CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA ● JUNE 9, 2025

Regular Meeting | **City Council Chamber** | **6:00 PM**

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

I. PUBLIC HEARING - STARTS AT 6:00PM

1. Public Hearing for the Purpose of Considering an Alcohol License for Paola Pena with La Islita, LLC

Paola Pena with La Islita, LLC has applied for an Alcohol License for the sale of beer/wine/liquor by the drink to be consumed on the premises. The business is located at 1010 East King Avenue, Suite C.

2. Public Hearing for the Purpose of Considering an Alcohol License for Juan Corporan with Culinary Highest Intuition, LLC.

Juan Corporan with Culinary Highest Intuition, LLC has applied for an Alcohol License for the sale of beer/wine by the drink to be consumed on the premises. The business is located at 980 East King Avenue, Suite A.

3. Public Hearing for the Purpose of Considering an Alcohol License for Sadaetirs Smith with Queen Dees Court & Event Planning

Saeaetirs Smith with Queen Dees Court & Event Planning has applied for an Alcohol License for the sale of beer/wine/liquor by the drink to be consumed on the premises. The business is located at 505 South Lee Street.

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. Approval of: Home Occupation - 105 East Lilly Street - 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.

Planning Commission recommends approval.

2. Approval of: Home Occupation - 200 Carrington Court - 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

Planning Commission recommends approval.

3. Approval of: Annexation Ordinance 2025-15 and Zoning Designation - 889 Martin Luther King, Jr. Boulevard - Parcel 082D02 019A

Harrell Bailey, Executor for the estate of Mary Ann Fuller has applied for the Annexation of Parcel 082D02 019A containing approximately 1.91 acres located at 889 Martin Luther King, Jr. Boulevard 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).

Planning Commission recommends approval.

4. Approval of: Re-Zoning and PD Approval - Parcel 095 025

Bill Gross, with Scrubby Bluff Holdings, LLC has applied for a re-zoning of parcel 095 025 containing approximately 75 acres located on the north side of Scrubby Bluff Road. 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.

Planning Commission recommends approval.

IX. NEW BUSINESS

1. Approval of: Alcohol License for Paola Pena with La Islita, LLC

Paola Pena with La Islita, LLC has applied for an Alcohol License for the sale of beer/wine/liquor by the drink to be consumed on the premises. The business is located at 1010 East King Avenue, Suite C.

2. Approval of: Alcohol License for Juan Corporan with Culinary Highest Intuition, LLC.

Juan Corporan with Culinary Highest Intuition, LLC has applied for an Alcohol License for the sale of beer/wine by the drink to be consumed on the premises. The business is located at 980 East King Avenue, Suite A.

3. Approval of: Alcohol License for Sadaetirs Smith with Queen Dees Court & Event Planning

Saeaetirs Smith with Queen Dees Court & Event Planning has applied for an Alcohol License for the sale of beer/wine/liquor by the drink to be consumed on the premises. The business is located at 505 South Lee Street.

4. Approval of: Intergovernmental Agreement with Camden County for Water and Wastewater Utility Easement Provision

Approval of an Intergovernmental Agreement between the City of Kingsland and Camden County granting the City a perpetual utility easement for existing water and wastewater infrastructure within unincorporated service areas, and authorizing continued operation, maintenance, and future expansion of those utility systems.

Staff recommends approval

5. Approval of: Ordinance 2025-14 - Use of the City's Rights of Way by Public and Private Utlitities

Consideration of an ordinance to amend Chapter 22, Article III, Section 22-63 of the City Code to establish requirements and regulations for the use of public and private utilities within City rights-of-way; to provide for compensation, liability, and relocation authority related to such use; and to clarify the City's jurisdiction over its public roads, highways, and rights-of-way.

Staff recommends approval

6. Bid Award: Architectural Design Services for Municipal Services Buildings

Architectural design services to renovate municipal buildings located at 531 North Lee Street to accommodate the relocation of finance, water/sewer administration, and housing and development departments. Architectural services include conceptual design, schematic design, construction documents, bidding, and construction management.

Staff recommends low bid, Ellis, Ricket and Associates, for a total cost of $34,450.

7. Approval of: Resolution 2025-07 - Greenspace Protection Plan

Adoption of Resolution No. 2025-07 approving the City of Kingsland’s Greenspace Protection Plan to promote non-structural stormwater management practices, encourage sustainable site design, and enhance environmental resilience through low-impact development and greenspace preservation.

Staff recommends approval

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: 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.)

(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: 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: 2353 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 **DATE** 4/29/25
CITY OF KINGSLAND

CITY MANAGER **DATE**
CITY OF KINGSLAND

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.

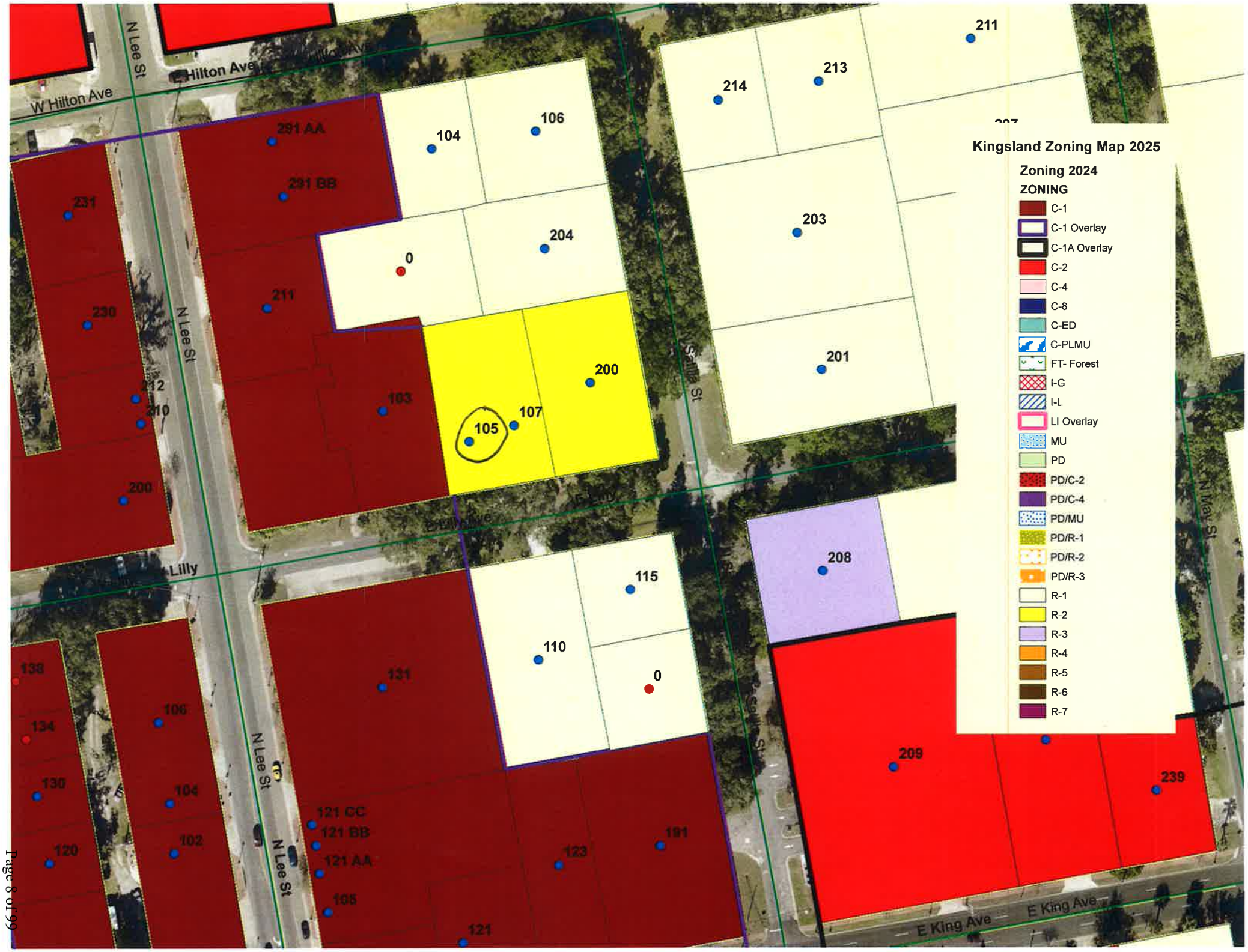
HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- 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 4/29/25

SIGNATURE OF APPLICANT **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
W Hilton Ave
Hilton Ave
N Lee St
Lilly
E Lilly
E King Ave
N May St
291 AA
291 BB
231
230
212
210
200
211
103
104
106
204
0
200
105
107
115
110
0
131
138
134
130
120
106
104
102
121 CC
121 BB
121 AA
105
121
123
191
208
209
239
201
203
214
213
211

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	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

Developed by SCHNEIDER 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

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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. Becasue 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

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- 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:** MGwheel30@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: 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: **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.**

_____ 4/21/25
PLANNING DIRECTOR **DATE**
CITY OF KINGSLAND

_____ _____
CITY MANAGER **DATE**
CITY OF KINGSLAND

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Matthew Wheeler

ADDRESS: 200 Carrington Ct

CITY: Kingsland **STATE:** GA **ZIP:** 31548

PHONE:(W/C) 674-2174 **FAX:**( ) **E-MAIL:** MGWheel30@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.

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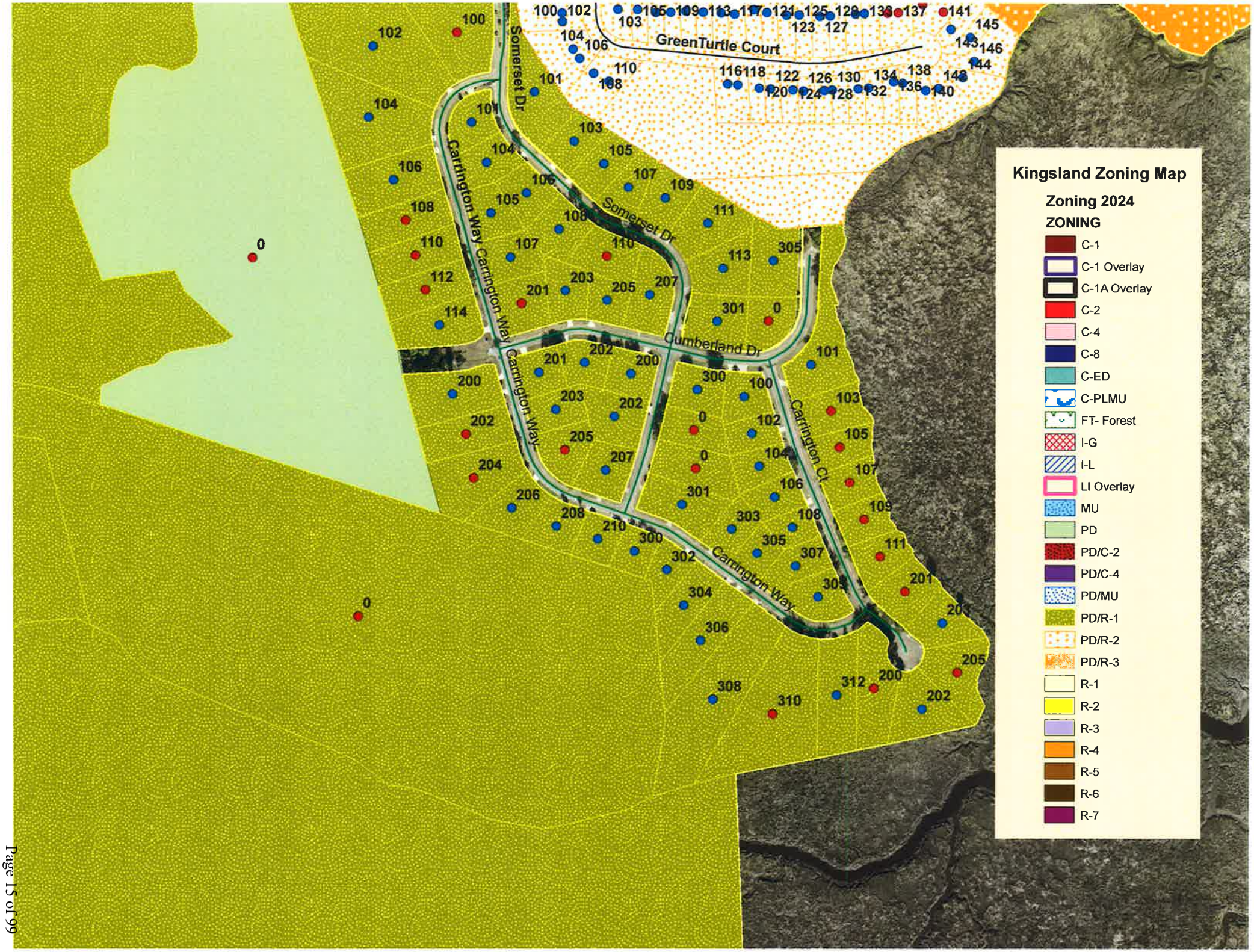
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall 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 **DATE** 4-8-25


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
GreenTurtle Court
Somerset Dr
Carrington Way
Carrington Ct
Cumberland Dr

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

(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: 4/22/2025
Last Data Uploaded: 4/21/2025 7:22:50 PM

Developed by SCHNEIDER GEOSPATIAL

ORDINANCE NO. 2025-15

AN ORDINANCE TO ANNEX A 1.91 ACRE TRACT OF LAND, OWNER ESTATE OF MARY ANN FULLER

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

WHEREAS, The Estate of Mary Ann Fuller, by Harrell Bailey, Executor, owns the tract of land located at 889 Martin Luther King, Jr. Boulevard, otherwise described as map and parcel 082D02 019A consisting of a total of 1.91 acres, to be annexed into the City of Kingsland, which is currently has one single family residential unit on the property.

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 The Estate of Mary Ann Fuller and that it be zoned R-4 (Single Family Mobile Home)

Adopted and approved this 9th day of June, 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: 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

June Agenda

240131

APPLICATION TO CITY OF KINGSLAND, GEORGIA
TO ANNEX LANDS/ DE-ANNEX

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map 082, Block D 02, Parcel 019A, 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)

MARTIN HADAD
Notary Public - State of Michigan
County of Oakland
My Commission Expires Nov 2, 2029
Acting in the County of Oakland

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

FILING INFORMATION

LEGEND

- ● DENOTES FD. 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ■ DENOTES FD. CONC. MON.
- ○ DENOTES SET 1/2" REBAR
- R/W – RIGHT-OF-WAY
- P.C. – POINT OF CURVATURE
- P.T. – POINT OF TANGENCY
- P.R.C. – POINT OF REVERSE CURVATURE
- RAD – RADIUS
- (r) – RADIAL
- (ch) – CHORD
- B.R.L. – BUILDING RESTRICTION LINE
- ID = IDENTIFICATION
- D.B. – DEED BOOK
- PG. – PAGE
- P.B. – PLAT BOOK
- P.D. – PLAT DRAWER
- P.C.C. – POINT OF COMPOUND CURVATURE
- ARC – ARC LENGTH
- ID – IDENTIFICATION
- FD. = FOUND
- L.B. = LICENSED BUSINESS
- CONC. = CONCRETE
- MON. = MONUMENT

vicinity map (nts)

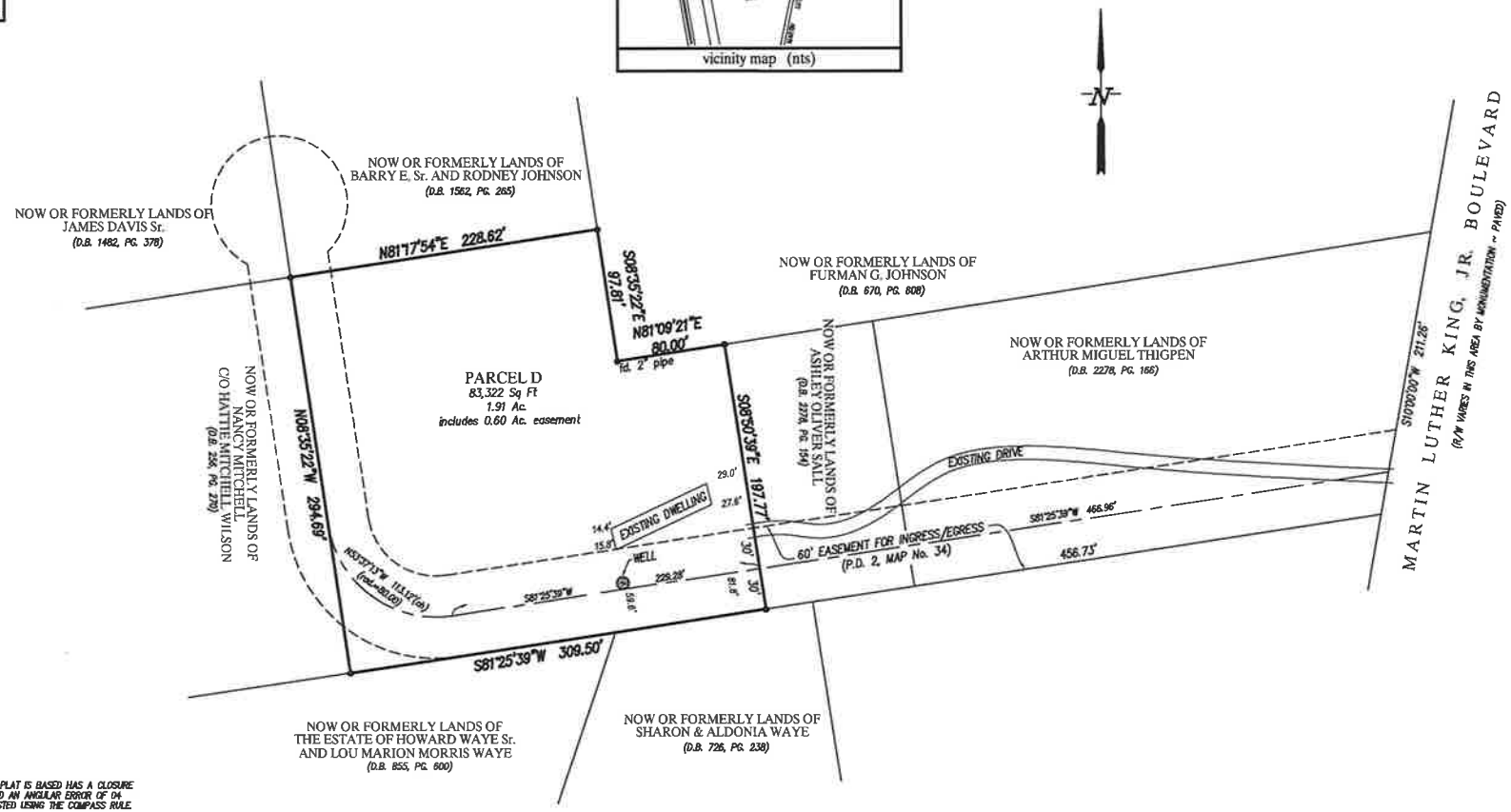
MAP TO SHOWBOUNDARY SURVEY OF

PARCEL "D" OF THE WAY ESTATES, 1606th G.M.D., CAMDEN COUNTY, GEORGIA

(ACCORDING TO PLAT RECORDED IN P.D. 2, MAP No. 34, PUBLIC RECORDS OF CAMDEN COUNTY)

FOR: ESTATE OF MARY ANN FULLER ET AL

CAMDEN COUNTY TAX PARCEL No. 082D02 019A



CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,210 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 80,560 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
LINEAR: BRX 7 ANGULAR: BRX 7

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S81°25'39"W FOR THE S'LY LINE OF OF SAID PROPERTY, ACCORDING TO PLAT RECORDED IN PB.2, PG. 34.
2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
3.) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A FORMAL TITLE REVIEW.
4.) SUBJECT PROPERTY IS CURRENTLY ZONED A-F
5.) SUBJECT PROPERTY CONTAINS 1.91 ACRES (4 LOTS) AND INCLUDES 0.58 Ac. OF EASEMENT.

SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED IS LISTED HEREON. SUCH APPROVALS, AFFIRMATIONS OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO THE INTENDED USE OF THIS PARCEL. FURTHERMORE, THE SIGNING LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAP No. 13039C0379G, COMM No. 130262, PANEL No. 0379, SUFFIX G, DATED: 12-21-2017 FOR: CAMDEN COUNTY, GEORGIA.

I HEREBY CERTIFY THAT THE ABOVE PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS ARE LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID PROPERTY, EXCEPT AS SHOWN.

THIS MAP NOT VALID UNLESS THIS PRINT BEARS THE SEAL OF THE SIGNING SURVEYOR.

DWG. No. SD-1-2525-03-25
CAD FILE: BSI\CAD\CAMDEN\BSIMARTINLUTHERKING.DWG

DWN. BY: G.D. CKD. BY: R.B.

BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
(912) 882-6094
(912) 878-2544
LICENSED SURVEY FIRM No. 1267
ROBERT R. BENNETT
REGISTERED SURVEYOR No. 2893 GA.

F.B.: BSI digital
SURVEY DATE: 03-24-25 PLAT DATE: 03-31-25 SCALE: 1" = 60'

0' 30' 60' 120'

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE GEORGIA SUPERIOR COURT OF CLERKS COOPERATIVE AUTHORITY AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

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° 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° 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° 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° 25' 39" West parallel to and 30.0 feet (as measured at right angles) northerly of last mentioned southerly line, a distance of 696.34 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° 34' 52" West; run thence North 8° 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., in the 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 the 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° 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° 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° 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° 35' 22" West, a distance of 294.69 feet to a 1/2-inch iron pipe (set); run thence North 81° 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° 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° 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° 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° 25' 39" West along last mentioned southerly line, a distance of 309.50 feet to the Point of Beginning.

SEP 26 2016

Recorded _____

EXECUTOR'S DEED

STATE OF GEORGIA
COUNTY OF CAMDEN

THIS CONVEYANCE made the [illegible] day of August, Two Thousand Fifteen, from

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 ¼ undivided interest as Tenants in Common

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

WITNESSETH: THAT WHEREAS, **BESSIE MAE BAILEY**, late of Camden County, Georgia, died testate a resident of said County and State on September 5, 2012 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

Witness

Notary Public, State of Georgia
My Commission Expires

NOTARY PUBLIC
CAMDEN COUNTY, GA

(L.S.)
HARRELL LEE BAILEY
As Executor of the Estate of BESSIE MAE BAILEY, Deceased

CLERK'S NOTE CONTINUE NEXT PAGE

qPublic.net™ Camden County, GA

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 District	42 UNINCORPORATED SERVICE 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

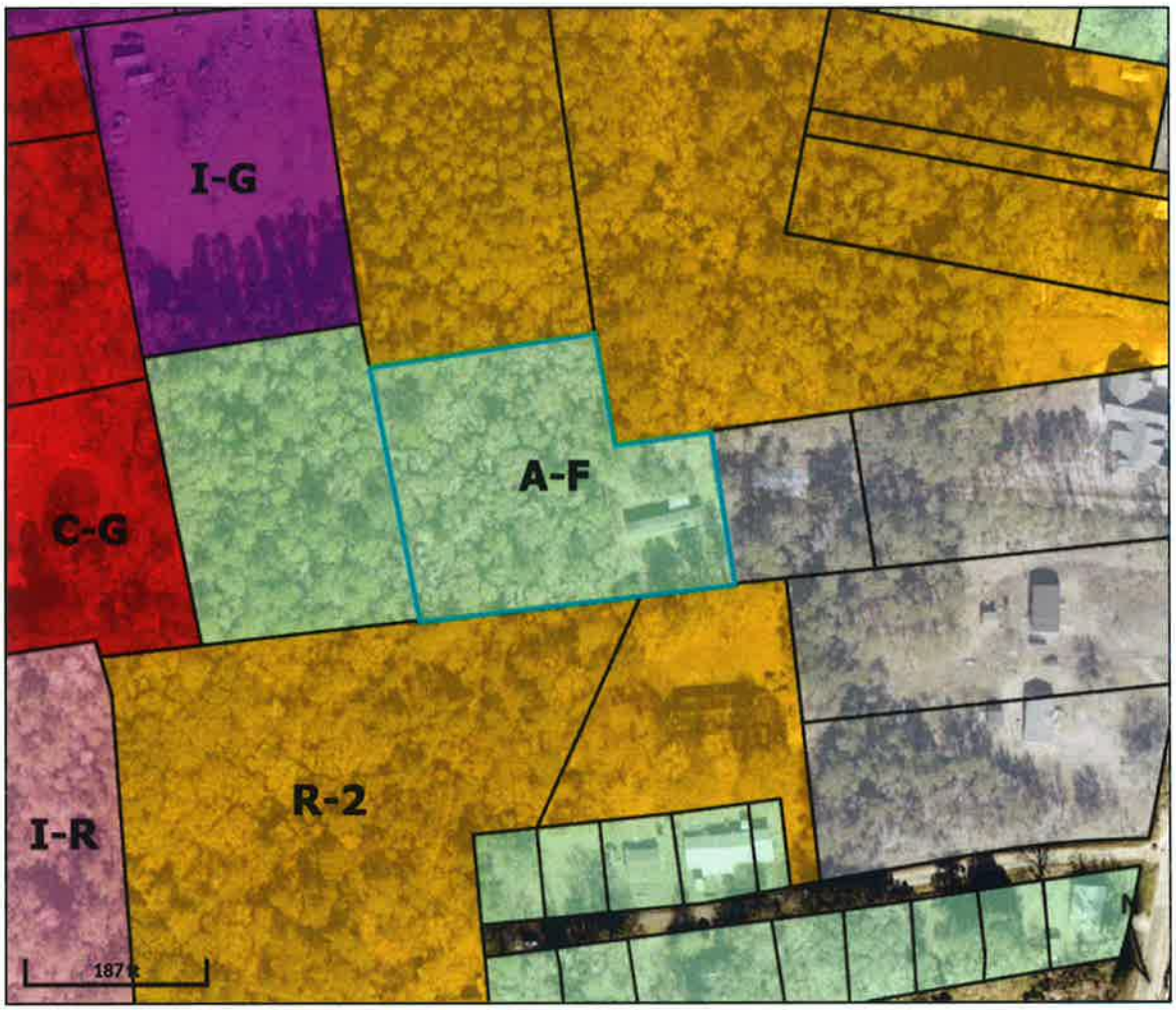
Last 2 Sales

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	**Owner**	ESTATE OF MARY ANN FULLER ET AL 33 FOXBORO DRIVE ROCHESTER, MI 48309	**Last 2 Sales**			
Class Code	Residential			**Date**	**Net Price**	**Reason**	**Qual**
Taxing District	42 UNINCORPORATED SERVICE DIST			8/6/2015	0	ES	U
	42 UNINCORPORATED SERVICE DIST	**Physical Address**	889 MARTIN LUTHER KING JR BLVD	n/a	0	n/a	n/a
Acres	1.91	**Assessed Value**	Value $33881				

(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 & 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

(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 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**, 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.

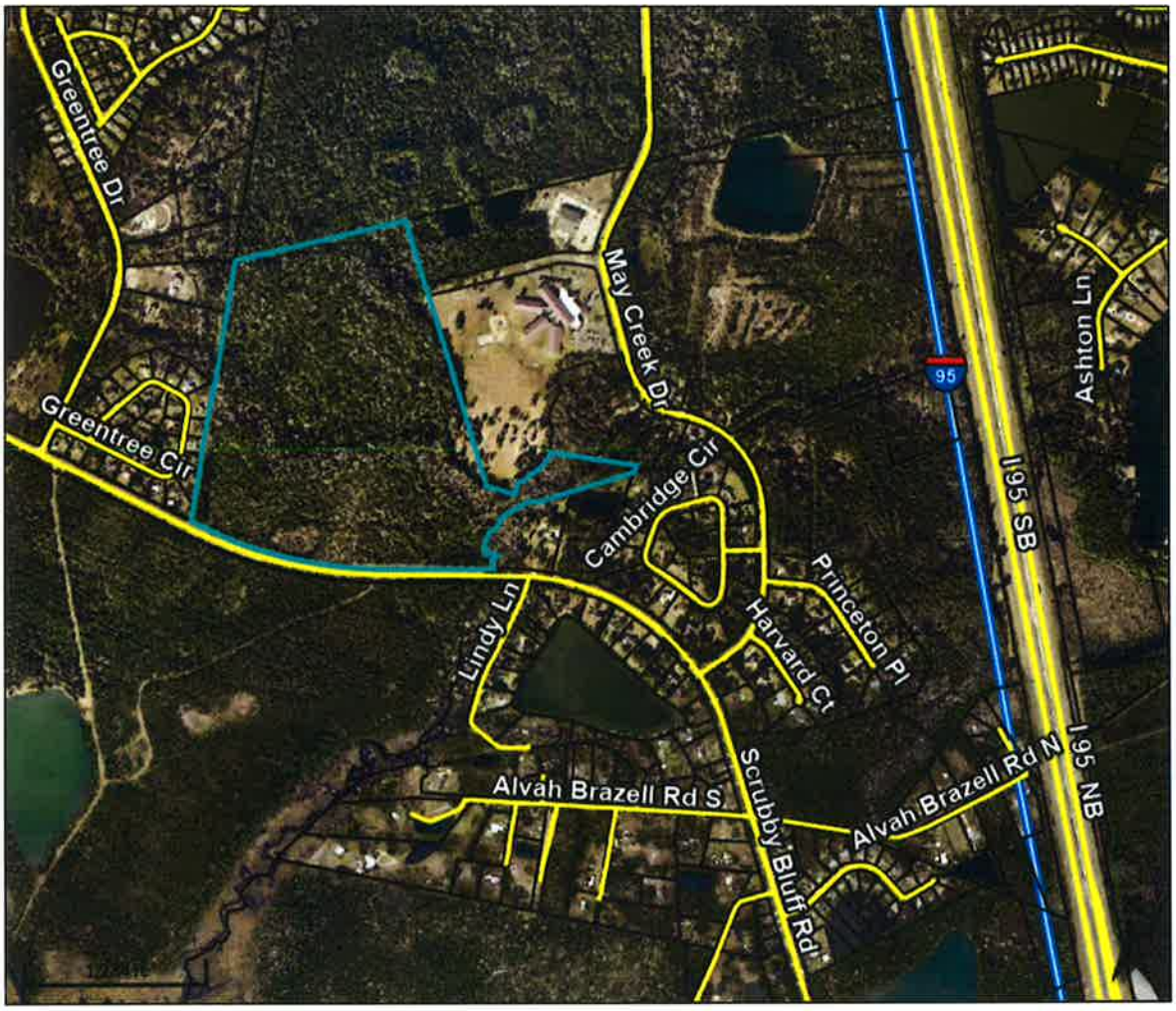
RECEIPT

Submission fee for rezoning received from W. H. Gross Construction
in the amount of $ 450.00**.**

City of Kingsland

BY: _____ **Date:** 5/7/25
Planning & Zoning Administrator

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)

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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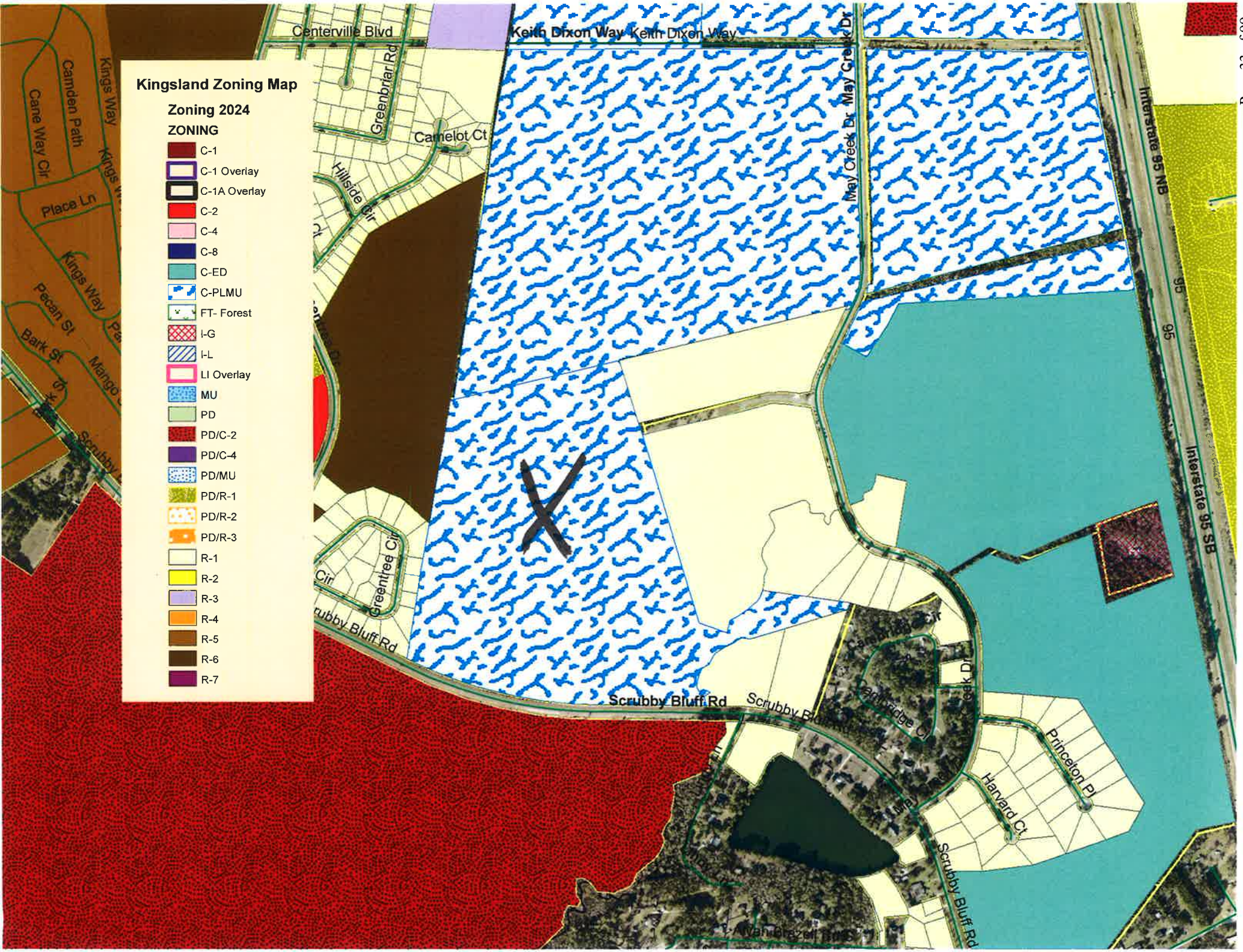
Kingsland Zoning Map
Zoning 2024
ZONING
C-1
C-1 Overlay
C-1A Overlay
C-2
C-4
C-8
C-ED
C-PLMU
FT- Forest
I-G
I-L
LI Overlay
MU
PD
PD/C-2
PD/C-4
PD/MU
PD/R-1
PD/R-2
PD/R-3
R-1
R-2
R-3
R-4
R-5
R-6
R-7
Centerville Blvd
Keith Dixon Way
Keith Dixon Way
May Creek Dr
May Creek Dr
Greenbriar Rd
Camelot Ct
Hillside Cir
Greentree Cir
Scrubby Bluff Rd
Scrubby Bluff Rd
Scrubby Bluff Rd
Interstate 95 NB
Interstate 95 SB
95
95
Princeton Pl
Harvard Ct
Kings Way
Camden Path
Cane Way Cir
Place Ln
Pecan St
Bark St
Mango

TOLL PD-R1
Kingsland, Georgia

PLANNED DEVELOPMENT

REZONING APPLICATION

With Land Use Plan and Development Standards

Prepared for:
WH Gross

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 will 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 plating 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	*Note 1*	*Note 1*	*Note 1*	2 *Note 1*
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 <u>developable area</u>. See definition in Section F.**

<u>Off-street parking and loading</u>

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**
Parcel 095 025	*65 ac*

**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

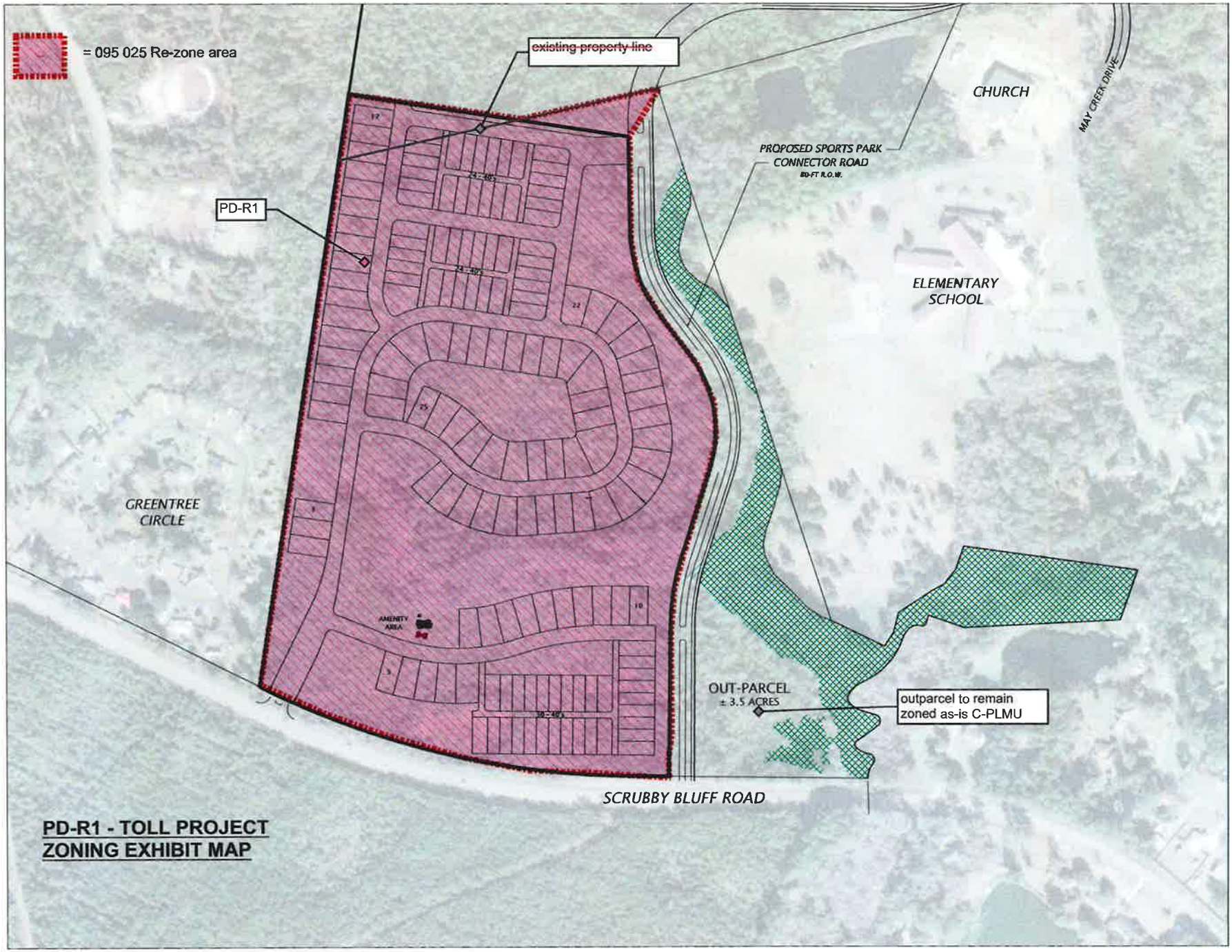
   The project shall have roads designed to the standards of the City of Kingsland Design guidance and Regulations. Roads indicated on the Zoning Master Plan are subject to modification at the time of Preliminary and Final Plat approval based on final lot layout, specific soil conditions, environmental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

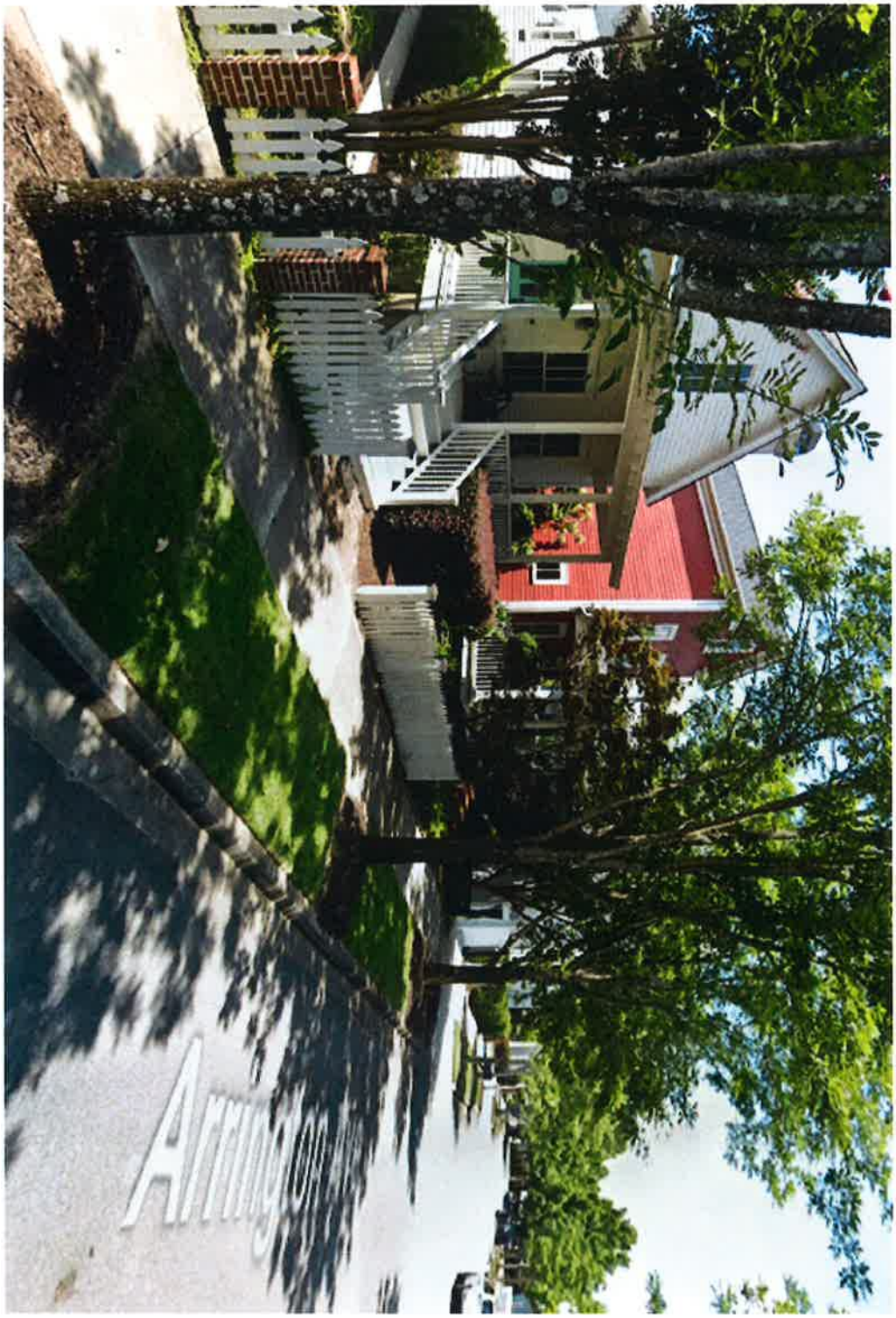
4. Setbacks and Buffers

   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.


= 095 025 Re-zone area
existing property line
PD-R1
CHURCH
MAY CREEK DRIVE
PROPOSED SPORTS PARK
CONNECTOR ROAD
80-FT R.O.W.
ELEMENTARY
SCHOOL
GREENTREE
CIRCLE
AMENITY
AREA
OUT-PARCEL
± 3.5 ACRES
outparcel to remain
zoned as-is C-PLMU
SCRUBBY BLUFF ROAD
PD-R1 - TOLL PROJECT
ZONING EXHIBIT MAP


Arring

Groesbeck

Arrington Ave

FILED
02:10 PM
6/21/2016
CAMDEN COUNTY
JOY LYNN TURNER
CLERK

BK D27 PG 18

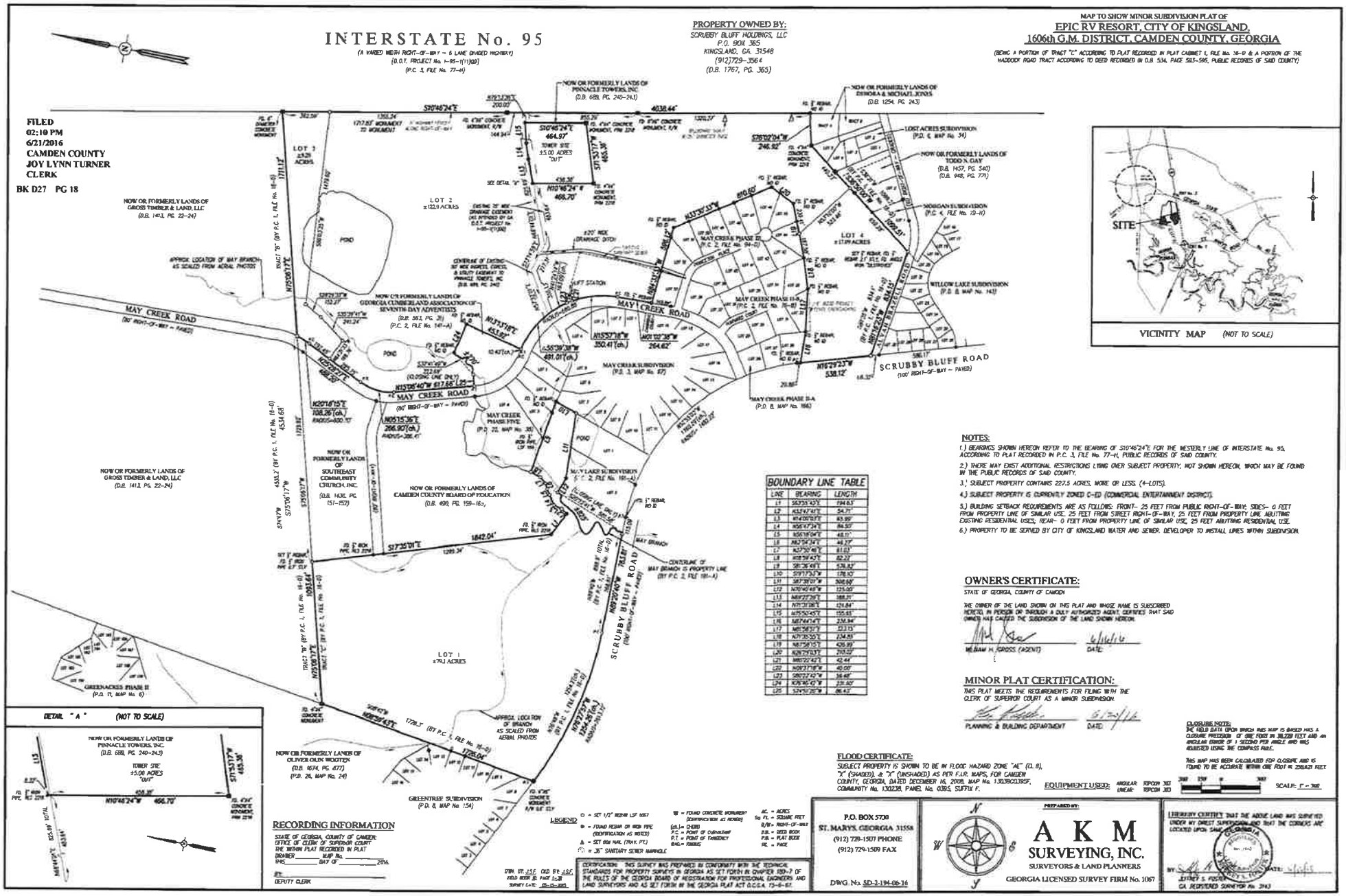
INTERSTATE No. 95

(A VARIED WIDTH RIGHT-OF-WAY ~ 6 LANE DIVIDED HIGHWAY)
(D.O.T. PROJECT No. I-95-1(11)92)
(P.C. 3, FILE No. 77-4)

PROPERTY OWNED BY:
SCRUBBY BLUFF HOLDINGS, LLC
P.O. BOX 365
KINGSLAND, GA. 31548
(912)729-3564
(D.B. 1767, PG. 365)

MAP TO SHOW MINOR SUBDIVISION PLAT OF
EPIC RV RESORT, CITY OF KINGSLAND,
1606th G.M. DISTRICT, CAMDEN COUNTY, GEORGIA

(BEING A PORTION OF TRACT "C" ACCORDING TO PLAT RECORDED IN PLAT CABINET L, FILE No. 16-0 & A PORTION OF THE HADDOCK ROAD TRACT ACCORDING TO DEED RECORDED IN D.B. 534, PAGE 595-595, PUBLIC RECORDS OF SAID COUNTY)



VICINITY MAP (NOT TO SCALE)

BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
L1	S63°35'43"E	194.63'
L2	N33°47'41"E	54.71'
L3	N14°00'15"E	63.99'
L4	N56°07'34"E	84.50'
L5	N56°18'04"E	48.11'
L6	N62°34'24"E	44.21'
L7	N37°50'48"E	61.03'
L8	N08°59'42"E	62.22'
L9	S81°26'49"E	576.32'
L10	S09°17'53"W	178.10'
L11	S67°28'01"W	306.69'
L12	N70°40'49"W	175.07'
L13	N49°27'26"E	388.21'
L14	N71°31'38"E	124.84'
L15	N15°52'45"E	155.65'
L16	N67°47'47"E	230.94'
L17	N85°58'57"E	223.15'
L18	N71°35'30"E	234.85'
L19	N67°59'15"E	426.99'
L20	N28°17'03"E	293.02'
L21	N80°22'42"E	42.44'
L22	N09°31'18"W	40.00'
L23	S80°22'42"W	36.48'
L24	N76°46'12"W	231.80'
L25	S24°51'25"W	86.42'

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S10°46'24"E FOR THE WESTERLY LINE OF INTERSTATE No. 95, ACCORDING TO PLAT RECORDED IN P.C. 3, FILE No. 77-4, PUBLIC RECORDS OF SAID COUNTY.

2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER SUBJECT PROPERTY, NOT SHOWN HEREON, WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.

3.) SUBJECT PROPERTY CONTAINS 227.5 ACRES, MORE OR LESS. (4-LOTS).

4.) SUBJECT PROPERTY IS CURRENTLY ZONED C-ID (COMMERCIAL ENTERTAINMENT DISTRICT).

5.) BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS: FRONT- 25 FEET FROM PUBLIC RIGHT-OF-WAY. SIDES- 0 FEET FROM PROPERTY LINE OF SIMILAR USE, 25 FEET FROM STREET RIGHT-OF-WAY, 25 FEET FROM PROPERTY LINE ABUTTING EXISTING RESIDENTIAL USES; REAR- 0 FEET FROM PROPERTY LINE OF SIMILAR USE, 25 FEET ABUTTING RESIDENTIAL USE.

6.) PROPERTY TO BE SERVED BY CITY OF KINGSLAND WATER AND SEWER. DEVELOPER TO INSTALL LINES WITHIN SUBDIVISION.

OWNER'S CERTIFICATE:

STATE OF GEORGIA, COUNTY OF CAMDEN

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION OF THE LAND SHOWN HEREON.

WILLIAM H. GROSS (AGENT) — DATE: 6/16/16

MINOR PLAT CERTIFICATION:

THIS PLAT MEETS THE REQUIREMENTS FOR FILING WITH THE CLERK OF SUPERIOR COURT AS A MINOR SUBDIVISION.

PLANNING & BUILDING DEPARTMENT — DATE: 6/20/16

FLOOD CERTIFICATE:

SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "AE" (EL 8), "X" (SHADED), & "X" (UNSHADED) AS PER F.I.R. MAPS, FOR CAMDEN COUNTY, GEORGIA, DATED DECEMBER 16, 2008, MAP No. 13039C0135F, COMMUNITY No. 130238, PANEL No. 0395, SUFFIX F.

EQUIPMENT USED: ANGULAR: TOPCON 303; LINEAR: TOPCON 303

CLOSURE NOTE: THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,239 FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 258,621 FEET.

SCALE: 1" = 300'

RECORDING INFORMATION

STATE OF GEORGIA, COUNTY OF CAMDEN:
OFFICE OF CLERK OF SUPERIOR COURT
THE WITHIN PLAT RECORDED IN PLAT DRAWER ____ MAP No. ____
THIS ____ DAY OF ____ 2016.

BY: ____
DEPUTY CLERK

LEGEND:
O = SET 1/2" REBAR LSF 1067
● = FOUND REBAR OR IRON PIPE (IDENTIFICATION AS NOTED)
A = SET RBA NAIL (TRAV. PT.)
(S) = 36" SANITARY SEWER MANHOLE
TB = FOUND CONCRETE MONUMENT (IDENTIFICATION AS NOTED)
(ch.)= CHORD
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
(RAD.)= RADIUS
AC. = ACRES
Sq. Ft. = SQUARE FEET
R/W= RIGHT-OF-WAY
D.B. = DEED BOOK
P.B. = PLAT BOOK
PG. = PAGE

DRW. BY: LSF; CKD. BY: LSF; FIELD BOOK: 25; PAGE: 1-28; SURVEY DATE: 05-05-2015

CERTIFICATION: THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

P.O. BOX 5700
ST. MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX

DWG. No. SD-2-194-06-16

PREPARED BY:
A K M SURVEYING, INC.
SURVEYORS & LAND PLANNERS
GEORGIA LICENSED SURVEY FIRM No. 1067

I HEREBY CERTIFY THAT THE ABOVE LAND WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS ARE LOCATED UPON SAID GROUND.

BY: ____ DATE: 6/16/16
JEFFREY S. FOSTER
GA. REGISTERED SURVEYOR No. 2943

AKM
SURVEYING, INC.
Surveyors & Land Planners

P.O. Box 5710
St. Marys, Georgia 31558
Phone: (912)729-1307
Fax: (912)729-1309
Email: akm_surveying@bellsouth.net

January 30, 2013

LEGAL DESCRIPTION PARCEL 1, MAY CREEK AREA

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE CITY OF KINGSLAND, 1606TH G.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 8, GREENTREE SUBDIVISION (ACCORDING TO PLAT RECORDED IN PLAT DRAWER 8, MAP NUMBER 154, PUBLIC RECORDS OF SAID COUNTY), AND RUN NORTH 68°-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 OLIN 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 1413, PAGE 22-24, 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 1093.97 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 66°-18'-34" EAST ALONG A SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 194.63 FEET TO A POINT; RUN THENCE NORTH 33°-24'-41" EAST ALONG A SOUTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 54.71 FEET TO A POINT; RUN THENCE NORTH 19°-37'-03" EAST ALONG A EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 65.99 FEET TO A POINT; RUN THENCE NORTH 56°-24'-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°-

AKM
SURVEYING, INC.
Surveyors & Land Planners

P.O. Box 5710
St. Marys, Georgia 31558
Phone: (912)729-1307
Fax: (912)729-1309
Email: akm_surveying@bellsouth.net

41'-34" EAST ALONG A SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 46.27 FEET TO A POINT; RUN THENCE NORTH 37°-27'-46" EAST ALONG A SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 61.03 FEET TO A POINT; RUN THENCE NORTH 18°-30'-43" EAST ALONG A EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 82.22 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 39°-09'-25" WEST ALONG THE WESTERLY LINE OF LAST MENTIONED MAY CREEK SUBDIVISION, A DISTANCE OF 175.46 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'-39" WEST ALONG LAST MENTIONED NORTHERLY LINE, A DISTANCE OF 125.0 FEET TO A POINT LYING IN THE CENTERLINE OF MAY BRANCH; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE CENTERLINE OF MAY BRANCH, A DISTANCE OF 825 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°-42'-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 1234.20 FEET TO THE POINT OF BEGINNING, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 76°-48'-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.

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

City Council Meeting Date: June 9, 2025

Agenda Item: Alcohol License

Summary: Paola Pena, with La Islita, LLC has applied for an alcohol license for her restaurant business located at 1010 E. King Ave. Suite C. The purpose of the alcohol license is for the sale of beer/wine/liquor by the drink to be consumed on the premises. No issues were found during the background and fingerprint checks.

Zoning: C-2 (General Commercial)

Staff Recommendation: **Chief of Police and the Planning Department Staff recommends approval of the Alcohol License.**

Scott L. Kimball

Planning & Zoning Director

License # 6094

City of Kingsland

Post Office Box 250, Kingsland, Georgia 31548
Phone: (912) 729-5613 Fax: (912)729-7618

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Application will not be accepted unless filled out completely.
(An investigation fee of $250.00 is due upon submittal.)

NOTE: *For on-premise sales and consumption of alcoholic beverages, you MUST meet the following requirements:*

(1) **Must be located within the proper zoning district;**
(2) **Eating establishments:**
(3) **Lounges located within hotels or motels where food is served and consumed: Must have a seating capacity of at least 50 people;**
(4) **Private Clubs or association of individuals organized for fraternal or charitable purposes, must have a membership of at least 25 members.**

The above requirements are more clearly defined in Sec. 3-3 of Ordinance 2003-23, as amended.

TYPE OF LICENSE APPLYING FOR: (Initial all that applies):

Malt Beverage (Beer) Retail
Packaged to Go: _____
Consumed on Premises: ✓

Wine Retail
Packaged to Go: _____
Consumed on Premises: ✓

Complimentary Beer/Wine Consumed on Premises _____
Intoxicating Liquor (distilled/Spirituous Liquors) By the Drink
Consumed on Premises ✓

Type of Business (Check one): ✓ Restaurant ____ Retail Store ____ Private Club
____ Hotel Lounge ____ Hotel In-Room Service ____ Bowling Alley
____ Golf Course/Club House ____ Temporary-Daily

Seating Capacity: 50 Zoning District: C-2

Before the undersigned attesting officer, duly authorized by law to administer oaths, personally appeared the undersigned applicant for a license or permit for the sale of alcoholic beverages in the City of Kingsland, Georgia, and, being first duly sworn, on oath, states that the information given, statements made, and questions answered in this application are true and correct:

1. State the official name under which the business or establishment to be licensed will be conducted:
La Islita, LLC - Paola Pena
Address of Applicant 1010 East King Avenue Kingsland, GA 31548 suite C
Phone Number: 912-674-6122
Applicant's Date of Birth [redacted] Race Hispanic

2. **State the business name under which the business or establishment to be licensed:**
La Islita LLC
Address: 1010 East king Avenue kingsland, GA 31548 suite C

3. **If applicant is a partnership of any kind, state the names, Social Security numbers, telephone Number and mailing addresses of all members of the partnership:**

4. **Attached a copy of partnership Agreement or Articles of Partnership to this Application.**

5. **If Applicant is a corporation, state the following:**

   (a) **Shareholders' names, Social Security numbers, telephone numbers, and addresses:**

   (b) **Officers' names, Social Security numbers, telephone numbers, and addresses:**
   President:
   Vice President:
   Secretary:
   Treasurer:

6. **If applicant is a corporation, attach a copy of the Articles of Incorporation:**

7. **State the name(s), Social Security number(s), telephone number(s), and mailing address (es) of any Persons or entities, other than those named above, who have any financial interest or beneficial ownership interest in the establishment or business to be licensed:**

N/A

8. **State the name(s), Social Security number(s), and mailing address(es) and birth date(s) of each Manger the establishment or business licensed:**

N/A

9. **State whether or not the above-named manager(s) has ever been convicted of a crime or has been the subject of an alcoholic beverage license suspension or revocation by the State of Georgia or any other city or jurisdiction:**

N/A

10. **If the response to the preceding was in the affirmative, state the date, nature, and name of said revoking or suspending body or agency:**

11. State whether or not the applicant and/or any of the officials, entities, or persons named above have ever been convicted of violating any ordinance, regulation, or law of any jurisdiction with regard to the sale or distribution of alcoholic beverages:

No

12. If your response to the preceding was in the affirmative, give a detailed description of such violation, including the name of the jurisdiction where the violation occurred:

13. State whether or not any of the individuals or entities identified above have been convicted of any crime and, if so, state a detailed description which includes the nature of the offense, date of conviction, and name of the jurisdiction:

No

14. If applicant or any of the individuals or entities named above holds an alcohol beverage license from any other jurisdiction or from the State of Georgia, state the name of each such jurisdiction and of the licensed location for any State license or attach a copy of each such license to this application.

Never

15. If the location for which the license is sought has been or is now licensed, state the name of the Business or establishment and the name of the license:

N/A

16. IF MY APPLICATION IS APPROVED, I CERITIFY:
(Please initial each of the following)

PL That I will abide by all the requirements of the City of Kingsland Code, law of the State of Georgia, and regulations of the State Department of Revenue.

PL That I will abide by the opening and closing hours and days on which sales are prohibited as set forth in the Kingsland Code.

PL That I will not attempt to transfer any license granted except under the terms and conditions as set forth in the City of Kingsland Code.

PL That the business in which I propose to sell alcoholic beverages to be consumed on the premises is not with 600 feet of any church, school ground, college campus, any business catering primarily to teenage persons, or any city-owned or city operated recreational facility (except as approved by council).

PL That if a license, as applied for, is granted, I will allow my business premises to be open to inspection at any time by City Officials authorized to conduct inspections of business premises.

PL That if I fail to comply with the City of Kingsland code, laws of the State of Georgia, or regulations of the Department of revenue, I understand that my license may be suspended and that no license fee paid shall be refundable.

PP That if a license for Malt Beverage or Wine Packaged to Go is issued to me, I will sell only in the original, unbroken packaged and will not allow alcoholic beverages to be consumed on premises.

PP That the building in which alcoholic beverages are to be sold has been completed according to the Southern Standard Building Code and evidence of ownership or a copy of the lease to said premises is attached hereto.

PP That I have never been convicted of any felony involving moral turpitude.

PP That I or any proposed employee have not been convicted for the violation of any law involving alcoholic beverages, gambling, or tax law violations. If yes, please list the names, type of conviction, and job title below.

17. List three references who are not family/relatives or current or future employees:

1. Modesto Algarin [redacted] 912-674-3831
   Name Phone
2. Nancy Lopez de Viot [redacted] 678-668-9194
   Name Phone
3. Edgaris Casey [redacted] 912-674-8143
   Name Phone

18. If at current address for less than three years, list previous address:

N/A

19. Have you ever been convicted of any felony? NO If sp please describe:

20. List any Alcoholic Beverages License currently held, include address and state):

None

21. List any Alcoholic Beverages Licenses previously held, include address and state):

None

22. Have you had any administrative sanctions brought against you by any state regulatory agency regarding alcohol sales? _____

None

The undersigned hereby stipulates and states that all statements given in this application are true and correct and made for the purpose of inducing aforesaid City to issue or renew said alcoholic beverage license(s). Applicant further states this document is sworn to and subscribed hereto with the full knowledge that any statement herein, given falsely shall constitute perjury and may result in the revocation of the license granted or the refusal to grant such license. The applicant agrees to comply and abide by the City's Alcoholic Beverage Ordinance.

Applicant further acknowledges that application must be fully completed at the time of filing and that applications may not be supplemented, amended, or revised after filing with the Clerk, except to correct misspelling or names.

APPLICANT HEREBY AGGREES AND CONSENTS PURSUANT TO PUBLIC LAW 93-579 OF THE PRIVACY ACT OF 1974, THE DISCLOSURE OF INFORMATION OBTAINED IN THIS APPLICATION MAY BE SUBMITTED TO ANY AGENCY OF THE CITY, COUNTY, STATE, AND FEDERAL GOVERNMENT FOR THE PURPOSES OF OBTAINING THE NECESSARY INFORMATION TO PROCESS THE APPLICATION.

INITIAL

PP I have read, understand, and will comply with all rules and regulations set forth in Ordinance No. 2003-23. (Available for viewing at City Hall, Kingsland Community Planning & Development Building, or online at www.kingslandgeorgia.com

Sworn to and subscribed to this May 1st day of May, 20 25

Paola Peña

Paola Peña

912-674-6122

APPLICANT (s)

WITNESS

NOTARY PUBLIC (SEAL)

CHALEYCIA WRIGHT
COMMISSION EXPIRES
NOTARY PUBLIC
MAY 24, 2027
CAMDEN COUNTY, GEORGIA

To be completed by City Officials

Recommendation of Planning Dir. ✓ Approve _____ Disapprove _____ Initials

Recommendation of Police Chief ✓ Approve _____ Disapprove _____ Initials

Recommendation of Building Insp. ✓ Approve _____ Disapprove _____ Initials

Date of Publication 5/8 + 5/15/25

Dates of Reading by Council 6/9/25

Council Voted to: _____ Approve _____ Disapprove _____ Initials

Date License Issued (subject to Council Approval): 6/10/25

Notice of the public hearing on the application for the license shall be published once a week for two weeks in the official newspaper of the city wherein legal advertisement are published. After the application is complete and all information is received by the license officer a public hearing will be scheduled on the application by the council. In addition, if the proposed location does not have an existing license a sign shall be posted by the license officer on premises at least 15 days prior to the public hearing.

Name-Based Criminal History Record Information Consent/Inquiry Form

I hereby give consent for the CITY OF KINGSLAND (Criminal Justice Agency) to conduct an inquiry and receive any Georgia criminal history record information pertaining to me which may be contained in the files of any state or local criminal justice agency in Georgia.

Full Name (print):	Paola Marina Pena Gutierrez		
Address	400 Carnegie Drive Saint Marys, GA 31548		
Sex Female	Race	Date of Birth	Social Security Number
Female	Hispanic	[redacted]	

☑ This authorization is valid for 90/180/_____ (circle one) days from date of signature.

☑ I, Paola Peña-Gutierrez give consent to the above named to perform periodic criminal history background checks for the duration of my employment with this company.

Paola Peña
Signature

5/1/2025
Date

Date of inquiry: 5-9-25 Time of inquiry: 11:07am Operator's initials: AUK

Purpose Code used: (check one)

✓	Employment (E) – Provides *Georgia* Criminal History Record Information
	Employment with Mentally Disabled (M) - Provides *Georgia* Criminal History Record Information
	Employment with Elder Care (N) - Provides *Georgia* Criminal History Record Information
	Employment with Children (W) - Provides *Georgia* Criminal History Record Information
	Public Records (P) – Provides *Georgia Felony Convictions* Only

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The inquiry resulted in the following: (check all that apply)

✓	No Georgia CHRI results available.
	Georgia CHRI attached/released.

✓	No NCIC/GCIC Warrant results available.
	Possible NCIC/GCIC Warrant. Contact Agency listed below.
Wanting Agency Name:	
Agency Telephone:	

Andria Klentzke TAC
Agency Designee Signature and Title

5-9-25
Date

Kingsland Police Department
111 South Seaboard Street
P.O. Box 250
Kingsland, GA 31548
Phone: 912-729-8254
Fax: 912-729-8628
www.KingslandGeorgia.com

Kingsland

Rick Evans, Chief of Police **Jason Seaward, Deputy Chief**

To: Scott Kimball, May 20, 2025

A background investigation was conducted for the Alcohol Beverage License application submitted by Paola Pena for 1010 East King Avenue, Kingsland, Ga 31548. The findings are:

A local criminal background check was conducted for Paola and no criminal history was located. There is no record of Paola having any negative contact with law enforcement with the Kingsland Police Dept. or any law enforcement in the region. An internet/social media search for Paola was done and I did not locate any information that would disqualify Paola from licensing.

I spoke with the two persons listed below as references on the application.

On 05/20/2025, I spoke with Nancy Lopez de Victoria, 678-668-9194. Nancy stated she has known Paola all her life from being a family friend. Nancy stated she knows of no reason why Paola should not be granted this application.

On 05/20/2025, I spoke with Edgaris Casey, 912-674-8143. Edgaris stated he has known Paola for approximately five years from being a family friend. Edgaris stated he knows of no reason why Paola should not be granted this application.

Based on the above information I believe Paola Pena is qualified for this alcohol license.
Respectfully,

Sergeant Kevonn McKenzie
Criminal Investigations Division
Office of Professional Standards
Kingsland Police Dept.
912-729-8260

License # 6091

City of Kingsland

Post Office Box 250, Kingsland, Georgia 31548
Phone: (912) 729-5613 Fax: (912)729-7618

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Application will not be accepted unless filled out completely.
(An investigation fee of $250.00 is due upon submittal.)

NOTE: *For on-premise sales and consumption of alcoholic beverages, you MUST meet the following requirements:*

(1) **Must be located within the proper zoning district;**
(2) **Eating establishments:**
(3) **Lounges located within hotels or motels where food is served and consumed: Must have a seating capacity of at least 50 people;**
(4) **Private Clubs or association of individuals organized for fraternal or charitable purposes, must have a membership of at least 25 members.**

The above requirements are more clearly defined in Sec. 3-3 of Ordinance 2003-23, as amended.

TYPE OF LICENSE APPLYING FOR: (Initial all that applies):

Malt Beverage (Beer) Retail
Packaged to Go: _____
Consumed on Premises: JC

Wine Retail
Packaged to Go: _____
Consumed on Premises: JC

Complimentary Beer/Wine Consumed on Premises _____
Intoxicating Liquor (distilled/Spirituous Liquors) By the Drink
Consumed on Premises _____

Type of Business (Check one): JC Restaurant ____ Retail Store ____ Private Club
____ Hotel Lounge ____ Hotel In-Room Service ____ Bowling Alley
____ Golf Course/Club House ____ Temporary-Daily

Seating Capacity: 55 Zoning District: C-2

Before the undersigned attesting officer, duly authorized by law to administer oaths, personally appeared the undersigned applicant for a license or permit for the sale of alcoholic beverages in the City of Kingsland, Georgia, and, being first duly sworn, on oath, states that the information given, statements made, and questions answered in this application are true and correct:

1. State the official name under which the business or establishment to be licensed will be conducted: Culinary highest intuition, LLC
Address of Applicant 980 E King Ave Suite A. Kingsland, GA 31548
Phone Number: 562-269-9259
Applicant's Date of Birth [redacted] Race W

2. **State the business name under which the business or establishment to be licensed:**
Culinary highest intuition
Address: 980 E King Ave suite A. Kingsland, GA 31548

3. **If applicant is a partnership of any kind, state the names, Social Security numbers, telephone Number and mailing addresses of all members of the partnership:**
N/A

4. **Attached a copy of partnership Agreement or Articles of Partnership to this Application.**

5. **If Applicant is a corporation, state the following:**

   (a) **Shareholders' names, Social Security numbers, telephone numbers, and addresses:**

   (b) **Officers' names, Social Security numbers, telephone numbers, and addresses:**
   President:
   Vice President:
   Secretary:
   Treasurer:

6. **If applicant is a corporation, attach a copy of the Articles of Incorporation:**

7. **State the name(s), Social Security number(s), telephone number(s), and mailing address (es) of any Persons or entities, other than those named above, who have any financial interest or beneficial ownership interest in the establishment or business to be licensed:**
N/A

8. **State the name(s), Social Security number(s), and mailing address(es) and birth date(s) of each Manger the establishment or business licensed:**
Maya Corporan [redacted], 1119 douglas DR Apt 151 Saint Marys, GA 31558, DOB: [redacted]

9. **State whether or not the above-named manager(s) has ever been convicted of a crime or has been the subject of an alcoholic beverage license suspension or revocation by the State of Georgia or any other city or jurisdiction:**
NONE

10. **If the response to the preceding was in the affirmative, state the date, nature, and name of said revoking or suspending body or agency:**

11. **State whether or not the applicant and/or any of the officials, entities, or persons named above have ever been convicted of violating any ordinance, regulation, or law of any jurisdiction with regard to the sale or distribution of alcoholic beverages:**

NONE

12. **If your response to the preceding was in the affirmative, give a detailed description of such violation, including the name of the jurisdiction where the violation occurred:**

N/A

13. **State whether or not any of the individuals or entities identified above have been convicted of any crime and, if so, state a detailed description which includes the nature of the offense, date of conviction, and name of the jurisdiction:**

NONE

14. **If applicant or any of the individuals or entities named above holds an alcohol beverage license from any other jurisdiction or from the State of Georgia, state the name of each such jurisdiction and of the licensed location for any State license or attach a copy of each such license to this application.**

NONE

15. **If the location for which the license is sought has been or is now licensed, state the name of the Business or establishment and the name of the license:**

N/A

16. **IF MY APPLICATION IS APPROVED, I CERITIFY:**
(Please initial each of the following)

JC **That I will abide by all the requirements of the City of Kingsland Code, law of the State of Georgia, and regulations of the State Department of Revenue.**

JC **That I will abide by the opening and closing hours and days on which sales are prohibited as set forth in the Kingsland Code.**

JC **That I will not attempt to transfer any license granted except under the terms and conditions as set forth in the City of Kingsland Code.**

JC **That the business in which I propose to sell alcoholic beverages to be consumed on the premises is not with 600 feet of any church, school ground, college campus, any business catering primarily to teenage persons, or any city-owned or city operated recreational facility (except as approved by council).**

JC **That if a license, as applied for, is granted, I will allow my business premises to be open to inspection at any time by City Officials authorized to conduct inspections of business premises.**

JC **That if I fail to comply with the City of Kingsland code, laws of the State of Georgia, or regulations of the Department of revenue, I understand that my license may be suspended and that no license fee paid shall be refundable.**

SC **That if a license for Malt Beverage or Wine Packaged to Go is issued to me, I will sell only in the original, unbroken packaged and will not allow alcoholic beverages to be consumed on premises.**

SC **That the building in which alcoholic beverages are to be sold has been completed according to the Southern Standard Building Code and evidence of ownership or a copy of the lease to said premises is attached hereto.**

SC **That I have never been convicted of any felony involving moral turpitude.**

SC **That I or any proposed employee have not been convicted for the violation of any law involving alcoholic beverages, gambling, or tax law violations. If yes, please list the names, type of conviction, and job title below.**

17. List three references who are not family/relatives or current or future employees:

1. Barclay Gerbner [redacted] 786-838-5011
   Name **Phone**
2. Vicky Moore [redacted] 912-467-9492
   Name **Phone**
3. Chef VAL [redacted] 10·456·6607
   Name **Phone**

18. If at current address for less than three years, list previous address:

~~3175~~ 661 N HARBOR BLVD Apt 81,2
San Pedro, CA 90731

19. Have you ever been convicted of any felony? NO **If sp please describe:**

20. List any Alcoholic Beverages License currently held, include address and state):

NONE

21. List any Alcoholic Beverages Licenses previously held, include address and state):

NONE

22. Have you had any administrative sanctions brought against you by any state regulatory agency regarding alcohol sales? NO

The undersigned hereby stipulates and states that all statements given in this application are true and correct and made for the purpose of inducing aforesaid City to issue or renew said alcoholic beverage license(s). Applicant further states this document is sworn to and subscribed hereto with the full knowledge that any statement herein, given falsely shall constitute perjury and may result in the revocation of the license granted or the refusal to grant such license. The applicant agrees to comply and abide by the City's Alcoholic Beverage Ordinance.

Applicant further acknowledges that application must be fully completed at the time of filing and that applications may not be supplemented, amended, or revised after filing with the Clerk, except to correct misspelling or names.

APPLICANT HEREBY AGGREES AND CONSENTS PURSUANT TO PUBLIC LAW 93-579 OF THE PRIVACY ACT OF 1974, THE DISCLOSURE OF INFORMATION OBTAINED IN THIS APPLICATION MAY BE SUBMITTED TO ANY AGENCY OF THE CITY, COUNTY, STATE, AND FEDERAL GOVERNMENT FOR THE PURPOSES OF OBTAINING THE NECESSARY INFORMATION TO PROCESS THE APPLICATION.

INITIAL
JC I have read, understand, and will comply with all rules and regulations set forth in Ordinance No. 2003-23. (Available for viewing at City Hall, Kingsland Community Planning & Development Building, or online at www.kingslandgeorgia.com

Sworn to and subscribed to this 24 day of March, 20 25

[redacted]

Jaun Curpuran 2019@gmail.com
APPLICANT (s)

LAUREL A. SPHAR
My Commission Expires
NOTARY PUBLIC
September 1, 2026
CAMDEN COUNTY, GEORGIA

NOTARY PUBLIC

To be completed by City Officials

Recommendation of Planning Dir. ✓ Approve _____ Disapprove _____ Initials

Recommendation of Police Chief ✓ Approve _____ Disapprove _____ Initials

Recommendation of Building Insp. ✓ Approve _____ Disapprove _____ Initials

Date of Publication 5/8 + 5/15/25

Dates of Reading by Council 6/9/25

Council Voted to: _____ Approve _____ Disapprove _____ Initials

Date License Issued (subject to Council Approval): 6/10/25

Notice of the public hearing on the application for the license shall be published once a week for two weeks in the official newspaper of the city wherein legal advertisement are published. After the application is complete and all information is received by the license officer a public hearing will be scheduled on the application by the council. In addition, if the proposed location does not have an existing license, a sign shall be posted by the license officer on premises at least 15 days prior to the public hearing.

Kingsland

Rick Evans, Chief of Police **Jason Seaward, Deputy Chief**

To: Scott Kimball, May 8, 2025

A background investigation was conducted for the Alcohol Beverage License application submitted by Juan Corporan for Culinary Highest Intuition, LLC. 980 E King Ave Suite A, Kingsland, Ga 31548. The findings are:

A local criminal background check was conducted for Juan and no criminal history was located. There is no record of Juan having any negative contact with law enforcement with the Kingsland Police Dept. or any law enforcement in the region. An internet/social media search for Raab was done and I did not locate any information that would disqualify Raab from licensing.

I spoke with the two persons listed below as references on the application.

On 05/08/2025, I spoke with Barclay Gerbner, 786-838-5011. Barclay stated she has known Juan for approximately five years from being an employee. Barclay stated she knows of no reason why Juan should not be granted this application.

On 05/08/2025, I spoke with Vicky Moore, 912-467-9492, Vicky stated she has known Juan for approximately four to five years and they met at church. Vicky stated she knows of no reason why Juan should not be granted this application.

Based on the above information I believe Juan Corporan is qualified for this alcohol license.
Respectfully,

Sergeant Kevonn McKenzie
Criminal Investigations Division
Office of Professional Standards
Kingsland Police Dept.
912-729-8260

B1765.00

License # 6092

City of Kingsland

Post Office Box 250, Kingsland, Georgia 31548
Phone: (912) 729-5613 Fax: (912)729-7618

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Application will not be accepted unless filled out completely.
(An investigation fee of $250.00 is due upon submittal.)

NOTE: *For on-premise sales and consumption of alcoholic beverages, you MUST meet the following requirements:*

(1) **Must be located within the proper zoning district;**
(2) **Eating establishments:**
(3) **Lounges located within hotels or motels where food is served and consumed: Must have a seating capacity of at least 50 people;**
(4) **Private Clubs or association of individuals organized for fraternal or charitable purposes, must have a membership of at least 25 members.**

The above requirements are more clearly defined in Sec. 3-3 of Ordinance 2003-23, as amended.

TYPE OF LICENSE APPLYING FOR: (Initial all that applies):

Malt Beverage (Beer) Retail
Packaged to Go: ____
Consumed on Premises: ✓

Wine Retail
Packaged to Go: ____
Consumed on Premises: ✓

Complimentary Beer/Wine Consumed on Premises ____
Intoxicating Liquor (distilled/Spirituous Liquors) By the Drink
Consumed on Premises ✓

Type of Business (Check one): X Restaurant ____ Retail Store ____ Private Club
____ Hotel Lounge ____ Hotel In-Room Service ____ Bowling Alley
____ Golf Course/Club House ____ Temporary-Daily

Seating Capacity: 40 Zoning District: C-2 (C-1A)

Before the undersigned attesting officer, duly authorized by law to administer oaths, personally appeared the undersigned applicant for a license or permit for the sale of alcoholic beverages in the City of Kingsland, Georgia, and, being first duly sworn, on oath, states that the information given, statements made, and questions answered in this application are true and correct:

1. State the official name under which the business or establishment to be licensed will be conducted: Queen Dees Court & Event Planning

Address of Applicant 85237 River Birch Ct Fernandina Beach FL 32034
Phone Number: 931 302 6138
Applicant's Date of Bir[redacted] Race African American

2. State the business name under which the business or establishment to be licensed: Queen D's Court and Event Planning Center

Address: 505 South Lee Street Kingsland GA 31548

3. If applicant is a partnership of any kind, state the names, Social Security numbers, telephone Number and mailing addresses of all members of the partnership:

N/A

4. Attached a copy of partnership Agreement or Articles of Partnership to this Application.

5. If Applicant is a corporation, state the following:

(a) Shareholders' names, Social Security numbers, telephone numbers, and addresses:

N/A

(b) Officers' names, Social Security numbers, telephone numbers, and addresses:

President:

N/A

Vice President:

N/A

Secretary:

N/A

Treasurer:

N/A

6. If applicant is a corporation, attach a copy of the Articles of Incorporation:

7. State the name(s), Social Security number(s), telephone number(s), and mailing address (es) of any Persons or entities, other than those named above, who have any financial interest or beneficial ownership interest in the establishment or business to be licensed:

N/A

8. State the name(s), Social Security number(s), and mailing address(es) and birth date(s) of each Manger the establishment or business licensed:

N/A

9. State whether or not the above-named manager(s) has ever been convicted of a crime or has been the subject of an alcoholic beverage license suspension or revocation by the State of Georgia or any other city or jurisdiction:

N/A

10. If the response to the preceding was in the affirmative, state the date, nature, and name of said revoking or suspending body or agency:

11. **State whether or not the applicant and/or any of the officials, entities, or persons named above have ever been convicted of violating any ordinance, regulation, or law of any jurisdiction with regard to the sale or distribution of alcoholic beverages:** N/A

12. **If your response to the preceding was in the affirmative, give a detailed description of such violation, including the name of the jurisdiction where the violation occurred:** N/A

13. **State whether or not any of the individuals or entities identified above have been convicted of any crime and, if so, state a detailed description which includes the nature of the offense, date of conviction, and name of the jurisdiction:** N/A

14. **If applicant or any of the individuals or entities named above holds an alcohol beverage license from any other jurisdiction or from the State of Georgia, state the name of each such jurisdiction and of the licensed location for any State license or attach a copy of each such license to this application.** N/A

15. **If the location for which the license is sought has been or is now licensed, state the name of the Business or establishment and the name of the license:** N/A

16. **IF MY APPLICATION IS APPROVED, I CERITIFY:**
(Please initial each of the following)

SS **That I will abide by all the requirements of the City of Kingsland Code, law of the State of Georgia, and regulations of the State Department of Revenue.**

SS **That I will abide by the opening and closing hours and days on which sales are prohibited as set forth in the Kingsland Code.**

SS **That I will not attempt to transfer any license granted except under the terms and conditions as set forth in the City of Kingsland Code.**

SS **That the business in which I propose to sell alcoholic beverages to be consumed on the premises is not with 600 feet of any church, school ground, college campus, any business catering primarily to teenage persons, or any city-owned or city operated recreational facility (except as approved by council).**

SS **That if a license, as applied for, is granted, I will allow my business premises to be open to inspection at any time by City Officials authorized to conduct inspections of business premises.**

SS **That if I fail to comply with the City of Kingsland code, laws of the State of Georgia, or regulations of the Department of revenue, I understand that my license may be suspended and that no license fee paid shall be refundable.**

SS That if a license for Malt Beverage or Wine Packaged to Go is issued to me, I will sell only in the original, unbroken packaged and will not allow alcoholic beverages to be consumed on premises.

SS That the building in which alcoholic beverages are to be sold has been completed according to the Southern Standard Building Code and evidence of ownership or a copy of the lease to said premises is attached hereto.

SS That I have never been convicted of any felony involving moral turpitude.

SS That I or any proposed employee have not been convicted for the violation of any law involving alcoholic beverages, gambling, or tax law violations. If yes, please list the names, type of conviction, and job title below.

17. List three references who are not family/relatives or current or future employees:

1. Natasha Maxwell [redacted] 8 912 276 3521
Name one

2. Danielle Hippard [redacted] 912 506-4818
Name hone

3. Lionell Twitty [redacted] 912 602 8326
Name hone

18. If at current address for less than three years, list previous address:

623 Carter Road Allenhurst Georgia 31301

19. Have you ever been convicted of any felony? NO If sp please describe:

N/A

20. List any Alcoholic Beverages License currently held, include address and state):

N/A

21. List any Alcoholic Beverages Licenses previously held, include address and state):

N/A

22. Have you had any administrative sanctions brought against you by any state regulatory agency regarding alcohol sales? N/A

The undersigned hereby stipulates and states that all statements given in this application are true and correct and made for the purpose of inducing aforesaid City to issue or renew said alcoholic beverage license(s). Applicant further states this document is sworn to and subscribed hereto with the full knowledge that any statement herein, given falsely shall constitute perjury and may result in the revocation of the license granted or the refusal to grant such license. The applicant agrees to comply and abide by the City's Alcoholic Beverage Ordinance.

Applicant further acknowledges that application must be fully completed at the time of filing and that applications may not be supplemented, amended, or revised after filing with the Clerk, except to correct misspelling or names.

APPLICANT HEREBY AGGREES AND CONSENTS PURSUANT TO PUBLIC LAW 93-579 OF THE PRIVACY ACT OF 1974, THE DISCLOSURE OF INFORMATION OBTAINED IN THIS APPLICATION MAY BE SUBMITTED TO ANY AGENCY OF THE CITY, COUNTY, STATE, AND FEDERAL GOVERNMENT FOR THE PURPOSES OF OBTAINING THE NECESSARY INFORMATION TO PROCESS THE APPLICATION.

INITIAL

✓ I have read, understand, and will comply with all rules and regulations set forth in Ordinance No. 2003-23. (Available for viewing at City Hall, Kingsland Community Planning & Development Building, or online at www.kingslandgeorgia.com

Sworn to and subscribed to this 10 day of march, 20 25

Sadachrs Smith
(931) 302-6138
[redacted]

APPLICANT (s)

WITNESS

NOTARY PUBLIC
(SEAL)

SHANNON MARIE REED
NOTARY PUBLIC
CHARLTON COUNTY, GEORGIA
MY COMM. EXP. 05-08-2028

To be completed by City Officials

Recommendation of Planning Dir. ✓ Approve _____ Disapprove _____ Initials

Recommendation of Police Chief ✓ Approve _____ Disapprove _____ Initials

Recommendation of Building Insp. ✓ Approve _____ Disapprove _____ Initials

Date of Publication 5/8 & 5/15/25

Dates of Reading by Council 6/9/25

Council Voted to: _____ Approve _____ Disapprove _____ Initials

Date License Issued (subject to Council Approval): 6/10/25

Notice of the public hearing on the application for the license shall be published once a week for two weeks in the official newspaper of the city wherein legal advertisement are published. After the application is complete and all information is received by the license officer a public hearing will be scheduled on the application by the council. In addition, if the proposed location does not have an existing license, a sign shall be posted by the license officer on premises at least 15 days prior to the public hearing.

Kingsland Police Department
111 South Seaboard Street
P.O. Box 250
Kingsland, GA 31548
Phone: 912-729-8254
Fax: 912-729-8628
www.KingslandGeorgia.com

Kingsland

Rick Evans, Chief of Police **Jason Seaward, Deputy Chief**

To: Scott Kimball, May 15, 2025

A background investigation was conducted for the Alcohol Beverage License application submitted by Sadaetirs Smith for Queen Dees Court & Event Planning. 505 South Lee St, Kingsland, Ga 31548. The findings are:

A local criminal background check was conducted for Ms. Smith and she have been arrested before but were not prosecuted for those actions. There is no record of Ms. Smith having any negative contact with law enforcement with the Kingsland Police Dept. or any law enforcement in the region. An internet/social media search for Smith was done and I did not locate any information that would disqualify Smith from licensing.

I spoke with the two persons listed below as references on the application.

On 05/15/2025, I spoke with Danielle Hippard, 912-506-4818. Hippard stated she has known Smith for approximately 20 years from Smith doing her taxes. Hippard stated she knows of no reason why Smith should not be granted this application.

On 05/15/2025, I spoke with Lionell Twitty, 912-602-8326, Twitty stated he has known Smith for approximately six years from Twitty owning a food truck in Bruswick, Ga and he did some business for her. Twitty stated he knows of no reason why Smith should not be granted this application.

Based on the above information I believe Sadaetris Smith is qualified for this alcohol license.
Respectfully,

Sergeant Kevonn McKenzie
Criminal Investigations Division
Office of Professional Standards
Kingsland Police Dept.
912-729-8260

INTERGOVERNMENTAL AGREEMENT

Between the City of Kingsland and Camden County, Georgia

Regarding Water and Wastewater Utility Easement and Service Provision

This Intergovernmental Agreement ("Agreement") is entered into this ___ day of _____, 2025, by and between:

- **The City of Kingsland, Georgia**, a municipal corporation organized and existing under the laws of the State of Georgia ("City"), and
- **Camden County, Georgia**, a political subdivision of the State of Georgia ("County").

RECITALS

WHEREAS, the City of Kingsland currently owns, operates, and maintains potable water and sanitary sewer utility lines within certain unincorporated areas of Camden County, including but not limited to lines along Harrietts Bluff Road and Clarks Bluff Road, other areas described in Exhibit “A”, and all associated neighborhoods, service points, and commercial and residential connections; and

WHEREAS, the City and County recognize the public need and benefit of providing consistent, reliable potable water and wastewater service to residents and businesses within these unincorporated areas; and

WHEREAS, the parties desire to formalize the City's continued use, operation, maintenance, repair, and replacement of existing water and wastewater infrastructure and to authorize any necessary future expansions within the described service area through the granting of a utility easement;

NOW, THEREFORE, in consideration of the mutual covenants, promises, and obligations herein set forth, the parties agree as follows:

1. GRANT OF EASEMENT

The County hereby grants to the City a non-exclusive perpetual utility easement and right-of-way over, under, across, and along the County's property interests, limited to the following:

- All existing water and wastewater utility lines, meters, valves, service connections, hydrants, and related infrastructure in place as of the date of this Agreement located within the unincorporated areas of Camden County, Georgia;
- All existing water and wastewater service points and extensions in all neighborhoods that are currently connected to the City's municipal utility systems;
- Areas necessary for maintenance, repair, replacement, inspection, and future improvement of the water and wastewater systems infrastructure serving residential and commercial properties.

This easement shall include reasonable access rights for the City's employees, contractors, and agents to enter upon the easement areas for purposes consistent with the operation and maintenance of the water and wastewater systems.

2. OPERATION, MAINTENANCE, AND RESPONSIBILITY

- The City shall be solely responsible for the operation, maintenance, repair, replacement, and expansion (if applicable) of the water utility lines and related infrastructure within the easement areas.
- The City agrees to maintain all infrastructure in good working order and in compliance with all applicable local, state, and federal laws and regulations.
- The City shall perform maintenance activities in a manner that minimizes disruption to residents, businesses, and property owners.
- The City shall also be responsible for the regular inspection, testing, and maintenance of all fire suppression hydrants associated with the water utility infrastructure, ensuring their functionality in accordance with National Fire Protection Association (NFPA) standards and any other applicable codes.
- The City shall be solely responsible for repairing or replacing any pavement disturbed during utility work under this agreement, with all such repairs reported to the Camden County Public Works Director for final inspection and approval.

3. LIABILITY AND INSURANCE

- The City shall indemnify and hold harmless Camden County, its officials, officers, employees, and agents from any claims, damages, or liabilities arising out of the City's operation, maintenance, or use of the easement area, except to the extent caused by the County's negligence or willful misconduct.
- The City shall maintain adequate insurance coverage for the activities contemplated under this Agreement.

4. TERM

- This Agreement shall be perpetual unless terminated by mutual written agreement of both parties. Upon termination, the City shall retain ownership of its infrastructure unless otherwise agreed.

5. GENERAL PROVISIONS

- **Amendments**: This Agreement may be amended only by a written agreement signed by both parties.

- **Severability**: If any provision herein is found to be invalid, the remainder of the Agreement shall remain in full force and effect.
- **Governing Law**: This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.
- **Entire Agreement**: This Agreement constitutes the entire agreement between the parties regarding the subject matter hereof and supersedes all prior negotiations, understandings, and agreements.

IN WITNESS WHEREOF, the parties hereto have executed this Intergovernmental Agreement as of the day and year first written above.

CITY OF KINGSLAND, GEORGIA

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

(SEAL)

ATTEST: _____
City Clerk

CAMDEN COUNTY, GEORGIA

By: _____
Ben Casey, Chairman, Camden County Board of Commissioners

(SEAL)

ATTEST: _____
County Clerk

EXHIBIT "A"

Utility Easement Description

City of Kingsland Water Utility Infrastructure

Camden County, Georgia

This Exhibit "A" is attached to and made a part of the **Intergovernmental Agreement** entered into between the **City of Kingsland, Georgia** and **Camden County, Georgia**, dated _____, 2025, for the purpose of providing a utility easement for existing water utility infrastructure.

EASEMENT AREA DESCRIPTION

1. General Location:

   • Situated within the unincorporated areas of Camden County, Georgia, generally following the public right-of-way corridors including, but not limited to, Harrietts Bluff Road, Clarks Bluff Road, and other roads where city utility city infrastructure currently exists. These areas include all roadway corridors, adjacent parcels, and connected infrastructure where the City of Kingsland owns, operates, or maintains water and wastewater utility services.

2. Infrastructure Included:

   • All potable water main lines, wastewater lines and manholes, lift stations, service laterals, hydrants, valves, meters, pump stations (if any), and other related water and wastewater system improvements presently in place as of the date of this Agreement.

3. Width and Use of Easement:

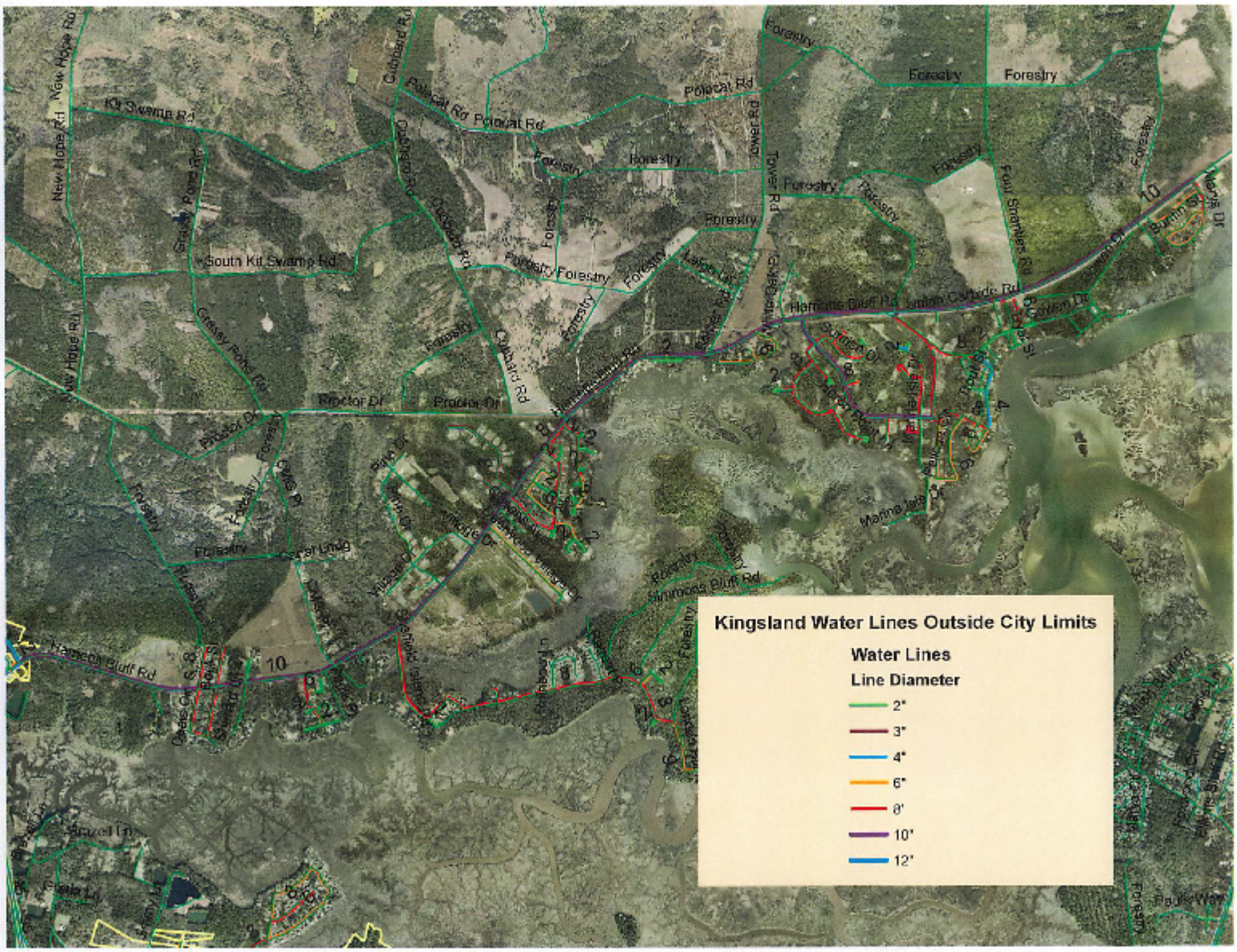
   • Where located within public rights-of-way, the easement shall be co-extensive with the full width of the existing right-of-way unless limited by specific site conditions.
   • Where outside public rights-of-way, the easement shall include a minimum ten-foot (10') width centered along the existing utility line location unless otherwise delineated by survey or site plan.
   • The easement grants the City the right to inspect, maintain, repair, replace, and upgrade the utility lines and appurtenant facilities as needed, and to access the easement area with vehicles, equipment, and personnel necessary for such purposes.

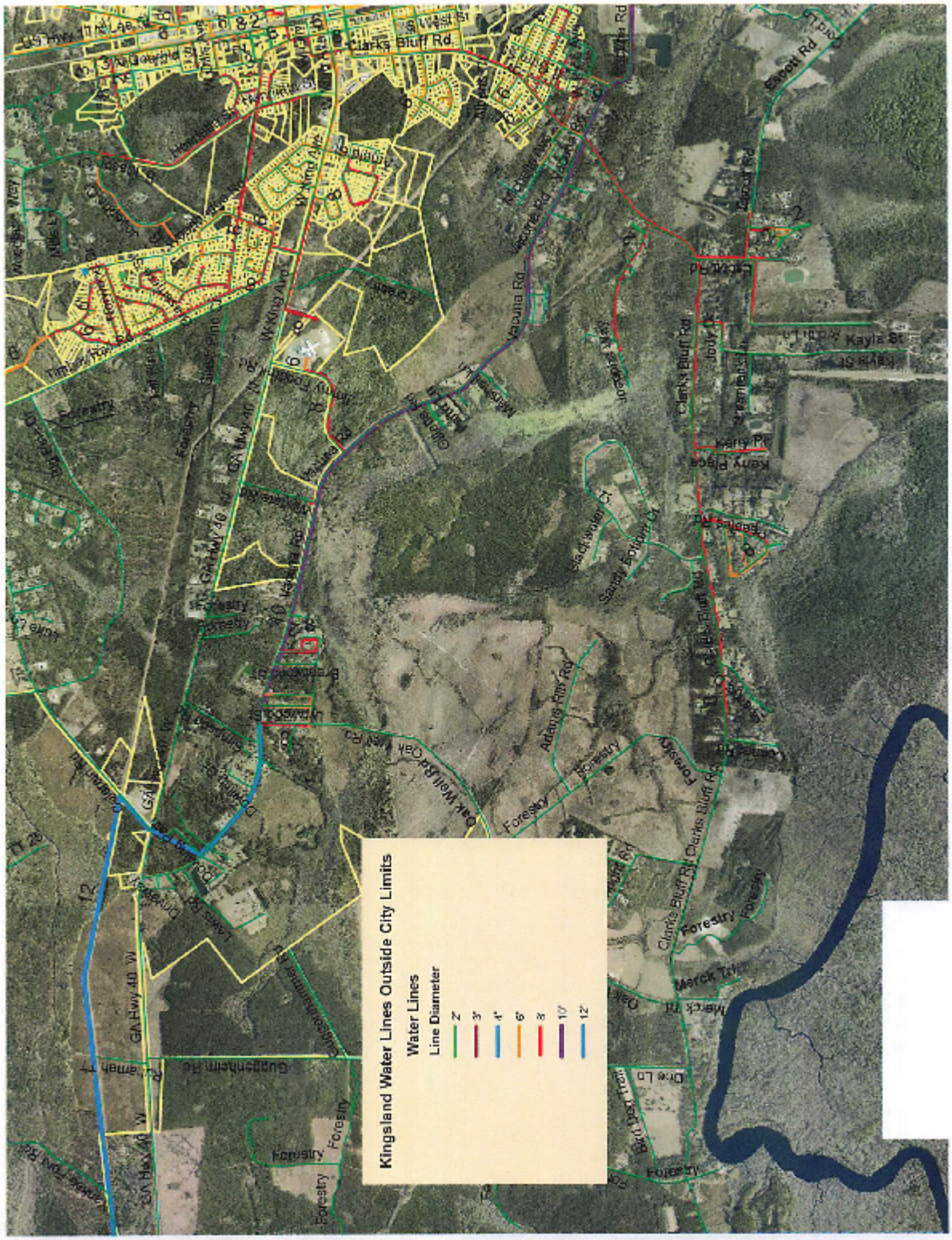
4. Future Adjustments:

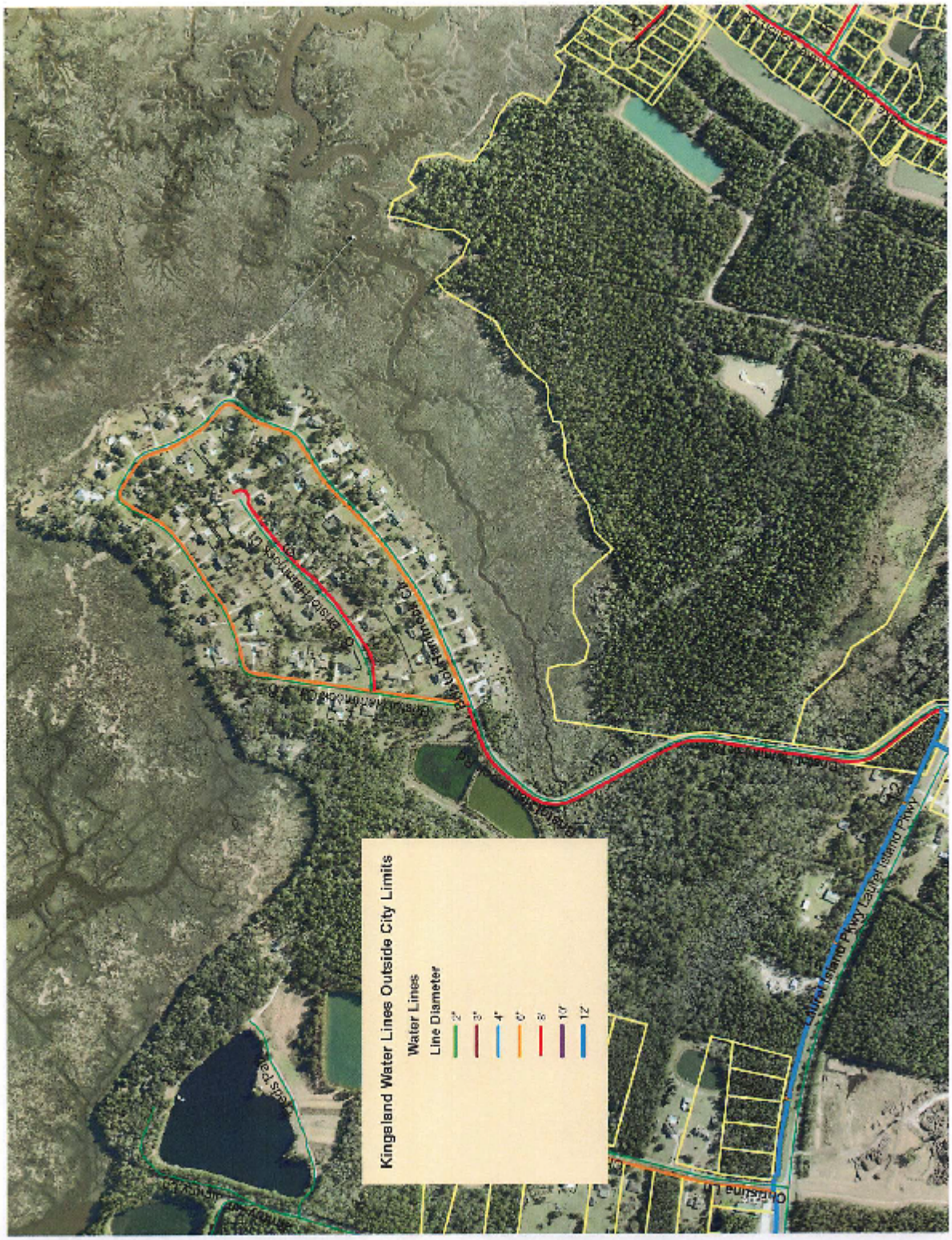
   • Upon installation of any replacement lines, the easement shall automatically shift to cover the location of the new utility infrastructure without requiring further action by either party, provided the shift remains within the general service area described herein.

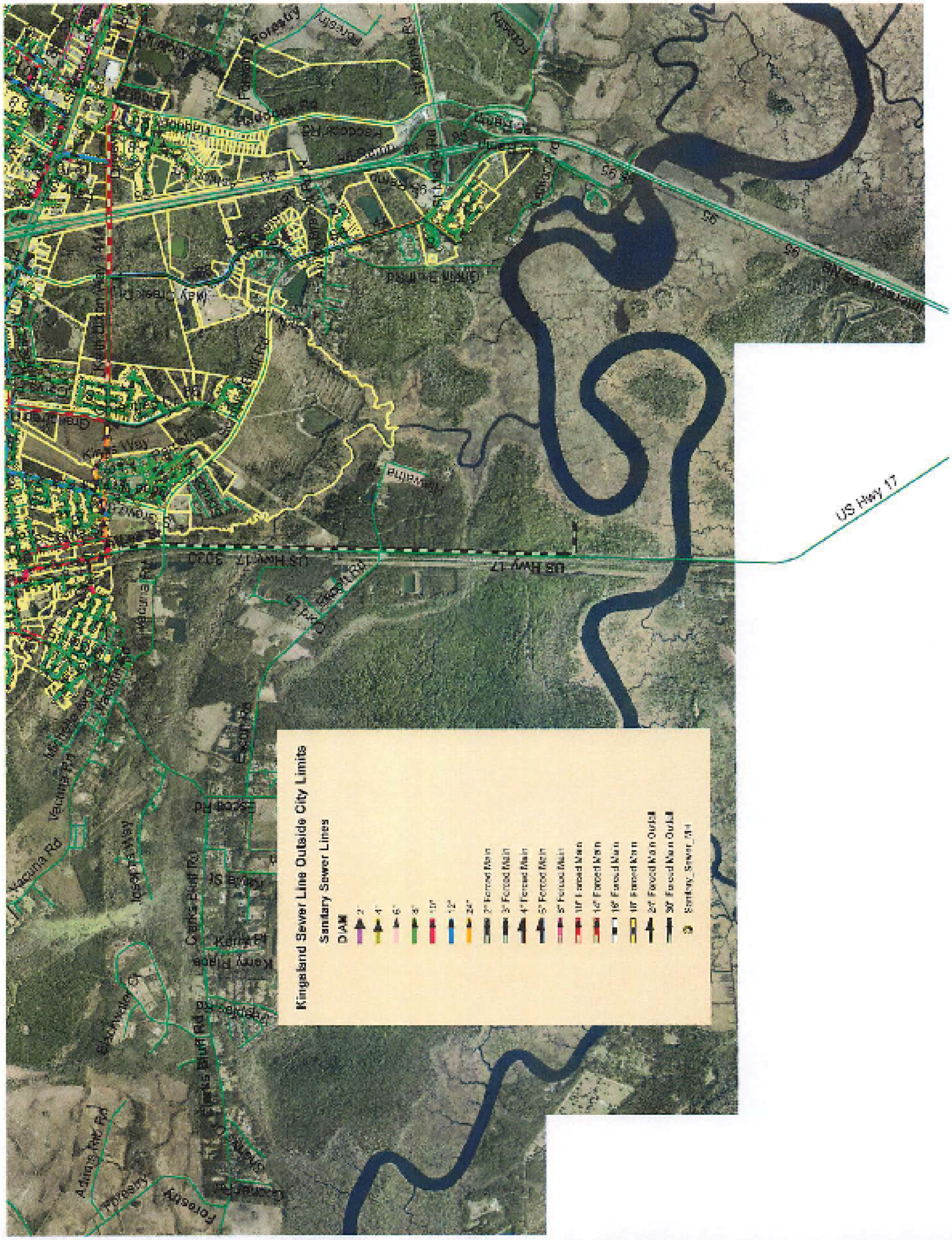
MAP REFERENCE

Attached hereto is a General Location Map showing the approximate service area and primary corridors for reference purposes only.




Kingsland Water Lines Outside City Limits
Water Lines
Line Diameter
2"
3"
4"
6"
8"
10"
12"
Clarks Bluff Rd
Forestry


Kingsland Water Lines Outside City Limits
Water Lines
Line Diameter
2"
3"
4"
6"
8"
10"
12"
Kingsland Pkwy
Laurel Island Pkwy
Oceana Ln


Kingsland Sewer Line Outside City Limits
Sanitary Sewer Lines
DIAM
US Hwy 17

ORDINANCE NUMBER 2025-14

AN ORDINANCE TO AMEND CHAPTER 22, ARTICLE III, SECTION 22-63 OF THE OFFICIAL CODE OF THE CITY OF KINGSLAND, GEORGIA; TO ESTABLISH REQUIREMENTS FOR THE USE OF PUBLIC AND PRIVATE UTIILITIES WITHIN THE RIGHTS-OF-WAY; TO ADMINISTER AND REGULATE THE USE OF PUBLIC ROADS, HIGHWAYS, AND RIGHTS OF WAYS MAINTAINED BY THE CITY; TO PROVIDE FOR DUE COMPENSATION FOR USE OF CITY PUBLIC ROADS, HIGHWAYS, AND RIGHTS OF WAY; TO CREATE LIABILITY ON THE HOLDER OF RIGHT OF WAY LICENSES; TO PROVIDE AUTHORITY TO THE CITY TO REQUIRE RELOCATION; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

BE IT ORDAINED AND ESTABLISHED by the Mayor and Council of the City of Kingsland, Georgia as follows:

Chapter 22, Article III, of the Code of Ordinances of the City of Kingsland is hereby amended by adding a new Section 22-63, entitled "Use of the City's Rights-of-way by Public and Private Utilities", as follows:

Section 1. Purpose, Definitions, Authority and Scope.

(a) Purpose. This ordinance prescribes the minimum requirements for the accommodation of public and private Utilities within the City's Rights-of-Way.

(b) Definitions. The following words, terms and phrases shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

1. **"Broadband Services"** means a wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides:

   (i) Access to the internet; or

   (ii) Computer processing, information storage, or protocol conversion.

2. **"Building Official"** means the Building Official of the City of Kingsland, Georgia, or his or her designee.

3. "**City**" means the City of Kingsland, Georgia.

4. **"Codified Ordinances"** means all applicable ordinances of the City of Kingsland, Georgia.

5. **"Construct"** means but shall not be limited to, dig, bore, tunnel, trench, excavate, obstruct, install or remove signs, or Facilities, other than landscaping or ornamental plantings, in, on, above, within, over, below, under, or through any part of the Rights of Way. Construct shall also include the act of opening and/or cutting into the surface of any paved or improved surface that is any part of the Right of Way.

6. **"Construction"** means but shall not be limited to, the act or process of digging, boring, tunneling, trenching, excavating, obstructing, installing or removing signs or Facilities, other than landscaping or ornamental plantings, in, on, above, within, over, below, under, or through any part of the Rights of Way. Construction shall also include the act of opening, boring and/or cutting into the surface of any part of the Right of Way.

7. **"Emergency"** means a condition that poses a clear and immediate danger to life, health, or safety of a person, or of significant damage or loss of real or personal property.

8. **"Facility"** or **"Facilities"** means any tangible thing, including but not limited to pipes, mains, conduits, cables, wires, poles, towers, traffic and other signals, and other equipment, appurtenances, appliances and future technology, of any Utility in, on, along, over, or under any part of the Rights of Way within the City.

9. **"Facilities Representative(s)"** means the specifically identified agent(s)/employee(s) of a Utility who are authorized to direct field activities of that Utility and serve as official notice agent(s) for Facilities related information. Utility shall be required to make sure at least one (1) of its Facilities Representatives is available at all times to receive notice of, and immediately direct response to, Facilities' related Emergencies or situations.

10. **"FCC"** means the Federal Communications Commission or any successor thereto.

11. **"Permit"** means an authorization which grants permission to conduct specific regulated activities on, in, over, under or within any Right-of-Way, and which may be subject to conditions specified in a written agreement with the City or in a related provision of this Ordinance.

12. **"Right(s) of Way"** means the surface and space in, on, above, within, over, below, under or through any real property in which the City has an interest in law or equity, whether held in fee, or other estate or interest, or as a trustee for the public, including, but not limited to any public street, boulevard, road, highway, freeway, lane, alley, court, sidewalk, parkway, or any other place, area, or real property owned by or under the legal or equitable control of the City, now or hereafter, that consistent with the purposes for which it was dedicated, may be used for the purposes of constructing, operating, repairing or replacing Facilities. The term "rights-of-way" shall not include buildings, parks, bridges, rivers, tunnels, viaducts, conduits or other public property or easements that have not been dedicated to compatible uses, except to the extent the use or occupation of such property is specifically granted in a permit or by law. The term "rights-of-way" shall not include private easements or public property, except as set forth in this definition or to the extent the use or occupation of public property is specifically granted in a written approval of registration.

13. **"Service(s)"** means the offering of any service by a Utility for a fee or rate directly to the public, or to such classes of users as to be effectively available directly to the public, or alternatively, the provision of any service by a Utility between two or more points for a proprietary purpose to a class of users other than the general public.

14. **"Service Agreement"** means a valid license agreement, service agreement, franchise agreement, or operating agreement issued by the City or state pursuant to law and accepted by a Utility or entered into by and between the City and a Utility, which allows such Utility to operate or provide Service within the geographic limits of the City.

15. **"Street or Streets"** means the surface of, as well as the spaces above and below, any and all the streets, alleys, avenues, roads, bridges, and tunnels of the City within the geographic limits of the City, as the same now exist or may be hereafter extended or altered, and any location thereon, thereover or thereunder, and any portion thereof.

16. **"Utility or Utilities"** means all privately, publicly, or cooperatively owned systems for producing, transmitting, or distributing communication, broadband services, data, information, telecommunication, cable television, video services, power, electricity, light, heat, gas, oil, crude products, water/sewer, steam, fire and police signals, traffic control devices, and street lighting systems, and housing or conduit for any of the foregoing, which directly or indirectly serve the public or any part thereof. The term "Utility" may also be used to refer to the owner, operator, Utility, service, contractor or subcontractor, or any agent thereof, of any above-described Utility or Utility Facility.

(c) **Authority.** Pursuant to O.C.G.A. §32-4-92(a)(10) the City may grant permits and establish reasonable regulations for the installation, Construction, maintenance, renewal, removal, and relocation of pipes, mains, conduits, cables, wires, poles, towers, traffic and other signals, and other equipment, facilities, or appliances of any Utility in, on, along, over, or under any part of its municipal street system and of a county road system lying within its municipal limits. Further, 47 U.S.C. § 253(c) provides that the City has authority to manage its public Rights of Way.

(d) **Scope.** The provisions of this ordinance shall apply to all Utilities and Facilities occupying the Rights of Way as provided herein.

Section 2. Construction Permits Required.

(a) **Permit Required**. It shall be unlawful for any Utility to excavate or to Construct, install, maintain, renew, remove or relocate Facilities in, on, along, over or under the public Streets of the City without a Utility Permit in accordance with the terms of this Ordinance.

(b) **Permit Procedure.** Utility Permits shall be obtained from the Building Official or such other person as the City Manager may designate. The written application shall include the following:

1. The name and physical address of the Utility;

2. The nature, extent, and location of any work proposed to be done, along with satisfactory plans as attachments showing in detail the location of the proposed Facility or operations as described in the Permit application. The plans shall show the size or capacity of Facilities to be installed; their relationship to Street features such as Right-of-Way lines, pavement edge, structures, etc., horizontal and vertical clearance to critical elements of the roadway and any other information necessary to evaluate the impact on the Street and its operation;

3. The name and physical address of the person or firm who is to do such work;

4. The name, street address, email address, if applicable, and telephone and facsimile numbers of one (1) or more Facilities Representative(s).

5. The projected dates for the work to be started and finished;

6. An indemnity bond or other acceptable security in an amount to be set by the City to pay any damages to any part of the City Street system or other City property or to any City employee or member of the public caused by activity or work of the Utility performed under authority of the Permit issued;

7. A copy, if requested, of the registrant's certificate of authority (or other acceptable evidence of authority to operate) from the Georgia Public

Service Commission and/or the FCC and any other similar approvals, Permits, or agreements; and

8. A copy, if requested, of the Service Agreement, if applicable or other legal instrument that authorizes the Utility to use or occupy the Right of Way for the purpose described in the application.

(c) **Permit Fees**. Fees shall be determined by the City, subject to the approval by resolution of the City Council.

(d) **Issuance of Permit**. If the Building Official determines the applicant has satisfied the following requirements, the Building Official may issue a Permit:

1. Whether issuing of the approval will be consistent with this Ordinance; and

2. Whether applicant has submitted a complete application and has secured all certificates and other authorizations required by law, if applicable, in order to Construct Facilities in the manner proposed by the applicant; and

3. The impact on safety, visual quality of the Streets, traffic flow, and other users of the Right of Way and the difficulty and length of time of the project, Construction or maintenance.

(e) **Emergency Situations.**

1. Each Utility shall, as soon as reasonably practicable, notify the City of any event regarding its Facilities which it considers to be an Emergency. The Utility may proceed to take whatever actions are necessary in order to respond to the Emergency. A Utility who engages in an Emergency excavation shall take all reasonable precautions to avoid or minimize damage to any existing facilities.

2. In the event that the City becomes aware of an Emergency regarding Utility Facilities, the City may attempt to contact the affected Utility or Facilities Representative. The City may take whatever action it deems necessary in order to respond to the Emergency, including cut or move any of the wires, cables, amplifiers, appliances, or other parts of the Facilities. The City shall not incur any liability to the Utility, for such Emergency actions, and the cost of such shall be paid by each Utility affected by the Emergency.

(f) **Effective Period of Permit.**

1. Each Permit shall have a set commencement and expiration date based on information provided in the applicant's Permit application.

2. The Permit shall remain in place until construction is completed or until its expiration date unless the Utility is in default. The Building Official may

give written notice of default to a Utility if it is determined that a Utility has:

(i) Violated any provision or requirement of the issuance or acceptance of a Permit application or any law of the City, state, or federal government;

(ii) Attempted to evade any provision or requirement of this Ordinance;

(iii) Practiced any fraud or deceit upon the City; or

(iv) Made a material misrepresentation or omission of fact in its Permit application.

(g) **Cancellation for Cause**. If a Utility fails to cure a default within twenty (20) calendar days after such notice is provided to the Utility by the City, then such default shall be a material breach and City may exercise any remedies or rights it has at law or in equity to terminate the Permit. If the Building Official decides there is cause or reason to terminate, the following procedure shall be followed:

1. City shall serve a Utility with a written notice of the reason or cause for proposed termination and shall allow a Utility a minimum of fifteen (15) calendar days to cure its breach.

2. If the Utility fails to cure within fifteen (15) calendar days, the City may declare the Permit terminated.

(h) **Expiration of Permit**. If work has not commenced within six (6) months of the date of issuance, the Permit will automatically expire.

(i) **Insurance and Bonding Requirements.**

1. Any person seeking to obtain a right of way license shall provide proof of insurance or self-insurance to the Building Official of the City. Such insurance shall cover all work done by such person upon, under, along, and over the public roads and highways and rights of way located within the municipality and shall be maintained during all periods such work is being done.

2. If deemed necessary, the City may require any person seeking to obtain a right of way license to provide a surety bond before issuance of the license. Such bond shall cover all work done by such person upon, under, along, and over the public roads and highways and rights of way located within the municipality and shall be maintained during all periods such work is being done.

3. In situations where the city requires the person to provide a surety bond, the person shall deposit with the City Finance Department a surety bond in an

amount determined by the Building Official to be sufficient to ensure satisfactory completion of the work from a surety company authorized to do business in Georgia and fulfillment of the warranty provided for herein and in a form approved by the city attorney. Said bond shall guarantee completion to the satisfaction of the city of all excavation and street restoration work required by this chapter and by the conditions of the license within the time limits set on the license. Said bond shall further guarantee that all excavation and street restoration work shall be free from settling and defects in workmanship or materials for a period of two years after the date said work is completed and accepted by the City. The bond shall be conditioned to protect and save harmless the City and the City Council from all claims and damages for cleaning or repairing any damage by the person and will be used to reimburse the City for any cost incurred to clean or repair city roads or rights of way, to re-ditch or repair existing ditch structure or for other damage caused as a result of the actions of the person after the issuance of the right of way license.

4. In instances where the City has required a surety bond under paragraph (a) of this section in an amount greater than $25,000 the person may opt to secure their right of way license by providing an irrevocable bank letter of credit attesting to solvency to the City in the amount of $25,000.

5. Such bond or irrevocable letter of credit shall protect the City against any damage caused by such person or firm, tendering the surety bond or letter of credit, or any agent, employee or contractor or said person or firm and will be used to reimburse the City for any cost incurred to clean or repair city roads or rights of way, to re-ditch or repair existing ditch structure or for other damage caused as a result of the actions of the person after the issuance of the right of way license. The person responsible for operations under the right of way license will be given notice of the damage and allowed 72 hours to restore the road and right of way to a safe and operable condition as determined by the Building Official, Public Works Director, and the City Manager. All repairs, material used and final releasing condition shall be approved and accepted by the Building Official and the City Manager.

7. The bond or letter of credit may be released by the municipal governing authority of the City upon notification of completion by the person or firm obtaining the right of way license and only upon final inspection of the sites and all affected right of ways and city roads. The bond or letter of credit may be retained against future or continuing operations by the person in the City.

8. A surety bond shall be issued by a surety acceptable to the City, and shall contain the following endorsement:

"This bond may not be canceled or allowed to lapse until thirty (30) days after receipt by the City, by certified mail, return receipt requested, of a written notice from the issuer of the bond of intent to cancel or not to renew."

9. The municipal governing authority may require verification of continuing coverage as needed.

Section 3. Required Minimum Standards.

(a) Utility Accommodation Policy and Standards Manual. The Georgia Department of Transportation ("GDOT") 2016 Utility Accommodation Policy and Standards Manual, including all references contained therein to codes, rules, regulations, schedules, forms and appendix items, promulgated by GDOT, as may be amended from time to time is hereby adopted by reference and incorporated in this Ordinance as if fully set forth herein, subject to the amendments and modification contained in this Ordinance. A copy of the manual shall be maintained at the offices of the Building Official or his or her designee and open for public inspection. Any conflicts between the provisions of this Ordinance and the manual shall be resolved in favor of the manual. References to state personnel, agencies, and fees shall be interpreted, where required, as meaning the City municipal equivalents.

(b) Protection of Traffic and Roadway. Unless specifically in the Permit, no Utility may occupy the Rights of Way unless sufficient space is available so that the free flow and safety of traffic and other capacity considerations are not unduly impaired and the installation does not prevent the City from reasonably maintaining the Streets, structures, traffic control devices and other appurtenant facilities, and further provided that maintenance and operations of the Facilities do not jeopardize the traffic, Street structure, other users of the Right of Way or the Right of Way itself or otherwise cause issues related to life, health, or safety of a person, or of significant damage or loss of real or personal property .

(c) Grading. If the grades or lines of any Street within the Right of Way are changed at any time by the City during the term of the Permit and this change involves an area in which the Utility's Facilities are located, then the Utility shall, at its own cost and expense and upon the request of the City upon reasonable notice, protect or promptly alter or relocate the Facilities, or any part thereof, so as to conform with such new grades or lines. In the event the Utility refuses or neglects to so protect, alter, or relocate all or part of the Facilities, the City shall have the right to break through, remove, alter, or relocated all or any part of the Facilities without any liability to the Utility and the Utility shall pay to the City the costs incurred in connection with such breaking through, removal, alteration, or relocation.

(d) Installation of Poles and Other Wireholding Structures and Relocation. Unless otherwise provided in a valid Service Agreement, no placement of any pole or wireholding structure of the Utility is to be considered a vested interest in the

Right of Way, and such poles or structures are to be removed, relocated underground, or modified by the Utility at its own expense whenever the City determines that the public convenience would be enhanced thereby. The Facilities shall be so located and installed as to cause minimum interference with the rights and convenience of property owners.

(e) **Notice of Intent to Excavate or Demolish.** No Utility shall commence, perform, or engage in blasting or in excavating with mechanized excavating Facilities unless and until the Utility planning the blasting or excavating has given forty-eight (48) hours' notice by submitting a locate request to the One Call Center, beginning the next working day after such notice is provided, excluding hours during days other than working days.

Section 4. Restoration of Property.

(a) Each Utility shall be responsible for the cost of repairing any Facilities in the Rights of Way and adjoining property or other Facilities which it or its Facilities damage.

(b) A Utility shall be liable, at its own cost and expense, to replace, restore or repair, any Street, Facilities, or property or structure thereon, thereunder, thereover or adjacent thereto that may become disturbed or damaged as a result of the construction or installation, operation, upgrade, repair or removal of Facilities to a condition as good as or better than its condition before the work performed by the Utility that caused such disturbance or damage. If the Utility does not commence such replacement or repair after twenty (20) calendar days following written notice from the City, the City or the owner of the affected structure or property may make such replacement or repair and the Utility shall pay the reasonable and actual cost of the same.

Section 5. Inspection.

(a) The Utility shall make the construction site available to the Building Official and to all others as authorized by law for inspection at all reasonable times during the execution and upon completion of the construction.

(b) At any time, including the time of inspection, the Building Official may order the immediate cessation of any work which poses a serious threat to the health, safety, or welfare of the public, violates any law, or which violates the terms and conditions of the Permit and/or this Ordinance or issue an order to correct work which does not conform to the Permit and/or applicable standards, conditions or codes.

(c) When the construction under any Permit is completed, the Utility shall notify the Building Official.

Section 6. Other Approvals, Permits and Agreements.

(a) **Additional Permits Required**. The Utility shall obtain all Construction, building or other Permits or approvals as according to City ordinance, state or federal law.

In addition, a Permittee shall comply with applicable laws, shall complete work in a way as to not cause any unnecessary or unauthorized obstructions of sidewalks, Streets, waterways or railways, and is responsible for all work done in the Rights of Way regardless of who performs the work. No Rights of Way obstruction or excavation may be performed when seasonally prohibited or when conditions are unreasonable for such work, except in the case of an Emergency as outlined in Section 2 (e).

Section 7. Penalties

(a) Every Utility convicted of a violation of any provision of this Ordinance shall be punished by a fine not exceeding one thousand dollars ($1,000.00) per violation. Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense. In addition to the penalty prescribed above, the City may pursue other remedies such as abatement of nuisances, injunctive relief, and revocation of licenses or Permits. This shall include the right to stop work which is in violation of this Ordinance, or other applicable provisions of the City's Code and state law.

(b) A Utility constructing within the Rights of Way without permission or a Permit is considered criminal trespassing. This covers not only buildings but also land, vehicles, and watercraft. Generally, unauthorized entry is considered criminal trespass, which is charged as a misdemeanor, punishable in accordance with applicable law.

Section 8. Aesthetic Standards.

(a) The City finds it is in the best interest of the City and its residents and businesses to establish aesthetic requirements and other specifications and reasonable conditions regarding placement of facilities in the Rights of Way. These requirements, specifications and conditions are adopted in order to protect the public health, safety and welfare of the residents and businesses of the City and to reasonably manage and protect the Rights of Way and its uses in the City. All standards in this section are based upon the written determinations of the City so long as such determinations are in compliance with federal and state laws, rules, and regulations.

(b) The objective of this section is to ensure use of the Rights of Way: (i) is consistent with the design, appearance and other features of nearby land uses; (ii) protects the integrity of historic, cultural and scenic resources; and (iii) does not harm residents' quality of life.

(c) This section applies to all requests to locate Facilities in the Rights of Way and ongoing use of the Rights of Way for such Facilities.

(d) Placement or modification of Facilities in the Right of Way shall comply with this section at the time the Permit for installation or modification is approved and as

amended from time to time. Permittees are required to comply with City Code and applicable law and regulations.

(e) Facilities Standards.

1. Facilities must be compatible in size, mass, and color to similar Facilities in the same zoning area, with a goal of minimizing the physical and visual impact on the area.

2. Facilities in the residential/historical/architecturally significant areas shall be visually and architecturally integrated with the residential/ historical/ architecturally significant areas and shall not interfere with prominent vistas or significant public view corridors.

3. Facilities must be located in alignment with existing trees and/or facilities.

4. Facilities must maintain the integrity and character of the neighborhoods and corridors in which the facilities are located.

Undergrounding. Facilities shall be installed underground in the city's jurisdictional limits so long as placement underground will not materially impact the provision of service. Any individual requesting to locate Facilities above ground in the city has the burden to demonstrate by clear and convincing evidence that undergrounding will effectively prohibit the provision of the service in question.

(f) Camouflaging. Facilities must be designed using camouflaging techniques that make them as unobtrusive as possible if:

1. It is not possible or desirable to match the design and color of Facilities with the similar facilities in the same zoning area, as required under Section 8 (a) 1; or

2. Existing facilities in the area are out of character with a streetscape plan or other aesthetic plan that has been adopted by the City.

(g) Concealment. Facilities shall incorporate specific concealment elements to minimize visual impacts.

(h) Installation and Modification Standards. Installation of new Facilities in, on, along, over, or under the Rights of Way or modification of existing facilities in, on, along, over, or under the Rights of Way shall:

1. Minimize risks to public safety;

2. Ensure that placement of facilities on existing structures is within the tolerance of those structures;

3. Ensure that installations and modifications are subject to periodic review to minimize the intrusion on the Right of Way;

4. Ensure that the City bears no risk or liability as a result of the installations or modifications; and

5. Ensure that use of the Rights of Way does not inconvenience the public, interfere with the primary uses of the Rights of Way, or hinder the ability of the City or other government entities to improve, modify, relocate, abandon, or vacate the Right of Way or any portion thereof, or to cause the improvement, modification, relocation, vacation, or abandonment of Facilities in the Right of Way.

(i) **Plans for Use.** No Facilities shall be placed in, on, along, over, or under the public Rights of Way unless: (i) there are immediate plans to use the proposed Facility; or (ii) there is a contract with another party that has immediate plans to use the proposed Facility.

(j) **Contact Information**. Every Facility placed in the Rights of Way shall at all times display signage that accurately identifies the Facility owner and provides the Facility owner's unique site number, and also provides a local or toll-free telephone number to contact the Facility owner's operations center.

Section 9. **Fiber Installations Fee and Broadband Service Compensation**.

(a) **Permits for fiber installations.** In accordance with O.C.G.A. § 46-5-1(b)(19)(B) there will be a one hundred dollars ($100) Permit fee for any new Permit issued for fiber installations.

(b) **Compensation for Broadband Services**. In accordance with O.C.G.A. § 46-5-1(b)(19)(A), any telephone companies that provide Broadband Services to any location within the geographic limits of the City, payment at the rate of five cents (5¢) per linear foot annually shall be considered due compensation, and for telephone companies that do not provide any Broadband Services to any location within the geographic limits of the City, payment at the rate of nineteen cents (19¢) per linear foot annually shall be considered the payment of due compensation.

Section 10. **Other Provisions.**

(a) **Severability**. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

(b) **Reservation of Regulatory and Police Powers.** The City by issuing a Permit under this Ordinance, does not surrender or to any extent lose, waive, impair, or lessen the lawful powers and rights, which it has now or may be hereafter vested in

the City under the Constitution and Laws of the United States, State of Georgia, or the City Charter, or under the provisions of the any Codified Ordinances to regulate the use of the Rights of Way. The Utility by applying for and being issued a written Permit, is deemed to acknowledge that all lawful powers and rights, regulatory power, or police power, or otherwise as are or the same may be from time to time vested in or reserved to the City, shall be in full force and effect and subject to the exercise thereof by the City at any time. A Utility is deemed to acknowledge that its interests are subject to the regulatory and police powers of the City to adopt and enforce general ordinances necessary to the safety and welfare of the public and is deemed to agree to comply with all applicable general laws enacted by the City pursuant to such powers. All Utilities shall comply with City zoning and other land use requirements pertaining to the placement and specifications of Facilities.

(c) **Compliance**. No person shall be relieved of its obligation to comply with any of the provisions of this Ordinance by reason of any failure of City to enforce compliance.

(d) **Appeal of Administrative Decisions.** All appeals provided for by this Ordinance and any notification to the City required by this Ordinance shall be in writing and sent via certified mail to the Building Official as specified in this Ordinance.

(e) **Ordinance Headings**. Ordinance headings are for convenience only and shall not be used to interpret any portion of this Ordinance

(f) **Repealer.** Except as provided otherwise herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

(g) **Effective Date.** This ordinance shall become effective immediately upon its adoption by the Mayor and City Council.

CITY OF KINGSLAND, GEORGIA

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

_____

(SEAL)

_____

Bid Tabulation
Architectural Design Services
RFP #COK 25-016
May 27, 2025

Vendor	Finance Dept	Housing and Development Dept	Total Cost of Proposal
Ellis, Ricket and Associates	$24,700.00	$9,750.00	$34,450.00
Jericho	$45,000.00	$20,000.00	$65,000.00
Raymond	$55,000.00	$50,000.00	$105,000.00
PSI	$47,000.00	$80,000.00	$127,000.00
Wdi Architecture	$143,300.00	$130,500.00	$273,800.00

CITY OF KINGSLAND, GEORGIA
RESOLUTION NO. [2025-07]

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, ADOPTING THE GREENSPACE PROTECTION PLAN TO ENCOURAGE THE USE OF NON-STRUCTURAL STORMWATER MANAGEMENT AND STORMWATER SITE DESIGN PRACTICES

WHEREAS, the City of Kingsland, Georgia, is committed to responsible growth and the long-term health and sustainability of its natural environment; and

WHEREAS, the City acknowledges that the preservation of greenspace provides critical benefits to the community, including improved stormwater management, flood risk reduction, habitat conservation, and enhanced quality of life; and

WHEREAS, increasing development and impervious surfaces have elevated stormwater runoff volumes and pollutant loads, necessitating alternative, non-structural approaches to water management; and

WHEREAS, the Greenspace Protection Plan promotes best practices in low-impact development (LID), conservation design, and sustainable site planning to protect natural resources and hydrological functions; and

WHEREAS, this Plan identifies implementation tools, regulatory strategies, and public engagement opportunities to support greenspace preservation and improve the resiliency of Kingsland's built and natural environments; and

WHEREAS, the City has determined that the adoption of the Greenspace Protection Plan is in the best interest of its residents, businesses, and future generations.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Kingsland, Georgia, as follows:

1. Adoption. The City of Kingsland hereby formally adopts the *Greenspace Protection Plan*, as presented and attached hereto as *Exhibit A*, to serve as a policy framework for future planning, development, and infrastructure decisions.
2. Implementation. City staff are directed to incorporate the recommendations of the Greenspace Protection Plan into applicable ordinances, development review processes, and capital improvement planning.
3. Coordination. The City will actively coordinate with Camden County, regional agencies, community stakeholders, and residents to support and promote the objectives of the Plan.
4. Severability. If any provision of this resolution is determined to be invalid or unenforceable, such determination shall not affect the validity of the remaining provisions.
5. Effective Date. This resolution shall be effective immediately upon adoption.

RESOLVED AND ADOPTED this ___ day of _____, 2025, by the Mayor and City Council of the City of Kingsland, Georgia.

CITY OF KINGSLAND, GEORGIA

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

Attest:

_____

Jean Seigler-Horne, City Clerk

City of Kingsland, Georgia
Greenspace Protection Plan
Promoting Non-Structural Stormwater Management and Sustainable Site Design

Adopted: [Insert Date]

I. Introduction

The City of Kingsland recognizes the importance of greenspace preservation in promoting public health, enhancing community livability, protecting ecological systems, and improving stormwater management. This Greenspace Protection Plan outlines strategies and policies to preserve natural areas and integrate non-structural stormwater practices and stormwater site design into local development.

II. Goals and Objectives

Goal:
To protect, enhance, and expand greenspace within Kingsland while promoting sustainable stormwater management practices that minimize environmental impacts and protect the city's water resources.

Objectives:

1. Encourage development practices that preserve existing natural features and hydrology.
2. Utilize non-structural stormwater management techniques to reduce runoff and enhance water quality.
3. Expand public access to protected greenspace for recreation, education, and ecosystem services.
4. Align greenspace and stormwater planning with citywide land use and transportation goals.

III. Existing Conditions and Challenges

Kingsland is experiencing growth and increased development pressure, particularly in flood-prone and ecologically sensitive areas such as Catfish Creek, Caney Swamp, Gum Branch, Crooked River, and surrounding wetlands. Traditional gray infrastructure cannot fully address the volume and frequency of stormwater runoff resulting from increased impervious surfaces. Protecting greenspace and implementing site-sensitive stormwater design is vital to mitigate these risks and preserve the city's natural heritage.

IV. Greenspace and Stormwater Strategy

A. Non-Structural Stormwater Management Practices

The City will promote and, where feasible, require the following practices:

1. **Conservation of Natural Features**
    - Protect riparian buffers, wetlands, and mature trees during site planning.
    - Establish minimum undisturbed open space requirements based on site size and context.
2. **Minimized Impervious Surfaces**
    - Promote compact building footprints and shared driveways.
    - Encourage permeable pavements in parking lots, sidewalks, and trails.
3. **Vegetated Swales and Buffers**
    - Require vegetated swales over curb-and-gutter systems where feasible.
    - Maintain native vegetation in stream buffers to enhance infiltration and filtration.
4. **Rain Gardens and Bioretention Areas**
    - Incentivize rain gardens in residential and commercial development.
    - Provide technical guidance to developers for incorporating bioretention in landscaped areas.
5. **Cluster and Low-Impact Development (LID)**
    - Encourage clustering of buildings to reduce land disturbance.
    - Use LID principles to mimic natural hydrology through infiltration and evapotranspiration.

V. Greenspace Designation and Prioritization

A. Types of Protected Greenspace

- Public parks and recreational areas.
- Conservation easements and floodplains.
- Tree preserves and urban forests.
- Community gardens and greenways.

B. Prioritization Criteria

- Areas critical to flood risk mitigation (e.g., Catfish Creek corridor).
- Ecologically sensitive lands and habitats.
- Connectivity to existing greenspace networks and trail systems.
- Potential for dual use as stormwater treatment and public amenity.

VI. Implementation Tools

1. **Development Regulations**
    - Update zoning and subdivision codes to incorporate green infrastructure and LID.
    - Require stormwater site plans to consider greenspace preservation early in design.
2. **Incentives**
    - Offer density bonuses or reduced impact fees for projects that exceed minimum greenspace or LID requirements.
    - Recognize model developments with a “Green Site” designation.
3. **Public Investment**
    - Integrate green infrastructure in City capital improvement projects.
    - Pursue grants (e.g., Georgia EPD, FEMA BRIC, EPA Green Infrastructure) to fund greenspace acquisition and stormwater retrofits.
4. **Education and Outreach**
    - Develop workshops and materials for developers, engineers, and homeowners.
    - Partner with local schools and organizations to promote stewardship of natural areas.

VII. Monitoring and Evaluation

The City will establish metrics and a schedule for evaluating greenspace protection and stormwater goals, including:

- Acres of greenspace preserved annually.
- Reduction in impervious surface coverage.
- Number of developments using non-structural BMPs.
- Stormwater volume and quality improvements based on field monitoring (where feasible).

Annual progress will be reviewed by the City Planning Department, with recommendations made for policy updates as needed.

VIII. Conclusion

This Greenspace Protection Plan positions Kingsland to grow sustainably, reduce flood risk, and preserve the natural beauty and ecological health of the community. By prioritizing non-structural stormwater

solutions and thoughtful site design, the City can achieve both environmental protection and enhanced quality of life for residents.