KINGSLAND**

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

WHEREAS, Jamie Rayford Frazier owns the tract of land located on the west side of Martin Luther King Jr. Blvd., otherwise described as map and parcel 082C02 006, consisting of a total of 3.0 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 Jamie Rayford Frazier and that it be zoned R-1 (Single Family Residential District).

Adopted and approved this 10th day of March, 2025.

Dr. C. Grayson Day, Jr., Mayor

ATTEST:

Jean Seigler-Horne, City Clerk



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 Clifford Wayne
Signature (Signed and Printed) of Owner

525 SOUTHWEST ST, KINGSLAND, GA 31548

Address of above Owner

CONTINUED ON BACK

Page One

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.

CONCLOSURE STATEMENT:

THE FIELD DATA SHOWS THAT THE USE OF PUT IS ASSOCIATED WITH A CLOSURE RATE OF 100 PERCENT. THE CLOSURE RATE IN AN AVERAGE YEAR IS 74 PERCENT. THE AVERAGE YEAR HAS 10.5 CLOSURES. USING THE CLOSURE RATE ASSOCIATED WITH PUT, THE CLOSURE RATE FOR THE CLOSURE RATE IS 100 PERCENT.

THE USE OF PUT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ASSOCIATED WITH A CLOSURE RATE OF 100 PERCENT.

REMARKS: USED THE FIELD DATA TO CALCULATE THE CLOSURE RATE FOR PUT. SOURCE: SOURCE 10

FOR: CLIFFORD WAVE
CAMDEN COUNTY TAX PARCEL No. 182D03 006

1000' (1000)

(2) 2004-01-01 to 2004-01-31, 2004-02-01 to 2004-02-28, 2004-03-01 to 2004-03-31, 2004-04-01 to 2004-04-30, 2004-05-01 to 2004-05-31, 2004-06-01 to 2004-06-30, 2004-07-01 to 2004-07-31, 2004-08-01 to 2004-08-31, 2004-09-01 to 2004-09-30, 2004-10-01 to 2004-10-31, 2004-11-01 to 2004-11-30, 2004-12-01 to 2004-12-31, 2005-01-01 to 2005-01-31, 2005-02-01 to 2005-02-28, 2005-03-01 to 2005-03-31, 2005-04-01 to 2005-04-30, 2005-05-01 to 2005-05-31, 2005-06-01 to 2005-06-30, 2005-07-01 to 2005-07-31, 2005-08-01 to 2005-08-31, 2005-09-01 to 2005-09-30, 2005-10-01 to 2005-10-31, 2005-11-01 to 2005-11-30, 2005-12-01 to 2005-12-31, 2006-01-01 to 2006-01-31, 2006-02-01 to 2006-02-28, 2006-03-01 to 2006-03-31, 2006-04-01 to 2006-04-30, 2006-05-01 to 2006-05-31, 2006-06-01 to 2006-06-30, 2006-07-01 to 2006-07-31, 2006-08-01 to 2006-08-31, 2006-09-01 to 2006-09-30, 2006-10-01 to 2006-10-31, 2006-11-01 to 2006-11-30, 2006-12-01 to 2006-12-31, 2007-01-01 to 2007-01-31, 2007-02-01 to 2007-02-28, 2007-03-01 to 2007-03-31, 2007-04-01 to 2007-04-30, 2007-05-01 to 2007-05-31, 2007-06-01 to 2007-06-30, 2007-07-01 to 2007-07-31, 2007-08-01 to 2007-08-31, 2007-09-01 to 2007-09-30, 2007-10-01 to 2007-10-31, 2007-11-01 to 2007-11-30, 2007-12-01 to 2007-12-31, 2008-01-01 to 2008-01-31, 2008-02-01 to 2008-02-28, 2008-03-01 to 2008-03-31, 2008-04-01 to 2008-04-30, 2008-05-01 to 2008-05-31, 2008-06-01 to 2008-06-30, 2008-07-01 to 2008-07-31, 2008-08-01 to 2008-08-31, 2008-09-01 to 2008-09-30, 2008-10-01 to 2008-10-31, 2008-11-01 to 2008-11-30, 2008-12-01 to 2008-12-31, 2009-01-01 to 2009-01-31, 2009-02-01 to 2009-02-28, 2009-03-01 to 2009-03-31, 2009-04-01 to 2009-04-30, 2009-05-01 to 2009-05-31, 2009-06-01 to 2009-06-30, 2009-07-01 to 2009-07-31, 2009-08-01 to 2009-08-31, 2009-09-01 to 2009-09-30, 2009-10-01 to 2009-10-31, 2009-11-01 to 2009-11-30, 2009-12-01 to 2009-12-31, 2010-01-01 to 2010-01-31, 2010-02-01 to 2010-02-28, 2010-03-01 to 2010-03-31, 2010-04-01 to 2010-04-30, 2010-05-01 to 2010-05-31, 2010-06-01 to 2010-06-30, 2010-07-01 to 2010-07-31, 2010-08-01 to 2010-08-31, 2010-09-01 to 2010-09-30, 2010-10-01 to 2010-10-31, 2010-11-01 to 2010-11-30, 2010-12-01 to 2010-12-31, 2011-01-01 to 2011-01-31, 2011-02-01 to 2011-02-28, 2011-03-01 to 2011-03-31, 2011-04-01 to 2011-04-30, 2011-05-01 to 2011-05-31, 2011-06-01 to 2011-06-30, 2011-07-01 to 2011-07-31, 2011-08-01 to 2011-08-31, 2011-09-01 to 2011-09-30, 2011-10-01 to 2011-10-31, 2011-11-01 to 2011-11-30, 2011-12-01 to 2011-12-31, 2012-01-01 to 2012-01-31, 2012-02-01 to 2012-02-28, 2012-03-01 to 2012-03-31, 2012-04-01 to 2012-04-30, 2012-05-01 to 2012-05-31, 2012-06-01 to 2012-06-30, 2012-07-01 to 2012-07-31, 2012-08-01 to 2012-08-31, 2012-09-01 to 2012-09-30, 2012-10-01 to 2012-10-31, 2012-11-01 to 2012-11-30, 2012-12-01 to 2012-12-31, 2013-01-01 to 2013-01-31, 2013-02-01 to 2013-02-28, 2013-03-01 to 2013-03-31, 2013-04-01 to 2013-04-30, 2013-05-01 to 2013-05-31, 2013-06-01 to 2013-06-30, 2013-07-01 to 2013-07-31, 2013-08-01 to 2013-08-31, 2013-09-01 to 2013-09-30, 2013-10-01 to 2013-10-31, 2013-11-01 to 2013-11-30, 2013-12-01 to 2013-12-31, 2014-01-01 to 2014-01-31, 2014-02-01 to 2014-02-28, 2014-03-01 to 2014-03-31, 2014-04-01 to 2014-04-30, 2014-05-01 to 2014-05-31, 2014-06-01 to 2014-06-30, 2014-07-01 to 2014-07-31, 2014-08-01 to 2014-08-31, 2014-09-01 to 2014-09-30, 2014-10-01 to 2014-10-31, 2014-11-01 to 2014-11-30, 2014-12-01 to 2014-12-31, 2015-01-01 to 2015-01-31, 2015-02-01 to 2015-02-28, 2015-03-01 to 2015-03-31, 2015-04-01 to 2015-04-30, 2015-05-01 to 2015-05-31, 2015-06-01 to 2015-06-30, 2015-07-01 to 2015-07-31, 2015-08-01 to 2015-08-31, 2015-09-01 to 2015-09-30, 2015-10-01 to 2015-10-31, 2015-11-01 to 2015-11-30, 2015-12-01 to 2015-12-31, 2016-01-01 to 2016-01-31, 2016-02-01 to 2016-02-28, 2016-03-01 to 2016-03-31, 2016-04-01 to 2016-04-30, 2016-05-01 to 2016-05-31, 2016-06-01 to 2016-06-30, 2016-07-01 to 2016-07-31, 2016-08-01 to 2016-08-31, 2016-09-01 to 2016-09-30, 2016-10-01 to 2016-10-31, 2016-11-01 to 2016-11-30, 2016-12-01 to 2016-12-31, 2017-01-01 to 2017-01-31, 2017-02-01 to 2017-02-28, 2017-03-01 to 2017-03-31, 2017-04-01 to 2017-04-30, 2017-05-01 to 2017-05-31, 2017-06-01 to 2017-06-30, 2017-07-01 to 2017-07-31, 2017-08-01 to 2017-08-31, 2017-09-01 to 2017-09-30, 2017-10-01 to 2017-10-31, 2017-11-01 to 2017-11-30, 2017-12-01 to 2017-12-31, 2018-01-01 to 2018-01-31, 2018-02-01 to 2018-02-28, 2018-03-

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503 4. 1. 1988 - 2. 1988

100-443886-127

DATE: _____

NOW OR FORMERLY LANDS OF

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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.



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	860 MARTIN LUTHER KING JR	6/1/1989	\$11389	NM	U
	DIST	Address	BLVD				
Acres	0.36	Assessed Value	Value \$101484				

(Note: Not to be used on legal documents)

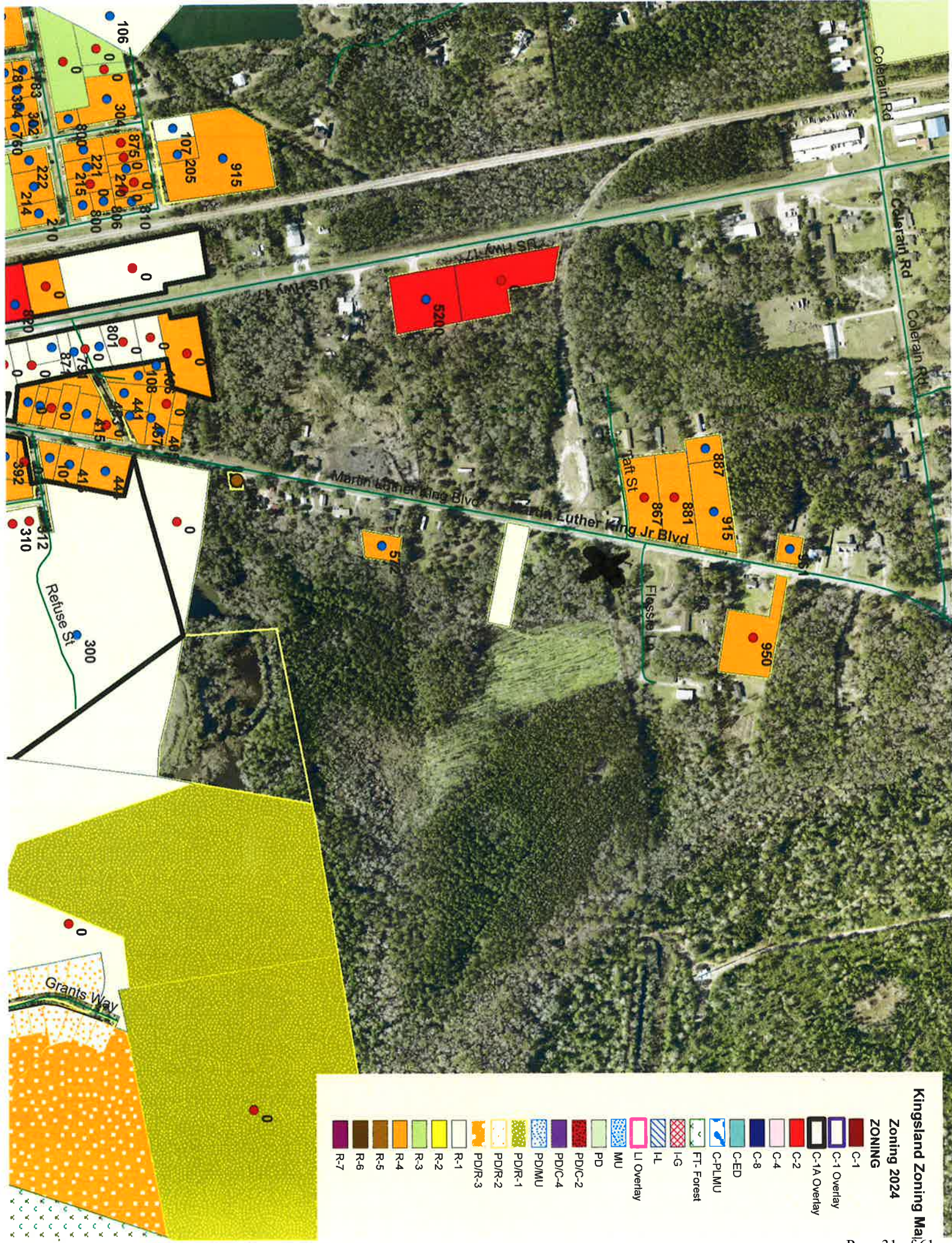
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- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- C-ED
- C-PLMU
- FT - Forest
- I-G
- I-L
- I-L Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PD/MU
- PD/R-1
- PD/R-2
- PD/R-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7



ORDINANCE NO. 2025-5

**AN ORDINANCE TO ANNEX A .36 ACRE TRACT OF LAND, OWNER
JONATHAN LANG AND CLIFFORD WAYE, BY THE CITY OF KINGSLAND**

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

WHEREAS, Jonathan Lang and Clifford Waye owns the tract of land located on the east side of Martin Luther King Jr. Blvd., otherwise described as map and parcel 082D03 008, consisting of a total of .36 acres to be annexed into the City of Kingsland, which is currently developed with an existing single family home on the parcel.

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 Jonathan Lang and Clifford Waye and that it be zoned R-1 (Single Family Residential District).

Adopted and approved this 10th day of March, 2025.

Dr. C. Grayson Day, Jr., Mayor

ATTEST:

Jean Seigler-Horne, City Clerk



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

Page One

Date

Signature (*Signed and Printed*) of Owner

Address of above Owner

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

Sharon Elizabeth Hall

Witness

Sharon Elizabeth Hall

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

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)

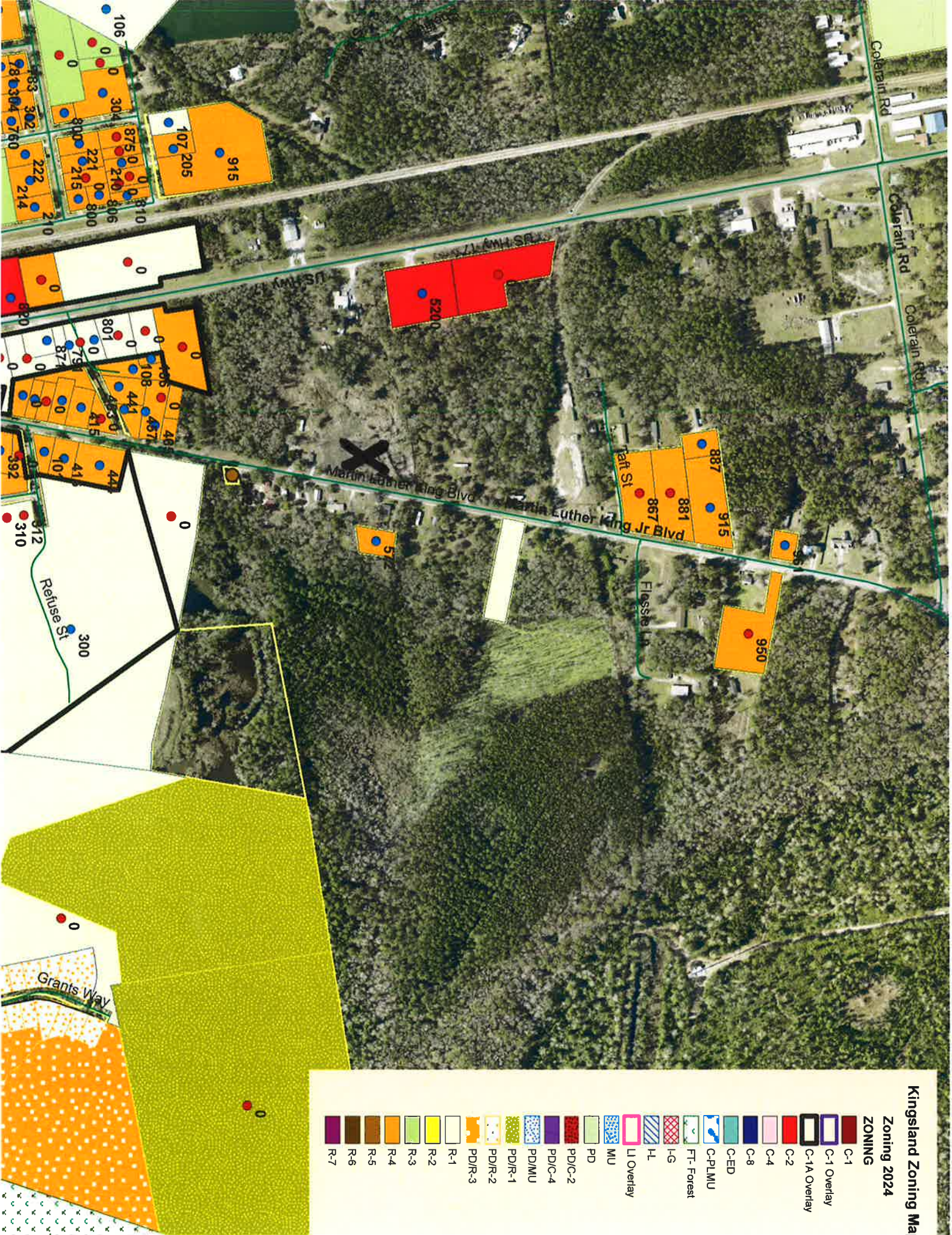
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GEOSPATIAL

- C-1
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- 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



ORDINANCE NO. 2025-07

**AN ORDINANCE TO ANNEX A 1.0 ACRE TRACT OF LAND, OWNER
SABRINA BURCH AND LOUIS BURCH JR., BY THE CITY OF KINGSLAND**

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

WHEREAS, Sabrina Burch and Louis Burch Jr. owns the tract of land located on the west side of Martin Luther King Jr. Blvd., otherwise described as map and parcel 082C02 005D, consisting of a total of 1.0 acres to be annexed into the City of Kingsland, which is currently developed with an existing single family home on the parcel.

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 Sabrina Burch and Louis Burch Jr. and that it be zoned R-1 (Single Family Residential District).

Adopted and approved this 10th day of March, 2025.

Dr. C. Grayson Day, Jr., Mayor

ATTEST:

Jean Seigler-Horne, City Clerk



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) - 541-394,
Freddie 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

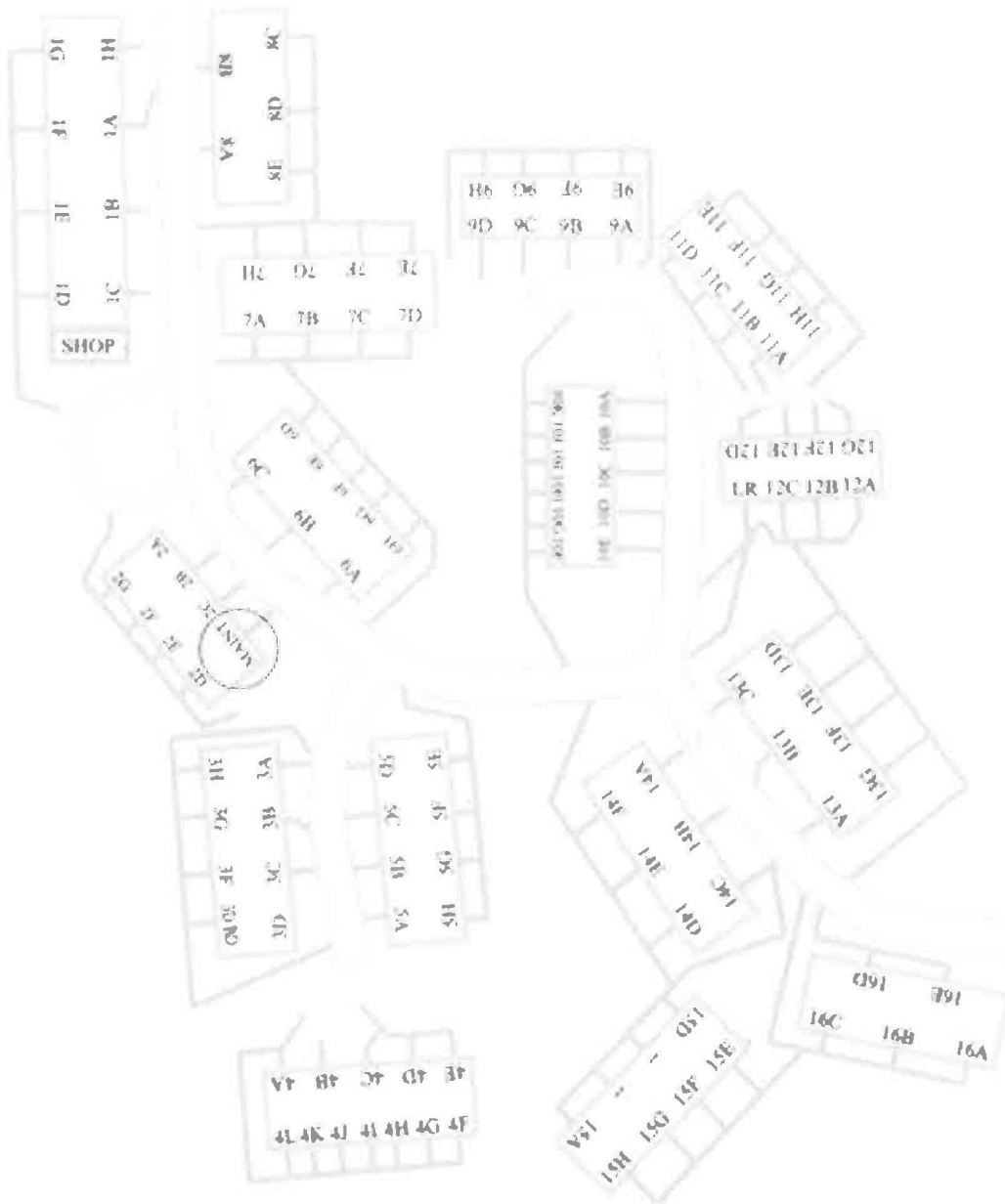
1. Date complete application filed 1/10/25
2. List of attachments: (☒) Simple map () Final plat () None
() Preliminary plat () Other
3. Public hearing (If zoning variance):
Date Applicant notified: 1/15/25
Date hearing advertised: 2/13/25
Date hearing held: 3/3/25
4. Planning Commission () Approved ()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

Legend for Figure 10:

- 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





To: Lee Spell, City Manager, City of Kingsland, GA

RE: Request for Railroad Crossing Removal

Date: 01/31/2025

Dear Mr. Spell,

St. Marys Railroad is seeking to remove the railroad crossing (DOT# 903761T) at Summerbrook trail in Kingsland, GA. Safety is the main reason. There is very limited visibility for train crews and given the train speed we've had numerous close calls as the motoring public tend to exceed the posted speed limit. Summerbrook Trail pretty much ends at the crossing and north of that is more of a cut-through at the adjacent apartment complex. Also, the cul-de-sac between the crossing and apartment complex is a dumping ground for old furniture, appliances etc. St. Marys Railroad feels it is in the best interest of all concerned that we permanently close and remove this crossing. If the City of Kingsland is in agreement with this request, please sign this letter and return it at your earliest convenience to:

St. Marys Railroad, LLC
PO Box 520
St. Marys, Ga. 31558

Sincerely,

Paul D. Pleasant
General Manager
St. Marys Railroad, LLC
Tel 912.882.0111
admin@stmarysrail.com

For St. Marys Railroad:

A handwritten signature in black ink, appearing to read 'P D Pleasant', written over a horizontal line.

Signature

Paul D. Pleasant
Printed Name

General Manager
Position/Title

For City of Kingsland, Georgia.:

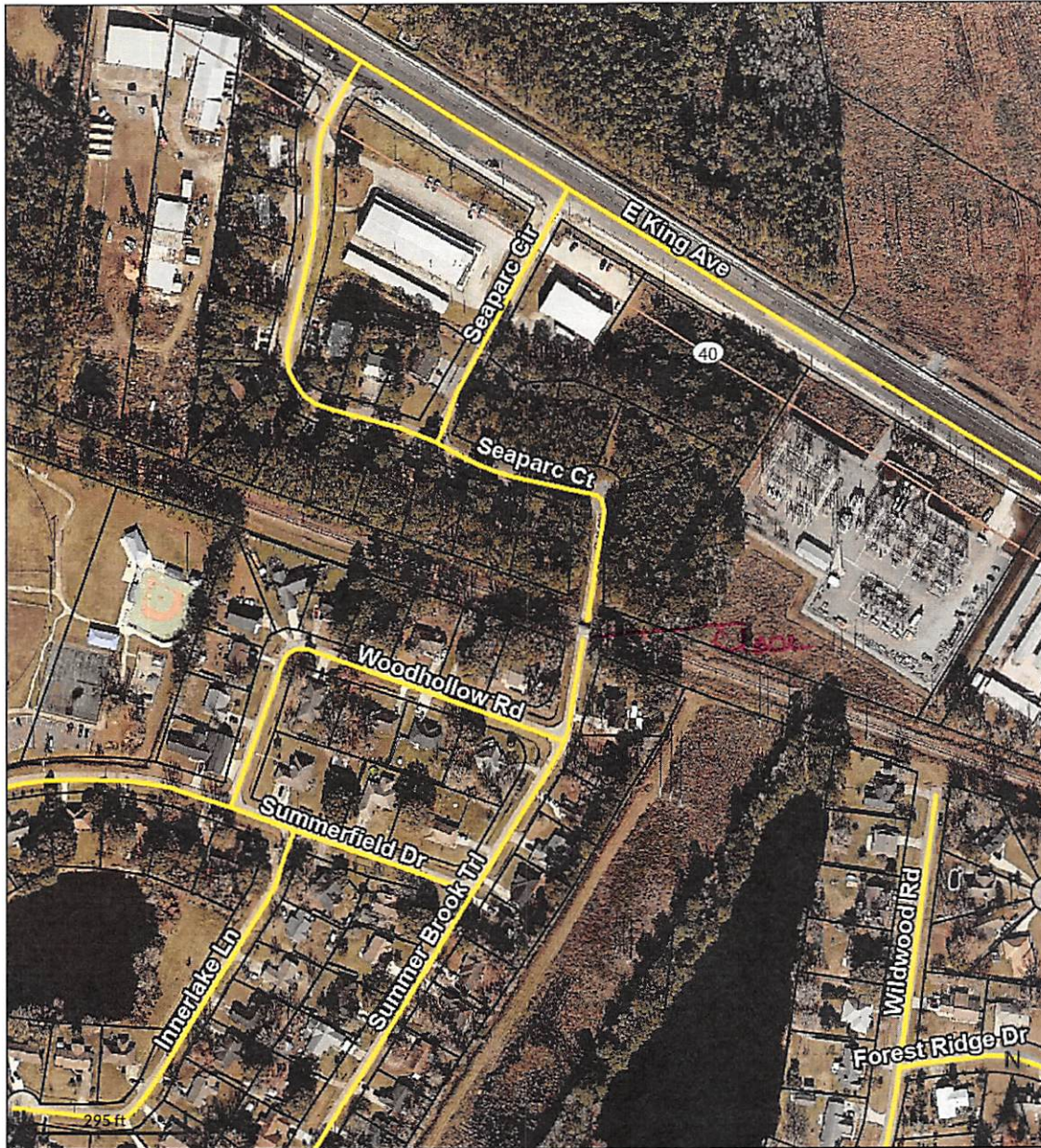
Signature

Printed Name

Position/Title



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

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

Flock Safety + GA - Kingsland PD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Mike Venable
mike.venable@flocksafety.com
7065800510



EXHIBIT A
ORDER FORM

Customer:	GA - Kingsland PD	Initial Term:	24 Months
Legal Entity Name:	GA - Kingsland PD	Renewal Term:	24 Months
Accounts Payable Email:		Payment Terms:	Net 30
Address:	111 South Seaboard St. Kingsland, Georgia 31548	Billing Frequency:	Annual Plan - First Year Invoiced at Signing.
		Retention Period:	30 Days

Hardware and Software Products
Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$20,000.00
Flock Safety Flock OS			
FlockOS TM - Essentials	Included	1	Included
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	5	Included
Solar Long-Range LPR, fka Solar Falcon LR	Included	1	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee	\$0.00	5	\$0.00
Professional Services - Solar Implementation Fee	\$0.00	1	\$0.00

Subtotal Year 1:	\$20,000.00
Annual Recurring Subtotal:	\$20,000.00
Discounts:	\$4,000.00
Estimated Tax:	\$0.00
Contract Total:	\$40,000.00

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a “**Renewal Term**”) unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$20,000.00
Annual Recurring after Year 1	\$20,000.00
Contract Total	\$40,000.00

*Tax not included

Discounts

Discounts Applied	Amount (USD)
Flock Safety Platform	\$0.00
Flock Safety Add-ons	\$0.00
Flock Safety Professional Services	\$4,000.00

Product and Services Description

Flock Safety Platform Items	Product Description
FlockOS [™] - Essentials	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint [™] technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Solar Long-Range LPR, fka Solar Falcon LR	Law enforcement grade, long range and high vehicle speed license plate recognition camera with Vehicle Fingerprint [™] technology (proprietary machine learning software) and real-time alerts for unlimited users, with LTE. Solar Power only. AC power is also available if needed.
Professional Services - Solar Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.

FlockOS Features & Description

FlockOS Features	Description
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety Falcon® LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.
Unlimited Users	Unlimited users for FlockOS
State Network (License Plate Lookup Only)	Allows agencies to look up license plates on all cameras opted into the Flock Safety network within your state.
Nationwide Network (License Plate Lookup Only)	With the vast Flock Safety sharing network, law enforcement agencies no longer have to rely on just their devices alone. Agencies can leverage a nationwide system boasting 10 billion additional plate reads per month to amplify the potential to collect vital evidence in otherwise dead-end investigations.
Law Enforcement Network Access	The ability to request direct access to evidence detection devices from Law Enforcement agencies outside of your jurisdiction.
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint [™] technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Insights & Analytics	Reporting tool to help administrators manage their LPR program with device performance data, user and network audits, plate read reports, hot list alert reports, event logs, and outcome reports.
ESRI Based Map Interface	Map-based interface that consolidates all data streams and the locations of each connected asset, enabling greater situational awareness and a common operating picture.
Real-Time NCIC Alerts on Flock ALPR Cameras	Receive automated alerts when vehicles entered into established databases for missing and wanted persons are detected, including the FBI’s National Crime Information Center (NCIC) and National Center for Missing & Exploited Children (NCMEC) databases.
Unlimited Custom Hot Lists	Ability to add a suspect’s license plate to a custom list and get alerted when it passes by a Flock camera

By executing this Order Form, Customer represents and warrants that it has read and agrees all of the terms and conditions contained in the Terms of Service located at <https://www.flocksafety.com/terms-and-conditions>

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

Customer: GA - Kingsland PD

By: _____
Name: Mark Smith
Title: _____
Date: _____

By: _____
Name: Lee Spell
Title: City Manager
Date: _____
PO Number: _____

Bid Tabulation
Intox Machine
Tuesday, February 25, 2025

Vendor	Total Cost of Equipment
CMI Inc.	\$10,225.32

The Intox Machine is a sole source item.

**A RESOLUTION TO AMEND THE FISCAL YEAR 2024
BUDGET RESOLUTION FOR THE CITY OF KINGSLAND
Resolution # 2025-04**

BE IT ORDAINED by the Mayor and Council of the City of Kingsland, Georgia in regular session lawfully assembled for City purposes:

Account Name	Budget Account	Current Budget	Revenue Increases (Decreases)	Expense Increases (Decreases)	Proposed
That it is necessary to amend the budget in the Multiple Grant Fund (250) to account for an increase in grant revenues for the Brace Grant and in-kind labor match of the Coastal Incentive Grant for Floodplain Management.					
That the above transaction can be fulfilled by changing the following budget accounts:					
Brace Grant	250-00-0000-334142	\$0	\$285		\$285
Brace Grant	250-00-0000-523301	\$0		\$285	\$285
Coastal Incentive Grant	250-00-0000-334156	\$16,875	\$1,875		\$18,750
Local Match- In Kind Labor for CIG	250-00-0000-336005	\$0	\$36,893		\$36,893
Professional-CIG Grant Expense	250-00-0000-521210	\$16,875		\$38,768	\$55,643
			<u>\$39,053</u>	<u>\$39,053</u>	

**THEREFORE, BE IT RESOLVED, that the City of Kingsland does hereby ordain, resolve, and enact the foregoing budget amendments
for the City of Kingsland, Georgia.**

Adopted this 10th day of March 2025.

CITY OF KINGSLAND, GEORGIA

Dr. C. Grayson Day, Jr., Mayor

Attest: _____
Jean Seigler, City Clerk

ORDINANCE 2025-09
CITY OF KINGSLAND, GEORGIA
TO AMEND WATER AND SEWER ORDINANCE – 2024-13

AN ORDINANCE TO AMEND THE WATER AND SEWER ORDINANCE FOR PURPOSE OF AMENDING CAPITAL RECOVERY FEES UNDER SECTION 3. CHARGES FOR INITIAL WATER AND SEWER SERVICE:

BE IT ORDAINED by the Mayor and City Council of the City of Kingsland, and it is here ordained by authority of same, as follows:

SECTION 3. CHARGES FOR INITIAL WATER AND SEWER SERVICE:

Section 3 of that certain water and/or sewer ordinance of the City of Kingsland duly passed and adopted September 8, 1982, and subsequently amended as appears office and on record in the minute books of said City, is hereby amended by changing fees as follows:

Each consumer subscribing to use the water and/or sewer service of the City of Kingsland shall execute a water and/or sewer users agreement and shall pay basic connection fees as follows:

(a) FOR WATER SERVICE:

<u>CONNECTION FEE INSIDE CITY:</u>	<u>FEE PLUS METER:</u>
3/4" Meter	\$ 600.00 + Meter
1" Meter	\$ 1,520.00 + Meter
1 1/2" Meter	\$ 2,500.00 + Meter
2" Meter	\$ 3,820.00 + Meter
3" Meter	\$10,595.00 + Meter
4" Meter	\$17,532.00 + Meter
5" Meter	\$26,000.00 + Meter
6" Meter	\$36,600.00 + Meter
<u>CONNECTION FEE OUTSIDE CITY:</u>	<u>FEE PLUS METER:</u>
3/4" Meter	\$ 600.00 + Meter
1" Meter	\$ 2,273.00 + Meter
1 1/2" Meter	\$ 3,694.00 + Meter
2" Meter	\$ 5,731.00 + Meter

Consumers requiring water connections larger than 2" in size shall pay a proportionately higher connection fee based on current costs of labor and materials.

In all cases of new multiple type users subscribing for water and/or sewer service, the City will make the determination as to the installation of either a master meter(s) or individual meters for each unit.

(b) FOR SEWER SERVICE:

The following Average Daily Flow shall be utilized to determine the indicated connection fee:

<u>TYPE OF INSTALLATION</u>	<u>FLOW GPD</u>	<u>\$ PER UNIT</u>
CLUB BUILDING	500	\$3,000.00
BAR		
PER SEAT	50 (minimum \$3,000)	\$ 120.00
EMPLOYEE (FTE)	25 (minimum \$3,000)	\$ 60.00
BEAUTY/BARBER SHOP		
PER WET CHAIR	333 (minimum \$3,000)	\$ 799.00
BOWLING ALLEY		
PER LANE	125 (minimum \$3,000)	\$ 300.00
CAR WASH		
PER BAY-SELF OPERATED	100 (minimum \$3,000)	\$ 240.00
AUTOMATIC	166	\$ 398.00
CHURCH		
PER SEAT (in largest assembly)	5 (minimum \$1,000)	\$ 12.00

COIN LAUNDRY PER MACHINE	400	\$ 800.00
COMMERCIAL LAUNDRY PER MACHINE	640	\$1,536.00
COUNTRY CLUB PER 100 Square feet	250	\$ 600.00
HOSPITAL PER BED	200	\$ 500.00
INDUSTRIAL PER EMPLOYEE	35 (minimum \$3,000)	\$ 84.00
LODGING ESTABLISHMENTS PER UNIT/ROOM (Includes Hotel/Motel, RV Parks, B&Bs)	225	\$ 1,080.00
MOBILE HOME PARK SINGLE OR DOUBLE WIDE	300	\$ 1,200.00
Apts. PER UNIT w/o washer/dryer hook up**	225	\$ 1,080.00
Apts. with washer/dryer Hook up** per unit	300	\$1,200.00
NURSING HOME PER BED	125	\$ 300.00
OFFICE PER 1000 SQ FT Medical per 1000 SQ FT	175 (minimum \$3,000) 500	\$ 420.00 \$1,500.00
RESIDENCE PER UNIT-INCLUDES CONDO/T.HOMES	400	\$ 1,200.00
MULTI-FAMILY* PER UNIT 1-2 BEDROOM 3 BEDROOM	300 400	\$1,200.00 \$1,200.00
*Includes duplex, triplex, quadra-plex		
RESTAURANT WITH DRIVE-IN PER SEAT W/O DRIVE-IN	55 (minimum \$3,000) 25 (minimum \$2,000)	\$ 132.00 \$ 50.00
SERVICE STATION/FUEL CTR. REGULAR PUMP TRUCK PUMP OTHERWISE PER PUMP	75	\$ 500.00 \$5,000.00 \$ 180.00
SCHOOL* PER STUDENT WITH GYM	17 (minimum \$1,000) 21 (minimum \$1,500)	\$ 41.00 \$ 50.00
*Includes Day Care Centers		
STORES, SHOPPING CENTER PER 1000 SQ FT	100 (minimum \$3,000)	\$ 240.00
THEATER Per seat	5 (minimum \$3,000)	\$ 10.00
AUDITORIUM CONVENTION CENTER, ASSEMBLY HALL (NO FOOD SERVICE) PER CAPITA	10 (minimum \$3,000)	\$ 24.00
WAREHOUSE PER 1000 SQ FT	25 (minimum \$3,000)	\$ 60.00

** Apartments are defined as a building designed for residential occupancy by 3 or

more families living in separate units without firewalls separating the units and containing less than 1500 square feet of living space per dwelling unit.

(c) FOR CAPITAL RECOVERY FEE:

The following Average Daily Flow shall be utilized to determine the indicated connection fee: half of this fee will be applied to the water connection, and the other half will be applied to the sewer connection, per unit.

Capital Recovery Fees		Current	Proposed
Type of Installation	Flow GPD	\$ per unit	\$ per unit
Club building bar, per seat per employee (FTE)	500	\$ 3,000	\$ 4,000
	50 (minimum \$3,000) \$4,000	\$ 120	\$ 160
	25 (minimum \$3,000) \$4,000	\$ 60	\$ 80
Beauty/barber shop per wet chair	333 (minimum \$3,000) \$4,000	\$ 799	\$ 1,065
Bowling Alley per lane	125 (minimum \$3,000) \$4,000	\$ 300	\$ 400
Car wash, per by-self opearted Automatic	100 (minimum \$3,000) \$4,000	\$ 240	\$ 320
	166	\$ 398	\$ 531
Church, per seat	5 (minimum \$1,000) \$1,330	\$ 12	\$ 16
Coin laundry, per machine	400	\$ 800	\$ 1,067
Commercial laundry, per machine	640	\$ 1,536	\$ 2,048
Country Club, per 100 square feet	250	\$ 600	\$ 800
Hospital, per bed	200	\$ 500	\$ 667
Industrial, per employee	35 (minimum \$3,000) \$4,000	\$ 84	\$ 112
Lodging establishments, per unit/room Includes hotel/motel, RV Parks, B&Bs	225	\$ 1,080	\$ 1,440
Mobile home park, single or double wide	300	\$ 6,000	\$ 8,000
Apartments per unit w/o washer/dryer hook up	225	\$ 1,080	\$ 1,440
Apartments per unit w/ washer/dryer hook up	300	\$ 1,200	\$ 1,600
Nursing home, per bed	125	\$ 300	\$ 400
Office, per 1000 sq ft Medical, per 1000 sq ft	175 (minimum \$3,000) \$4,000	\$ 420	\$ 560
	500	\$ 1,500	\$ 2,000
Residence, per unit- includes Condo/townhomes	400	\$ 6,000	\$ 8,000
Multi-family, per unit 1-2 bedroom includes duplex, triplex, quadra-plex	300	\$ 6,000	\$ 8,000
Multi-family,Per unit 3 bedroom includes duplex, triplex, quadra-plex	400	\$ 6,000	\$ 8,000
Restaurant with drive-in Per seat w/o drive-in	55 (minimum \$3,000) \$4,000	\$ 132	\$ 176
	25 (minimum \$2,000) \$2,680	\$ 50	\$ 67
Service station/fuel center, regular pump Truck pump Otherwise per pump	75	\$ 500	\$ 667
		\$ 5,000	\$ 6,667
		\$ 180	\$ 240
School, per student with gym (includes daycare centers)	17 (minimum \$1,000) \$1,340	\$ 41	\$ 55
	21 (minimum \$1,500) \$2,000	\$ 50	\$ 67
Stores, shopping center per 1000 sq ft	100 (minimum \$3,000) \$4,000	\$ 240	\$ 320
Theater per seat	5 (minimum \$3,000) \$4,000	\$ 10	\$ 13
Auditorium convention center, assembly hall (no food service) per capita	10 (minimum \$3,000) \$4,000	\$ 24	\$ 32
Warehouse per 1000 sq ft	25 (minimum \$3,000) \$4,000	\$ 60	\$ 80

**Apartments are defined as a building designed for residential occupancy by 3 or more families living in separate units without firewalls separating the units and containing less than 1500 square feet of living space per dwelling unit.

SECTION 13. EFFECTIVE DATE:

This ordinance shall take effect from and after the date of its passage and ratification by the Mayor and City council of the City of Kingsland, Georgia unless otherwise indicated in ordinance.

SECTION 14. CONFLICTING ORDINANCE:

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE AMENDED and ADOPTED by the Mayor and City Council of the City of Kingsland, Georgia at a Meeting of the City Council of Kingsland, Georgia on the 10th day of March 2025 in which changes will be effective starting on the ____ day of _____ 2025.

THE CITY OF KINGSLAND

BY: _____
Dr. C. Grayson Day, Jr., Mayor

ATTEST:

Jean Seigler-Horne, City Clerk