



CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • APRIL 14, 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

II. CALL TO ORDER AND WELCOME GUESTS

III. ROLL CALL

Charles Grayson Day Jr., Mayor
Paul Chamberlin, 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. GRANTING AUDIENCE TO THE PUBLIC

VII. OLD BUSINESS

VIII. PLANNING AND ZONING

1. Home Occupation - 444 Martin Luther King Jr. Boulevard - 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. **Planning Commission recommends approval.**
2. Home Occupation - 106 Crestwood Court - Parcel 082H 072
Brenda Hicks has applied for a Home Occupation Permit for a book business known as "Books by B. B. Hicks, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. **Planning Commission recommends approval.**
3. Home Occupation - 223-B West Lakemont Drive - Parcel 121E 002C
Pearl Douglas has applied for a Home Occupation Permit for an online business known as "Essential Pearls Plus, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-3. **Planning Commission**

recommends approval.

4. Final Plat - Fiddler's Reserve Phase 2

Ron Sawyer with Laurel Island Holding, LLC has submitted a Final Plat for Fiddler's Reserve Phase 2 consisting of 61 single family lots on approx. 17.77 acres. Zoning is PD/R-1 (Planned Development Single Family Residential). **Planning Commission recommends approval.**

5. Annexation Request & Zoning Designation - Parcel 108 005

Jonathan Napier, acting agent for Sarah and Dustin Lee has applied for the Annexation of parcel 108 005 containing approximately 24.46 acres located at 545 Haddock Road 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 146-unit town home development. The adjacent properties to the north and to the west are city parcels and are zoned single family and multi-family residential. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of PD/R-2 (Planned Development/Low Density Family Residential) for the parcel if the annexation is approved, which is consistent for this area of the city and this type of development. Zoning is A-F/Agricultural Forestry (County). **Planning Commission recommends approval.**

6. PD Approval - 545 Haddock Road - Map/Parcel 108 005

Jonathan Napier with Land Equity Partners, LLC has submitted a PD for a 146 Town Home development located at 545 Haddock Rd. The applicant also submitted a traffic study for the area of the project that was reviewed by the Planning Staff. The PD calls for 146 town home units and will have its own H.O. A., an amenity area, two dock areas for the lakes, and a 25 foot natural vegetative buffer surrounding the property, along with fencing that will provide privacy for the community. The entrance will be located off of Haddock Road. Zoning is A-f/Agricultural Forestry (County). Planning Dept. Staff recommends approval with the following condition:

1) A deceleration right turn lane and a left-in-turn lane on Haddock Road will be required for this project. However, the Planning Commission Board does not want the left-in-turn lane. **Planning Department Staff recommend a deceleration right turn lane and a left turn-in lane on Haddock Road for this development.**
Planning Commission recommends approval with only the right deceleration turn lane.

7. Rezoning - Parcel K16 01 003

Quinton Douglas with O. L. Douglas Enterprise has applied for a rezoning of parcel K16 01 003 containing approx. 1.45 acres located at 403 North Lee Street. The applicant is requesting that the parcel be rezoned to C-2 (General Commercial) for a proposed new funeral home. The parcel will also be located in the C-1A Business Corridor District. Zoning is R-1.

The Kingsland Downtown Development Authority recommends denying the zoning change, as the property and existing home are registered as a contributing historical valued property.

Staff recommends approval with the following condition:

1) The applicant may not operate the existing and proposed new funeral home simultaneously.

Planning Commission recommends approval with the condition that the applicant may not operate the existing and proposed funeral home simultaneously.

IX. NEW BUSINESS

1. Ratification of: Intergovernmental Agreement with the Kingsland Development Authority to Market and Assist in the Sale of City Owner Properties

2. Approval of: Ordinance 2025 - 10 - To Amend Section 22-28 of the Code of Ordinances Relating to Unincorporated Connections

3. Approval of: Purchase of Camden County Public Service Authority Surplus Equipment

Staff recommends purchasing 1 tractor (2019), 2 batwings (2019, 2020), and 1 trailer (2021) at a total price of \$68,543.35.

4. Approval of: Property Tax Software Upgrade

Year 1 \$28,125 (license, implementation, data conversion, training)
Recurring maintenance: \$6,744.54 (4% cap years 1-3, 5% year 4)

Staff recommends low bid, Harris-Smart Fusion.

5. Bid Award: Request for Proposal on Impact Fee Study

Project will include a comprehensive impact fee study meeting the requirements of Georgia Development Impact Fee Act, provide the methodology and fee levels to support specific types of capital facilities needed to serve new growth, and provide the services to implement the fees.

Staff recommends David Taussig and Associates, Inc., for a total contract price not to exceed \$68,290.

6. Bid Award: Purchase of 45 Diamond Snowflakes

Staff recommends low bid, Holiday Designs, \$17,550.

7. Planning Commission Appointment - Mayor Day

8. Approval of: Intergovernmental Agreement By and Between Camden County, City of

Kingsland, City of St. Marys, City of Woodbine and The Public Service Authority

An IGA between the County, Municipalities and the PSA to extend the current agreement, dated December 20, 2018, not to exceed six (6) months from the date of this extension to continue negotiations on a new agreement.

X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. 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: 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: 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.

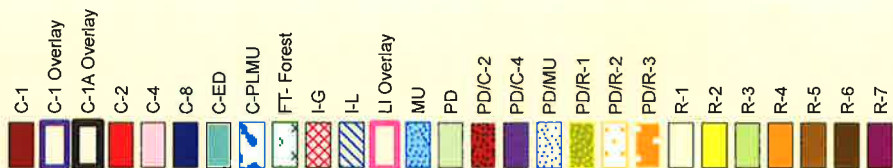
I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

Donna Istvan
 SIGNATURE OF APPLICANT

01-28-25
 DATE

Zoning 2024

ZONING





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

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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: April 7, 2025

City Council Meeting Date: April 14, 2025

Agenda Item: Home Occupation- 106 Crestwood Court - Parcel # 082H 072

Summary:

Brenda Hicks has applied for a home occupation permit for a book business known as “Books by B. B. Hicks, LLC”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



April Agenda
240117

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 Director at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is required at the Planning Commission regularly scheduled meeting.

APPLICANT: Brenda B. Hicks PHONE: 912-227-0424

ADDRESS: 106 Crestwood Court Kingsland, GA 31548

FAX: _____ E-MAIL: maiten60@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.)

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

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

GROUP/BUSINESS YOU REPRESENT: Books By B. B. Hicks, LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: N/A

TAX MAP & PARCEL NUMBER: 08214 072 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: SAME

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: Brenda B. Hicks DATE: 3/7/2025



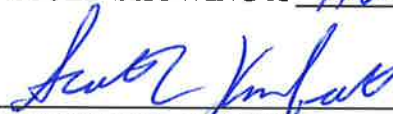
CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT
TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 3/10/25
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 3/10/25
3. DATE PERMIT FEE PAID: 3/10/25 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 4/7/25
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 4/14/25
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 4/15/25

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

3/10/25
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



online & at court

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

APPLICANT: Brenda B. Hicks
ADDRESS: 106 Crestwood Court
CITY: Kingsland STATE: GA ZIP: 31548
PHONE: (912) 227-0424 FAX: () _____ E-MAIL: Maiten60@gmail.com
PROPOSED BUSINESS: Books By B.B. Hicks LOCATION: 106 Crestwood Court Kingsland
TAX PARCEL: 0824 072 ZONING: PD/R-1

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

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

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 196 Business area sq. ft. 1300 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.

Brenda B. Hicks
SIGNATURE OF APPLICANT

3/7/2025
DATE

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	





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	082H 072	Owner	HICKS JAMES & BRENDA B	Last 2 Sales			
Class Code	Residential		106 CRESTWOOD COURT	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	5/1/1991	\$68900	NM	U
	KINGSLAND	Physical Address	106 CRESTWOOD CT	9/1/1990	\$8500	NM	U
Acres	n/a	Assessed Value	Value \$255531				

(Note: Not to be used on legal documents)

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Date created: 3/10/2025

Last Data Uploaded: 3/7/2025 7:25:50 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: April 7, 2025

City Council Meeting Date: April 14, 2025

Agenda Item: Home Occupation- 223B W. Lakemont Drive- Parcel # 121E 002C

Summary:

Pearl Douglas has applied for a home occupation permit for an on-line business known as “Essentials Pearls Plus, LLC”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-3

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



April 2019

240120

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 Director at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is required at the Planning Commission regularly scheduled meeting.

APPLICANT: PEARL Leasa Douglas PHONE: 912-227-9176

ADDRESS: 223-B W. Lakemont Dr., Kingsland, GA 31548

FAX: _____ E-MAIL: essentialpearlsplus,

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: (Shaklee) Essential pearls plus, LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 223-B W. Lakemont Dr.

TAX MAP & PARCEL NUMBER: 121E 002C ZONING: R-3

OWNER OF SITE, IF NOT APPLICANT: Charming Stemas, LLC (The Southern)

ADDRESS: 1528 Boone St. (Charmier)

CITY: Kingsland STATE: GA ZIP: 31548

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

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

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

SIGNED: Pearl L. Douglas DATE: 3/18/25



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

APPLICANT: Pearl Leasa Douglas

ADDRESS: 223-B W. Lakewood Dr.

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: 222-9176 FAX: () E-MAIL: Essential Pearls Plus LLC gmail.com

PROPOSED BUSINESS: Essential Pearls Plus LLC LOCATION: Kingsland, GA

TAX PARCEL: 121 E 002C ZONING: R-3 31548

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.

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- 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: 180 Business area sq. ft. 891 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.

Pearl L. Douglas
SIGNATURE OF APPLICANT

3/18/25
DATE

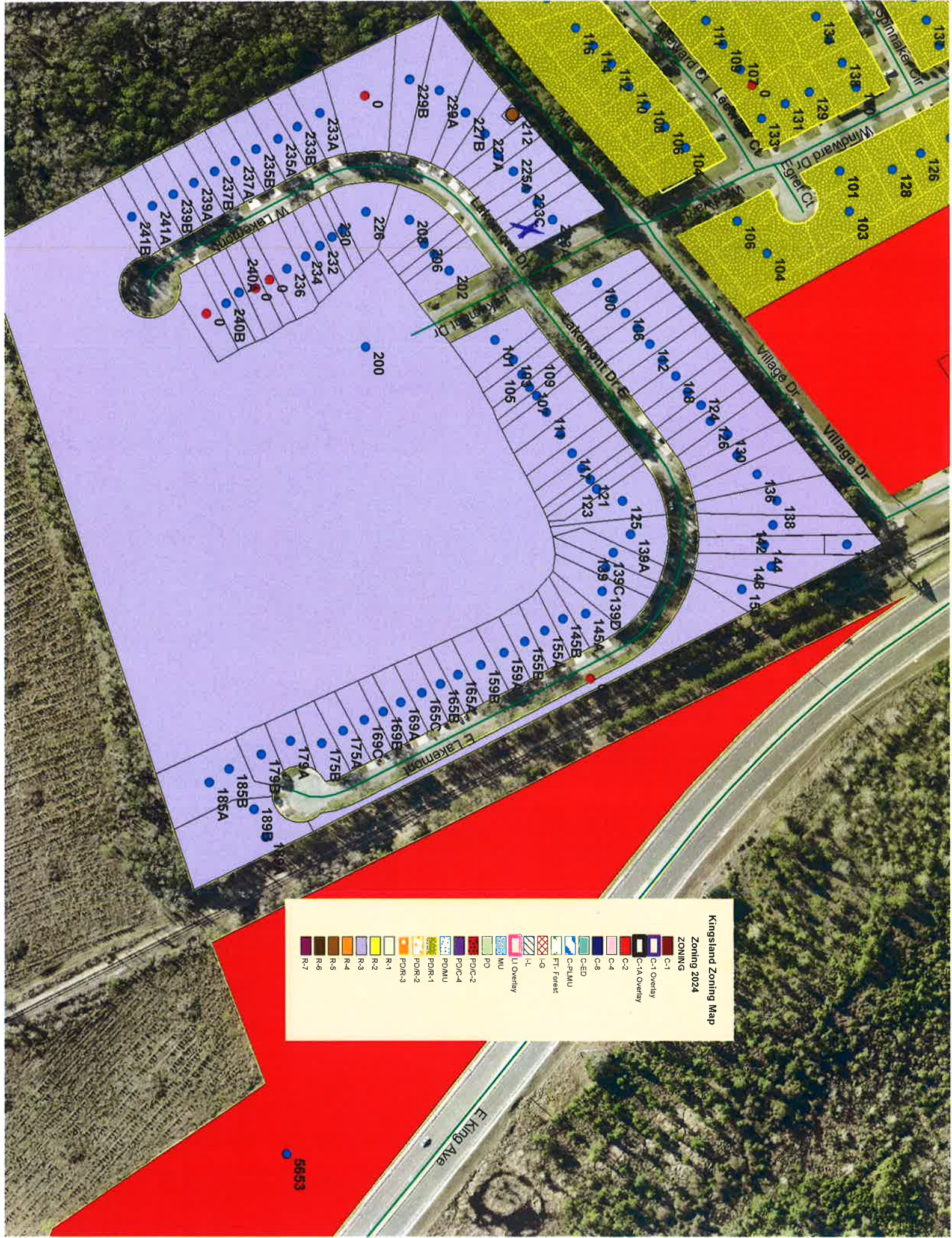
March 18, 2025

To: The City of Kingsland
From: Mark Mullis

I, Mark Mullis, as owner of the property located at 223-B Lakemont Dr., Kingsland, Georgia, give my permission for Pearl Leasa Douglas, to operate a home-based business at the above address, in accordance with City of Kingsland regulations.

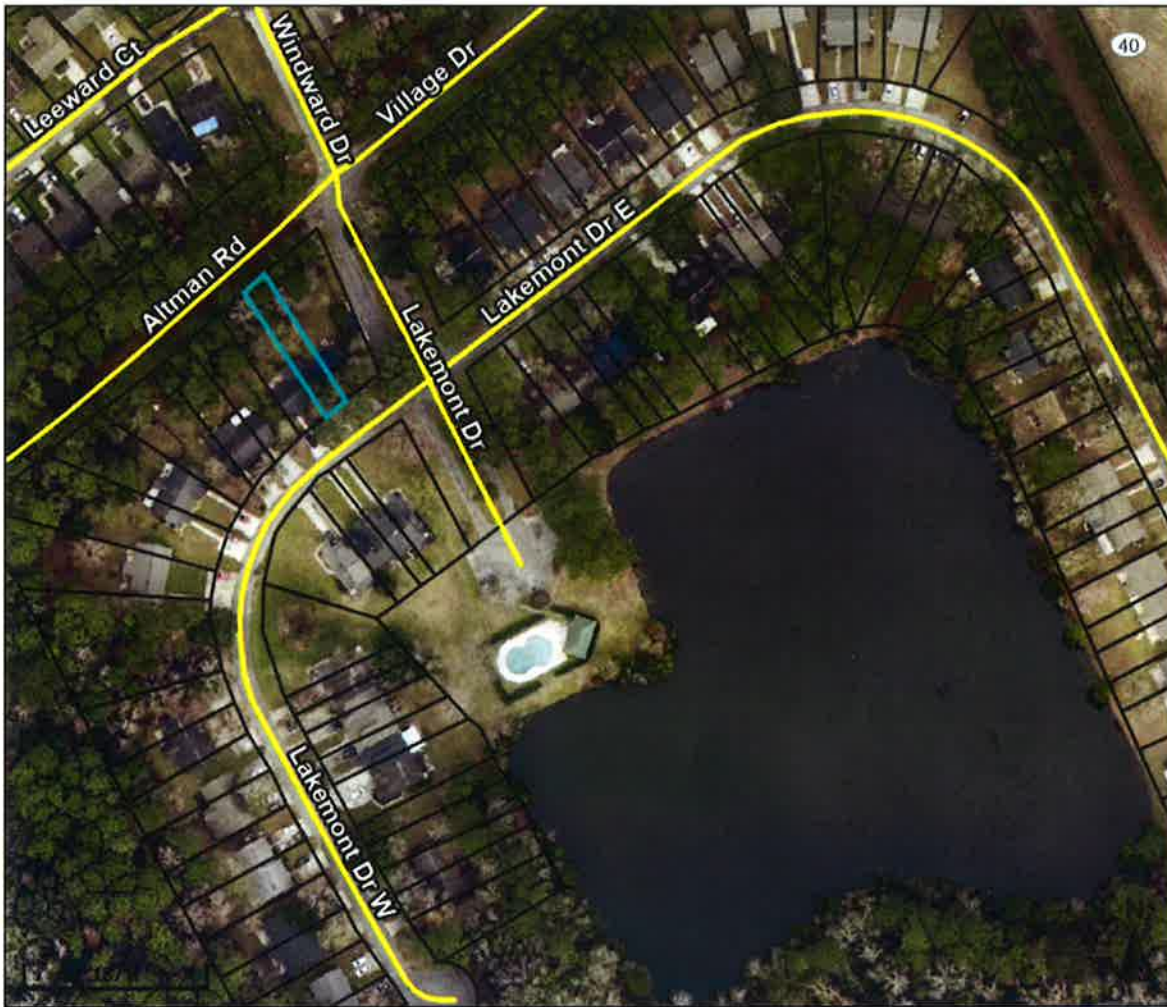
A handwritten signature in black ink, appearing to read 'Mark Mullis', with a stylized, flowing script.

Mark Mullis
1528 Boone Avenue
Kingsland, GA 31548
912.729.2116



Kingsland Zoning Map
Zoning 2024

ZONING	Color
C-1	Dark Red
C-1 Overlay	Red
C-1A Overlay	Light Red
C-2	Light Red
C-4	Light Red
C-8	Light Red
C-ED	Light Red
C-PLMU	Light Red
FT- Forest	Light Red
LG	Light Red
HL	Light Red
LI Overlay	Light Red
MU	Light Red
PD	Light Red
PD/C-2	Light Red
PD/C-4	Light Red
PD/MU	Light Red
PD/R-1	Light Red
PD/R-2	Light Red
PD/R-3	Light Red
R-1	Light Red
R-2	Light Red
R-3	Light Red
R-4	Light Red
R-5	Light Red
R-6	Light Red
R-7	Light Red



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	121E 002C	Owner	CHARMING STEMAR LLC	Last 2 Sales			
Class Code	Residential		POST OFFICE BOX 388	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	4/1/2024	\$125000	MF	U
	KINGSLAND	Physical Address	223 B W LAKEMONT DR	1/24/2019	\$70000	ML	U
Acres	0.09	Assessed Value	Value \$117284				

(Note: Not to be used on legal documents)

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Date created: 3/18/2025

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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: April 7, 2025

City Council Meeting Date: April 14, 2025

Agenda Item: Final Plat

Summary: Ron Sawyer, with Laurel Island Holdings, LLC has submitted a Final Plat for Fiddler's Reserve Phase 2 consisting of 61 single family lots on approx. 17.77 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

240116



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

Ron Sawyer

1. Your Name: Laurel Island Holdings LLC Phone: 882-7725
Address: 100 Marsh Harbour Parkway, Kingsland
2. Owner, if not same:
Name: _____
Address: _____
3. What is your interest if you are not the owner?

4. Name of proposed subdivision: Fiddlers Reserve at Laurel Island Country Club - Phase 2
5. Location of subdivision: Neighborhood: Laurel Island
Street: Amanda Trace & Madeline Taylor Pl.
Parcel Number: 120 018A Lot Number: _____
6. Present zoning: PD/R-1
7. Number of proposed lots: 61
8. Area of proposed subdivision: ± 17.77 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] Jeff Foster AKM Surveying Date: 3/6/25

Part C - Planning Official Only

1. Date application was filed: 3/6/25
 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: 4/7/25
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

PROPERLY OWNED BY:
14680 49 AND 4910000 LLC

(D.H. 2004, PG. 429)

OWNER'S CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS DISCLOSED HEREIN, IN PERSON OR THROUGH A duly AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBMITTER OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY AND DOES HEREBY HERETOFORE DEMONSTRATE TO THE USE OF THE PUBLIC ALL RIGHTS AND CLAIMS FOR THE PROPERTY THEY ARE ASSERTED.

CERTIFICATION OF APPROVAL BY THE COUNCIL:

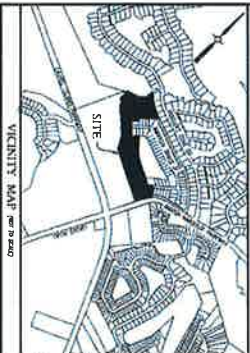
CONSTRUCTION AND INSTALLATION OF THE STREET'S DRAINAGE UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE LAWS AND SPECIFICATIONS OF THE CITY OF KANSAS, GEORGIA, OR HAS POSTED A PERFORMANCE BOND IN LEU BEHALF.

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION
I CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN
FULFILLED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF KANSAS, GEORGIA,
AND THE REQUIREMENTS OF THE KANSAS PLANNING COMMISSION.

OF
COUNCIL OF PLANNING COMMISSION

DATE _____

SHEET 1 OF 4



VICINITY MAP (see 1000000000)

NOTES:

NOTES:

[illegible]

LINE #	DIRECTION	LENGTH
11	N 67° 30' E	38.14'
12	N 45° 00' E	107.24'
13	N 42° 30' E	61.52'
14	N 67° 30' E	88.03'
15	N 67° 30' E	33.63'
16	N 67° 30' E	68.59'

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
1	N 67° 15' 00" W	36.85'
2	N 55° 05' 10" W	32.07'
3	N 00° 12' 00" W	18.05'
4	N 07° 13' 11" W	12.20'
5	N 74° 12' 30" W	17.02'
6	N 00° 25' 42" W	35.50'

LINE #	DIRECTION	LENGTH
1.1	N67.20°30"W	55.79'
1.2	N46.73°15"W	44.87'
1.3	N01°34'24"E	1.37'
1.4	N02°27'45"W	23.34'
1.5	N59°11'15"W	41.22'
1.6	N02°33'47"W	28.25'

BOUNDARY LINE TABLE			
LINE #	DIRECTION	LENGTH	
119	N01°09'20"E	41.51'	
120	N31°11'29"W	20.72'	
121	N15°43'32"E	20.66'	
122	N19°20'15"E	16.82'	
123	N02°03'30"E	20.00'	
124	N42°03'00"W	42.72'	

SECONDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
1	N 89° 40' 00" W	24.27'
2	S 81° 00' 00" E	37.75'
3	S 63° 17' 00" E	67.11'
4	S 26° 45' 00" E	28.72'
5	S 61° 30' 00" E	41.87'
6	S 57° 35' 30" E	104.68'

570614

A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS

W. H. C.



15-4-67.

10

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
- HL
- 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





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	120 018A	Owner	LAUREL ISLAND HOLDINGS LLC	Last 2 Sales			
Class Code	Residential		100 MARSH HARBOUR PARKWAY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	11/26/2019	\$2700000	MN	U
	KINGSLAND	Physical Address	n/a	8/29/2014	\$131601	MN	U
Acres	18.3	Assessed Value	Value \$936000				

(Note: Not to be used on legal documents)

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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: April 7, 2025

City Council Meeting Date: April 14, 2025

Agenda Item: Annexation Request and Zoning Designation

Summary:

Jonathan Napier, acting agent for Sarah and Dustin Lee has applied for the Annexation of parcel 108 005 containing approx. 24.46 acres located 545 Haddock Rd. 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 146 –unit town home development. The adjacent properties to the north and to the east are city parcels and are zoned single family and multi-family residential. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of PD/R-2 (Low Density Family Residential) for the parcel if the annexation is approved, which is consistent for this area of the city and 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**

April Agosta

240118

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map 82, Block D, Parcel 108005, has a street address of 545 Haddock Rd 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 A-F (country) 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/R-2 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: 24.46 ac

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: 200

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.

2/6/2025
Date

[Signature]
Signature (Signed and Printed) of Owner
130 Bedford Ct. Kingsland, GA 31548
Address of above Owner

2/6/2025
Date

[Signature]
Signature (Signed and Printed) of Owner
130 Bedford Ct. Kingsland, GA 31548
Address of above Owner

CONTINUED ON BACK

2/6/25
Date

Signature (*Signed and Printed*) of Owner

Address of above Owner

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

B
Witness

Connie Allen

NOTARY PUBLIC, State of GA

My commission expires: 10-2-26

(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:

County zoning is A-F. The city zoning of PD/R-2
is needed for the proposed Townhome and Duplex
community.

City of Kingsland Community Planning and Development Department

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated 3/10/25, 2025, by virtue of a deed dated _____, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book _____, Page _____.

Dustin Lee

Owner's Printed/Typed Name

Dustin Lee

Owner's Signature Date: 2/6/25

Sarah Lee

Other Owner's Printed/Typed Name

Sarah Lee

Other Owner's Signature Date: 2/6/2025

Agent Authorization

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

Dustin Lee

Owner's Signature

Sarah Lee

Other Owner's Signature

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

JONATHAN M. NAPIER

Authorized Agent's Name-Printed

[Signature]
Authorized Agent's Signature

3/12/2025
Date

Community Planning and Development

Received by: [Signature]

Date: 3/12/2025

HADDICK ROAD - TOWNHOMES **ZONING CONCEPT PLAN**

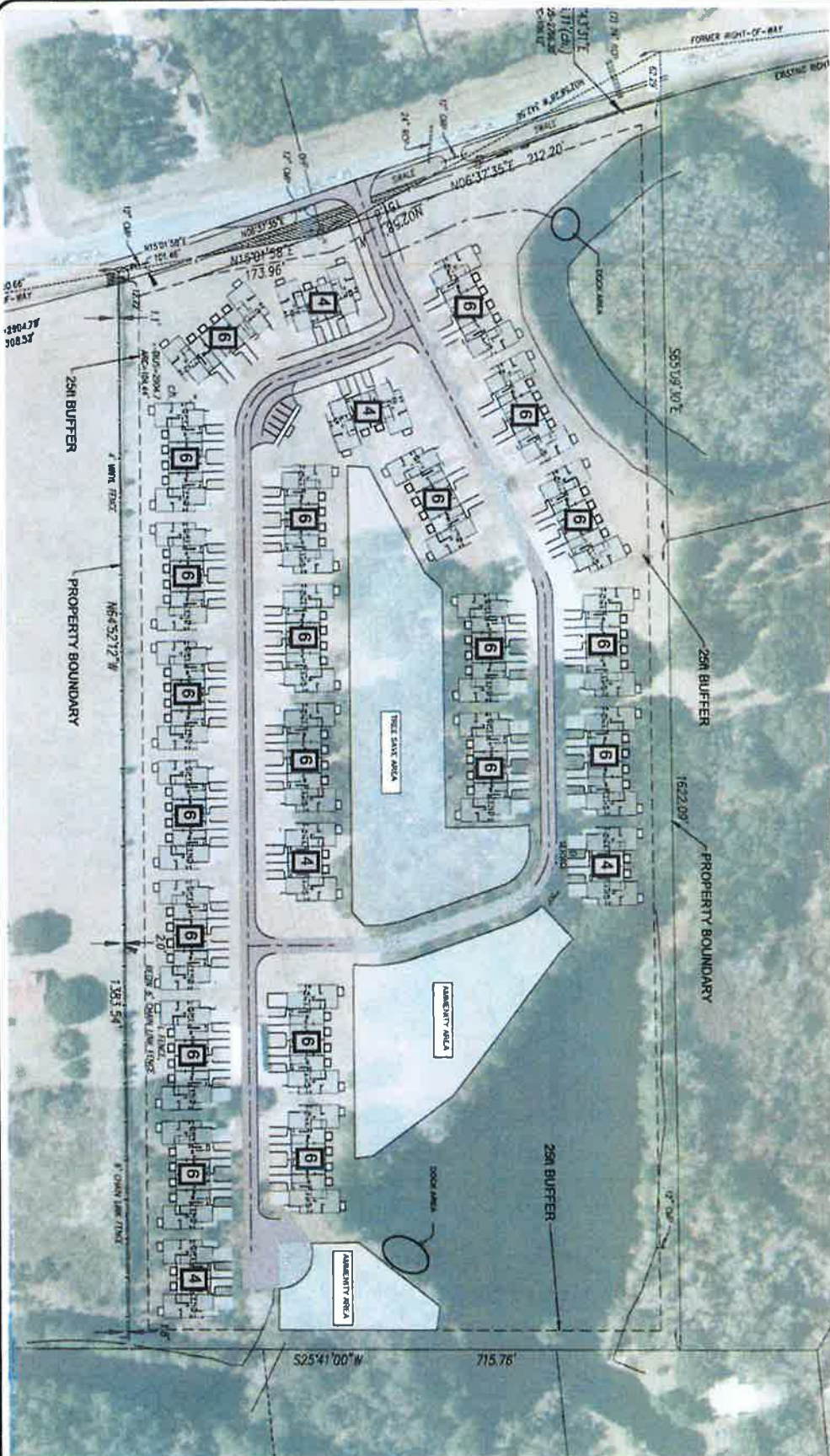
ZONING
 Reference associated PD Text for details

ROADS
 Internal Roads to be 20ft wide (10ft lanes) with roll over curb and gutter
 Entrance to be 24ft wide (12ft lanes) with roll over curb and gutter

Right turn lane required from development start
 Left turn lane is required once the development reaches/surpasses 148 units.
 The current layout does not exceed the 148 units that warrants the left turn lane.

Home Owners Association
 An HOA to be established prior to building permits being issued

Intended Ownership
 Ownership is intended to be fee simple ownership (individually owned)
AS SHOWN
 146 TOWNHOMES



MCCD
 109 Raddick Avenue
 Kingsland, GA 31548

SITE PLAN
 KINGSLAND, GA

REVISIONS	
NO.	DESCRIPTION

PERMIT SET



OWNER'S
 DATE: 08/20/2017
 SCALE: AS SHOWN
 COMMENTS: CONSTRUCTION PLANS

04



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	108 005	Owner	LEE SARAH & DUSTIN	Last 2 Sales			
Class Code	Consv Use		130 BEDFORD COURT	Date	Net Price	Reason	Qual
Taxing District	42 UNINCORPORATED SERVICE DIST		KINGSLAND, GA 31548	9/9/2021	\$425000	FM	Q
	42 UNINCORPORATED SERVICE DIST	Physical Address	545 HADDOCK RD	1/1/1987	0	NM	U
Acres	24.46	Assessed Value	Value \$205544				

(Note: Not to be used on legal documents)

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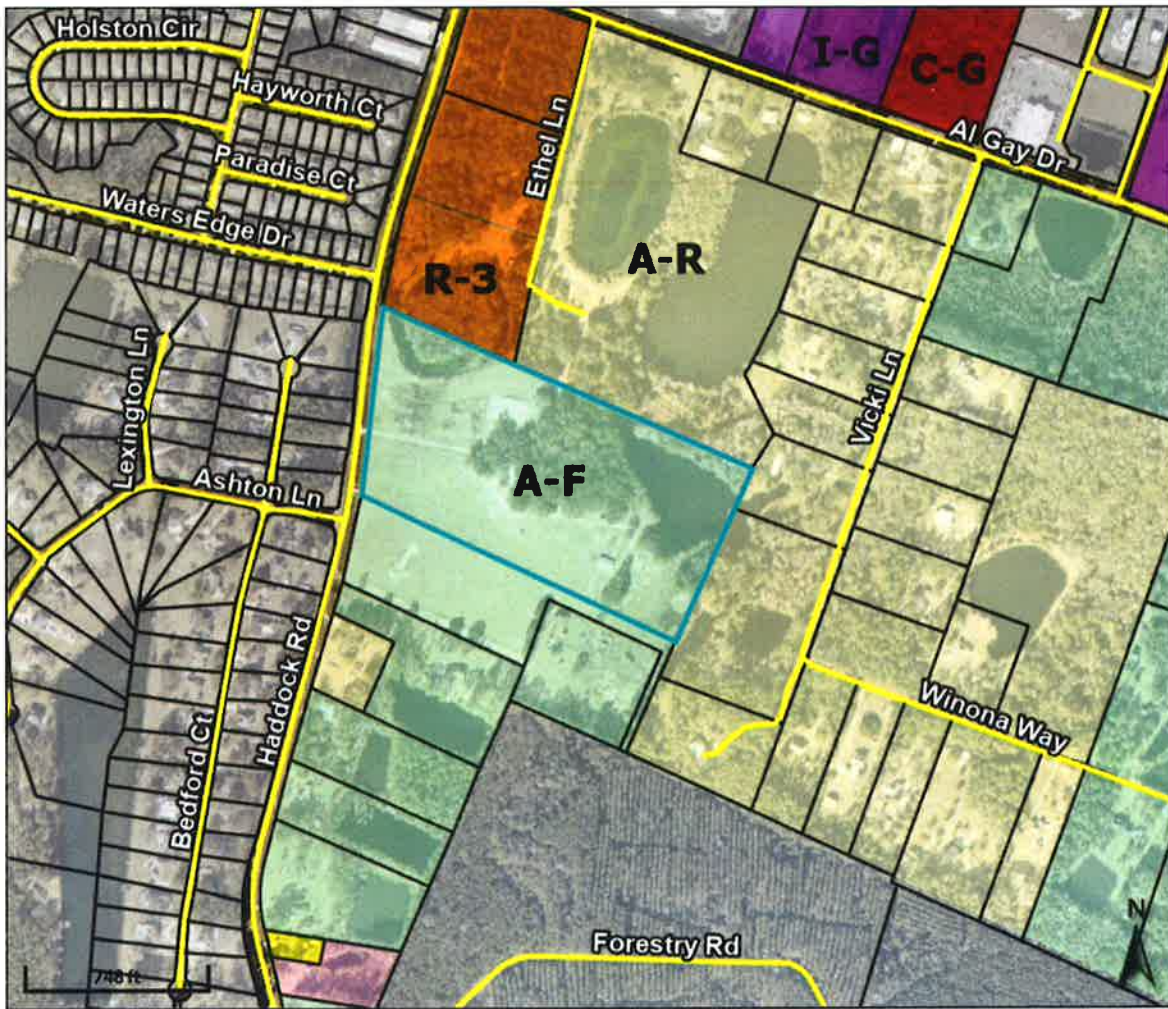
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Camden County, GA



Overview



Legend

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 - 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 108 005
Class Code Consv Use
Taxing District 42 UNINCORPORATED SERVICE DIST
42 UNINCORPORATED SERVICE DIST
Acres 24.46

Owner LEE SARAH & DUSTIN
130 BEDFORD COURT
KINGSLAND, GA 31548
Physical Address 545 HADDOCK RD
Assessed Value Value \$205544

Last 2 Sales			
Date	Net Price	Reason	Qual
9/9/2021	\$425000	FM	Q
1/1/1987	0	NM	U

(Note: Not to be used on legal documents)

ORDINANCE NO. 2025-11

**AN ORDINANCE TO ANNEX A 24.46 ACRE TRACT OF LAND, OWNER
SARAH LEE AND DUSTIN LEE BY THE CITY OF KINGSLAND**

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

WHEREAS, Sarah Lee and Dustin Lee owns the tract of land located 545 Haddock Rd, otherwise described as map and parcel 108 005, consisting of a total of 24.46 acres, which is currently undeveloped, to be annexed into the City of Kingsland.

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 Sarah Lee and Dustin Lee and that it be zoned PD/R-2 (Low Density Residential District).

Adopted and approved this 14th day of April, 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: April 7, 2025

City Council Meeting Date: April 14, 2025

Agenda Item: PD Approval

Summary:

Jonathan Napier with Land Equity Partners, LLC has submitted a PD for a 146 Town Home development located at 545 Haddock Rd. The applicant also submitted a traffic study for the area of the project that was reviewed by the Planning Staff. However, the traffic study does not take in to account the 44-unit apartment project that is being built adjacent to this this project on Haddock Rd., nor does it take into account the proposed GA/Fla. Pkwy. development to the south on Haddock Rd. The PD calls for 146 town home units and will have its own H.O.A., an amenity area, two dock areas for the lakes, and a 25' natural vegetative buffer surrounding the property, along with fencing that will provide privacy for the community. The entrance will be located off of Haddock Rd.

Current Zoning: A-F/ Agricultural Forestry (County)

Is Proposal Consistent with the Comprehensive Plan? Yes, to provide affordable housing for the city.

Staff Recommendation: Staff Recommends approval with the following condition

- 1) A decel right turn lane and a left in turn lane on Haddock rd. will be required for this project.

Scott L. Kimball
Planning Director

PLANNED DEVELOPMENT DISTRICT
ZONING AMENDMENT

For

Haddock Road Multifamily

Kingsland, Georgia

March 5, 2025

Applicant:

Land Equity Partners, LLC

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C. Legal Description.....	3
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C. Compatibility with Nearby Uses	4
D. Landscape and Buffers.....	4
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I. GENERAL DESCRIPTION

- A.** This application proposes to entitle the construction of Townhomes on parcel 108 005 located on the east side of Haddock road in Kingsland, GA. The project address per the county GIS map shows this location to be 545 Haddock Road and is approximately 24.46ac.

Existing and proposed access for this parcel will be located along Haddock Road. The proposed concept plan shows a single/shared entrance for the development, however, at the time of engineering design a second entrance may be necessary to provide adequate ingress and egress for the site.

Utilities with regards to water and sewer capacity will be requested as part of this rezoning process with the City of Kingsland.

- B.** Currently the owner of this parcel is shown to be: Sarah and Dustin Lee and is shown to be zoned A-F and is currently under the jurisdiction of Camden County. This rezoning will be concurrent with the annexation request to be made to the City of Kingsland.
- C.** See plat and deed for parcel boundary and description – provided in separate documents.

II. PROPOSED DEVELOPMENT PLAN

A. Plan Concept and Proposed Land Uses

TOWNHOMES

The project will provide single family-attached dwellings. The permitted maximum units per townhome structure allowed will be 6 townhomes per structure. To efficiently arrange single-family attached dwellings, townhomes and duplexes on this unique property and to meet building codes for residential use; construction will require clearing and grubbing, installation of utilities, construction of roads and all associated infrastructure.

B. Existing and Proposed Zoning

This parcel is currently under Camden County Jurisdiction in a A-F zoning district. This rezoning will be concurrent with an application to annex this property from Camden County into the City of Kingsland.

This application proposes to amend and annex this parcel into the City of Kingsland and rezone by creating the Haddock Road Planned Development Zoning District (PD/R2 District). The PD District is intended to be specific for this parcel only.

C. Compatibility with Nearby Uses

Nearby existing land uses includes apartments and single family residential homes. The proposed townhome development is compatible with all nearby uses.

D. Landscape and Buffers

A 25ft landscape buffer is required along the northern and southern property lines as well as a 25ft buffer along Haddock Road. This buffer should be planted, fenced, or a mix of both to ensure privacy from surrounding parcels. Maintain as much natural vegetation as possible along the rear of the ponds along the border of the property lines to help maintain privacy.

III. PROPOSED USES AND OTHER REQUIREMENTS

A. Permitted Uses. The following uses are permitted in the PD District:

- 1) Townhomes - 2 to 6 units per structure
- 2) Duplex structures (single-family attached – 2 units per structure)
- 3) Customary home occupation established under the City of Kingsland regulations
- 4) Townhouses will be in compliance with section III.C below
- 5) Neighborhood amenities such as common buildings, sidewalks, parks, walking paths, and lakes.

B. Special Uses:

A special use permit is required for any ancillary building such as sheds requested. Special Use permission does not apply to the amenity areas or common areas when being construction/installed under the supervision and with the permission of the HOA or development group.

- C. Other Requirements:** Unless otherwise specified elsewhere in this Zoning Text, permitted uses shall be required to conform to the following standards:

1) Maximum Density:

Townhomes and/or Duplexes – 240 units

The intent is for the final density to be all of 1 use type or a combination of Townhomes or Duplex

2) Maximum Height:

Forty-five (45) feet

3) Minimum Yard Requirements:

a) Minimum Lot Area:

Townhouse

End Unit: 3,100 sq.ft

All other Units: 1,700 sq.ft

Other uses 6,500 sq. ft.

b) Minimum Lot Width:

Townhouse unit

End Unit: 35 FT

All other Units: 20 FT

Duplex - 70 feet

(to be subdivided at final plat to 35 per unit)

c) Minimum Front Yard:

Townhouses 25 feet

Duplex 25 feet

Other uses 20 feet

d) Minimum Side Yard:

Townhouses

7.5' minimum between units (25 feet when abutting a side street)

Duplex

7.5' minimum (25 feet when abutting a side street)

- e) Minimum Rear Yard:

- Townhouses 20 feet

- Duplex 20 feet

- Other uses 20 feet

- 4) Townhouse Development:

- a) No more than ten (6) contiguous townhouses nor fewer than three (2) shall be built in a row;

- b) Maximum height and density shall not exceed that allowed in the district;

- c) All parking shall be off-street. A minimum of 2 parking spaces are required for each townhome.

- 5) Conditions

- a) If requested by the City of Kingsland engineer, a traffic report should be provided to City of Kingsland after the Preliminary plat approval, that analyzes the impacts of Haddock Road.

D. Water/Sewer

The water system will connect to the to the public sewer system owned by the City of Kingsland once annexed and approved by the City.

HADDICK ROAD - TOWNHOMES ZONING CONCEPT PLAN

ZONING

Reference associated PD Text for details

ROADS

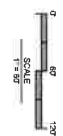
Internal Roads to be 20ft wide (10ft lanes) with roll over curb and gutter
Entrance to be 24ft wide (12ft lanes) with roll over curb and gutter

Right turn lane required from development start
Left turn lane is required once the development reaches/surpasses 148 units.
The current layout does not exceed the 148 units that warrants the left turn lane.

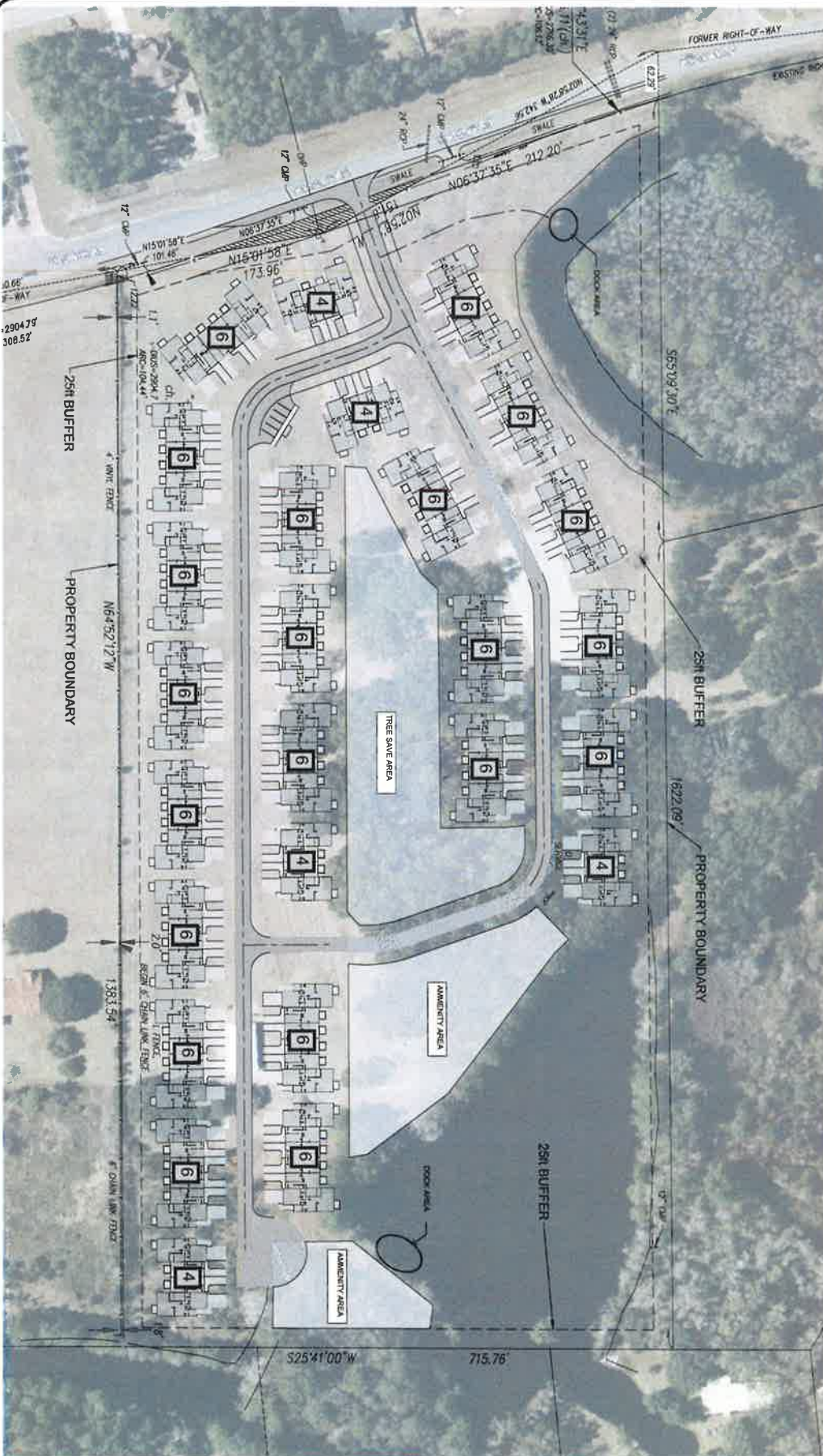
Home Owners Association
An HOA to be established prior to building permits being issues

Intended Ownership
Ownership is intended to be fee simple ownership (individually owned)

AS SHOWN
146 TOWNHOMES



109 Readdick Avenue
Kingsland, GA 31548



SITE PLAN
KINGSLAND, GA

REVISIONS

NO.	DESCRIPTION	DATE

PERMIT SET



DRAWN BY:
CHECKED BY:
SCALE:
CONTENT:
CONSTRUCTION PLANS

04



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	108 005	Owner	LEE SARAH & DUSTIN	Last 2 Sales			
Class Code	Consv Use		130 BEDFORD COURT	Date	Net Price	Reason	Qual
Taxing District	42 UNINCORPORATED SERVICE DIST		KINGSLAND, GA 31548	9/9/2021	\$425000	FM	Q
	42 UNINCORPORATED SERVICE DIST	Physical Address	545 HADDOCK RD	1/1/1987	0	NM	U
Acres	24.46	Assessed Value	Value \$205544				

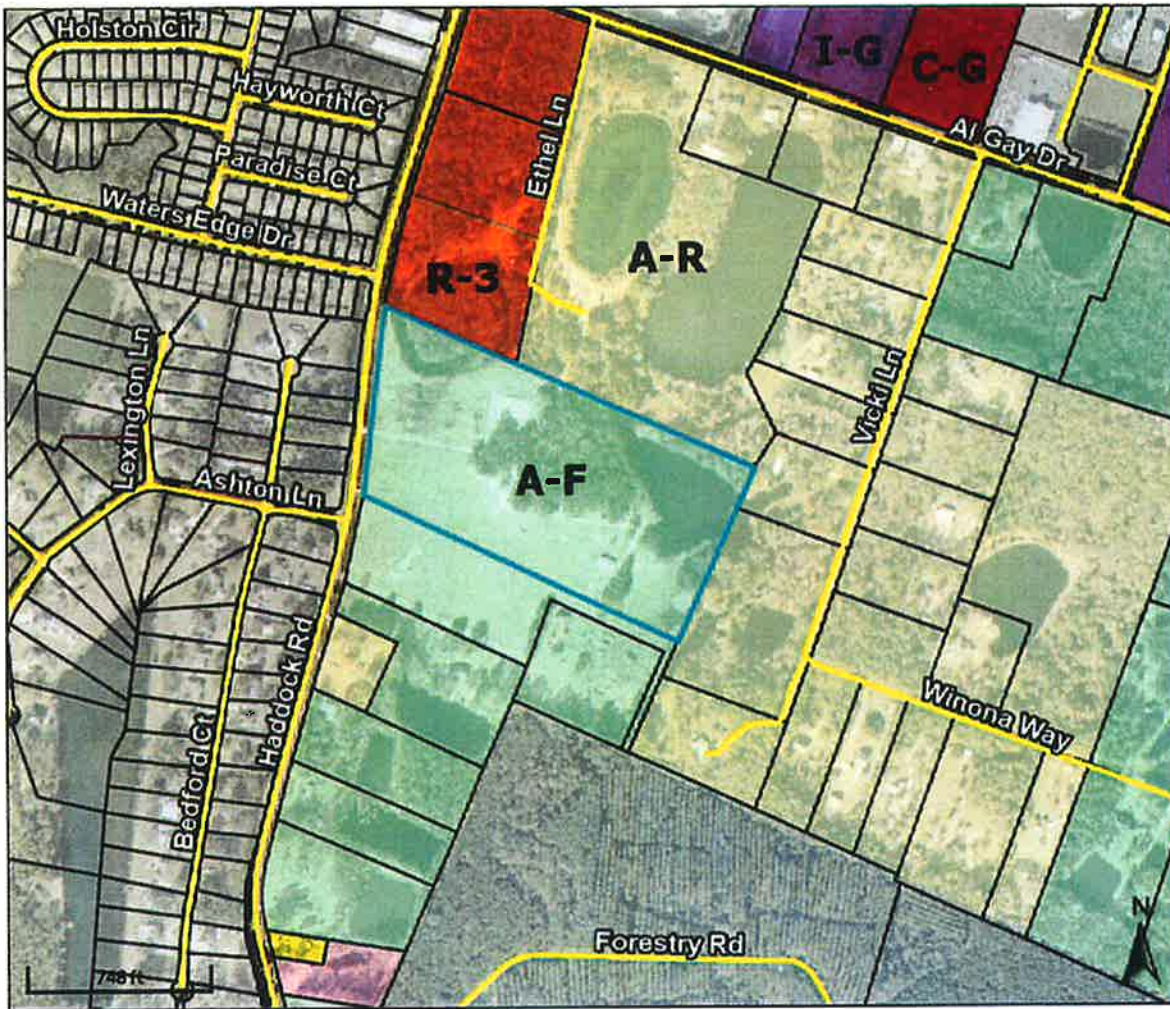
(Note: Not to be used on legal documents)

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 THEY ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 3/17/2025

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GEOSPATIAL



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 108 005
Class Code Consv Use
Taxing District 42 UNINCORPORATED SERVICE DIST
42 UNINCORPORATED SERVICE DIST
Acres 24.46

Owner LEE SARAH & DUSTIN
130 BEDFORD COURT
KINGSLAND, GA 31548
Physical Address 545 HADDOCK RD
Assessed Value Value \$205544

Last 2 Sales			
Date	Net Price	Reason	Qual
9/9/2021	\$425000	FM	Q
1/1/1987	0	NM	U

(Note: Not to be used on legal documents)



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: April 7, 2025

City Council Meeting Date: April 14, 2025

Agenda Item: Rezoning

Background:

The surrounding parcels in the area are a mix of C-2 General Commercial and R-1 Single Family Residential. The applicant is the owner of the existing Sun Set Funeral Home at 401 North Lee St. and is proposing to build a new Funeral Home with a larger parking area to provide more spaces for customer parking on the parcel across the street at 403 North Lee St. The applicant has stated that the existing Funeral Home at 401 North Lee St. will be used as an event center or some other commercial use once the new Funeral Home is completed.

Summary:

Quinton Douglas with Q.L. Douglas Enterprise has applied for a rezoning of parcel K16 01 003 containing approx. 1.45 acres located at 403 North Lee St. The applicant is requesting that the parcel be rezoned to C-2 (General Commercial) for a proposed new Funeral Home. The parcel will also be located in the C-1A Business Corridor District.

The Kingsland Downton Development Authority recommends denying the zoning change, as the property and existing home is registered as a contributing historical valued property.

Current Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval with the following condition:

- 1) The applicant may not operate the existing and proposed new funeral home simultaneously.**

Scott L. Kimball
Planning Director

240115

Quinton DGLS e-mail icon



CITY OF KINGSLAND ZONING APPLICATION

April Ayuda

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

REQUEST

EXISTING ZONING R-1 (C1-A)

EXISTING USE Abandon House

REQUESTED ZONING C-2 (C1-A)

REQUESTED USE New Funeral Home

PROPERTY OWNER(S)

Name(s) Quinton L. Douglas Q.L. Douglas Enterprise

Address 403 N. Lee Street Kingsland, Ga 31548

Phone No. (904) 465-5020 (Work and/or home); Fax No. _____

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

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

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

GENERAL INFORMATION

Location or Legal
 Property Description: Parcel K16 01 003
East side of N. Lee St. North side of East Grady Ave

Property
 Address: 403 N. Lee St.

Tax Map Reference Number: K16 01 003 Zoning Map: R-1 (C1-A)

Property Size: 1.45 Acres Property Frontage: 212 Feet

N. Lee St.
358 on E Grady Ave.

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

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because I would like to put a new building on the property to serve as a funeral home. If approved I would close the existing funeral home located at 401 N. Lee St. which has been operating for the past 40 years.
Would not be detrimental to property or persons in the area because I don't feel that this would be detrimental to the community due to I currently own and operate the same business (funeral home) adjacent to this property.
Other Comments: If granted this request to place a new and modern building on this property it would provide the citizens in the area with better service and improve the value of the property. ex: bigger facilities adequate parking

DISCLOSURE

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

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

None

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

None

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

None

CAMPAIGN CONTRIBUTION

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

Elected Officials Name

Amount of Description of Gift

N/A

SIGNATURE(S) OF OWNER(S)

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

Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of April 7th, 20025 at 6:00 P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

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

RECEIPT

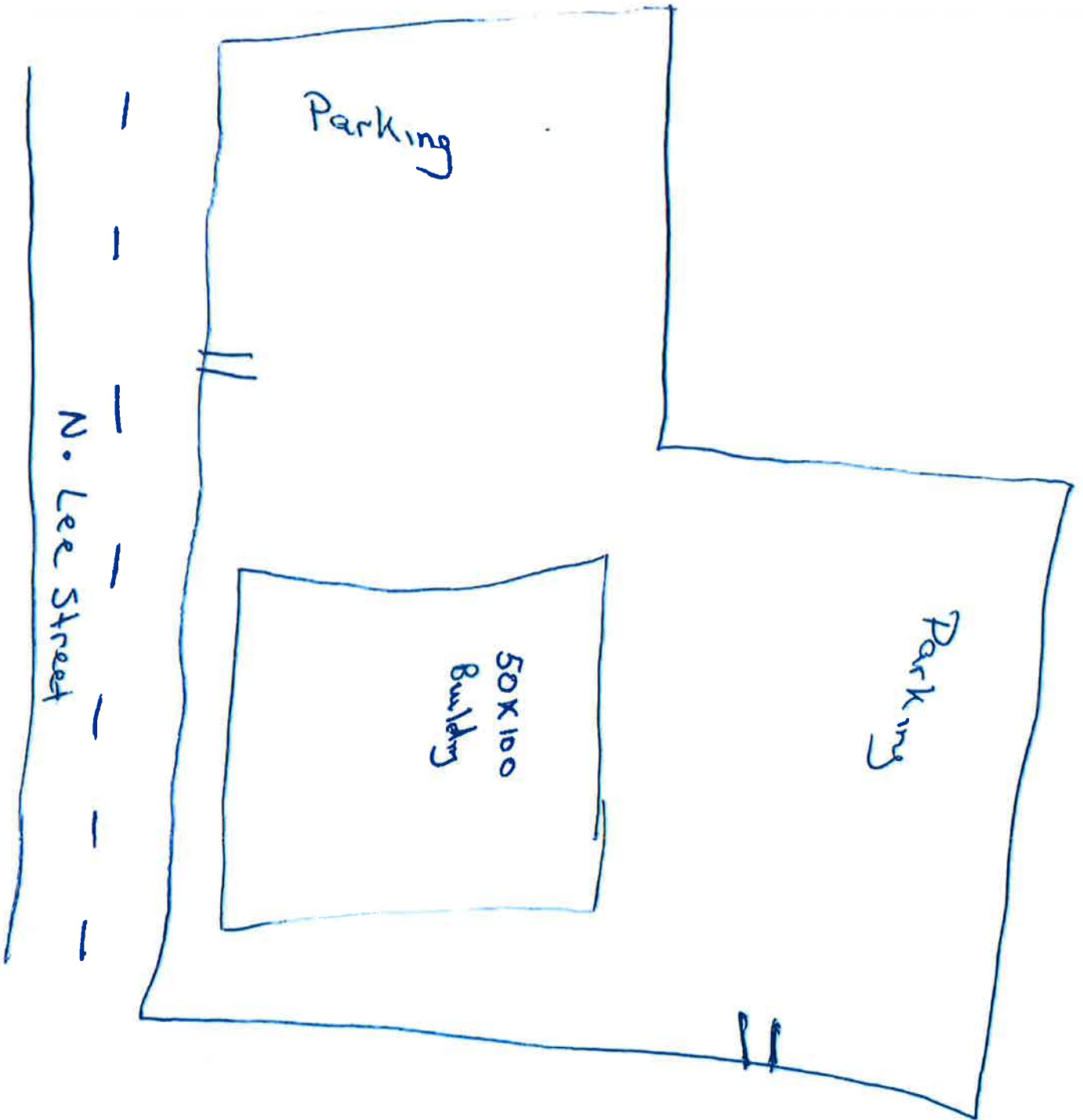
Submission fee for rezoning received from Quinton Douglas
in the amount of \$ 275.00.

City of Kingsland

BY: Scott C. Kunkin

Planning & Zoning Administrator

Date: 3/4/25





GEORGIA
CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	QL DOUGLAS ENTERPRISE INC	Control Number:	24172530
Business Type:	Domestic Profit Corporation	Business Status:	Active/Owes Current Year AR
NAICS Code:	Other Services (except Public Administration)	NAICS Sub Code:	Funeral Homes and Funeral Services
Principal Office Address:	401 N LEE ST, KINGSLAND, GA, 31548, USA	Date of Formation / Registration Date:	9/5/2024
State of Formation:	Georgia	Last Annual Registration Year:	NONE

REGISTERED AGENT INFORMATION

Registered Agent Name: **QUINTON DOUGLAS**
Physical Address: **401 N LEE ST, KINGSLAND, GA, 31548, USA**
County: **Camden**

[Back](#)

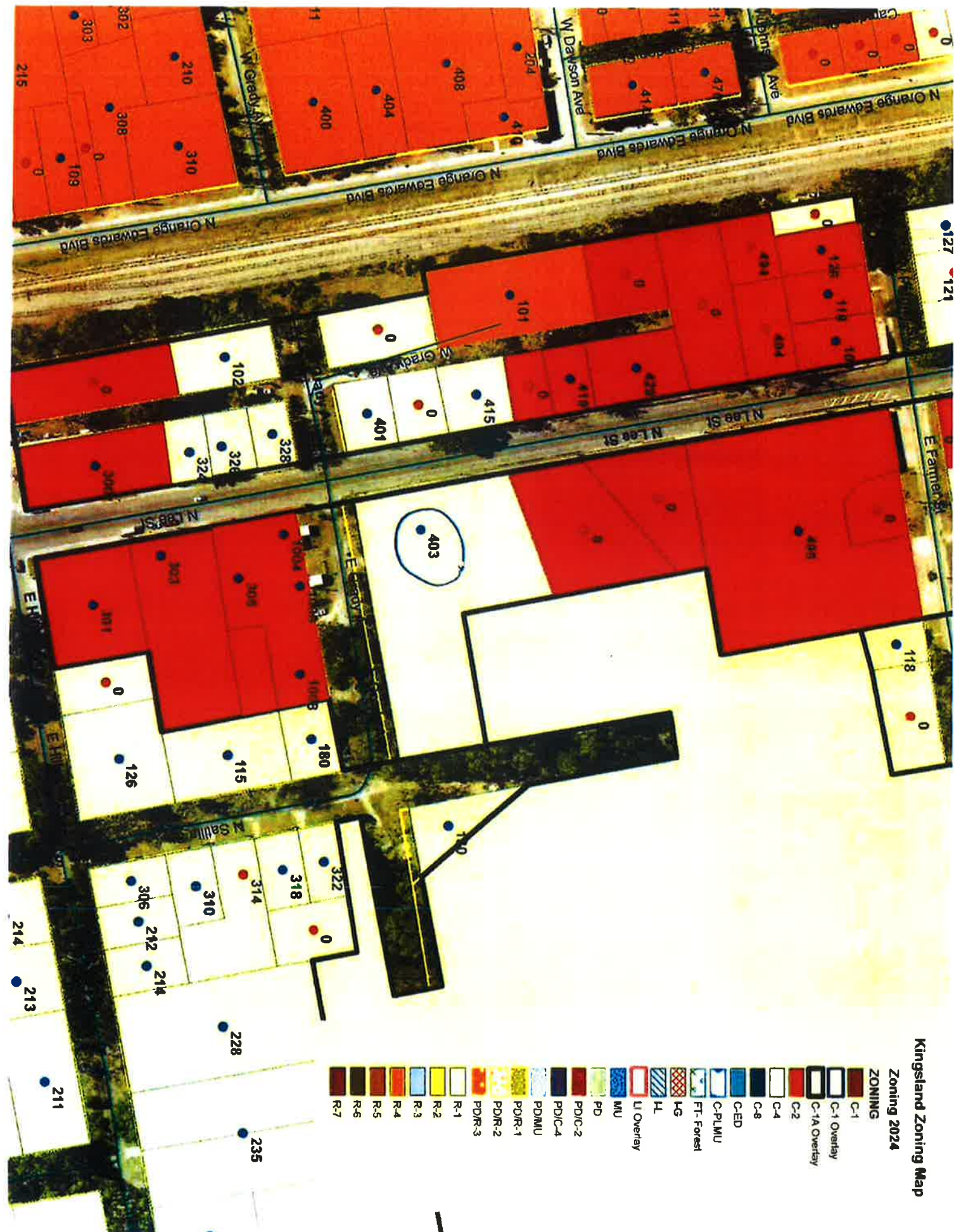
[Filing History](#)

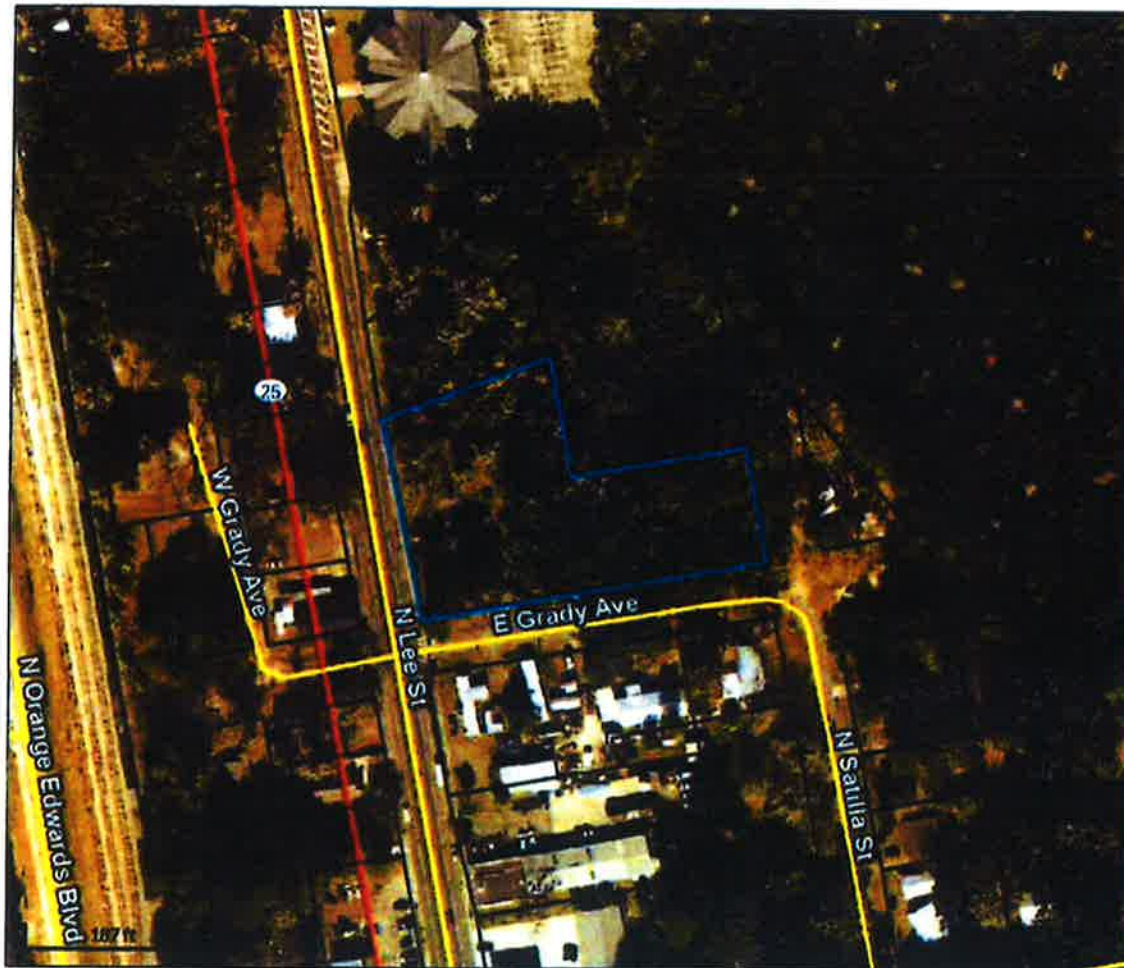
[Name History](#)

[Return to Business Search](#)

Zoning 2024

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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	K16 01 003	Owner	CODY DOROTHY EST	Last 2 Sales			
Class Code	Residential		POST OFFICE BOX 6	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	2/7/2025	\$132000	NQ	U
	KINGSLAND	Physical Address	403 N LEE ST	n/a	0	n/a	n/a
Acres	1.45	Assessed Value	Value \$137913				

(Note: Not to be used on legal documents)

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Date created: 3/10/2025

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GEOGRAPHICAL

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF KINGSLAND,
GEORGIA AND THE KINGSLAND DEVELOPMENT AUTHORITY**

THIS AGREEMENT ("Agreement") is made and entered into as of the ____ day of _____, 2025 by and between the City of Kingsland, Georgia (the "City"), a municipal corporation organized and existing under the laws of the State of Georgia, and the Kingsland Development Authority (the "Authority"), a public body corporate and politic duly created, organized, and existing under the laws of the State of Georgia. The City and the Authority may each be referred to as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the City owns certain parcels of real property throughout the City and desires to utilize the Authority to assist in marketing and selling such properties;

WHEREAS, the Authority is authorized to execute, deliver, and perform all obligations under this Agreement and has the ability and discretion to market and assist in the sale of City-owned properties;

WHEREAS, the Parties believe that utilizing the Authority as a conduit for such transactions will be advantageous and efficient; and

WHEREAS, the Parties desire to set forth their mutual agreement as to the terms under which the Authority will market and facilitate the sale of certain properties owned by the City;

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants set forth herein, and for other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

1. Exclusive Right to Market

The Authority shall use reasonable commercial efforts to market the properties listed in Exhibit A, which shall be attached hereto and periodically updated by the City. The Authority shall have the exclusive right to market such properties and shall have the discretion to determine whether to engage a licensed real estate agent for such purposes.

2. Retention of Title by the City

The City shall retain title to each property until such time as the City approves a proposed sale by the Authority. Upon approval of the sales terms by the City, the City

shall convey title to the property to the Authority by Limited Warranty Deed, and the Authority shall then convey title to the approved buyer.

3. Process for Offers and Negotiations

If the Authority receives an offer that it believes represents fair market value, or if it determines that further negotiations with the offeror could reasonably result in an offer meeting fair market value, the Authority shall relay such information to the City as soon as practicable. The City shall review the offer and respond to the Authority in a timely manner stating whether the City accepts the offer, rejects the offer, or believes a counteroffer should be made. The Authority shall make clear to all offerors and potential purchasers that all terms and conditions of any sale are subject to final approval by the City and that ample time must be allowed for the necessary governmental entities to review and approve any proposed transaction.

4. Approval of Sales by the City

The Authority shall not finalize any sale without the prior written approval of the City. The Authority shall present the City with the proposed sale terms, and the City shall have the right to approve or reject such terms at its discretion.

5. Disposition of Sale Proceeds

The Authority shall remit to the City the net proceeds of each sale. For purposes of this Agreement, net proceeds shall mean, with respect to the sale of any property, the sale proceeds realized by the Authority as the seller, after deduction for the actual expenses of the sale that are the seller's responsibility, including without limitation and if applicable, attorney's fees, brokerage fees and commissions, transfer taxes, title and escrow costs, marketing expenses, and any other customary costs directly associated with the transaction.

6. Modification of Property List

The list of properties subject to this Agreement may be modified by the City at any time, provided that the City shall not remove any property from the list if the Authority is actively negotiating a sale for the property, if the property is already under contract for sale, or if the Authority has entered into a listing agreement that contractually prohibits immediate removal from listing.

7. Term and Termination

This Agreement shall become effective immediately upon the date stated above and shall remain in effect until terminated by either Party. Either Party may terminate

this Agreement by providing written notice of termination, which shall become effective no sooner than thirty days after such notice is given. Upon termination, any remaining obligations of both Parties shall be discharged except as otherwise provided herein. If the Authority holds title to any property at the time of termination, it shall promptly convey such property back to the City unless it is under contract and obligated to convey it to a buyer.

8. No Agency or Joint Venture

Nothing in this Agreement shall be construed to create any agency, joint venture, or partnership between the City and the Authority. Neither Party shall have the authority to bind the other to any contractual or legal obligations except as expressly provided herein. Each Party shall act solely as an independent entity with respect to its obligations under this Agreement.

9. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

10. Miscellaneous Provisions

This Agreement constitutes the entire understanding between the Parties and supersedes all prior negotiations and agreements, whether written or oral. No modification of this Agreement shall be effective unless made in writing and signed by both Parties. Neither Party may assign its rights or obligations under this Agreement without the prior written consent of the other Party. This Agreement is for the exclusive benefit of the City and the Authority and shall not confer any rights upon any third parties. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall continue in full force and effect. Any notice required or permitted to be given under this Agreement shall be in writing and delivered personally, by certified mail, or by electronic means confirmed by receipt.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

[signatures on following page]

CITY OF KINGSLAND, GEORGIA

By: _____
C. Grayson Day, Jr.
Mayor, City of Kingsland, Georgia

Attest:

City Clerk

KINGSLAND DEVELOPMENT AUTHORITY

By: CB
Name: CB. yadau
Title: _____

Attest:

City Clerk

ORDINANCE 2025-10
CITY OF KINGSLAND, GEORGIA

**AN ORDINANCE TO AMEND SECTION 22-28 OF THE CODE OF ORDINANCES
RELATING TO CHARGES FOR INITIAL WATER AND SEWER SERVICE**

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

1. AMENDMENT TO SECTION 22-28, NOTE 9:

Note 9 of that certain Water and Sewer Ordinance of the City of Kingsland, duly passed and adopted September 8, 1982, as subsequently amended, is hereby deleted in its entirety and replaced with the following:

“(9) The City’s sewer system is primarily intended to serve properties located within the City’s official jurisdictional boundaries. Generally, only properties situated inside the City limits will be granted access to connect to the municipal sewer infrastructure. Requests for sewer connections from properties outside the City limits will not be routinely approved and will be considered only under exceptional circumstances, subject to thorough review and approval by the appropriate City authorities. As a matter of policy, connection to the City’s sewer system is strictly limited to properties located within the established City boundaries. Approval of any connection to property located outside the municipal limits shall be solely at the discretion of the City.”

2. 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.

3. CONFLICTING ORDINANCES:

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

ADOPTED AND APPROVED by the Mayor and City Council of the City of Kingsland,
Georgia on the ____ day of _____, 2025.

CITY OF KINGSLAND, GEORGIA

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

ATTEST:

Jean Seigler-Horne, City Clerk

CCPSA
Surplus Equipment
Fair Market Value

Equipment	Year	Details	FMV ¹
Massey Ferguson Tractor #4707	2019	8,337 hrs	\$ 38,999.35
Woods Batwing	2020	10.6	\$ 7,164.00
Woods Batwing	2019	15.5	\$ 4,380.00
Kaufman Gooseneck Trailer	2021		\$ 18,000.00
Total			\$ 68,543.35

¹ Fair Market Value determined by straight line depreciation with salvage value (30% on tractor, 20% on mowers) and market resale value on the trailer.

City of Kingsland
Tax Software Proposals
4/7/25

	Harris - Smart Fusion	Tyler Incode
One-time fees:		
Software License	\$3,500	\$23,614
Payment interface	\$1,400	\$1,400
Application Consulting	\$23,225	\$13,530
Total Initial Investment	\$28,125	\$38,544
Recurring (annual):		
Maintenance	\$5,181	\$5,904
User fees: 5 users	\$0	
Online payment interface	\$1,563	\$1,563
Total Recurring (annual)	\$6,745	\$7,467
	<i>4% cap 2-3; 5% yr 4</i>	<i>5% annual increase</i>
Recurring (annual):		
Year 1	\$6,745	\$7,467
Year 2	\$7,014	\$7,840
Year 3	\$7,295	\$8,232
Year 4	\$7,660	\$8,644
4 - Year total	\$28,713	\$32,184
4 year total with initial	\$56,838	\$70,728

Bid Tabulation
Impact Study Fee
RFP #COK 25-011
March 18, 2025

Vendor	Total Cost of Proposal
David Taussig and Associates, Inc (DTA)	\$68,290.00
Hatley Plans	\$82,720.00

* Staff recommends the lowest bidder of DTA

Bid Tabulation
Purchase 45 Diamond Snowflakes
RFP #COK 25-013
Friday, March 14, 2025 @ 2:30 PM

Vendor	Total Cost	ETA
Holiday Designs	\$17,550.00	45-60 Days
Jubilee Décor	\$21,281.85	90 Days
Mosca Design	\$24,679.80	Less than 84 days
Décor IQ	\$26,239.50	120 Days

This Request for Proposal was advertised on the City and GMA websites.

STATE OF GEORGIA

COUNTY OF CAMDEN

**INTERGOVERNMENTAL AGREEMENT
BY AND BETWEEN
CAMDEN COUNTY, GEORGIA
THE MUNICIPALITIES OF KINGSLAND, ST. MARYS, WOODBINE,
AND
THE PUBLIC SERVICE AUTHORITY
FOR PARKS & RECREATION MAINTENANCE, OPERATIONS AND PROGRAMMING**

THIS AGREEMENT is made and entered this the ____ day of _____, 202__ by and between **CAMDEN COUNTY, GEORGIA**, a political subdivision of the State of Georgia (the “County”), and the **CITY OF KINGSLAND**, the **CITY OF ST. MARYS**, and the **CITY OF WOODBINE**, municipal corporations of the State of Georgia (the “Municipalities”, individually and collectively) and the **PUBLIC SERVICE AUTHORITY** (the “PSA”).

WITNESSETH:

WHEREAS, the Constitution of the State of Georgia provides, in Article IX, Section III, Paragraph I, subparagraph (a), that any county or municipality of the State of Georgia may contract for any period not exceeding 50 years, with each other or with any other public agency, public corporation, or public authority for the provision of services, or for the joint or separate use of facilities or equipment when such contracts deal with activities, services, or facilities which the contracting parties are authorized by law to undertake or provide; and

WHEREAS, since January 12, 1994, the PSA developed, operated and maintained a concept for a consolidated and comprehensive leisure program based on the unification of preexisting county and municipal programs; and

WHEREAS, such consolidation promotes economy, efficiency, conservation of natural resources, and greater protection of the environment for Camden County and the municipalities within

Camden County to join in the operation of a system for the provision of recreation services and thereby avoiding the duplication of operations and maintenance; and

WHEREAS, the County, Municipalities, and the PSA desire to continue to provide a single comprehensive recreation and parks system under the direction of a single administrative unit, and desire mutual cooperation and better facilities for all.

WHEREAS, the County, Municipalities, and the PSA entered into a previous agreement outlining the reciprocal rights, duties, obligations and performances for each entity on or about December 20, 2018 for a period of six (6) years;

WHEREAS, the County, Municipalities, and the PSA desire to continue negotiations on a new Intergovernmental Agreement, but need additional time to continue discussions,

NOW, THEREFORE, for and in consideration of the promises and the mutual undertakings contained hereinafter, the parties agree as follows:

1. The present Agreement between the County, Municipalities, and the PSA, dated December 20, 2018 shall remain in full force and effect, for a period not to exceed six (6) months from the date of this document to continue negotiations on a new Agreement.

Nothing herein shall be construed to prohibit any of the parties from developing and operating recreational facilities at its own expense.

[signatures continue as follows]

Adopted in a lawful assembly by the Public Service Authority and spread upon the Official Minutes of the Public Service Authority, this _____ day of _____, 20____.

PUBLIC SERVICE AUTHORITY OF CAMDEN, GEORGIA

BY: _____

ATTEST: _____

Adopted in a lawful assembly by the City of Kingsland and spread upon the Official Minutes of the City of Kingsland, this _____ day of _____, 20_____.

MUNICIPALITY OF KINGSLAND, GEORGIA

BY: _____

DR. C. GRAYSON DAY, MAYOR

ATTEST: _____

CLERK OF THE CITY OF KINGSLAND

CITY SEAL

Adopted in a lawful assembly by the Camden County Board of Commissioners and spread upon the
Official Minutes of the Camden County Board of Commissioners, this _____ day of
_____, 20____.

CAMDEN COUNTY, GEORGIA

BY: _____

BEN CASEY, CHAIRMAN

ATTEST: _____

CLERK OF CAMDEN COUNTY

COUNTY SEAL

Adopted in a lawful assembly by the City of Woodbine and spread upon the Official Minutes of the City of Woodbine, this _____ day of _____, 20____.

MUNICIPALITY OF WOODBINE, GEORGIA

BY: _____

KIZZI KNIGHT, MAYOR

ATTEST: _____

CLERK OF THE CITY OF WOODBINE

CITY SEAL

Adopted in a lawful assembly by the City of St Marys and spread upon the Official Minutes of the City
of St Marys, this _____ day of _____, 20_____.

MUNICIPALITY OF SAINT MARYS, GEORGIA

BY: _____

GREGORY LOCKHART, MAYOR

ATTEST: _____

CLERK OF THE CITY OF ST MARYS

CITY SEAL