



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • FEBRUARY 3, 2025

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Public Hearing for Special Use Permit -

Austin Sawyer has submitted an application for a Special Use Permit for a proposed Boat/RV and Mini Storage facility to be built on parcel 106 034A containing approx. 5.15 acres.

2. Public Hearing for Annexation and Zoning Designation for Parcel 095 010B -

Brennan Reine is requesting to annex parcel 095 010B, located on the south side of Boone st., containing approx. 1.5 acres. The applicant is also requesting a zoning designation of R-1 (Single Family Residential) for the purpose of a proposed 4-lot single family minor subdivision.

3. Public Hearing for Annexation and Zoning Designation for Parcel 070 009 -

Ron Sawyer with Sawyer & Associates, Inc. is requesting to annex a 176.4-acre portion of parcel 070 009, located on the south side of Hwy. 40 West and on the north side of Vacuna Rd. The applicant is also requesting a zoning designation of PD/R-2 (Planned Development/Low Density Residential District) for the purpose of a proposed residential development consisting of single family homes and duplexes.

II. CALL TO ORDER

Matthew Hooks

Board Member

Kathy Markes

Board Member

Becci Shannon

Board Member

Mike Anderson

Board Member

Angela Halliwell

Board Member

III. APPROVE MINUTES FROM LAST MEETING

IV. AGENDA ITEMS

1. Home Occupation-120 Lake Ashley Dr-Map & Parcel 107J 035 -

Scott Jackson has applied for a Home Occupation Permit for a junk removal business known as "Bold Faith Junk Removal". 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. Final Plat-The Villas at Camden Woods Phase 2A -

Roger Bennett, acting agent for Sawyer and Associates has submitted a Final Plat for The Villas at Camden Woods Phase 2A consisting of 30 single family lots on approx. 9.19 acres. The City Council approved the preliminary plat for all of The Villas at Camden Woods Phase 2 on July 8, 2024. Zoning is PD/MU (Planned Development/Mixed Use). Staff recommends approval.

3. Special Use Permit -

Austin Sawyer has submitted an application for a Special Use Permit for a proposed Indoor RV/Boat/Personal Storage facility to be built on parcel 106 034A, located on the east side of Wildcat Dr. and the south side of Laurel Island Pkwy. A site plan has been submitted by the applicant and approved by the Planning Staff. Zoning is C-2 (General Commercial). Staff recommends approval.

4. Annexation and Zoning Designation-Parcel 095 010B -

Brennan Reine has applied for the Annexation of parcel 095 010B containing approx. 1.50 acres located on the south side of Boone St. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcel for a proposed 4-lot single family minor subdivision development. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of R-1 (Single Family Residential) for the parcel if annexation is approved. Current zoning is C-G/General Commercial (County). Staff recommends approval.

5. Annexation and Zoning Designation-Parcel 070 009 -

Ron Sawyer with Sawyer & Associates, Inc. has applied for the Annexation of a 176.4-acre portion of parcel 070 009 located on the south side of Hwy. 40 W. and on the north side of Vacuna Rd. in the unincorporated area of Camden County. The purpose of the annexation is to have water and sewer access to the parcel for a proposed residential development consisting of single family and duplex lots. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of PD/R-2 (Planned Development/Low Density Residential) for the parcel if the annexation is approved. Current zoning is A-F/Agricultural Forestry (County). Staff recommends approval.

6. PD Approval-Parcel 070 009 -

Roger Bennett, acting agent for Sawyer & Associates, Inc. has submitted a PD (Planned Development) for Vacuna Estates subdivision to be located on parcel 070 009. The PD will allow for (62) - 60' duplex lots, (293) -50' single family lots, & (221) - 40' single family lots for a total of 576 lots on 176 acres. The entrances to the subdivision will be off of Vacuna Rd. and Jimmy Foddrell Rd. The development will have an established H. O. A. Zoning is PD/R-2. Staff recommends approval contingent on the annexation and zoning designation being approved.

V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4675)**

Meeting: 02/03/25 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4675

Public Hearing for Special Use Permit

Austin Sawyer has submitted an application for a Special Use Permit for a proposed Boat/RV and Mini Storage facility to be built on parcel 106 034A containing approx. 5.15 acres.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4677)**

Meeting: 02/03/25 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4677

Public Hearing for Annexation and Zoning Designation for Parcel 095 010B

Brennan Reine is requesting to annex parcel 095 010B, located on the south side of Boone st., containing approx. 1.5 acres. The applicant is also requesting a zoning designation of R-1 (Single Family Residential) for the purpose of a proposed 4-lot single family minor subdivision.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4679)**

Meeting: 02/03/25 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4679

Public Hearing for Annexation and Zoning Designation for Parcel 070 009

Ron Sawyer with Sawyer & Associates, Inc. is requesting to annex a 176.4-acre portion of parcel 070 009, located on the south side of Hwy. 40 West and on the north side of Vacuna Rd. The applicant is also requesting a zoning designation of PD/R-2 (Planned Development/Low Density Residential District) for the purpose of a proposed residential development consisting of single family homes and duplexes.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4673)**

Meeting: 02/03/25 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4673

Home Occupation-120 Lake Ashley Dr-Map & Parcel 107J 035

Scott Jackson has applied for a Home Occupation Permit for a junk removal business known as "Bold Faith Junk Removal". 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.



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: February 3, 2025

City Council Meeting Date: February 10, 2025

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

Summary:

Scott Jackson has applied for a home occupation permit for a junk removal business known as “Bold faith junk Removal”. 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

Attachment: Feb 2025-Home Occ-120 Lake Ashley Dr (4673 : Home Occupation-120 Lake Ashley Dr-Map & Parcel 107J 035)



Feb 25 240108

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: Samuel Scott Jackson **PHONE:** +19044154978

ADDRESS: 120 Lake Ashley Dr.

FAX: **E-MAIL:** boldfaithjunkremoval@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: Bold Faith Junk Removal

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 120 Lake Ashley Dr. 31548

TAX MAP & PARCEL NUMBER: 107J035 **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: **DATE:** Jan 8, 2025

Attachment: Feb 2025-Home Occ-120 Lake Ashley Dr (4673 : Home Occupation-120 Lake Ashley Dr-Map & Parcel 107J 035)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 1/8/25
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 1/9/25
3. DATE PERMIT FEE PAID: 1/9/25 AMOUNT PAID: \$ 50.
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 2/3/25
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 2/10/25
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 2/11/25

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

1/9/25
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Samuel Scott Jackson

ADDRESS: 120 Lake Ashley Dr.

CITY: Kingsland **STATE:** GA **ZIP:** 31548

PHONE: () +19044154978 **FAX:** () **E-MAIL:** boldfaithjunkremoval@gmail.com

PROPOSED BUSINESS: Bold Faith Junk Removal **LOCATION:**

TAX PARCEL: 107 J035 **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:

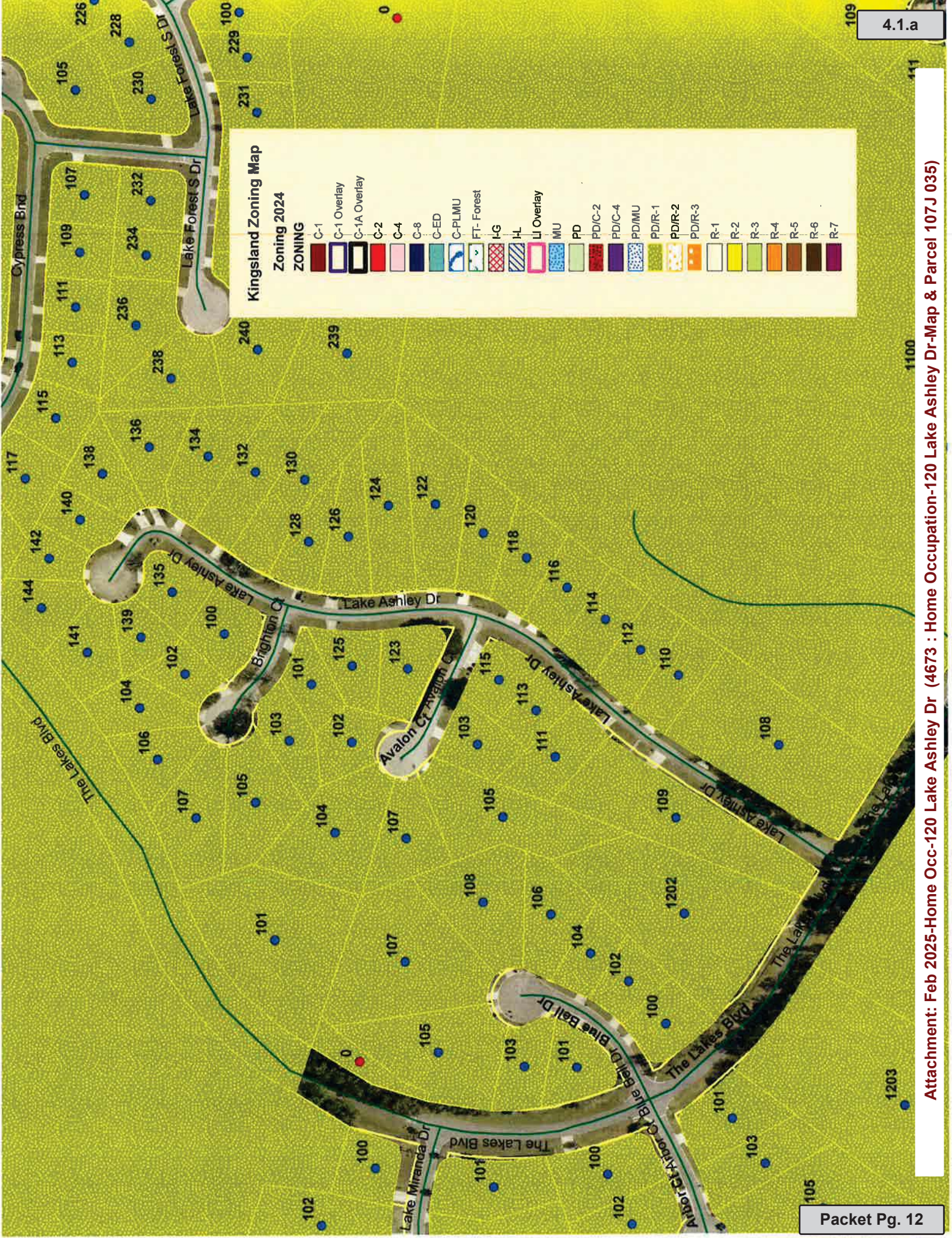
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor 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.** 2000 **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

Jan 8, 2025

DATE





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	107J 035	Owner	JACKSON SADIE GRAHAM	Last 2 Sales			
Class Code	Residential		120 LAKE ASHLEY DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	3/19/2024	\$297500	FM	Q
	KINGSLAND	Physical Address	120 LAKE ASHLEY DR	5/23/2018	\$172900	FM	Q
Acres	n/a	Assessed Value	Value \$262757				

(Note: Not to be used on legal documents)

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

Date created: 1/9/2025

Last Data Uploaded: 1/8/2025 7:20:49 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

Attachment: Feb 2025-Home Occ-120 Lake Ashley Dr (4673 : Home Occupation-120 Lake Ashley Dr-Map & Parcel 107J 035)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4674)**

Meeting: 02/03/25 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4674

Final Plat-The Villas at Camden Woods Phase 2A

Roger Bennett, acting agent for Sawyer and Associates has submitted a Final Plat for The Villas at Camden Woods Phase 2A consisting of 30 single family lots on approx. 9.19 acres. The City Council approved the preliminary plat for all of The Villas at Camden Woods Phase 2 on July 8, 2024. Zoning is PD/MU (Planned Development/Mixed Use). Staff recommends approval.



The City of Kingsland, GA
107 South Lee Street
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Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: February 3, 2025

City Council Meeting Date: February 10, 2025

Agenda Item: Final Plat

Summary: Roger Bennett, acting agent for Sawyer and Associates has submitted a Final Plat for The Villas at Camden Woods Phase 2A consisting of 30 single family lots on approx. 9.19 acres. The City Council approved the preliminary plat for all of the Villas at Camden Woods Phase 2 on July 8, 2024

Zoning: PD/MU (Planned Development Mixed Use)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

Feb. 25 240106

4.2.a

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA



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

Part A—General Information

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

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

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

Part B — Applicant Only

1. Your Name: BENNETT SURVEYING, INC. Phone: 912-673-8940
Address: 102 MARSH HARBOUR PKWY, UNIT 103 KINGSLAND GA 31548
2. Owner, if not same: GA 31548
Name: SAWYER & ASSOC.
Address: 100 MARSH HARBOUR PKWY, KINGSLAND GA. 31548
3. What is your interest if you are not the owner?
AGENT
4. Name of proposed subdivision: CAMDEN WOODS PHASE 2A
5. Location of subdivision: Neighborhood: CAMDEN WOODS
Street: CAMDEN WOODS PARKWAY
Parcel Number: 107 035 Lot Number: (PORTION OF) PD-MU
6. Present zoning: PD-MU
7. Number of proposed lots: 30 LOTS, 2 TRACTS
8. Area of proposed subdivision: 9.19 ACRES
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
☒ Final Plat (Original and 9 copies)
☒ Vicinity Map
- Proof of ownership
10. Signed: [Signature] Date: 12-30-2024

Part C - Planning Official Only

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

Conditions of approval or reasons for disapproval: _____

Attachment: Feb 2025-Final Plat-The Villas at Camden Woods Phase 2A (4674 : Final Plat-The Villas at Camden Woods Phase 2A)

[illegible]

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4676)**

Meeting: 02/03/25 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4676

Special Use Permit

Austin Sawyer has submitted an application for a Special Use Permit for a proposed Indoor RV/Boat/Personal Storage facility to be built on parcel 106 034A, located on the east side of Wildcat Dr. and the south side of Laurel Island Pkwy. A site plan has been submitted by the applicant and approved by the Planning Staff. Zoning is C-2 (General Commercial). Staff recommends approval.



The City of Kingsland, GA
107 South Lee Street
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Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: February 3, 2025

City Council Meeting Date: February 10, 2025

Agenda Item: Special Use Permit

Summary: Austin sawyer has submitted an application for a Special Use Permit for a proposed Indoor RV/Boat/personal storage facility to be built on parcel 106 034A, located on the east side of Wildcat Drive and the south side of Laurel Island Pkwy. A site plan has been submitted by the applicant an approved by the Planning Staff.

Zoning: C-2 (General Commercial))

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

Attachment: Feb 2025-SUP-Parcel 106 034A (4676 : Special Use Permit)

Feb. Agenda 240105



APPLICATION FOR SPECIAL USE PERMIT

Kingsland, Georgia

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

TO BE COMPLETED BY APPLICANT:

1. Your Name: Austin Saupé Phone: 919-616-4781
Mailing Address: 213 Azalea Court Kingsland GA 31548
2. The Planning & Zoning Administrator informed me that a special use permit is required at the time I applied for (check one):
() A Zoning Amendment (rezoning)
() A home occupation
(☒) Other Sup
3. Location of property:
Street Address Wildcat Drive
Parcel No. 106034A Lot No. _____
4. Present Zoning C-2 Commercial General
5. Owner of property, if not you: (Name, Address & Phone Number, please)

6. Proposed use of property: Boat / RV Storage and mini storage.
All to be enclosed with locked roll up doors.

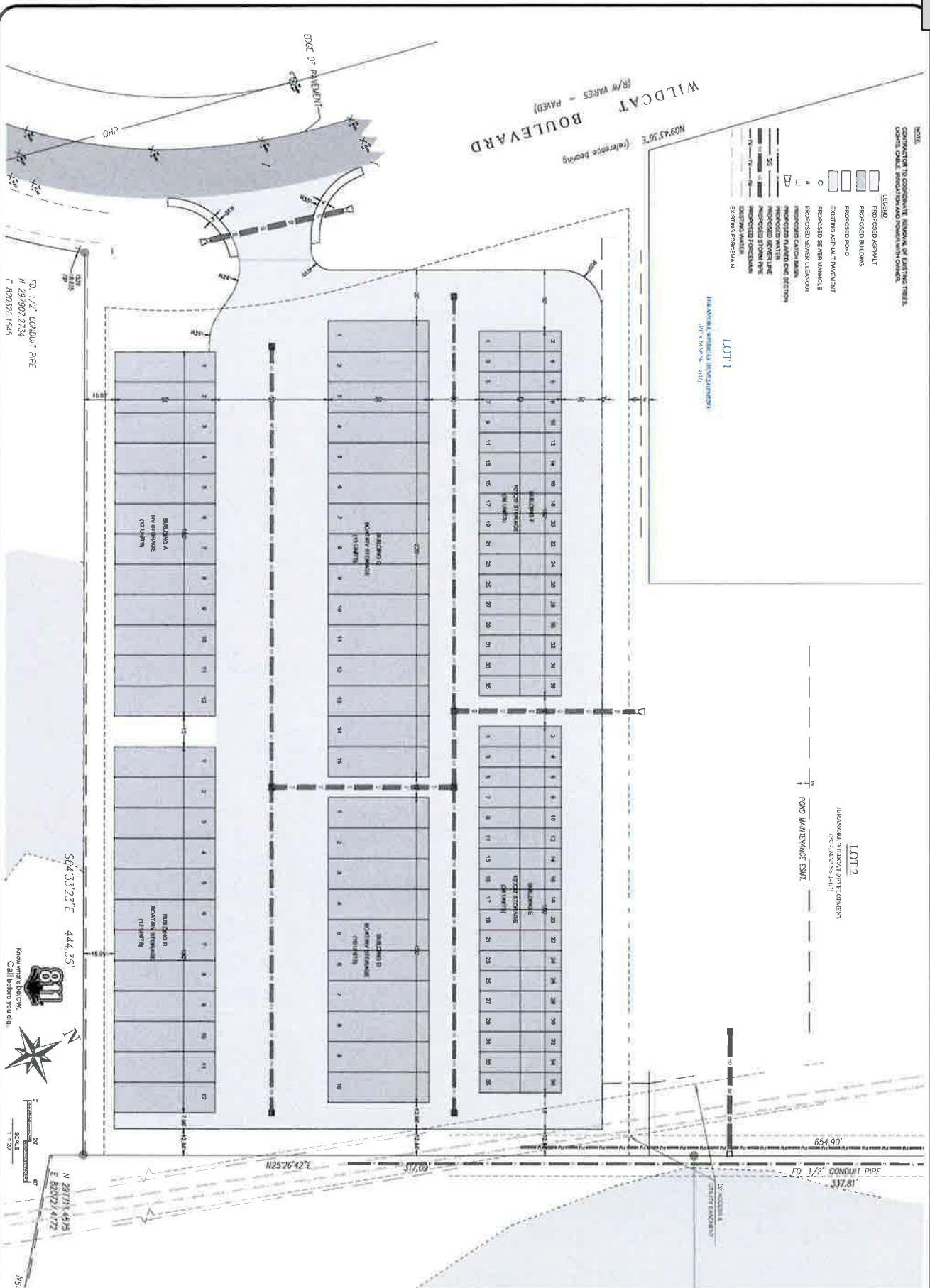
NOTE: PLEASE ATTACH A SITE PLAN OR SURVEY PLAT AND SPECIAL PERMIT FEE OF \$300. THESE ITEMS MUST BE SUBMITTED WITH THE COMPLETED APPLICATION. If your property is in any multi-family, mobile home, commercial or industrial zoning district, you are required to submit a site plan at the time you file this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

Signed: _____

Date: 12/18/24

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR:

1. Has the correct fee been paid?
(☒) Yes () No Amount \$ 300.
2. Date complete application filed: _____
3. List of attachments:
(☒) Simple map with property owner's name
(☒) Site Plan
() Other
4. Public hearing:
() Date applicant notified: 12/20/24
() Date hearing advertised: 1/9/25
() Date hearing held: 2/3/25
5. Planning Commission recommended:
() Approval () Denial Date: _____
Conditions of approval or reasons for denial: _____
6. City Council: () Approved () Denied
Conditions of approval or reasons for denial: _____
7. Date applicant notified of final action: 2/10/25



04

PERMIT SET

REVISIONS

NO.	DESCRIPTION	DATE

GEOMETRIC CONTROL PLAN

KINGSLAND, GEORGIA

PREPARED FOR:
SOUTHERN REALTY

MCED

109 Reddick Avenue
Kingsland, GA 31548

DRAWN BY: JM
CHECKED BY: JM
DATE: 12/20/2024
SCALE: 1" = 20'

CONTENT:
GEOMETRIC CONTROL PLAN

WILDCAT STORAGE

Attachment: Feb 2025-SUP-Parcel 106 034A (4676 : Special Use Permit)

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

Parcel ID	106 034A	Owner	SOUTHERN REALTY & CUSTOM HOMES	Last 2 Sales				
Class Code	Commercial		LLC	Date	Net Price	Reason	Qual	
Taxing District	KINGSLAND		112 AMANDA TRACE	10/13/2022	0	NM	U	
	KINGSLAND		KINGSLAND, GA 31548	3/29/2022	0	NM	U	
Acres	5.15	Physical Address	n/a					
		Assessed Value	Value \$615000					

(Note: Not to be used on legal documents)

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Date created: 12/27/2024

Last Data Uploaded: 12/26/2024 7:18:00 PM

Developed by SCHNEIDER
GEOSPATIAL

Attachment: Feb 2025-SUP-Parcel 106 034A (4676 : Special Use Permit)



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4678)

Meeting: 02/03/25 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4678

Annexation and Zoning Designation-Parcel 095 010B

Brennan Reine has applied for the Annexation of parcel 095 010B containing approx. 1.50 acres located on the south side of Boone St. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcel for a proposed 4-lot single family minor subdivision development. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of R-1 (Single Family Residential) for the parcel if annexation is approved. Current zoning is C-G/General Commercial (County). Staff recommends approval.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: February 3, 2025

City Council Meeting Date: February 10, 2025

Agenda Item: Annexation Request and Zoning Designation

Summary:

Brennan Reine has applied for the Annexation of parcel 095 010B containing approx. 1.50 acres located on the south side of Boone St. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcel for a proposed 4- lot single family minor subdivision development. The adjacent properties are city parcels and are zoned residential. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of **R-1** (Single Family Residential) for the parcel if the annexation is approved, which is consistent for this area of the city and for this type of development.

Current Zoning: C-G/ General Commercial (County)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball
Planning Director



240107 Feb:25

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

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 095 010B has a street address of None Assigned, 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 C-6 General Comm 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 R-1 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: 1.5

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: 0 Future population: 12

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.

1/3/25
Date

Brennan Rene Brennan Rene
Signature (Signed and Printed) of Owner
109 West Ridge Ct Kingsland
Address of above Owner

Date

Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

Page One

Date

Signature (*Signed and Printed*) of Owner

Address of above Owner

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

Witness

Scott Kimball
 NOTARY PUBLIC, State of
 My commission expires: _____
 (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:

*Property will be subdivided into 4 Residential
 lots to build single family homes. R-1 zoning
 is needed.*

Page Two

Attachment: Feb 2025-Annex-Zone Designation-Parcel 095 010B (4678 : Annexation and Zoning Designation-Parcel 095 010B)

Prepared By/Return to:
Blair C. Strain, P.C.
202 Arnow Drive
St. Marys, Georgia 31558
File No: 20220556.REINE

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CAMDEN

THIS INDENTURE, made the ____ day of April 2022, by and between
JOEL S. LUCKY, II,
as party or parties of the first part, hereinafter called Grantor(s), and
BRENNAN P. REINE AND TIFFANY M. HANSEN,
As Joint Tenants With Rights of Survivorship
as party or parties of the second part, hereinafter called Grantee(s) (words "Grantor" and
"Grantee" to include their respective heirs, successors and assigns where the context
requires or permits).

WITNESSETH: That said Grantor(s), for and in consideration of the sum of
Ten Dollars (\$10.00) and other good and valuable consideration in hand paid at and before
the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby
acknowledged, has granted, bargained and sold, conveyed and transferred and by these
presents does hereby grant, bargain and sell, convey, transfer and set over unto said party
of the second part, his/her heirs and assigns.

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

Lots 3 and 4 of the Survey for Wilbur Readdick by Lee I. Kicklighter, Jr., Georgia Registered Land
Surveyor No. 1714, dated July 16, 1977, recorded in Deed Book 132, Page 615, of the public records
of Camden County, Georgia.

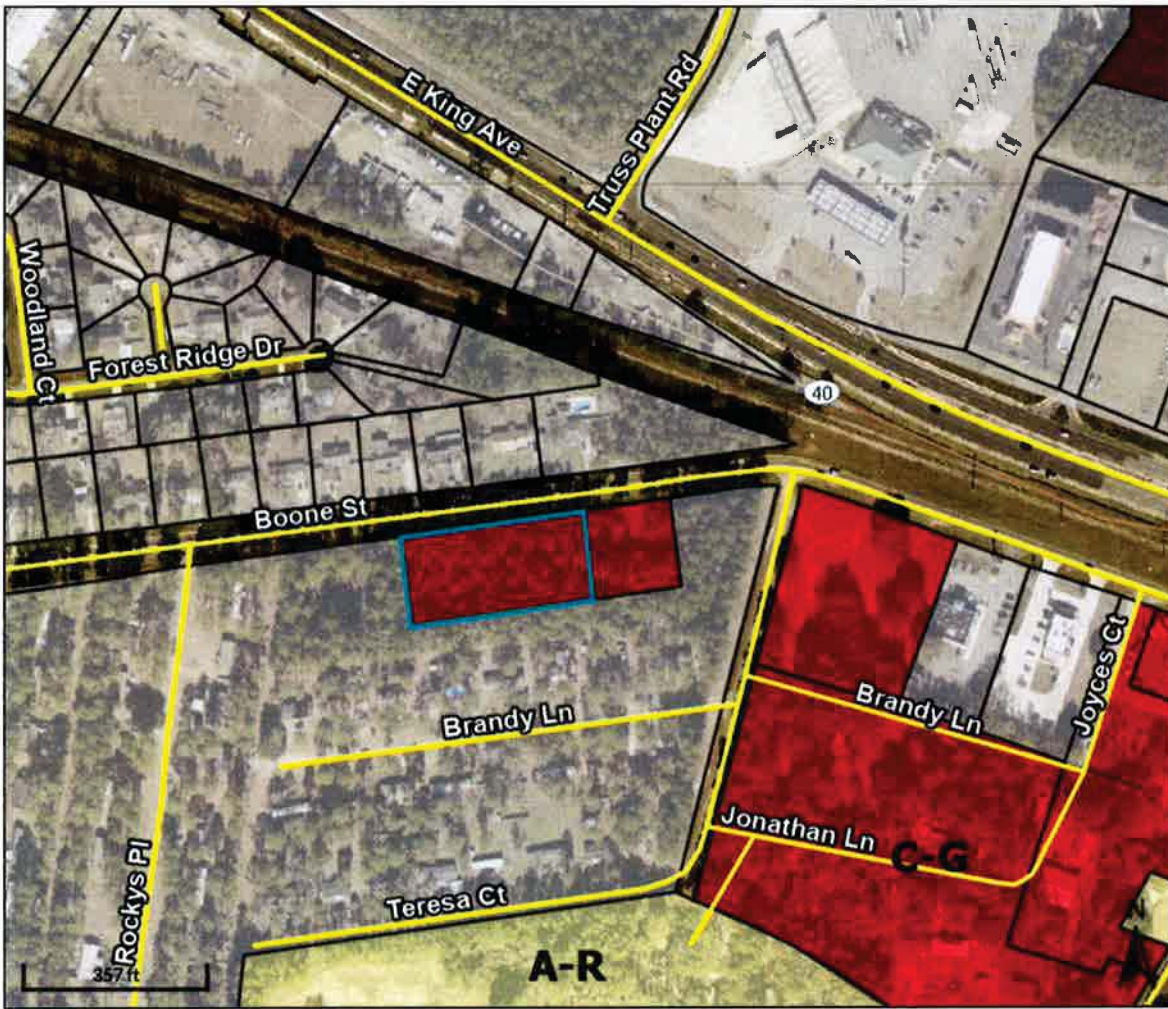
Less and except the Easterly 10 feet of Lot 3, previously conveyed by Joe Lucky to John McDill and
Teresa Ann R. McDill in Deed Book 289, Page 210, aforesaid records.

Together with the Easterly 10 feet of Lot 5, previously conveyed by Wilbur Readdick to Joe Lucky
in Deed Book 289, Page 213, aforesaid records.

SUBJECT TO: Conditions, restrictions limitations, easements, zoning ordinances of
record, if any, and taxes for 2022 and subsequent years.



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**
- 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 095 010B
 Class Code Commercial
 Taxing District 42 UNINCORPORATED SERVICE DIST
 District 42 UNINCORPORATED SERVICE DIST
 Acres 1.5

Owner REINE BRENNAN P & TIFFANY M HANSEN
 109 WESTRIDGE COURT
 KINGSLAND, GA 31548
 BOONE AVE
 Physical Address
 Assessed Value Value \$43875

Last 2 Sales Date	Net Price	Reason	Qual
4/8/2022	\$38000	LM	Q
6/29/2021	0	NM	U

Attachment: Feb 2025-Annex-Zone Designation-Parcel 095 010B (4678 : Annexation and Zoning Designation-Parcel 095 010B)



- 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
 - PDMU
 - PDR-1
 - PDR-2
 - PDR-3
 - R-1
 - R-2
 - R-3
 - R-4
 - R-5
 - R-6
 - R-7

RESERVED FOR THE CLERK OF SUPERIOR COURT



GENERAL NOTES:

1. THIS MAP OR PLAT IS BASED UPON RADIAL SURVEY METHODS AND NO ANGULAR ADJUSTMENTS WERE MADE.
2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 489,117 FEET.
3. THIS SURVEY WAS PERFORMED USING A SOKKIA ROBOTIC TOTAL STATION.
4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT.
5. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
6. THERE MAY EXIST ADDITIONAL EASEMENTS NOT SHOWN HEREON.
7. ALL IMPROVEMENTS NOT SHOWN.

REFERENCES:

- 1) DEED BOOK 1327, PAGE 52

FLOOD NOTE:

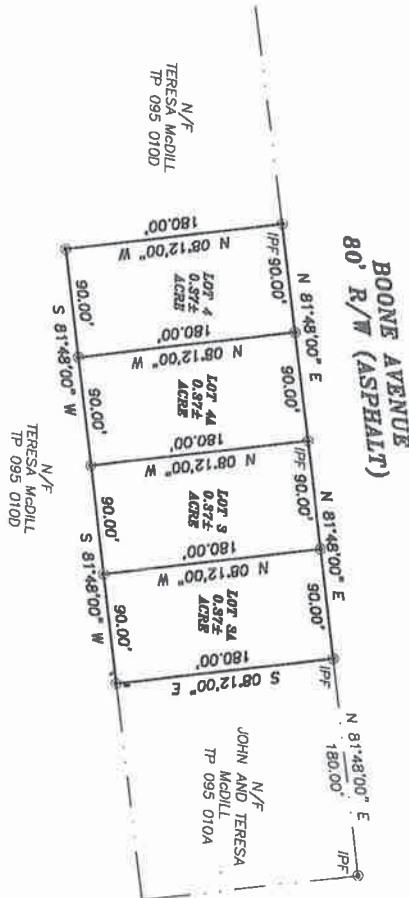
THIS PROPERTY IS SHOWN TO LIE IN FLOOD HAZARD ZONE "X" (UNSHADED) ON FIRM NO. 13039C03916 DATED 12/21/2017

CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION ON THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND, FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.

MATTHEW M. JORDAN R.L.S. 3011

03/17/2022
DATE



SURVEY AT THE REQUEST OF:

BRENNAN REINE

OF LOTS 3 and 4 OF A
SUBDIVISION OF
TAX PARCEL NO. 095 010B
RECORDED IN DEED BOOK
1327, PAGE 52, LOCATED IN
THE 1606TH GMD OF
CAMDEN COUNTY, GEORGIA



(IN FEET)
1 inch = 100 ft.

300 CAMDEN AVENUE WOODBINE, GA 31569 (912) 576-8834 L.S.F. 882	
DWG. BY: ET	CHK. BY: ET
DATE: 03/17/2022	SIGNED: 03/17/2022
JOB: 22057	1" = 100'

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4680)**

Meeting: 02/03/25 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4680

Annexation and Zoning Designation-Parcel 070 009

Ron Sawyer with Sawyer & Associates, Inc. has applied for the Annexation of a 176.4-acre portion of parcel 070 009 located on the south side of Hwy. 40 W. and on the north side of Vacuna Rd. in the unincorporated area of Camden County. The purpose of the annexation is to have water and sewer access to the parcel for a proposed residential development consisting of single family and duplex lots. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of PD/R-2 (Planned Development/Low Density Residential) for the parcel if the annexation is approved. Current zoning is A-F/Agricultural Forestry (County). 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: February 3, 2025

City Council Meeting Date: February 10, 2025

Agenda Item: Annexation Request and Zoning Designation

Summary:

Ron Sawyer with Sawyer & Associates, Inc. has applied for the Annexation of 176.4-acre portion of parcel 070 009 located on the south side of Hwy. 40 W. and on the north side of Vacuna Road in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcel for a proposed residential development consisting of single family and duplex lots. The adjacent city parcels in the area are zoned R-1 single family residential and L-I, light industrial. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of PD/R-2 (Low Density Residential) for the parcel if the annexation is approved, which is consistent for this type of development.

Current Zoning: A-F/ Agricultural Forestry (County)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

Feb. Agenda



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

240103

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 070 009, has a street address of VACUNA ROAD, 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 A-F 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 PD R-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: 176.4

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: 0 Future population: ± 600

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.

12-18-24
Date
Ronald H. Sawyer Ronald H. Sawyer
Signature (Signed and Printed) of Owner
100 MARSH HARBOUR PKWY, KINGSLAND, GA
Address of above Owner

Date

Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

Page One

Date

Signature (*Signed and Printed*) of Owner

Address of above Owner

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

Witness Richard Rowell
S. L. Pratt

NOTARY PUBLIC, State of GEORGIA
 My commission expires: 1/14/2025
 (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:

PD/R-2 For a subdivision consisting of
Single Family Homes & Town Houses - county zoning
is A-F Agricultural Forestry

Page Two

Attachment: Feb 2025-Annex-Zone Designation-Parcel 070 009 (4680 : Annexation and Zoning Designation-Parcel 070 009)



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 A-F (county) _____

EXISTING
USE undeveloped _____

REQUESTED
ZONING PD R-2 _____

REQUESTED
USE residential & multi-family _____

PROPERTY OWNER(S)

Name(s) Sawyer & Associates, Inc _____

Address 100 Marsh Harbour Parkway, Kingsland GA. 31548 _____

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

Individual Partnership Sole Proprietor Firm x Corporation
Association

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

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

GENERAL INFORMATION

Location or Legal

Property Description: Parcel "A" of the Survey for Newton, Brown & Casey _____

Property

Address: South of W. King Ave/Hwy 40 _____

Tax Map Reference Number: 070 009 (portion of) Zoning Map: (county) A-F _____

Property Size: 176.4 acres Property Frontage: +/-3000 Feet

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 _____
 _____ lot sizes will reflect current national builder specifications _____

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

_____ x _____

- (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

_____ x _____

- (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

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
(912) 265-3856
Fax: (912) 265-9509

December 17, 2024

**LEGAL DESCRIPTION OF A PARCEL OF LAND LYING IN THE 1606th G.M.D., CAMDEN
COUNTY, GEORGIA:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE 1606th G.M.D., CAMDEN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF TRACTS 1, 2 & 3 OF THE MINOR SUBDIVISION PLAT OF PARCEL "A" OF THE SURVEY FOR NEWTON, BROWN & CASEY, INC. RECORDED IN PLAT BOOK 2024, PAGE 193 OF THE PUBLIC RECORDS OF CAMDEN COUNTY.

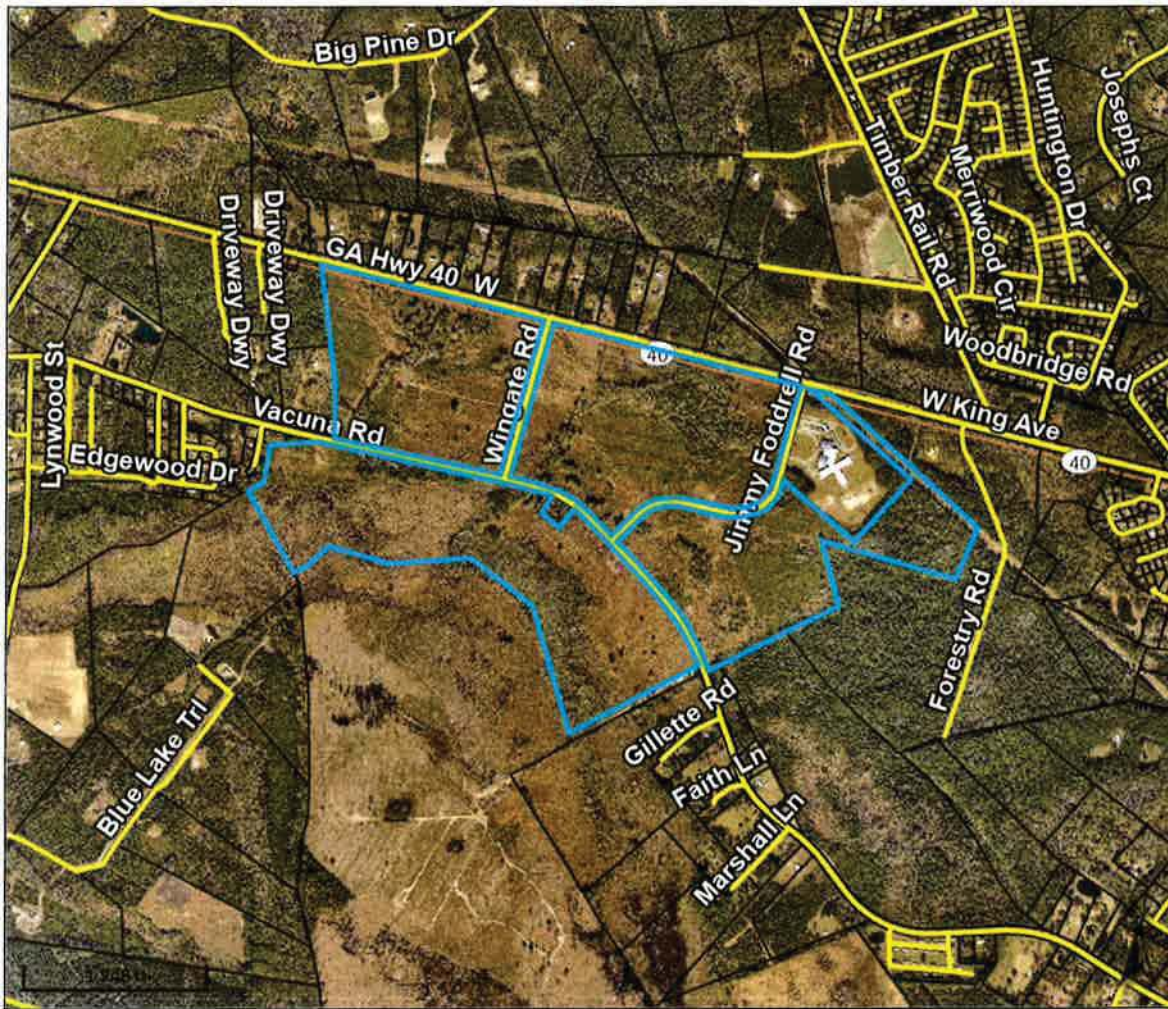
THE LAND THUS DESCRIBED CONTAINS 176.39 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.



Vacuna estates legal



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	070 009	Owner	NEWTON BROWN & CASEY	Last 2 Sales			
Class Code	Agricultural		INC	Date	Net Price	Reason	Qual
Taxing	42 UNINCORPORATED SERVICE		C/O JULIA NEWTON				
District	DIST		BENNETT	7/6/2004	0	GV	U
	42 UNINCORPORATED SERVICE		1417 SADLER ROAD	6/15/2004	0	GV	U
	DIST		FERNANDINA BEACH, FL				
Acres	382.3		32034				
		Physical Address	n/a				
		Assessed Value	Value \$409994				

(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.

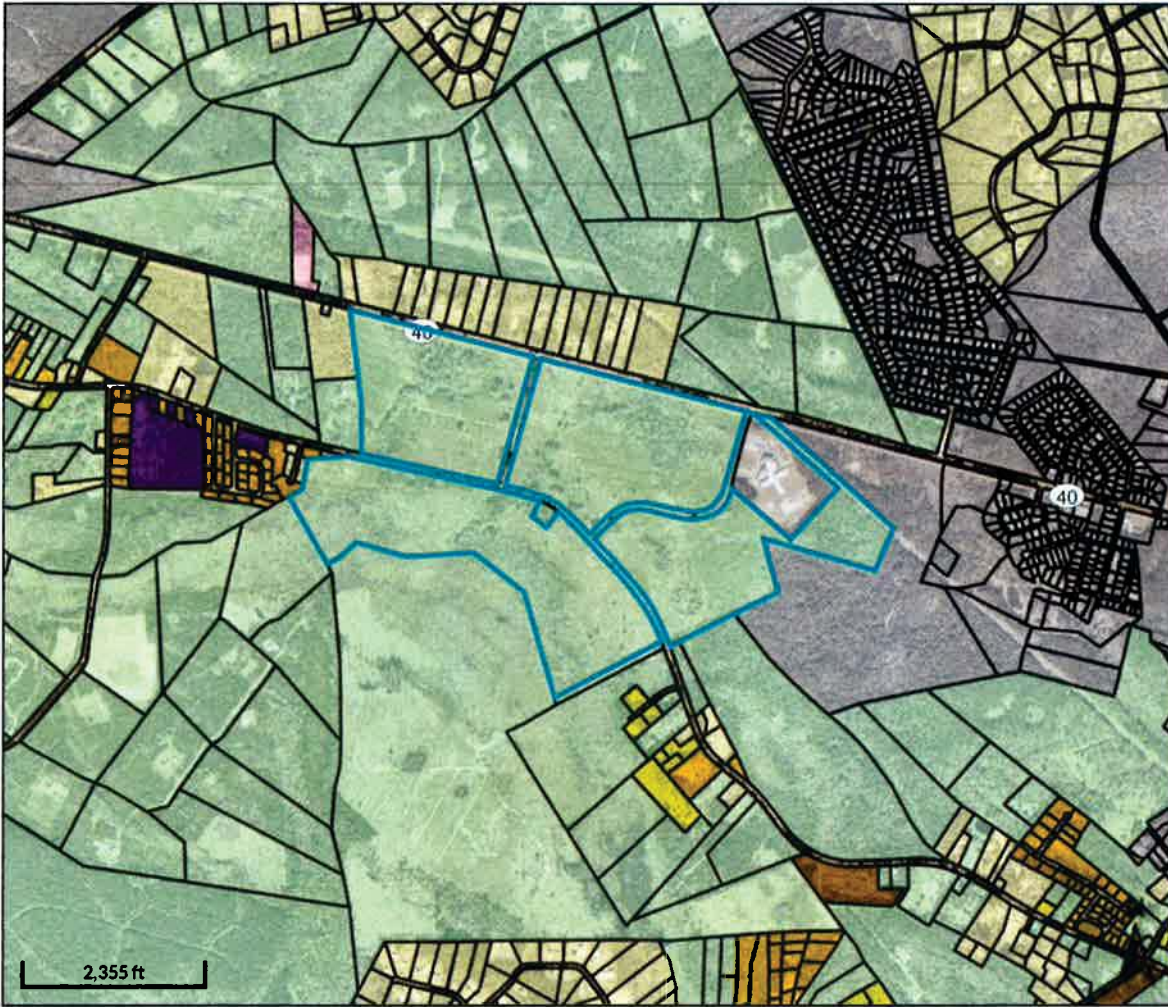
Date created: 12/12/2024

Last Data Uploaded: 12/11/2024 8:00:57 PM

Developed by  **SCHNEIDER**
GEOSPATIAL



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**
- 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

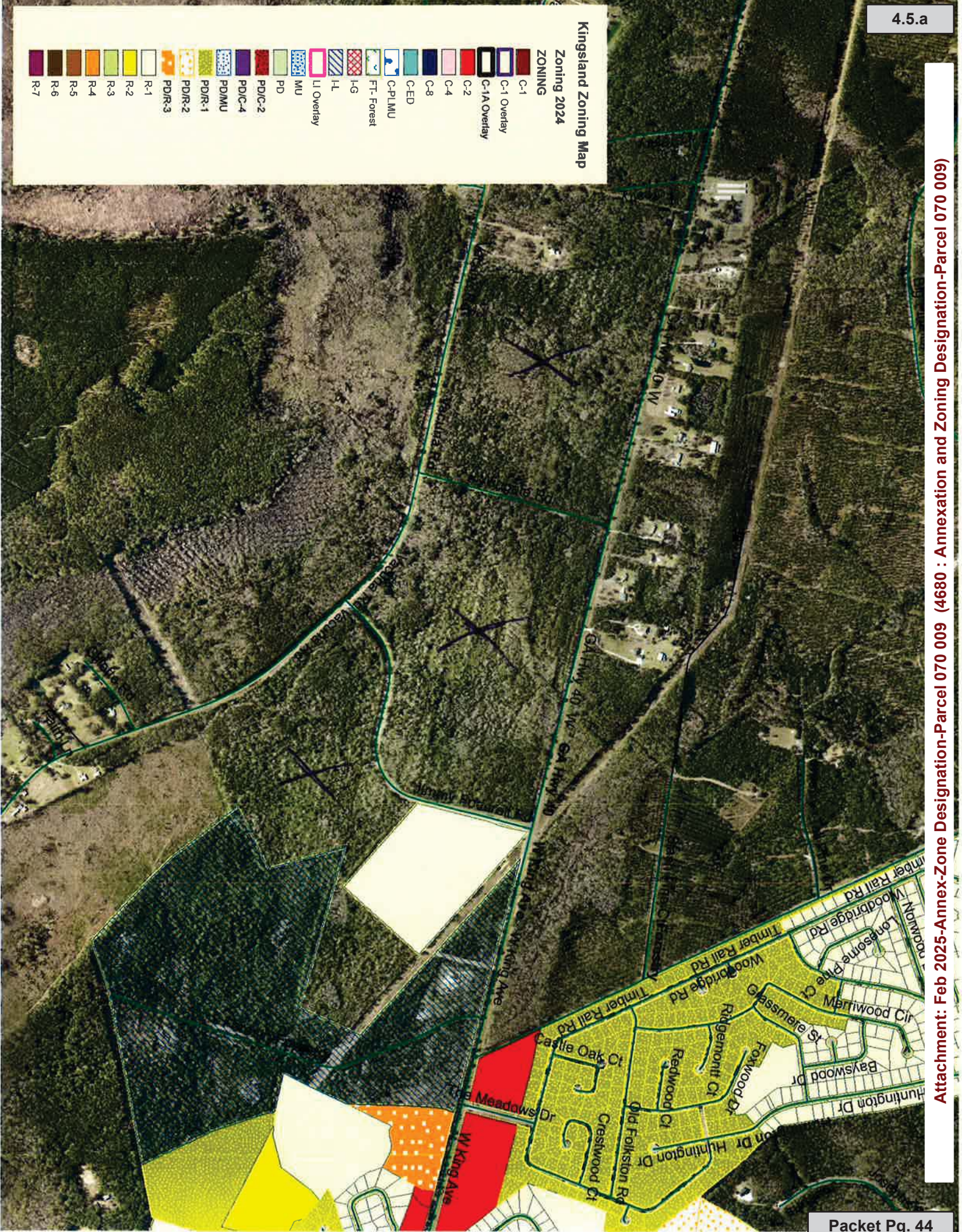
Attachment: Feb 2025-Annex-Zone Designation-Parcel 070 009 (4680 : Annexation and Zoning Designation-Parcel 070 009)

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



FILING INFORMATION

BK: 2024 PG: 193-193
Filed and Recorded
12-16-2024 02:43 PM
DOC# P2024-000172

CLOSURE STATEMENT:

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 888,280 FEET.

OWNER'S ENDORSEMENT:

THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE TRUE SIMPLE ABSOLUTE OWNER OR AUTHORIZED AGENT OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREON OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE CAMDEN COUNTY UNITED DEVELOPMENT CODE.

BY: *Rev. J. J. Sawyer* 12-3-24
OWNER/AGENTS NAME DATE
BY: *Rev. J. H. Sawyer*
PRINTED NAME

PROPERTY OWNED BY:

SAWYER & ASSOCIATES, INC.
100 MARSH HARBOUR PARKWAY
KINGSLAND, GEORGIA 31548
(912)-376-8003

MAP TO SHOW SKETCH & MINOR SUBDIVISION PLAT OF

PARCEL "A" OF THE SURVEY FOR NEWTON
BROWN & CASEY, INC., 1606th G.M.D.,
CAMDEN COUNTY, GEORGIA
(ACCORDING TO SURVEY RECORDED IN P.D. 24, MAP No. 10, PUBLIC RECORDS OF CAMDEN COUNTY)

FOR: SAWYER & ASSOCIATES

CAMDEN COUNTY TAX PARCEL No. 070 009 (PORTION OF)

JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY

NOW OR FORMERLY LANDS OF
QUENTIN C. MCARTHUR, JR.
(D.B. 175, PG. 643)

TRACT 1
(±22.81 Acres)
(±993,487.15 Sq. Ft.)
(wooded & vacant)

NOW OR FORMERLY LANDS OF
WILMA EILEEN BOUDET &
MARCUS WILLIAM RANKIN
(D.B. 2090, PG. 403)

TRACT 2
(±82.55 Acres)
(±3,600,430.32 Sq. Ft.)
(wooded & vacant)

TRACT 3
(±70.93 Acres)
(±3,089,635.69 Sq. Ft.)
(wooded & vacant)

PLANNING & BUILDING DEPARTMENT APPROVAL:

ALL REQUIREMENTS OF THE CAMDEN COUNTY UNITED DEVELOPMENT CODE HAVING BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT, THE UNDERSIGNED AGENT UNDER AUTHORITY OF THE BOARD OF COMMISSIONERS OF CAMDEN COUNTY, GEORGIA HEREBY APPROVES THIS PLAT FOR RECORDEMENT BY THE CLERK OF THE SUPERIOR COURT.

BY: *J. J. Sawyer* 12-16-24
PLANNING DIRECTOR DATE
BY: *J. J. Sawyer*
PRINTED NAME

CAMDEN COUNTY HEALTH DEPARTMENT:

THE LOTS SHOWN HAVE BEEN REVIEWED BY THE CAMDEN COUNTY HEALTH DEPARTMENT AND ARE APPROVED FOR SUBDIVISION DEVELOPMENT. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS PLACEMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. A LEVEL 9 SOIL REPORT FROM AN APPROVED SOIL SCIENTIST IS REQUIRED AT THE TIME OF PERMIT APPLICATION.

BY: *J. J. Sawyer* 12-5-24
HEALTH DEPARTMENT OFFICIAL DATE
BY: *J. J. Sawyer*
PRINTED NAME

ENDORSEMENT OF THE ROAD DEPARTMENT:

MINOR SUBDIVISION APPROVED BY THE CAMDEN COUNTY ROAD DEPARTMENT

BY: *J. J. Sawyer* 12/16/24
ROAD DEPARTMENT OFFICIAL DATE
BY: *J. J. Sawyer*
PRINTED NAME

NOTES:

- BEARINGS SHOWN HEREON REFER TO THE BEARING OF S74°09'40"E FOR THE SLY R/W LINE OF GA. HIGHWAY No. 40, ACCORDING TO SURVEY RECORDED IN P.D. 24, MAP No. 10.
- THIS SKETCH WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF CAMDEN COUNTY.
- NO ATTEMPT TO DETERMINE WETLAND ISSUES OR OTHER ENVIRONMENTAL ISSUES, IF ANY, IS MADE OR IMPLIED BY THIS SKETCH.
- PROPERTY IS CURRENTLY ZONED: A-F (AGRICULTURE FORESTRY)
- BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 50'
SIDES: 40'
REAR: 50'
- THIS SKETCH IS FOR LEGAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS AN ACTUAL FIELD SURVEY.

SKETCH DATE: 11-18-2024

LEGEND

- DENOTES 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- DENOTES FD. CONC. MON.
- DENOTES SET 1/2" REBAR
- R/W = RIGHT-OF-WAY
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- RD = RADII
- Δ DENOTES SET MAG. NAIL/MIB
- ▲ DENOTES FD. MAG. NAIL/MIB
- B.R.L. = BUILDING RESTRICTION LINE
- D.B. = DEED BOOK
- PG. = PAGE
- (ch) = CHORD
- (typ) = TYPICAL
- ELEV. = ELEVATION
- P.B. = PLAT BOOK
- P.C. = PLAT CANNOT
- P.D. = PLAT DRAWER
- P.C.C. = POINT OF COMPOUND CURVATURE
- ARC = ARC LENGTH
- D = IDENTIFICATION
- FD. = FOUND
- L.B. = LICENSED BUSINESS
- L.S.F. = LICENSED SURVEY FIRM
- CONC. = CONCRETE
- MON. = MONUMENT
- ID = IDENTIFICATION
- ORB = OFFICIAL RECORDS BOOK
- (T) = TOTAL
- (W) = WETLAND
- 50 FT. = SQUARE FEET
- (r) = RADIAL

SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED IS LISTED HEREON. SUCH APPROVALS, ATTORNATIONS OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFORMED WITH THE APPROPRIATE GOVERNMENTAL BOOKS BY ANY PURCHASER OR USER OF THIS PLAT AS TO THE INTENDED USE OF THIS PARCEL. FURTHERMORE, THE SIGNING LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETS WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

SCALE: 1" = 200'

F.B.: B.S. PG.: 1-2
DWG. No. B-2-330-11-24

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 185-2 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE GEORGIA SUPERIOR COURT OF CLERKS COOPERATIVE AUTHORITY AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.L.R. MAP No. 130850000-B-3076, COMM. No. 130262, PANEL No. 6399 & 6392, SUFFIX "Q", DATED: 12-31-2017 FOR: CAMDEN COUNTY, GEORGIA.

I HEREBY CERTIFY THAT THE ABOVE PROPERTY SKETCH WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT THE LINE WORK IS LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID PROPERTY PER AERIAL MAPS, EXCEPT AS SHOWN.

THIS MAP NOT VALID UNLESS THIS PRINT BEARS THE SEAL OF THE SIGNING SURVEYOR.

CAD FILE: B.S.1601/CAMDEN/VACUNA/ESTABLISH CASEY PARCEL A.DWG

OWN. BY: G.D.
CKD. BY: R.B.



BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
(912) 376-8003
LICENSED SURVEY FIRM No. 1257
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
R. BENNETT
12/16/24

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4681)**

Meeting: 02/03/25 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4681

PD Approval-Parcel 070 009

Roger Bennett, acting agent for Sawyer & Associates, Inc. has submitted a PD (Planned Development) for Vacuna Estates subdivision to be located on parcel 070 009. The PD will allow for (62) - 60' duplex lots, (293) - 50' single family lots, & (221) - 40' single family lots for a total of 576 lots on 176 acres. The entrances to the subdivision will be off of Vacuna Rd. and Jimmy Foddrell Rd. The development will have an established H. O. A. Zoning is PD/R-2. Staff recommends approval contingent on the annexation and zoning designation being approved.



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: February 3, 2025

City Council Meeting Date: July 10, 2025

Agenda Item: PD Approval

Summary: Roger Bennett, acting agent for Sawyer & Associates, Inc. has submitted a PD (Planned Development) for Vacuna Estates subdivision to be located on parcel 070 009. The PD will allow for (62) - 60' duplex lots, (293) - 50' single family lots, & (221) - 40' single family lots for a total of 576 lots on 176 acres. The entrances to the subdivision will be off of Vacuna Road and Jimmy Foddrell Road. The development will have an established H.O A. The PD has been reviewed by the Planning staff and is attached to this report.

Zoning: PD/R-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval contingent on the annexation and zoning designation being approved.

Scott L. Kimball

Planning & Zoning Director

Attachment: Feb 2025-PD Approval-Parcel 070 009 (4681 : PD Approval-Parcel 070 009)

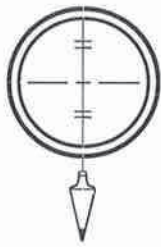
*A PLANNED
DEVELOPMENT
PROJECT DESCRIPTION
FOR:*

**PARCEL "A" OF THE SURVEY FOR
NEWTON, BROWN & CASEY, INC.**

SUBMITTED TO:
**THE KINGSLAND CITY COUNCIL
AND
PLANNING COMMISSION**

BY:
SAWYER & ASSOCIATES, INC.
DECEMBER 17, 2024

BENNETT SURVEYING, INC.
(AGENT FOR SAWYER & ASSOCIATES, INC.)



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

4.6.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:

**A PLANNED DEVELOPMENT PLAN TO ALLOW FOR A PLANNED DEVELOPMENT IN KINGSLAND,
GEORGIA, FOR THE PURPOSE OF PROVIDING DUPLEXES AND SINGLE FAMILY RESIDENTIAL ON +/-
176.39 ACRES ADJOINING VACUNA ROAD AND HIGHWAY 40 KNOWN AS CAMDEN COUNTY TAX PARCEL
No. 070 009 (PORTION OF)
December 16, 2024**

Introduction

The Applicant, Sawyer & Associates, Inc., hereby submits this application for a Planned Development PD (R-2) 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 176.39 acres with 576 lots, more or less. It is commonly known as the Newton Brown & Casey Tract. As with the surrounding developments, this parcel will contain multi-family and single family residential property with defined specifications. The concept of this project is to provide duplexes and residential lots equivalent to surrounding areas. The density of R-2 usage may exceed those allowed in various surrounding R-2 developments. Standard amenities will be provided for each lot owner and upon completion of each phase, any out parcels, lakes, etc. will be turned over to the Homeowners Association.

The project will be accessed from Vacuna Road and Jimmy Foddrell 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.

Vacuna estates narrative

Attachment: Feb 2025-PD Approval-Parcel 070 009 (4681 : PD Approval-Parcel 070 009)

Minimum lot specifications

PD R-2 (duplex units) (60' lots) (+/-62 lots, 124 units)

Minimum Lot Area	7,200 square feet (1 duplex lot) (3,600 SF per 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)

R-1 usage (50' lots) (+/-293 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	10 feet (10 feet rear street)

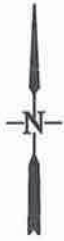
R-1 usage (40' lots) (+/-221 lots)

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	10 feet (10 feet rear street)

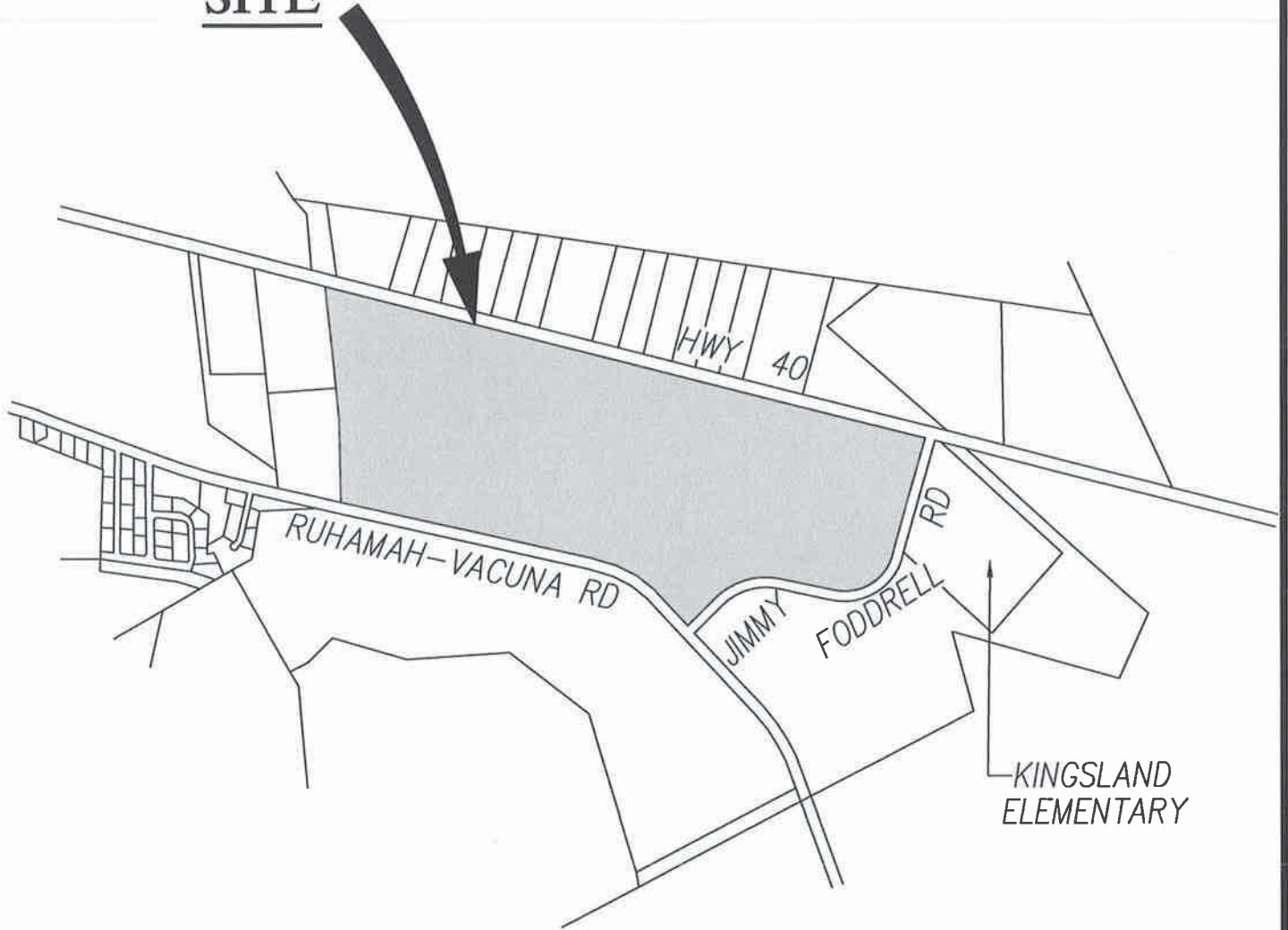
This parcel will be accurately surveyed and presented to the Kingsland Planning Commission and Council at the time it is to be developed. At this time, all parcels will meet or exceed the minimum specifications outlined within this PD.

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.



SITE



VICINITY MAP
(NOT TO SCALE)

ATTACHMENT "A"

SUBJECT PROPERTY DEED

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
(912) 265-3856
Fax: (912) 265-9509

December 17, 2024

**LEGAL DESCRIPTION OF A PARCEL OF LAND LYING IN THE 1606th G.M.D., CAMDEN
COUNTY, GEORGIA:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE 1606th G.M.D., CAMDEN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF TRACTS 1, 2 & 3 OF THE MINOR SUBDIVISION PLAT OF PARCEL "A" OF THE SURVEY FOR NEWTON, BROWN & CASEY, INC. RECORDED IN PLAT BOOK 2024, PAGE 193 OF THE PUBLIC RECORDS OF CAMDEN COUNTY.

THE LAND THUS DESCRIBED CONTAINS 176.39 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.



Attachment: Feb 2025-PD Approval-Parcel 070 009 (4681 : PD Approval-Parcel 070 009)

ATTACHMENT "B"

SITE PLAN & PLAT



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 A-F (county)

EXISTING
USE undeveloped

REQUESTED
ZONING PD R-2

REQUESTED
USE residential & multi-family

PROPERTY OWNER(S)

Name(s) Sawyer & Associates, Inc

Address 100 Marsh Harbour Parkway, Kingsland GA. 31548

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

 Individual Partnership Sole Proprietor Firm x Corporation
 Association

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

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

GENERAL INFORMATION

Location or Legal

Property Description: Parcel "A" of the Survey for Newton, Brown & Casey

Property

Address: South of W. King Ave/Hwy 40

Tax Map Reference Number: 070 009 (portion of) Zoning Map: (county) A-F

Property Size: 176.4 acres Property Frontage: +/-3000 Feet

Attachment: Feb 2025-PD Approval-Parcel 070 009 (4681 : PD Approval-Parcel 070 009)

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 _____
 _____ lot sizes will reflect current national builder specifications _____

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

_____ x _____

- (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

_____ x _____

- (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

Attachment: Feb 2025-PD Approval-Parcel 070 009 (4681 : PD Approval-Parcel 070 009)

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.


Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of _____ January 03_____, 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 Ron Sawyer Sawyer & Assoc.
in the amount of \$ 550.00.

City of Kingsland

BY: 
Planning & Zoning Administrator

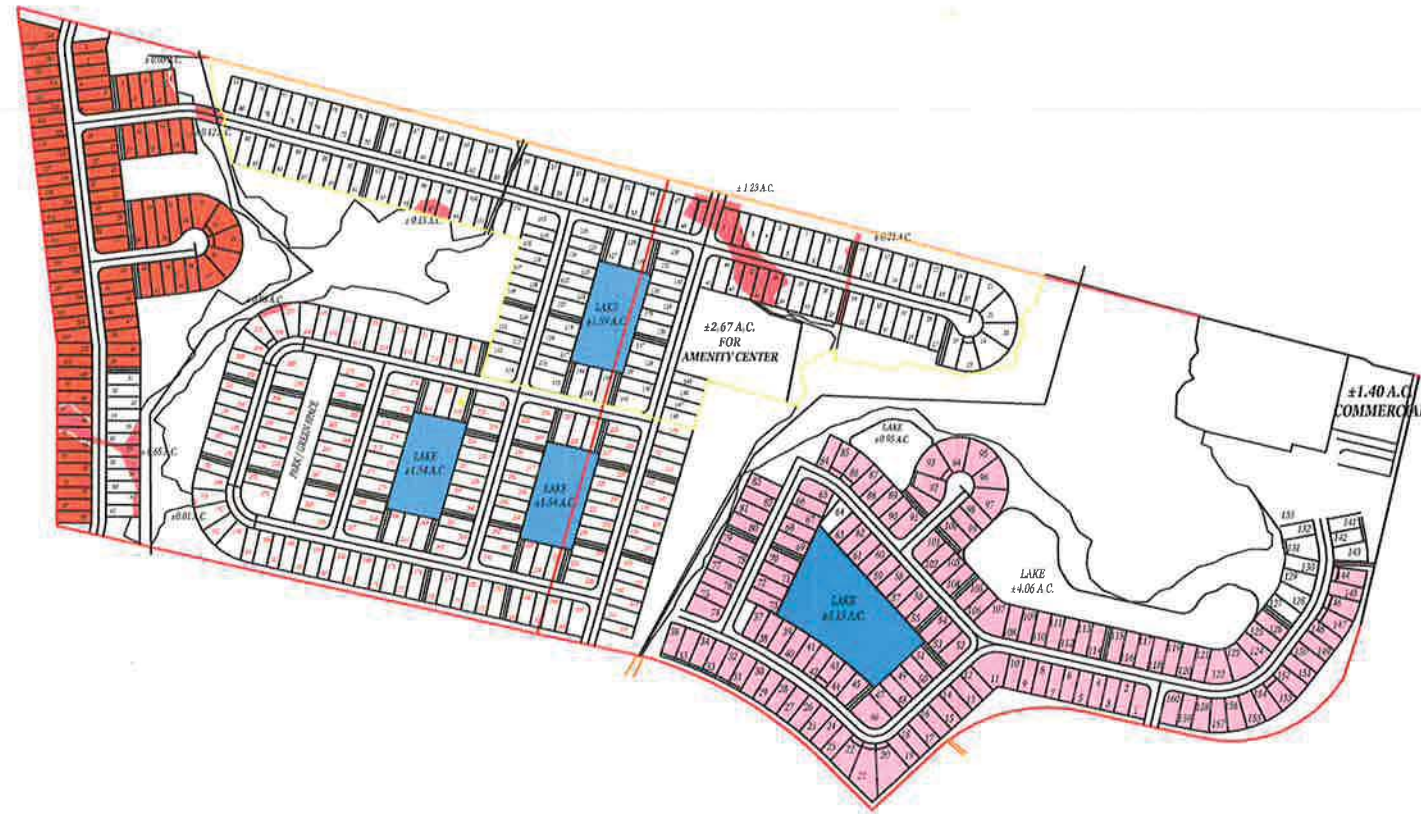
Date: 12/20/24

Attachment: Feb 2025-PD Approval-Parcel 070 009 (4681 : PD Approval-Parcel 070 009)

3.8 MILES FROM I95
3.58 MILES FROM NORTH SHORE

4.6.b

VACUNA EAST



PH 1, WETLANDS USED : ± 1.71 A.C.

PH 2, WETLANDS USED : ± 0.00 A.C.

PH 6, WETLANDS USED : ± 0.69 A.C.

SCALE: 1" = 300'

11/12/2024

VACUNA_00-10

