



**CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • JUNE 2, 2025**

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Annexation and Zoning Designation-889 M. L. K., Jr. Blvd.-Parcel 082D02 019A
Harrell Bailey, Executor for the Estate of Mary Ann Fuller, is requesting to annex parcel 082D02 019A, located at 889 M. L. K., Jr. Blvd. containing approx. 1.91 acres. The applicant is also requesting a zoning designation of R-4 (Single Family-Mobile Home) for the purpose of having access to city water and sewer services.
2. Re-Zoning-Parcel 121 007K002
Roger Bennett, acting agent of Oznur Enterprises is requesting that parcel 121 007K002 containing approx. 1.48 acres be re-zoned to R-7 (Townhouse Residential District). The parcel is located on the south side of Boone St. and on the west side of Mariners Drive. The purpose of the re-zoning is for a residential project consisting of 12 townhomes.
3. Re-Zoning-Parcel 095 025
Bill Gross with Scrubby Bluff Holdings, LLC is requesting that parcel 095 025 containing approx. 75.50 acres be re-zoned to PD/R-1 (Planned Development/Single Family Residential). The parcel is located on the north side of Scrubby Bluff Rd. and the purpose of the re-zoning is for a residential project consisting of 160 single family lots.

II. CALL TO ORDER

Vacant, Board Member
Angie Halliwell, Board Member
Kathy Markes, Chairwoman
Judy Smith-Burris, Board Member
Becci Shannon, Vice Chairwoman
William Sopp, Board Member
Mike Anderson, Board Member

III. APPROVE MINUTES

1. Minutes of the Previous Meeting

IV. AGENDA ITEMS

1. Home Occupation-105 E. Lilly St.-Parcel # K16 03 003B
Antoinette Dawson has applied for a Home Occupation Permit for an online book business known as "Unleashing UR Potential, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-2. Staff recommends approval.
2. Home Occupation-200 Carrington Ct.-Parcel # 120C 021

Matthew Wheeler has applied for a Home Occupation Permit for a business known as "Wheeler's All in One Handy Man Service". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.

3. Annexation and Zoning Designation-889 M. L. K., Jr. Blvd.-parcel 082D02 019A

Harrell Bailey, Executor for the estate of Mary Ann Fuller has applied for the Annexation of parcel 082D02 019A containing approx. 1.91 acres located at 889 M. L. K., Jr. Blvd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the existing residence. The adjacent properties to the east are city parcels and are zoned R-4. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of R-4 (Single Family Mobile Home) for the parcel, which would be contiguous zoning for this area of the city. Current zoning is A-F/Agricultural Forestry (County). Staff recommends approval.

4. Re-Zoning-Parcel 121 007K002

Roger Bennett, acting agent for Oznur Enterprises has applied for a re-zoning of parcel 121 007K002 containing approx. 1.48 acres located on the south side of Boone St. and the west side of Mariners Drive. The applicant is requesting that the parcel be rezoned to R-7 (Townhome District) for a proposed 12-unit townhome community. Current zoning is C-2. Staff recommends approval with the following condition:

1) If the project does not move forward, the city has the right to rezone the property back to C-2 General Commercial).

5. Re-Zoning-Parcel 095 025 and PD Approval

Bill Gross, with Scrubby Bluff Holdings, LLC has applied for a re-zoning of parcel 095 025 containing approx. 75 acres located on the north side of Scrubby Bluff Rd. The applicant is requesting that the parcel be re-zoned to PD/R-1 (Planned Development/Single Family Residential) for a proposed 160-unit subdivision. The applicant has also submitted a PD that has been reviewed and approved by the Planning Director and Building Official. Current zoning is C-PLMU. Staff recommends approval.

V. ADJOURNMENT



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 2, 2025

City Council Meeting Date: June 9, 2025

Agenda Item: Home Occupation- 105 E. Lilly St.- Parcel # K16 03 003B

Summary:

Antoinette Dawson has applied for a home occupation permit for an online book business known as “Unleashing UR Potential, LLC”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



June
Agenda
240129

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: Antoinette Dawson PHONE: (912) 464-1662
ADDRESS: 105 E. Lilly St Kingsland, GA 31548
FAX: _____ E-MAIL: hello@unleashingurpotential.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: Unleashing Ur Potential LLC (filing for LLC)
STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 105 E. Lilly St. Kingsland, GA 31548
TAX MAP & PARCEL NUMBER: K16 03 003B ZONING: R-2
OWNER OF SITE, IF NOT APPLICANT: Berkshire Hathaway Hodenett Cooper Real Estate
ADDRESS: 2359 Village Dr
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: Antoinette Dawson DATE: 29 April 25



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 4/29/25
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 4/29/25
3. DATE PERMIT FEE PAID: 4/29/25 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 6/2/25
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 6/9/25
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 6/10/25

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

4/29/25
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Antoinette Dawson
 ADDRESS: 105 E. Lilly St
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: 912 464-1662 FAX: () E-MAIL: hello@unleashingurpotential.com
 PROPOSED BUSINESS: online digital/education products LOCATION: home
 TAX PARCEL: K16 03 003 B ZONING: R-2

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. 1321 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.

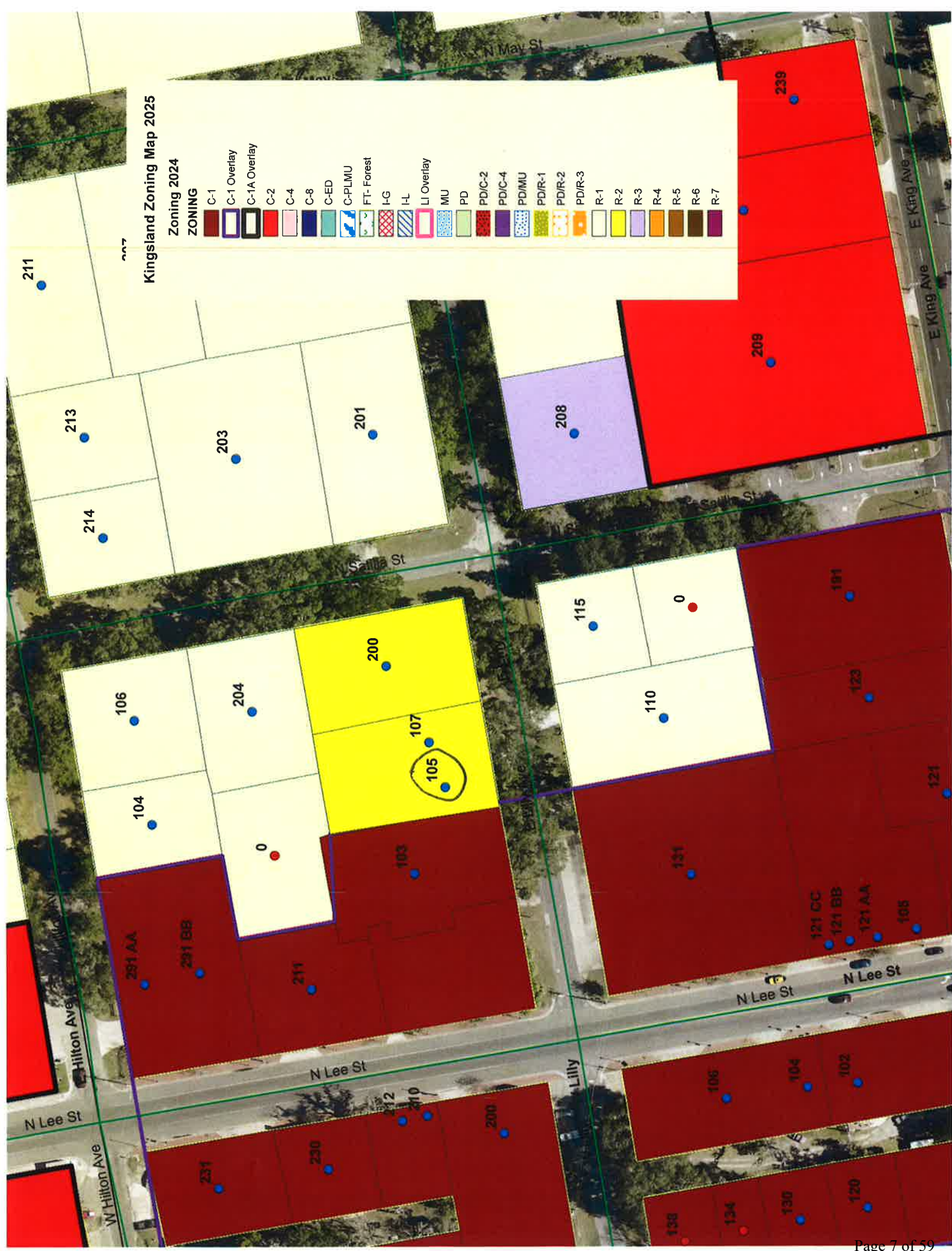
Antoinette Dawson
 SIGNATURE OF APPLICANT

4/29/15
 DATE

Kingsland Zoning Map 2025

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	K16 03 003B	Owner	WRIGHT BURT Z & JENNIFER H	Last 2 Sales			
Class Code	Residential		913 RIVERVIEW DRIVE EAST	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		ST MARYS, GA 31558	5/31/2006	0	NM	U
	KINGSLAND	Physical Address	105 E LILLY AVE	7/22/2005	0	FY	U
Acres	0.29	Assessed Value	Value \$287092				

(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: 4/30/2025

Last Data Uploaded: 4/29/2025 7:21:11 PM

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GEOSPATIAL

Unleashing Ur Potential, LLC
Antoinette Dawson
105 E. Lilly St

Heather Gaskins - - 01/13/2025 at 09:54 AM

Status: Delivered

Hi there, has Adam finished with the Toilets? Heather Gaskins Camden County Rental Agent BHHS Real Estate

Antoinette Dawson - - 01/06/2025 at 04:19 PM

Status: Received

Thank you so much.

Heather Gaskins - - 01/06/2025 at 04:18 PM

Status: Delivered

I just resent the work order Heather Gaskins Camden County Rental Agent BHHS Real Estate

Antoinette Dawson - - 01/06/2025 at 04:15 PM

Status: Received

No ma'am. No one has come to check on the toilets yet.

Heather Gaskins - - 01/06/2025 at 04:13 PM

Status: Delivered

Hey there, checking in to see if Adam was able to repair the toilet Heather Gaskins Camden County Rental Agent BHHS Real Estate Reply STOP to unsubscribe.

Antoinette Dawson - - 07/17/2024 at 01:07 PM

Status: Received

Thank you so much. I appreciate this. Have an amazing day. God bless.

Liz Johnsen - - 07/17/2024 at 01:06 PM

Status: Delivered

Selling things online is not a problem or have a small business online is not a problem. When you try to run a business that requires people come to your house, for instance a beauty shop, that is the problem. Because that would bring extra traffic and people to the property disturbing others. So good luck with your online sells Liz Johnsen BHHS Property Manager Reply STOP to unsubscribe.

Antoinette Dawson - - 07/17/2024 at 11:50 AM

Status: Received

Good morning. I have a question about our lease. In the lease it talks about not having a business in our home. I have a dilemma. I have been thinking about writing a book, creating a coloring book, and creating some digital products as a teacher to sell on a website like Etsy or Teachers pay Teachers. Hence my dilemma and question. If I were to do this I would need to have some type of business for tax purposes. Would it be possible to do this in my home? Anything that I would sell would be via the internet. I would not have the physical products here at my home. I would just like to have a way to make some extra money for my family and do



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Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 2, 2025

City Council Meeting Date: June 9, 2025

Agenda Item: Home Occupation- 200 Carrington Ct.- Parcel # 120C 021

Summary:

Matthew Wheeler has applied for a home occupation permit for a business known as “Wheeler’s All in One Handy Man Service”. 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



June
240126

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: Matthew Wheeler PHONE: 912 674 2174
ADDRESS: 200 Carrington Ct Kingsland GA 31548
FAX: N/A E-MAIL: MGWheeler30@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: Wheeler's All in One Handy Man Service

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 200 Carrington Ct. Kingsland

TAX MAP & PARCEL NUMBER: 120C021 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: N/A

CITY: _____ STATE: _____ ZIP: _____

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

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

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

SIGNED: [Signature] DATE: 4-8-25



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 4/10/25

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 4/21/25

3. DATE PERMIT FEE PAID: 4/22/25 AMOUNT PAID: \$ 50.00

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 6/2/25

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 6/9/25

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 6/10/25

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 occupation PERMIT HAS BEEN ISSUED.


PLANNING DIRECTOR
CITY OF KINGSLAND

4/21/25
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



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

APPLICANT: Matthew Wheeler
 ADDRESS: 200 Carrington Ct
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: (912) 674-2174 FAX: () E-MAIL: M6Wheeler30@gmail.com
 PROPOSED BUSINESS: Handy Man, Wheeler all in one LOCATION: 200 Carrington Ct.
 TAX PARCEL: 120 C021 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: 300 Business area sq. ft. 3412 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

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


 SIGNATURE OF APPLICANT

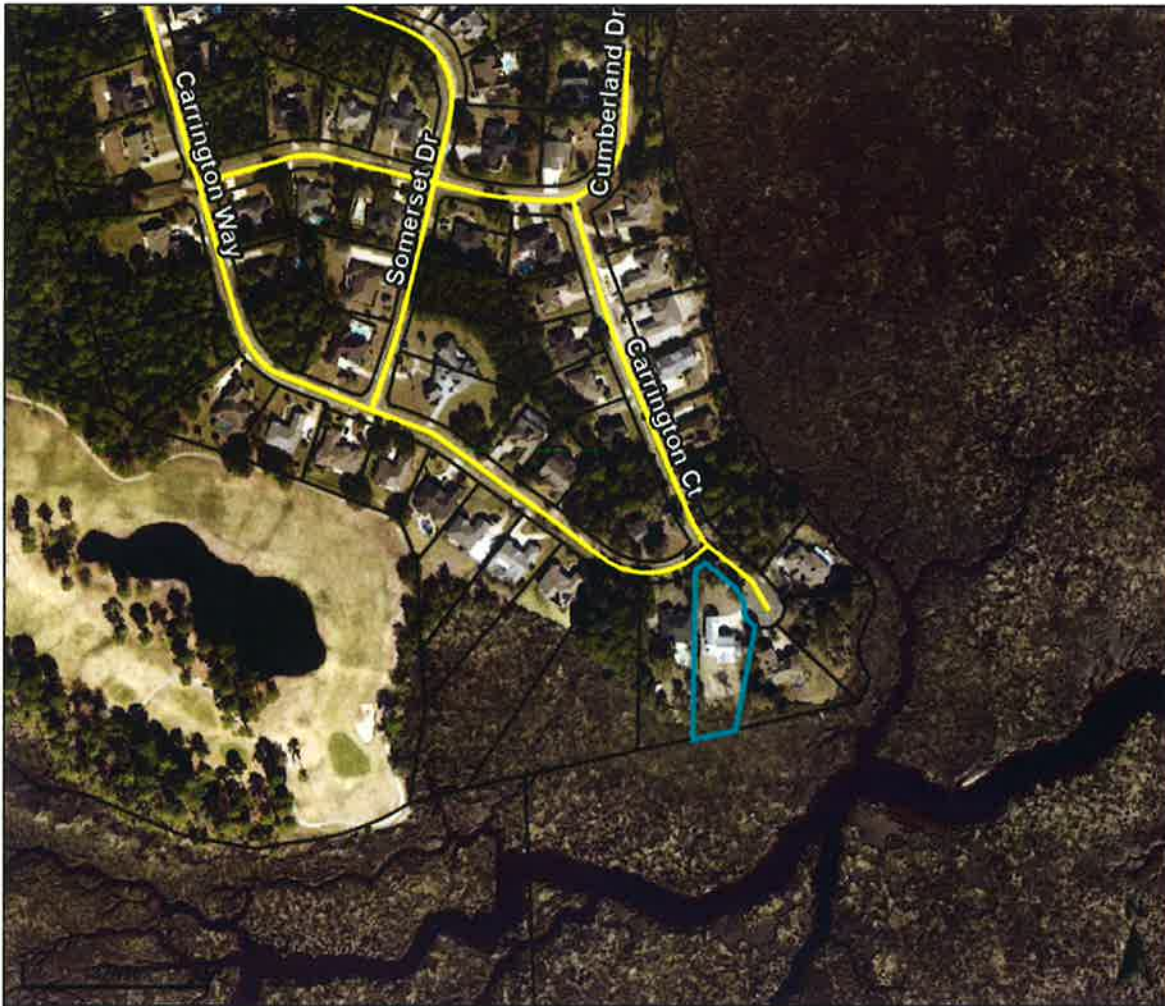
4-8-25
 DATE

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	120C 021	Owner	WHEELER MATTHEW G & DARLENE	Last 2 Sales			
Class Code	Residential		M	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		200 CARRINGTON COURT	7/19/2021	\$50000	LM	Q
	KINGSLAND		KINGSLAND, GA 31548	6/24/2005	\$115000	LM	Q
Acres	n/a	Physical Address	200 CARRINGTON CT				
		Assessed Value	Value \$724500				

(Note: Not to be used on legal documents)

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Date created: 4/22/2025

Last Data Uploaded: 4/21/2025 7:22:50 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: June 2, 2025

City Council Meeting Date: June 9, 2025

Agenda Item: Annexation Request and Zoning Designation

Summary:

Harrell Bailey, Executor for the estate of Mary Anne Fuller has applied for the Annexation of parcel 082D02 019A containing approx. 1.91 acres located at 889 M.L.K. Jr. Drive in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the existing residence. The adjacent properties to the east are city parcels and are zoned R-4. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of R-4 (Single Family Mobile Home) for the parcel, which would be contiguous zoning for this area of the city.

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

June
Asenda
240131

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map 082, Block D02, Parcel D19A, has a street address of 889 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 A-F Agr-Forestry 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-4 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: 83,200 or Number of Acres: 1.91

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: 3 Future population: 10

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.

05-02-2025

Date

Harrell L. Bailey
Signature (Signed and Printed) of Owner

33 FOXBORO DR. ROCHESTER, MI 48309
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:

Cynthia A. Bailey
Witness

NOTARY PUBLIC, State of Michigan

My commission expires: 11/02/2029

(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:

THE HEIRS WISH TO ADD MULTIPLE RESIDENTIAL
STRUCTURES TO THE SITE AND TO CONNECT TO
CITY WATER AND SEWAGE SYSTEM

Legal Description

The land thus described contains 1.91 acres, more or less, and is subject to any portion of the following described easement that lies within:

A 60-foot wide easement, terminated by a cul-de-sac having a 50-foot radius for ingress and egress lying in the 1606th District G.M., Camden County, Georgia; said easement lying 30 feet each side of the following described centerline: For a Point of Reference commence at an old truck axle found at the northeasterly corner of Lot 1, LaFinca Subdivision according to map recorded in Plat Book 1, Page 205, public records of said County; said Point of Reference also being the northwesterly corner of lands described in deed recorded in Deed Book "SS", Page 380, said public records, and run South $10^{\circ} 53' 59''$ East along the westerly line of last mentioned lands, a distance of 658.91 feet to a 1/2-inch iron pipe found at the southwesterly corner thereof; run thence North $81^{\circ} 25' 39''$ East along the southerly line of last mentioned lands, a distance of 1,005.34 feet to a 2-inch iron pipe set on the westerly right-of-way line of Old Dixie Highway (an 80-foot right-of-way as now established); run thence North $10^{\circ} 00'$ East along said westerly right-of-way line, a distance of 31.65 feet to a point for the Point of Beginning of said centerline to be described herein.

From the Point of Beginning thus described run South $81^{\circ} 25' 39''$ West parallel to and 30.0 feet (as measured at right angles) northerly of last mentioned southerly line, a distance of 696.3 feet to a Point of Curvature; run thence in a northwesterly direction along the arc of a curve, said curve being concave to the northeast and having a radius of 80.0 feet, a chord distance of 113.12 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North $53^{\circ} 34' 52''$ West; run thence North $8^{\circ} 35' 22''$ West, a distance of 238.72 feet to the radius point of a cul-de-sac, having a 50.0-foot radius, and the end of said centerline.

The above described property is that same property as designated upon the map and survey made by Clarson & Associates, Inc., Georgia Registered Surveyor No. 1294, titled lands of Edwin H. Way and Edwin Way, Jr., 1606th District, G.M., Camden County, Georgia, dated October 28, 1980 and amended on December 23, 1980 and made of record in the Office of Clerk of the Superior Court of Camden County, Georgia in Plat Drawer Map 34 as all of Parcel "D". Reference is hereby made to the above and plat for all and further purposes of description.

All that tract or parcel of land lying and being in the 1606th District, G.M., Camden County, Georgia, more particularly described as follows: For a Point of Reference commence at an old truck axle found at the northeasterly corner of Lot 1, LaFinca Subdivision according to map recorded in Plat Book 1, Page 205, public records of said County; said Point of Reference also being the northwesterly corner of lands described in deed recorded in Deed Book "55", Page 380, said public records, and run North $81^{\circ} 17' 54''$ East along the northerly line of last mentioned lands, a distance of 99.01 feet to a 2-inch iron pipe set at the northeasterly corner of lands described in deed recorded in Deed Book 137, Page 313, said public records; run thence South $10^{\circ} 59' 17''$ East along the easterly line of last mentioned lands, a distance of 659.18 feet to a 2-inch iron pipe set at the southeasterly corner thereof; run thence North $81^{\circ} 25' 39''$ East along the southerly line of said lands described in Deed Book "55", Page 380, a distance of 239.11 feet to a 1/2-inch iron pipe set for the Point of Beginning.

From the Point of Beginning thus described run North $8^{\circ} 35' 22''$ West, a distance of 294.69 feet to a 1/2-inch iron pipe (set); run thence North $81^{\circ} 17' 54''$ East parallel to the northerly line of last mentioned lands, a distance of 228.62 feet to a 1/2-inch iron pipe set on the easterly line of last mentioned lands, said easterly line being the westerly line of lands described in deed recorded in Deed Book 60, Page 587, said public records; run thence South $8^{\circ} 35' 22''$ East along last mentioned easterly line, a distance of 97.81 feet to a 2-inch iron pipe set at the southwesterly corner of said lands described in Deed Book 60, Page 587; run thence North $81^{\circ} 09' 21''$ East along the southerly line of last mentioned lands, the same being the northerly line of said lands described in Deed Book "55", Page 380, a distance of 80.0 feet to a 1/2-inch iron pipe (set); run thence South $8^{\circ} 50' 39''$ East perpendicular to last mentioned northerly line, a distance of 197.77 feet to a 1/2-inch iron pipe set on the southerly line of said lands described in Deed Book "55", Page 380; run thence South $81^{\circ} 25' 39''$ West along last mentioned southerly line, a distance of 309.50 feet to the Point of Beginning.

SEP 26 2015
Recorded

1775 00702
006541

EXECUTOR'S DEED

STATE OF GEORGIA
COUNTY OF CAMDEN

THIS CONVEYANCE, made the 12 day of August, two thousand fifteen, between

HARRELL LEE BAILEY, as Executor of the Estate of **BESSIE MAE BAILEY**,
deceased under the Letters Testamentary dated October 5, 2012

as party or parties of the first part, hereinafter called Grantor(s), and

THE ESTATE OF MARY ANN FULLER, HARRELL LEE BAILEY
CATHERINE SIMS and DANIEL TYRONE WAY,

as each a 1/4 undivided interest as Tenants in Common

as party or parties of the second part, hereinafter called Grantee(s), hereby "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or pertains.

WITNESSETH THAT WHEREAS, **BESSIE MAE BAILEY**, late of Camden County, Georgia, died testate a resident of said County and State on September 5, 2010 and her Last Will and Testament was duly probated in the Probate Court of Camden County, Georgia, in Solemn Form and Letters issued on October 5, 2012 and pursuant to the Letters Testamentary of Camden County, Georgia, said Executor of the Estate is vested with the power contained in O.C.G.A. Section 53-5-32, including the power to sell.

WHEREAS, any estate taxes due upon the assets of the Estate of **BESSIE MAE BAILEY**, and all other debts and expenses of said estate have either been paid in full or have been amply provided for and the Executor has not assented to any devise.

NOW THEREFORE, for and in consideration of the premises and other good and valuable consideration, at and before the sealing and delivery of the presents, Grantor, by agreement of the heirs of said estate, does hereby convey and confirm unto the said Grantee, and to his/her heirs, and/or assigns, all of the interest of the late **BESSIE MAE BAILEY**, in and to the following described real property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF

SUBJECT TO Conditions, restrictions, limitations, easements, zoning ordinances of record, if any, and taxes for 2015 and subsequent years.

TO HAVE AND HOLD the said interest of the late **BESSIE MAE BAILEY**, the above described property, together with all and singular the rights, members, improvements, easements and appurtenances thereunto appertaining or in anywise belonging to the proper use, benefit and behoof of the said Grantee, her personal representatives and assigns, in as full and ample a manner as was held by the said **BESSIE MAE BAILEY**, during his/her lifetime and at the time of his/her death.

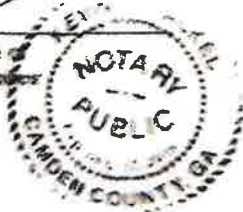
IN WITNESS WHEREOF Grantor(s) has/ have signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of

[Signature]
Witness

[Signature] L.S.
HARRELL LEE BAILEY
As Executor of the Estate of
BESSIE MAE BAILEY, Deceased

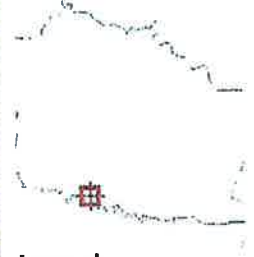
Notary Public, State of
Georgia, Commission Expires



CLERK'S NOTE CONTINUE NEXT PAGE



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 082D02 019A
Class Code Residential
Taxing 42 UNINCORPORATED SERVICE
District DIST
 42 UNINCORPORATED SERVICE
 DIST
Acres 1.91

(Note: Not to be used on legal documents)

Owner ESTATE OF MARY ANN FULLER ET AL
 33 FOXBORO DRIVE
 ROCHESTER, MI 48309
Physical Address 889 MARTIN LUTHER KING BLVD
Assessed Value Value \$17887

Last 2 Sales

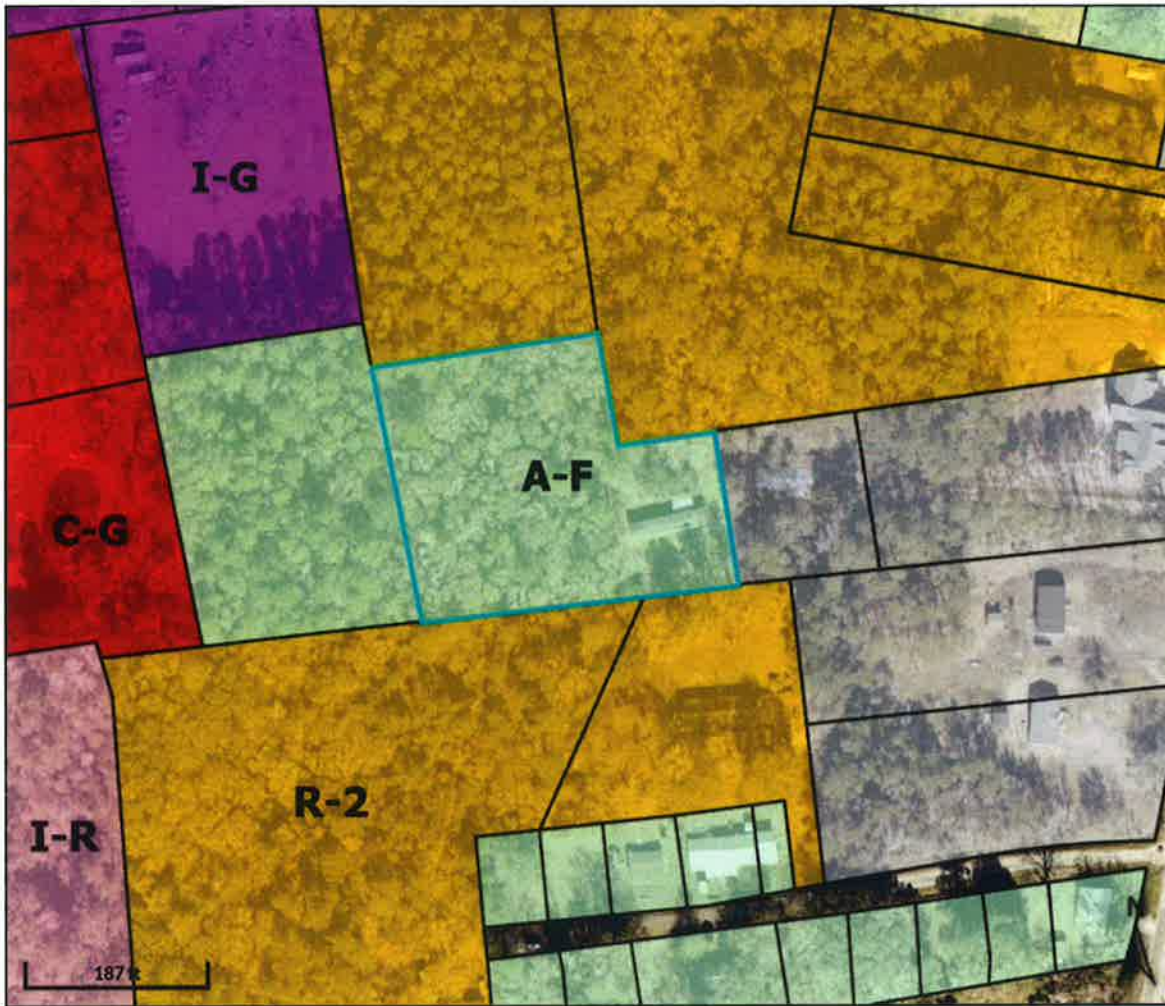
Date	Price	Reason	Qual
8/6/2015	0	ES	U
n/a	0	n/a	n/a

Date created: 9/24/2021
 Last Data Uploaded: 9/24/2021 7:28:51 PM

Developed by  **Schneider**
 GEOSPATIAL



Camden County, GA



Overview



Legend

- Parcels
- USA Major Highways
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels
- Zoning
 - 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 082D02 019A
Class Code Residential
Taxing 42 UNINCORPORATED SERVICE
District DIST
42 UNINCORPORATED SERVICE
DIST
Acres 1.91

Owner ESTATE OF MARY ANN FULLER ET
AL
33 FOXBORO DRIVE
ROCHESTER, MI 48309
Physical Address 889 MARTIN LUTHER KING JR
BLVD
Assessed Value Value \$33881

Last 2 Sales			
Date	Net Price	Reason	Qual
8/6/2015	0	ES	U
n/a	0	n/a	n/a

(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: June 2, 2025

City Council Meeting Date: June 9, 2025

Agenda Item: Rezoning

Background:

The surrounding parcels in the area are a mixture of commercial, single family, and multi-family residential. Although the parcel is zoned C-2 and would allow for townhomes to be built on the property, the applicant is requesting a R-7 zoning so he can meet the setbacks and have a greater percentage of lot coverage for the townhome project.

Summary:

Roger Bennett, acting agent for Oznur Enterprises has applied for a rezoning of parcel 121 007K002 containing approx. 1.48 acres located on the south side on Boone St. and the west side of Mariners Drive. The applicant is requesting that the parcel be rezoned to R-7 (Townhome District) for a proposed 12-unit townhome community.

Current Zoning: C-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval with the following condition:

- 1) If the project does not move forward, the city has the right to rezone the property back to C-2 (General Commercial)

Scott L. Kimball
Planning Director

June 2025 240127



CITY OF KINGSLAND ZONING APPLICATION

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

REQUEST

EXISTING
ZONING _____ C-2 _____

EXISTING
USE _____ COMMERCIAL _____

REQUESTED
ZONING _____ R-7 _____

REQUESTED
USE _____ TOWNHOMES _____

PROPERTY OWNER(S)

Name(s) _____ OZNUR ENTERPRISES _____

Address _____ 166 AUSTIN RYAN DRIVE, KINGSLAND, GA. 31548 _____

Phone No. _____ (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: _____ A PORTION OF PARCEL C-2 OF LANDS OF HANNAH _____
____ BUILDERS (AS RECORDED IN P.C. 1, FILE 116-B), KINGSLAND, GA _____

Property

Address: _____ 0 MARINERS DRIVE _____

Tax Map Reference Number: _____ 121 007K002 _____ Zoning Map: _____

Property Size: _____ 1.48 ACRES _____ Property Frontage: _____ 507 _____ Feet

City of Kingsland Zoning Application

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CAMPAIGN CONTRIBUTION

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

Elected Officials Name

Amount of Description of Gift

_____	_____
_____	_____

SIGNATURE(S) OF OWNER(S)

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


Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of _____ June 2 _____, 2025, 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 OZher Enterprises
in the amount of \$ 200.00.

City of Kingsland

BY: 
Planning & Zoning Administrator

Date: 4/24/25

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 6/2, 20025, by virtue of a deed dated 12/14/2023, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 2282, Page 292.

Tekin Yildiz
Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Tekin Yildiz
Owner's Signature Date: 05-7-25

Other Owner's Signature Date: _____

Agent Authorization

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

Owner's Signature

Other Owner's Signature

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

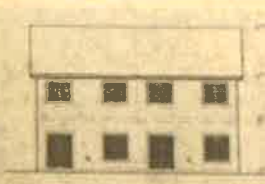
ERNEST R. BENNETT, JR.
Authorized Agent's Name-Printed

ERNEST R. BENNETT, JR.
Authorized Agent's Signature

05-07-2025
Date

Community Planning and Development

Received by: _____ Date: _____





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	121 007K002	Owner	OZNUR ENTERPRISES LLC	Last 2 Sales			
Class Code	Commercial		166 AUSTIN RYAN DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	12/14/2023	0	QC	U
	KINGSLAND	Physical Address	MARINERS DR	4/21/2009	0	FY	U
Acres	1.48	Assessed Value	Value \$98000				

(Note: Not to be used on legal documents)

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

Date created: 5/8/2025
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Developed by SCHNEIDER
GEOSPATIAL



Kingsland Zoning Map

Zoning 2025

ZONING

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



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 2, 2025

City Council Meeting Date: June 9, 2025

Agenda Item: Rezoning & PD Approval

Background:

The surrounding parcels in the area mostly single family residential. This parcel is part of the TAD #2 and is also part of the master plan for the proposed sports and entertainment park development for the Maycreek area. The project will include 40, 50, 60 and 70 foot lots with cottage style looks. Some of the homes will be accessed through a shared rear alley. A new extension of Maycreek Rd. will give access to this neighborhood and will also connect to Scrubby Bluff Rd. This project will provide more affordable housing for the citizens of Kingsland.

Summary:

Bill Gross, with Scrubby Bluff Holdings, LLC has applied for a rezoning of parcel 095 025 containing approx. 75 acres located on the north side of Scrubby Bluff Rd. The applicant is requesting that the parcel be rezoned to PD/R-1 (Planned Development Single Family Residential) for a proposed 160-unit subdivision. The applicant has also submitted a PD that has been reviewed and approved by the Planning Director and Building Official.

Current Zoning: C-PLMU

Is Proposal Consistent with the Comprehensive Plan? Yes, and is also part of the Sports and Entertainment Park Master Plan

Staff Recommendation: Staff Recommends Approval with the following condition:

Scott L. Kimball
Planning Director

CITY OF KINGSLAND ZONING APPLICATION

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

REQUEST

EXISTING ZONING C-PLMU

EXISTING USE Vacant Land

REQUESTED ZONING PD-R1

REQUESTED USE Single Family Residential

PROPERTY OWNER(S)

Name(s) SCRUBBY BLUFF HOLDINGS LLC & GROSS TIMBER AND LAND

Address PO BOX 365, KINGSLAND GA 31548

Phone No. _____ **(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 095 025

Property Address: Parcel 095 025

Tax Map Reference Number Parcel 095 025 &

City of Kingsland Zoning Application
Page Two

Property Size 65ac Property Frontage 2,078 Feet

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

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because _____

In line with the surrounding development _____

Would not be detrimental to property or persons in the area because _____

IS IN KEEPING WITH THE SURROUNDING USES AND CHARACTER

Other _____

DISCLOSURE

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

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

N/A

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

N/A

**City of Kingsland Zoning Application
Page Three**

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

N/A

CAMPAIGN CONTRIBUTION

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

Elected Officials Name	Amount of Description of Gift

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.

W.H. Gross



Owner

Owner

Owner

HEARING DATE

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

City of Kingsland Zoning Application
Page Four

at their meeting of June 2, 20025, at 6:40 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 W. H. Gross Construction
in the amount of \$ 450.00.

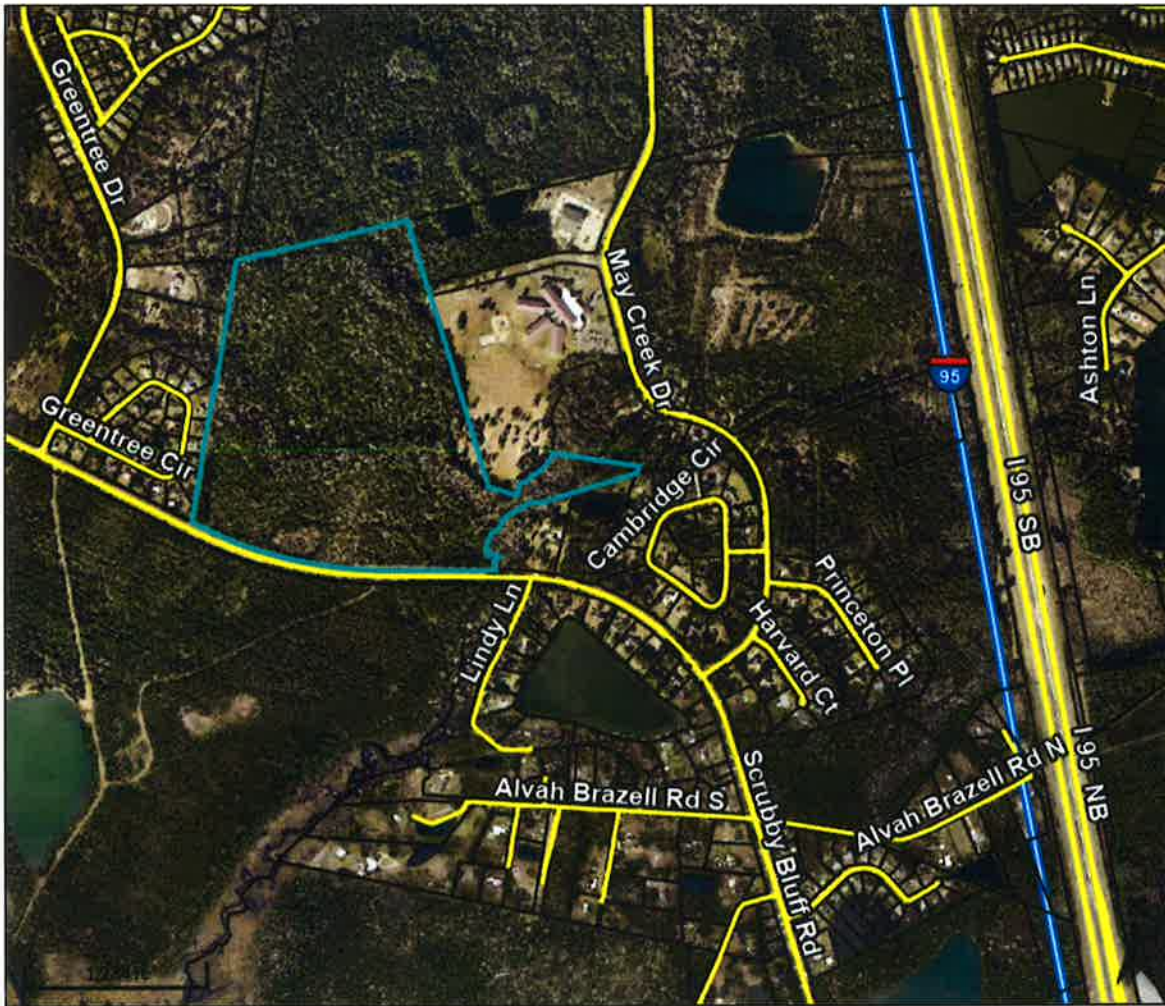
City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 5/7/25



Camden County, GA



Overview



Legend

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

Parcel ID	095 025	Owner	SCRUBBY BLUFF HOLDINGS LLC	Last 2 Sales			
Class Code	Commercial		POST OFFICE BOX 365	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND EXIT 3 C-E TAD1		KINGSLAND, GA 31548	6/22/2015	0	NM	U
	KINGSLAND EXIT 3 C-E TAD1	Physical Address	n/a	1/1/1992	0	NM	U
Acres	79.1	Assessed Value	Value \$615750				

(Note: Not to be used on legal documents)

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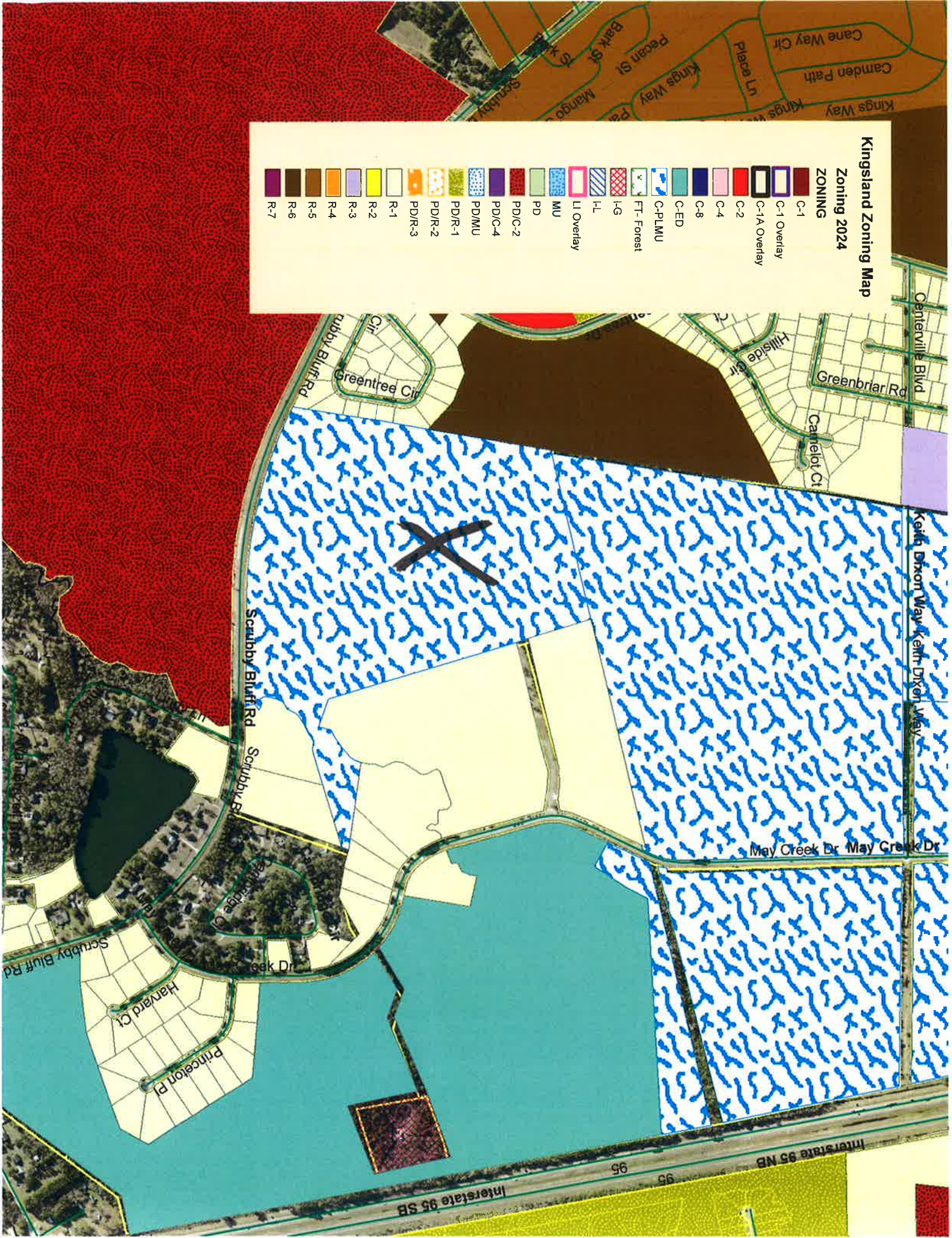
Developed by SCHNEIDER
GEOSPATIAL

Kingsland Zoning Map

Zoning 2024

ZONING

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



TOLL PD-R1
Kingsland, Georgia

PLANNED DEVELOPMENT

REZONING APPLICATION

With Land Use Plan and Development Standards

Prepared for:
WHGross

Submitted to:
The Kingsland Planning Commission and
The Kingsland City Council

May 7, 2025

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SECTION 1

INTRODUCTION AND DESCRIPTION OF PROPOSAL

A. The Property

The subject property (parcel 095 025) is located approximately 1 mile west of the Interstate 95 at the St. Marys Road (Exit 1) interchange.

The properties is currently under the jurisdiction of City of Kingsland and is currently zoned C-PLMU. See the boundary (exhibit A).

B. Property Ownership and Legal Description

Property deeds and legal descriptions are included in the rezoning application.

C. Intent of the TOLL PD District

The goal of this project is the development of a single family (detached) residential project that fits with the overall character of the development for this area of the City.

D. Planned Development Process

The Planned Development Process is based on the Kingsland Ordinance.

- 1) This document establishes the framework for the anticipated buildout of the project. Land Uses, development density, utility services, and other information pertinent to the development of the project master plan are described herein. This document is submitted to the Staff for review and to the Planning Commission and Board of Commissioners for approval.
- 2) As the project is developed, Preliminary and Final Plats for the project will be prepared and submitted as required to the County for review and approval. These plats will subdivide the project into the various land uses depicted on the Zoning Master Plan. Additional subdivision within these overall parcels may be submitted for approval.
- 3) Site Development Plans will be submitted as required for approval to the City for each portion/phase of the tract to be developed. The Development Plans will describe specific development in detail as studies and designs are prepared. Specific development standards for individual lot setbacks, buffers, minimum lot area, lot coverage, road design standards, building heights and other development standards shall be in accordance with those established in this document or as amended by the Owner/Developer and accepted by the City of Kingsland. Supporting documentation of the appropriate detail is required at each level of approval.

E. Zoning Master Plan and Development Schedule

The project will be constructed in multiple phases over a period of approximately 5 years. Development will occur in accordance with this text and the Zoning Master Plan. Amendments to these documents may be made in the future as specified herein and as allowed by the City of Kingsland Zoning Ordinance. These documents outline the general scope of the development including number of parcels, development standards, open space and other development criteria.

The Zoning Master Plan indicates specific land uses and locations for the various parts of the project. Some future modifications to these land use designations or locations may be dictated by future market conditions, wetlands, or other factors.

Proposed land uses are detailed under Section 2 – Allowed Land Uses and Development Standards. The plan anticipates development of residential and commercial uses with related road and utility infrastructure.

Open space and common areas are not specifically addressed on the Zoning Master Plan. The project contains freshwater wetlands under the Jurisdiction of the U.S. Army Corps of Engineers. The stormwater management areas and the non-mitigated wetlands will be used as open space or common areas. Landscaping shall be introduced at entranceways, along major circulation routes, and within the passenger vehicle parking areas.

The provisions of the Zoning Master Plan, Exhibits, and Appendices shall apply to development of the project. In the event of a conflict, the hierarchy of documents is the Zoning Master Plan followed by the City of Kingsland Zoning ordinance.

F. Storm Water Management

Each project/product type within this concept plan is intended to be independent and will be responsible for managing the storm water runoff to meet the City requirements. This plan will provide the surface water storage, conveyance, and control systems needed to comply with all applicable Federal, State, and Local regulations.

As part of the development process, the Owner/Developer will implement Best Management Practices (BMPs) for Storm Water Management. The quantity and quality requirements for the storm water management systems shall meet the City of Kingsland design standards.

G. Wetlands

Freshwater wetlands on the property are typical of coastal Georgia. Approximately 22 percent of the land area in Coastal Georgia above mean high water consists of jurisdictional and isolated freshwater wetlands. This project contains freshwater wetlands which are shown on the surveys in Exhibit A. The concept plan has taken into account what is believed to be the Jurisdictional wetlands on the site. These wetlands will be verified and delineated by the authority having jurisdiction prior to preliminary platting of any phase of this project. The wetlands are subject to changing based on the jurisdictional determination which could require modification to the master layout plan.

H. Water and Sewer Service

Water supply and wastewater collection for the project will be provided by the City of Kingsland. The details of this service, including the need to extend facilities to individual parcels within the project will be coordinated with the city as the development plans for the project progress. These facilities will be constructed and connected to the existing utility systems owned and operated by the City of Kingsland. The need, location, and design of all utility facilities will be coordinated with the City of Kingsland at a later date. All required main extensions of the water and sewer systems will be permitted with the Environmental Protection Division of the Department of Natural Resources.

I. Site Access and Traffic

Traffic is anticipated to enter and exit the site at more than one intersection along the newly design Maycreek roadway and Scrubby Bluff.. Proposed locations of these access points are shown on the Zoning Master Plan. Final driveway locations on Maycreek and Scrubby Bluff will be coordinated with the City of Kingsland. These plans will include the median breaks, left turn lanes (if required per traffic report), and right-turn storage lanes as needed based on traffic evaluation to maintain an acceptable level of service.

J. Dedications to City of Kingsland

a. Dedication of Roads

The Owner/Developer will construct all roads within the project in accordance with City of Kingsland County Standards. All roads that are accessible by the public will be dedicated to City of Kingsland. Private roads will be allowed if approved by the The City of Kingsland Staff/Planning Commission.

b. Dedication of Water and Sewer Facilities

The proposed water and wastewater systems will be designed and constructed to City of Kingsland Specifications. The Owner/Developer will dedicate the completed and accepted systems to the City of Kingsland for Ownership, maintenance, and operation.

K. Restrictive Covenants

Restrictive Covenants will be applied to the project for each phase. The owner/developer will create and record the Restrictive Covenants prior to the construction plans approval of each subdivided property. This will include a Home Owners association that will be responsible for managing the development(s) as final platted. The HOA is required to be established at the time of final plat approval for each phase of the project.

L. Development Standards

Site development within the project will be controlled by the development standards that are established in Section 2 of this document. In the event of a conflict, the hierarchy of documents shall be this document and then the City of Kingsland Subdivision Regulations.

SECTION 2

LAND USE DESIGNATION, DEVELOPMENT STANDARDS, AND DEFINITIONS

A. Introduction

The proposed project will be developed in a mixture of commercial and residential uses as indicated on the Zoning Master Plan.

The Zoning Master Plan and Development Standards for project provide the flexibility to adapt the development plan as necessary to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters. Accordingly, the exact location of boundary lines between tracts, the location and size of land uses indicated within tracts and preliminary design concepts for each tract described herein shall be subject to change as phases of the Zoning Master Plan area are submitted for detailed development review over the life of the development. The maximum densities and other conditions of the project will be adhered to unless the zoning is changed as required by this document and the City of Kingsland Zoning Ordinance. All modifications to the Zoning Master Plan will be submitted to the County for Staff and Commission approval.

B. Allowed Land Uses and Development Standards

This following Common Area uses are allowed in all portions of this PD.

- 1) Lakes and Parks
- 2) Roads and Utilities
- 3) Open Space / Fenced Open storage yard

Development Standards for these uses shall be in conformance with the City of Kingsland.

The following land uses, as designated for each individual planning area, shall be permitted in the TOLL PD. The purpose of this section of the PD document is to describe the land uses that are allowed within the individual planning areas of the PD district; however, allowing these land uses does not obligate the owner/developer to provide the uses or facilities stated herein. The development standards for each use are outlined below.

Parcel 094 025 & Portion of 095 009B

This parcel will include land uses consistent with the following sections of the City of Kingsland

Permitted Residential Uses:

- 1) Single- Family Dwelling (detached)
- 2) Recreation Vehicle/Boat Storage yard – only for neighborhood residents – not public
- 3) Amenities

Common area uses as defined in this section are also allowed.

C. General Requirements

All uses permitted in the TOLL PD District shall conform to the following standards:

	One-family Dwelling (40ft)	One-family Dwelling (50ft)	One-family Dwelling (60ft)	One-family Dwelling (70ft)
Minimum Lot Area	4000 SF/DU	5,000 SF/DU	6,000 SF/DU	7,000 SF/DU
Minimum Lot Width	40 feet	50 feet	60 feet	70 feet
Minimum Front Yard	<i>Note 1</i>	<i>Note 1</i>	<i>Note 1</i>	2 <i>Note 1</i>
Minimum Side Yard	5 feet	5 feet	5 feet	5 feet
Minimum Rear Yard	20 feet	20 feet	20 feet	20 feet
Height	35 feet	35 feet	35 feet	35 feet
Density	9 DU/Acre	8 DU/Acre	7 DU/Acre	6 DU/Acre

Note 1 - Front yard setbacks for detached residential lots may be reduced to 15ft as measured from a front property line only if the home is to be accessed from a rear "alley" road.

DU = Dwelling Units

*** Acreage per dwelling unit (DU) is based on the developable area.
See definition in Section F.**

Off-street parking and loading

All uses in this district shall meet all standards set forth in City of Kingsland Ordinance pertaining to off-street parking, loading and other requirements. Single family residential shall have a minimum of 2 off-street parking spaces.

Signs

Signs shall be permitted in this district as provided in the City of Kingsland Zoning Ordinance. Signs for commercial uses in commercial areas will conform to the requirements for Section 714 - Freeway Commercial. Residential signs shall conform to the appropriate section of the zoning ordinance based on the land use.

Preliminary Plat Approval

All uses within this district shall be required to apply for Preliminary Plat Approval and shall comply the City of Kingsland Zoning Ordinance

D. Land Use Table

Overall Land Uses for the TOLL PD District shall not exceed the following:

Land Use	Total
Single Family Residential	65 ac
<i>Parcel 095 025</i>	<i>65 ac</i>

**SEE THE ZONING MAP EXHBIT FOR AREAS*

E. Exceptions to the City of Kingsland Zoning Ordinance and Subdivision Regulations

The project is a planned (PD-R1) residential development. The nature of the development and the creation of a PD – Planned Development District, provide the opportunity to modify certain portions of the development ordinance. This section details the changes to City of Kingsland Ordinances.

F. Definitions of Land Use Terms and Density Terms

1. In the absence of a term definition in this Zoning Master Plan, “Definitions” of the Kingsland City Zoning Ordinance included herein as an Appendix shall apply in the interpretation of this Zoning Master Plan. The locations of specific land uses are described on the Zoning Master Plan, and detailed by Land areas in this text.

2. Open Space

Total open space for the PD District shall be calculated for the boundary of the project and not on a site specific basis for each phase of the project. Open space and common areas are not specifically addressed on the Zoning Master Plan. The project contains freshwater wetlands under the Jurisdiction of the U.S. Army Corps of Engineers that will be included in all open space or common area assessments. Landscaping shall be introduced at entranceways, along major circulation routes, and within the passenger vehicle parking areas.

3. Roads

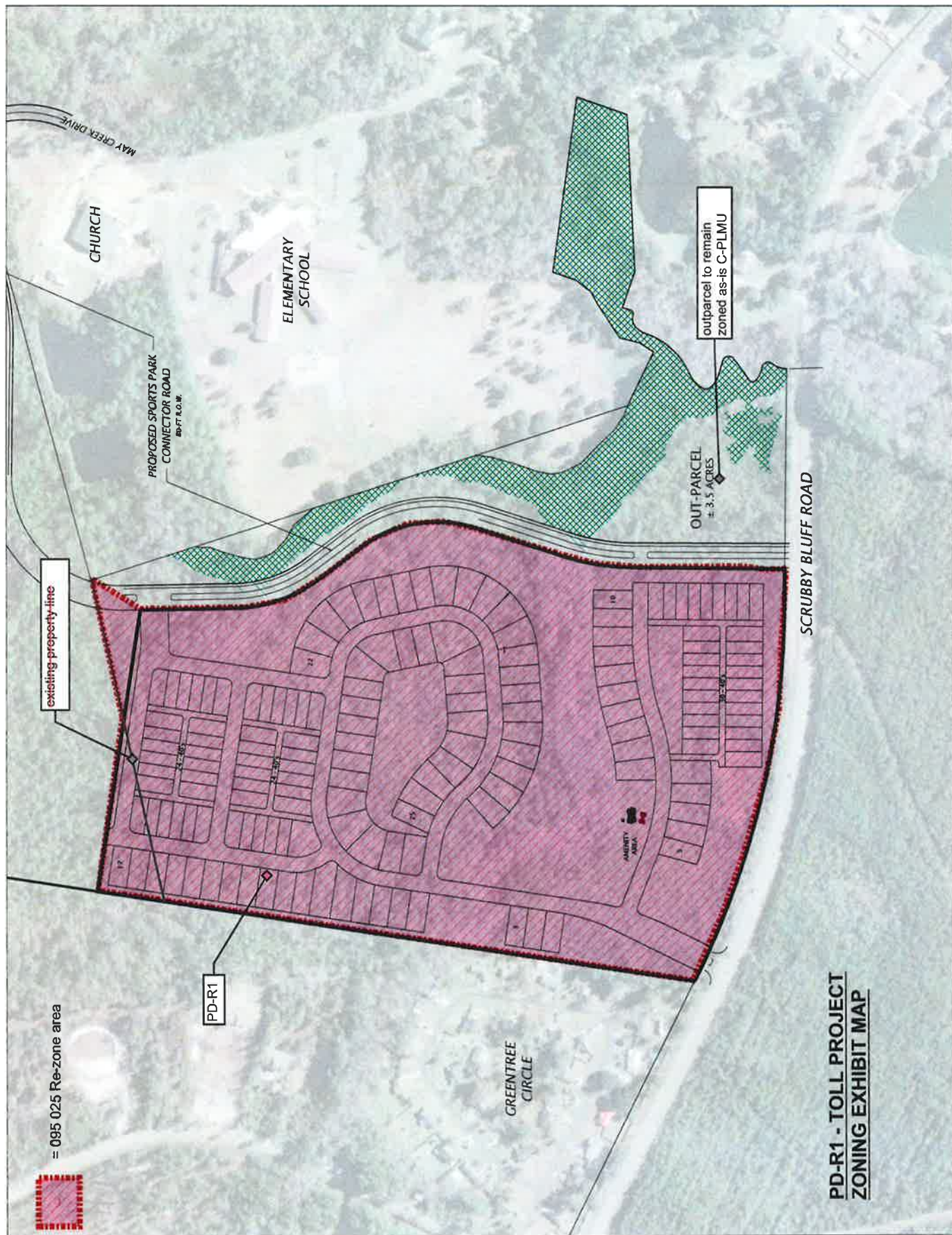
The project shall have roads designed to the standards of the City of Kingsland Design guidance and Regulations. Roads indicated on the Zoning Master Plan are subject to modification at the time of Preliminary and Final Plat approval based on final lot layout, specific soil conditions, environmental concerns, wetlands, and physical constraints and design parameters.

4. Setbacks and Buffers

Setbacks and buffers shall meet the minimum requirement established herein and shall apply to the perimeter of the project only; provided, however, that any required wetlands and salt marsh jurisdictional setbacks shall apply according to law throughout the project. Setbacks and buffers internal to the project shall be established at the time Development Plan approval.

5. Developable Area

This area refers to the upland portion of the property that is not within an unmitigated jurisdictional wetland or within a power/transmission easement.









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January 30, 2013

LEGAL DESCRIPTION PARCEL J, MAY CREEK AREA

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE CITY OF KINOSLAND, 166TH O.M. DISTRICT, CAMDEN COUNTY, GEORGIA (BEING A PORTION OF TRACT "C", AS SHOWN ON PLAT RECORDED IN PLAT CABINET 1, FILE NUMBER 16-D, PUBLIC RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SCRUBBY BLUFF ROAD (A 100 FOOT RIGHT-OF-WAY), SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 1, GREENTREE SUBDIVISION (ACCORDING TO PLAT RECORDED IN PLAT DRAWER 1, MAP NUMBER 154, PUBLIC RECORDS OF SAID COUNTY), AND RUN NORTH 66°-42'-00" EAST ALONG THE EASTERLY LINE OF LAST MENTIONED GREENTREE SUBDIVISION TO AND ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF OLIVER OLEN WOOTEN (ACCORDING TO DEED RECORDED IN DEED BOOK 1674, PAGE 677, PUBLIC RECORDS OF SAID COUNTY), A DISTANCE OF 1726.30 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF GROSS TIMBER & LAND, LLC (ACCORDING TO DEED RECORDED IN DEED BOOK 1411, PAGE 22-34, PUBLIC RECORDS OF SAID COUNTY) SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF TRACT B (ACCORDING TO PLAT RECORDED IN PLAT CABINET 1, FILE NUMBER 16-D, PUBLIC RECORDS OF SAID COUNTY); RUN THENCE NORTH 74°-47'-00" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED TRACT B, A DISTANCE OF 1691.57 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF SOUTHEAST COMMUNITY CHURCH, INC. (ACCORDING TO DEED RECORDED IN DEED BOOK 1430, PAGE 151, PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH 18°-07'-00" EAST ALONG THE WESTERLY LINE OF LAST MENTIONED SOUTHEAST COMMUNITY CHURCH, INC. TO AND ALONG THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF CAMDEN COUNTY BOARD OF EDUCATION (ACCORDING TO DEED RECORDED IN DEED BOOK 490, PAGE 159-165, PUBLIC RECORDS OF SAID COUNTY), A DISTANCE OF 1845.63 FEET TO A POINT; RUN THENCE SOUTH 64°-18'-34" EAST ALONG A SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 194.63 FEET TO A POINT; RUN THENCE NORTH 33°-34'-41" EAST ALONG A SOUTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 54.71 FEET TO A POINT; RUN THENCE NORTH 35°-37'-03" EAST ALONG A SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 65.99 FEET TO A POINT; RUN THENCE NORTH 36°-34'-34" EAST ALONG A SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 84.50 FEET TO A POINT; RUN THENCE NORTH 55°-55'-04" EAST ALONG A SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 48.11 FEET TO A POINT; RUN THENCE NORTH 61°-

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41°-34" EAST ALONG A SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 46.37 FEET TO A POINT; RUN THENCE NORTH 33°-37'-46" EAST ALONG A SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 61.63 FEET TO A POINT; RUN THENCE NORTH 18°-30'-45" EAST ALONG A SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 62.22 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT 4, MAY CREEK, PHASE 5 (ACCORDING TO PLAT RECORDED IN PLAT DRAWER 22, MAP NUMBER 38, PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH 81°-57'-32" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED MAY CREEK, PHASE 5, A DISTANCE OF 577.78 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT 7, MAY CREEK SUBDIVISION (ACCORDING TO PLAT RECORDED IN PLAT DRAWER 3, MAP NUMBER 87, PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH 35°-09'-55" WEST ALONG THE WESTERLY LINE OF LAST MENTIONED MAY CREEK SUBDIVISION, A DISTANCE OF 171.46 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 1, MAY LAKE SUBDIVISION (ACCORDING TO PLAT RECORDED IN PLAT CABINET 2, FILE NUMBER 191-A, PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH 87°-15'-22" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED MAY LAKE SUBDIVISION, A DISTANCE OF 513.47 FEET TO A POINT; RUN THENCE NORTH 71°-01'-26" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED MAY LAKE SUBDIVISION, A DISTANCE OF 125.0 FEET TO A POINT LYING ON THE CENTERLINE OF MAY BRANCH, RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE CENTERLINE OF MAY BRANCH, A DISTANCE OF 125 FEET, MORE OR LESS, TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED SCRUBBY BLUFF ROAD (A 100 FOOT RIGHT-OF-WAY); RUN THENCE NORTH 89°-49'-00" WEST ALONG THE LAST MENTIONED NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 783.9 FEET, MORE OR LESS, TO A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED NORTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2813.72 FEET, A CHORD DISTANCE OF 1254.29 FEET TO THE POINT OF BEGINNING, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 76°-46'-00" WEST.

THE LAND THUS DESCRIBED CONTAINS 79.1 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

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