



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • DECEMBER 2, 2024

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Public Hearing for Re-Zoning -

Holley Capital, LLC is requesting that Parcels K15 01 003 and K15 01 004B be re-zoned to C-2 (General Commercial). The parcels are located at 180 N. West St. and 411 W. King Ave. containing a total of approximately 1.37 acres. The purpose of the re-zoning is for a proposed Polaris Dealership.

2. Public Hearing for Re-Zoning -

Roger Bennett, acting agent for Sawdawg, LLC is requesting that Parcels 106 037 and 106 037A located on the north side of Laurel Island Pkwy. and on the east side of Bristol Hammock Rd. be re-zoned to PD/R-2 (Planned Development/Low Density Residential District) for a mixed use residential project consisting of townhouses and single family homes. The parcels contain approximately 212 acres.

3. Public Hearing for Re-Zoning -

Austin Sawyer is requesting that Parcel K25 04 003 located on the west side of S. Orange Edwards Blvd. and on the north side of W. Outlaw Ave. be re-zoned to R-7 (Townhouse Residential District) for a residential project consisting of 16 Townhomes. The parcel contains approximately 1.2 acres.

II. CALL TO ORDER

Matthew Hooks
Michael Haynes
Kathy Markes
Walter Fuller Jr.
Becci Shannon
Bryant Shepard
Fyrth Morris

Board Member
Board Member
Board Member
Board Member
Board Member
Chairman
Vice Chairman

III. APPROVE MINUTES FROM LAST MEETING

IV. AGENDA ITEMS

1. Home Occupation-289 Laurel Landing Blvd.-Map & Parcel 120J 026B -

Scott Cutler has applied for a Home Occupation Permit for a lawn care business known as "Cutler's Lawn Care and More". 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.

2. Home Occupation-114 Fiddlers Cove Dr.-Map & Parcel 120H 018 -

Heather Groom has applied for a Home Occupation Permit for an on-line Mental Health Counseling business known as (Heather Groom, LLC). The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

3. Re-Zoning -

Marcus Holley, with Holley Capital, LLC has applied for a re-zoning of parcels K15 01 003 & K15 01004B containing approximately 1.37 acres located on the west side of 180 N. West St. and 411 W. King Ave. The applicant is requesting the parcels be re-zoned to C-2 (General Commercial) for a proposed Polaris Dealership. Current zoning is R-1. Staff recommends approval.

4. Re-Zoning & PD Approval -

Ronald Sawyer with Sawdawg, LLC has applied for a re-zoning of parcels 106 037 & 106 037A containing approximately 212 acres located on the north side of Laurel Island Pkwy. and on the east side of Bristol Hammock Rd. The applicant is requesting the parcels be re-zoned to PD/R-2 (Planned Development/Medium Density Residential) for a proposed 630 lot subdivision that will include single family homes and townhomes. The applicant has also submitted a PD for approval that has been reviewed and approved by the Planning Department staff. Current zoning is PD/R-1. Staff recommends approval.

5. Re-Zoning -

Austin Sawyer has applied for a re-zoning of parcel K25 04 003 containing approximately 1.2 acres located on the west side of S. Orange Edwards Blvd. and the east side of S. Arizona St. The applicant is requesting the parcel be re-zoned to R-7 (Townhouse Residential District) for a proposed 16-unit townhouse community. Current zoning is R-1. Staff recommends approval.

V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4601)**

Meeting: 12/02/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4601

Public Hearing for Re-Zoning

Holley Capital, LLC is requesting that Parcels K15 01 003 and K15 01 004B be re-zoned to C-2 (General Commercial). The parcels are located at 180 N. West St. and 411 W. King Ave. containing a total of approximately 1.37 acres. The purpose of the re-zoning is for a proposed Polaris Dealership.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4603)**

Meeting: 12/02/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4603

Public Hearing for Re-Zoning

Roger Bennett, acting agent for Sawdawg, LLC is requesting that Parcels 106 037 and 106 037A located on the north side of Laurel Island Pkwy. and on the east side of Bristol Hammock Rd. be re-zoned to PD/R-2 (Planned Development/Low Density Residential District) for a mixed use residential project consisting of townhouses and single family homes. The parcels contain approximately 212 acres.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4602)**

Meeting: 12/02/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4602

Public Hearing for Re-Zoning

Austin Sawyer is requesting that Parcel K25 04 003 located on the west side of S. Orange Edwards Blvd. and on the north side of W. Outlaw Ave. be re-zoned to R-7 (Townhouse Residential District) for a residential project consisting of 16 Townhomes. The parcel contains approximately 1.2 acres.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4604)**

Meeting: 12/02/24 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4604

**Home Occupation-289 Laurel Landing Blvd.-Map & Parcel
120J 026B**

Scott Cutler has applied for a Home Occupation Permit for a lawn care business known as "Cutler's Lawn Care and More". 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.



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 2, 2024

City Council Meeting Date: December 9, 2024

Agenda Item: Home Occupation- 289 Laurel Landing Blvd.- Parcel # 120J 026B
Summary:

Scott Cutler has applied for a home occupation permit for a lawn care business known as “Cutler’s Lawn Care & More.”. 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

240098

December
1924



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 11/8/24

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 11/12/24

3. DATE PERMIT FEE PAID: 11/12/24 AMOUNT PAID: \$ 50.00

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 12/2/24

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 12/9/24

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 12/10/24

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

11/12/24
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE

Kingsland Zoning Map

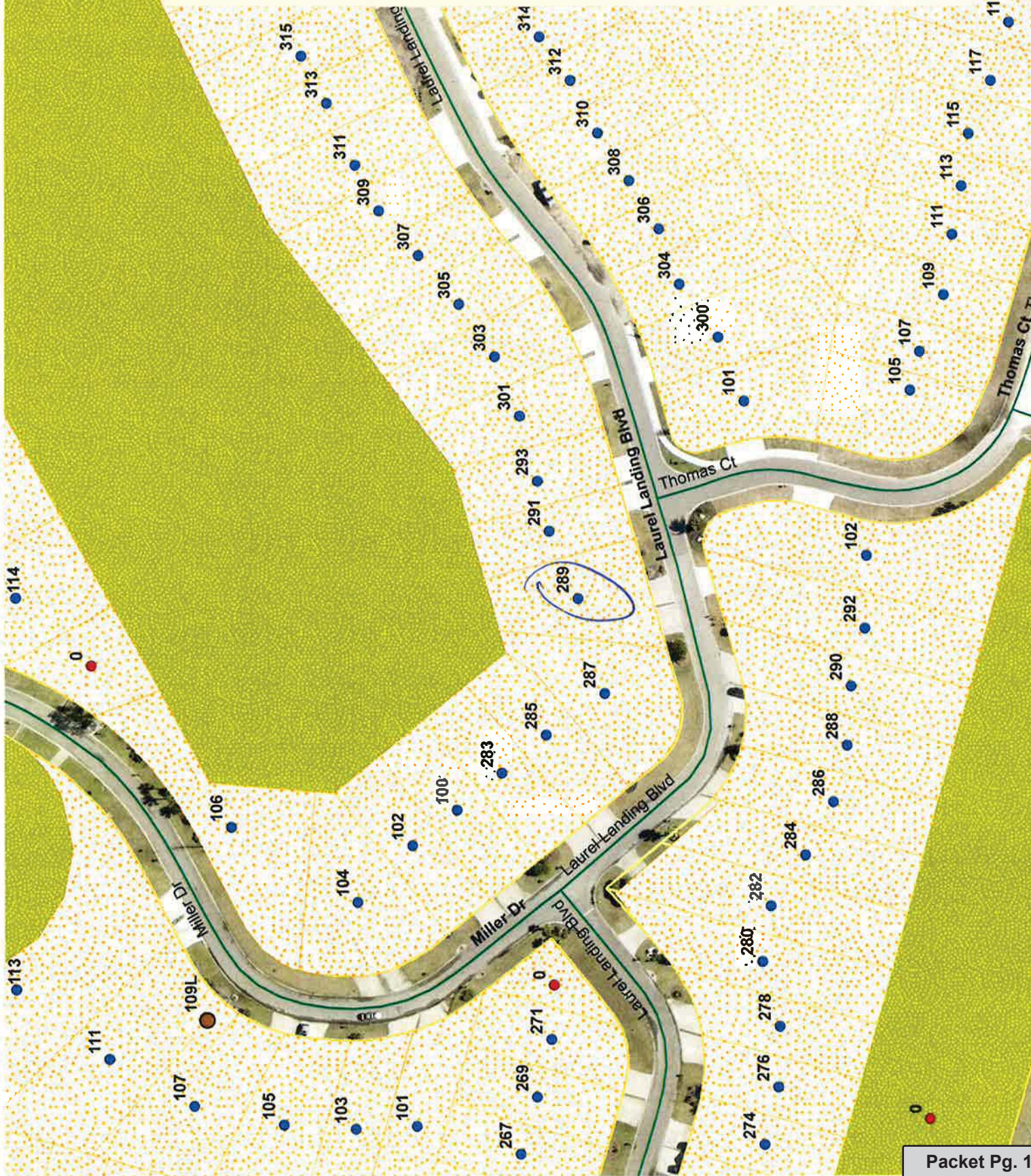
Zoning 2024

ZONING

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

Attachment: Dec 2024-Home Occ-289 Laurel Landing Blvd (4604 : Home Occupation-289 Laurel Landing Blvd.-Map & Parcel 120J 026B)





Camden County, GA



Overview



Legend

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

Parcel ID	120J 026B	Owner	CUTLER SCOTT A	Last 2 Sales			
Class Code	Residential		289 LAUREL LANDING BOULEVARD	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	7/14/2020	\$215500	FM	Q
	KINGSLAND	Physical Address	289 LAUREL LANDING BLVD	1/2/2009	\$215000	FM	Q
Acres	0.14	Assessed Value	Value \$273992				

(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: 11/12/2024

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Developed by SCHNEIDER
GEOSPATIAL

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4605)**

Meeting: 12/02/24 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4605

Home Occupation-114 Fiddlers Cove Dr.-Map & Parcel 120H 018

Heather Groom has applied for a Home Occupation Permit for an on-line Mental Health Counseling business known as (Heather Groom, LLC). The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.



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 2, 2024

City Council Meeting Date: December 9, 2024

Agenda Item: Home Occupation- 114 Fiddler's Cove Drive- Parcel # 120H 018

Summary:

Heather Groom has applied for a home occupation permit for an on-line Mental Health Counseling business known as "Heather Groom, 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



240095

December Agenda.

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the planning and Zoning Administrator at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is encouraged at the Planning Commission public hearing.

APPLICANT: Heather Groom PHONE: 843-513-4935
ADDRESS: 114 Fiddlers Cove Dr. Kingland, GA 31548
FAX: _____ E-MAIL: heathergroom11c@icloud.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: Heather Groom, LLC
STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 114 Fiddlers Cove Dr. King GA 31548
TAX MAP & PARCEL NUMBER: 120H018 ZONING: PD/R-1
OWNER OF SITE, IF NOT APPLICANT: Heather Groom
ADDRESS: _____
CITY: N/A STATE: _____ ZIP: _____

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

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

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

SIGNED: Heather Groom DATE: 11/1/24



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Heather Groom
 ADDRESS: 114 Fiddlers Cove Dr
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: 87513-4935 FAX: () E-MAIL: heathergroomllc@gmail
 PROPOSED BUSINESS: Mental health counseling LOCATION: Same as above gmail
 TAX PARCEL: 120 H018 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: 150 Business area sq. ft. 2519 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.

Heather Groom
 SIGNATURE OF APPLICANT

11/8/24
 DATE

Attachment: Dec 2024-Home Occ-114 Fiddler's Cove Dr (4605 : Home Occupation-114 Fiddlers Cove Dr.-Map & Parcel 120H 018)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 11/8/24

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 11/6/24

3. DATE PERMIT FEE PAID: 11/8/24 AMOUNT PAID: \$ 50.00

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 12/2/24

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 12/9/24

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 12/10/24

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

11/8/24
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE

Kingsland Zoning Map

Zoning 2024

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





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	120H 018	Owner	GROOM NATHAN	Last 2 Sales			
Class Code	Residential		114 FIDDLERS COVE DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	8/20/2023	0	QC	U
	KINGSLAND	Physical Address	114 FIDDLERS COVE DR	9/24/2019	\$305000	FM	Q
Acres	0.24	Assessed Value	Value \$392755				

(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: 11/8/2024

Last Data Uploaded: 11/7/2024 7:50:10 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

Attachment: Dec 2024-Home Occ-114 Fiddler's Cove Dr (4605 : Home Occupation-114 Fiddlers Cove Dr.-Map & Parcel 120H 018)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4608)**

Meeting: 12/02/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4608

Re-Zoning

Marcus Holley, with Holley Capital, LLC has applied for a re-zoning of parcels K15 01 003 & K15 01004B containing approximately 1.37 acres located on the west side of 180 N. West St. and 411 W. King Ave. The applicant is requesting the parcels be re-zoned to C-2 (General Commercial) for a proposed Polaris Dealership. Current zoning is R-1. Staff recommends approval.



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 2, 2024

City Council Meeting Date: December 9, 2024

Agenda Item: Rezoning

Background:

The surrounding parcels are a mixture of commercial and residential. The proposed project will sit on a combination of 4 parcels, two of which are already zoned C-2 (General Commercial) The main entrance to the project will be off of N West St and the existing buildings on the property will be used as the main customer service center. The other areas will be used for storage of inventory.

Summary:

Marcus Holley, with Holley Capital, LLC has applied for a rezoning of parcels K15 01 003 & K15 01 004B containing approx. 1.37 acres located on the west side of 180 N. West St. and 411 W King Ave. The applicant is requesting the parcels be rezoned to C-2 (General Commercial) for a proposed Polaris Dealership.

Current Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
 Planning Director

Attachment: Dec 2024-Re-Zoning-Parcels K15 01 003 & K15 01 004B (4608 : Re-Zoning)

Dec. 240094

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 R-1EXISTING USE R-2REQUESTED ZONING C-2REQUESTED USE C-2

PROPERTY OWNER(S)

Name(s) Holley Capital LLCAddress P.O. Box 940 Hilliard, FL 32046Phone No. 904-707-8937 (Work and/or home); Fax No. 904-845-7880

☐ 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: K15 01 003 +
180 N. WEST ST. KINGSLAND, GA 3154

Property
 Address: 180 N. WEST ST. KINGSLAND, GA 31548

Tax Map Reference Number K15 01 003 Zoning Map GIS Dept
August 2020
R-1

Attachment: Dec 2024-Re-Zoning-Parcels K15 01 003 & K15 01 004B (4608 : Re-Zoning)

Dec 24 240094

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 R-1

EXISTING USE R-1

REQUESTED ZONING C-2

REQUESTED USE C-2

PROPERTY OWNER(S)

Name(s) Holley Capital LLC

Address P.O. Box 940 Hillnd, GA 32046

Phone No. 904-707-0937 (Work and/or home); Fax No. 904-845-7880

☐ 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: K1501 004B

411 W. King Ave

Property Address: 411 W. King Ave Kingsland, GA 31548

Tax Map Reference Number K15 01 004B Zoning Map GIS Dept
August 2020
R-1

City of Kingsland Zoning Application
Page Two

Property Size 0.97 Acre Property Frontage 360 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 _____

Mostly surrounded by C-2

Would not be detrimental to property or persons in the area because _____

Property is being upgraded to benefit community.

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

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

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	

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

Attachment: Dec 2024-Re-Zoning-Parcels K15 01 003 & K15 01 004B (4608 : Re-Zoning)

City of Kingsland Zoning Application
Page Four

at their meeting of 12/2/2024, 200²⁴, 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 MR. Holly
in the amount of \$ 220..

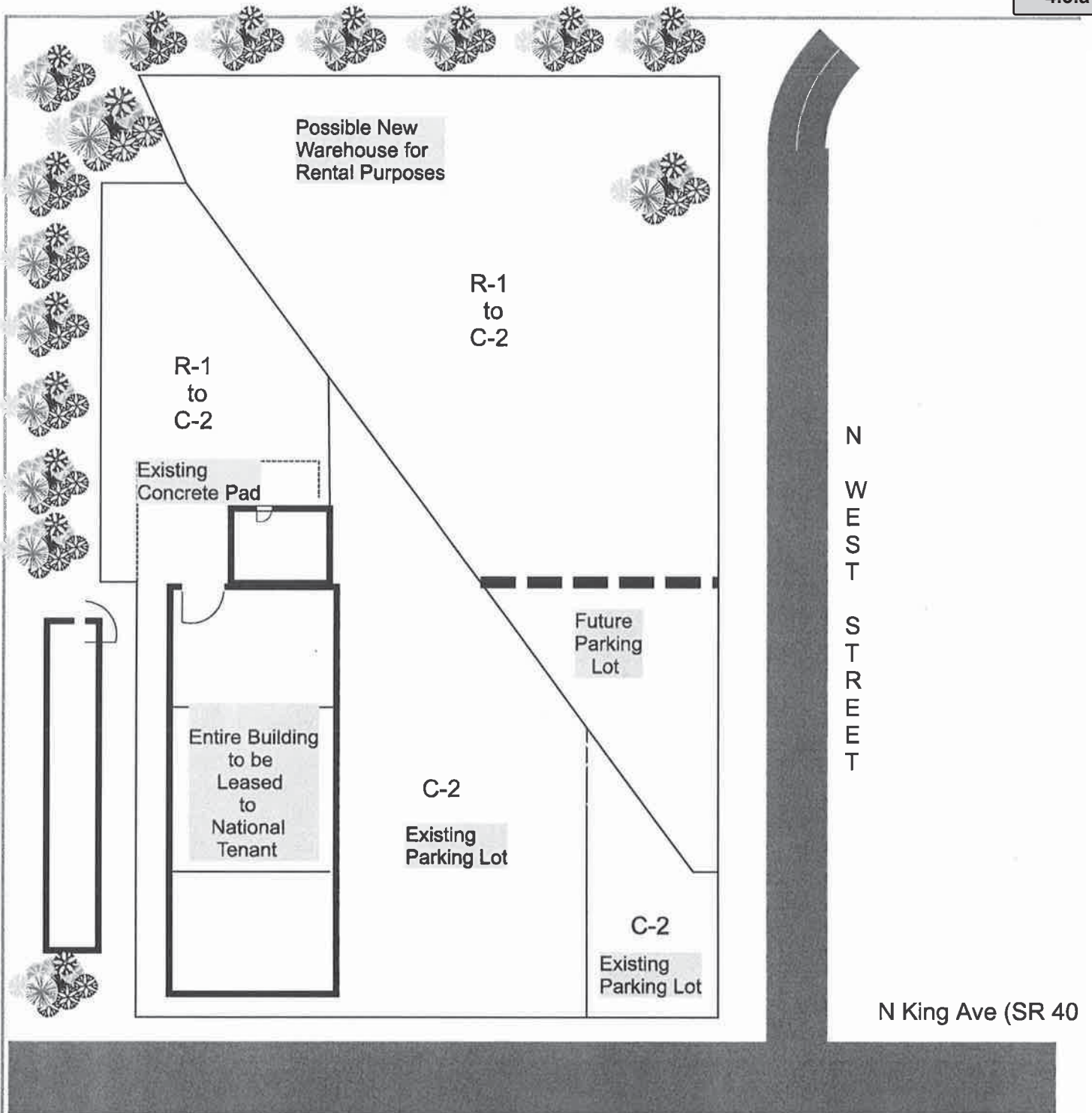
City of Kingsland

BY: [Signature]

Planning & Zoning Administrator

Date: 11/7/24

Attachment: Dec 2024-Re-Zoning-Parcels K15 01 003 & K15 01 004B (4608 : Re-Zoning)



Site: 411 West King Avenue

Holley Capital LLC
P.O. Box 940
Hilliard, FL 32046

Conceptual Master Plan

11-12-2024





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	K15 01 003	Owner	HOLLEY CAPITAL LLC	Last 2 Sales			
Class Code	Residential		17671 HOLLEY OAKS LANE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		HILLIARD, FL 32046	2/6/2024	\$51500	NQ	U
	KINGSLAND	Physical Address	180 N WEST ST	3/6/1999	0	FY	U
Acres	0.97	Assessed Value	Value \$132467				

(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: 11/8/2024

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Developed by SCHNEIDER
GEOSPATIAL

Attachment: Dec 2024-Re-Zoning-Parcels K15 01 003 & K15 01 004B (4608 : Re-Zoning)



Camden County, GA



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Parcel ID	K15 01 004B	Owner	HOLLEY CAPITAL LLC	Last 2 Sales			
Class Code	Commercial		17671 HOLLEY OAKS LANE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		HILLIARD, FL 32046	5/2/2023	0	NM	U
	KINGSLAND	Physical Address	411 A&D W KING AVE	6/1/2018	\$7200	NM	U
Acres	0.4	Assessed Value	Value \$53722				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

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GEOSPATIAL

Attachment: Dec 2024-Re-Zoning-Parcels K15 01 003 & K15 01 004B (4608 : Re-Zoning)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4609)**

Meeting: 12/02/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4609

Re-Zoning & PD Approval

Ronald Sawyer with Sawdawg, LLC has applied for a re-zoning of parcels 106 037 & 106 037A containing approximately 212 acres located on the north side of Laurel Island Pkwy. and on the east side of Bristol Hammock Rd. The applicant is requesting the parcels be re-zoned to PD/R-2 (Planned Development/Medium Density Residential) for a proposed 630 lot subdivision that will include single family homes and townhomes. The applicant has also submitted a PD for approval that has been reviewed and approved by the Planning Department staff. Current zoning is PD/R-1. Staff recommends approval.



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 2, 2024

City Council Meeting Date: December 9, 2024

Agenda Item: Rezoning & PD Approval

Background:

The surrounding parcels are a mix of commercial and residential. The proposed subdivision (Wright's Island) will be located next to Fiddler's Cove and the main entrance to the project will be off of Bristol Hammock Road. There will also be an entrance off of Laurel Island Parkway to help with traffic congestion and for life safety reasons. The project will consist of 40', 50' and 60' wide single family lots and a portion of the project will include 140 townhomes. There will be an approx. total of 630 residential units at full build out.

Summary:

Ronald Sawyer with Sawdawg, LLC has applied for a rezoning of parcels 106 037 & 106 037A containing approx. 212 acres located on the north side of Laurel Island Pkwy. and on the East side of Bristol Hammock Road. The applicant is requesting the parcels be rezoned to PD/R-2 (Planned Development Medium Density Residential) for a proposed 630 lot subdivision that will include single family homes and townhomes. The applicant has also submitted a PD for approval that has been reviewed and approved by the Planning Department staff.

Current Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

Attachment: Dec 2024-Re-Zoning-Parcels 106 037 & 106 037A (4609 : Re-Zoning & PD Approval)

*AN AMENDMENT TO THE PLANNED
DEVELOPMENT
PROJECT DESCRIPTION*

FOR:

**PARCEL 2 & 3 OF THE WRIGHT'S ISLAND
TRACT**

SUBMITTED TO:

*THE KINGSLAND CITY COUNCIL
AND
PLANNING COMMISSION*

BY:

SAWYER & ASSOCIATES, INC.

NOVEMBER 4, 2024

BENNETT SURVEYING, INC.

(AGENT FOR SAWYER & ASSOCIATES, INC.)



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 _____	PD (R-1)	EXISTING RESIDENTIAL USE _____	
REQUESTED ZONING _____	PD (R-2)	REQUESTED TOWNHOUSES & USE _____	RESIDENTIAL _____

PROPERTY OWNER(S)

Name(s) _____ SAWDAWG, LLC _____

Address _____ 100 Marsh Harbour Pkwy. Kingsland, Georgia 31548 _____

Phone No. _____ 912-576-9003 _____ (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: _____ FIDDLERS COVE AREA/WRIGHTS/ISLAND _____

Property

Address: North Side of Laurel Island Pkwy & East Side of Bristol Hammock Rd

Tax Map Reference Number: _____ 106 037 & 037A _____ Zoning Map: _____

Property Size: ~~7.135~~ 212 Acres Property Frontage: 1508 Feet Bristol Hammock Rd

Attachment: Dec 2024-Re-Zoning-Parcels 106 037 & 106 037A (4609 : Re-Zoning & PD Approval)

City of Kingsland Zoning Application
Page Two

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 project will reflect multi-family and commercial uses _____

Would not be detrimental to property or persons in the area because _____
 _____ The project will further enhance the City of Kingsland's _____
 surrounding developments _____

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

_____ ☒ _____

- (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

_____ ☒ _____

- (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

X

City of Kingsland Zoning Application
Page Three

CAMPAIGN CONTRIBUTION

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

Elected Officials Name

Amount of Description of Gift

SIGNATURE(S) OF OWNER(S)

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

Sawyer LLC by Ronald H Sawyer
Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of _____ November 4, _____, 2024, 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 Sawyer & Assoc.
in the amount of \$ 600.

City of Kingsland

BY: [Signature]

Date: 10/15/24

Planning & Zoning Administrator

Attachment: Dec 2024-Re-Zoning-Parcels 106 037 & 106 037A (4609 : Re-Zoning & PD Approval)



BENNETT SURVEYING, INC.

Surveyors and Land Planners

102 Marsh Harbour Parkway, Unit 103
Kingsland, GA 31548
P.O. Box 2729
Brunswick, GA 31521
(912) 258-8899

4.4.a

Application Request: the Applicant, Sawyer & Associates, Inc., 100 Marsh Harbour Parkway, Kingsland, Georgia 31548 request that the Planning Commission & City Council approve the following application:

AN AMENDED DEVELOPMENT PLAN TO ALLOW FOR A PLANNED DEVELOPMENT IN KINGSLAND, GEORGIA, FOR THE PURPOSE OF PROVIDING TOWNHOUSES AND SINGLE FAMILY RESIDENTIAL ON +/- 135 ACRES ADJOINING LAUREL ISLAND PARKWAY KNOWN AS CAMDEN COUNTY TAX PARCEL No. 106

037 & 037A

NOVEMBER 4, 2024

Introduction

The Applicant, Sawyer & Associates, Inc., hereby submits this application for a revised Planned Development Plan to the existing PD (R-1) Development district in accordance with City of Kingsland, Georgia, Zoning Ordinance. The conceptual land usage plan and supporting documents shall serve as the basis of which is required by the Ordinance.

After approval by the Kingsland City Council and Planning Commission, the Applicant or his agent will be entitled to develop this site in accordance with this Application, upon receipt of final plat approvals from the City of Kingsland Council and Planning Commission, with the allowed uses, densities, and development standards contained or referenced herein. The development standards granted hereunder shall be conditioned upon receipt and approval of such materials by the City of Kingsland, prior to any development activity. Furthermore, the Applicant also requests that the terms and conditions of this written report be incorporated into any future zoning map and text amendments, as a PD Zoning District, to be governed pursuant to the terms hereof.

Project Description Summary

This project consists of a total of 135 acres, more or less. It is known as parcel 2 & 3 of the Wright's Island Tract. As with the surrounding developments, this parcel will contain townhouses and single family residential property with defined specifications. The concept of this project is to provide townhouses and residential lots equivalent to surrounding areas. The density of mixed usage may exceed those allowed in various surrounding mixed use developments.

The project will be accessed from Laurel Island Parkway & Bristol Hammock Road. The development will be served with underground utilities, including sewer and water from the City of Kingsland. Any and all utilities needed within the development will meet or exceed the City of Kingsland standards with the intent to dedicate, if needed, to the City of Kingsland.

wrights island 2 narrative

Attachment: Dec 2024-Re-Zoning-Parcels 106 037 & 106 037A (4609 : Re-Zoning & PD Approval)

Minimum lot specifications

PD R-2 (Townhouses) +/-140 units

Minimum Lot Area	7,000 Sq. Ft. for the first two units, 2,000 Sq. Ft. for each additional unit
Front Yard Setback	15 feet
Side Yard Setback	0 feet & 10 feet (10 feet side street)
Rear Yard Setback	10 feet (10 feet rear street)

PD R-1 (60' lots) +/-53 lots

Minimum Lot Area	6,000 Sq. Ft.
Lot width at building line	60.0 ft.
Front Yard Setback	20 feet
Side yard setback	5 feet (10 feet side street)
Rear Yard Setback	10feet (10 feet rear street)

PD R-1 (50' lots) +/-234 lots

Minimum Lot Area	5,000 Sq. Ft.
Lot width at building line	50.0 ft.
Front Yard Setback	20 feet
Side yard setback	5 feet (10 feet side street)
Rear Yard Setback	10feet (10 feet rear street)

PD R-1 (40' lots) +/-198 lots

Minimum Lot Area	4,400 Sq. Ft.
Lot width at building line	40.0 ft.
Front Yard Setback	20 feet
Side yard setback	5 feet (10 feet side street)
Rear Yard Setback	10feet (10 feet rear street)

This parcel will be accurately surveyed and presented to the Kingsland Planning Commission and Council at the time it is to be developed. At this time, all parcels will meet or exceed the minimum specifications outlined within this PD.

Development Standards

The development standards applicable to the Planned Development District under the City of Kingsland zoning ordinance and the development standards contained therein, shall govern development within the property, and no development activity shall commence until the proper authorities has received, reviewed and approved final site plans, plats and all documents necessary for each parcel to be in compliance with the City of Kingsland Zoning Ordinance standards for a mixed use planned development.

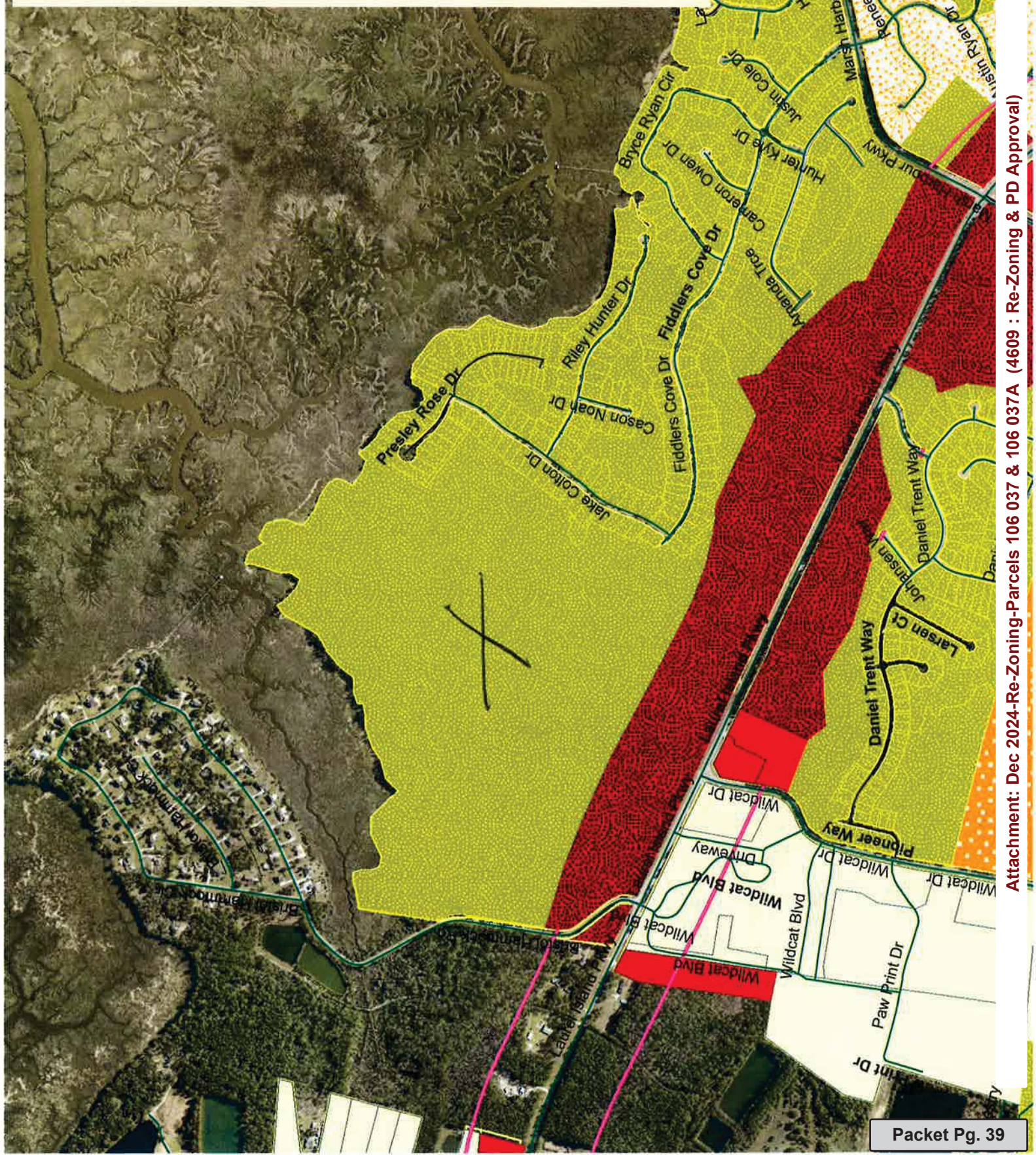
wrights island 2 narrative

Kingsland Zoning Map

Zoning 2024

ZONING

	C-1		C-1 Overlay
	C-1A Overlay		C-2
	C-4		C-8
	C-ED		C-PLMU
	FT- Forest		I-G
	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		



4.4.a

Attachment: Dec 2024-Re-Zoning-Parcels 106 037 & 106 037A (4609 : Re-Zoning & PD Approval)



Camden County, GA



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- City Labels

Parcel ID	106 037	Owner	SAWDAGW LLC	Last 2 Sales			
Class Code	Residential		100 MARSH HARBOUR PARKWAY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	10/10/2023	\$2511600	XS	U
	KINGSLAND	Physical Address	n/a	9/29/2016	\$438689	MP	U
Acres	171.49	Assessed Value	Value \$1894288				

(Note: Not to be used on legal documents)

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Date created: 11/19/2024

Last Data Uploaded: 11/18/2024 7:45:14 PM

Developed by  **SCHNEIDER**
GEO SPATIAL

Attachment: Dec 2024-Re-Zoning-Parcels 106 037 & 106 037A (4609 : Re-Zoning & PD Approval)



Camden County, GA



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Parcel ID	106 037A	Owner	SAWDAGW LLC	Last 2 Sales			
Class Code	Residential		100 MARSH HARBOUR PARKWAY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	10/10/2023	\$993600	XS	U
	KINGSLAND	Physical Address	n/a	n/a	0	n/a	n/a
Acres	40.67	Assessed Value	Value \$749613				

(Note: Not to be used on legal documents)

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GEOSPATIAL

Attachment: Dec 2024-Re-Zoning-Parcels 106 037 & 106 037A (4609 : Re-Zoning & PD Approval)

OSCEID 2015/17 FARM 100 1207

WRIGHT'S ISLAND

18' TOWNHOME TOTAL
± 28.09 ACRES

40' SINGLE FAMILY LOTS TOTAL
± 32.3 ACRES

50' SINGLE FAMILY LOTS TOTAL
± 52.4 ACRES

60' SINGLE FAMILY MARSH LOTS
± 16.07 ACRES

ADMENITY CENTER AREA
± 6.36 ACRES

TOTAL ACRES USED
± 135.22 ACRES



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4611)**

Meeting: 12/02/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4611

Re-Zoning

Austin Sawyer has applied for a re-zoning of parcel K25 04 003 containing approximately 1.2 acres located on the west side of S. Orange Edwards Blvd. and the east side of S. Arizona St. The applicant is requesting the parcel be re-zoned to R-7 (Townhouse Residential District) for a proposed 16-unit townhouse community. Current zoning is R-1. Staff recommends approval.



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 2, 2024

City Council Meeting Date: December 9, 2024

Agenda Item: Rezoning

Background:

The surrounding parcels are mostly residential with a mix of single family homes, duplexes and apartments. The proposed project will consist of 3 buildings containing a total of 16 townhomes. The entrance will be off of S. Arizona St. The applicant has stated that this type of housing is needed and will enhance this area of the city. Planning Department staff agrees.

Summary:

Austin Sawyer has applied for a rezoning of parcel K25 04 003 containing approx. 1.2 acres located on the west side of S. Orange Edwards Blvd. and the east side of S. Arizona St. The applicant is requesting the parcel be rezoned to R-7 (Townhouse Residential District) for a proposed 16-unit townhouse community.

Current Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

Attachment: Dec 2024-Re-Zoning-Parcel K25 04 003 (4611 : Re-Zoning)

Dec. 2024
240090CITY 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 R-1EXISTING
USE Raw landREQUESTED
ZONING R-7REQUESTED
USE Town homes

PROPERTY OWNER(S)

Name(s) Austin SawyerAddress 213 Azalea Court Kingsland GA 31548Phone No. 919-616-4781 (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: corner of S Arizona St and W Outlaw Ave
parcel ID # K25 04 003

Property

Address: West side of S. Orange Edwards - North side of Outlaw AveTax Map Reference Number K25 04 003 Zoning Map R-1

Attachment: Dec 2024-Re-Zoning-Parcel K25 04 003 (4611 : Re-Zoning)

City of Kingsland Zoning Application
Page Two

Property Size 1.2 Acre Property Frontage 294' 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 There are several quad plex's down the road, section 8 houses, other town homes and rentals.

Would not be detrimental to property or persons in the area because I intend to bring up property values, build something the area can use and appreciate.

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

(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

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

CAMPAIGN CONTRIBUTION

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

Elected Officials Name	Amount of Description of Gift

SIGNATURE(S) OF OWNER(S)

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

Austin Sawyer
Owner

Owner

Owner

HEARING DATE

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

Attachment: Dec 2024-Re-Zoning-Parcel K25 04 003 (4611 : Re-Zoning)

City of Kingsland Zoning Application
Page Four

at their meeting of 12/2/24, 2024, at 6:00 P.M. in the Council
Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

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

RECEIPT

Submission fee for rezoning received from Austin Sanger
in the amount of \$ 200.00.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 10/22/24

Attachment: Dec 2024-Re-Zoning-Parcel K25 04 003 (4611 : Re-Zoning)





Camden County, GA



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 - Ferry
 - Pedestrian Way
- City Labels**

Parcel ID	K25 04 003	Owner	HAND WENDELL EDWARD &	Last 2 Sales			
Class Code	Residential		EDWARD WILSON BRUCE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		668 GRIFFIN BLUFF ROAD	7/12/2021	\$15000	LM	Q
	KINGSLAND		KINGSLAND, GA 31548	4/6/2020	\$15000	LM	Q
Acres	1.2	Physical Address	n/a				
		Assessed Value	Value \$50625				

(Note: Not to be used on legal documents)

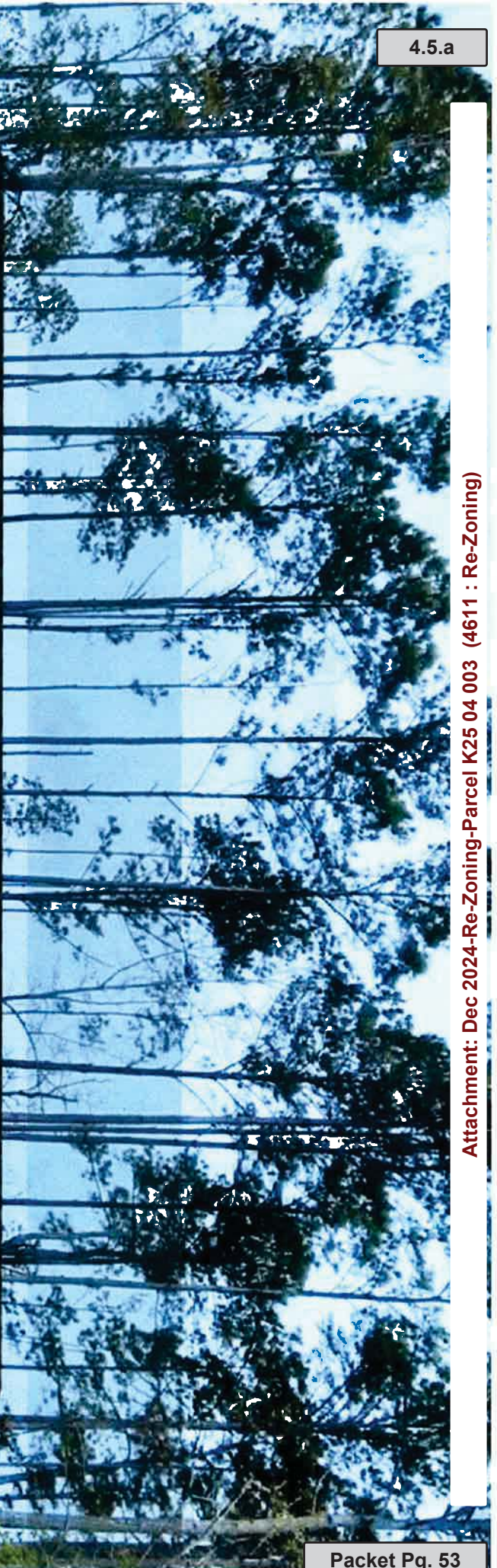
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Date created: 10/24/2024

Last Data Uploaded: 10/23/2024 7:45:05 PM

Developed by SCHNEIDER
GEOSPATIAL

Attachment: Dec 2024-Re-Zoning-Parcel K25 04 003 (4611 : Re-Zoning)



(R/W VARIES PAVED)

 $\theta = 20^\circ - 0^\circ$

SHEET NO.	SITE PLAN	KINGSLAND TOWNHOMES	PLAN
1 OF 1	MAILED 11/26/2014	PARCEL K25 04 003	THP-001
	FLOOR NO.	CAMDEN COUNTY, GEORGIA	

