



CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • OCTOBER 6, 2025

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Re-Zoning-Parcel 107P 006A

Austin Sawyer, acting agent for Charles Gilman, III, with Soncel, Inc. is requesting that Parcel 107P 006A be re-zoned to R-7 (Townhouse Residential District). The parcel is located on the east side of The Lakes Blvd. and on the south side of Royal Palms Ave. containing approximately 5.81 acres. The purpose of the re-zoning is for a proposed townhome development.

II. CALL TO ORDER

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

III. APPROVE MINUTES

1. Minutes of the Previous Meeting

IV. AGENDA ITEMS

1. Home Occupation-111 Azalea Ct.-Parcel 107G 008

Elizabeth Ross has applied for a Home Occupation Permit for a cleaning service business known as "Magically Spotless, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.

2. Home Occupation-113 Oleander Dr.-Parcel 107 005D003

Dustin Conway has applied for a Home Occupation Permit for a printing business known as "Joyful Impressions, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-3. Staff recommends approval.

3. Home Occupation-305 Royal Pines Way-Parcel 095I 048

William McClain has applied for a Home Occupation Permit for a grass cutting business known as "McClain's Lawncare". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

4. Final Plat-Laurel Preserve Phase 1A

Ron Sawyer with Sawdawg, LLC has submitted a Final Plat application for Laurel Preserve Phase 1A consisting of 18 single family lots on approximately 4.5 acres. The plat was originally part of the Fairways Edge Phase 2 Final Plat. However, due to tax purposes the applicant will now final plat the development in smaller phases with the new name of Laurel Preserve. This plat will include Birdie Dr. and part of Spyglass. Zoning is PD/R-1. Staff recommends approval.

5. Re-Zoning-Parcel 107P 006A

Austin Sawyer, acting agent for Soncel, Inc. has applied for a re-zoning of parcel 107P 006A containing approximately 5.81 acres located on the east side of The Lakes Blvd. and the south side of Royal Palms Ave. The applicant is requesting that the parcel be re-zoned to R-7 (Townhome District) for a proposed 70-unit townhome community. The conceptual site plan that was submitted has been reviewed and approved by the Planning and Public Works Depts. Current Zoning is PD/C-2. Staff recommends approval.

6. Settler's Hammock Phase 4-ROW Acceptance

Ashley Durrance with LSSD Settlers Hammock, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure within Daniel Trent Way and Pioneer Way. The one-year warranty period ended in May of 2025. An inspection of the infrastructure was completed by the Planning Dept. and Public Works on August 7, 2025 and no issues were found, all infrastructure was in good working order. The submitted Quit Claim Deed is attached to this report. Zoning is PD/R-1. Staff recommends approval.

V. ADJOURNMENT



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: October 6, 2025

City Council Meeting Date: October 14, 2025

Agenda Item: Home Occupation- 111 Azalea Ct.- Parcel # 107G008

Summary:

Elizabeth Ross has applied for a home occupation permit for a cleaning service business known as “Magically Spotless, LLC”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

See
Inn 8/2-



Oct
2025

240153

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: Elizabeth Ross PHONE: 757 339 1074
ADDRESS: 111 Azalea Ct Kingsland, Ga 31548
FAX: _____ E-MAIL: magically spotless for you @ 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: Magically Spotless LLC
STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 111 Azalea Ct
TAX MAP & PARCEL NUMBER: 1076 008 ZONING: PD/R-1
OWNER OF SITE, IF NOT APPLICANT: _____
ADDRESS: N/A
CITY: _____ STATE: _____ ZIP: _____

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

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

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

SIGNED: E. Ross DATE: 8/28/25



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

1. DATE COMPLETE APPLICATION FILED: 8/28/25
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 8/28/25
3. DATE PERMIT FEE PAID: 9/2/25 AMOUNT PAID: \$ 50.⁰⁰
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 10/6/25
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 10/14/25
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 10/15/25

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home occ. PERMIT HAS BEEN ISSUED.


PLANNING DIRECTOR
CITY OF KINGSLAND

9/2/25
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Elizabeth Ross
 ADDRESS: 111 Azalea Ct
 CITY: Kingsland STATE: Ga ZIP: 31548
 PHONE: (912) 339 1074 FAX: () E-MAIL: Lizrjess 2003@yahoo.com
 PROPOSED BUSINESS: Cleaning LOCATION: Home
 TAX PARCEL: 1676 008 ZONING: PD/R-1

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

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

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

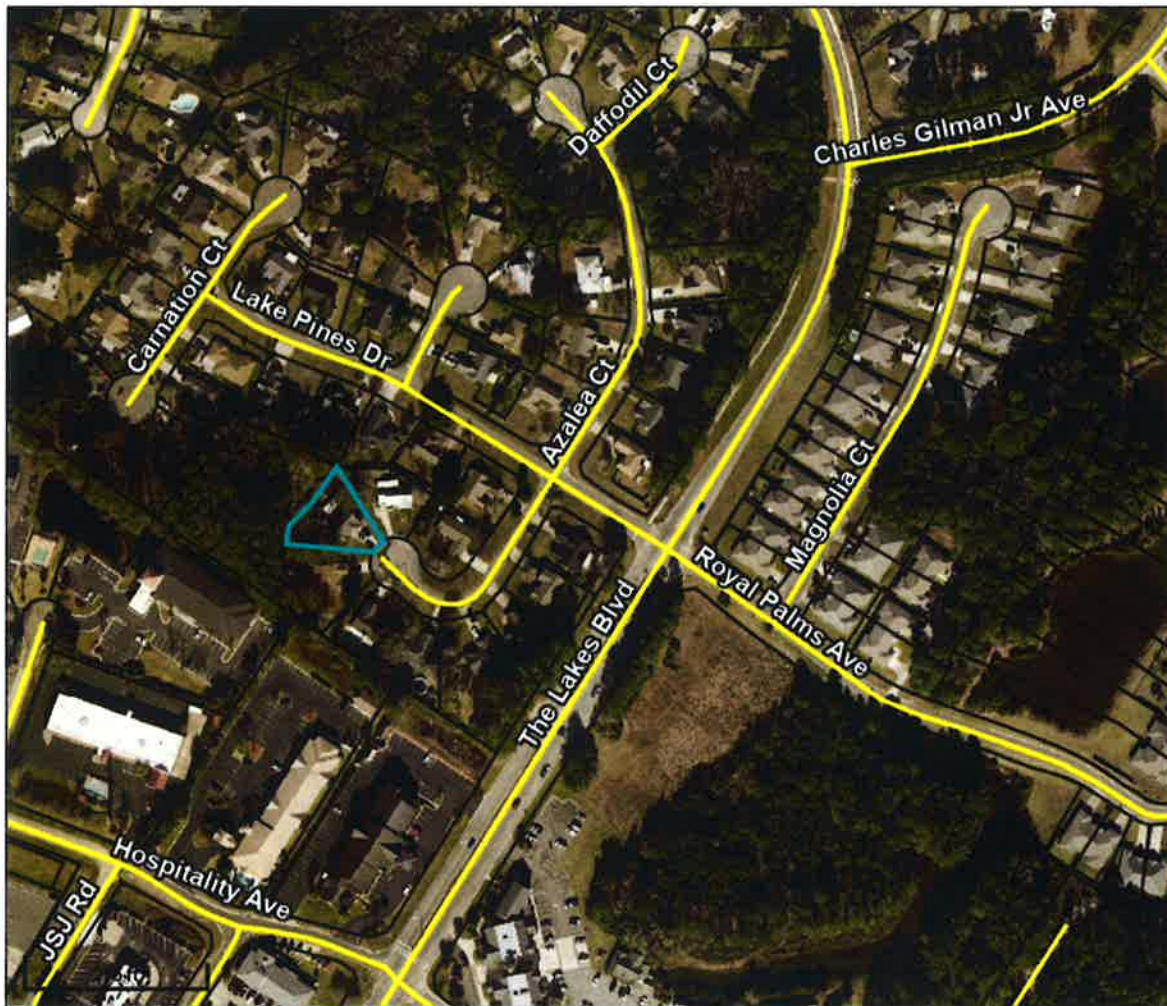
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 1488 Business area sq. ft. 200 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.

Elon
 SIGNATURE OF APPLICANT

8/14/25
 DATE





Overview



Legend

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

Parcel ID	107G 008	Owner	ROSS ELIZABETH	Last 2 Sales			
Class Code	Residential		111 AZALEA COURT	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	4/2/2018	\$159200	FM	Q
	KINGSLAND	Physical Address	111 AZALEA CT	6/11/2007	\$155000	FM	Q
Acres	0.12	Assessed Value	Value \$245210				

(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: 9/2/2025

Last Data Uploaded: 9/1/2025 7:34:05 PM

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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: October 6, 2025

City Council Meeting Date: October 14, 2025

Agenda Item: Home Occupation- 113 Oleander Drive. - Parcel # 107005D003

Summary:

Dustin Conway has applied for a home occupation permit for a printing business known as "Joyful Impressions, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-3

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



October Agents

240149

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: Dustin Conway PHONE: 912-206-7200
ADDRESS: 113 Oleander Drive, Kingsland, GA 31548
FAX: N/A E-MAIL: joyful.impressions.llc@gmail.com

Type of use you are requesting:

- () **Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)
- (☒) **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)
- () **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: Joyful Impressions, LLC
STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 113 Oleander Dr, Kingsland, GA
TAX MAP & PARCEL NUMBER: 107 005D003 ZONING: R/B3 - Residential
OWNER OF SITE, IF NOT APPLICANT: Lakewood Val LLC
ADDRESS: 4706 18th Ave
CITY: Brooklyn STATE: NY ZIP: 11204

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: Dustin Conway DATE: 8/20/2025



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

1. DATE COMPLETE APPLICATION FILED: 8/20/25
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 8/20/25
3. DATE PERMIT FEE PAID: 8/20/25 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 10/6/25
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 10/13/25
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 10/14/25

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PLANNING DIRECTOR
CITY OF KINGSLAND

8/20/25
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Dustin Conway

ADDRESS: 113 Oleander Dr

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: (912) 206-7200 FAX: () E-MAIL: joyful.impressions.llc@gmail.com

PROPOSED BUSINESS: Joyful Impressions, LLC LOCATION: Home

TAX PARCEL: 107 0052003 ZONING: PD R3

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. 1220 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.

Dustin Conway
 SIGNATURE OF APPLICANT

8/20/2025
 DATE

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

Parcel ID	107 005D003	Owner	LAKEWOOD VAL LLC		Last 2 Sales		
Class Code	Commercial		4706 18TH AVENUE		Date	Net Price	Reason Qual
Taxing District	KINGSLAND		BROOKLYN, NY 11204		1/4/2024	0	QC U
	KINGSLAND	Physical Address	OLEANDER DR		1/4/2024	\$9460000	XS U
Acres	16.43	Assessed Value	Value \$6358440				

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.

Address numbers are for reference only. All addresses should be checked through Camden County Department of Planning and Development.

Date created: 9/10/2025

Last Data Uploaded: 9/9/2025 7:32:20 PM

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

Planning and Community Development Staff Report

Planning Commission Meeting Date: October 6, 2025

City Council Meeting Date: October 14, 2025

Agenda Item: Home Occupation- 305 Royal Pines Way - Parcel # 095I 048

Summary:

William McClain has applied for a home occupation permit for a grass cutting business known as “McClains Lawncare”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



OCT
2025
240154

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: William McLean PHONE: (912) 266-7678
ADDRESS: 305 Royal Pines way Kingsland Ga. 31548
FAX: _____ E-MAIL: WMCC0808@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: McClains Lawn Care
STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 305 Royal Pines way
TAX MAP & PARCEL NUMBER: 095F 048 ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT: _____
ADDRESS: 305 Royal Pines way
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: William McLean DATE: 9-8-25



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 9/8/25

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 9/8/25

3. DATE PERMIT FEE PAID: 9/8/25 AMOUNT PAID: \$ 50.00

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 10/6/25

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 10/14/25

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 10/15/25

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home occ. PERMIT HAS BEEN ISSUED.


PLANNING DIRECTOR
CITY OF KINGSLAND

9/8/25
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



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

APPLICANT: William A McClain
 ADDRESS: 305 Royal Pines Way
 CITY: Kingsland STATE: Ga ZIP: 31548
 PHONE: (912) 266-7678 FAX: () E-MAIL: wmcclain08@gmail
 PROPOSED BUSINESS: Lawn Care LOCATION: Kingsland Ga
 TAX PARCEL: 0957 048 ZONING: 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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- 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.
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- 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.

William A McClain
 SIGNATURE OF APPLICANT

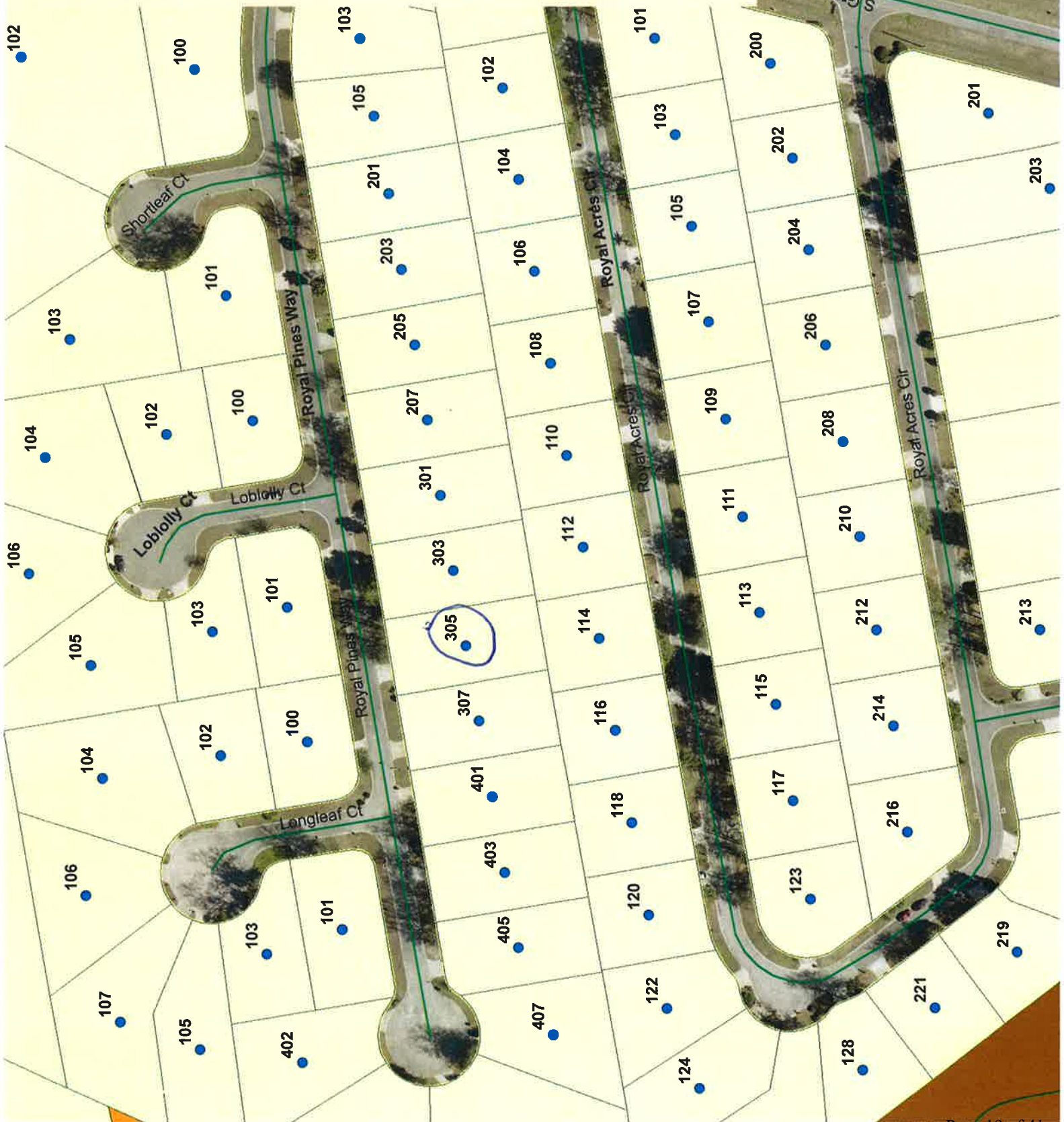
9-8-25
 DATE

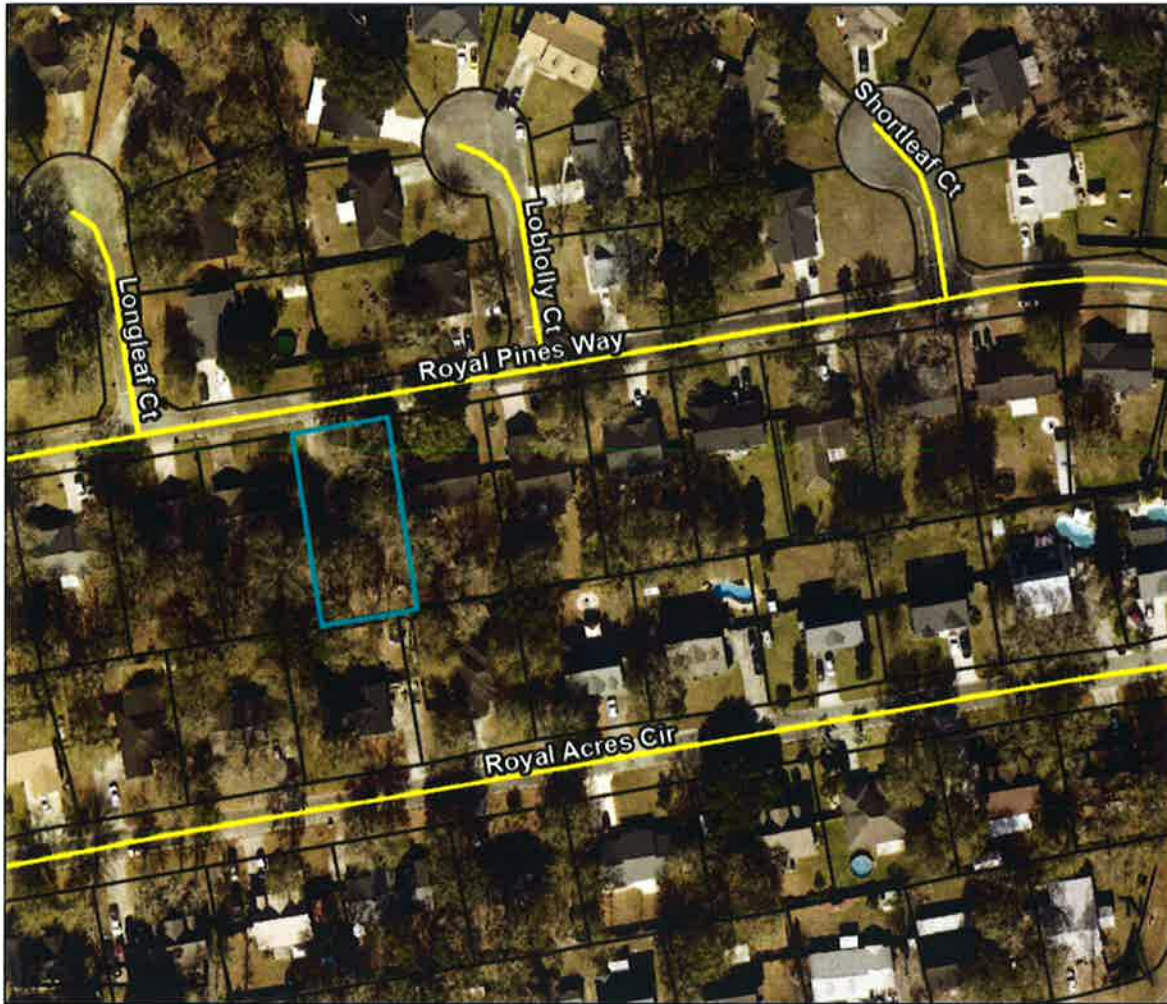
Kingland Zoning Map

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	LI	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	0951 048	Owner	MCMURRAY SUSAN E & MCCLAIN	Last 2 Sales			
Class Code	Residential		WILLIAM A	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		305 ROYAL PINES WAY	11/21/2001	\$107684	FM	Q
	KINGSLAND		KINGSLAND, GA 31548	9/17/2001	\$15000	FY	U
Acres	0.26	Physical Address	305 ROYAL PINES WAY				
		Assessed Value	Value \$210710				

(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: 9/8/2025

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Developed by SCHNEIDER
GEOSPATIAL



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: October 6, 2025

City Council Meeting Date: October 14, 2025

Agenda Item: Final Plat

Summary: Ron Sawyer with Sawdawg, LLC has submitted a final plat application for Laurel Preserve Phase 1A. consisting of 18 single family lots on approx. 4.5 acres. The plat was originally part of the Fairways Edge Phase 2 Final Plat. However due to tax purposes the applicant will now final plat the development in smaller phases with the new name of Laurel Preserve. This plat will include Birdie Drive and part of Spyglass.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA



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.

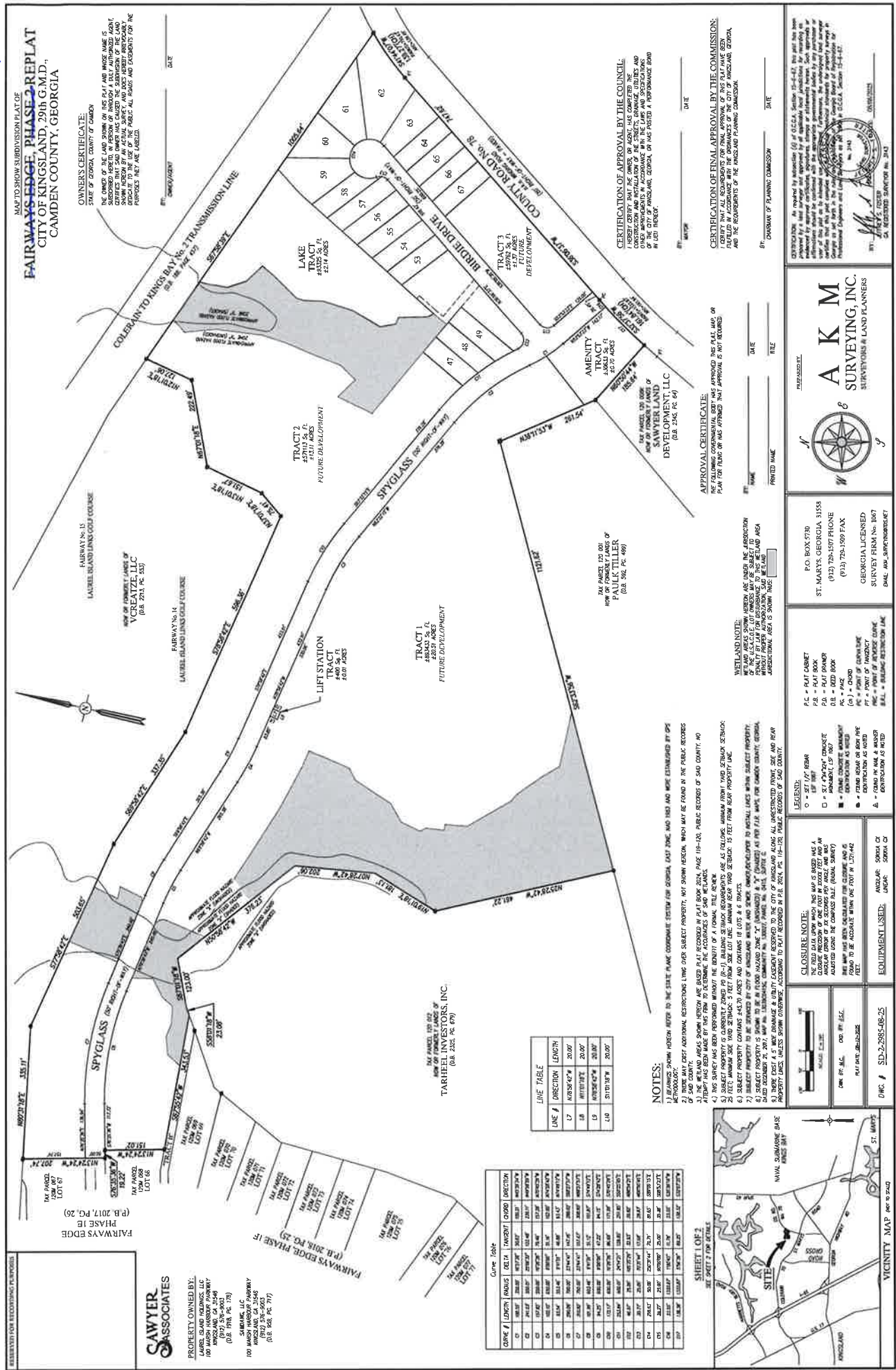
Part B — Applicant Only

1. Your Name: Laurel Island Holdings, LLC & Sawdawg, LLC Phone: 912-882-7725
Address: 100 Marsh Harbour Parkway Kingsland, GA 31548
2. Owner, if not same:
Name: N/A
Address: N/A
3. What is your interest if you are not the owner?
N/A
4. Name of proposed subdivision: Laurel Preserve, Phase 1, Section A
5. Location of subdivision: Neighborhood: Fairways Edge
Street: Spyglass & Birdie Dr.
Parcel Number: 120R (Various) Lot Number: _____
6. Present zoning: PD (R-1)
7. Number of proposed lots: 18 lots & 6 Tracts
8. Area of proposed subdivision: 45.70 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: 9-8-25

Part C - Planning Official Only

1. Date application was filed: 9/8/25
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: 10/6/25
() Approved () Disapproved

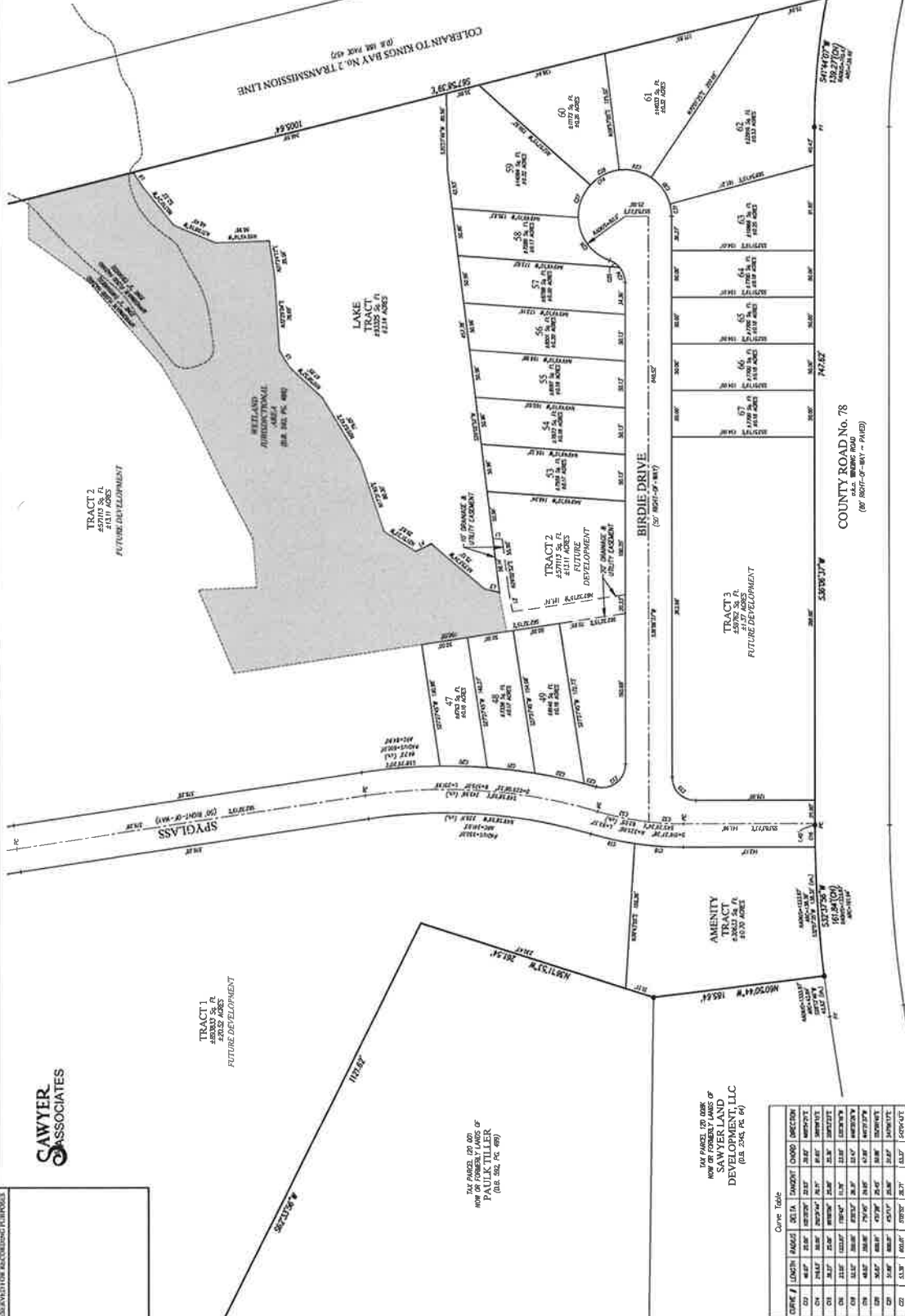
Conditions of approval or reasons for disapproval: _____



MAP TO SHOW MINOR SUBDIVISION PLAT OF
FARMWAXES EDGE, PHASE 2
 CITY OF KINGSLAND, 29th G.M.D.,
 CAMDEN COUNTY, GEORGIA

CAWYER ASSOCIATES

RESERVATION FOR RECORDING PURPOSES



LINE #	DIRECTION	LENGTH
L1	N 86°00'00" E	10.15'
L2	S 85°29'21" E	22.85'
L3	N 85°51'19" E	15.58'
L4	N 85°52'47" W	18.64'
L5	N 85°22'31" E	20.59'
L6	N 85°42'31" E	18.85'

Curve Table

CURVE #	LENGTH (Ft)	PI (Ft)	PC (Ft)	PT (Ft)	CHORD (Ft)	ANGLE (Deg)
1	10.15	10.15	0.00	10.15	10.15	90.00
2	22.85	22.85	10.15	33.00	22.85	90.00
3	15.58	15.58	33.00	48.58	15.58	90.00
4	18.64	18.64	48.58	67.22	18.64	90.00
5	20.59	20.59	67.22	87.81	20.59	90.00
6	18.85	18.85	87.81	106.66	18.85	90.00

THE PLATS FOR THE
 NOW OR FORMERLY LANDS OF
 SAWYER LAND
 DEVELOPMENT, LLC
 (SEE SHEET 1 OF 6)

THE PLATS FOR THE
 NOW OR FORMERLY LANDS OF
 PAUL TILLER
 (SEE SHEET 1 OF 6)

TRACT 1
 43,000 S.F. ±
 20.00 ACRES
 FUTURE DEVELOPMENT

TRACT 2
 43,000 S.F. ±
 20.00 ACRES
 FUTURE DEVELOPMENT

TRACT 3
 43,000 S.F. ±
 20.00 ACRES
 FUTURE DEVELOPMENT

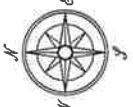
AMENITY
 TRACT
 43,000 S.F. ±
 20.00 ACRES

COUNTY ROAD No. 78
 (OR SOUTH-OF-851 - PAID)

BIRDIE DRIVE
 (OR NORTH-OF-851)

COLLEMAN TO KINGS BAY No. 2 TRANSMISSION LINE
 (SEE SHEET 1 OF 6)

PREPARED BY
A K M
 SURVEYING, INC.
 SURVEYORS & LAND PLANNERS



P.O. BOX 2790
 ST. MARYS, GEORGIA 31508
 (912) 728-1501 PHONE
 (912) 728-1509 FAX
 GEORGIA LICENSED
 SURVEY FIRM No. 1067
 DUAL: AAL SURVEYING/ARCT

LEGEND
 P.C. = PLAT CORNER
 P.D. = PLAT BINDER
 D.B. = DEED BOOK
 (G.I.) = CHAIN
 P.T. = POINT OF INTERSECTION
 P.M. = POINT OF BEGINNING
 B.M. = BUILDING RESTRICTION LINE

CLOSURE NOTE:
 THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A
 CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET AND AN
 ADJUSTED LONG THE COMPASS RULE (BANK, SURVEY)
 THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS
 INTEND TO BE ACCURATE WITHIN ONE FOOT IN 1,201.42
 FEET

EQUIPMENT USED: ANGLE: SODAS CH
 LINEAR: SODAS CH
 D.M.G. / SD-2-2885-08-25

SHEET 2 OF 2
 SEE SHEET 1 FOR OVERALL



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	120R 047	Owner	SAWDAWG LLC	Last 2 Sales			
Class Code	Residential		100 MARSH HARBOUR PARKWAY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	n/a	0	n/a	n/a
	KINGSLAND	Physical Address	SPYGLASS	n/a	0	n/a	n/a
Acres	0.16	Assessed Value	Value \$5000				

(Note: Not to be used on legal documents)

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Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: October 6, 2025

City Council Meeting Date: October 14, 2025

Agenda Item: Rezoning

Background:

The surrounding parcels in the area are a mixture of commercial, single family, and multi-family residential. The parcel is currently zoned PD/C-2 and the PD does not allow for townhomes to be built on the property, the applicant is requesting a R-7 zoning so the builder can meet the setbacks and have a greater percentage of lot coverage for the townhome project.

Summary:

Austin Sawyer, acting agent for Soncel, Inc. has applied for a rezoning of parcel 107P 006A containing approx. 5.81 acres located on the east side of The Lakes Blvd. and the south side of Royal Palms Ave. The applicant is requesting that the parcel be rezoned to R-7 (Townhome District) for a proposed 70-unit townhome community. The conceptual site plan that was submitted has been reviewed and approved by the Planning and Public Works Depts.

Current Zoning: PD/ C-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

October Agenda

240148

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 Commercial

EXISTING
USE Raw land

REQUESTED
ZONING R-7

REQUESTED
USE Dunham residential

PROPERTY OWNER(S)

Name(s) Soniceh LLC

Address 140 The Lakes Blvd Suite A Kingsland,

Phone No. 912.729.4994 (Work and/or home); Fax No. GA

☐ 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 # 107P 006A, Tract 6A, on the corner of "The Lakes Blvd" and "Royal Palms Ave"

Property
Address: 140 The Lakes Blvd-

Tax Map Reference Number 107P 006 Zoning Map PD/C-2

City of Kingsland Zoning Application
Page Two

Property Size 5.7 Acres Property Frontage 327 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 Across the street
is single family one way and other way we will front
A duplex community we intend to build town homes.

Would not be detrimental to property or persons in the area because would add
value, bring a better look to the neighborhood, Brings affordable
houses in a central location.

Other
Comments: _____

DISCLOSURE

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

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

N/A

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

N/A

City of Kingsland Zoning Application
Page Three

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

N/A

CAMPAIGN CONTRIBUTION

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

Elected Officials Name

Amount of Description of Gift

N/A N/A

SIGNATURE(S) OF OWNER(S)

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

 Charles G. Givens III

Owner

Owner

Owner

HEARING DATE

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

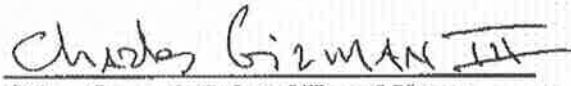
AGENT AUTHORIZATION FORM

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 _____, 200____, by virtue of a deed dated _____, _____, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book _____, Page _____.


Owner's Printed/Typed Name


Other Owner's Printed/Typed Name 8.18.25

Owner's Signature Date: 8/18/25

Other Owner's Signature Date: 8/18/25

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize Austin Sawyer 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.

Austin Sawyer
Authorized Agent's Name-Printed

Austin Sawyer
Authorized Agent's Signature

8.18.25
Date

Planning and Zoning

Received by: 8/18/25 Date: _____


City of Kingsland Zoning Application
Page Four

at their meeting of October 6, 20025, at 6:00 P.M. in the Council
Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

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

RECEIPT

Submission fee for rezoning received from Austin Sawyer
in the amount of \$ 400.

City of Kingsland

BY:

[Signature]
Planning & Zoning Administrator

Date:

8/18/25

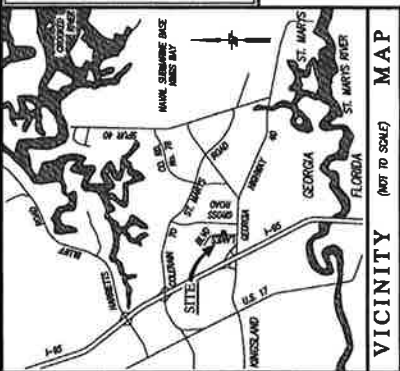
BOUNDARY SURVEY AND MINOR SUBDIVISION PLAT OF A PORTION OF TRACT 6, THE LAKES COMMERCIAL PARK - EAST, CITY OF KINGSLAND, 1606th G.M.D., CAMDEN COUNTY, GEORGIA (SAND LAKES COMMERCIAL PARK - EAST ACCORDING TO PLAT RECORDED IN P.D. 10 MAP NO. 281, PUBLIC RECORDS OF CAMDEN COUNTY)



PROPERTY OWNED BY:
THE CITY OF KINGSLAND
1606TH G.M.D.
CAMDEN COUNTY, GEORGIA
(P.D. 10, MAP NO. 281)

CAMDEN COUNTY TAX PARCEL NO. 1077 806

FILING INFORMATION
BK: 2025 PG: 117-117
Filed and Recorded
08-13-2025 01:45 PM
DOC# P2025-000110
JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY



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 SURVEY OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY, AND DOES HEREBY FREELY AND SOLELY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THAT HEREIN ARE SET FORTH.

BY: Charles G. Gurnea III OWNER/AGENT
DATE: 8-4-25

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

PLANNING & BUILDING DEPARTMENT
PRINTED NAME: Scott L. Kiebell
DATE: 8-5-25

PLANNING & BUILDING DEPARTMENT
PRINTED NAME: Wynne Gray
DATE: 8/6/25

CITY MANAGER'S CERTIFICATION:
CITY OF KINGSLAND, COUNTY OF CAMDEN, STATE OF GEORGIA
BY: [Signature] CITY MANAGER
DATE: 8/7/25

BY: [Signature] PRINTED NAME

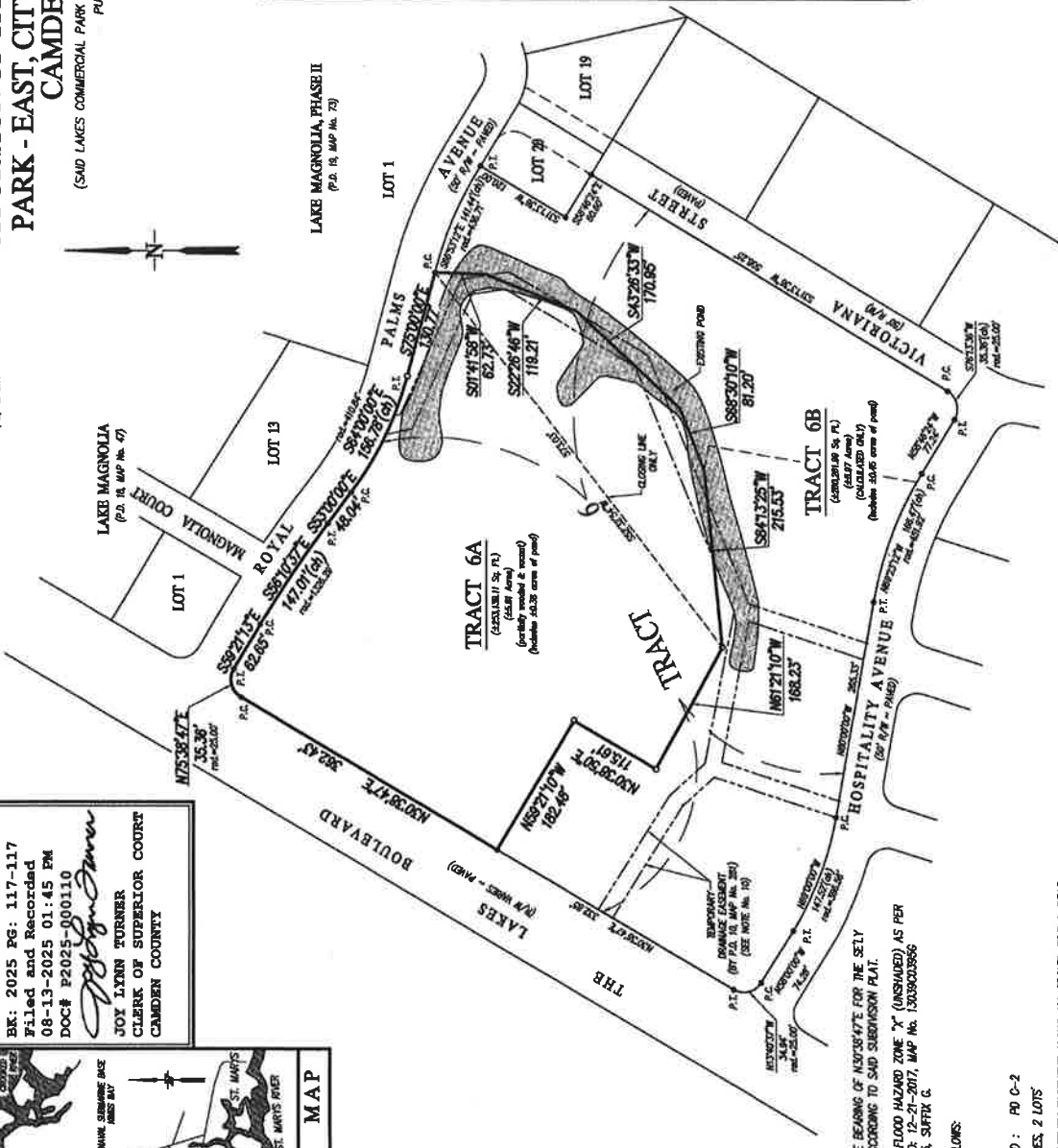
SURVEYOR'S CERTIFICATE:
I, THE SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION SHOWN HEREON HAS BEEN SET ON FOUND. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF GEORGIA. I HAVE BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE GEORGIA SURVEYING BOARD MEMBERS. I HAVE OBTAINED THE NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND OFFICIALS. I HAVE OBTAINED THE NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND OFFICIALS. I HAVE OBTAINED THE NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND OFFICIALS.

BY: [Signature] DATE: 8-14-2025

BY: [Signature] DATE: 8-14-2025

BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOR PLAZA, UNIT 103
KINGSLAND, GEORGIA 31548
(912) 258-8800
(912) 673-8840
LICENSED SURVEYOR #1077

DWG. No. 20-1-2441-01-24



NOTES:

1. BEARINGS SHOWN HEREON REFER TO THE BEARINGS OF N30°35'47"E FOR THE SETLY R/W LINE OF THE LAKES BOULEVARD, ACCORDING TO SAID SUBDIVISION PLAT.
2. SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAPS FOR CAMDEN COUNTY, DATED: 12-21-2017, MAP NO. 13038023856 COMMUNITY NO. 130228, PANEL NO. 0305, SUFFIX G.
3. BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 25' 40' ALONG HIGHWAY 40
REAR: 25' 40' ALONG HIGHWAY 40
SIDE: 25' 40' ALONG HIGHWAY 40
CORNER: 25' 40' ALONG HIGHWAY 40
4. SUBJECT PROPERTY IS CURRENTLY ZONED: PD C-2
5. SUBJECT PROPERTY CONTAINS 11.78 ACRES, 2 LOTS
6. THERE EXISTS A 7.0' WIDE DRAINAGE & UTILITY EASEMENT ALONG ALL FRONT, SIDE & REAR PROPERTY LINES, ACCORDING TO THE ORIGINAL SUBDIVISION PLAT.
7. THERE MAY EXIST ADDITIONAL RESTRICTIONS LIVING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY WHICH MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
8. PROPERTY IS SERVED BY CITY WATER & SEWER.
9. NO ATTEMPT TO DETERMINE WETLAND ISSUES OR OTHER ENVIRONMENTAL ISSUES, IF ANY, IS MADE OR IMPLIED BY THIS PLAT.
10. THE TEMPORARY DRAINAGE EASEMENTS SHOWN HEREON ARE TO BE ABOLISHED UPON THE DEDICATION OF THE TEMPORARY DRAINAGE EASEMENTS TO THE ORIGINAL SUBDIVISION PLAT. REFER TO SAID PLAT FOR SCHEMATIC CONCERNING THOSE EASEMENTS.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL SURVEYING, EXAMINERS AND LAND SURVEYORS, THE GEORGIA SUPERIOR COURT OF CLERKS OF SUPERIOR COURT, AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 18-1-40).

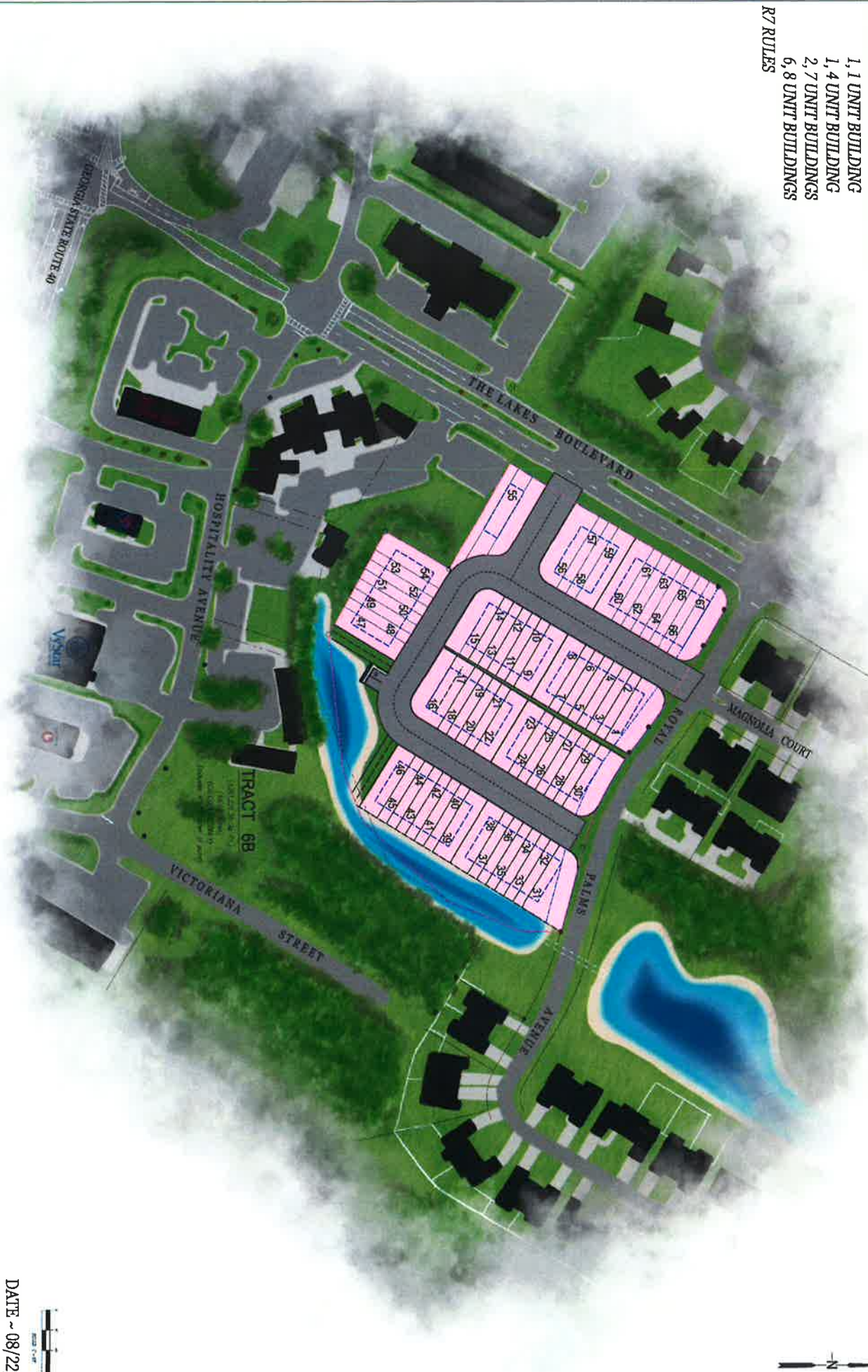
SURVEY DATE: 08-13-2024 PLAT DATE: 07-31-2025

P.L. JIM GIBBELL, P.E.
102 MARSH HARBOR PLAZA, UNIT 103
KINGSLAND, GEORGIA 31548
(912) 258-8800
(912) 673-8840
LICENSED SURVEYOR #1077

TOTAL 10 TOWNHOMES, 67 UNITS
 10 BUILDING OF 16 FOOT TOWNHOME

- 1, 1 UNIT BUILDING
- 1, 4 UNIT BUILDING
- 2, 7 UNIT BUILDINGS
- 6, 8 UNIT BUILDINGS
- R7 RULES

THE LAKES



DATE ~ 08/22/2025
 LAKES TRACT 6_V5_1



Overview



Legend

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

Parcel ID	107P 006	Owner	SONCEL INC	Last 2 Sales			
Class Code	Commercial		PO BOX 3050	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	n/a	0	n/a	n/a
	KINGSLAND	Physical Address	140 THE LAKES BLVD	n/a	0	n/a	n/a
Acres	11.78	Assessed Value	Value \$3677432				

(Note: Not to be used on legal documents)

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Date created: 8/20/2025

Last Data Uploaded: 8/19/2025 7:27:44 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: October 6, 2025

City Council Meeting Date: October 14, 2025

Agenda Item: Settler's Hammock Phase 4– ROW Acceptance

Summary:

Ashley Durrance with LSSD Settlers Hammock, LLC has submitted a Quit- Claim Deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure within Daniel Trent Way and Pioneer Way. The one-year warranty period ended in May of 2025. An inspection of the infrastructure was completed by the Planning Dept. and Public Works on August 7, 2025 and no issues were found, all infrastructure was in good working order. The submitted Quit Claim Deed is attached to this report.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball

Planning Director

----- [SPACE ABOVE THIS LINE FOR RECORDING DATA] -----

Return Recorded Document to:

Matthew C. Weiner
636 Stephenson Ave.
Savannah, Georgia 31405

STATE OF GEORGIA

COUNTY OF CAMDEN

QUIT CLAIM DEED

THIS INDENTURE, made this ____ day of September, 2025, between **LSSD SETTLERS HAMMOCK, LLC**, a Georgia limited liability company, party of the first part (hereunder called “Grantor”), and **CITY OF KINGSLAND**, party of the second part (hereinafter called “Grantee”) (the words “Grantor” and “Grantee” to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

WHEREAS that Grantor, for and in consideration of the sum of One and No/100's (\$1.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, convey, release and forever quit claim unto Grantee, its heirs, successors and assigns, that certain real property consisting of 50 foot right of way located in the County of Camden, State of Georgia, and identified as “Daniel Trent Way (50’ Right of Way)” and “Pioneer Way (50’ Right of Way)” on Exhibit “A” attached hereto and incorporated herein.

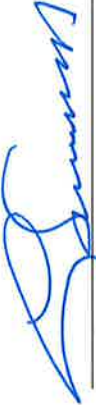
TO HAVE AND TO HOLD the said property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging, its heirs, successors and assigns, so that neither Grantor nor any person or persons claiming under Grantor shall have, claim or demand any right to the above- described property, or its appurtenances.

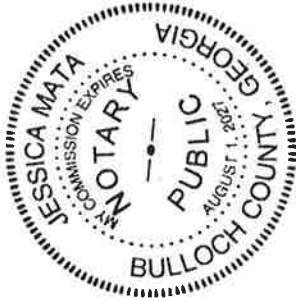
IN WITNESS WHEREOF, the said Grantor has hereunto executed this instrument by and through its duly authorized corporate officers, with the Corporate Seal attached hereto, on the day and year first above written.

Signed, sealed and delivered in the
presence of:

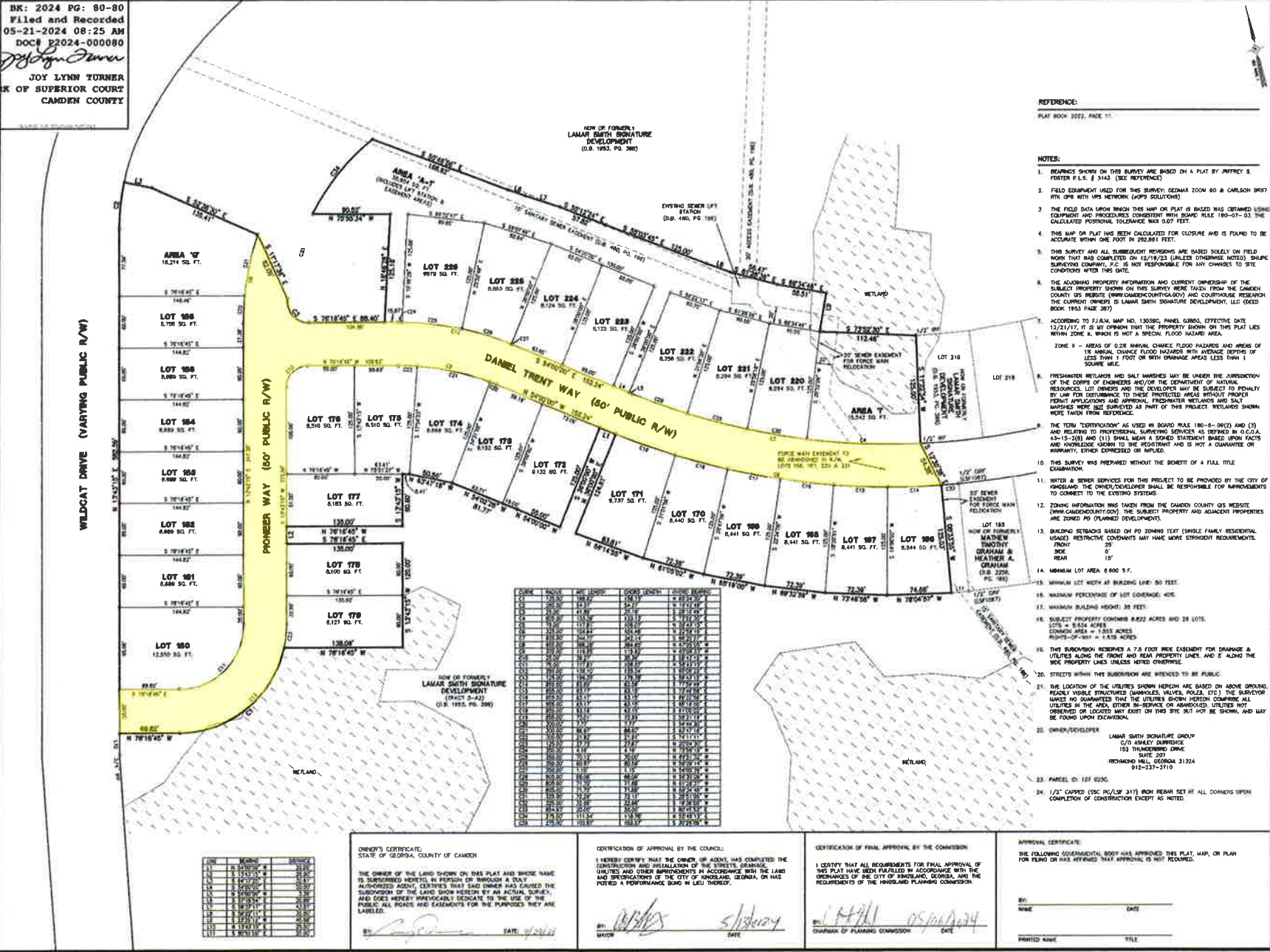
Jule Bragg (Unofficial Witness)
Jessica Mata (Notary Public)

LSSD SETTLERS HAMMOCK, LLC

 (Seal)
By: Byron Lamar Smith
Its: Manager



BK: 2024 PG: 80-80
Filed and Recorded
05-21-2024 08:25 AM
DOC# P2024-000080
JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY



REFERENCE:
PLAT BOOK 2023, PAGE 11.

NOTES:

1. BEARINGS SHOWN ON THIS SURVEY ARE BASED ON A PLAT BY JEFFREY E. FORSTER P.L.S. # 3143 (SEE REFERENCE).
2. FIELD EQUIPMENT USED FOR THIS SURVEY: EDMAN ZOOM 80 & CARLSON BRUI RTM 010 WITH VHS NETWORK (GPS SOLUTIONS).
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED WAS OBTAINED USING EQUIPMENT AND PROCEDURES CONSISTENT WITH BOARD RULE 180-07-03. THE CALCULATED PORTION, HOWEVER, WAS NOT FIELD.
4. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 252,801 FEET.
5. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 12/19/23 (UNLESS OTHERWISE NOTED). SHAPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
6. THE ADJACENT PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE CAMDEN COUNTY GIS WEBSITE (WWW.CAMDENCOUNTYGA.GOV) AND COURTHOUSE RESEARCH. THE CURRENT OWNER IS LAMAR SMITH SIGNATURE DEVELOPMENT, LLC (DEED BOOK 1943 PAGE 387).
7. ACCORDING TO PLAT MAP NO. 13038C, PANEL Q/NO. 0, EFFECTIVE DATE 12/21/17, IT IS SO ORDERED THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.
8. ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARDS AND AREAS OF 1% ANNUAL CHANCE FLOOD HAZARDS WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AVERAGE DEPTHS LESS THAN 1 SQUARE MILE.
9. FRESHWATER WETLANDS AND SALT MARSHES MAY BE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR OBSTRUCTION TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. FRESHWATER WETLANDS AND SALT MARSHES WERE NOT SURVEYED AS PART OF THIS PROJECT. WETLANDS SHOWN WERE TAKEN FROM REFERENCE.
10. THE "CERTIFICATION" AS USED IN BOARD RULE 180-6-01(5) AND (1) RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.C.G.A. § 43-15-20(1) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE.
12. WITH A SIGNED STATEMENT FOR THIS PROJECT TO BE PROVIDED BY THE CITY OF KENNESAW, THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR IMPROVEMENTS TO CONNECT TO THE EXISTING SYSTEM.
13. ZONING INFORMATION HAS BEEN TAKEN FROM THE CAMDEN COUNTY GIS WEBSITE (WWW.CAMDENCOUNTYGA.GOV). THE SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED PD (PLANNED DEVELOPMENT).
14. BUILDING SETBACKS BASED ON PD ZONING TEXT (SINGLE FAMILY RESIDENTIAL) UNLESS RESTRICTIVE COVENANTS MAY HAVE MORE STRINGENT REQUIREMENTS. FRONT: 20' SIDE: 5' REAR: 10'
15. MINIMUM LOT AREA: 6,800 S.F.
16. MINIMUM LOT WIDTH AT BUILDING LINE: 50 FEET.
17. MAXIMUM PERCENTAGE OF LOT COVERAGE: 40%.
18. MAXIMUM BUILDING HEIGHT: 35 FEET.
19. SUBJECT PROPERTY CONTAINS 8.222 ACRES AND 28 LOTS. LOTS = 6.824 ACRES. CONSIDERED AREA = 1.355 ACRES. RIGHTS-OF-WAY = 1.415 ACRES.
20. THIS SURVEYOR RESERVES A 7.5 FOOT RICE EASEMENT FOR DRAINAGE & UTILITIES ALONG THE FRONT AND REAR PROPERTY LINES AND 5' ALONG THE SIDE PROPERTY LINES UNLESS NOTED OTHERWISE.
21. STREETS WITHIN THIS SUBDIVISION ARE INTENDED TO BE PUBLIC.
22. THE LOCATION OF THE UTILITIES SHOWN HEREIN ARE BASED ON ABOVE GROUND, REARLY VISIBLE STRUCTURES (MANHOLES, VALVES, POLES, ETC.). THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREIN COMPREHEND ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.
23. OWNER/DEVELOPER: LAMAR SMITH SIGNATURE GROUP C/O ASHLEY BURNETTE 100 THUNDERBOLT DRIVE SUITE 207 RICHMOND HILL, GEORGIA 31324 912-337-3710
24. PARCEL ID: 101 0230.
25. 1/2" CAPRED (50C/10P/31P) NON REAR SET BY ALL CORNERS UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED.

VICINITY MAP (NOT TO SCALE)

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SHAPE SURVEYING COMPANY. NO REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF SHAPE SURVEYING COMPANY, P.C. UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD OR OTHERWISE, IN THIS DOCUMENT ARE NOT PERMITTED.

SHAPE SURVEYING COMPANY, P.C.
1000TH G.M.D.,
CAMDEN COUNTY, GEORGIA

PREPARED FOR:
LNU SATTLER HAMMOCK, LLC

SHAPE SURVEYING COMPANY, P.C.
1000TH G.M.D.,
CAMDEN COUNTY, GEORGIA

CERTIFICATE OF AUTHORIZATION: 00000000

SCALE: 1" = 40' DRAWING DATE: 05/01/2024
FILE: 22021200 DRAWN BY: JLM/2024
DRAWING: 22021200 CHECKED BY: JLM/2024
SHEET 1 OF 1

EXHIBIT “A”

[see attached]

RESOLUTION ACCEPTING PROPERTY

Whereas, the City of Kingsland has previously approved the subdivision plan of:

Settler's Hammock, Phase 4 Subdivision, as shown on that plat of survey prepared by Jeffery S. Foster Registered Surveyor No. 3143, dated 5/21/24, recorded in Plat Book 2024, Page 80-80, Camden County, Georgia, records.

Whereas, all streets and other improvements required under ordinance of the City of Kingsland have been completed and accepted by the City of Kingsland: and

Whereas, LSSD Settlers Hammock, LLC has tendered to the City of Kingsland a Quit Claim Deed conveying the following property:

All that certain real property consisting of a 50 foot right of way located in the County of Camden, State of Georgia, and identified as “Daniel Trent Way (50’ Right of Way)” and “Pioneer Way” and more fully and accurately shown and desried on that certain plat of survey prepared by GARY R. NEVILL Registered Surveyor No. 2401, dated 5/21/24, recorded in Plat Book 2024, Page 80-80, Camden County, Georgia, records.

Together with all water and sewer systems and infrastructure located therein and also together with all utility and drainage easements rights dedicated on the aforementioned subdivision plat. This conveyance shall not include any irrigation lines and wells located within the property being conveyed. Grantor hereby reserve an easement over, under and through the aforesaid property for the placement, repair, and maintenance of irrigation lines and wells.

Which deed is acceptable to the City of Kingsland:

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, that the deed from LSSD Settlers Hammock, LLC to the City of Kingsland, Georgia, conveying the aforesaid street and easements within the subdivisions, dated _____, is hereby accepted by the City of Kingsland.

THIS ____ day of _____, 2025

City of Kingsland, Georgia

By: _____

Its Mayor

Attest: _____

Its Clerk

CLERK’S CERTIFICATE

I, Jean O. Seigler-Horne, the duly appointed, qualified, and acting Clerk of the City of Kingsland, Georgia, do hereby certify that the attached resolution was duly adopted by the Mayor and Council of the City of Kingsland, Georgia, at its regular meeting held on the ____ day of _____, 2025.

I further certify that the attached is a true and correct copy of said resolution, as adopted at that meeting, and that it remains on file and of record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Kingsland this ____ day of _____, 2025.

Jo Seigler