



CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • SEPTEMBER 8, 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 an Appeal Request from Vikram Patel regarding the Denial of Alcohol License

Vikram Patel with Pramukh Swami 2016, LLC is appealing the City Council's decision on July 14, 2025, to deny the alcohol license application for his convenience store located at 500 West King Avenue, Suites C & D.

2. Public Hearing for FY 2025-26 Proposed Budget

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. RECOGNITION

1. Recognition for Kingsland Police Department

David Trotter with Local Government Risk Management Services will be presenting Police Chief Evans and Assistant Chief Seaward with the Excellence in Policing certificate. The Excellence in Policing Certification is a Georgia statewide program designed to help municipal law enforcement agencies meet high professional standards in areas like policy, accountability, and community trust. A cooperative effort between the Georgia Municipal Association, the Georgia Association of Chiefs of Police, and Local Government Risk Management Services (LGRMS), it provides a framework for agencies to adopt best practices, reduce liability, and enhance public confidence. The certification demonstrates a commitment

to excellence and can be a stepping stone for more advanced certifications.

VII. PRESENTATION

1. Kings Bay Teen Advocacy Group

The Kings Bay Teen Advocacy Club will give information on their advocacy efforts for the "Arts for All" campaign, specifically focusing on mental health awareness through the arts.

2. Update on the FY 2025-26 Budget Presentation - Property Tax Millage Rate

VIII. GRANTING AUDIENCE TO THE PUBLIC

IX. OLD BUSINESS

X. PLANNING AND ZONING

1. Final Plat - Lake Juniper Phase 6

Roger Bennett, acting agent for Josselyn Homes, LLC has submitted a final plat application for Lake Juniper Phase 6 consisting of 29 single family lots on approximately 13.79 acres. The plat will include Verano Street and Scout Road. Zoning is PD/R-1.

Planning Commission recommends approval.

2. Preliminary Plat - K-Town Development

Jonathan McDill, acting agent for O'Quinn Family Partnership, has submitted a Preliminary Plat application for K-Town Development consisting of 267 single family lots on approximately 135 acres. The development will also have 8 acres of commercial lots fronting Colerain Road. The Annexation and PD were approved by City Council on May 12, 2025. Zoning is PD/MU.

Planning Commission recommends approval.

3. Special Use Permit - Sherry Maxwell-Hill

Sherry Maxwell-Hill has applied for a Special Use Permit to be allowed to have a beauty salon business at her residence located at 108 Pennington Way in Brighton Lakes Subdivision. The applicant has stated that due to the increase of rent and rising costs of overhead, she is unable to keep her salon open which is located in the Soncel shopping center at 1204 Hospitality Avenue. The business hours will be Wednesday - Friday 3 PM to 6 PM and Saturday from 7 AM to 11 AM. The Planning Director completed an onsite inspection of the residence and found the home is located on a 3-acre parcel at the end of a cul-de-sac with a vacant lot to the left of the parcel. The driveway is large enough for customer parking, which will eliminate any on street parking. The hair salon is in a room totally separate from the main house and is inconspicuous from the street. If approved, the decision should not set a precedent as each case has different circumstances. Zoning is PD/R-1. Staff recommends approval with the

following condition:

- 1) Only one customer at a time is allowed on site.

Planning Commission recommends approval with the condition of one customer on site at a time.

XI. NEW BUSINESS

1. Approval of: Alcohol License for Vikram Patel with Pramukh Swami 2016, LLC

Vikram Patel with Pramukh Swami 2016, LLC is appealing the City Council's decision on July 14, 2025, to deny the alcohol license application for his convenience store located at 500 West King Avenue, Suites C & D. Mr. Patel has applied for an alcohol license for the sale of packaged beer and wine for his convenience store located at 500 West King Avenue, Suite C & D.

2. Approval of: Quit Claim Deed - Josselyn Homes

The City of Kingsland previously adjusted the property lines of the subject parcel to establish a drainage easement for stormwater management purposes. As a result of this realignment, the remaining property is no longer needed by the City and is solely adjacent to property owned by Josselyn Homes. Approval of this item will authorize the execution of a Quit Claim Deed to Josselyn Homes to convey the property, ensuring clear title and alignment of ownership with the adjoining property.

Staff recommends approval.

3. Approval of: Intergovernmental Agreement with the County, cities of St Marys, Woodbine, and the Public Service Authority for Parks and Recreation Operations and Programming.

Staff recommends approval.

XII. MAYOR AND COUNCIL ANNOUNCEMENT

XIII. 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: September 2, 2025

City Council Meeting Date: September 8, 2025

Agenda Item: Final Plat

Summary: Roger Bennett, acting agent for Josselyn Homes, LLC has submitted a final plat application for Lake Juniper Phase 6 consisting of 29 single family lots on approx. 13.79 acres. The plat will include Verano St. and Scout Rd.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

240141 Sept- Agenda APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA



APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

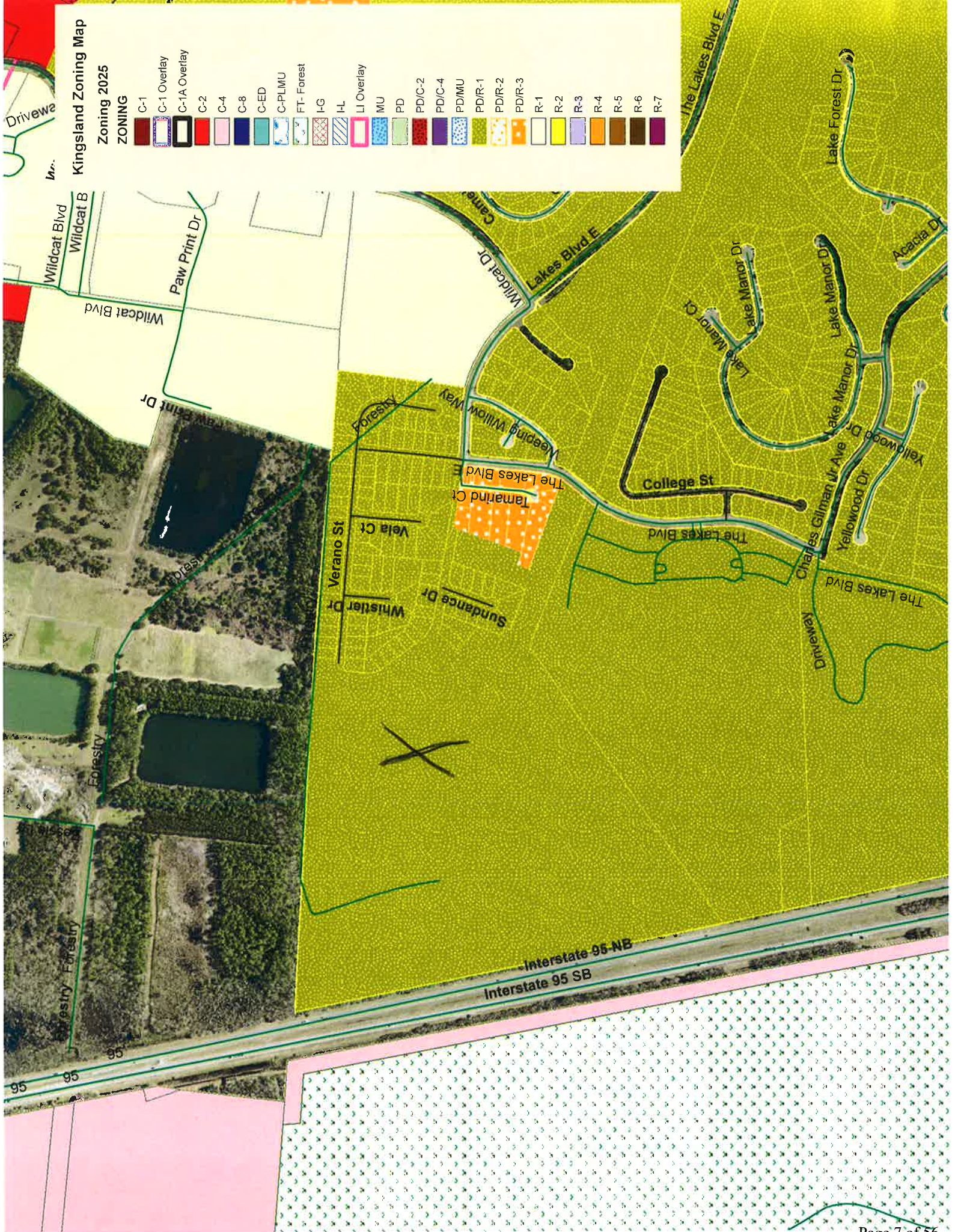
Part B — Applicant Only

1. Your Name: BENNETT SURVEYING, INC Phone: 912-673-8940
Address: 102 MARSH HARBOR PKWY, UNIT 103
2. Owner, if not same: KINGSLAND GA. 31548
Name: JOSEPHYN HOMES
Address: P.O. BOX 5753 ST. MARYS GA. 31558
3. What is your interest if you are not the owner? AGENT
4. Name of proposed subdivision: LAKE JUNIPER PH VI
5. Location of subdivision: Neighborhood: LAKE
Street: VERANO ST.
Parcel Number: 107 005 Lot Number: (PORTION OF) PD R-1
6. Present zoning: PD R-1
7. Number of proposed lots: 29 LOTS
8. Area of proposed subdivision: 13.79 ACRES
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
☒ - Final Plat (Original and 9 copies)
☒ - Vicinity Map
☐ - Proof of ownership
10. Signed: [Signature] Date: 07-29-2025

Part C - Planning Official Only

1. Date application was filed: 7/30/25
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes () No
3. Checked by: Scott & James
4. Are Final Plat and application complete? ☒ Yes () No
5. Correct fee paid? ☒ Yes () No () Not applicable
6. Date final plat reviewed by Planning Commission: 9/2/25
() Approved () Disapproved

Conditions of approval or reasons for disapproval: _____

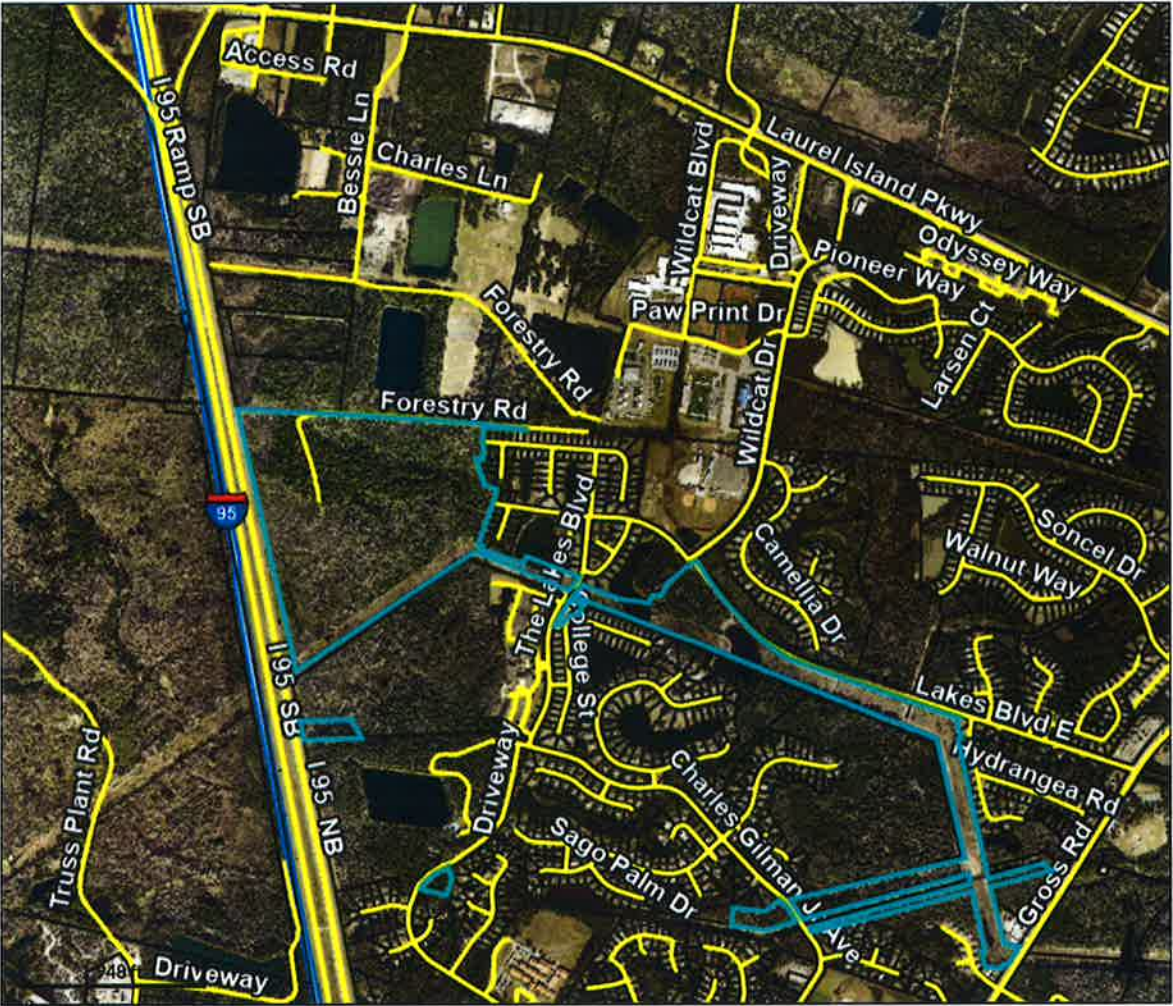


Kingsland Zoning Map

Zoning 2025

ZONING

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



Overview



Legend

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

Parcel ID	107 005	Owner	GONZALEZ-FALLA SONDRAG	Last 2 Sales			
Class Code	Residential		POST OFFICE BOX 3050	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 315483050	9/10/2007	0	NM	U
	KINGSLAND	Physical Address	101 WEEPING WILLOW WAY	1/1/1998	0	UV	U
Acres	144.15	Assessed Value	Value \$468488				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDARIES 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 BOUNDARIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 7/29/2025
Last Data Uploaded: 7/28/2025 7:34:56 PM

Developed by SCHNEIDER
GEOSPATIAL



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: September 2, 2025

City Council Meeting Date: September 8, 2025

Agenda Item: Preliminary Plat

Summary: Jonathan McDill, acting agent for O'Quinn Family Partnership has submitted a preliminary plat application for K-Town Development consisting of 267 single family lots on approx. 135 acres. The development will also have 8 acres of commercial lots fronting Colerain Rd. The annexation and PD was approved by City Council on May 12, 2025.

Zoning: PD/MU

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

240146 September APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA

APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.



Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

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City Council Reviews Final Plat (approves/disapproves)

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Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. Your Name: Matt Jordan / Jonathan McDill Phone: 912-576-8854
Address: 300 Camden Ave, Woodbine GA 31569
2. Owner, if not same:
Name: O'Quinn Family Partnership
Address: Brunswick, Ga. 31521
3. What is your interest if you are not the owner?
Surveyor & Engineer - authorized agent
4. Name of proposed subdivision: KTown
5. Location of subdivision: Neighborhood: _____
Street: Colerain Rd. West of I-95
Parcel Number: 094 025 Lot Number: _____
6. Present zoning: PD/MU
7. Number of proposed lots: 267 135 Acres 8 Acres of
8. Area of proposed subdivision: Parcel 094 025 Commercial.
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - Preliminary Plat (Original and 9 copies)
 - Vicinity Map
 - PD (if applicable)
 - Proof of ownership

Part C - Planning Official Only

1. Date application was filed: 8-7-25
 2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? (☒) Yes () No
 3. Checked by: Scott & Jones
 4. Are Preliminary Plat and application complete? (☒) Yes () No
 5. Correct fee paid? (☒) Yes () No () Not applicable
 6. Date preliminary plat reviewed by Planning Commission: 9/2/25
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated 9/2/2015, 2000, by virtue of a deed dated 094 025, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book _____, Page _____.

O Quinn Family Partnership
Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Kathy McMillin
Owner's Signature Date: Apr 7, 2015

Other Owner's Signature Date: _____

Agent Authorization

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

Owner's Signature

Other Owner's Signature

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

JONATHAN MCDILL
Authorized Agent's Name-Printed

Jonathan McDill
Authorized Agent's Signature

Date

Planning and Zoning

Received by: Scott Verbo Date: 8/7/25

MAP TO SHOW PRELIMINARY SUBDIVISION PLAN FOR
SALT BRANCH PARTNERS
CITY OF KINGSLAND, 1606th G.M. DISTRICT,
CAMDEN COUNTY, GEORGIA
SHEET 111 OF 142 PARCEL SH 025

GENERAL NOTES:
1. THIS SUBDIVISION PLAN WAS PREPARED BY ME, THE ENGINEER, FOR THE CITY OF KINGSLAND, CAMDEN COUNTY, GEORGIA.
2. THE CITY OF KINGSLAND, CAMDEN COUNTY, GEORGIA, HAS REVIEWED AND APPROVED THIS SUBDIVISION PLAN.
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PROPERTY OWNED BY:
SALT BRANCH PARTNERS
PO BOX 2401
CAMDEN, GA 32005

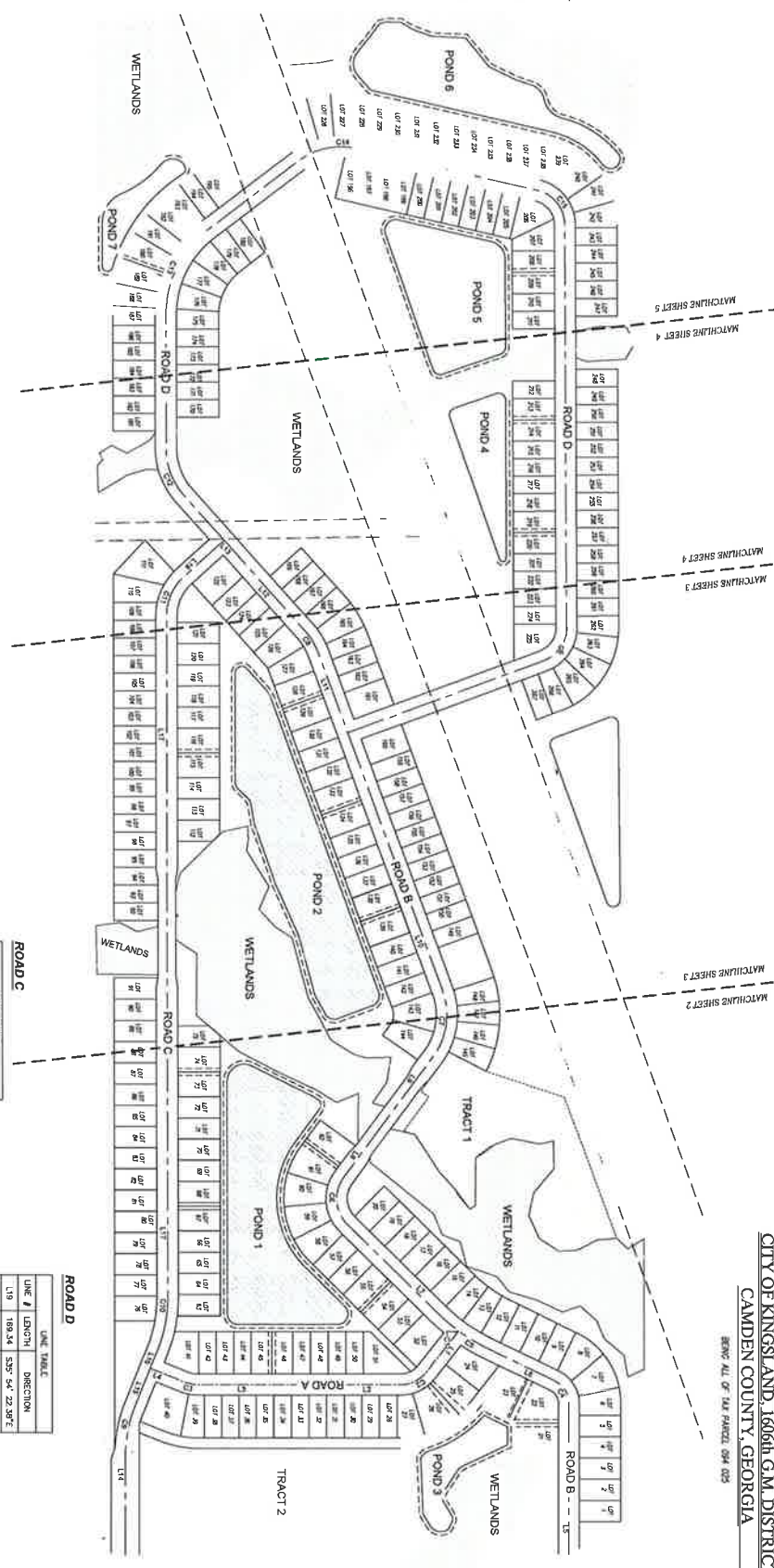


SCALE
1" = 100'

Know what's below.
Call before you dig.



SITE
LAT: N30 827632
LONG: W81 673980



ROAD A

LINE #	LENGTH	DIRECTION
L1	6.17	N40° 33' 01.08"E
L2	63.48	N36° 16' 20.08"E
L3	402.43	S83° 27' 44.10"E
L4	46.23	S67° 39' 14.10"E

CHORD #	LENGTH	BEARING	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	0.25	799°	799°	799°	799°
C2	541.24	777°	777°	777°	777°
C3	171.64	777°	777°	777°	777°

ROAD B

LINE #	LENGTH	DIRECTION
L5	424.27	S67° 02' 15.60"E
L6	213.98	S68° 01' 41.31"E
L7	356.78	S59° 14' 24.95"E
L8	299.08	S42° 28' 56.07"E
L9	127.13	S42° 28' 56.07"E
L10	773.74	S14° 02' 52.45"E
L11	240.32	S14° 02' 52.45"E
L12	344.75	S35° 54' 22.38"E
L13	344.75	S35° 54' 22.38"E

CHORD #	LENGTH	BEARING	DELTA	CHORD DIRECTION	CHORD LENGTH
C4	78.27	70.00	64.07	S25° 59' 43"E	74.26
C5	113.79	150.00	18.79	S46° 38' 02"E	173.01
C6	142.63	100.00	81.72	S7° 37' 16"W	130.65
C7	197.33	200.00	54.53	S14° 13' 02"W	189.42
C8	76.30	200.00	21.86	S24° 58' 37"E	75.84

ROAD C

LINE #	LENGTH	DIRECTION
L14	278.24	S6° 08' 11.02"E
L15	162.97	S28° 05' 28.52"E
L16	162.97	S28° 05' 28.52"E
L17	1128.70	S67° 02' 18.07"E
L18	154.19	S44° 05' 42.05"E

CHORD #	LENGTH	BEARING	DELTA	CHORD DIRECTION	CHORD LENGTH
C9	153.53	600.00	21.89	S17° 05' 52"E	153.59
C10	153.73	598.35	22.06	S17° 03' 58"E	152.78
C11	126.81	150.00	48.06	S50° 04' 00"W	122.15

ROAD D

LINE #	LENGTH	DIRECTION
L19	189.54	S35° 54' 22.38"E
L20	189.66	S67° 02' 18.07"E
L21	323.58	S59° 23' 43.57"E
L22	502.45	N107° 44' 58.48"E
L23	1140.80	N57° 55' 04.50"E
L24	996.03	N72° 51' 12.87"E

CHORD #	LENGTH	BEARING	DELTA	CHORD DIRECTION	CHORD LENGTH
C12	146.41	200.00	41.94	S14° 56' 02"E	143.17
C13	279.38	300.00	13.56	S32° 45' 07"E	288.39
C14	174.03	200.00	49.05	S54° 19' 23"E	168.59
C15	133.81	100.00	78.67	N32° 34' 57"E	124.05
C16	122.08	100.00	69.94	N40° 53' 08"E	114.82

GENERAL NOTES:
1. THIS SUBDIVISION PLAN WAS PREPARED BY ME, THE ENGINEER, FOR THE CITY OF KINGSLAND, CAMDEN COUNTY, GEORGIA.
2. THE CITY OF KINGSLAND, CAMDEN COUNTY, GEORGIA, HAS REVIEWED AND APPROVED THIS SUBDIVISION PLAN.
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Point	Angle	Distance	Bearing	Station
1	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
2	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
3	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
4	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
5	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
6	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
7	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
8	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
9	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
10	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
11	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
12	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
13	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
14	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
15	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
16	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
17	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
18	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
19	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
20	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
21	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
22	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
23	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
24	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
25	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
26	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
27	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
28	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
29	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
30	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
31	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
32	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
33	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
34	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
35	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
36	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
37	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
38	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
39	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
40	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
41	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
42	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
43	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
44	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
45	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
46	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
47	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
48	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
49	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
50	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
51	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
52	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
53	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
54	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
55	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
56	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
57	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
58	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
59	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
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61	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
62	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
63	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
64	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
65	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
66	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
67	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
68	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
69	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
70	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
71	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
72	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
73	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
74	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
75	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
76	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
77	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
78	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
79	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
80	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
81	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
82	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
83	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
84	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
85	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
86	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
87	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
88	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
89	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
90	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
91	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
92	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
93	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
94	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
95	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
96	270° 00' 00"	100.00	E 0° 00' 00" E	100+00
97	90° 00' 00"	100.00	N 0° 00' 00" E	100+00
98	270° 00' 00"	100.00	W 0° 00' 00" E	100+00
99	90° 00' 00"	100.00	S 0° 00' 00" E	100+00
100	270° 00' 00"	100.00	E 0° 00' 00" E	100+00

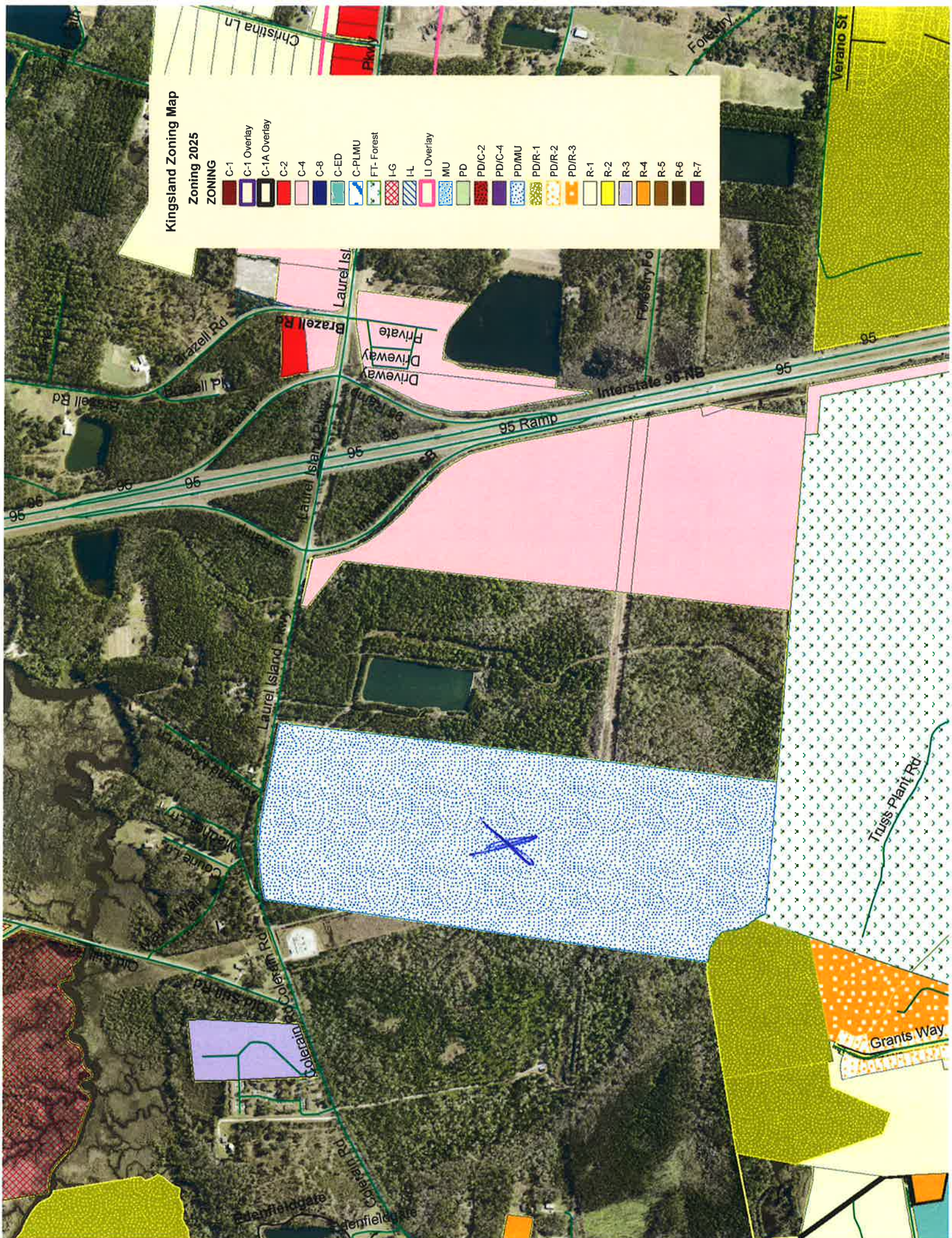
LEGEND:
 1/2" = 100' (UNLESS NOTED)
 1/4" = 50' (UNLESS NOTED)
 1/8" = 25' (UNLESS NOTED)
 1/16" = 12.5' (UNLESS NOTED)
 1/32" = 6.25' (UNLESS NOTED)
 1/64" = 3.125' (UNLESS NOTED)
 1/128" = 1.5625' (UNLESS NOTED)
 1/256" = 0.78125' (UNLESS NOTED)
 1/512" = 0.390625' (UNLESS NOTED)
 1/1024" = 0.1953125' (UNLESS NOTED)
 1/2048" = 0.09765625' (UNLESS NOTED)
 1/4096" = 0.048828125' (UNLESS NOTED)
 1/8192" = 0.0244140625' (UNLESS NOTED)
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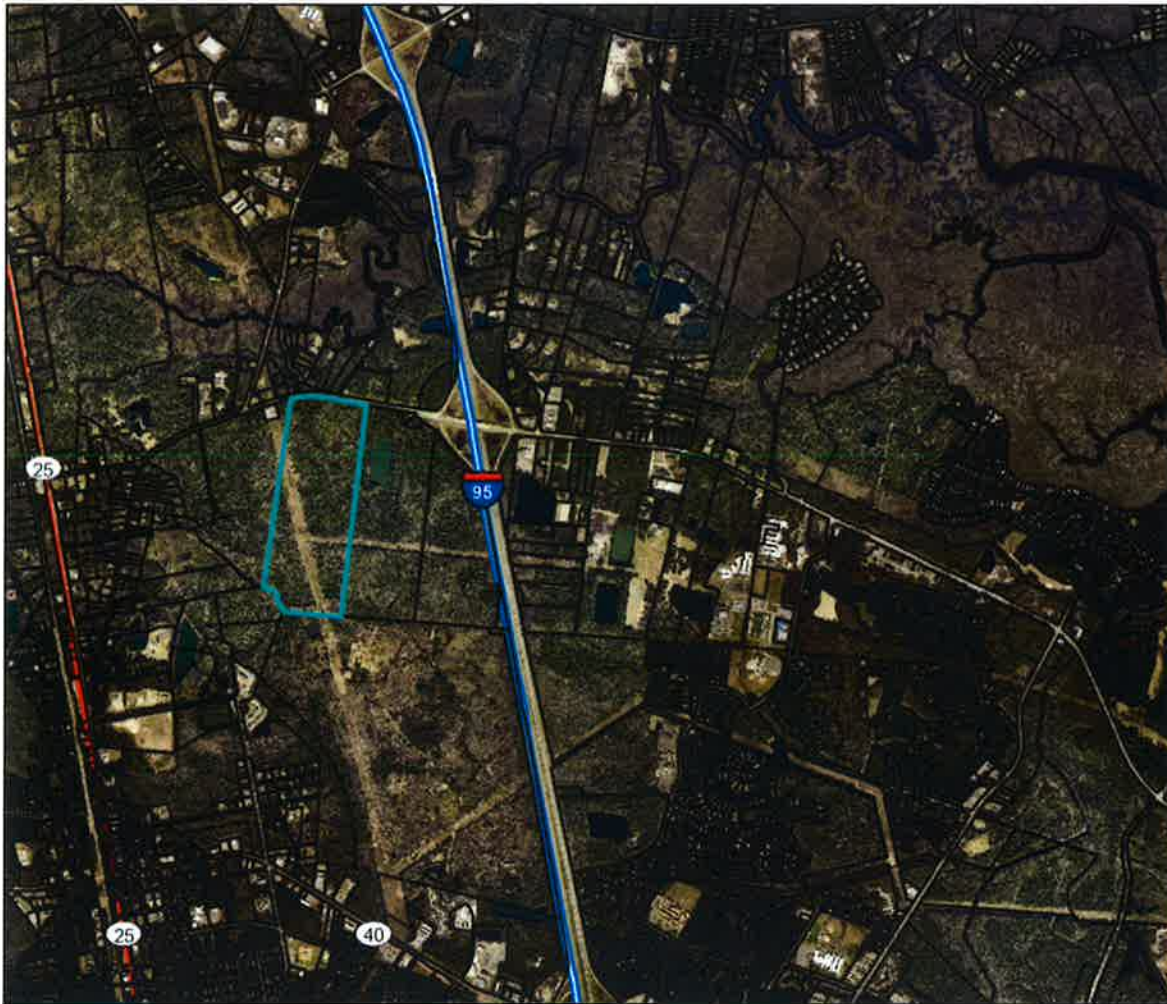
Kingsland Zoning Map

Zoning 2025

ZONING

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





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	094 025	Owner	OQUINN FAMILY	Last 2 Sales			
Class Code	Agricultural		PARTNERSHIP	Date	Net Price	Reason	Qual
Taxing	42 UNINCORPORATED SERVICE		PO BOX 2403	7/23/2015	0	RW	U
District	DIST		BRUNSWICK, GA 31521	7/13/2009	0	GV	U
	42 UNINCORPORATED SERVICE	Physical	n/a				
	DIST	Address					
Acres	143.6	Assessed Value	Value \$371062				

(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: 8/8/2025

Last Data Uploaded: 8/7/2025 7:29:57 PM

Developed by  **SCHNEIDER**
GEOSPATIAL



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: September 2, 2025

City Council Meeting Date: September 8, 2025

Agenda Item: Special Use Permit

Summary: Sherry Maxwell-Hill, has applied for a Special Use Permit to be allowed to have a hair salon business at her residence located at 108 Pennington Way in Brighton Lakes Subdivision. The applicant has stated that due to the increase of rent and rising costs of overhead, she is unable to keep her salon open which was located in the Soncel shopping center at 1204 Hospitality Ave. The applicant now works for the Camden County School system and the hair salon will be a part time business for her. The business hours will be on Weds. -Friday 3pm to 6pm and Saturdays from 7am to 11am. The Planning Director completed an onsite inspection of the residence and found the home is located on a 3-acre parcel at end of a cul-de-sac with a vacant lot to the left of the parcel. The driveway is large enough for customer parking which would eliminate any on street parking. The hair salon is in a room totally separate from the main house and is inconspicuous from the street. It is the Planning Director's opinion that this business would not have a negative effect on the neighborhood. If approved, the decision should not set a precedent as each case has different circumstances.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? No

Staff Recommendation: Staff Recommends Approval with the following condition:

- 1) Only one customer at a time is allowed on site.

Scott L. Kimball

Planning & Zoning Director



APPLICATION FOR SPECIAL USE PERMIT

Kingsland, Georgia

This Application must be filed with the Planning & Zoning Administrator at least 26 days before the Planning Commission meeting at which it will be heard. The Kingsland Planning Commission will hold at least one public hearing and make a recommendation about your request within 45 days of the date you file a complete application. The City Council will then issue or deny the permit.

TO BE COMPLETED BY APPLICANT:

1. Your Name: Sherry Maxwell-Hill Phone: (912) 227-1842
Mailing Address: 108 Pennington Way Kingsland
2. The Planning & Zoning Administrator informed me that a special use permit is required at the time I applied for (check one):
() A Zoning Amendment (rezoning)
(☒) A home occupation
() Other _____
3. Location of property: _____

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR:

1. Has the correct fee been paid?
(☒) Yes () No Amount \$ 300.
2. Date complete application filed: 8/6/25
3. List of attachments:
(☒) Simple map with property owner's name
() Site Plan
(☒) Other _____
4. Public hearing:
(☒) Date applicant notified: 8/6/25
(☒) Date hearing advertised: 8/11/25
() Date hearing held: 9/2/25
5. Planning Commission recommended:
() Approval () Denial Date: 9/2/25
Conditions of approval or reasons for denial: _____
6. City Council: () Approved () Denied
Conditions of approval or reasons for denial: _____
7. Date applicant notified of final action: 9/9/25

NOTE: PLEASE ATTACH A SITE PLAN OR SURVEY PLAT AND SPECIAL PERMIT FEE OF \$300. THESE ITEMS MUST BE SUBMITTED WITH THE COMPLETED APPLICATION. If your property is in any multi-family, mobile home, commercial or industrial zoning district, you are required to submit a site plan at the time you file this application. **YOUR PRESENCE OR THAT OF YOUR REPRESENTATIVE IS ENCOURAGED AT THE PLANNING COMMISSION PUBLIC HEARING.**

Signed: _____

Date: 8-4-2025

Mark of Elegance
Sherry Maxwell-Hill-Owner
140 Lakes Blvd., Suite B
Kingsland, GA 31548

August 1, 2025

Kingsland City Council
107 S. Lee Street
Kingsland, GA 31548

Re: Request for Hardship Business License

Dear Honorable Council Members,

This letter formally requests a hardship waiver for a business license for Mark of Elegance located at 140 Lakes Blvd, Suite B.

After 15 years of providing hair salon services in the city of Kingsland, I've made a difficult decision to end my lease with Soncel due to rising overhead, the cost of hair care products, and a decline in clients, stemming from economic uncertainty. I have also recently experienced unforeseen financial costs in aiding my son during a legal situation that I am still trying to recover from. I am requesting a special permit to continue services for my elderly clients at my residence located at 108 Pennington Way, Kingsland, GA. Relocation to my residence will not overwhelm my neighborhood because my home is on a lot that is over three acres, a vacant lot on one side, and the other residence next to me is a vacation home.

I will service clients in a separate area from my living quarters and a separate bathroom for client use. I have additional employment during the day to supplement my business. Clients will be served from Wednesday to Friday from 3 p.m. to 6 p.m. and on Saturday from 7 a.m. to 11 a.m. Granting this hardship waiver will allow my business to continue to provide the hair services that my clients depend on. Please feel free to come by for any necessary inspections. I am available at (912) 227-1842 for any further information or clarification.

Sincerely,

Sherry Maxwell-Hill
Mark of Elegance

Ga. Comp. R. & Regs. r. 130-4-.02 Use of Facility for Home Salon/Shop

Georgia Administrative Code

Department 130. RULES OF GEORGIA STATE BOARD OF COSMETOLOGY

Chapter 130-4. DEALING WITH ESTABLISHMENT

Current through Rules and Regulations filed through July 17, 2025

Rule 130-4-.02. Use of Facility for Home Salon/Shop

Space used for a cosmetology facility must be separated by tight, ceiling high partitions from residence rooms and must have separate restrooms. The cosmetology facility shall have a separate outside entrance. Separate space must be provided for a cosmetology facility. The use of any such space for sleeping, dining or any other domestic purpose is prohibited.

Cite as Ga. Comp. R. & Regs. R. 130-4-.02

Authority: O.C.G.A. Secs. 43-10-2, 43-10-6, 43-10-8, 43-10-11, 43-10-18.

History. Original Rule entitled "Use of Premises for Domestic Purposes" adopted. F. and eff. June 30, 1965.

Amended: F. Mar. 17, 1969; eff. Apr. 5, 1969.

Repealed: New Rule of same title adopted. F. Feb. 25, 1986; eff. Mar. 17, 1986.

Repealed: New Rule entitled "Use of Facility for Home Salon/Shop" adopted. F. Mar. 29, 2007; eff. Apr. 18, 2007.

FILING INFORMATION

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS OBTAINED USING FIELD EQUIPMENT AND REQUIREMENTS CONSISTENT WITH GEORGIA BOARD RULE 180-47-03. THE CALCULATED POSITIVE TOLERANCE IS 0.04 FEET. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 125,966 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
LINEAR: CARLSON 8807 ANGULAR: CARLSON 8807

MAP TO SHOW SURVEY OF

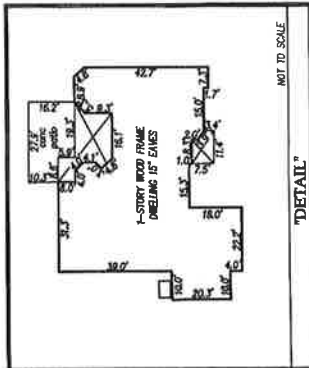
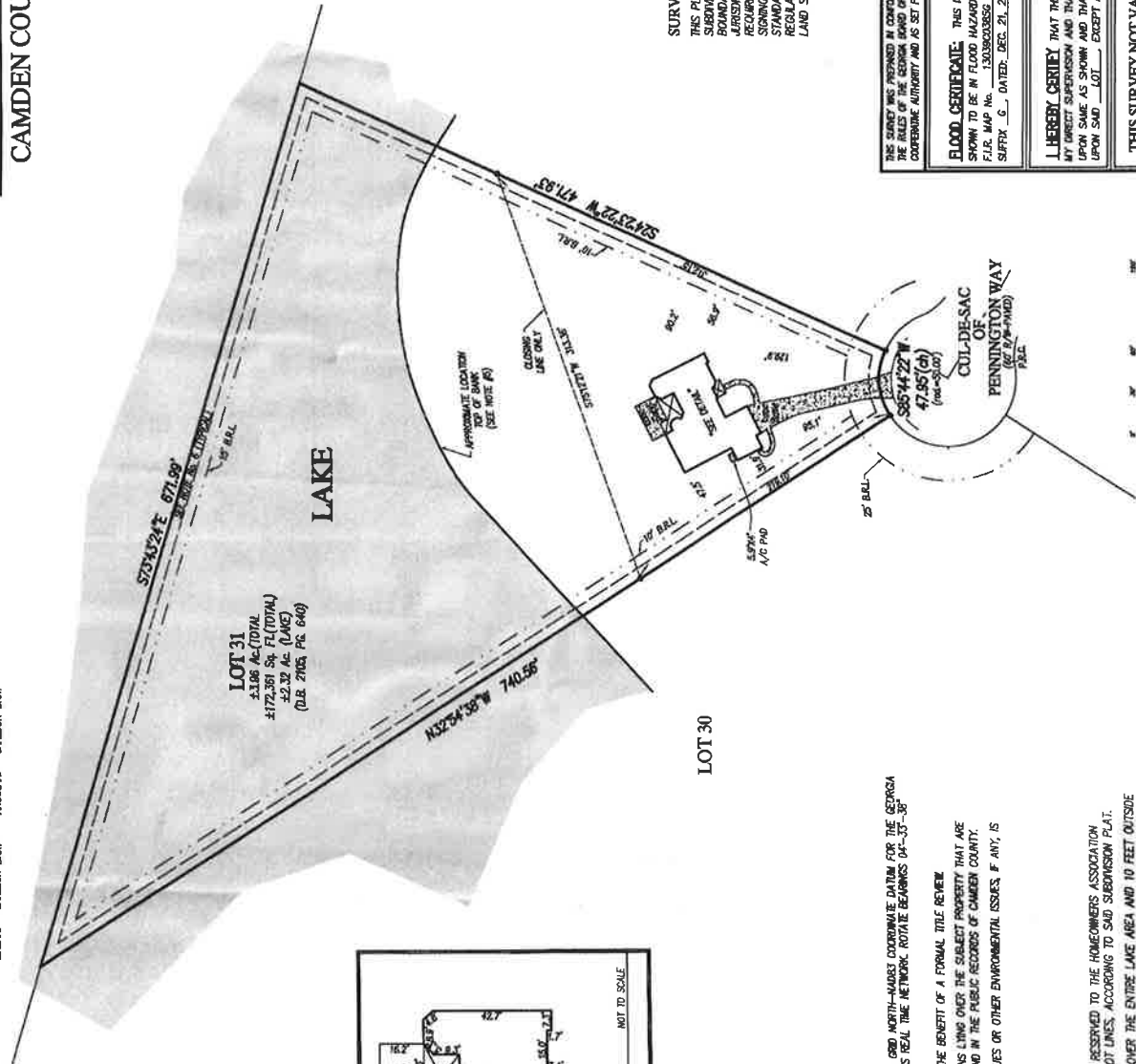
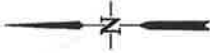
**LOT 31, BRIGHTON LAKES~PHASE II, CITY OF KINGSLAND,
1606th G.M.D., CAMDEN COUNTY, GEORGIA**
(ACCORDING TO PLAT RECORDED IN P.D. 21, MAP No. 58, PUBLIC RECORDS OF CAMDEN COUNTY)

FOR: TYRONE HILL AND SHERRY MAXWELL-HILL

CAMDEN COUNTY TAX PARCEL No. 108D 031A

LEGEND

- DENOTES RD. 1/2" REBAR (UNLESS NOTED OTHERWISE)
- DENOTES RD. 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
- RAO - RADIIUS
- (r) - RADIAL
- (ch) - CHORD
- B.L. - BUILDING RESTRICTION LINE
- D.B. - DEED BOOK
- P.G. - PAGE
- P.B. - PLAT BOOK
- P.D. - PLAT DRAINER
- P.C.C. - POINT OF COMPOUND CURVATURE
- ARC - ARC LENGTH
- ID - IDENTIFICATION
- FD. - FOUND
- L.B. - LICENSED BUSINESS
- CONC. = CONCRETE
- MON. = MONUMENT
- ID = IDENTIFICATION
- ORB = OFFICIAL RECORDS BOOK



SURVEYOR'S CERTIFICATION:

THIS PLAT IS A RETRACEMANT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBMIT OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. REFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL ORDINANCES, OR SUITABILITY FOR USE OR PURPOSES, OR 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.

NOTES:

- BEARINGS SHOWN HEREIN ARE BASED ON GRID NORTH-ARROWS COORDINATE DATUM FOR THE GEORGIA EAST ZONE UTILIZING THE GPS SOLUTIONS REAL TIME NETWORK. ROTARY BEARINGS 04-10-35° CLOSURE TO MATCH PLAT BEARINGS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- THERE MAY EXIST ADDITIONAL RESTRICTIONS LIVING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREIN WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF CAMDEN COUNTY.
- NO ATTEMPT TO DETERMINE WETLAND ISSUES OR OTHER ENVIRONMENTAL ISSUES, IF ANY, IS MADE OR IMPLIED BY THIS SURVEY.
- BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 25'
SIDES: 10'
REAR: 15'
- THERE EXISTS A 7.5' WIDE EASEMENT RESERVED TO THE HOMEOWNERS ASSOCIATION ALONG THE FRONT, SIDE AND REAR LOT LINES, ACCORDING TO SAID SUBDIVISION PLAT.
- A BLANKET EASEMENT IS RESERVED OVER THE ENTIRE LAKE AREA AND 10 FEET OUTSIDE THE TOP OF BANK FOR THE CITY OF KINGSLAND AND OR HOMEOWNERS ASSOC. FOR ACCESS AND MAINTENANCE FOR THE ORIGINAL SUBDIVISION PLAT.

DWN. BY: CB

ORD. BY: R.B.

FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE XY (UNSHOWN) AS PER F.L.R. MAP No. 13030203855 COMM. No. 0385 SUFFIX 0, DATED DEC. 21, 2017 FOR: CAMDEN COUNTY, GEORGIA.

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

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

BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 WAREHOUSE DRIVE, SUITE 103
KINGSLAND, GA 31548

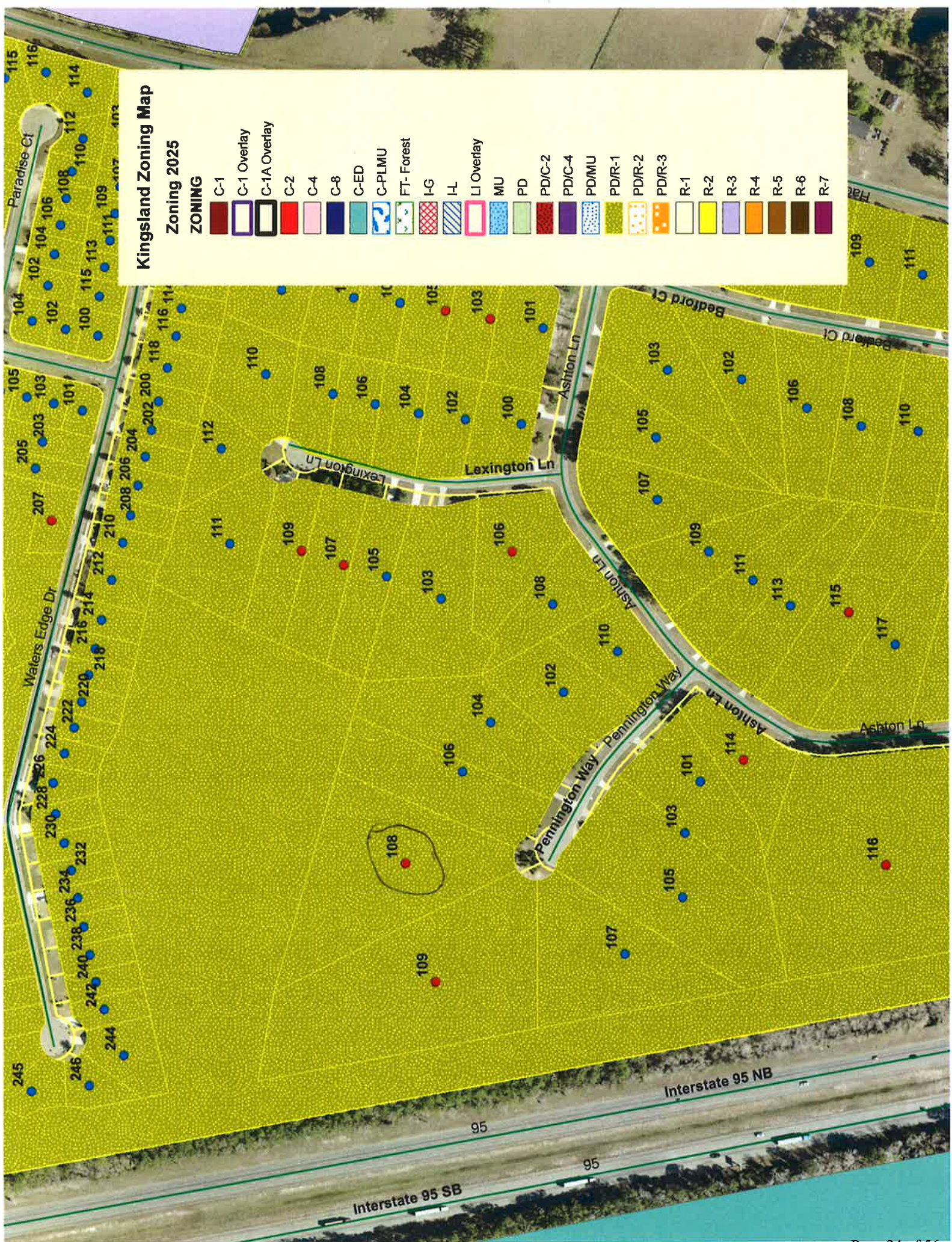


Kingsland Zoning Map

Zoning 2025

ZONING

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



Legend

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

Parcel ID	108D 031A	Owner	HILL TYRONE & SHERRY T MAXWELL	Last 2 Sales			
Class Code	Residential		11717 HAYDEN LAKES	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		JACKSONVILLE, FL 32218	3/24/2021	\$58000	LM	Q
	KINGSLAND	Physical	108 PENNINGTON WAY	1/22/2007	0	FY	U
Acres	3.96	Address					
		Assessed Value	Value \$60000				

(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: 8/6/2025

Last Data Uploaded: 8/6/2025 12:06:21 PM

Developed by SCHNEIDER
GEOSPATIAL

8/15/2025

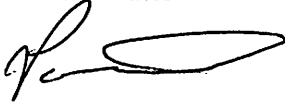
Dear Mr. Kimball and City Council Members,

I am writing in regards to the decision to deny the alcohol license for Pramukh Swami 2016, LLC located at 500 W, King Ave. I feel like there was some confusion on what type of business I am running and questions concerning a business license. The business is open and running and let me assure you I do have a City of Kingsland Business License. The business is a convenient store that sells groceries, tobacco products, meats and will also have a hot food deli kitchen for customers to order takeout food and for door dash delivery only, (there will be no in-house dining allowed at the store.) We also would like to sell packaged beer and wine which will add to the overall sales of the business. There will be no on site consumption of alcohol on the premises and anyone purchasing alcohol or tobacco products would be required to show an ID for proof of age. We wanted to open this type of business in this area of the city to provide residents on the west side of town a place to buy groceries and have an option for a place to eat that is closer than the restaurants on the east side of I-95. We want to be a good neighbor to the residents that are in close proximity to us and I understand the concerns of the citizens that spoke at City Council meeting that night. However, if someone is of legal age, that person has the right and makes their own decision whether to buy alcohol or not. If they can't purchase the alcohol at my business, they will certainly go somewhere nearby and purchase it. After reading the city alcohol ordinance, I do not believe there is any good reason the alcohol license should have been denied. The business is located more than the required distance from the church with a heavily wooded vacant lot between the two parcels. The neighborhood behind us is separated by a fence and a vegetative buffer. Most of, if not all convenient stores in Kingsland sell beer and wine and the only difference in my business is that I do not sell gas. I have several of these same alike businesses in Georgia and I have never been denied an alcohol license. In fact, Aiden's gas station, which has been in business for several years, is 500' to the west of my business and they have an alcohol license to sell beer and wine. Also, the fish market on the corner of Lee St. and Hwy. 40, which is approx. a half mile from my business was also granted an alcohol license to sell beer and wine.

As the city ordinance requires, I am submitting this letter of appeal of the decision to deny the alcohol license I submitted and to request a public hearing for the opportunity to present my case. I am hoping the City Council will reconsider their previous decision and grant an alcohol license for my convenient store business.

Thank you for your time and consideration on this matter,

Vikram Patel





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: July 14, 2025

Agenda Item: Alcohol License

Summary: Vikram Patel, with Pramukh Swami 2016, LLC has applied for an alcohol license for convenient store and deli business located at 500 W. King Ave. The purpose of the alcohol license is for the sale of packaged beer/wine. 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



Kingsland

Kingsland Police De
111 South Seaboar
P.C
Kingsland,
Phone: 912-
Fax: 912-
www.KingslandGe

Rick Evans, Chief of Police

To: Scott Kimball,

May 20, 2025

A background investigation was conducted for the Alcohol Beverage License application submitted by Vikrambhai Patel of [REDACTED] The findings are:

A local criminal background check was conducted for Patel and no criminal history was located. There is no record of Patel having any negative contact with law enforcement with the Kingsland Police Dept. or any law enforcement in the region. I spoke with one person listed below as references on the application.

On 05/20/2025, I spoke with Hitesh Patel, [REDACTED] Hitesh stated he has known Patel for approximately 20 years and are good friends. Hitesh stated he knows of no reason why Patel should not be granted this application.

Based on the above information I believe Vikrambhai Patel is qualified for this alcohol license.

Respectfully,

Officer A. Kruse #555

Kingsland Police Dept.

912-729-8260



Phone: (912) 729-5613 Fax: (912) 729-7618

2. State the business name under which the business or establishment to be licensed:

PRAMUKH SWAMI 2016 LLC
Address: 500 CAD W King Ave, Kingstand, 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:

Vikram Patel

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

President: Vikram Patel

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:

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:

Vikram Patel

owner - operator

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:

NO

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:

None

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:

None

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.

No

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 CERTIFY:
(Please initial each of the following)

☒ 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.

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

☒ 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.

☒ That the business in which I propose to sell alcoholic beverages to be consumed on the premises is not within 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).

☒ 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.

☒ 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.

☒ 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.

☒ 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.

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

☒ 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.	Hitesh Patel	Savannah
	Name	Address
2.	Aaron Kalfars	Brunswick
	Name	Address
3.	Bhavin Patel	
	Name	Address

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

Same Address Since 2016

19. Have you ever been convicted of any felony? ____ If so please describe:

NO

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

7- 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 AGREES 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

VP 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 Week day of 21, 2025

VIKRAM PATEL

APPLICANT (s)

WITNESS

[Signature]
NOTARY PUBLIC
(SEAL)



To be completed by City Officials

Recommendation of Planning Dir. ✓ Approve Disapprove [Signature] Initials

Recommendation of Police Chief ✓ Approve Disapprove [Signature] Initials

Recommendation of Building Insp. ✓ Approve Disapprove [Signature] Initials

Date of Publication June 12 & 19

Dates of Reading by Council July 14

Council Voted to: Approve Disapprove Initials

Date License Issued (subject to Council Approval): July 15

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.

Prepared by/ Return to:
Blair C. Strain, P.C.
P.O. Box 5070
St. Marys, GA 31558
DRAWN DEED ONLY

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF CAMDEN

THIS INDENTURE, made the ____ day of August 2025 between
THE CITY OF KINGSLAND,
a municipal corporation organized under the laws of the State of Georgia
of the first part, hereinafter called "grantor", and
JOSSELYN HOMES, INC.,

A Georgia Corporation

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

WITNESSETH that: Grantors, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee all his interest in all that certain land, situate in **Camden County**, State of Georgia, as follows:

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

Beginning at the southwesterly corner of Lot 37 Lake Victoria Phase II according to a plat recorded in Plat Drawer 21 Maps 9-11 of the Camden County Public Records; thence running North 30 12'33" West 123.40 feet to a point; thence run South 57 07'18" 24.06 feet to a point; thence run South 22 54' 54" East 120.74 feet to a point; thence running in an easterly direction along Walnut way the southwesterly corner of Lot 37 being the point of beginning,

The City hereby reserves a utilities and drainage easement as shown on the Minor Subdivision plat recorded in Plat Book 2025 Page 99.

TO HAVE AND HOLD the said described premises to the Grantee, so that neither Grantors nor any persons claiming under Grantors shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantors have signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of

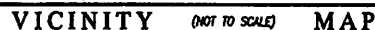
The City of Kingsland

Witness

(L.S.)
BY
ITS

Notary Public
My Commission Expires:

QUIT CLAIM DEED



BK: 2025 PG: 99-99
Filed and Recorded
06-17-2025 08:18 AM
DOC# P2025-000092

JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY

JOSSELYN HOMES, INC.
 217 VERANO STREET
 KINGSLAND, GEORGIA 31548
 (912) 576-9424
 (LOTS 37 & 38)
 (D.B. 2360, PG. 623)

THE CITY OF KINGSLAND
107 S LEE STREET
KINGSLAND, GEORGIA 31548
(912) 729-5613
(PORTION OF TRACT "B")
(D.B. 1679, PG. 785)

**LOT 37, 38 & A PORTION OF TRACT
"B", LAKE VICTORIA PHASE TWO,
CITY OF KINGSLAND, 1606th G.M.D.,
CAMDEN COUNTY, GEORGIA**

(SAID LAKE VICTORIA, PHASE TWO ACCORDING TO PLAT RECORDED
IN PLAT DRAWER 21, MAP No. 9-11, PUBLIC RECORDS OF CAMDEN COUNTY)



- DENOTES FL 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- DENOTES FL 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
- (A) - CHORD
- B.U.L. - BUILDING RESTRICTION LINE
- D.B. - DEED BOOK
- PG. - PAGE
- P.B. - PLAT BOOK
- P.D. - PLAT DRAFTER
- P.C.C. - POINT OF COMPOUND CURVATURE
- ARC - ARC LENGTH
- ID - IDENTIFICATION
- FD. - FOUND
- L.G. - UNLICENSED BUSINESS
- CONC. - CONCRETE
- MON. - MONUMENT
- ID - IDENTIFICATION
- OP. - OFFICIAL RECORDS BOOK

NOTES:

- 1) SEARCHING SHOWN HEREIN REFER TO THE BEARING OF K2254347 FOR THE MEY LE LINE OF LOT 3, LAKE MICOTRA, PHASE TWO, ACCORDING TO PLAT RECORDS IN P.D. 21, PAGE 10, 3-11, PUBLIC RECORDS OF CHANDLER COUNTY.
- 2) SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHOWN) AS PER F.I.R. MAP LEXINGTON, GEORGIA, 10026. PANEL NO. 10026, SUFFIX "A", DATED DECEMBER 21, 2017 FOR: CHANDLER COUNTY, GEORGIA.
- 3) BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 20 FEET (10' SIDE STREET)
SIDES: 30 FEET; SIDE FROM STREETS: 10 FEET;
REAR: 10 FEET (10' REAR STREET)
- 4) SUBJECT PROPERTY CONTAINS 0.44 ACRES. (2 LOTS).
- 5) SUBJECT PROPERTY IS CURRENTLY ZONED PD WITH SINGLE FAMILY RESIDENTIAL USAGE.
- 6) EACH LOT IS SUBJECT TO A 3.0 FOOT RIDE DRAINAGE AND UTILITY EASEMENT ALONG THE FRONT, SIDE AND REAR PROPERTY LINES. THIS EASEMENT, INCLUDING AND INCLUDING THEREWITH ANY PORTION OF A LOT LINE LYING IN A JURISDICTIONAL WETLAND AREA SHOWN HEREIN.
- 7) SUBJECT PROPERTY IS SERVICED BY CITY WATER AND SEWER.
- 8) THERE MAY EXIST ADDITIONAL RESTRICTIONS LINES OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- 9) THE OWNER OF THE LANDS PLATTED HEREIN DOES HEREBY DEDICATE AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL, DISTRIBUTION SYSTEM TO OFFSHORE ELECTRIC GENERATION (OEGM/CIG) OVER ALL ROAD RIGHTS-OF-WAY AND 10 FEET OUTSIDE OF ROAD RIGHTS-OF-WAY.
- 10) NEW LOT CORNERS ARE 1/2" REINFORCED "R" 1207."

F.B. 1055, PG. —
S:\BSF\CAD\1 Camden\1 Kingsland\Latest Development\17-18 JohnVictorio2 rectified.dwg

0 10 20 40

SCALE: 1" = 20'

SURVEY DATE: 05-20-2025 PLAT DATE: 05-20-2025

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. 15-8-47.

STATE OF GEORGIA, COUNTY OF CUMBERLAND

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 BY AN ACTUAL SURVEY, AND DOES HEREBY IRREVOCABLY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THAT THEY ARE LABELED.

BY: WALTER E. JOSSELYN AGENT

08-11-2025
DATE:

THIS PLAN MEETS THE REQUIREMENTS FOR FILING WITH THE CLERK OF SUPERIOR COURT AS A MINOR SUBDIVISION AND HAS APPROVED THIS PLAN, MAP OR PLAN FOR FILING OR HAS AFFIRMED THAT APPROVAL IS NOT REQUIRED.

PLANNING & BUILDING DEPARTMENT
Scott L. Kimball
PRINTED NAME

6/12/25
DATE: 6/12/25

CITY OF KINGSLAND, COUNTY OF CAMDEN, STATE OF GEORGIA

BY: H. J. Galt 10/1/78
CITY MANAGER DATE:

BY: Dee Spill
PRINTED NAME

I HEREBY CERTIFY THAT THIS PLAN IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION SHOWN HEREON HAS BEEN SET OR FOUND. I FURTHER CERTIFY, AS REQUIRED BY SUBSECTION (C) OF O.G.C.A. SECTION 15-6-67 THAT THIS MAP OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE GOVERNING AUTHORITIES OR THAT SUCH GOVERNING AUTHORITIES HAVE WAIVED IN WRITING THAT APPROVAL IS NOT REQUIRED.

ST:  DATE: 06-11-2025

DWAL B
CO

COD. BY:
R.B.



BENNETT SURVEYING, INC.
Surveyors and Land Planners

102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
(912) 258-8899
(912) 673-8940

LICENSED SURVEY FIRM No. 1267

OWG No. SD-1-2225(A)-01-24

STATE OF GEORGIA

COUNTY OF CAMDEN

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

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

WITNESSETH:

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

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

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

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

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

NOW, THEREFORE, in consideration of the mutual promises and understanding made in this Agreement, and for other good and valuable consideration, the County, Municipalities, and the PSA consent and agree as follows:

Section 1. Representations and Mutual Covenants

(A) The County makes the following representations and warranties, which may be specially relied upon by all parties as a basis for entering this Agreement.

1. The County is a political subdivision duly created and organized under the Constitution of the State of Georgia:
2. The governing authority of the County is duly authorized to execute, deliver and perform this Agreement; and
3. This Agreement is a valid, binding, and enforceable obligation of the County; and

(B) Each of the Municipalities makes the following representations and warranties, which may be specially relied upon by all parties as a basis for entering this Agreement.

1. Each Municipality is a municipal corporation duly created and organized under the Laws of the State of Georgia;
2. The governing authority of each Municipality is duly authorized to execute, deliver and perform this Agreement;

3. This Agreement is a valid, binding, and enforceable obligation of each Municipality;
4. Each Municipality is a qualified municipality as defined by O.C.G.A. § 48-8-110 (4); and
5. Each Municipality is located entirely within the geographic boundaries of the County.

(C) The Public Service Authority (“PSA”) is:

1. A body corporate and politic created pursuant to 1991 Ga. Laws, p. 4189, § 1 as an instrumentality of the State of Georgia and a public corporation thereof;
2. Has all requisite power and authority under the Constitution and laws of the State of Georgia to (a) adopt this Intergovernmental Agreement, (b) enter into and execute Contracts, and (c) to perform the transactions contemplated on its part by this Intergovernmental Agreement.

Section 2. Purpose

This agreement outlines the roles and responsibilities, and funding mechanisms for providing a consolidated effort for parks and recreation operations and programming between the County, Municipalities, and the PSA.

Section 3. Term

The term of this Agreement shall be four (4) years, commencing upon the date of ratification by the final party to officially adopt and ratify this agreement. Public notice of the expiration of this Agreement shall be made by publication of one week’s duration in the legal organ of Camden County, Georgia, at least ninety (90) days prior to such

expiration. The Agreement may be renewed for an additional term upon the mutual written agreement of all parties. Any party wishing to renew must provide written notice of its intent to renew at least one hundred twenty (120) days prior to the expiration of the initial term. Renewal shall only be effective if all parties mutually agree in writing. If the parties do not mutually agree to renew this Agreement prior to the expiration of the initial term, the Agreement shall automatically extend for a period of six (6) months under the same terms and conditions herein, unless otherwise agreed to in writing by the parties.

Section 4. Responsibilities

(1) The responsibilities of the PSA shall be as follows;

Administration

(A) The PSA shall provide for all recreational programming as provided by
“EXHIBIT A” (Georgia House Bill 1033).

(B) The PSA, as ambassadors of recreation, will cultivate and encourage recreational and leisure activity needs for all citizens of Camden County. Understanding market demands and inflation, the PSA will judiciously work to set reasonable registration and participation fees for all sports and recreational activities in effort to greatly increase participation in youth sports for all children within Camden County, while paying special attention to programming for areas with traditionally underserved children within the community.

(C) The PSA shall create and maintain policies and procedures necessary for the operation and programming for recreation consistent with the laws of Georgia.

- (D) The PSA shall ensure that its Executive Director hold or achieve the Certified Park and Recreation Professional Certification within one year of the signing of this Agreement.
- (E) The PSA shall provide all complaints received regarding recreation programming to the County and Municipalities for their review on a monthly basis. All complaints received by the PSA shall be dealt with swiftly and recorded within a report outlining all details regarding the complaint made. Complaints regarding any form of park maintenance or upkeep will immediately be referred to the responsible jurisdiction. Each jurisdiction shall appoint an point of contact and notify the PSA of the contact to receive complaints.
- (F) The PSA shall require its employees to serve the public in a courteous, helpful, and impartial manner. All PSA employees shall refrain from belligerent behavior and profanity when interacting with the public. Correction of any such behavior and language shall be the responsibility of the PSA.
- (G) The PSA shall conduct an annual meeting to include the County and Municipalities for the purpose of reviewing services, recommendations, and general feedback.
- (H) The PSA shall provide an annual report of all recreational activities, programs, needs and concerns in parks and recreation facilities.
- (I) The PSA shall be responsive to the concerns and needs of the community and shall support the County and Municipalities to ensure that the community's

needs are met. The PSA shall study, review, and formulate solutions to alleviate problems concerning recreational activities. The PSA shall enlist the cooperation of community, religious, professional, civic, labor and business organizations and other identifiable groups within the county.

Financials

- (J) The PSA shall provide a balanced proposed draft budget to the County and Municipalities. The proposed draft budget shall include funding for the administration, operation, maintenance of PSA facilities, programming, and capital improvements of PSA facilities as identified within Exhibit B.
- (K) The financial and budgetary management responsibility of the operations and programming shall be vested in the PSA Board.
- (L) In the event any increase or decrease in funding is required for the PSA to meet its obligations as defined within this Agreement, the PSA shall immediately notify the County and Municipalities of such need and include all supporting documentation for such need. Supporting documentation includes all quotes, change orders, maintenance records, agreements, budget amendments, or other related documents as necessary to inform the County and Municipalities of the need.
- (M) The PSA shall maintain and account for said revenues and expenses in a specially designated accounting fund; specifically and in compliance with Georgia Law. Monthly reports of all activities of said funds shall be filed with the County and the Municipalities.

Operations

- (N) The PSA shall provide for all staff, facilities, materials, equipment, contracts, and labor necessary to carry out, in good faith, the complete requirements of this Agreement.
- (O) The PSA shall ensure that all PSA facilities are open to the public and free from any defects or safety concerns. The PSA shall ensure that all PSA facilities are clear of any debris or refuse that would cause unsightliness.
- (P) The PSA shall pay and provide for all utilities including telephone, internet, electricity, gas, water, sewer, and any other utility necessary for the operation and maintenance of the PSA facilities included in this Agreement.
- (Q) The PSA shall provide janitorial and grounds maintenance services for the PSA facilities included in this Agreement. Grounds maintenance services include, but are not limited to, all mowing, edging, trimming, fertilizing, and irrigating or watering of all areas consisting of grass or ornamental plants; placement of mulch, straw or plants in landscaped beds, pruning, and other pest control for trees, shrubs, and plants including the removal of dead, poisonous or dangerous vegetation and trees.
- (R) Throughout the term of this Agreement, and as defined in Section 4(1)(L)(1), the PSA at its sole cost and expense, shall maintain, repair, keep in good operable condition, and replace as necessary all lighting, fencing, drainage facilities, sidewalks, heating, ventilation, and air conditioning (HVAC) systems, roof, foundations, footings, columns, exterior walls, and other structural components, parking and other paved or unpaved areas at the PSA facilities as identified in this Agreement.

(S) The PSA shall also keep all structures free from infestation by termites, rodents, and other pests and shall repair all damage caused to the facilities by the same during the term of this Agreement.

(T) The PSA shall procure, maintain, and provide proof of, insurance coverage for injuries to persons and/or property damage as may arise from or in conjunction with, the work performed by the PSA, his agents, representatives, employees or subcontractors.

1. The PSA shall maintain such insurance as will protect him from claims under workmen's compensation acts and from any other claims for damages to property, and for personal injury, including death, which may arise from operations under this Agreement, whether such operations be by the PSA or by any employee, subcontractor, or anyone directly or indirectly employed by the PSA. PSA shall indicate that, except in respect to workers compensation insurance coverage and professional errors and omissions, the County and Municipalities are added as an additional insured with respect to coverage. Such insurance certificate shall indicate that the PSA insurance coverage is primary and not contributory with any similar insurance purchased by the County or Municipality.

(U) To the fullest extent permitted by Georgia Law, the PSA shall indemnify and hold harmless the County and Municipalities from and against claims, costs, damages, losses, and expenses, including but not limited to all fees and

charges and court costs arising out of or resulting from the work provided in this Agreement.

Programming

(V) The PSA shall provide for all athletics programming including all scheduling, equipment, labor, coaches, referees, volunteers, concessions, agreements, policies, and other items necessary to provide youth athletics events for the County and Municipalities.

(W) The PSA shall develop, maintain, and advertise a fee schedule for all athletics programming which shall include the following;

1. Cost per person, per sport
2. Cost to rent facilities
3. Cost for apparel and equipment per person, per sport; if applicable
4. Cost to rent the below recreational sports fields;
 - i. Howard Peeples Ball Fields
 - ii. Kingsland Lions Park Fields
 - iii. St. Marys Civic Park Fields
 - iv. St. Marys Aquatic Park Fields
 - v. Woodbine Highway 110 Park Fields

(X) The PSA shall develop and advertise a schedule of each athletics program developed or offered by the PSA, which outlines practice and game times for each team and respective field of play.

(Y) The PSA shall be responsible for marketing and promotion of all recreation programs. The PSA shall develop policies and procedures for coaches, parents, and volunteers of all athletics programs.

(2) The responsibilities of the County and Municipalities shall be as follows;

- (A) The County and Municipalities shall provide adequate and reasonable funding to the PSA for the administration, operation, maintenance, and programming, and capital improvements, for PSA facilities and recreational services. Such funding shall be in revenue portions equal to the proportionate populations of the Unincorporated County and the Municipalities as calculated by the United States Census. Such contributions shall be made in equal monthly installments per fiscal year. Both the County and Municipalities shall have the authority to review the PSA's budget prior to the adoption of the PSA budget.
- (B) The County and Municipalities agree to negotiate Special Local Option Sales Tax (SPLOST) contributions with and for the PSA for the purpose of capital improvements to PSA facilities, recreational service expansions, and enhancements. Such contributions shall be made in accordance with the jointly approved Intergovernmental Agreement for SPLOST proceeds.
- (C) If, in the event that the County or a Municipality decide to withdraw various levels of service from the PSA, the PSA and the County or Municipality will jointly negotiate and agree on the new funding level for the County or Municipality, based upon the desired services provided by the PSA at that time.

(D) To the fullest extent permitted by Georgia Law, the County and Municipalities shall indemnify and hold harmless the PSA from and against claims, costs, damages, losses, and expenses, including but not limited to all fees and charges and court costs arising out of or resulting from the work provided in this Agreement.

Section 5. Audits

(A) During the term of this agreement, the distribution and use of all proceeds deposited in the PSA Funds shall be audited annually by an independent certified public accounting firm in accordance with O.C.G.A. § 48-8-121 (a)(2). The County, Municipalities and the PSA agree to cooperate with the independent certified public accounting firm in any audit by providing all necessary information.

(B) The PSA shall provide the County and Municipalities with a copy of the audit immediately following its completion.

Section 6. Notices

All notices, consents, waivers, directions, request or other instruments or communications provided for under this Agreement shall be deemed properly given when delivered personally or sent by registered or certified United States Mail, postage prepaid, as follows:

CAMDEN COUNTY:

Personally delivered:
Camden County Board of Commissioners
Attn: Office of the County Administrator
Government Services Building
200 East 4th Street
Woodbine, GA 31569

Registered or certified mail:
Camden County Board of Commissioners
Attn: Office of the County Administrator
Post Office Box 99
Woodbine, GA 31569

CITY OF KINGSLAND:

Personally delivered:
City of Kingsland
Attn: Office of the Mayor
107 South Lee Street
Kingsland, GA 31548

Registered or certified mail:
City of Kingsland
Attn: Office of the Mayor
Post Office Box 250
Kingsland, GA 31548

CITY OF ST. MARYS:

Personally delivered:
City of St. Marys
Attn: Office of the Mayor
418 Osborne Street
St. Marys, GA 31558

Registered or certified mail:
City of St. Marys
Attn: Office of the Mayor
418 Osborne Street
St. Marys, GA 31558

CITY OF WOODBINE:

Personally delivered:
City of Woodbine
Attn: Office of the Mayor
310 Bedell Avenue
Woodbine, GA 31569

Registered or certified mail:
City of Woodbine
Attn: Office of the Mayor
Post Office Box 26
Woodbine, GA 31569

PUBLIC SERVICE AUTHORITY:

Personally delivered:
Public Service Authority
Attn: Office of the Director
1050 Wildcat Drive
Kingsland, GA 31548

Registered or certified mail:
Public Service Authority
Attn: Office of the Director
1050 Wildcat Drive
Kingsland, GA 31548

Section 7. Termination

The County and Municipalities shall have the right to withdraw from this Agreement by written notification of intent to withdraw delivered to the other parties. Such withdrawal shall then become effective 180 days from the date of such written notification of intent to withdraw. Upon the effective date of such withdrawal, the withdrawing Funding Party's obligation to contribute as set forth in Section 4(2)(A) above shall cease.

Section 8. Entire Agreement

This Agreement, including any attachments or exhibits, constitutes all of the understandings and agreements existing between the County, Municipalities, and the PSA with respect to the subject matter hereof. Furthermore, this Agreement supersedes all prior agreements, negotiations and communications of whatever type, whether written or oral, between the parties hereto with respect to the subject matter hereof.

Section 9. Amendments

This Agreement shall not be amended or modified except by agreement in writing executed by the governing authorities of the County, Municipalities, and the PSA.

Section 10. Governing Law

This Agreement shall be deemed to have been made and shall be construed and enforced in accordance with the laws of the State of Georgia.

Section 11. Severability

Should any phrase, clause, sentence, or paragraph of this Agreement be held invalid or unconstitutional, the remainder of the Agreement shall remain in full force and effect as if such invalid or unconstitutional provision were not contained in the Agreement unless the elimination of such provision detrimentally reduces the consideration that any party is to receive under this Agreement or materially affects the operation of this Agreement.

Section 12. Compliance with Law

The County, Municipalities, and the PSA shall comply with all applicable local, State, and Federal statutes, ordinances, rules and regulations.

Section 13. No Consent to Breach

No consent or wavier, express or implied, by any party to this Agreement, to any breach of any covenant, condition or duty of another party shall be construed as a consent to or wavier of any future breach of the same.

Section 14. Counterparts

This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but on and the same instrument.

Section 15. Mediation

The County, Municipalities, and the PSA agree to submit any controversy arising under this Agreement to mediation for a resolution. The parties to the mediation shall mutually select a neutral party to serve as mediator. Costs of mediation shall be shared equally among the parties to the mediation.

IN WITNESS WHEREOF, the County, Municipalities, and the PSA acting through their duly authorized agents have caused this Agreement to be signed, sealed and delivered for final execution by the County on the date indicated herein.

Adopted in a lawful assembly by the Camden County Board of Commissioners and spread upon the Official Minutes of Camden County.

This ____ day of _____ 202____.

COUNTY OF CAMDEN, GEORGIA

By: _____
BEN L. CASEY, CHAIRMAN

ATTEST: _____
KATHRYN BISHOP, COUNTY CLERK

COUNTY SEAL

Adopted in a lawful assembly by the Public Service Authority and spread upon the Official Minutes of the Public Service Authority.

This ____ day of _____ 202____.

PUBLIC SERVICE AUTHORITY OF CAMDEN, GEORGIA

By: _____
ALEX BLOUNT, CHAIRMAN

ATTEST: _____ SEAL
DIRECTOR OF PSA

Adopted in a lawful assembly by the City of Kingsland and spread upon the Official Minutes of
City of Kingsland.

This ____ day of _____ 202____.

MUNICIPALITY OF KINGSLAND, GEORGIA

BY: _____
GRAYSON DAY, MAYOR

ATTEST: _____
CLERK OF THE CITY OF KINGSLAND

CITY SEAL

Adopted in a lawful assembly by the City of St. Marys and spread upon the Official Minutes of
City of St. Marys.

This ____ day of _____ 202____.

MUNICIPALITY OF ST. MARYS, GEORGIA

BY: _____
GREG LOCKHART, MAYOR

ATTEST: _____
CLERK FOR THE CITY OF ST. MARYS

CITY SEAL

Adopted in a lawful assembly by the City of Woodbine and spread upon the Official Minutes of
City of Woodbine.

This ____ day of _____ 202____.

MUNICIPALITY OF WOODBINE, GEORGIA

BY: _____
KIZZI KNIGHT, MAYOR

ATTEST: _____
CLERK OF THE CITY OF WOODBINE

CITY SEAL

EXHIBIT B

PARKS, BOAT RAMPS, & RECREATION LOCATIONS

1. PUBLIC SERVICE AUTHORITY:

- a. Recreation Complex, PSA Owned, approximately 3.51 Acres

2. KINGSLAND:

- a. Kingsland Lions Park, PSA & Kingsland Owned, approximately 13.21 Acres
- b. Little Catfish Creek Park, PSA Owned, approximately 1.72 Acres

3. ST. MARYS:

- a. Civic Park & Lake St. Marys, PSA Owned, approximately 46.34 Acres
- b. St. Marys REC & Tommy Casey Dog Park, St. Marys Owned, approximately 16.34 Acres
- c. Sweetwater Park, SWABRA Inc. Owned, approximately 12 Acres
- d. Notter Pond, St. Marys Owned
- e. Meeting Street Boat Ramp
- f. Waterfront Boat Ramp

4. WOODBINE:

- a. Woodbine 110 Park, Woodbine Owned, approximately 5.04 Acres
- b. Satilla Waterfront Park & Boat Ramp, Woodbine & County Owned (Both ½ Interest), approximately 6.94 Acres
- c. Woodbine Nature Trail, Woodbine Owned, approximately 4.6 Acres & 2.6 Miles

5. COUNTY/UNINCORPORATED:

- a. Howard Peeples Park, County Owned, approximately 19.51 Acres
- b. Soccer (Multi-Use) Complex, County Owned
- c. Browntown Wilderness Park & Temple Landing Boat Ramp, County Owned, approximately 4.03 Acres
- d. Woodbine Lions Park, County Owned, approximately 0.95 Acres
- e. Cornelia Jackson Park, County Owned, approximately 4.05 Acres
- f. Maple Ford Park, County Owned, approximately 18.89 Acres
- g. Mary B. Smart Park, County Owned, approximately 5.77 Acres
- h. White Oak Nature Trail, County Owned, approximately 76 Acres & 3.5 Miles
- i. White Oak Boat Ramp, County Owned (GDOT ROW)
- j. Harriett's Bluff Community Park, County Owned, approximately 21 Acres
- k. Harriett's Bluff Boat Ramp, County Owned
- l. Sugar Mill Ruins, County Owned, approximately 69.18 Acres
- m. Charlie Easterling Memorial Park
- n. Spring Bluff Boat Ramp, County Owned (GDOT ROW)
- o. Honey Creek Boat Ramp, County Owned (Option), 1 Acre