



**CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • DECEMBER 1, 2025**

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Annexation and Zoning Designation-Parcels 108 052A and 108 002I

Jeffrey Johns with Southern Marsh Properties is requesting to Annex Parcels 108 052A and 108 002I for the purpose of having access to city water and sewer services. The parcels are located on the North side of Al Gay Dr. and on the East side of Chris Dr., containing a total of approximately 4.10 acres. The applicant is also requesting a Zoning Designation of C-2 (General Commercial).

2. Variance-Parcel K27 09 004B-504 E. Thrift Ave.

Edward Briggs is requesting a Variance to the Kingsland Zoning and Land Development Ordinance, Article VII, Sec. 70.1.1, #5 (b) - Minimum rear yard setback from any other property line = 15 feet in an R-1 zoning district. The applicant is requesting a 6-foot variance to allow a rear yard setback of 9 feet to accommodate the applicant's proposed house plans.

3. Rezone-Parcel 056 001K

James Coughlin with Camden County JDA, is requesting that a 60.08-acre portion of Parcel 056 001K be re-zoned to I-G (General Industrial) for the purpose of allowing Industrial type businesses to be located in the new JDA Commerce Park. The parcel is located on the West side of US 17 at the intersection of Harriett's Bluff Rd.

4. Rezoning-Parcel K11 01 009

Kasandra Allen is requesting that Parcel K11 01 009 be re-zoned to C-2 (General Commercial) for the purpose of a Take-Out Restaurant. The Parcel is located on the East side of N. Lee St. containing approximately 0.8 acres.

5. Rezoning and PD Approval

Kevin Jund, acting agent for DLP Kingsland Ventures, LLC is requesting that Parcel 095 027 be re-zoned to PD/R-1 (Planned Development/Single Family Residential) for the purpose of a 600 single family home development. The parcel is located on the South side of Scrubby Bluff Rd. containing approximately 314 acres. The applicant has also submitted a PD for approval.

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-201 Winding Rd., Unit 2112-Parcel 120 015

Sabrina Boyd has applied for a Home Occupation Permit for a home baking vending business known as "Onyx Magnolia Farms". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-3. Staff recommends approval.

3. Home Occupation-97 Oleander Dr.-Parcel 107 005D

Glenn Barnard has applied for a Home Occupation Permit for a handy-man business known as "Glenn's Carpentry, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-2. Staff recommends approval.

4. Easment Agreement-Settler's Hammock Phase 5

Smith Family Homes, LLC has submitted an easement agreement to the city for a 20' utility easement within Settler's Hammock Phase 5. The Planning Dept. and Public Works both agree with the location and width of the easement. Zoning is PD/R-1. Staff recommends approval.

5. Annexation and Zoning Designation-Parcels 108 052A and 108 002I

Jeffrey Johns, with Southern Marsh Properties, has applied for the Annexation of Parcels 108 052A and 108 002I containing a total of approximately 4.10 acres located on the North side of Al Gay Dr. and on the East side of Chris Dr. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for future development. There is existing water and sewer access in the area. The applicant is also requesting a Zoning Designation of C-2 (General Commercial), which is consistent for this area. Current Zoning is I-G - General Industrial (County). Staff recommends approval.

6. Variance-Parcel K24 09 004B-504 E. Thrift Ave.

Edward Briggs has applied for a Variance to Article VII, Sec.70.1.1 #5 (b)- Minimum rear yard setback from any other property line equals 15'. The applicant is asking for a 6' variance to make the rear setback 9'. The Planning Dept. staff see no issue with the variance request. Zoning is R-1. Staff recommends approval.

7. Rezone-Parcel 056 001K

James Coughlin, with the Camden County Joint Development Authority is requesting that a 60.08-acre portion of parcel 056 001K be rezoned to I-G (General Industrial) for the purpose of allowing industrial businesses to be located in the new JDA Commerce Park. The parcel is

located on the West side of US 17 at the Harriett's Bluff Intersection. There are several Industrial parcels in the area. Current zoning is PD. Staff recommends approval.

8. Rezone-Parcel K11 01 009

Kasandra Allen is requesting that Parcel K11 01 009 be rezoned to C-2 (General Commercial) and still be located within the C-1A Business Corridor District. The purpose of the rezone is for a proposed Take-Out Restaurant. Current Zoning is R-1 (Single Family Residential). Staff recommends approval with the following condition:

1) If the business is terminated for any reason, the portable building must be removed from the property within 45 days.

9. Rezone & PD Approval

Kevin Jund, acting agent for DLP Kingsland Ventures, LLC is requesting that parcel 095 027 be rezoned to PD/R-1 (Planned Development/Single Family Residential) for a proposed 600 single family lot development. The applicant is also asking to approve the PD that has been submitted. Current zoning is PD/C-2 (Planned Development/General Commercial) Staff recommends approval of the Rezoning Request and PD submittal.

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: December 1, 2025

City Council Meeting Date: December 8, 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



December Applicant had to re-apply
240166

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

FAX: _____ E-MAIL: Magically Spotless for you @ gmail

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

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 111 Azalea Ct

TAX MAP & PARCEL NUMBER: 1076008 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: _____

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: ERoss DATE: 01/16/25



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

1. DATE COMPLETE APPLICATION FILED: 11/7/25

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 11/10/25

3. DATE PERMIT FEE PAID: 11/10/25 AMOUNT PAID: \$ 50.⁰⁰

4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 12/1/25
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 12/8/25
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 12/9/25

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.

Scott K. ...
 PLANNING DIRECTOR
 CITY OF KINGSLAND

11/10/25
 DATE

[Signature]
 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: () _____ FAX: () _____ E-MAIL: magicallyspotlessforu@gmail.com

PROPOSED BUSINESS: Cleaning Service LOCATION: 111 Azalea Ct

TAX PARCEL: 1076008 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:** 200 Business area sq. ft. 1488 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

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

SIGNATURE OF APPLICANT

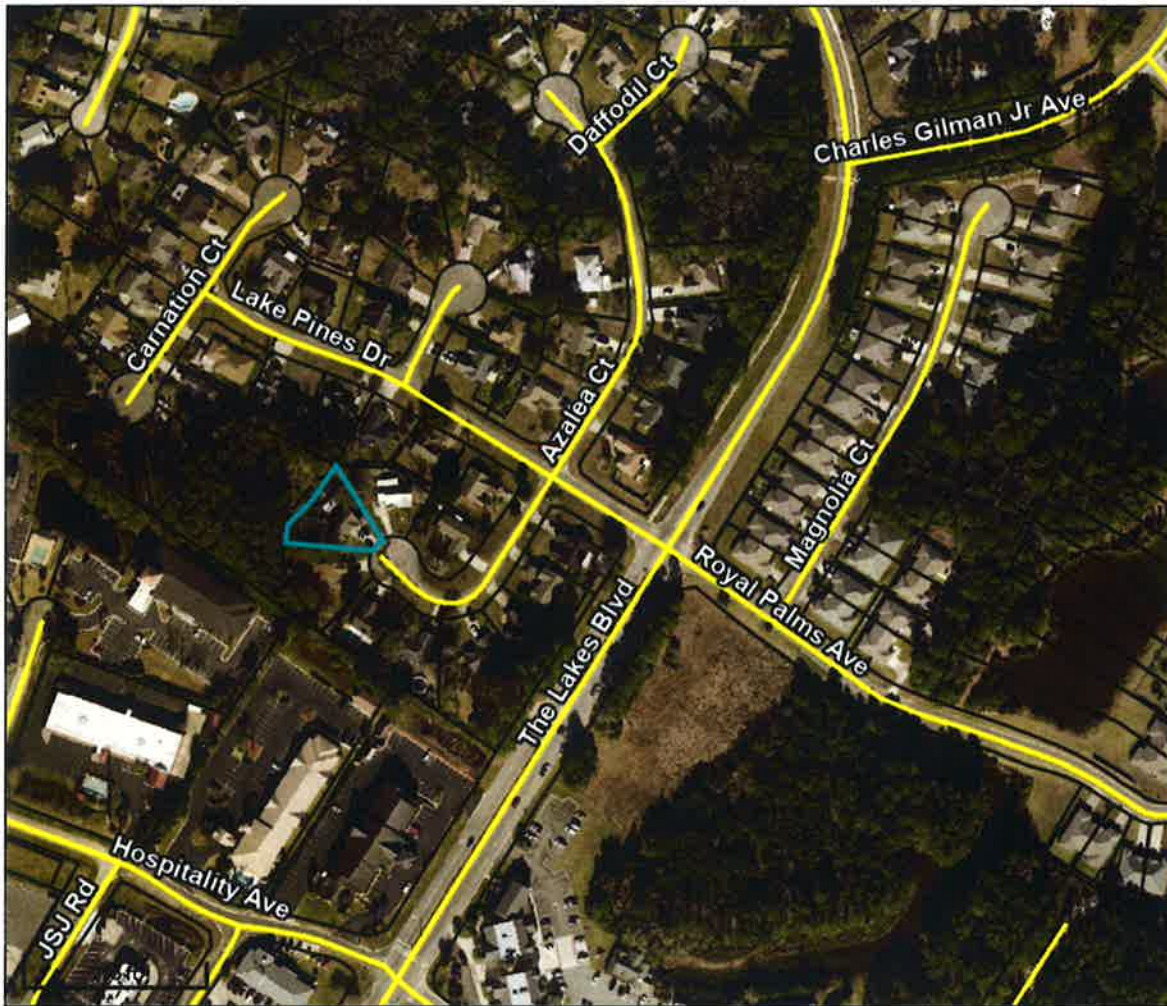
11/6/25
DATE

Kingsland Zoning Map

Zoning 2025

ZONING	Color/Pattern
C-1	Dark Red
C-1 Overlay	White with Blue Border
C-1A Overlay	White with Black Border
C-2	Red
C-4	Pink
C-8	Dark Blue
C-ED	Teal
C-PLMU	Blue with White Dots
FT- Forest	Green with White Dots
I-G	Red with White Dots
I-L	Blue with White Dots
LI Overlay	White with Pink Border
MU	Blue with White Dots
PD	Light Green
PD/C-2	Dark Red
PD/C-4	Dark Purple
PD/MU	Blue with White Dots
PD/R-1	Green with White Dots
PD/R-2	Orange with White Dots
PD/R-3	Yellow with White Dots
R-1	Light Yellow
R-2	Yellow
R-3	Light Purple
R-4	Orange
R-5	Brown
R-6	Dark Brown
R-7	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 BOUNDARIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDARIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 9/2/2025

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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: December 1, 2025

City Council Meeting Date: December 8, 2025

Agenda Item: Home Occupation- 201 Winding Rd. Unit 2112.- Parcel # 120015

Summary:

Sabrina Boyd has applied for a home occupation permit for a home baking vending business known as “Onyx Magnolia Farms”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-3

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

meeting Dec. 1st
6:00 pm
\$50.00



240161

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: Sabrina Bayal PHONE: 904-610-6293
ADDRESS: 201 Winding Rd #2112 Kingsland GA 31548
FAX: _____ E-MAIL: onyxm farms@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: Onyx Magnolia Farms
STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 201 Winding Rd #2112
TAX MAP & PARCEL NUMBER: 120 015 ZONING: R-3
OWNER OF SITE, IF NOT APPLICANT: Atlantic Breeze Apartments
ADDRESS: 201 Winding Rd
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: [Signature] DATE: 10.16.25



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 10/17/25

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 10/17/25

3. DATE PERMIT FEE PAID: 10/17/25 AMOUNT PAID: \$ 50.⁰⁰

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 12/11/25

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 12/8/25

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 12/9/25

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

[Signature]
PLANNING DIRECTOR
CITY OF KINGSLAND

10/17/25
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



Home Based
Vending Business

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

APPLICANT: Sabrina Boyd

ADDRESS: 201 Winding Rd #2112

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: (904) 610 6293 FAX: () E-MAIL: onyxmagnoliafarms@gmail.com

PROPOSED BUSINESS: Onyx Magnolia Farms LOCATION: 201 Winding Rd

TAX PARCEL: 120 015 ZONING: R-3

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: 150 Business area sq. ft. 1170 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

10-16-25
DATE

Permission for Onyx Magnolia Farms Stand

Atlantic Breeze Apartments is giving permission to **Sabrina Boyd**, owner of **Onyx Magnolia Farms**, to set up a stand to sell her baked goods on our property.

We allow food trucks on-site, and we are extending the same permission to her.

If you have any questions or concerns, please feel free to reach out to me, and I'll be happy to help.

Best regards,

Lisa Cholerton

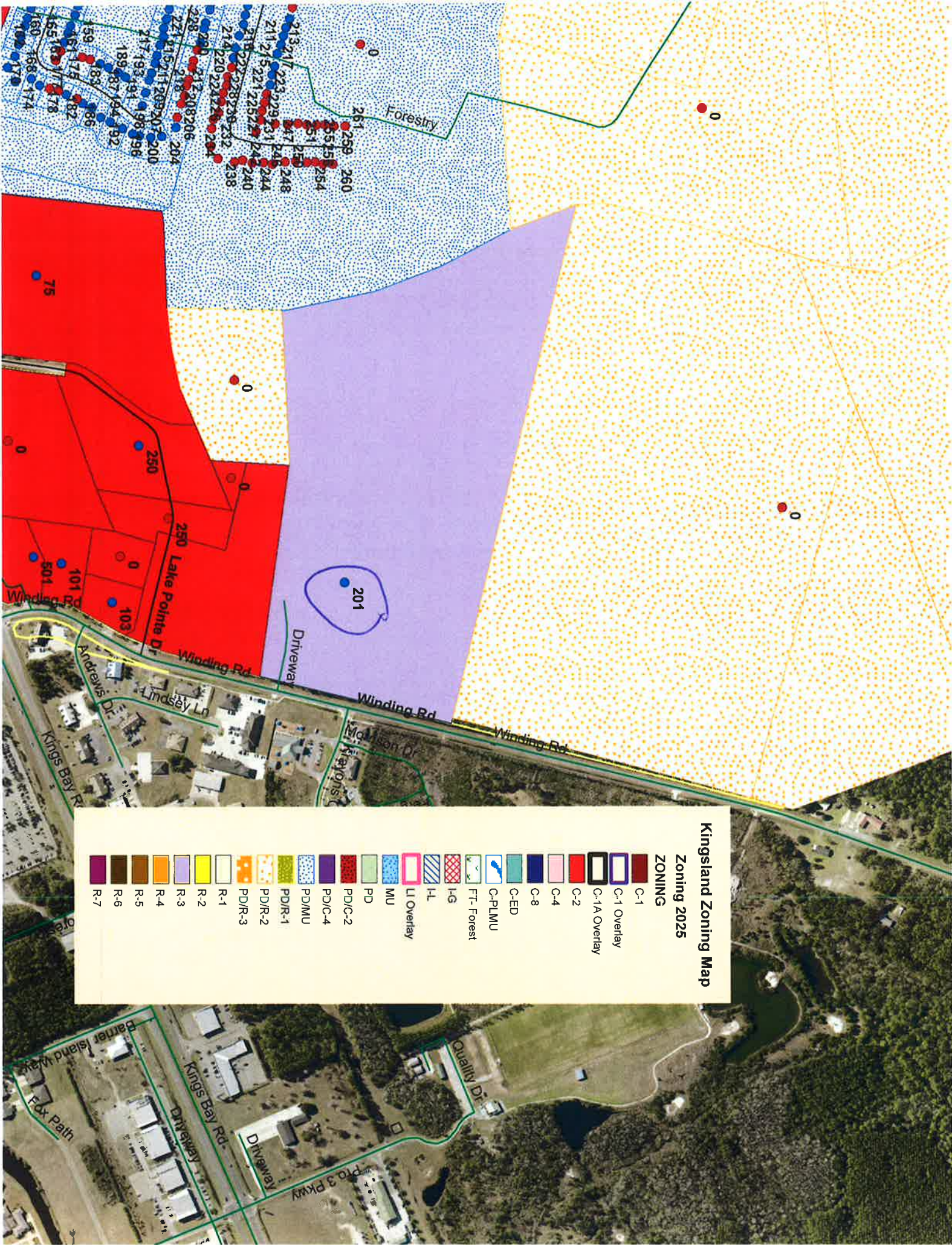
Assistant Property Manager

Atlantic Breeze Luxury Apartments

201 Winding Road, Kingsland, GA 31548

912.303.7626





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
 - H-G
 - H-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



Camden County, GA



Overview



Legend

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

Parcel ID	120 015	Owner	KINGSLAND ACQUISITION LLC	Last 2 Sales			
Class Code	Commercial		34 SOUTH DEAN STREET	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		SUITE 200	7/17/2024	\$45379548	FM	Q
	KINGSLAND		ENGLEWOOD, NJ 07631	5/19/2021	0	QC	U
Acres	51.84	Physical Address	201 WINDING RD				
		Assessed Value	Value \$40061802				

(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: 11/3/2025

Last Data Uploaded: 10/31/2025 7:38:46 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: December 1, 2025

City Council Meeting Date: December 8, 2025

Agenda Item: Home Occupation- 97 Oleander Drive. - Parcel # 107 005D

Summary:

Glenn Barnard has applied for a home occupation permit for a handy-man business known as “Glenn’s Carpentry, LLC”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



Dec. 2025
240164

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: Glenn Barnard PHONE: (912) 409-5159

ADDRESS: 97 Oleander DR Kingsland, GA

FAX: _____ E-MAIL: Glennb7188@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: Glenn's Carpentry, LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 97 Oleander DR

TAX MAP & PARCEL NUMBER: 707 0050 ZONING: PD/R-2

OWNER OF SITE, IF NOT APPLICANT: Pegasus Residential

ADDRESS: 1202 Hospitality Ave Kingsland GA

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: [Signature] DATE: 10-31-25



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 11/4/25

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 11/4/25

3. DATE PERMIT FEE PAID: 11/4/25 AMOUNT PAID: \$ 50.⁰⁰

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 12/1/25

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 12/8/25

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 12/9/25

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

11/4/25
DATE

[Signature]
CITY MANAGER
CITY OF KINGSLAND

DATE



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

APPLICANT: Glenn Barnard
ADDRESS: 97 Oleander Dr
CITY: Kingsland STATE: GA ZIP: 31548
PHONE: (912) 409-5159 FAX: () E-MAIL: Glennb7188@gmail.com
PROPOSED BUSINESS: Handy man Business LOCATION: 97 oleander Dr.
TAX PARCEL: 107 005D ZONING: PD/R-2

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

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

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 125 Business area sq. ft. 1325 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

10-31-25
DATE



10/27/2025
City Of Kingsland
107 S. Lee Street
Kingsland, GA 31548

RE: 97 Oleander Dr. – Business License Request

To whom it may concern,

The resident, Glenn Barnard, of 97 Oleander Drive, Kingsland, GA 31548, has Owner and Landlord permission to receive his Home Occupation Certificate and Business License to run his operation out of his home.

It is understood that Mr. Barnard will be performing Handy Man Projects for customers outside the home.

Sincerely,



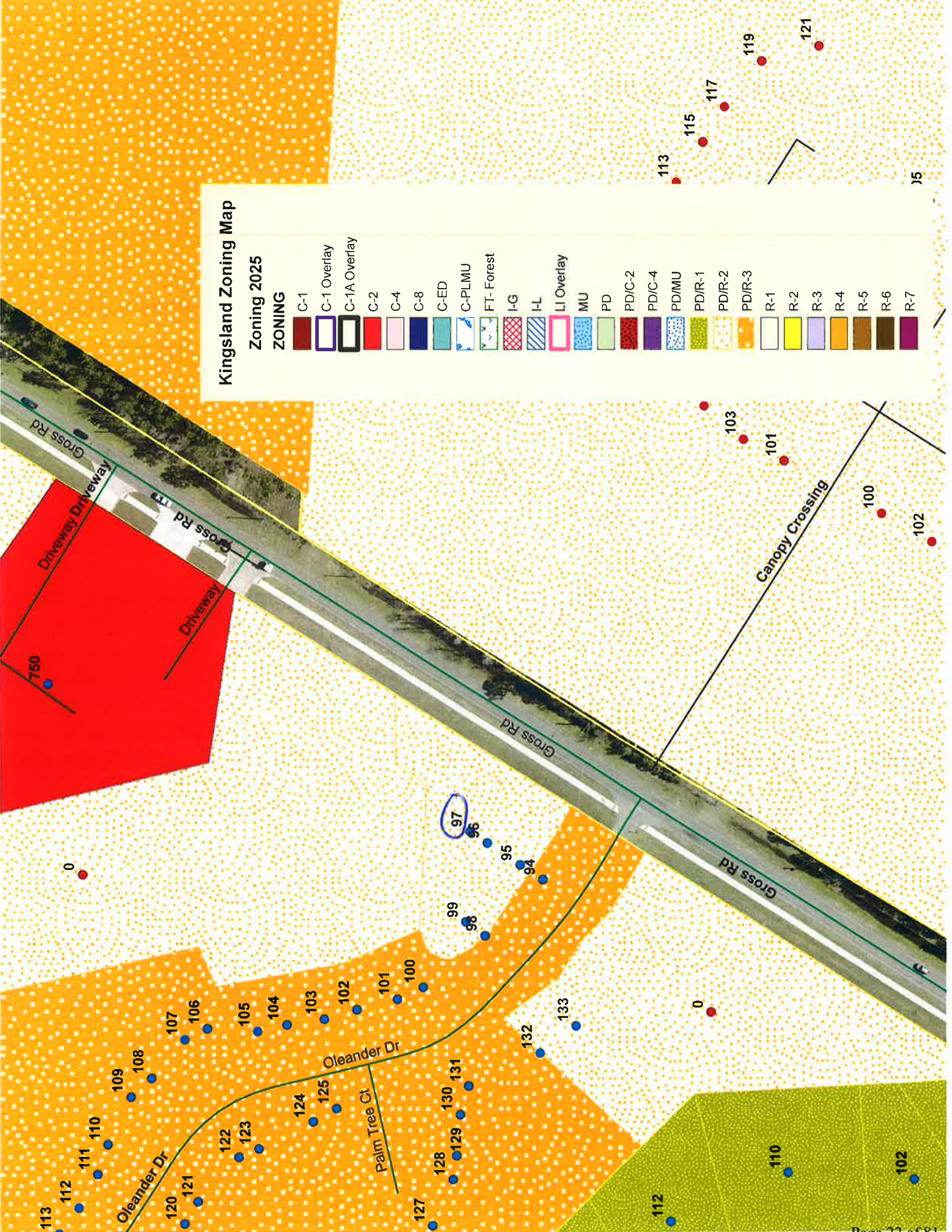
Cathy Lewis, Property Manager
MOD Villas a Pegasus Community



Kingsland Zoning Map

Zoning 2025

ZONING	Color/Pattern
C-1	Dark Red
C-1 Overlay	Light Purple
C-1A Overlay	Black Outline
C-2	Red
C-4	Light Pink
C-8	Dark Blue
C-ED	Teal
C-PLMU	Blue with White Dots
FT- Forest	Green with White Dots
I-G	Red and White Checkered
I-L	Blue and White Checkered
LI Overlay	Pink Outline
MU	Blue with White Dots
PD	Light Green
PD/C-2	Dark Red
PD/C-4	Dark Purple
PD/MU	Blue with White Dots
PD/R-1	Light Green
PD/R-2	Light Yellow
PD/R-3	Orange
R-1	White
R-2	Yellow
R-3	Light Purple
R-4	Orange
R-5	Brown
R-6	Dark Brown
R-7	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	107 005D	Owner	LAKWOOD 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	\$9460000	NM	U
	KINGSLAND	Physical Address	n/a	n/a	0	n/a	n/a
Acres	0.63	Assessed Value	Value \$1122080				

(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: 11/4/2025

Last Data Uploaded: 11/3/2025 7:38:04 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: December 1, 2025

City Council Meeting Date: December 8, 2025

Agenda Item: Easement Agreement- Settler's Hammock Phase 5

Summary:

Smith Family Homes, LLC has submitted and easement agreement to the city for a 20' utility easement within Settler's hammock Phase 5. The Planning Dept. and Public Works agrees with the location and width of the easement.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? N/A

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

[Space above this line for recording data.]

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING PLEASE RETURN TO:

Matthew C. Weiner, Esq.
636 Stephenson Ave., Suite A
Savannah, Georgia 31405

Title Not Examined By Scrivener

Cross reference:
Plat Book 20254, Page 38-39

**STATE OF GEORGIA
COUNTY OF CAMDEN**

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (the "Agreement") is made this 31 day of October, 2025, by and between Smith Family Homes, LLC, a Georgia limited liability company (hereinafter referred to as "Grantor") and City of Kingsland (hereinafter referred to as "Grantee").

RECITALS:

- A. Grantor is the owner of certain real property in Camden County, Georgia in Phase 5 of Settler's Hammock Subdivision (the "Subdivision") identified as Lot 228 on that certain plat entitled "Final Plat of: Settler's Hammock, Phase 5, 1606th G.M.D., Camden County Georgia", recorded on March 26, 2025 in the Office of the Clerk of the Superior Court of Camden County, Georgia" in Plat Book 2025, Pages 38-39.
- B. Grantor has agreed to grant Grantee an easement across the Grantor's

property in the areas cross-hatched on the survey entitled "Sanitary Sewer Easement Survey for Lot 228, Settler's Hammock, Phase 5", which is attached hereto as Exhibit "A", for the purpose of installing and maintaining sanitary sewer lines and improvements in the area legally described on Exhibit "B" (the "Easement Areas").

NOW, THEREFORE, for and in consideration of TEN DOLLARS (\$10.00), the benefits accruing to each of the tracts from the easement and other agreements created hereby, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee agree as follows:

1. **Definitions.** Unless the context otherwise requires, capitalized terms used in this amendment shall have the meanings defined below:
 - A. **Sanitary Sewer Facilities** shall mean sanitary sewer pipes, ditches and conduits now or hereafter installed in the Easement Areas for the purpose of directing sanitary waste water and limited storm water from the Grantee's land.
 - B. **Sanitary Sewer Improvements** shall mean and refer to Sanitary Sewer Facilities specifically installed and/or constructed in the Easement Areas.
2. **Sanitary Sewer Easement.** Grantor grants to Grantee a perpetual, non-exclusive easement over, under, and across the Easement Areas for the purpose of constructing and maintaining Sanitary Sewer Improvements and/or connecting to Sanitary Sewer Facilities, including reasonable access for said purposes.
4. **Construction of Sanitary Sewer Improvements.** Grantor and Grantee may each, in their sole discretion and at its own expense, construct any Sanitary Sewer Improvements necessary to drain waste water into Sanitary Sewer Facilities located thereon now or in the future, subject to the terms hereof.
5. **Maintenance and Repair of Sanitary Sewer Improvements.** In the event that Grantor or Grantee constructs Sanitary Sewer Improvements within the Easement Area, Grantee agrees to maintain and repair the same; provided, however, that responsibility for lawn mowing and weed maintenance shall at all times remain with the owner(s) of the affected property.
6. **Miscellaneous.** The easements, benefits and obligations created hereunder are intended to and shall create mutual benefits and servitudes running with the title to the land and shall inure to the benefit of and be binding upon the parties and their respective grantees, heirs, successors and assigns. Each party hereto shall use and enjoy all easements created hereunder and benefiting said party in such a manner so as to not unreasonably interfere with the other party's use, enjoyment and development of its respective property. This Agreement shall bind and inure to the benefit of the parties hereto and their respective legal representatives, successors, heirs, grantees and assigns. The headings herein are inserted only as a

matter of convenience and for reference and in no way define, limit or describe the scope or intent of this Agreement, nor in any way affect the terms and provisions hereof. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof. The parties hereto shall not be entitled to rely upon any statement, promise or representation not herein expressed, and this Agreement shall not be modified or altered in any respect except by a writing executed by all parties hereto. This Agreement shall be governed by and construed and interpreted under the laws of the State of Georgia.

[signatures and acknowledgements follow]

IN WITNESS WHEREOF, the Grantor and Grantee have executed this Agreement under seal the day and year written above.

Signed, sealed and delivered
in the presence of:

GRANTOR:
SMITH FAMILY HOMES, LLC



Witness



By:

Its:



Notary Public

MY COMMISSION EXPIRES:

(AFFIX NOTARY SEAL)



Signed, sealed and delivered
in the presence of:

GRANTEE:
MAYOR AND COUNCIL OF THE CITY OF
KINGSLAND

Witness

By:

Its:

Notary Public

MY COMMISSION EXPIRES:

(AFFIX NOTARY SEAL)

EXHIBIT "A"

SANITARY SEWER EASMENT SURVEY

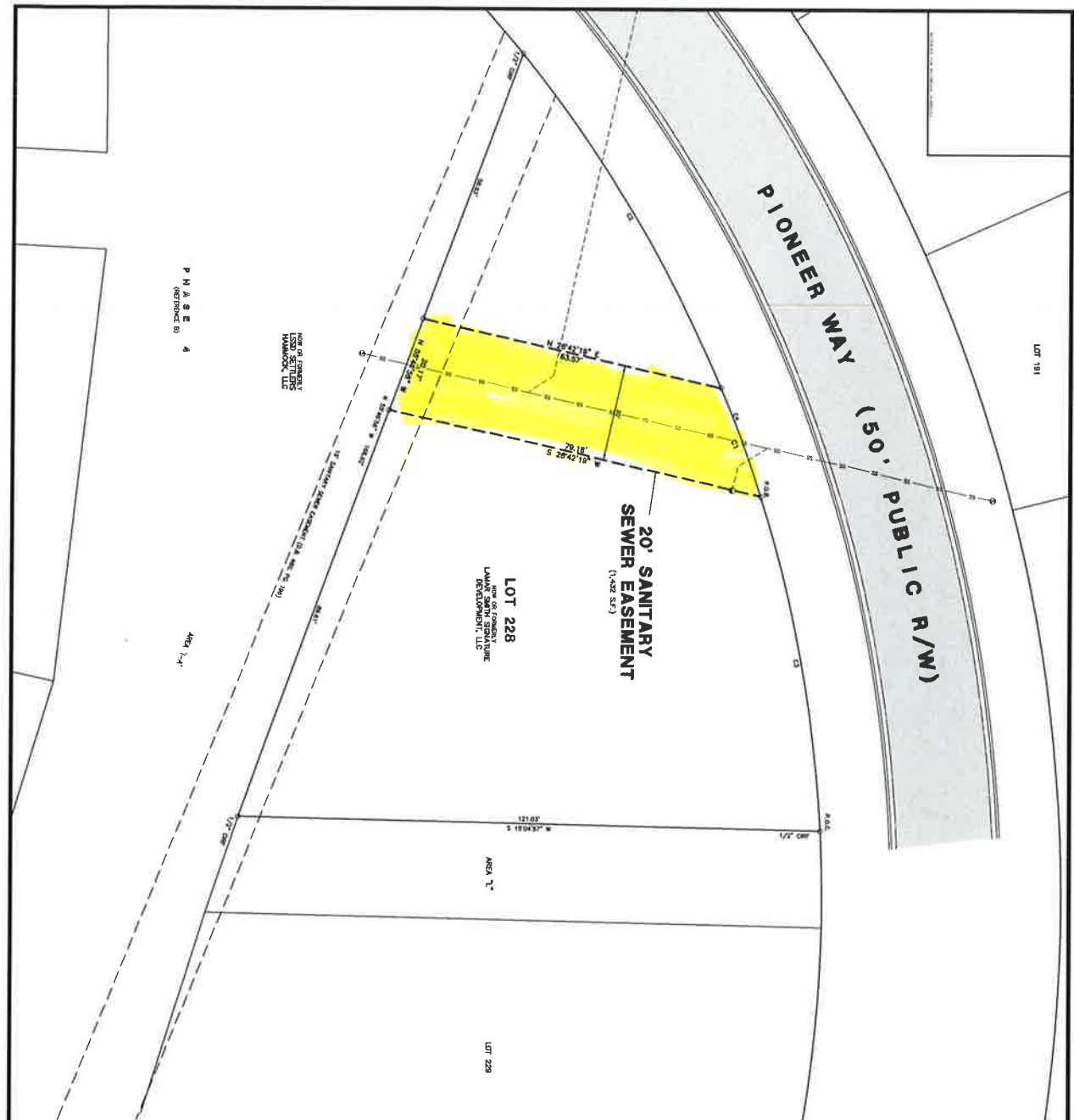
[see attached]

EXHIBIT "B"

LEGAL DESCRIPTION OF EASEMENT

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE, LYING, AND BEING IN THE 1606TH GEORGIA MILITIA DISTRICT, CITY OF KINGSLAND, CAMDEN COUNTY, GEORGIA, AND SHOWN AS "20' SANITARY SEWER EASEMENT" ON LOT 228, SETTLER'S HAMMOCK, PHASE 5, ON A PLAT BY SHUPE SURVEYING COMPANY, P.C., CERTIFIED BY GARY R. NEVILL, GA. P.L.S.# 2401, TITLED "SANITARY SEWER EASEMENT SURVEY FOR: LOT 228, SETTLER'S HAMMOCK, PHASE 5 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PIONEER WAY, SAID POINT ALSO BEING THE COMMON LOT CORNER OF LOT 228 AND AREA 'L', SETTLER'S HAMMOCK, PHASE 5, (PB 2025, PG 38), PROCEED ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID PIONEER WAY, ALONG A CURVE TURNING TO THE LEFT AN ARC LENGTH OF 70.50 FEET, (SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CHORD BEARING OF NORTH 86 DEGREES 25 MINUTES 58 SECONDS WEST, AND A CHORD LENGTH OF 70.31 FEET) TO THE POINT OR PLACE OF BEGINNING; THENCE PROCEED THROUGH SAID LOT 228 THE FOLLOWING COURSES AND DISTANCES: SOUTH 26 DEGREES 42 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 79.18 FEET TO A POINT; THENCE NORTH 55 DEGREES 46 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 20.17 FEET TO A POINT; THENCE NORTH 26 DEGREES 42 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 63.57 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF PIONEER WAY; THENCE ALONG SAID RIGHT-OF-WAY OF PIONEER WAY, ALONG A CURVE TURNING TO THE RIGHT, AN ARC LENGTH OF 23.85 FEET, (SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CHORD BEARING OF NORTH 83 DEGREES 44 MINUTES 20 SECONDS EAST, AND A CHORD LENGTH OF 23.84 FEET) TO THE POINT OR PLACE OF BEGINNING. SAID EASEMENT HAVING AN AREA OF 1,432 SQUARE FEET.



NOTES:

1. BEYOND THE SANITARY SEWER ARE BASED ON A PLAN BY THE FINAL DATED 11/17/2014. (SEE REFERENCES.)
2. THE FIELD DATA UPON WHICH THIS PLAN WAS BASED HAS BEEN OBTAINED FROM THE RECORDS OF THE CITY OF KENNESAW, GEORGIA. THE CITY ENGINEER HAS REVIEWED THE FIELD DATA AND HAS DETERMINED THAT THE FIELD DATA IS ACCURATE AND RELIABLE.
3. THE FIELD DATA UPON WHICH THIS PLAN WAS BASED HAS BEEN OBTAINED FROM THE RECORDS OF THE CITY OF KENNESAW, GEORGIA. THE CITY ENGINEER HAS REVIEWED THE FIELD DATA AND HAS DETERMINED THAT THE FIELD DATA IS ACCURATE AND RELIABLE.
4. THE USE OF THIS PLAN IS LIMITED TO THE PURPOSES SET FORTH IN THE ACCORDING ZONING ORDINANCES AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
5. THE ENGINEER HAS REVIEWED THE RECORDS OF THE CITY OF KENNESAW, GEORGIA, AND HAS DETERMINED THAT THE FIELD DATA IS ACCURATE AND RELIABLE.
6. THE ENGINEER HAS REVIEWED THE RECORDS OF THE CITY OF KENNESAW, GEORGIA, AND HAS DETERMINED THAT THE FIELD DATA IS ACCURATE AND RELIABLE.
7. THE ENGINEER HAS REVIEWED THE RECORDS OF THE CITY OF KENNESAW, GEORGIA, AND HAS DETERMINED THAT THE FIELD DATA IS ACCURATE AND RELIABLE.
8. THE ENGINEER HAS REVIEWED THE RECORDS OF THE CITY OF KENNESAW, GEORGIA, AND HAS DETERMINED THAT THE FIELD DATA IS ACCURATE AND RELIABLE.
9. THE ENGINEER HAS REVIEWED THE RECORDS OF THE CITY OF KENNESAW, GEORGIA, AND HAS DETERMINED THAT THE FIELD DATA IS ACCURATE AND RELIABLE.
10. THE ENGINEER HAS REVIEWED THE RECORDS OF THE CITY OF KENNESAW, GEORGIA, AND HAS DETERMINED THAT THE FIELD DATA IS ACCURATE AND RELIABLE.
11. THE ENGINEER HAS REVIEWED THE RECORDS OF THE CITY OF KENNESAW, GEORGIA, AND HAS DETERMINED THAT THE FIELD DATA IS ACCURATE AND RELIABLE.
12. THE ENGINEER HAS REVIEWED THE RECORDS OF THE CITY OF KENNESAW, GEORGIA, AND HAS DETERMINED THAT THE FIELD DATA IS ACCURATE AND RELIABLE.
13. THE ENGINEER HAS REVIEWED THE RECORDS OF THE CITY OF KENNESAW, GEORGIA, AND HAS DETERMINED THAT THE FIELD DATA IS ACCURATE AND RELIABLE.

REFERENCES:

1. PLAN BOOK 2024, PAGE 38-39
2. PLAN BOOK 2024, PAGE 30

LEGEND:

- 1. 1/2" = 1' - PLANNING DEPARTMENT
- 2. 1/4" = 1' - PUBLIC WORKS DEPARTMENT
- 3. 1/8" = 1' - SANITARY SEWER DEPARTMENT
- 4. 1/16" = 1' - SANITARY SEWER DEPARTMENT

UTILITY MAP (NOT TO SCALE)

THE ENGINEER HAS REVIEWED THE RECORDS OF THE CITY OF KENNESAW, GEORGIA, AND HAS DETERMINED THAT THE FIELD DATA IS ACCURATE AND RELIABLE.

RECORDING CERTIFICATION

AS REQUIRED BY SECTION 101 OF O.C.G.A. SECTION 44-1-1, THE ENGINEER HAS REVIEWED THE RECORDS OF THE CITY OF KENNESAW, GEORGIA, AND HAS DETERMINED THAT THE FIELD DATA IS ACCURATE AND RELIABLE.

CITY OF KENNESAW APPROVAL CERTIFICATE

PLANNING DEPARTMENT: _____ DATE: _____

PUBLIC WORKS DEPARTMENT: _____ DATE: _____

SANITARY SEWER DEPARTMENT: _____ DATE: _____

SAITARY SEWER EASEMENT PLAN

LOT 228

SETTLERS'S HAMMOCK, PHASE 5

1040774 G.S.B. P.0001
 CAMDEN COUNTY, GEORGIA
 PREPARED BY: _____
 1450 SETTLERS'S HAMMOCK, LLC

SHUDE SURVEYING COMPANY, P.C.
 NEW DAWN HIGHWAY
 BOX 112-200-0042
 CAMDEN COUNTY, GEORGIA 31707

SCALE: 1" = 40'

DATE: 11/11/2014

BY: _____

FOR: _____

SHEET 1 OF 1



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: December 1, 2025

City Council Meeting Date: December 8, 2025

Agenda Item: Annexation Request and Zoning Designation

Summary:

Kevian Dampier, with Southern Marsh Properties, has applied for the Annexation of parcels 108052A and 108002I containing a total of approx. 4.10 acres located on the north side of Al Gay Drive and on the east side of Chris Drive in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for future development. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of C-2 (General Commercial), which is consistent for this area.

Current Zoning: I-G – General Industrial (County)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

December Agenda

24/0/162



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

ALT ID 174979 34711

108052A 108002I

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map Block Parcel, has a street address of 101 CHRIS DR + 781 AL GAY DR. and is more fully and completely described in Exhibit "A" attached hereto and hereby made a part hereof. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned GENERAL INDUSTRIAL by the City of Kingsland/Camden County. I/We, the undersigned, desire to have this property annexed/de-annexed into/from the City of Kingsland, Georgia. I/We further desire to have a zoning classification of C-2 at the time the subject property is annexed. If the requested zoning is different from the County's zoning, you must complete Number 4 on the following page.

Please give the square footage or acreage of the land to be annexed/de-annexed:

Square footage: or Number of Acres: (1.640 + 2.452) 4.092

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: Future population:

The undersigned further state that the undersigned is/are all of the owner(s) of the subject property, and that all facts contained herein are true, to the best of the undersigned's belief.

Oct. 26, 2025

Date

Signature (Signed and Printed) of Owner: Jeffrey Johns - Southland Marsh Properties, 1073 Sinclair Point Drive St. Simons Island, Georgia 31522

Date

Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

Date _____ Signature (Signed and Printed) of Owner _____

Address of above Owner _____

Owner(s) signed the above in the presence of:

Ar Pri
Witness _____

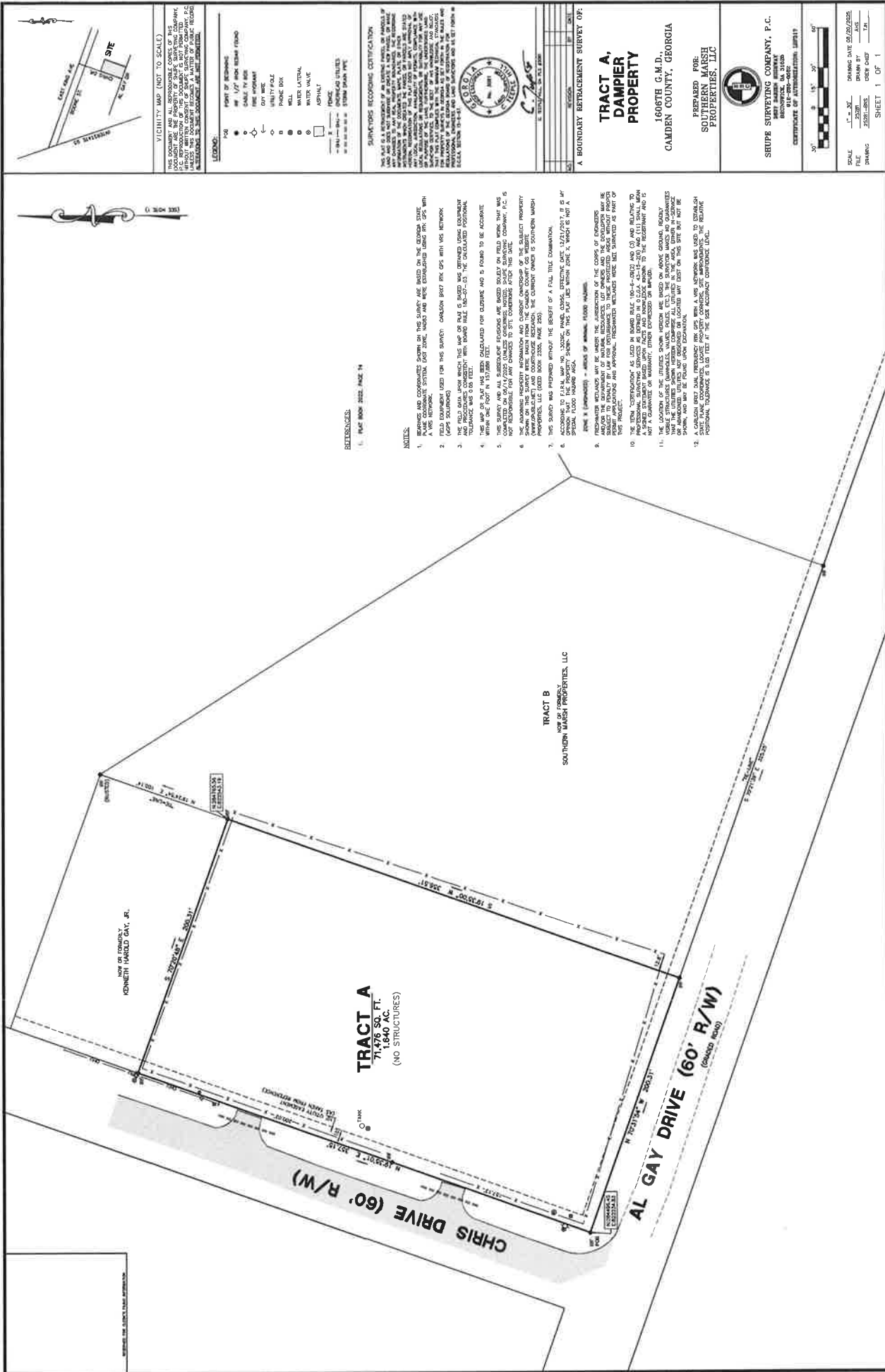
NOTARY PUBLIC, State of Georgia
My commission expires: 11/4/2027
(NOTARY SEAL)



ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX/DE-ANNEX LANDS

1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. THREE (3) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY AND ONE (1) COPY FOR DE-ANNEXATION.
3. THREE (3) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY AND ONE (1) COPY FOR DE-ANNEXATION)
4. IF THE CITY'S ZONING CLASSIFICATION REQUESTED BY APPLICANT IS DIFFERENT THAN THE COUNTY'S ZONING CLASSIFICATION, PLEASE STATE BELOW WHY YOU ARE REQUESTING DIFFERENT ZONING FOR THE SUBJECT PROPERTY:

This Area is not for General Industrial Businesses
One parcel will have a Landscaping Business with
Warehouse and office. A C-2 Zoning would be a
better fit.



VICINITY MAP (NOT TO SCALE)

THIS DOCUMENT IS THE PROPERTY OF SOUTHERN MARSH PROPERTIES, LLC. IT IS TO BE USED ONLY FOR THE PURPOSES SPECIFIED HEREIN. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF SOUTHERN MARSH PROPERTIES, LLC IS STRICTLY PROHIBITED. THIS DOCUMENT IS NOT INTENDED TO BE A SUBSTITUTE FOR A PROFESSIONAL SURVEY.

LEGEND:

SYMBOL	DESCRIPTION
●	1/2\"/>

SURVEYORS RECORDING CERTIFICATION

THIS PLAN IS A RETRACEMENT OF AN EXISTING RECORD OF SURVEY OF LAND AND DOES NOT CONSTITUTE A NEW SURVEY. THE SURVEYOR HAS REVIEWED THE RECORD OF SURVEY AND HAS FOUND IT TO BE CORRECT AND ACCURATE. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY AND HAS NOT OBTAINED ANY INFORMATION FROM THE OWNER OR ANY OTHER PERSON CONCERNING THE PROPERTY. THE SURVEYOR HAS NOT CONDUCTED ANY MEASUREMENTS OR CALCULATIONS AND HAS NOT OBTAINED ANY INFORMATION FROM THE OWNER OR ANY OTHER PERSON CONCERNING THE PROPERTY. THE SURVEYOR HAS NOT CONDUCTED ANY MEASUREMENTS OR CALCULATIONS AND HAS NOT OBTAINED ANY INFORMATION FROM THE OWNER OR ANY OTHER PERSON CONCERNING THE PROPERTY.

A BOUNDARY RETRACEMENT SURVEY OF:

**TRACT A,
DAMPIER
PROPERTY**

1606TH G.M.D.,
CAMDEN COUNTY, GEORGIA

PREPARED FOR:
SOUTHERN MARSH
PROPERTIES, LLC

SHUPES SURVEYING COMPANY, P.C.
SOUTH FALCON HIGHWAY
BETHLEHEM, GA 30606
CERTIFICATE OF AUTHORIZATION 148717

SCALE: 1\"/>

REFERENCES:

1. PLAT BOOK 2002, PAGE 74

NOTES:

1. BEARING AND DISTANCE POINTS IN THIS SURVEY ARE BASED ON THE GEODESIC STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 AND WERE ESTABLISHED USING GPS WITH A TWO FREQUENCY GPS RECEIVER.
2. THE FIELD DATA FROM WHICH THIS MAP OR PLAN IS BASED WAS OBTAINED USING EQUIPMENT WITH AN ACCURACY OF 1 CM + 1 PPMM WITH BOARD RULE 1/8\"/>

INDEXES:

1. BEARING AND DISTANCE POINTS IN THIS SURVEY ARE BASED ON THE GEODESIC STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 AND WERE ESTABLISHED USING GPS WITH A TWO FREQUENCY GPS RECEIVER.
2. THE FIELD DATA FROM WHICH THIS MAP OR PLAN IS BASED WAS OBTAINED USING EQUIPMENT WITH AN ACCURACY OF 1 CM + 1 PPMM WITH BOARD RULE 1/8\"/>

TRACT A
71,476 SQ. FT.
1.640 AC.
(NO STRUCTURES)

TRACT B
NOT OF RECORD
SOUTHERN MARSH PROPERTIES, LLC

AL GAY DRIVE (60' R/W)
(DANIEL BROWN)

CHRIS DRIVE (60' R/W)

NOT OF RECORD
KENNETH HAMILTON, JR.

1606TH G.M.D.

1606TH G.M.D.

1606TH G.M.D.

1606TH G.M.D.

1606TH G.M.D.

1606TH G.M.D.

1606TH G.M.D.

2

DOC# 2025-002224
FILED IN OFFICE
4/7/2025 3:33:00 PM
BK: 2355 PG: 255-256
JOY LYNN TURNER
CLERK, SUPERIOR COURT
CAMDEN COUNTY, GA



TRANSFER TAX
PAID: \$680.00

PT-61 020-2025-000614

AFTER RECORDING RETURN TO:

Lee A Carmical, Esq, LLC
1528 Ellis Street
Brunswick, GA 31520

Order No.: 25-70367

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GLYNN

THIS INDENTURE, made this 3rd day of April, 2025, between Kivan E. Dampier, of the County of Camden, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Southern Marsh Properties, LLC, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

Parcel One:

All of that certain lot, tract or parcel of land situate, lying and being in the 1806th G.M.D., Camden County, Georgia, described and identified as TRACT "A", 1.84 Acres, according to a plat of survey prepared by Cumberland Surveyors, certified by D. E. Taylor, Georgia Registered Land Surveyor No. 3251, entitled "Minor Subdivision For: Kivan E. Dampier" and being recorded in the office of the Clerk of Superior Court, Camden County, Georgia in Plat Book 2022, Page 74.

Also conveyed herewith is a non-exclusive easement for ingress and egress over and upon Boone Street (formerly known as Private Road, Harold Kenneth Gay, Sr.), Chris Drive, 60' R/W (Asphalt) and Al Gay Drive, 60' R/W (Graded) as shown and depicted upon the aforesaid recorded plat.

Reference is hereby made to aforesaid plat and to the record thereof for the purpose of more particularly describing and identifying the location, metes and bounds of the subject property and for all other purposes allowed by law.

Parcel 108 052A (101 Chris Drive)

Parcel Two:

All of that certain lot, tract or parcel of land situate, lying and being in the 1806th G.M.D., Camden County, Georgia, described and identified as TRACT "B", 2.46 Acres, according to a plat of survey prepared by Cumberland Surveyors, certified by D. E. Taylor, Georgia Registered Land Surveyor No. 3251, entitled "Minor Subdivision For: Kivan E. Dampier" and being recorded in the office of the Clerk of Superior Court, Camden County, Georgia in Plat Book 2022, Page 74.

Also conveyed herewith is a non-exclusive easement for ingress and egress over and upon Boone Street (formerly known as Private Road, Harold Kenneth Gay, Sr.), Chris Drive, 60' R/W (Asphalt) and Al Gay Drive, 60' R/W (Graded) as shown and depicted upon the aforesaid recorded plat.

Reference is hereby made to aforesaid plat and to the record thereof for the purpose of more particularly describing and identifying the location, metes and bounds of the subject property and for all other purposes allowed by law.


Parcel 108 0021

SUBJECT to all zoning ordinances, essements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 3rd day of April, 2025.

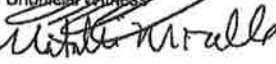


Kivan E. Dampier

Signed, sealed and delivered in the presence of:

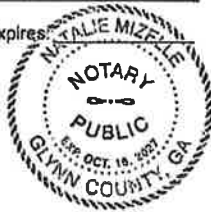


Unofficial Witness



Notary Public

My Commission Expires





Overview



Legend

- Parcels
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels**
- Zoning**
- RVD
- Unknown
- A-F
- A-R
- C-G
- C-I
- C-N
- C-P
- City
- I-G
- I-R
- LCI
- MHP
- PD
- R-1
- R-2
- R-3

Parcel ID	108 0021	Owner	DAMPIER KIVAN E	Last 2 Sales			
Class Code	Industrial		107 REYNOLDS STREET	Date	4/3/2025	Net Price	\$680000
Taxing District	42 UNINCORPORATED SERVICE DIST		ST MARYS, GA 31558		9/12/2018	Reason	NQ
	42 UNINCORPORATED SERVICE DIST	Physical Address	731 AL GAY DR			Qual	U
Acres	2.46	Assessed Value	Value \$204750				

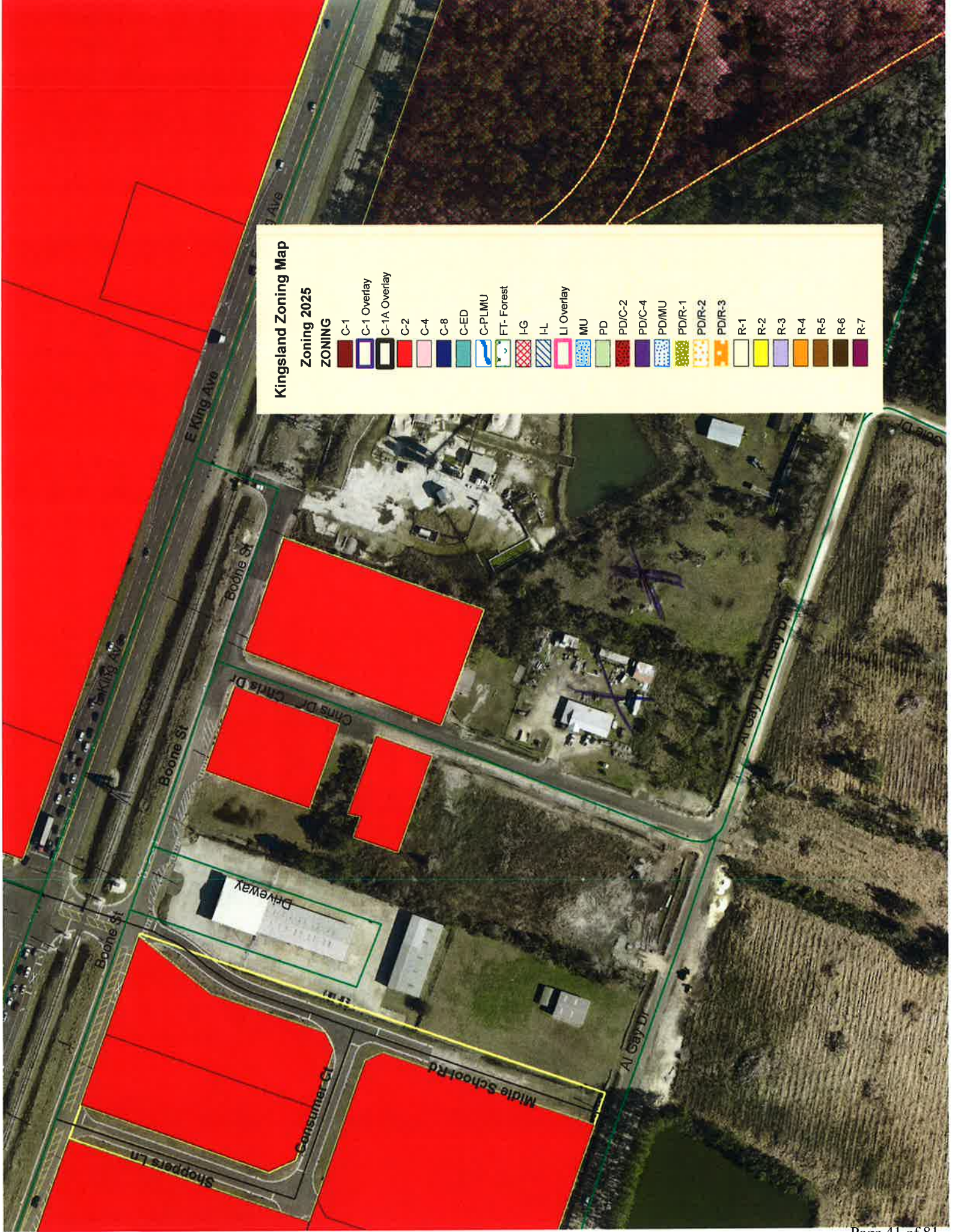
(Note: Not to be used on legal documents)

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.

Kingsland Zoning Map

Zoning 2025

ZONING	Color/Pattern
C-1	Red
C-1 Overlay	Blue
C-1A Overlay	Black
C-2	Light Blue
C-4	Pink
C-8	Dark Blue
C-ED	Teal
C-PLMU	Light Blue with diagonal lines
FT- Forest	Green with tree icon
I-G	Red with diagonal lines
I-L	Blue with diagonal lines
LI Overlay	Pink with diagonal lines
MU	Blue with dots
PD	Light Green
PD/C-2	Red with diagonal lines
PD/C-4	Dark Blue with diagonal lines
PD/MU	Blue with dots
PD/R-1	Green with dots
PD/R-2	Yellow with dots
PD/R-3	Orange with dots
R-1	White
R-2	Yellow
R-3	Light Purple
R-4	Orange
R-5	Brown
R-6	Dark Brown
R-7	Purple





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: December 1, 2025

City Council Meeting Date: December 8, 2025

Agenda Item: Variance – Parcel K2709 004B- 504 E. Thrift Ave.

Background:

A majority of the lots in this area are zoned R-1 and are ½ acre lots. The previous owner subdivided Parcel K2709 004A and created two ¼ acre lots. The required front and side setbacks for this parcel is 25’ from the public ROW, making it difficult for the applicant’s proposed house plans to meet the required 15’ rear setback. The applicant also has stated that the proposed house he is building is less square footage than the majority of homes in the area. The adjacent lot to the rear is a vacant lot at this time.

Summary:

Edward Briggs has applied for a variance to Article VII, Sec. 70.1.1 #5 (b)- Minimum rear yard setback from any other property line equals 15’. The applicant is asking for a 6’ variance to make the rear setback 9’. The Planning Dept. staff see no issue with the variance request.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Dec. 2025 240167

APPLICATION FOR VARIANCE
Kingsland, Georgia



Read Part A completely. Then answer each item in Part B. Please print or type. Do not write in Part C. The Building Inspector or Planning Director will help you, if necessary. You must file this application and all required materials with the Planning Director at least 26 days before the Planning Commission meeting at which it will be considered.

FEE: Residential - \$100.00, Commercial \$125.00

PART A---GENERAL INFORMATION

You are encouraged to read the appropriate sections of the Kingsland Land Development Ordinance as they pertain to zoning variances or subdivision variances. Since zoning variances are much more common and require a public hearing, they are the only ones described in the Kingsland Land Development Ordinance

A variance is a "loosening" of the requirements of the Zoning Ordinance to relieve a hardship. A variance can only be granted because of a hardship beyond your control is being created by a dimensional requirement -that is, one dealing with distance, area, height, or some other dimension of your land or building. For example, you own a lot and wish to build a house on it. It is zoned "R-1, Single Family Residential", but it is too narrow to meet the building setback requirements. You are prevented, therefore, from building your house unless you get a variance from the Planning Commission that lets you build closer to your side property lines. Please note that a variance does not allow you to start a new use in a zoning district where it is presently not permitted. In other words, you could not put a grocery store in a residential neighborhood.

Once your have filed a complete application with the Planning and Development Director, he will advertise your request in the newspaper and send a letter to your neighbors. The Planning Commission will then hold a public hearing. At the meeting, you will tell the Planning Commission why you need the variance and your neighbors may ask questions and make comments. The Planning Commission will then make a recommendation to the City Council about the variance. The City Council will make final determination; generally the 2ND Monday of the month. The variance is valid for 1 year.

PART B---APPLICANT ONLY

1. This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) 70.1.1 (5)(b) of the Kingsland Land Development Ordinance.

2. Your Name Edward Briggs
Phone 912.467.6144
Address 1456 Big Pine Dr Kingsland GA 31548

3. Location of Property:
Street 504 E Thrift Ave
Parcel No. K27 09 004B Lot No. D-1

4. This land is zoned: () R-1 () R-2 () R-3 () R-4 () MH () PD () C-1 () C-2 () C-3 () C-4 () I-L

5. Please describe the type of variance you need. (Example: Reduction of front yard setback from 35 feet to 13 feet):

Reduction of Back yard from
15 Feet to 9 Feet

6. All the following points must apply to your situation for the variance to be granted. Describe how you meet each "test":

A. Special conditions or circumstances over which I have no control affect my property.

The lot was subdivided before I purchased.
with the 25' Front + the 25' Side Set Back if
Puts my Below Average size home for the area over
the Rear Setback

B. Because of this situation, I do not have the same property rights as my neighbors or as other property owners in the same zoning district do.

All the other neighboring lots are .5 Acres

C. The variance would not significantly defeat the purposes of any city plan, policy, ordinance, or regulation, nor would it interfere with my neighbors use of their property.

this is correct

D. This is the minimum variance which would relieve my hardship.

yes

7. In the case of a zoning variance, attach these to this application:

- A simple map showing the location of the property, its dimensions, location of existing and proposed structures, and the nearest public road.

8. Signed  Date 11/12/25

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 11/12/25
2. List of attachments: Simple map Final plat None
 Preliminary plat Other
3. Public hearing (If zoning variance):
Date Applicant notified: 11/13/25
Date hearing advertised: 11/20/25
Date hearing held: 12/1/25
4. Planning Commission Approved Denied: Conditions of approval or reasons for denial

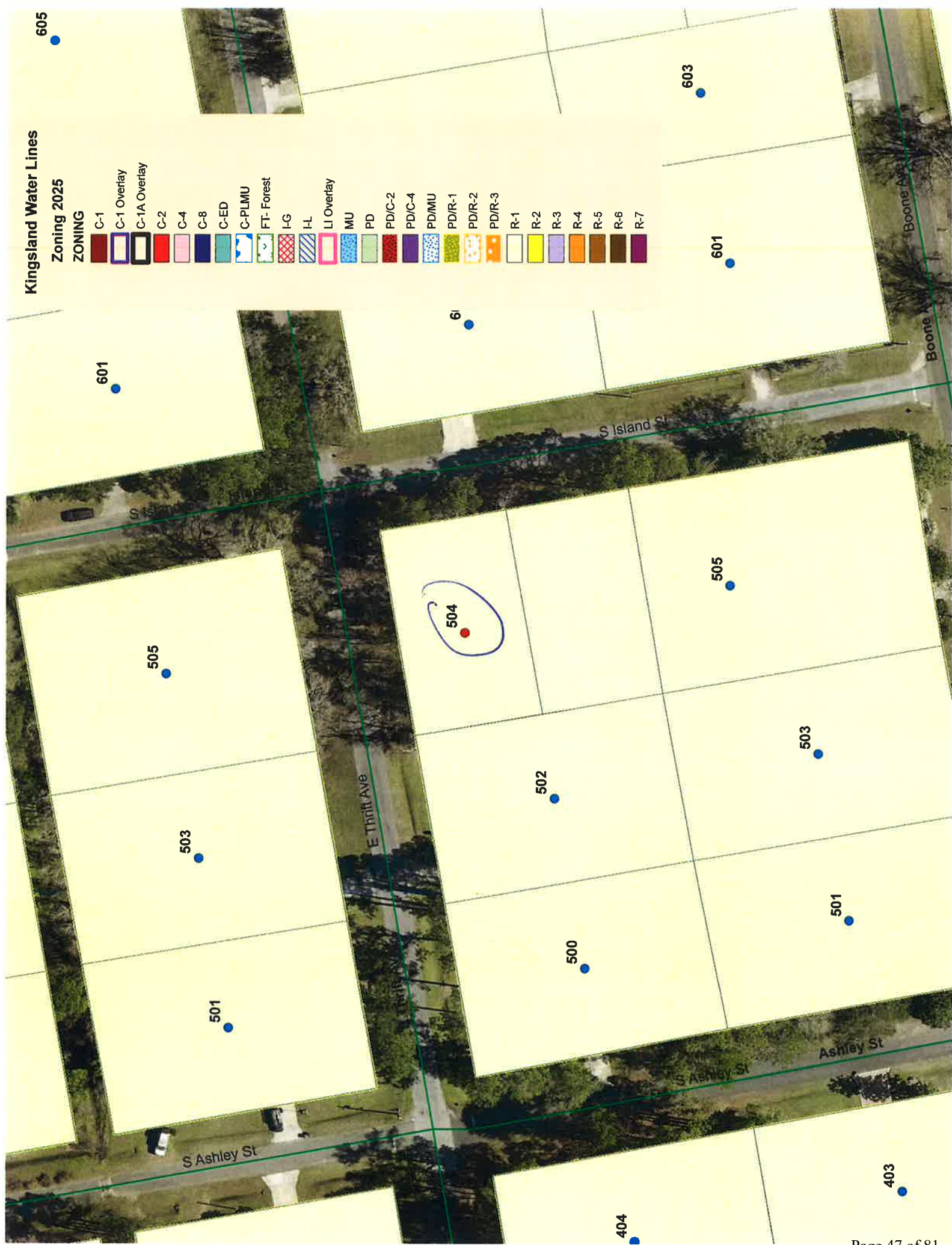
5. City Council Approved Denied: Conditions of approval or reasons for denial

6. Date Applicant notified of final action: 12/9/25

Kingsland Water Lines

Zoning 2025

ZONING	Color/Pattern
C-1	Red
C-1 Overlay	Blue outline
C-1A Overlay	Black outline
C-2	Red
C-4	Pink
C-8	Dark Blue
C-ED	Teal
C-PLMU	Light Blue
FT- Forest	Green with tree icon
I-G	Red and white checkered
IL	Blue and white diagonal stripes
LI Overlay	Pink outline
MU	Blue and white diagonal stripes
PD	Light Green
PD/C-2	Red
PD/C-4	Purple
PD/MU	Blue and white diagonal stripes
PD/R-1	Green and white checkered
PD/R-2	Orange and white checkered
PD/R-3	Orange
R-1	White
R-2	Yellow
R-3	Purple
R-4	Orange
R-5	Brown
R-6	Dark Brown
R-7	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	K27 09 004B	Owner	MAIO KIMA	Last 2 Sales			
Class Code	Residential		505 EAST BOONE AVENUE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	6/20/2025	0	QC	U
	KINGSLAND	Physical Address	n/a	6/20/2025	\$17500	NQ	U
Acres	0.25	Assessed Value	Value \$18750				

(Note: Not to be used on legal documents)

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Date created: 11/13/2025

Last Data Uploaded: 11/12/2025 7:34:53 PM

Developed by  SCHNEIDER
GEO SPATIAL

Camden County, GA

Summary

Parcel Number K27 09 004B
 Account/Realkey 34814
 Location Address V/L D-1 BLK 8 GROSS S/D
 Legal Description (Note: Not to be used on legal documents)
 Class R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District KINGSLAND (District 02)
 Millage Rate 32.69
 Acres 0.25
 Homestead Exemption No (S0)
 Landlot/District N/A



[View Map](#)

Owner

[MAIO KIM A](#)
 505 EAST BOONE AVENUE
 KINGSLAND, GA 31548

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Residential	City of Kingsland Residential	Acres	0	0	0.25	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/20/2025	2369 79	2023 8	\$17,500	Sale has not been qualified	MAIO KIM A	BRIGGS EDWARD & ERICA
6/20/2025	2369 72	1 52	\$0	Quit Claim Deed	SHEFFIELD LINDA L	MAIO KIM A

Valuation

	2025	2024
Previous Value	\$18,750	\$0
Land Value	\$18,750	\$18,750
+ Improvement Value	\$0	\$0
+ Accessory Value	\$0	\$0
= Current Value	\$18,750	\$18,750

Assessment Notices

[2025 Assessment Notice \(PDF\)](#)
[2024 Assessment Notice \(PDF\)](#)

Photos



No data available for the following modules: Rural Land, Conservation Use Rural Land, FLP, Residential Improvement Information, Commercial Improvement Information,



Overview



Legend

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

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Date created: 11/12/2025
Last Data Uploaded: 11/11/2025 7:36:03 PM

Developed by SCHNEIDER
GEOSPATIAL

Listed are the neighboring Properties with Home Size. This ALSO Have ~~are~~ our proposed SF



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: December 1, 2025

City Council Meeting Date: December 8, 2025

Agenda Item: Rezone

Summary:

James Coughlin, with the Camden County Joint Development Authority is requesting that a 60.08-acre portion of parcel 056 001K be rezoned to I-G (General Industrial) for the purpose of allowing industrial businesses to be located in the new JDA Commerce Park. The parcel is located on the west side of US 17 at the Harriet's Bluff Intersection. There are several Industrial parcels in the area.

Current Zoning: PD

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director



CITY OF KINGSLAND ZONING APPLICATION

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

REQUEST

EXISTING ZONING	<u>PD- Planned Development</u>	EXISTING USE	<u>Agricultural- Forestry- (Timber)</u>
REQUESTED ZONING	<u>I-G : Industrial-General</u>	REQUESTED USE	<u>Commerce Park Industrial-General (I-G)</u>

PROPERTY OWNER(S)

Name(s) Camden County Joint Development Authority

Address 142 N. Gross Road / Kingsland, Georgia 31548

Phone No. (912) 729-7201 (work) (Work and/or home); Fax No. none

Individual Association Partnership Sole Proprietor Firm Corporation

Corporation: Submit list of officers, directors and major stockholders with name, address and title.

Partnership: Submit list of all partners with name, address and title.

GENERAL INFORMATION

Location or Legal Property Description: a portion of parcel 056 001K - (Parcel A) of the former Villages of Kingsland - Commerce Park (see attached recorded plat and legal description).

Property Address: No address assigned at this time

Tax Map Reference Number: a portion of Parcel 056 001K (Parcel A) Zoning Map: PD City

Property Size: 60.08 Acres Property Frontage: 1834.87 Feet

US 17

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 this site will be the beginning parcel of the Coastal Georgia Commerce Park which will aid in the attraction and location of industrial growth in the City of Kingsland and Camden County.

Would not be detrimental to property or persons in the area because there are few residents in the adjacent property/area and the site has been planned for industrial growth under the current PD for the Villages of Kingsland. This site was formerly known as Villages of Kingsland - Commerce Park.

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

none

(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.

none

(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

none

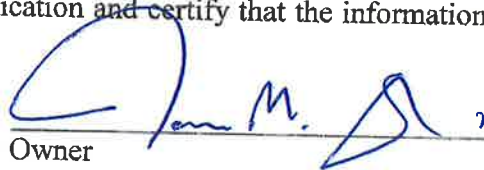
CAMPAIGN CONTRIBUTION

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
<u>none</u>	<u>0</u>
<u>none</u>	<u>0</u>

SIGNATURE(S) OF OWNER(S)

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


Owner

Owner

Owner


HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of December 1st, 2025, at 6:00 P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

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

RECEIPT

Submission fee for rezoning received from J. D. A.
in the amount of \$ 500.00.

City of Kingsland
BY: 
Planning & Zoning Administrator

Date: 10/29/25

ZONING/REZONING FEE SCHEDULE

REZONING: Any single-family residential use, or other uses not listed below - \$125.00

<u>Land Area Involved</u>	<u>Commercial/Industrial/PD</u>	<u>Multi-family</u>
0 → 19,999 Sq. Feet	\$175.00	\$150.00
20,000 → 49,999 Sq. Feet	\$200.00	\$175.00
50,000 → 74,999 Sq. Feet	\$225.00	\$200.00
75,000 → 99,999 Sq. Feet	\$275.00	\$225.00
100,000→149,999 Sq. Feet	\$350.00	\$275.00
150,000→199,999 Sq. Feet	\$400.00	\$350.00
200,000→299,999 Sq. Feet	\$450.00	\$400.00
Over 300,000 Sq. Feet	\$600.00	\$450.00

City of Kingsland Community Planning and Development Department

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated 10/25/25, 20025, by virtue of a deed dated 10/2/25, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 140, Page 140.

James M. Coughlin

Owner's Printed/Typed Name

none

Other Owner's Printed/Typed Name

[Handwritten signature of James M. Coughlin]

Owner's Signature Date: 10/24/25

none

Other Owner's Signature Date: [blank]

Agent Authorization

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

[blank] Owner's Signature

[blank] Other Owner's Signature

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

[blank] Authorized Agent's Name-Printed

[blank] Authorized Agent's Signature

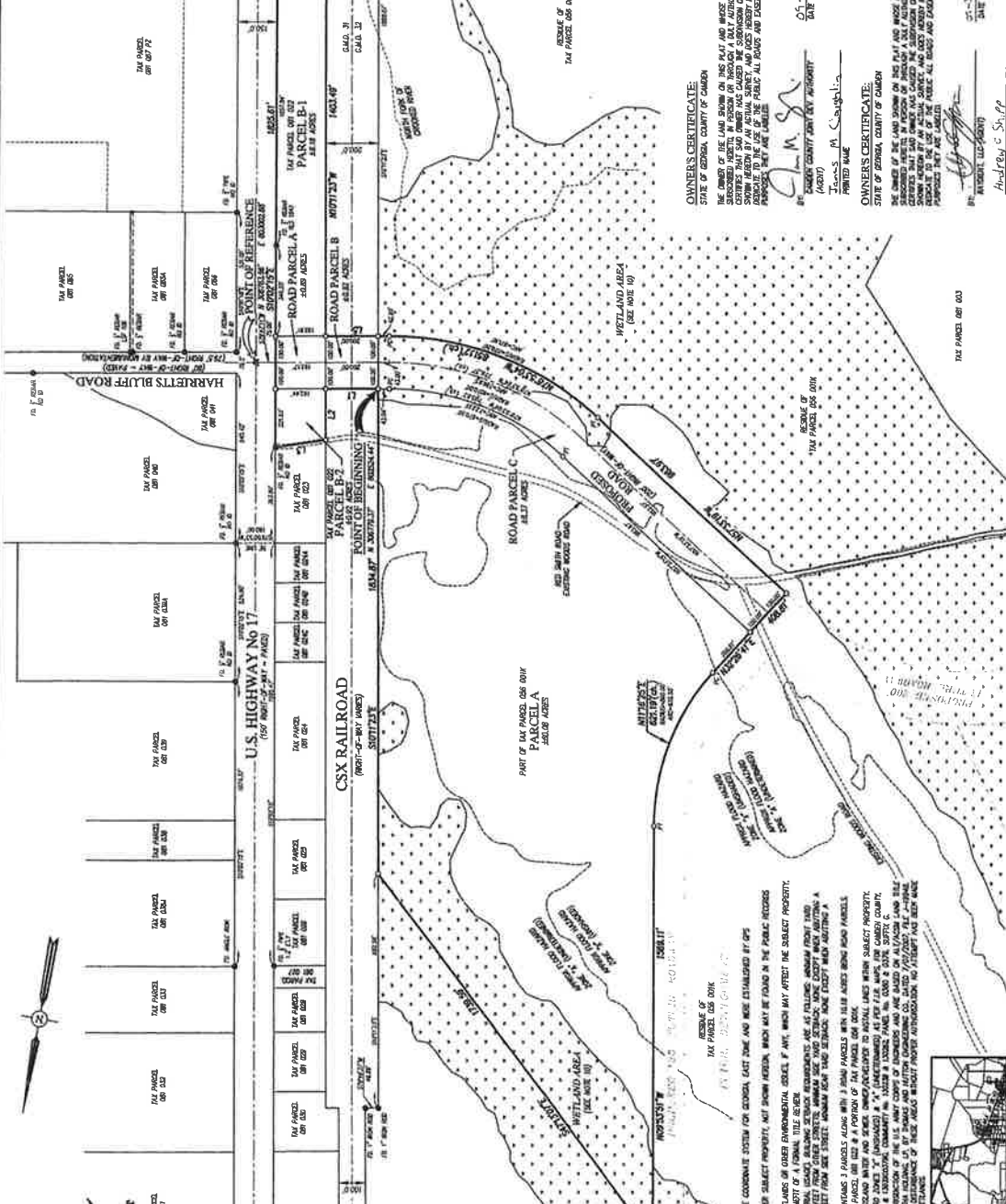
[blank] Date

Community Planning and Development

Received by: [Handwritten signature]

Date: 10/25/25

MAP TO SHOW MINOR SUBDIVISION PLAT OF
COASTAL GEORGIA COMMERCE PARK
 CITY OF KINGSLAND, 31st & 32nd G.M.D.
 CAMDEN COUNTY, GEORGIA



RESERVED FOR RECORDING PURPOSES
 BK: 2025 PG: 140-140
 Filed and Recorded
 10-02-2025 09:48 AM
 DOC# P2025-000132
 JOY LYNN TURNER
 CLERK OF SUPERIOR COURT
 CAMDEN COUNTY

POINT OF BEGINNING

LINE #	DIRECTION	LENGTH
L1	N 79° 42' 27" E	200.00'
L2	N 07° 12' 27" E	184.90'
L3	N 79° 42' 27" E	185.90'
L4	S 79° 27' 45" W	188.10'
L5	S 09° 21' 11" W	242.05'

PROPERTY OWNED BY:
 CAMDEN COUNTY GOVERNMENT AUTHORITY
 1000 S. 22ND STREET
 KINGSLAND, GEORGIA 31548
 (P.O. BOX 14, 315)

PROPERTY OWNED BY:
 J. RICHARDSON, III
 4100 W. WILSON STREET
 KINGSLAND, GEORGIA 31548
 (P.O. BOX 14, 315)

APPROVAL CERTIFICATE:
 THE FOLLOWING GOVERNMENTAL BODY HAS APPROVED THIS P.L. MAP OR
 PLAN FOR FILING OR HAS AFFIRMED THAT APPROVAL IS NOT REQUIRED.
 DATE: 10/16/25

APPROVAL CERTIFICATE:
 THE FOLLOWING GOVERNMENTAL BODY HAS APPROVED THIS P.L. MAP OR
 PLAN FOR FILING OR HAS AFFIRMED THAT APPROVAL IS NOT REQUIRED.
 DATE: 10/16/25

APPROVAL CERTIFICATE:
 THE FOLLOWING GOVERNMENTAL BODY HAS APPROVED THIS P.L. MAP OR
 PLAN FOR FILING OR HAS AFFIRMED THAT APPROVAL IS NOT REQUIRED.
 DATE: 10/16/25

OWNERS CERTIFICATE:
 I, THE UNDERSIGNED, AS OWNER OF THE LAND SHOWN ON THIS PLAT AND AS AUTHORIZED AGENT,
 HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND THAT I AM
 AWARE OF THE CONTENTS OF THIS PLAT AND THE EFFECTS THEREOF AND I HEREBY AFFIRM THAT I
 AM NOT PROVIDING ANY INFORMATION THAT IS FALSE OR MISLEADING AND THAT I AM NOT PROVIDING
 ANY INFORMATION THAT IS UNLAWFUL OR UNETHICAL.
 DATE: 07-30-25

OWNERS CERTIFICATE:
 I, THE UNDERSIGNED, AS OWNER OF THE LAND SHOWN ON THIS PLAT AND AS AUTHORIZED AGENT,
 HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND THAT I AM
 AWARE OF THE CONTENTS OF THIS PLAT AND THE EFFECTS THEREOF AND I HEREBY AFFIRM THAT I
 AM NOT PROVIDING ANY INFORMATION THAT IS FALSE OR MISLEADING AND THAT I AM NOT PROVIDING
 ANY INFORMATION THAT IS UNLAWFUL OR UNETHICAL.
 DATE: 07-30-25

NOTES:
 1) RECORDING THIS MAP SHALL CONSTITUTE A PUBLIC RECORD AND SHALL BE AVAILABLE TO THE PUBLIC.
 2) THIS MAP IS NOT TO BE USED AS A BASIS FOR DETERMINING THE BOUNDARIES OF ANY OTHER PROPERTY.
 3) THE SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE SEARCH.
 4) THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARIES OF THE LAND SHOWN ON THIS MAP ARE AS SHOWN ON THE PLAT.
 5) THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THIS SURVEY.
 6) THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER RECORDS THAT MAY AFFECT THIS SURVEY.
 7) THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER RECORDS THAT MAY AFFECT THIS SURVEY.
 8) THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER RECORDS THAT MAY AFFECT THIS SURVEY.
 9) THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER RECORDS THAT MAY AFFECT THIS SURVEY.
 10) THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER RECORDS THAT MAY AFFECT THIS SURVEY.

Exhibit A to Limited Warranty Deed

Legal Description

All those certain lots, tracts or parcels of land, situate, lying and being in the 31st and 32nd G.M.D., City of Kingsland, Camden County, Georgia, as shown on that certain plat entitled "Map to Show Minor Subdivision Plat of Coastal Georgia Commerce Park" prepared by Jeffery S. Foster, GA. Registered Surveyor, No. 3143, AKM Surveying, Inc., recorded in Plat Book 2025, Page 140, Camden County, Georgia records, described as ALL OF PARCEL A, +/- 60.08 ACRES AND ROAD PARCEL C, +/- 8.37 ACRES; and more particularly described as follows:

PARCEL A:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF KINGSLAND, 32nd G.M. DISTRICT, CAMDEN COUNTY, GEORGIA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 1840, PAGE 858, PUBLIC RECORDS OF SAID COUNTY. FOR A POINT OF REFERENCE COMMENCE AT MAG SPIKE FOUND IN THE CENTERLINE INTERSECTION OF HARRIETTS BLUFF ROAD AND U.S. HIGHWAY NO. 17 AND RUN THENCE SOUTH 79°-47'-11" WEST, A DISTANCE OF 75.00 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 17 (A 150 FOOT RIGHT-OF-WAY); RUN THENCE NORTH 10°-02'-15" WEST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO A POINT; RUN THENCE SOUTH 79°-47'-11" WEST, A DISTANCE OF 393.44 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE SOUTH 79°-47'-11" WEST, A DISTANCE OF 43.04 FEET TO A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 970.00 FEET, A CHORD DISTANCE OF 705.63 FEET TO A POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 78°-53'-04" WEST; RUN THENCE NORTH 57°-33'-19" WEST, A DISTANCE OF 983.97 FEET TO A POINT; RUN THENCE NORTH 32°-26'-41" EAST, A DISTANCE OF 208.81 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 860.00 FEET, A CHORD DISTANCE OF 621.19 FEET TO A POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 11°-16'-25" EAST; RUN THENCE NORTH 09°-53'-51" WEST, A DISTANCE OF 1569.11 FEET TO A POINT; RUN THENCE SOUTH 47°-13'-07" EAST, A DISTANCE OF 1739.59 FEET TO A POINT LYING ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD; RUN THE SOUTH 10°-11'-23" EAST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1834.87 FEET TO THE POINT OF BEGINNING.

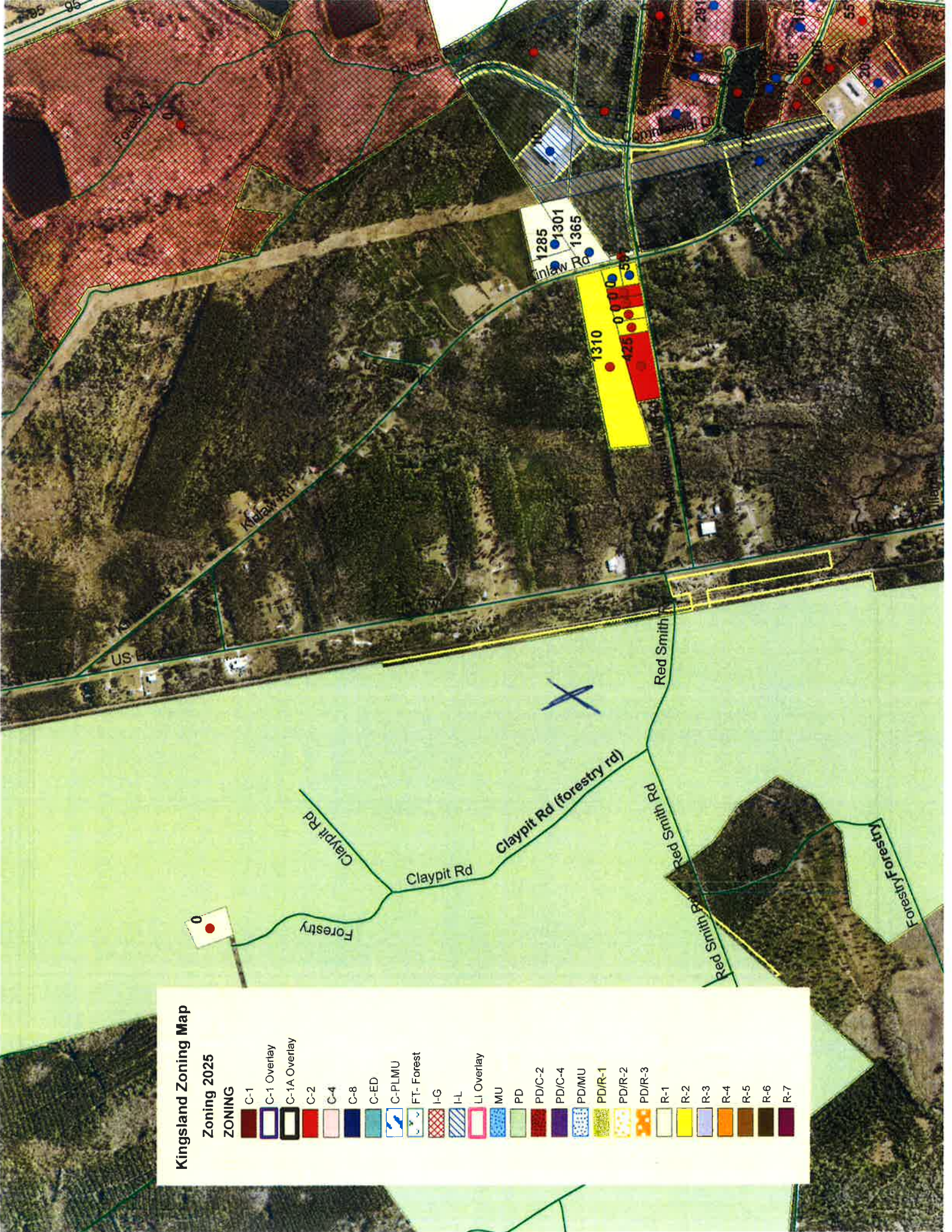
THE LAND THUS DESCRIBED CONTAINS 60.08 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT MAY LIE WITHIN.

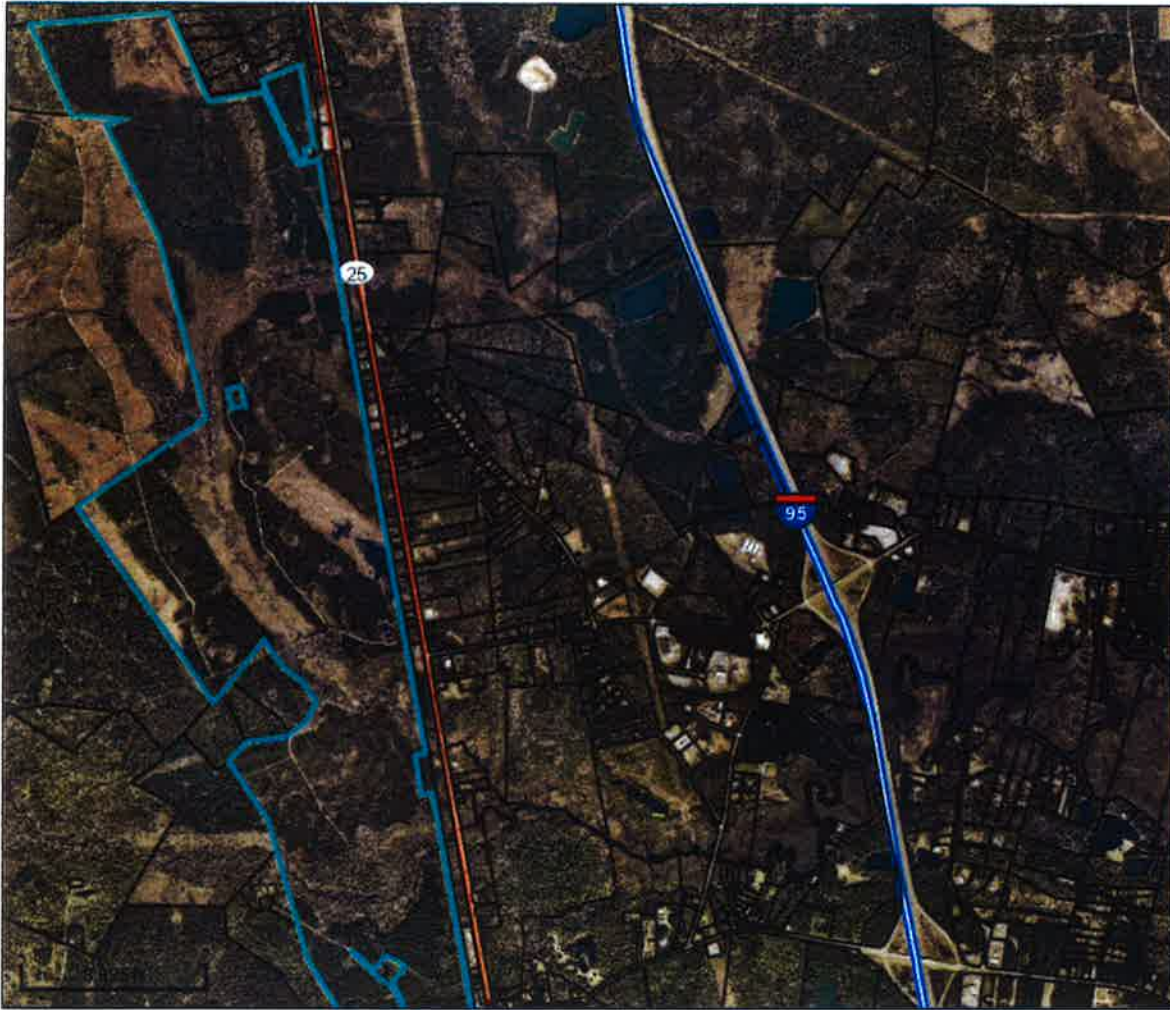
AND

Kingsland Zoning Map

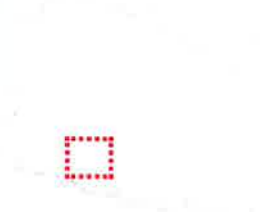
Zoning 2025

ZONING	Color/Pattern
C-1	Dark Red
C-1 Overlay	Light Blue
C-1A Overlay	Black
C-2	Red
C-4	Light Pink
C-8	Dark Blue
C-ED	Teal
C-PLMU	Blue with diagonal lines
FT- Forest	Blue with diagonal lines
I-G	Red with cross-hatch
I-L	Blue with diagonal lines
LI Overlay	Light Blue
MU	Blue with diagonal lines
PD	Light Green
PD/C-2	Red
PD/C-4	Dark Purple
PD/MU	Blue with diagonal lines
PD/R-1	Yellow with diagonal lines
PD/R-2	Orange with diagonal lines
PD/R-3	Light Orange with diagonal lines
R-1	Light Yellow
R-2	Yellow
R-3	Light Blue
R-4	Orange
R-5	Brown
R-6	Dark Brown
R-7	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	056 001K	Owner	TERRAPOINTE LLC	Last 2 Sales				
Class Code	Agricultural		C/O RAYONIER FOREST RESOURCES	Date		Net Price	Reason	Qual
Taxing District	KINGSLAND		LP					
	KINGSLAND		PROPERTY TAX COORDINATOR	12/16/2016	0		XX	U
Acres	1774.49		1 RAYONIER WAY	n/a	0		n/a	n/a
			WILDLIGHT, FL 32097					
		Physical Address	n/a					
		Assessed Value	Value \$1987011					

(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 LINWORK 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: 11/3/2025
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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: December 1, 2025

City Council Meeting Date: December 8, 2025

Agenda Item: Rezone

Background:

The surrounding area is a mixture of commercial, residential, and industrial zonings. The applicant's parcel is currently zoned R-1 (Single Family Residential), located in the C-1A Business Corridor District and is undeveloped. The adjacent parcel to the south is zoned C-2 (General Commercial) and the Parcel to the west, directly across N. Lee St., is zoned I-L (Light Industrial). The adjacent parcel to the north is zoned R-1 but is an undeveloped lot. The applicant would need a C-2 zoning to be able to have a portable building for a take-out restaurant on the property. This business could also be a positive ancillary asset to the "The Lawn" project that is adjacent to the east.

Summary:

Kassandra Allen is requesting that parcel K1101 009 be rezoned to C-2 (General Commercial) and still be located within the C-1A Business Corridor District. The purpose of the rezone is for a proposed Take-Out Restaurant.

Current Zoning: R-1 (Single Family Residential)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval with the following condition:

- 1) If the business is terminated for any reason, the portable building must be removed from the property within 45 days.

Scott L. Kimball
Planning Director

240163

Rezone
for December.

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".

Located in the C-1A District REQUEST

EXISTING ZONING RESIDENTIAL R-1 EXISTING USE Vacant Lot

REQUESTED ZONING COMMERCIAL C-2 REQUESTED USE Take out Restaurant

PROPERTY OWNER(S)

Name(s) KASANDRA ALLEN

Address P.O. BOX 22 WOODBINE, GA 31569

Phone No. 6785957402 (Work and/or home); Fax No. _____

Individual Partnership Sole Proprietor Firm Corporation
 Association

Corporation: Submit list of officers, directors and major stockholders with name, address and title.

Partnership: Submit list of all partners with name, address and title.

GENERAL INFORMATION

Location or Legal Property Description: V/L E/S HWY 17 135x300

Property Address: K11 01 009 - No Address Assisted

Tax Map Reference Number ↓ Zoning Map R-1

City of Kingsland Zoning Application
Page Two

Property Size 0.8 Acres Property Frontage 50' 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 it will
serve as a business providing quality food in a
take out setting

Would not be detrimental to property or persons in the area because the business
will follow all codes and exceed landscaping
requirements for maintenance and upkeep

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

NO

(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

NO

**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

NO

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
<u>N/A</u>	

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.

Kassandra Allen
Owner

Owner

Owner

HEARING DATE

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

**City of Kingsland Zoning Application
Page Four**

at their meeting of December 1st, 2025, at 6:00 P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

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

RECEIPT

Submission fee for rezoning received from Kassandra Allen
in the amount of \$ 200.

City of Kingsland

BY: Scott Kimball
Planning & Zoning Administrator

Date: 10/30/25



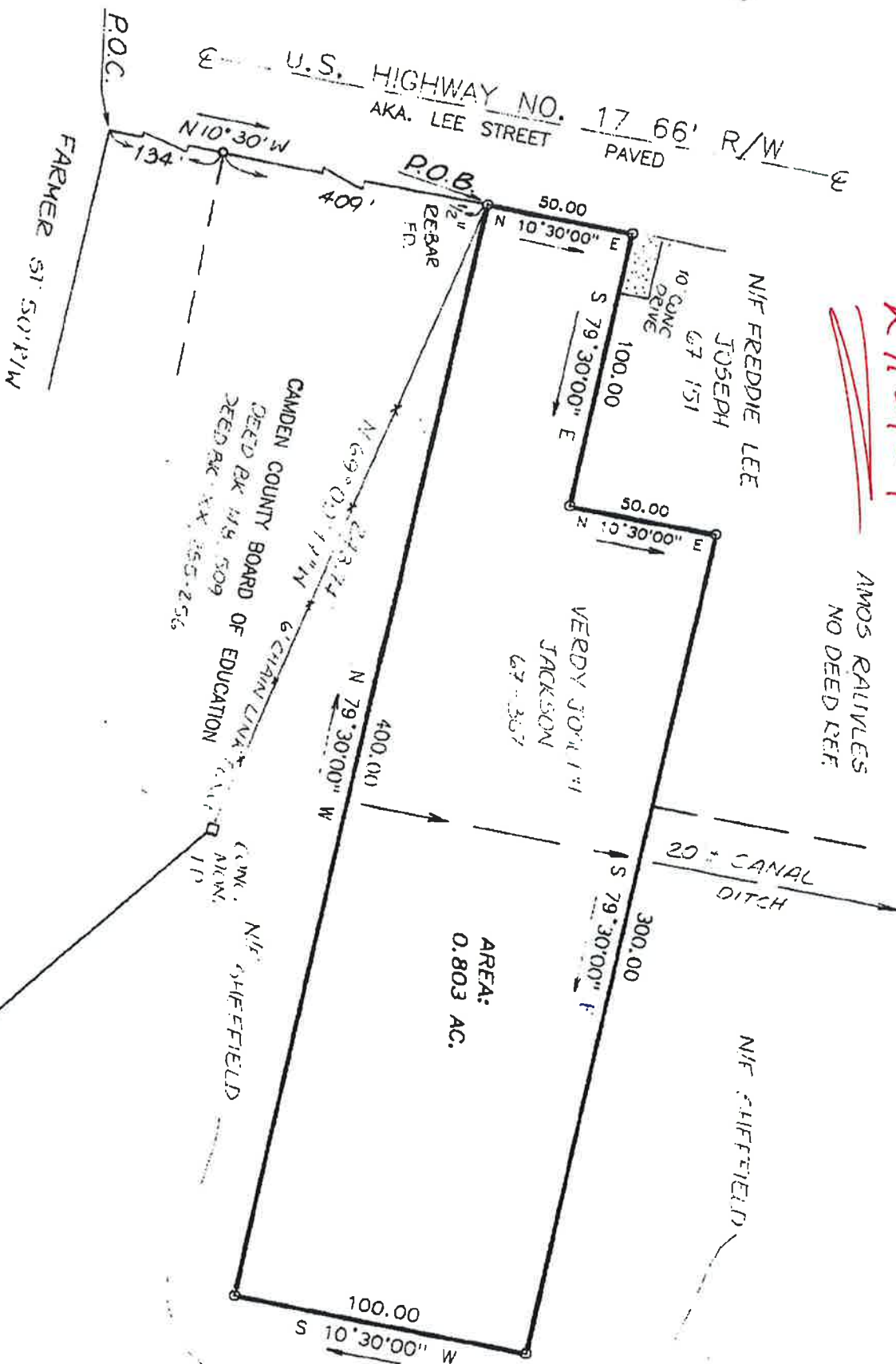
NEERS
SET.
151 & 367

HENRY & ASSOCIATES
LAND SURVEYORS

PRINT PART 1 BY:

LEONARD L. HENRY GA. REG. #1842

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



K11-1-9

AMOS RAILVES
NO DEED REF

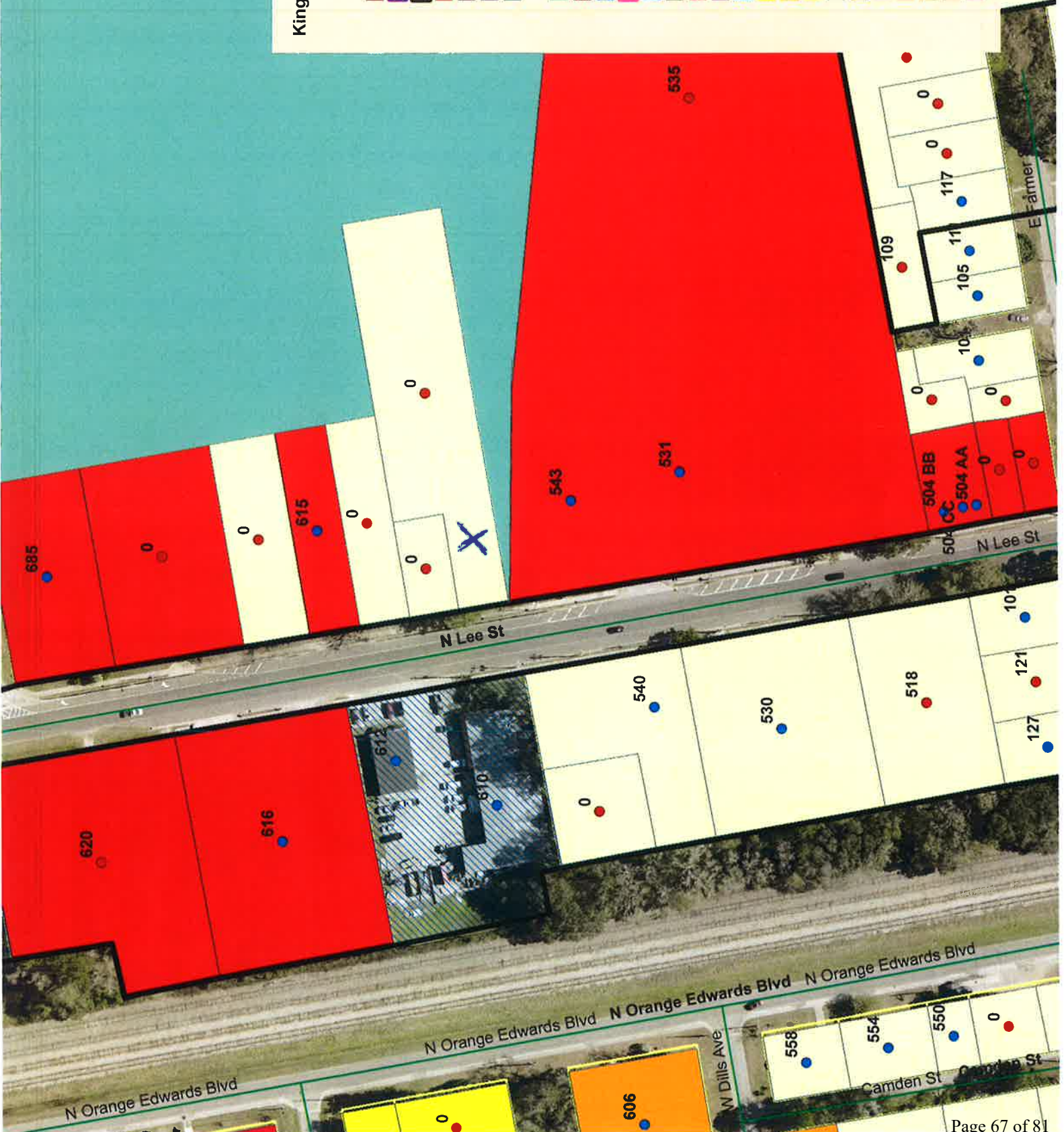


SURV	VERDY JOSE
CITY OF	1606TH, G.
COUNTY OF	CAMDEN

Kingsland Zoning Map

Zoning 2025

ZONING	Color/Pattern
C-1	Red
C-1 Overlay	Blue
C-1A Overlay	Black
C-2	Light Red
C-4	Light Blue
C-8	Dark Blue
C-ED	Light Green
C-PLMU	Blue with diagonal lines
FT- Forest	Green with diagonal lines
I-G	Red with diagonal lines
I-L	Blue with diagonal lines
LI Overlay	Light Green
MU	Blue with diagonal lines
PD	Light Green
PD/C-2	Red with diagonal lines
PD/C-4	Blue with diagonal lines
PD/MU	Blue with diagonal lines
PD/R-1	Yellow with diagonal lines
PD/R-2	Orange with diagonal lines
PD/R-3	Light Green with diagonal lines
R-1	White
R-2	Yellow
R-3	Light Blue
R-4	Orange
R-5	Light Green
R-6	Dark Green
R-7	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	K1101009	Owner	ALLEN KASANDRA	Last 2 Sales			
Class Code	Residential		POST OFFICE BOX 392	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		WOODBINE, GA 31569	7/6/2021	\$2492	TX	U
	KINGSLAND	Physical Address	n/a	1/23/1954	0	FY	U
Acres	0.8	Assessed Value	Value \$43125				

(Note: Not to be used on legal documents)

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Date created: 11/3/2025

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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: December 1, 2025

City Council Meeting Date: December 8, 2025

Agenda Item: Rezone & PD Approval

Background:

The surrounding area is a mixture of residential and commercial zonings. This parcel was rezoned to PD/C-2 in June of 2023 for a proposed development that included 400 single family homes, 272 multifamily units, an RV Park, and a restaurant. The new owner is asking for the property be rezoned to PD/R-1 for a proposed 600 single family development with several amenities and greenspace areas. The parcel includes 95 acres of natural marsh that will be undisturbed and will create an extensive buffer around most of the development. There will be two entrance/exits on Scrubby Bluff Rd. along with a right hand turn lane into the development. A conceptual site plan and PD has been submitted and reviewed by the Planning Dept.

Summary:

Kevin Jund, acting agent for DLP Kingsland Ventures, LLC is requesting that parcel 095 027 be rezoned to PD/R-1 (Planned Development Single Family Residential) for a proposed 600 single family lot development. The applicant is also asking to approve the PD that has been submitted.

Current Zoning: PD/C-2 (Planned Development General Commercial)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval of the Rezoning request an PD submittal.

Scott L. Kimball
Planning Director

Del. 2025
240165

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 PD/C-2

EXISTING USE Vacant

REQUESTED ZONING PD/R-1

REQUESTED USE Residential

PROPERTY OWNER(S)

Name(s) DLP KINGSLAND VENTURES LLC

Address 405 GOLFWAY WEST DRIVE, SUITE 300 ST. AUGUSTINE, FL 32095

Phone No. _____ **(Work and/or home); Fax No.** _____

Individual **Partnership** **Sole Proprietor** **Firm** **Corporation**
 Association

Corporation: Submit list of officers, directors and major stockholders with name, address and title.

Partnership: Submit list of all partners with name, address and title.

GENERAL INFORMATION

Location or Legal Property Description: V/L BILLY BRAZELL TRACT

Property Address: SOUTH SIDE OF SCRUBBY BLUFF ROAD

Tax Map Reference Number 095 027 **Zoning Map** PD/C-2

City of Kingsland Zoning Application
Page Two

Property Size +/- 314.88 Property Frontage +/- 4531 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 _____
the proposed use is residential single family detached only, which aligns with _____
adjacent and nearby residential land uses.

Would not be detrimental to property or persons in the area because _____
the land use is residential in nature only, is buffered by natural features, and will
utilize appropriate buffer areas from Scrubby Bluff Road

Other
Comments: This Request is a Step down in Zoning due to
NO Commercial Lots or Apartments will be in this project.

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

None known

(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

None known

**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

None known

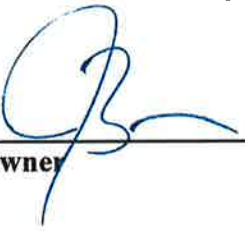

CAMPAIGN CONTRIBUTION

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
None known	
<hr/>	<hr/>
<hr/>	<hr/>

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.

 , Authorized Signatory 
Owner _____
Owner _____
Owner _____

HEARING DATE

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

City of Kingsland Zoning Application
Page Four

at their meeting of December 1st, 2005, 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 Kevin Jund
in the amount of \$ 600.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 11/7/25

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 11/7/2025, 20025, by virtue of a deed dated _____, _____, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 2276, Page 622.

James Boyce

Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Authorized Signatory
Owner's Signature Date: 11/6/25
Other Owner's Signature Date: _____

Agent Authorization

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

Authorized Signatory
Owner's Signature
Other Owner's Signature

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

Hines / Kevin Jund
Authorized Agent's Name-Printed
[Signature]
Authorized Agent's Signature
11-6-25
Date

Planning and Zoning

Received by: [Signature] Date: 11/7/25



NOT RELEASED
FOR
CONSTRUCTION

NO.	DATE	DESCRIPTION

WWW.ROBERTSCIVILENGINEERING.COM
ROBERTS
 CIVIL ENGINEERING

HINES SCRUBBY BLUFF RESIDENTIAL
 CAMDEN COUNTY, GA.
 CONCEPT PLAN

SCALE: 1"=200' (SEE PARAGRAPH)
 CHECKED BY: ALJ
 DRAWN BY: ARF
 PROJECT NUMBER: 25118
 DATE: 2025-11-03

1
 SHEET



VICINITY MAP

NOTE:
 1. THIS SHEET IS CONCEPTUAL IN NATURE FOR THE PROJECT AND GENERAL LAND USES CONTEMPLATED FOR THE PROJECT AND DOES NOT CONSTITUTE AN ENVIRONMENTAL ASSESSMENT OR STATEMENT OF ENVIRONMENTAL EFFECTS TO ANY LOCAL COUNTY.

- LEGEND**
- EXISTING MARSH
 - EXISTING WETLANDS
 - PROPOSED SINGLE FAMILY - COTTAGE SR (64S)
 - PROPOSED SINGLE FAMILY - VILLA 60W (177)
 - PROPOSED SINGLE FAMILY - ESTATE 70W (112)
 - PROPOSED SINGLE FAMILY - MARSH FRONT 60W (29)
 - PROPOSED CONCRETE
 - PROPOSED GREEN SPACE
 - PROPOSED STORMWATER AREA (4=15.8 AC)
 - PROPOSED PHASE 1
 - PROPOSED BUFFER

GRAPHIC SCALE
 1" = 200'

The Plan is conceptual and subject to change. Modifications to roadway layouts, landscape plans, residential lots, utility designs, and amenity areas may occur without requiring updates to this Plan or zoning approvals, provided that maximum densities and other requirements outlined in associated PD are maintained. All changes shall be subject to the same review process as the original development review by phase throughout the course of the project.

Hines Amenity Quality (Markland comparable)



Hines Home Landscape Quality (Palencia)

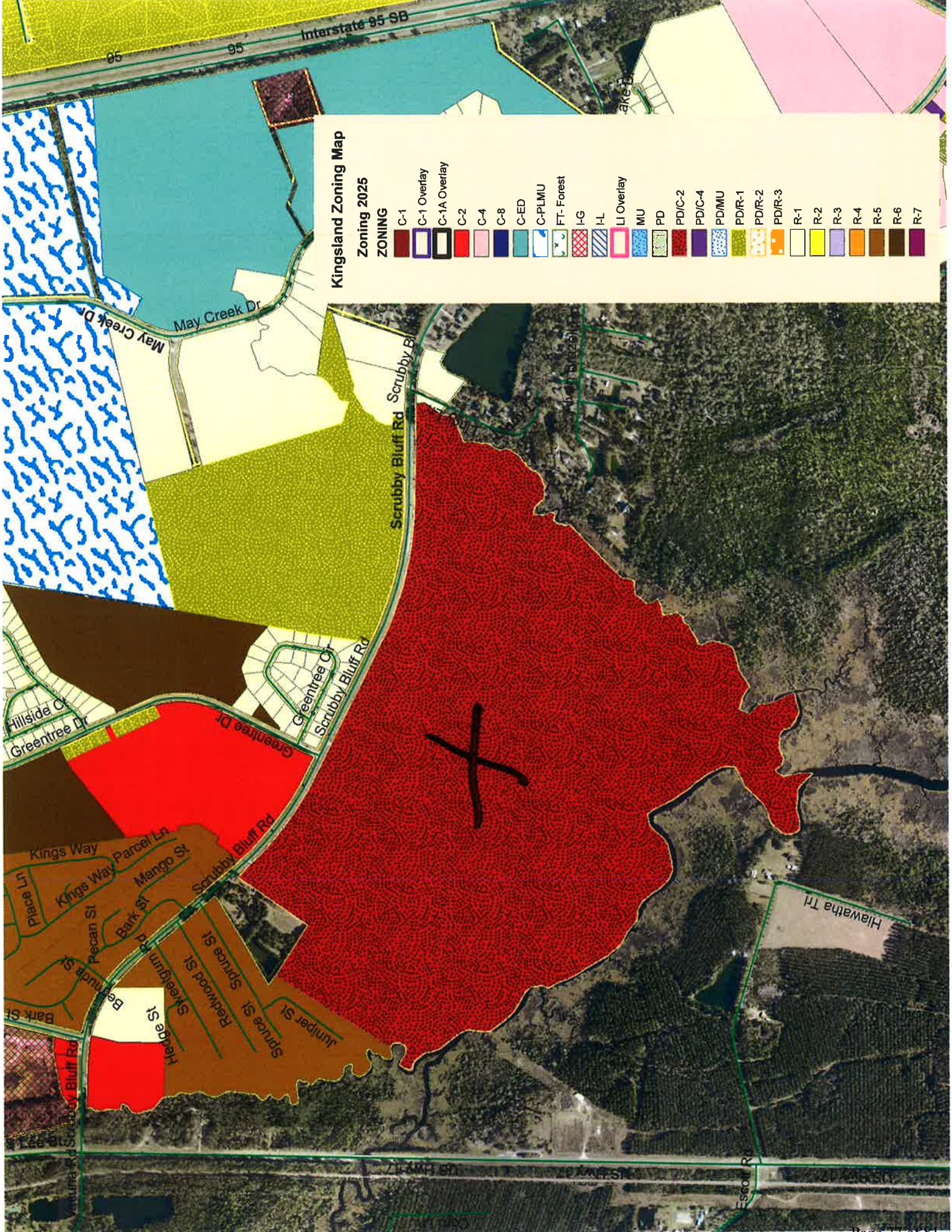


Typical Mature Streetscape at Palencia



Hines Home Landscape Quality (Markland)

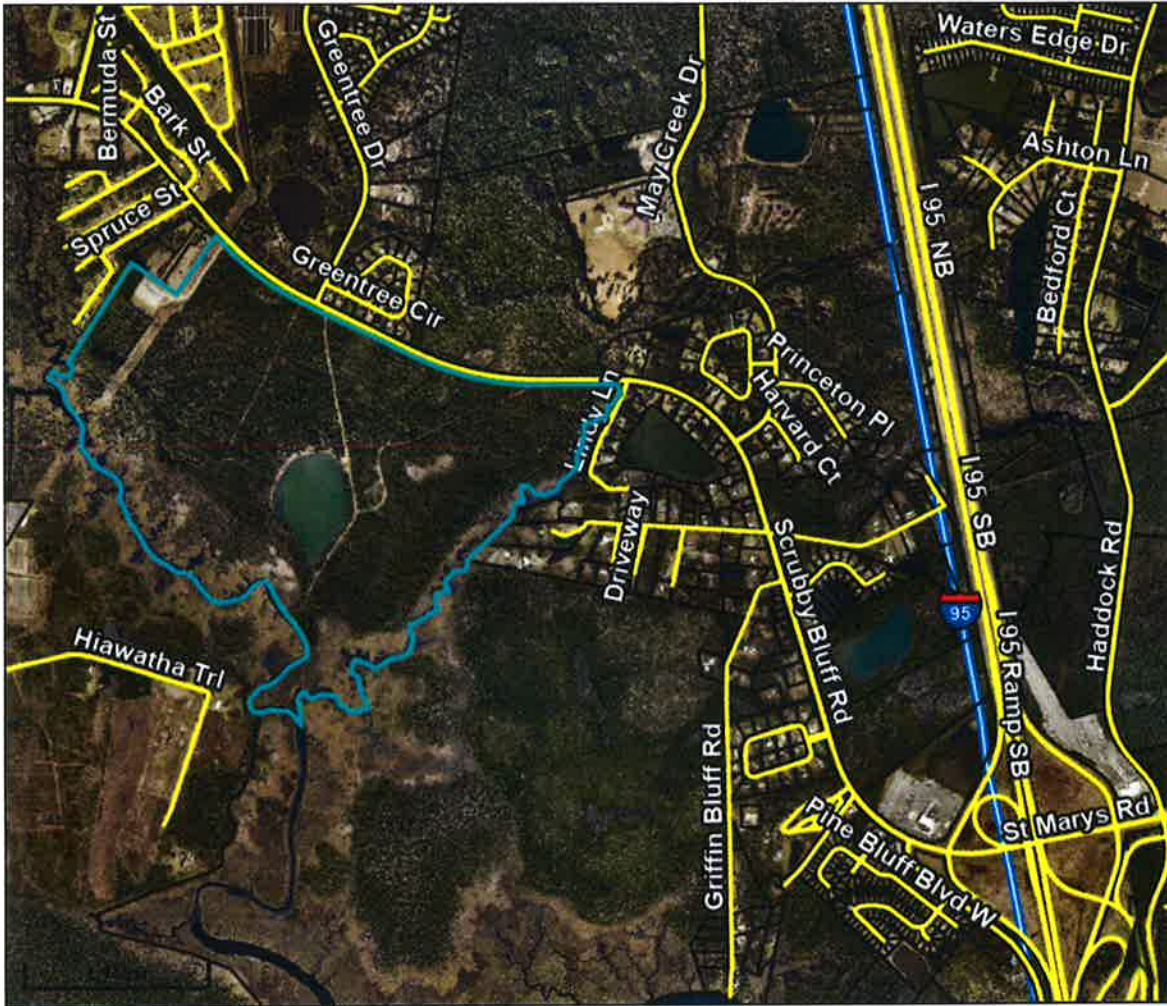




Kingsland Zoning Map

Zoning 2025

ZONING	Color/Pattern
C-1	Dark Red
C-1 Overlay	Light Blue
C-1A Overlay	White
C-2	Red
C-4	Pink
C-8	Dark Blue
C-ED	Light Green
C-PLMU	Light Blue
FT-Forest	Green
I-G	Red and White Checkered
I-L	Blue and White Checkered
LI Overlay	Light Green
MU	Blue and White Checkered
PD	Light Green
PD/C-2	Red
PD/C-4	Dark Blue
PD/MU	Blue and White Checkered
PD/R-1	Green
PD/R-2	Light Green
PD/R-3	Light Green
R-1	White
R-2	Yellow
R-3	Light Purple
R-4	Orange
R-5	Brown
R-6	Dark Brown
R-7	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	095 027	Owner	DLP KINGSLAND VENTURES LLC	Last 2 Sales			
Class Code	Residential		405 GOLFWAY WEST DRIVE	Date	10/25/2023	Net Price	\$5750000
Taxing District	KINGSLAND		SUITE 300		5/16/2022		0
	KINGSLAND	Physical Address	SAINT AUGUSTINE, FL 32095			Reason	LM
Acres	314.88	Assessed Value	n/a				QC
			Value \$3158800				U

(Note: Not to be used on legal documents)

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Date created: 11/10/2025

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Developed by SCHNEIDER GEOSPATIAL

**SCRUBBY BLUFF RESIDENTIAL COMMUNITY DEVELOPMENT
APPLICATION FOR PLANNED DEVELOPMENT DISTRICT
PROJECT REPORT
DATE 12/1/2025**

1. Project Description

This application is a request by Hines Acquisitions and DLP Capital (c/o Kevin Jund), whose authorized agent is Roberts Civil Engineering, to rezone +/- 315 acres, more or less, from its current zoning of PD/C-2 to PD/R-1. This tract of land is designated as tax parcel ID 095 027 by the Camden County Tax Assessor. The project Residential tract consists of +/- 219.10 acres and the remaining land is Salt Marsh of +/- 95.90 acres which will remain as natural marsh land with the exception of very minor low-impact recreation-based improvements such as a kayak launch connecting to the creek.

The purpose of establishing this Planned Development (PD) District is to provide the flexibility necessary to design and implement a thoughtfully planned residential community. This district will allow for innovative lot configurations, integrated open space, and tailored infrastructure solutions that support a high-quality living environment while remaining consistent with the City of Kingsland's long-term planning goals.

2. Legal Description

A boundary survey of the tract is attached as Exhibit "A" titled "A Parcel of Land Lying in the City of Kingsland, 1606th G.M.D., Camden County, Georgia, For: RTSB Holdings, LLC; and First American Title Insurance Company" by Bennett Surveying, Inc.

3. Standards for Development

A. Permitted Uses

1. Any use permitted in R-1 district including single-family dwellings
2. Clubhouse and amenities to service residential development including but not limited to outdoor/indoor recreation and outdoor/indoor events and supporting infrastructure, utility sheds, pavilions, sports courts, parking, restroom facilities, dog parks, swimming pools, swimming, fishing, kayaking, and similar recreation and ancillary uses
5. Small boat and kayak launch provided all permitting is approved all authorities having jurisdiction.
6. Lakes and Parks

B. Intentionally Omitted

C. Density Requirement

Residential dwellings: Not more than 600 residential units or approximately 1.9 units per gross acre.

D. Yard Requirement

- (1) Minimum front yard setback from public right-of-way: 20 feet (front porches and other architectural features (other than garages) may extend into front yard setback up to 5 feet)
- (2) Minimum side yard setbacks:
 - (i) From right-of-way (specifically for corner lots): 20 feet
 - (ii) Between residential lots: 5 feet (minimum 10' building wall to building wall)
- (3) Minimum rear yard setback: 15 feet

- (4) Maximum percentage of lot covered by buildings:
 - (b) Individual residential lots: 65%
- (5) Maximum building height:
 - (a) 35 feet

E. Scrubby Bluff Buffer Zone:

30' buffer zone between Scrubby Bluff right of way and residential lots

F. Individual residential lot dimensions(1) Minimum lot size: 4,000 sf

- (2) Minimum lot width: 40 feet
- (3) The residential lot program for the proposed development is designed to incorporate a diverse range of lot widths and densities. The mix may include lots with widths of approximately 40 feet, 50 feet, 60 feet, 70 feet, and 80 feet or greater.
- (4) To promote variety in lot sizes and maintain neighborhood character, no more than 20 (20%) percent of the total residential lots shall be less than 5,000 square feet or less than 45' in width
- (5) The lot size limitations outlined in Section 3.F(4) shall apply to the project in its entirety and not to individual phases. For clarity, individual phases may exceed the specified lot density thresholds, provided that the cumulative lot counts across all phases (past, present, and future) remain within the maximum limits established in Section 3.F(4)

4. Dedication of Land for Public Use

All roads and infrastructure (including water and sewer utilities) shall be designed in accordance with City of Kingsland standards and shall either be dedicated to the City once complete for ongoing ownership and maintenance by the City or will remain private to be maintained by the property owner or associated Property Owner's Association.

5. Exceptions or Variations from the City of Kingsland Zoning and Land Development Ordinance

Unless otherwise specified in this Planned Development document, exceptions or variations from the City of Kingsland Zoning and Land Development Ordinances shall be in line with City of Kingsland, Georgia – Code of Ordinances, Appendix A, Article X. – Exceptions and Modifications.

6. Provision of Utilities

Water and sewer service shall tie into the public utility system of the City of Kingsland with coordination between the developer and the City of Kingsland.

7. Plot Plan

The Plot Plan included associated with this Planned District document and included herein is conceptual and subject to change. Modifications to roadway layouts, landscape plans, residential lots, utility designs, and amenity areas may occur without requiring updates to the Plot Plan or zoning approvals, provided that maximum densities and other requirements outlined in this document are maintained. These changes may be submitted for detailed development review by phase throughout the course of the project.

8. Multiple Phases and Open Space Requirements

The project will be constructed in multiple phases over time. As such, any open space requirements may be satisfied by evaluating the project as a whole and calculated using the boundary and open spaces of the entire project, rather than by assessing each individual phase separately. Stormwater management areas, natural lake features, non-mitigated wetland areas and Salt marsh areas may be used as open space.

9. Conflicts with Development Ordinance

In the event of any conflict between the provisions of this document and the City of Kingsland Zoning and Land Development Ordinance, the standards and requirements set forth herein shall take precedence and govern the development of the subject property.

10. Home Owner's Association and Restrictive Covenants

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

11. Definitions

GROSS ACRE: The amount of land measured by survey and includes uplands, wetlands, and marsh.