



**CITY OF KINGSLAND, GEORGIA  
PLANNING & ZONING  
AGENDA • NOVEMBER 3, 2025**

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**Regular Meeting**

**City Council Chamber**

**6:00 PM**

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

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**I. PUBLIC HEARING**

**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. OLD BUSINESS**

1. Home Occupation-111 Azalea Ct.-Parcel # 107G008  
Elizabeth Ross has applied for a Home Occupation Permit for a 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-305 Royal Pines Way-Parcel # 095I 048  
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 is R-1. Staff recommends approval.

**V. AGENDA ITEMS**

1. Infrastructure Acceptance-Fiddler's Cove Phase 5  
Ron Sawyer with Laurel Island Holdings, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept all of the infrastructure along Presley Rose Dr. within Fiddler's Cove Phase 5. The road will stay private and under the maintenance of the developer or H.O.A. The one-year warranty period ended on October 16, 2025. An inspection of the infrastructure was completed by the Planning Dept. and Public Works on October 8, 2025 and no issues were found. Zoning is PD/R-1. Staff recommends approval.

2. Home Occupation-107 Ashton Ln.-Parcel # 108D034

Kelly Martin has applied for a Home Occupation Permit for a jewelry business known as "Southern Grace Beads and Treats, LLC". 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.

3. Home Occupation-120 Lake Ashley Dr.-Parcel # 107J 035

Justin Horn has applied for a Home Occupation Permit for a mobile detailing business known as "Godspeed Motors Detailing, 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.

4. Home Occupation-214 Lake Wisteria Dr.-Parcel # 107S 041

Calandra Washington has applied for a Home Occupation Permit for a home bakery business known as "Cal's Sweets, 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.

5. Home Occupation-109 Castle Ct.-Parcel # 082H 031

Marvain White has applied for a Home Occupation Permit for a business known as "L & M Janitorial Service, 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.

## **VI. 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.)

☒ **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.<sup>00</sup>
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.**

ERoss  
 SIGNATURE OF APPLICANT

8/14/25  
 DATE



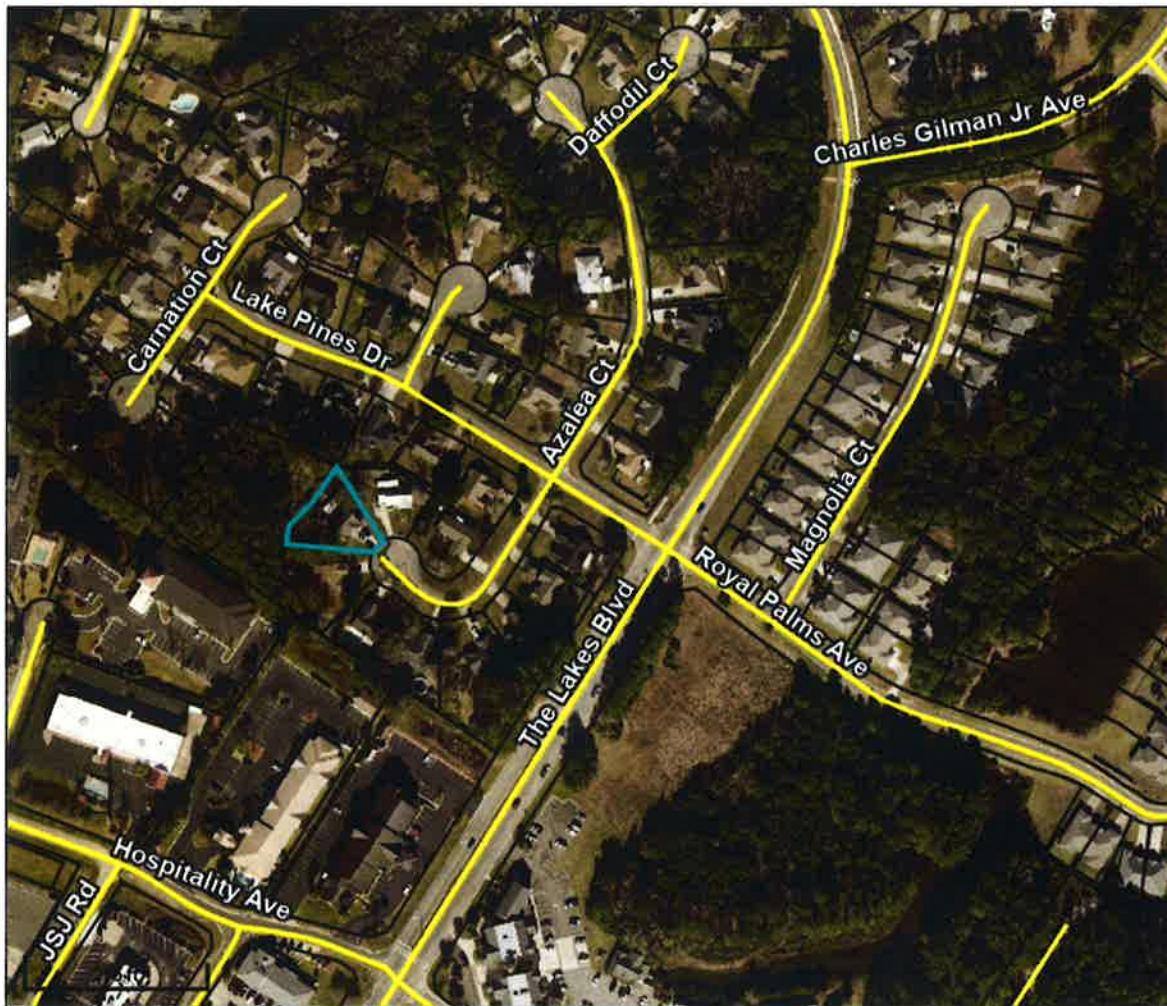


**Kingsland Zoning Map**

**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           |
|--------|-------------|-----------------------|-------------------------|-------------|--------|-------------|--------|------------------------|-------------------------|-----------------------|------------------------|------------------------|------------------------|---------------|-----------------------|--------------------------|------------------------|-------------------------|--------------------------|--------------------------|----------|----------|----------|----------|---------|--------------|---------------|
|        | [Solid Red] | [Red with White Dots] | [Red with White Border] | [Solid Red] | [Pink] | [Dark Blue] | [Teal] | [Blue with White Dots] | [Green with White Dots] | [Red with White Dots] | [Blue with White Dots] | [Pink with White Dots] | [Blue with White Dots] | [Solid Green] | [Red with White Dots] | [Purple with White Dots] | [Blue with White Dots] | [Green with White Dots] | [Orange with White Dots] | [Orange with White Dots] | [Yellow] | [Yellow] | [Purple] | [Orange] | [Brown] | [Dark Brown] | [Dark Purple] |





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.

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GEO SPATIAL





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

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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

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- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 250 Business area sq. ft. 1609 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.

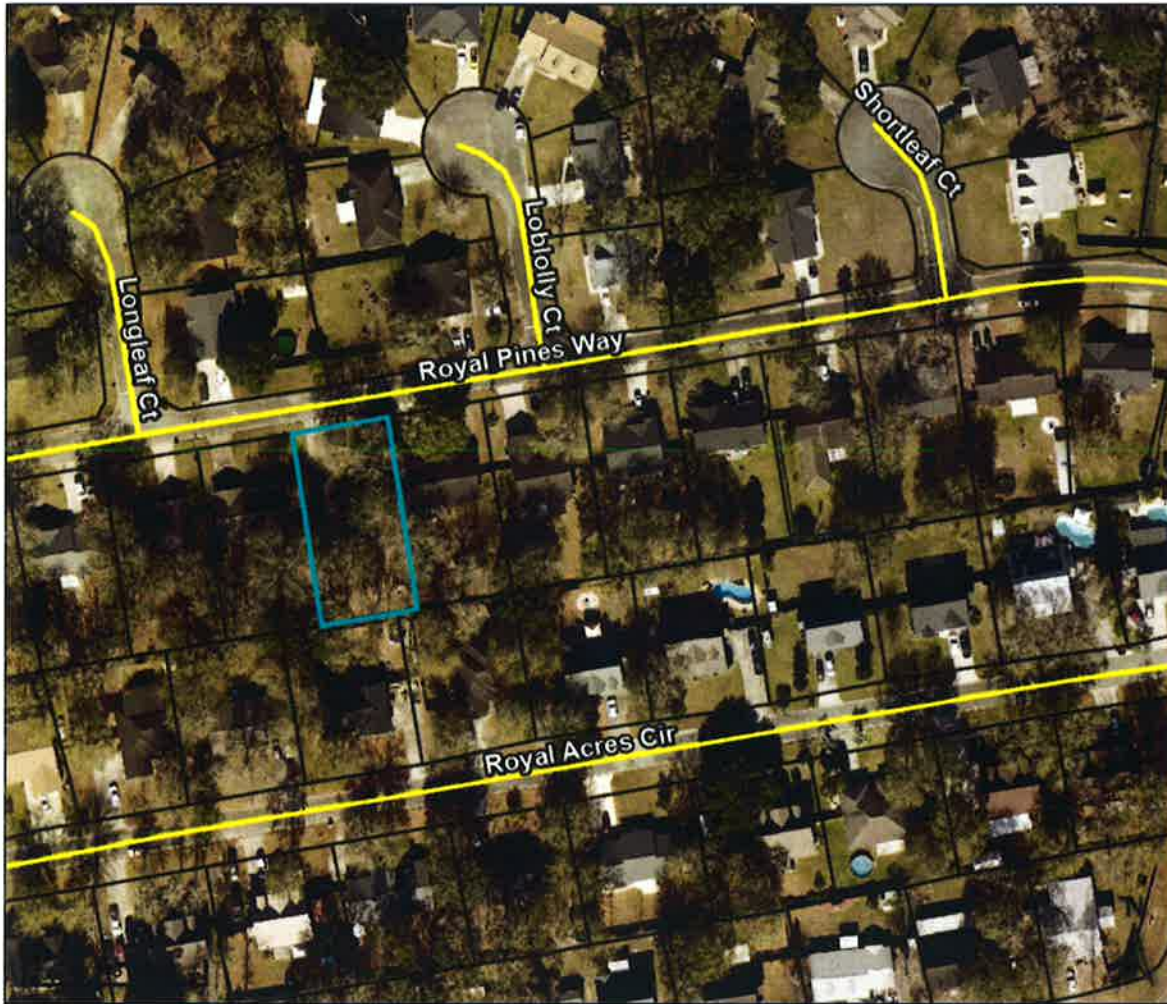
**I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.**

William A McClain  
 SIGNATURE OF APPLICANT

9-8-25  
 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       | 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        |              |           |        |      |
|                 | KINGSLAND   |                  | KINGSLAND, GA 31548        | 11/21/2001   | \$107684  | FM     | Q    |
| Acres           | 0.26        | Physical Address | 305 ROYAL PINES WAY        | 9/17/2001    | \$15000   | FY     | U    |
|                 |             | Assessed Value   | Value \$210710             |              |           |        |      |

(Note: Not to be used on legal documents)

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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:** November 3, 2025

**City Council Meeting Date:** November 10, 2025

**Agenda Item:** Infrastructure Acceptance- Fiddler's Cove Phase 5

#### **Summary:**

Ron Sawyer with Laurel Island Holdings, LLC has submitted a Quit- Claim Deed requesting the City of Kingsland to accept the all of infrastructure along Presley Rose Drive within Fiddler's Cove Phase 5. The road will stay private and under the maintenance of the developer or H.O.A. The one-year warranty period ended on October 16, 2025. An inspection of the infrastructure was completed by the Planning Dept. and Public Works on October 8, 2025 and no issues were found. 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

**Please return to:**  
**Kinney & Hendrix, LLC**  
**Attorneys at Law**  
**P. O. Box 7050**  
**St. Marys, GA 31558**  
**File No. 25-50599**

STATE OF GEORGIA

COUNTY OF CAMDEN

**QUIT-CLAIM DEED**

THIS INDENTURE, made this 11<sup>th</sup> day of OCTOBER, 2025,  
between, **Laurel Island Holdings, LLC**, a Georgia limited liability company,  
and **Fiddler's Cove Property Owners Association, Inc.**, a Georgia nonprofit  
corporation, of the first part, and the **City of Kingsland**, a municipal  
corporation of the State of Georgia, of the second part.

WITNESSETH: That the said parties of the first part, for and in  
consideration of the sum of \$10.00 and other valuable considerations in hand  
paid, the receipt whereof is acknowledged, have bargained, sold, and by these  
presents do remise, convey and forever QUIT CLAIM to the said party of the  
second part, its successors and assigns, the following described infrastructure:

**See Exhibit "A" attached hereto.**

TO HAVE AND TO HOLD the said bargained premises to the said party of  
the second part, so that neither the said parties of the first part nor their  
successors and assigns, nor any other person or persons claiming under them

50599

shall at any time by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set the hands and seals of their respective officers, the day and year above written.

Laurel Island Holdings, LLC,

By: Ronald H. Sawyer (SEAL)  
Ronald H. Sawyer, its Manager

Signed, sealed, and delivered  
in the presence of:

[Signature]

Witness

[Signature]

Notary Public



Fiddler's Cove Property Owners  
Association, Inc.

By: Heather Beaton (SEAL)  
Heather Beaton, its President

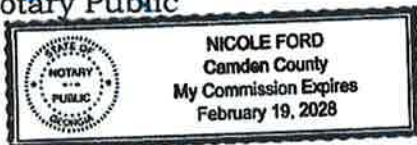
Signed, sealed, and delivered in the  
presence of:

[Signature]

Witness

[Signature]

Notary Public



50599



Exhibit "A"

All of that certain water, sanitary sewer, storm sewer and storm drainage infrastructure lying and being in the 1606<sup>th</sup> G.M. District, City of Kingsland, Camden County, Georgia, more particularly described as follows:

All of the water, sanitary sewer, storm sewer and storm drainage infrastructure, **AND ONLY SAID WATER, SANITARY SEWER, STORM SEWER AND STORM DRAINAGE INFRASTRUCTURE**, lying within the right-of-way of Presley Rose Drive and the adjoining 5 foot wide easements for drainage and utilities as shown and described on that Map to Show Subdivision Plat of Fiddler's Cove, Phase 5 Replat, prepared by AKM Surveying Inc., dated May 12, 2025, and recorded at Plat Book 2025, page 81, Camden County, Georgia records, which plat is incorporated herein by reference.

SAID CONVEYANCE DOES NOT CONVEY THE FEE SIMPLE TITLE TO SAID PRESLEY ROSE DRIVE OR THE FEE SIMPLE TITLE TO THE PROPERTY OVER WHICH SAID EASEMENTS EXIST BUT, RATHER, THE TITLE TO THE AFORESAID INFRASTRUCTURE LYING WITHIN.

## RESOLUTION ACCEPTING PROPERTY

WHEREAS, the City of Kingsland has previously approved the subdivision plat of Fiddler's Cove, Phase 5 Replat subdivision, as more fully and accurately shown and described on that certain plat of survey of same by AKM Surveying Inc., dated May 12, 2025, and recorded at Plat Book 2025, page 81, Camden County, Georgia Records.

WHEREAS, the water, sanitary sewer, storm sewer and storm drainage infrastructure required for said subdivision under ordinances of the City of Kingsland have been completed and accepted by the City of Kingsland; and

WHEREAS, Laurel Island Holdings, LLC and Fiddler's Cove Property Owners Association, Inc., have tendered to the City of Kingsland a deed conveying the following infrastructure in said subdivision:

All of that certain water, sanitary sewer, storm sewer and storm drainage infrastructure lying and being in the 1606<sup>th</sup> G.M. District, City of Kingsland, Camden County, Georgia, more particularly described as follows:

All of the water, sanitary sewer, storm sewer and storm drainage infrastructure, **AND ONLY SAID WATER, SANITARY SEWER, STORM SEWER AND STORM DRAINAGE INFRASTRUCTURE**, lying within the right-of-way of Presley Rose Drive and the adjoining 5 foot wide easements for drainage and utilities as shown and described on that Map to Show Subdivision Plat of Fiddler's Cove, Phase 5 Replat, prepared by AKM Surveying Inc., dated May 12, 2025, and recorded at Plat Book 2025, page 81, Camden County, Georgia records, which plat is incorporated herein by reference.

SAID CONVEYANCE DOES NOT CONVEY THE FEE SIMPLE TITLE TO SAID PRESLEY ROSE DRIVE OR THE FEE SIMPLE TITLE TO THE PROPERTY OVER WHICH SAID EASEMENTS EXIST BUT, RATHER, THE TITLE TO THE AFORESAID INFRASTRUCTURE LYING WITHIN.

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 Laurel Island Holdings, LLC and Fiddler's Cove Property Owners Association, Inc., to the City

of Kingsland, Georgia, conveying the aforesaid infrastructure within the subdivision, dated 10/16/2025, is hereby accepted by the City of Kingsland.

THIS 10<sup>th</sup> day of November, 2025.

CITY OF KINGSLAND, GEORGIA

By: \_\_\_\_\_ (SEAL)  
Its Mayor

Attest: \_\_\_\_\_ (SEAL)  
Its Clerk



CLERK'S CERTIFICATE

I, Jo Seigler, 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 11/10/205, 2025, and I do further certify that the copy of the resolution is a true and correct copy of said resolution adopted at said meeting and on file and of record.

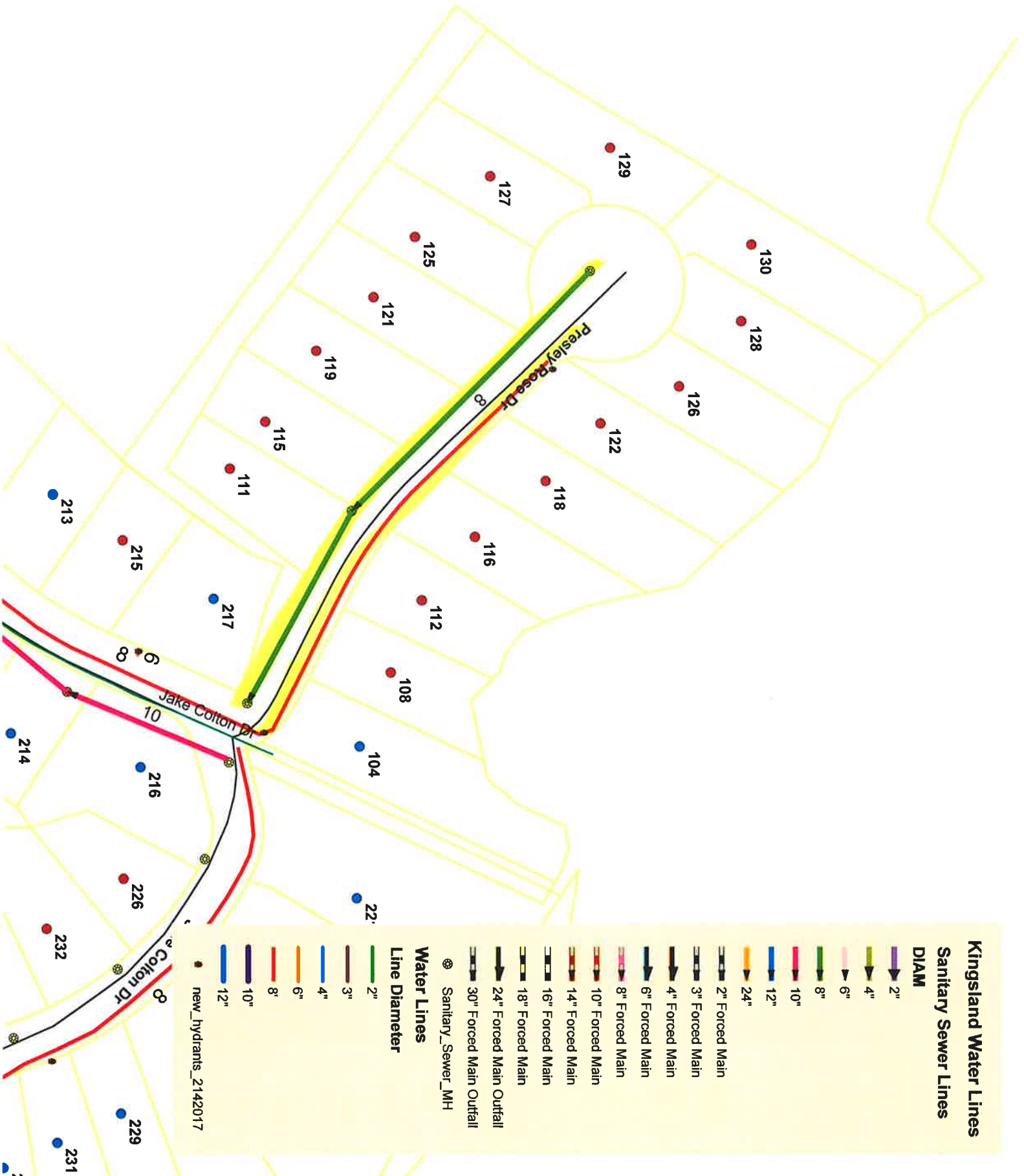
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said City this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Jo Seigler



# Kingsland Water Lines Sanitary Sewer Lines DIAM

- 2"
- 4"
- 6"
- 8"
- 10"
- 12"
- 24"
- 2" Forced Main
- 3" Forced Main
- 4" Forced Main
- 6" Forced Main
- 8" Forced Main
- 10" Forced Main
- 14" Forced Main
- 16" Forced Main
- 18" Forced Main
- 24" Forced Main Outfall
- 30" Forced Main Outfall
- Sanitary\_Sewer\_MH
- Water Lines
- Line Diameter
- 2"
- 3"
- 4"
- 6"
- 8"
- 10"
- 12"
- new\_hydrants\_2142017







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:** November 3, 2025

**City Council Meeting Date:** November 10, 2025

**Agenda Item:** Home Occupation- 107 Ashton Lane - Parcel # 108D034

### **Summary:**

Kelly Martin has applied for a home occupation permit for a jewelry business known as “Southern Grace Beads and Treats, LLC”. 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



November

240156

**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: Kelly Brian Martin PHONE: 912 409 2367

ADDRESS: 107 Ashton Ln Kingsland Ga 31548

FAX: \_\_\_\_\_ E-MAIL: K.Brian.Martin@outlook.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: Southern Grace Beads & Treats, LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 107 Ashton Ln Kingsland Ga

TAX MAP & PARCEL NUMBER: 1080 034 ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT: \_\_\_\_\_

ADDRESS: N/A

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

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

**ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:**

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

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

SIGNED: [Signature] DATE: 9/16/15



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

1. DATE COMPLETE APPLICATION FILED: 9/16/25
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 9/16/25
3. DATE PERMIT FEE PAID: 9/16/25 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:  
( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED  
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 10/2/25  
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. CITY COUNCIL ACTION:  
( ) APPROVED ( ) DENIED  
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 11/9/25  
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 11/10/25

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

  
PLANNING DIRECTOR  
CITY OF KINGSLAND

9/16/25  
DATE

\_\_\_\_\_  
CITY MANAGER  
CITY OF KINGSLAND

\_\_\_\_\_  
DATE





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

**APPLICANT:** Kelly Brian Martin

**ADDRESS:** 102 Ashton Ln

**CITY:** Kingsland **STATE:** Ga **ZIP:** 31548

**PHONE:** ( ) 912 409 2367 **FAX:** ( )  **E-MAIL:** K.Brian.Martin@cuthook.com

**PROPOSED BUSINESS:** Southern Grass Seeds & Tractors **LOCATION:** Home

**TAX PARCEL:** 108D 034 **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.*

**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:**

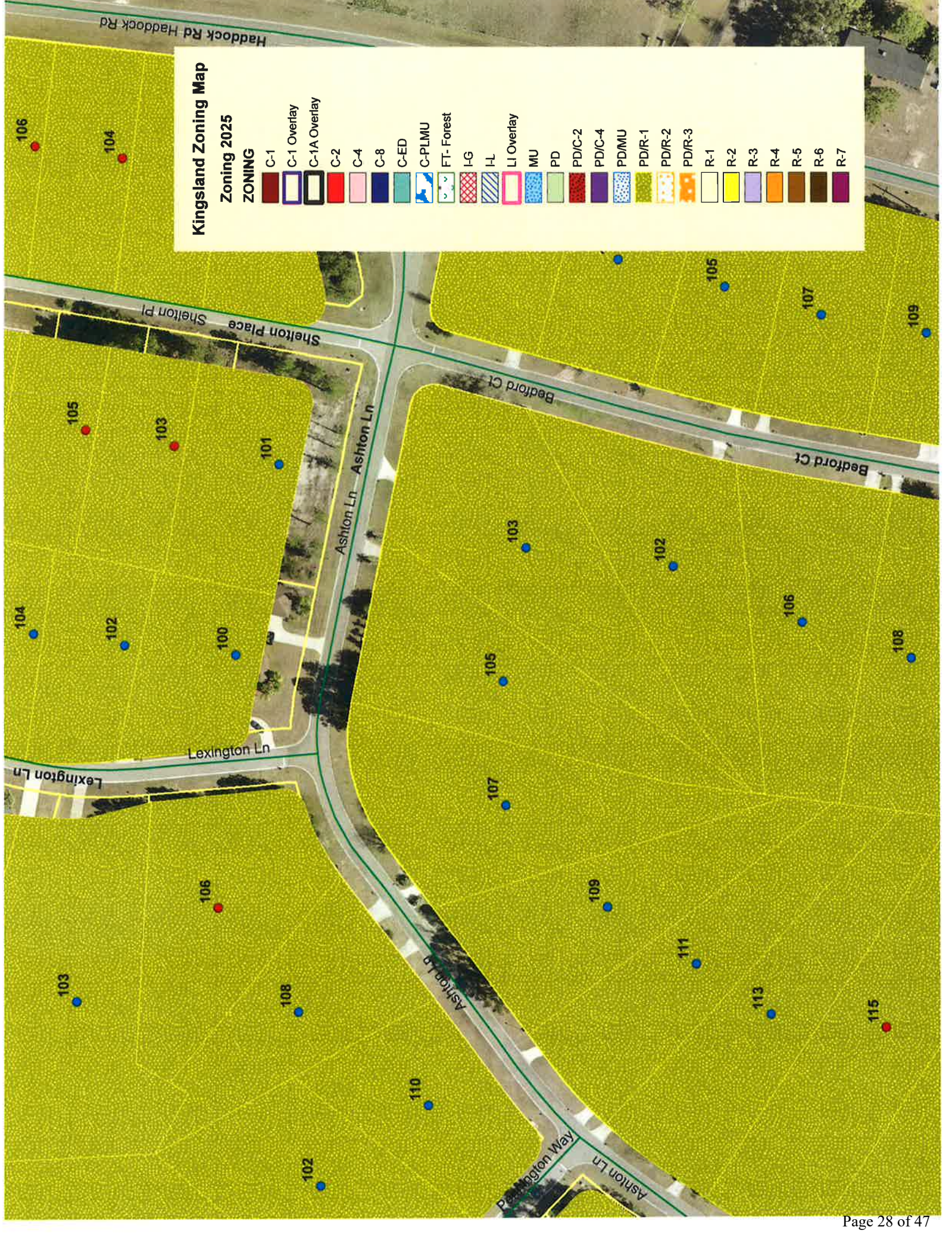
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor 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: 240 Business area sq. ft. 9260 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

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

[Signature]  
**SIGNATURE OF APPLICANT**

9/6/25  
**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
- IG
- IL
- 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       | 108D 034    | Owner            | MARTIN KELLY B      | Last 2 Sales |           |        |      |
| Class Code      | Residential |                  | 107 ASHTON LANE     | Date         | Net Price | Reason | Qual |
| Taxing District | KINGSLAND   |                  | KINGSLAND, GA 31548 | 10/16/2024   | \$561500  | NM     | U    |
|                 | KINGSLAND   | Physical Address | 107 ASHTON LN       | 2/4/2020     | \$470669  | BN     | U    |
| Acres           | 1.16        | Assessed Value   | Value \$611093      |              |           |        |      |

(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: 9/24/2025

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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:** November 3, 2025

**City Council Meeting Date:** November 10, 2025

**Agenda Item:** Home Occupation- 120 Lake Ashley Drive - Parcel # 107J 035

#### **Summary:**

Justin Horn has applied for a home occupation permit for a mobile detailing business known as “Godspeed Motors Detailing, 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





November.  
240157

**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: JUSTIN HOEN PHONE: 979-334-4319  
ADDRESS: 120 LAKE ASHLEY DR. KINGSLAND GA. 31548  
FAX: \_\_\_\_\_ E-MAIL: jthxd103@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: GODSPEED MOTORS DETAILING LLC.  
STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 120 LAKE ASHLEY DR.  
TAX MAP & PARCEL NUMBER: 107J035 ZONING: PD/R-1  
OWNER OF SITE, IF NOT APPLICANT: N/A.  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

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

**ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:**

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

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

SIGNED: [Signature] DATE: 9/24/25



**CITY OF KINGSLAND**  
**APPLICATION FOR HOME OCCUPATION PERMIT**

**TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR**

1. DATE COMPLETE APPLICATION FILED: 9/24/25

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 9/24/25

3. DATE PERMIT FEE PAID: 9/24/25 AMOUNT PAID: \$ 50.00

4. PLANNING COMMISSION REVIEW:

( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 11/3/25

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_

\_\_\_\_\_

5. CITY COUNCIL ACTION:

( ) APPROVED ( ) DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 11/10/25

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_

\_\_\_\_\_

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 11/12/25

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

9/24/25  
DATE

\_\_\_\_\_  
CITY MANAGER  
CITY OF KINGSLAND

\_\_\_\_\_  
DATE



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

APPLICANT: JUSTIN HORN / GODSPEED MOTORS DETAILING LLC  
 ADDRESS: 120 LAKE ASHLEY DR  
 CITY: KINGSLAND STATE: GA ZIP: 31548  
 PHONE: 979 334-4319 FAX: ( ) E-MAIL: jthxd103@gmail.com  
 PROPOSED BUSINESS: MOBILE AUTO DETAILING LOCATION: MOBILE  
 TAX PARCEL: \_\_\_\_\_ ZONING: \_\_\_\_\_

*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:**

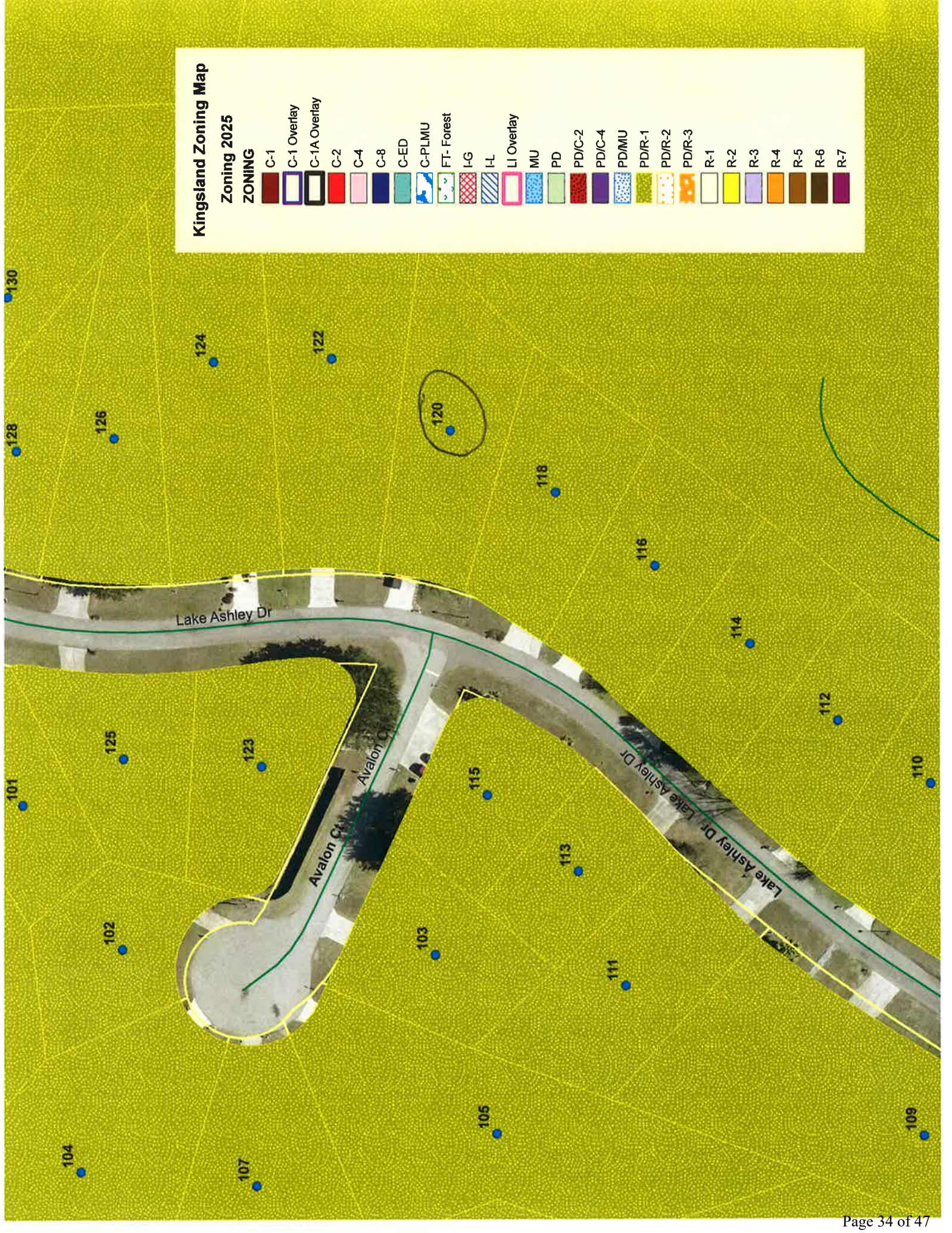
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor 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. 1843 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.**

Justin Horn  
SIGNATURE OF APPLICANT

9/24/25  
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       | 107J 035    | Owner            | JACKSON SADIE GRAHAM  | Last 2 Sales |           |        |      |
| Class Code      | Residential |                  | 120 LAKE ASHLEY DRIVE | Date         | Net Price | Reason | Qual |
| Taxing District | KINGSLAND   |                  | KINGSLAND, GA 31548   | 6/9/2025     | \$339900  | NQ     | U    |
|                 | KINGSLAND   | Physical Address | 120 LAKE ASHLEY DR    | 3/19/2024    | \$297500  | FM     | Q    |
| Acres           | n/a         | Assessed Value   | Value \$262757        |              |           |        |      |

(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.

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Developed by SCHNEIDER  
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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:** November 3, 2025

**City Council Meeting Date:** November 10, 2025

**Agenda Item:** Home Occupation- 214 Lake Wisteria Drive - Parcel # 107S 041

### **Summary:**

Calandra Washington has applied for a home occupation permit for a home bakery business known as “Cal’s Sweets, 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





Nov.  
2025  
240150

**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: Calandra Washington PHONE: 912-540-3335

ADDRESS: 214 lake wisteria dr

FAX: — E-MAIL: Caw31548@yahoo.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: Cal's Sweets, LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 214 lake wisteria dr

TAX MAP & PARCEL NUMBER: 1075 041 ZONING: residential PD/R-1

OWNER OF SITE, IF NOT APPLICANT: A + V Haro LLC

ADDRESS: 214 lake Wisteria Dr

CITY: Kingsland STATE: GA ZIP: 31548

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

**ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:**

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

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

SIGNED: Caw W DATE: 10/09/25



**CITY OF KINGSLAND**  
**APPLICATION FOR HOME OCCUPATION PERMIT**

**TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR**

1. DATE COMPLETE APPLICATION FILED: 10/9/25

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 10/9/25

3. DATE PERMIT FEE PAID: 10/9/25 AMOUNT PAID: \$ 50.

4. PLANNING COMMISSION REVIEW:

( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 11/3/25

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_

\_\_\_\_\_

5. CITY COUNCIL ACTION:

( ) APPROVED ( ) DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 11/10/25

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_

\_\_\_\_\_

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 11/12/25

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.

[Signature]  
PLANNING DIRECTOR  
CITY OF KINGSLAND

10/9/25  
DATE

\_\_\_\_\_  
CITY MANAGER  
CITY OF KINGSLAND

\_\_\_\_\_  
DATE



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

APPLICANT: Calandra Washington

ADDRESS: 214 lake wisteria

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: ( ) 912-540-3335 FAX: ( ) \_\_\_\_\_ E-MAIL: Calssweets.bakery@gmail.com

PROPOSED BUSINESS: Cals sweets LLC LOCATION: 214 lake wisteria

TAX PARCEL: 1075 041 ZONING: PP/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: 350 Business area sq. ft. 1812 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.**

Calandra Washington  
SIGNATURE OF APPLICANT

10/9/25  
DATE





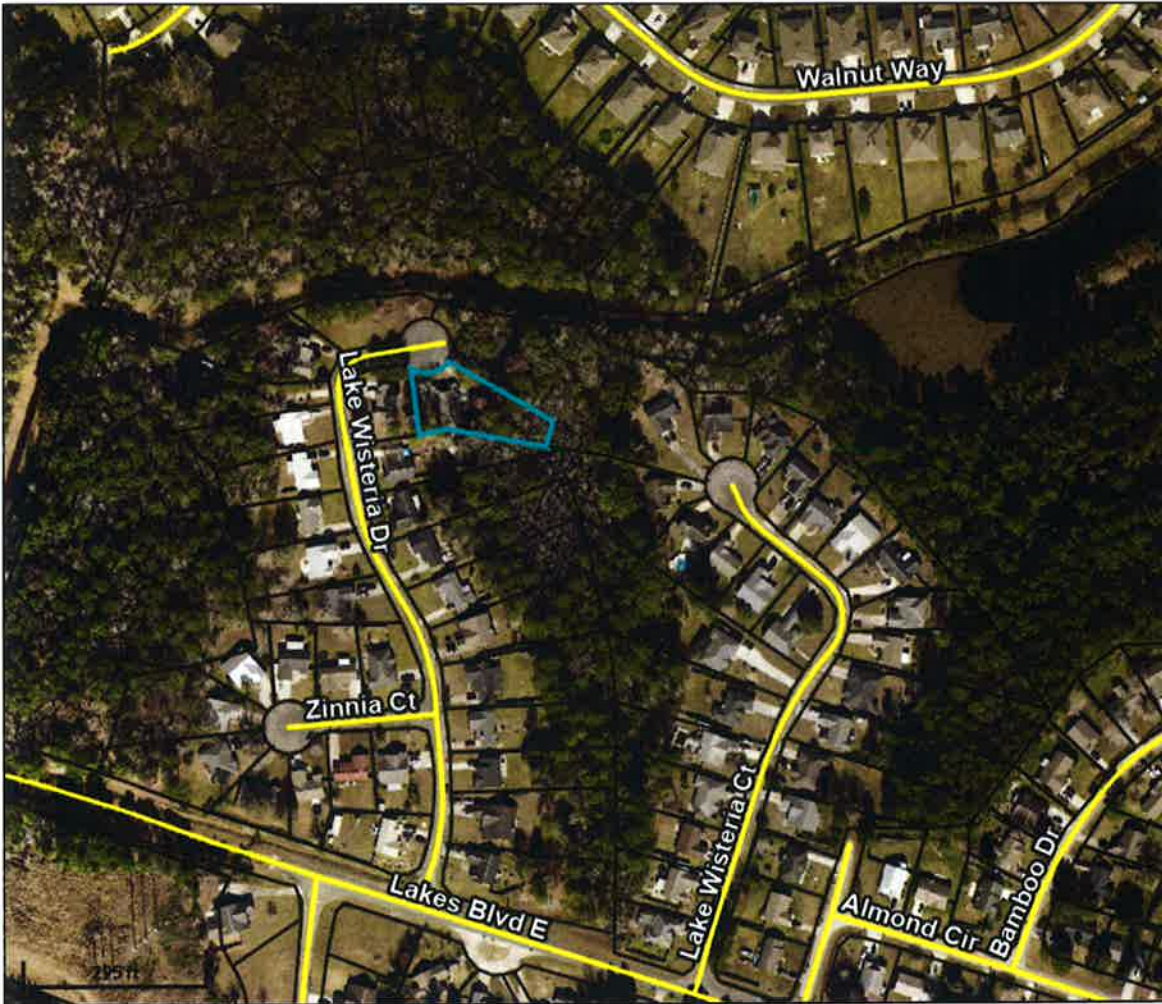
**Kingsland Zoning Map**

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

|                 |             |                  |                         |              |           |        |      |
|-----------------|-------------|------------------|-------------------------|--------------|-----------|--------|------|
| Parcel ID       | 107S 041    | Owner            | A & V HARO LLC          | Last 2 Sales |           |        |      |
| Class Code      | Residential |                  | 214 LAKE WISTERIA DRIVE | Date         | Net Price | Reason | Qual |
| Taxing District | KINGSLAND   |                  | KINGSLAND, GA 31548     | 11/7/2024    | 0         | QC     | U    |
|                 | KINGSLAND   | Physical Address | 214 LAKE WISTERIA DR    | 10/24/2024   | \$230000  | FM     | Q    |
| Acres           | n/a         | Assessed Value   | Value \$229849          |              |           |        |      |

(Note: Not to be used on legal documents)

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

## **Planning and Community Development**

### **Staff Report**

**Planning Commission Meeting Date:** November 3, 2025

**City Council Meeting Date:** November 10, 2025

**Agenda Item:** Home Occupation- 109 Castle Oak Court - Parcel # 082H 031

#### **Summary:**

Marvain White has applied for a home occupation permit for a home janitorial business known as "L&M Janitorial Service, 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





November meeting  
240160

**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: Marvain White PHONE: (912) 464-3199

ADDRESS: 109 Castle Oak Ct - Kingsland, GA 31548

FAX: N/A E-MAIL: whitemarvain@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: L+M Janitorial Service LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 109 Castle Oak Ct.

TAX MAP & PARCEL NUMBER: D82H D31 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: N/A 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: Marvain S White DATE: 10-14-25



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

1. DATE COMPLETE APPLICATION FILED: 10/15/25

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 10/15/25

3. DATE PERMIT FEE PAID: 10/15/25 AMOUNT PAID: \$ 50.00

4. PLANNING COMMISSION REVIEW:

( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 11/3/25

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_

5. CITY COUNCIL ACTION:

( ) APPROVED ( ) DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 11/10/25

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 11/12/25

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.

*Andrew Kimbrell*  
PLANNING DIRECTOR  
CITY OF KINGSLAND

10/15/25  
DATE

\_\_\_\_\_  
CITY MANAGER  
CITY OF KINGSLAND

\_\_\_\_\_  
DATE



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

APPLICANT: Marvain White  
 ADDRESS: 109 Castle Oak Ct  
 CITY: Kingsland STATE: GA ZIP: 31548  
 PHONE: (912) 464-3199 FAX: ( ) N/A E-MAIL: whitemarvain@gmail.com  
 PROPOSED BUSINESS: L + M Janitorial Service LLC LOCATION: \_\_\_\_\_  
 TAX PARCEL: 082H 031 ZONING: PD/R-1

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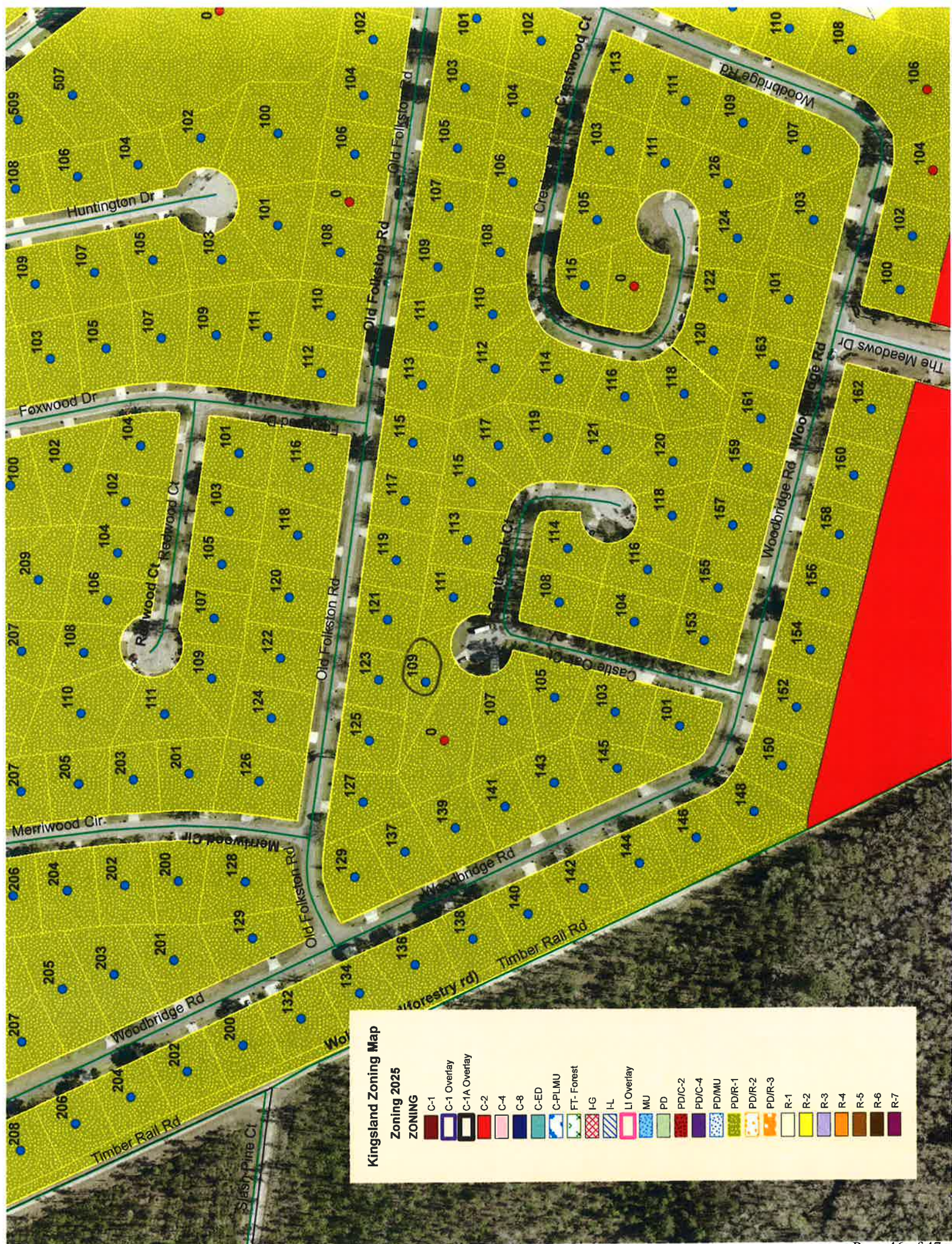
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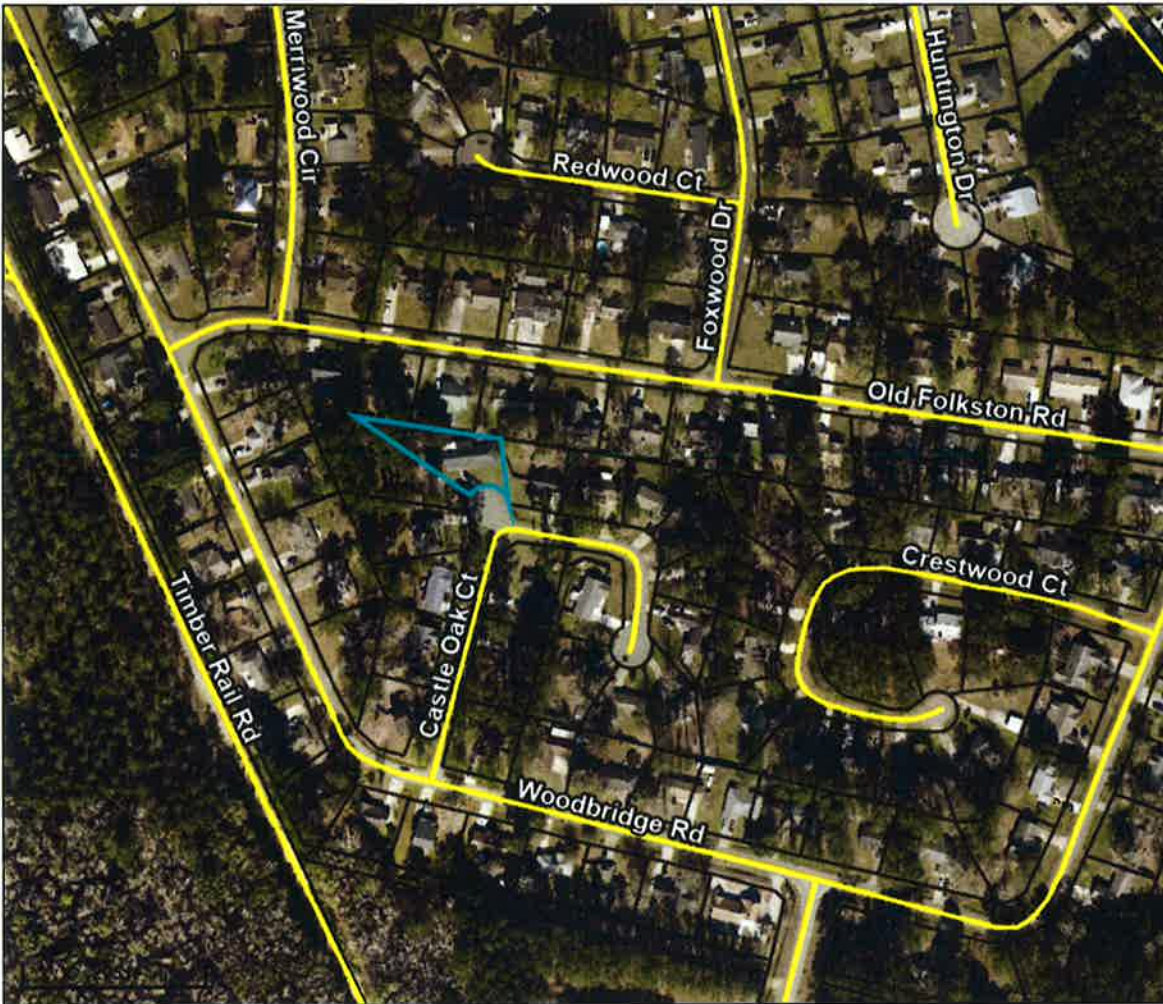
Marvain S. White  
**SIGNATURE OF APPLICANT**

9-10 10-14-25  
**DATE**









## Overview



## Legend

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- USA Major Highways
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|                 |             |                  |                              |              |           |        |      |
|-----------------|-------------|------------------|------------------------------|--------------|-----------|--------|------|
| Parcel ID       | 082H 031    | Owner            | WHITE LARRY F SR & MARVAIN S | Last 2 Sales |           |        |      |
| Class Code      | Residential |                  | 109 CASTLE OAK COURT         | Date         | Net Price | Reason | Qual |
| Taxing District | KINGSLAND   |                  | KINGSLAND, GA 31548          | 11/26/2018   | 0         | NM     | U    |
|                 | KINGSLAND   | Physical Address | 109 CASTLE OAK CT            | 9/4/2018     | \$109600  | NM     | U    |
| Acres           | n/a         | Assessed Value   | Value \$267169               |              |           |        |      |

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