



**CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • DECEMBER 8, 2025**

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING - STARTS AT 6:00PM

1. Public Hearing for the Purpose of Considering an Alcohol License for Publix Supermarket #1865

Johnny Wilcox, District Manager for the new Publix Supermarket #1865, has applied for an alcohol license for the sale of packaged beer and wine. The business is located at 1521 East King Avenue.

2. Public Hearing for the Purpose of Considering an Alcohol License for Axes & 8ights, LLC
Debra Quinn, owner of Axes & 8ights, LLC, has applied for an alcohol license for the sale of beer/wine/liquor by the drink to be consumed on the premises. The business is located at 258 Haddock Road.

II. CALL TO ORDER AND WELCOME GUESTS

III. ROLL CALL

Charles Grayson Day Jr., Mayor
Paul Chamberlin, Councilman
Farran Fullilove, Councilman
Kristy Chance, Councilwoman
Alex Blount, Mayor Pro Tem

IV. INVOCATION AND PLEDGE TO THE FLAG

V. CONSENT DOCKET

1. Approve the Council Minutes of the last regular Council Meeting
2. Approve the Agenda as Presented
3. Approve the Payments of Accounts Payable as Due and Funds Available

VI. GRANTING AUDIENCE TO THE PUBLIC

VII. OLD BUSINESS

VIII. PLANNING AND ZONING

1. Home Occupation - 111 Azalea Court - Parcel 107G 008
Elizabeth Ross has applied for a Home Occupation Permit for a cleaning service business known as "Magically Spotless, LLC". The applicant has been notified and agrees to the

requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1.

Planning Commission recommends approval.

2. Home Occupation - 201 Winding Road, Unit 2112 - Parcel 120 015

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

Planning Commission recommends approval.

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

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

Planning Commission recommends approval.

4. Easement Agreement - Settler's Hammock Phase 5

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

Planning Commission recommends approval.

5. Annexation and Zoning Designation - Parcels 108 052A and 108 002I - Ordinance #2025-21

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

Planning Commission recommends approval.

6. Rezone-Parcel 056 001K

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

Planning Commission recommends approval.

7. Rezone - Parcel K11 01 009

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

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

Planning Commission recommends approval.**8. Rezone and PD Approval**

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

Planning Commission recommends approval.**IX. NEW BUSINESS****1. Approval of: Resolution #2025-16 : FY 2024-25 Year-End Budget Revisions**

A resolution to amend the Fiscal Year 2024-2025 budget.

Staff recommends approval.**2. Approval of: Alcohol License for Publix Supermarket #1865**

Johnny Wilcox, District Manager for the new Publix Supermarket #1865, has applied for an alcohol license for the sale of packaged beer and wine. The business is located at 1521 East King Avenue.

3. Approval of: Alcohol License for Axes & 8ights, LLC

Debra Quinn, owner of Axes & 8ights, LLC, has applied for an alcohol license for the sale of beer/wine/liquor by the drink to be consumed on the premises. The business is located at 258 Haddock Road.

4. Approval of: 2026 Alcohol License Renewals**5. Approval of: Georgia Power Easement for Kingsland Police Headquarters**

The proposed easement has been reviewed by city staff and is consistent with standard utility easement agreements. Granting this easement will allow Georgia Power to proceed with necessary site improvements and support the timely completion of the Kingsland Police Headquarters.

Staff recommends approval.**6. Bid Award: Purchase of Regenerative Air Street Sweeper**

Staff recommends awarding the purchase of a Tymco 600 Regenerative Air Street Sweeper to Adams Equipment, the second lowest bidder, in the amount of \$318,400. Although this bid is \$3,700 higher than the lowest bidder, staff recommends Adams Equipment because the City currently maintains approximately \$5,000 in existing parts inventory for the Tymco brand, and fleet employees are already familiar with servicing this model as it matches the City's previous unit.

7. Approval of: Contract Services Between City of Kingsland and Camden Community Crisis Center, Inc.

The City is in need of a safe shelter to provide food, lodging, clothing and other valuable services for victims and potential victims of family violence when the Police Department finds it necessary to remove these persons from an unsafe environment for their safety. This service contract shall be for an initial period of one (1) year commencing on January 1, 2026, and terminating on December 31, 2026. The City shall pay to the Center for its services to victims of family violence the sum of \$7,500.

8. Approval of: Resolution 17 - Amendment No. 1 To The Tax Allocation District #2 – Camden Woods Development Agreement

A Resolution Approving Amendment No. 1 To The Tax Allocation District #2 – Camden Woods Redevelopment Plan Developer Development Agreement Between City of Kingsland, Georgia, Camden County Joint Development Authority, And Sawyer And Associates Inc.; To Modify Certain Completion Deadlines And Reimbursement Amounts; And For Other Purposes.

Staff recommends approval.

X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. ADJOURNED



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

**Planning and Community Development
Staff Report**

Planning Commission Meeting Date: December 1, 2025

City Council Meeting Date: December 8, 2025

Agenda Item: Home Occupation- [REDACTED] Parcel # 107G008

Summary:

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

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



December
Applicant had to
re-apply
240166

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

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

APPLICANT: Elizabeth Ross PHONE: [REDACTED]

ADDRESS: [REDACTED]

FAX: [REDACTED]

Type of use: [REDACTED]

() Home Office: (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)

() Home Occupation: (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

() Residential Business: (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: Magically Spotless

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: [REDACTED]

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

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: _____

CITY: N/A STATE: _____ ZIP: _____

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

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

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

SIGNED: [Signature] DATE: 01/16/25



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

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

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

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

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

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

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

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

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

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

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

Scott K. ...
 PLANNING DIRECTOR
 CITY OF KINGSLAND

11/10/25
 DATE

[Signature]
 CITY MANAGER
 CITY OF KINGSLAND

 DATE



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

APPLICANT: Elizabeth Ross

ADDRESS: [REDACTED]

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: () _____ FAX: () _____

PROPOSED BUSINESS: Cleaning Service LOCATION: [REDACTED]

TAX PARCEL: 1076008 ZONING: PD/R-1


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

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

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete: 200 Business area sq. ft. 1488 Home heated floor area sq. ft.**
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

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


SIGNATURE OF APPLICANT

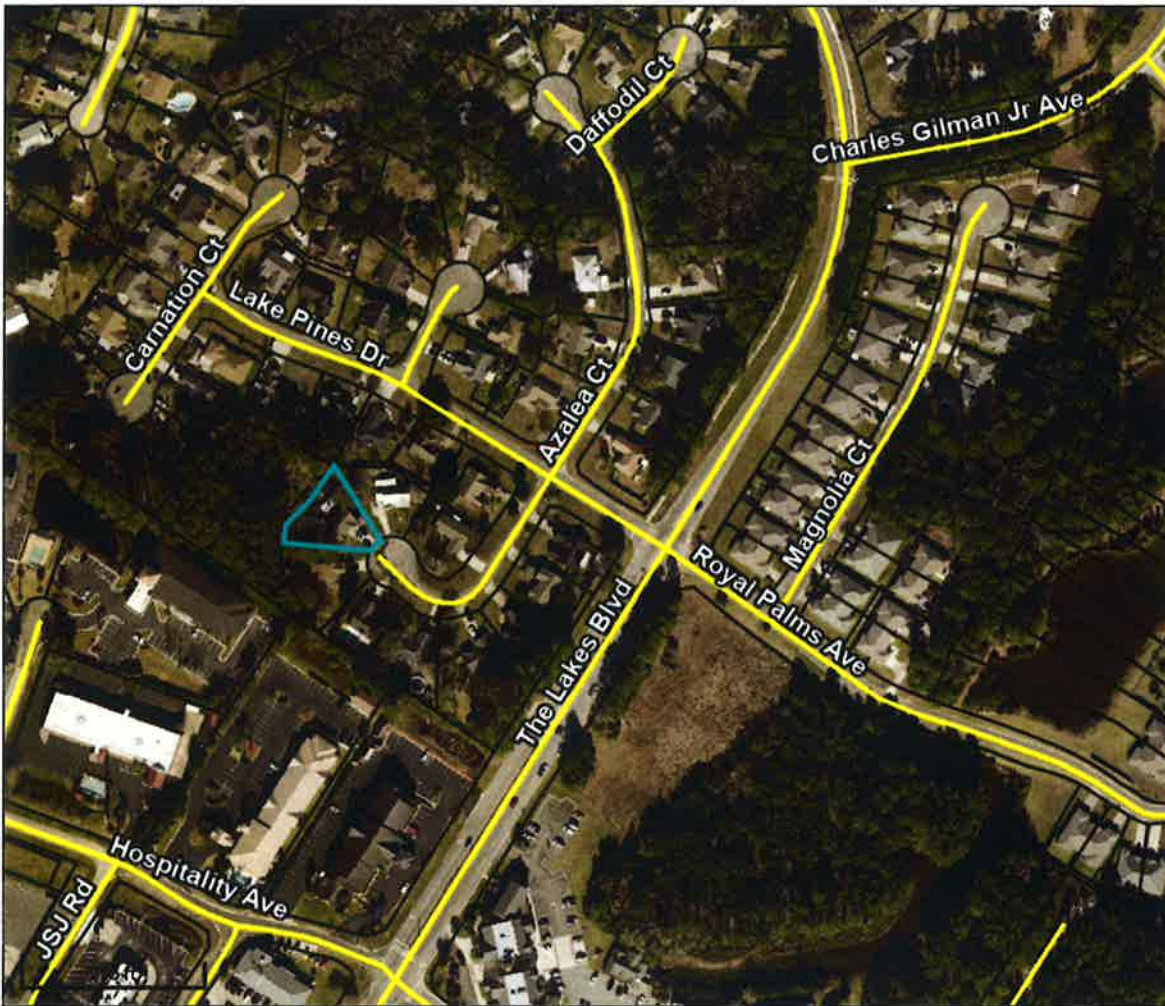
11/6/25
DATE

Kingsland Zoning Map

Zoning 2025

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





Overview



Legend

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

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

(Note: Not to be used on legal documents)

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

Date created: 9/2/2025

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

Developed by SCHNEIDER
GEO SPATIAL



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: December 1, 2025

City Council Meeting Date: December 8, 2025

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

Summary:

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

Zoning: R-3

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

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



240161

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

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

APPLICANT: Sabrina Boyd PHONE: [REDACTED]
ADDRESS: [REDACTED] Kingsland GA 31548
FAX: _____ E-MAIL: [REDACTED]

Type of use you are requesting:

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

GROUP/BUSINESS YOU REPRESENT: Onyx Magnolia Farms
STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: [REDACTED]
TAX MAP & PARCEL NUMBER: 120 015 ZONING: R-3
OWNER OF SITE, IF NOT APPLICANT: Atlantic Breeze Apartments
ADDRESS: 201 Winding Rd
CITY: Kingsland STATE: GA ZIP: 31548

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

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

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

SIGNED: [Signature] DATE: 10.16.25



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

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

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

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

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

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

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

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

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

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

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

[Signature]
PLANNING DIRECTOR
CITY OF KINGSLAND

10/17/25
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



Home Based
Vending Business

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

APPLICANT: Sabrina Boyd
ADDRESS: [REDACTED]
CITY: Kingsland STATE: GA ZIP: 31548
PHONE: [REDACTED] FAX: () E-MAIL: [REDACTED]

PROPOSED BUSINESS: Onyx Magnolia Farms LOCATION: 201 Winding Rd

TAX PARCEL: 120 015 ZONING: R-3

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

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

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 150 Business area sq. ft. 1170 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

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

[Signature]
SIGNATURE OF APPLICANT

10-16-25
DATE

Permission for Onyx Magnolia Farms Stand

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

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

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

Best regards,

Lisa Cholerton

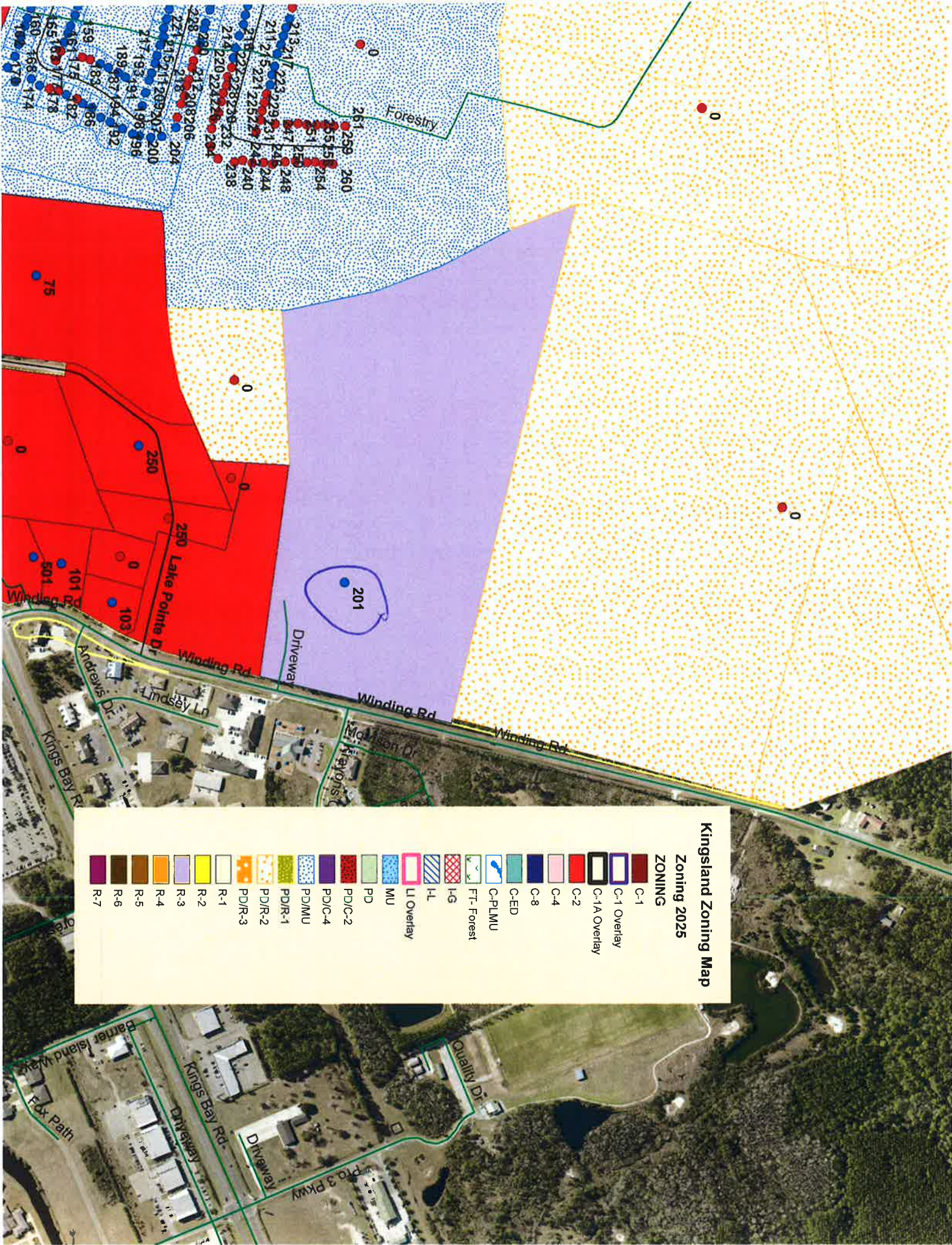
Assistant Property Manager

Atlantic Breeze Luxury Apartments

201 Winding Road, Kingsland, GA 31548

912.303.7626





Kingsland Zoning Map

Zoning 2025

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



Camden County, GA



Overview



Legend

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

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

(Note: Not to be used on legal documents)

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

Date created: 11/3/2025

Last Data Uploaded: 10/31/2025 7:38:46 PM

Developed by SCHNEIDER
GEOSPATIAL



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

**Planning and Community Development
Staff Report**

Planning Commission Meeting Date: December 1, 2025

City Council Meeting Date: December 8, 2025

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

Summary:

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

Zoning: PD/R-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



Dec. 2025
240164

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

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

APPLICANT: Glenn Barnard PHONE: [REDACTED]

ADDRESS: [REDACTED] Kingsland, GA

FAX: _____ E-MAIL: [REDACTED]

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: Glenns Carpentry, LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: [REDACTED]

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

OWNER OF SITE, IF NOT APPLICANT: Pegasus Residential

ADDRESS: 1202 Hospitality Ave Kingsland GA

CITY: Kingsland STATE: GA ZIP: 31548

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

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

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

SIGNED: [Signature] DATE: 10-31-25



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

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

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

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

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

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

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

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

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

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

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

[Signature]
PLANNING DIRECTOR
CITY OF KINGSLAND

11/4/25
DATE

[Signature]
CITY MANAGER
CITY OF KINGSLAND

DATE



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

APPLICANT: Glenn Barnard
ADDRESS: [REDACTED]
CITY: Kingsland STATE: GA ZIP: 31548
PHONE: [REDACTED] FAX: () _____ E-MAIL: [REDACTED]
PROPOSED BUSINESS: Handy man Business LOCATION: [REDACTED]
TAX PARCEL: 107 005D ZONING: PD/R-2

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

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

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 125 Business area sq. ft. 1325 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

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

[Signature]
SIGNATURE OF APPLICANT

10-31-25
DATE



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

RE: 97 Oleander Dr. – Business License Request

To whom it may concern,

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

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

Sincerely,



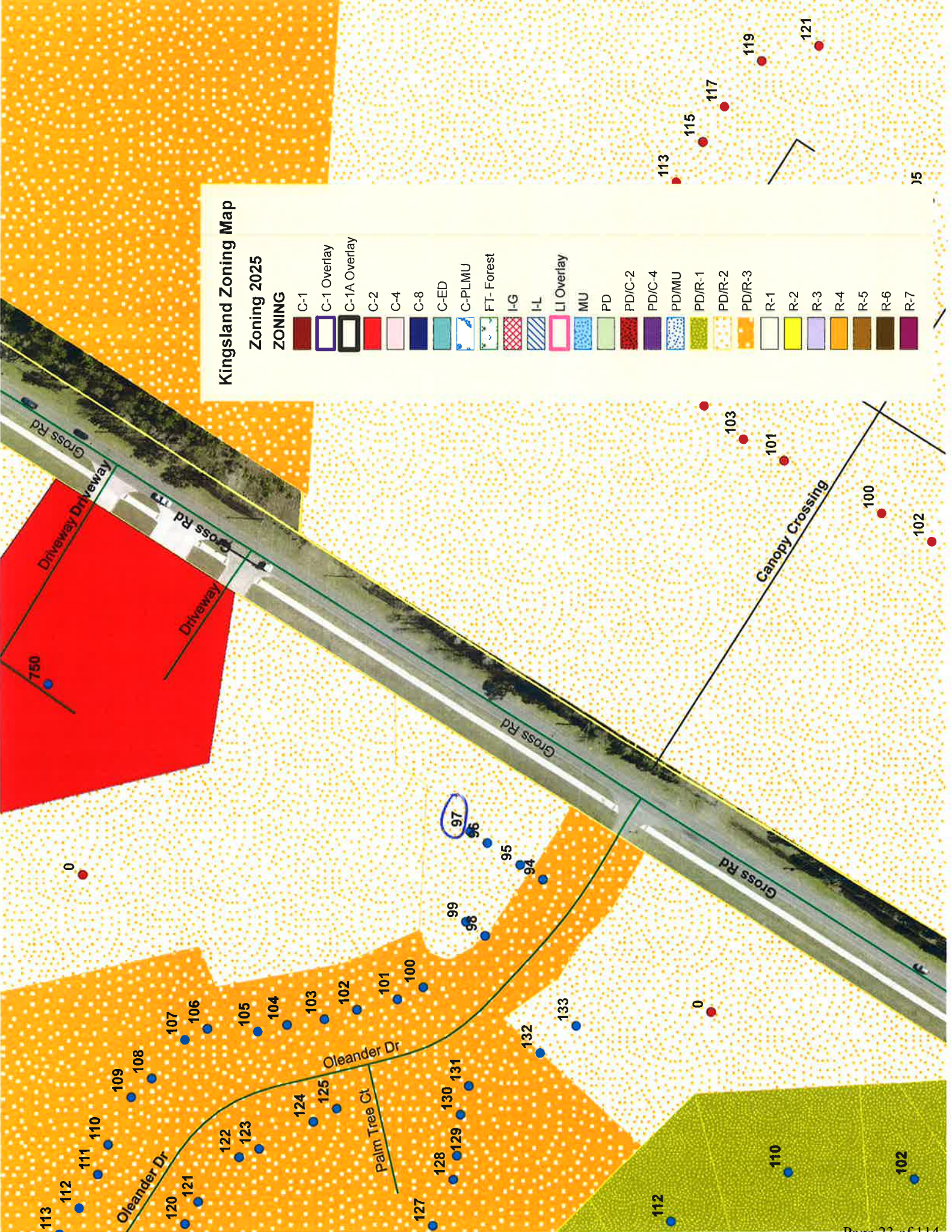
Cathy Lewis, Property Manager
MOD Villas a Pegasus Community



Kingsland Zoning Map

Zoning 2025

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





Overview



Legend

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

Parcel ID	107 005D	Owner	LAKWOOD VAL LLC	Last 2 Sales			
Class Code	Commercial		4706 18TH AVENUE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		BROOKLYN, NY 11204	1/4/2024	\$9460000	NM	U
	KINGSLAND	Physical Address	n/a	n/a	0	n/a	n/a
Acres	0.63	Assessed Value	Value \$1122080				

(Note: Not to be used on legal documents)

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

Date created: 11/4/2025

Last Data Uploaded: 11/3/2025 7:38:04 PM

Developed by SCHNEIDER GEOSPATIAL



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: December 1, 2025

City Council Meeting Date: December 8, 2025

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

Summary:

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

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? N/A

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

[Space above this line for recording data.]

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING PLEASE RETURN TO:

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

Title Not Examined By Scrivener

Cross reference:
Plat Book 20254, Page 38-39

**STATE OF GEORGIA
COUNTY OF CAMDEN**

EASEMENT AGREEMENT

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

RECITALS:

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

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

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

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

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

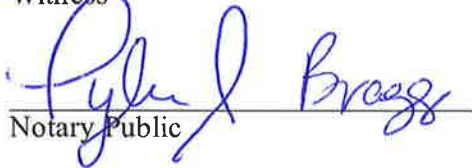
[signatures and acknowledgements follow]

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

Signed, sealed and delivered
in the presence of:



Witness



Notary Public

MY COMMISSION EXPIRES:

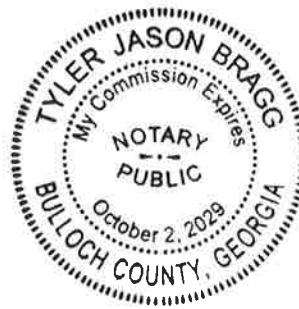
(AFFIX NOTARY SEAL)

GRANTOR:
SMITH FAMILY HOMES, LLC



By:

Its:



Signed, sealed and delivered
in the presence of:

GRANTEE:
MAYOR AND COUNCIL OF THE CITY OF
KINGSLAND

Witness

By:

Its:

Notary Public

MY COMMISSION EXPIRES:

(AFFIX NOTARY SEAL)

EXHIBIT "A"

SANITARY SEWER EASMENT SURVEY

[see attached]

EXHIBIT "B"

LEGAL DESCRIPTION OF EASEMENT

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

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



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: December 1, 2025

City Council Meeting Date: December 8, 2025

Agenda Item: Annexation Request and Zoning Designation

Summary:

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

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

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

Date

Signature (Signed and Printed) of Owner

Address of above Owner

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

Ar Pri

Witness Do Ce

NOTARY PUBLIC, State of Georgia

My commission expires: 11/4/2027

(NOTARY SEAL)



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

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

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

VICINITY MAP (NOT TO SCALE)

THIS MAP IS A REPRESENTATION OF THE PROPERTY AND IS NOT A SURVEY. IT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN TO IDENTIFY THE GENERAL LOCATION OF THE PROPERTY. THE PROPERTY IS NOT TO BE CONSIDERED AS A BASIS FOR ANY CLAIMS OR ACTIONS.

LEGEND:

- P.O.B.
- 1/2" FOR REAR ROAD
- FORCE

BOUNDARY RETRACEMENT SURVEY OF:

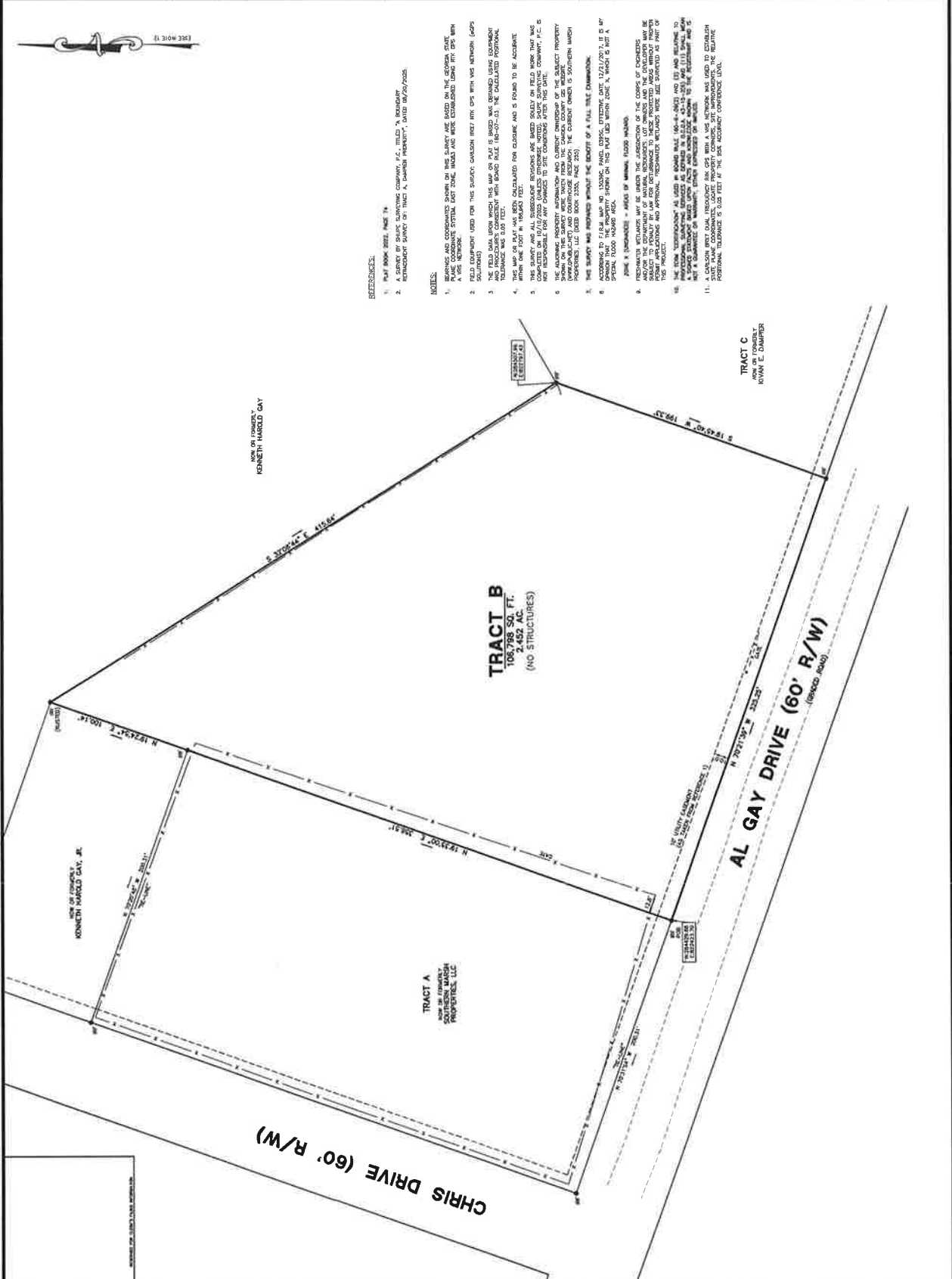
**TRACT B,
DAMPIER PROPERTY**

1600TH G.M.D.,
CAMDEN COUNTY, GEORGIA

PREPARED FOR:
SOUTHERN MARSH
PROPERTIES, LLC

SHUPPE SURVEYING COMPANY, P.C.
3851 ALABAMA HIGHWAY
CAMDEN, GA 30728
CERTIFICATE OF AUTHORIZATION: 10757

SCALE: 1" = 100' DRAWING DATE: 03/25/2025
PROJECT: 250118-TRAC-B OVER 2024
SHEET: 1 OF 1



NOTES:

- THE FIELD DATA FROM WHICH THIS MAP OR PLAN IS BASED WAS OBTAINED USING EQUIPMENT AND METHODS THAT MEET THE REQUIREMENTS OF THE NATIONAL BOARD OF SURVEYING AND MAPPING (NBSM) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS).
- THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
- THE CURRENT OWNERS OF THIS PROPERTY ARE NOT RESPONSIBLE FOR ANY CHANGES TO THE BOUNDARIES OF THIS PROPERTY THAT OCCUR AFTER THE DATE OF THIS SURVEY.
- THE CURRENT OWNERS OF THIS PROPERTY ARE NOT RESPONSIBLE FOR ANY CHANGES TO THE BOUNDARIES OF THIS PROPERTY THAT OCCUR AFTER THE DATE OF THIS SURVEY.
- THE CURRENT OWNERS OF THIS PROPERTY ARE NOT RESPONSIBLE FOR ANY CHANGES TO THE BOUNDARIES OF THIS PROPERTY THAT OCCUR AFTER THE DATE OF THIS SURVEY.
- THE CURRENT OWNERS OF THIS PROPERTY ARE NOT RESPONSIBLE FOR ANY CHANGES TO THE BOUNDARIES OF THIS PROPERTY THAT OCCUR AFTER THE DATE OF THIS SURVEY.
- THE CURRENT OWNERS OF THIS PROPERTY ARE NOT RESPONSIBLE FOR ANY CHANGES TO THE BOUNDARIES OF THIS PROPERTY THAT OCCUR AFTER THE DATE OF THIS SURVEY.
- THE CURRENT OWNERS OF THIS PROPERTY ARE NOT RESPONSIBLE FOR ANY CHANGES TO THE BOUNDARIES OF THIS PROPERTY THAT OCCUR AFTER THE DATE OF THIS SURVEY.
- THE CURRENT OWNERS OF THIS PROPERTY ARE NOT RESPONSIBLE FOR ANY CHANGES TO THE BOUNDARIES OF THIS PROPERTY THAT OCCUR AFTER THE DATE OF THIS SURVEY.
- THE CURRENT OWNERS OF THIS PROPERTY ARE NOT RESPONSIBLE FOR ANY CHANGES TO THE BOUNDARIES OF THIS PROPERTY THAT OCCUR AFTER THE DATE OF THIS SURVEY.

REFERENCES:

- PLAT BOOK 1000, PAGE 78
- RECORDS OF THE CAMDEN COUNTY, GA, DEEDS, DEPARTMENT, DATED 03/25/2025

BOUNDARY RETRACEMENT SURVEY OF:

**TRACT B,
DAMPIER PROPERTY**

1600TH G.M.D.,
CAMDEN COUNTY, GEORGIA

PREPARED FOR:
SOUTHERN MARSH
PROPERTIES, LLC

SHUPPE SURVEYING COMPANY, P.C.
3851 ALABAMA HIGHWAY
CAMDEN, GA 30728
CERTIFICATE OF AUTHORIZATION: 10757

SCALE: 1" = 100' DRAWING DATE: 03/25/2025
PROJECT: 250118-TRAC-B OVER 2024
SHEET: 1 OF 1

2

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



TRANSFER TAX
PAID: \$680.00

PT-61 020-2025-000614

AFTER RECORDING RETURN TO:

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

Order No.: 25-70367

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GLYNN

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

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

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

Parcel One:

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

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

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

Parcel 108 052A (101 Chris Drive)

Parcel Two:

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

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

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


Parcel 108 0021

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

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

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

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

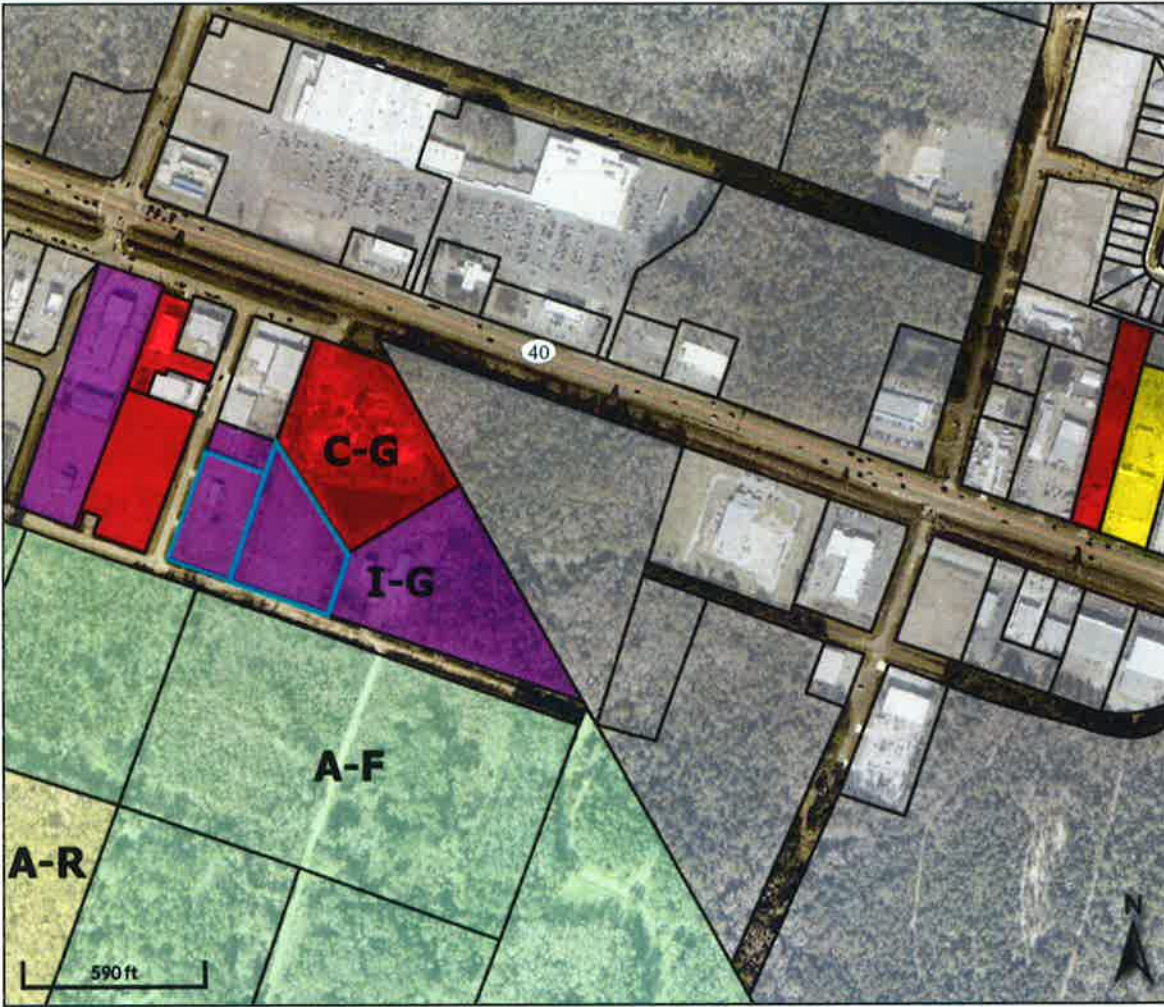

Kivan E. Dampier

Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public
My Commission Expires





Overview



Legend

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

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

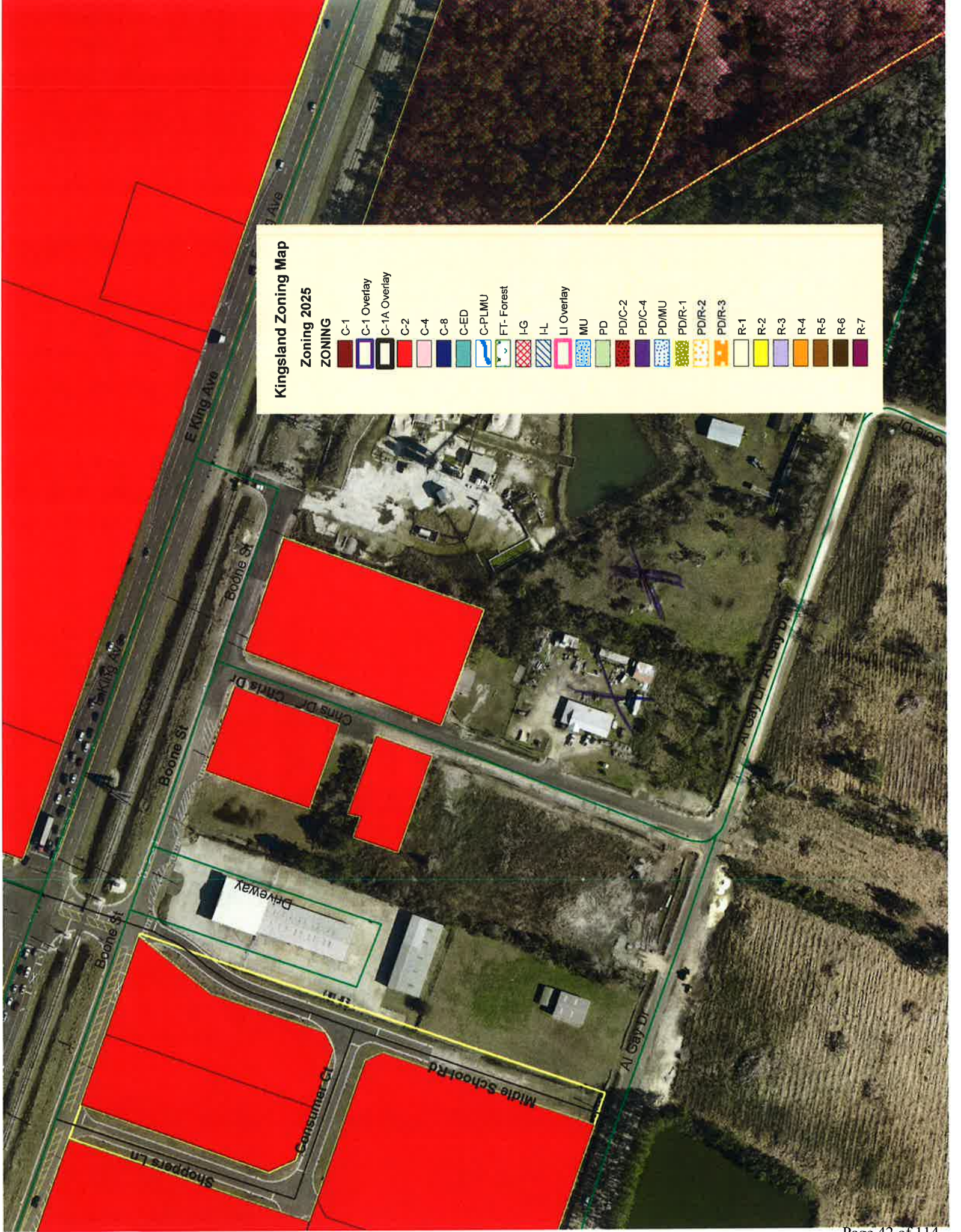
(Note: Not to be used on legal documents)

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

Kingsland Zoning Map

Zoning 2025

ZONING	Color/Pattern
C-1	Red
C-1 Overlay	Blue
C-1A Overlay	Black
C-2	Light Blue
C-4	Light Green
C-8	Light Purple
C-ED	Light Blue
C-PLMU	Light Green
FT- Forest	Light Green
I-G	Red and White Checkered
I-L	Blue and White Checkered
LI Overlay	Light Blue
MU	Light Green
PD	Light Green
PD/C-2	Red
PD/C-4	Blue
PD/MU	Light Green
PD/R-1	Light Green
PD/R-2	Light Green
PD/R-3	Light Green
R-1	Light Green
R-2	Light Green
R-3	Light Green
R-4	Light Green
R-5	Light Green
R-6	Light Green
R-7	Light Green



ORDINANCE NO. 2025-21

**AN ORDINANCE TO ANNEX A 4.10 ACRE TRACT OF LAND, OWNER
JEFFREY JOHNS, BY THE CITY OF KINGSLAND**

WHEREAS, the City of Kingsland seeks to encourage planned growth and development that offers urban type services; and

WHEREAS, Jeffrey Johns with Salt Marsh Properties, LLC owns the two tracts of land located on the north side of Al Gay Drive and the east side of Chris Drive, otherwise described as map and parcels 108 052A and 108002I consisting of a total of 4.10 acres to be annexed into the City of Kingsland, which is currently undeveloped.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND that the City of Kingsland annex the stated property of Jeffrey Johns and that it be zoned C-2 (General Commercial).

Adopted and approved this 8th day of December, 2025.

Dr. C. Grayson Day, Jr., Mayor

ATTEST:

Jean Seigler-Horne, City Clerk



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: December 1, 2025

City Council Meeting Date: December 8, 2025

Agenda Item: Rezone

Summary:

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

Current Zoning: PD

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director



CITY OF KINGSLAND ZONING APPLICATION

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

REQUEST

EXISTING ZONING PD- Planned Development

EXISTING USE Agricultural- Forestry-(Timber)

REQUESTED ZONING I-G : Industrial-General

REQUESTED Commerce Park
USE Industrial-General (I-G)

PROPERTY OWNER(S)

Name(s) Camden County Joint Development Authority

Address 142 N. Gross Road / Kingsland, Georgia 31548

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

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

Property

Address: No address assigned at this time

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

Property Size: 60.08 Acres Property Frontage: 1834.87 Feet

US 17

Check One: Paved Road or Unpaved
 Public Water or Individual Well
 Public Sewer or Individual Septic Tank

REASON FOR REQUEST

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

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

Other Comments: _____

DISCLOSURE

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

- (1) Have a property interest in the real property affected by this request
none
- (2) Have a financial interest (direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request.
none
- (3) Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request
none

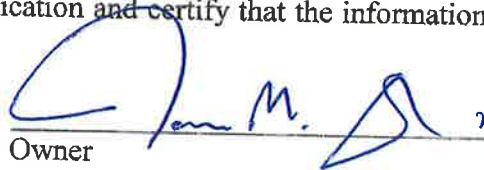
CAMPAIGN CONTRIBUTION

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

Elected Officials Name	Amount of Description of Gift
<u>none</u>	<u>0</u>
<u>none</u>	<u>0</u>

SIGNATURE(S) OF OWNER(S)

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


Owner

Owner

Owner

HEARING DATE

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

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

RECEIPT

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

City of Kingsland

BY: 

Planning & Zoning Administrator

Date: 10/29/25

ZONING/REZONING FEE SCHEDULE

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

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

City of Kingsland Community Planning and Development Department

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

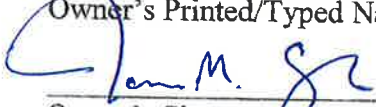
I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated 10/25/25, 20025, by virtue of a deed dated 10/2/25, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book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

James M. Coughlin

Owner's Printed/Typed Name

none

Other Owner's Printed/Typed Name



Owner's Signature Date: 10/24/25

none

Other Owner's Signature Date: ∅

Agent Authorization

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

∅
Owner's Signature

∅
Other Owner's Signature

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

∅
Authorized Agent's Name-Printed

∅
Authorized Agent's Signature

∅
Date

Community Planning and Development

Received by: Scott [Signature]

Date: 10/25/25

Exhibit A to Limited Warranty Deed

Legal Description

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

PARCEL A:

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

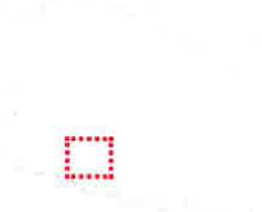
FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE SOUTH 79°-47'-11" WEST, A DISTANCE OF 43.04 FEET TO A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 970.00 FEET, A CHORD DISTANCE OF 705.63 FEET TO A POINT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

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

AND



Overview



Legend

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

Parcel ID	056 001K	Owner	TERRAPOINTE LLC	Last 2 Sales				
Class Code	Agricultural		C/O RAYONIER FOREST RESOURCES	Date		Net Price	Reason	Qual
Taxing District	KINGSLAND		LP					
	KINGSLAND		PROPERTY TAX COORDINATIR	12/16/2016	0		XX	U
Acres	1774.49		1 RAYONIER WAY	n/a	0		n/a	n/a
			WILDLIGHT, FL 32097					
		Physical Address	n/a					
		Assessed Value	Value \$1987011					

(Note: Not to be used on legal documents)

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

Date created: 11/3/2025
Last Data Uploaded: 10/31/2025 7:38:46 PM

Developed by SCHNEIDER GEOSPATIAL



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: December 1, 2025

City Council Meeting Date: December 8, 2025

Agenda Item: Rezone

Background:

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

Summary:

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

Current Zoning: R-1 (Single Family Residential)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval with the following condition:

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

Scott L. Kimball
Planning Director

240163

Rezone
for December.

CITY OF KINGSLAND ZONING APPLICATION

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

Located in the C-1A District

REQUEST

EXISTING ZONING RESIDENTIAL R-1

EXISTING USE Vacant Lot

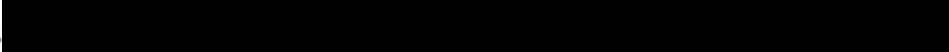
REQUESTED ZONING COMMERCIAL C-2

REQUESTED USE Take out Restaurant

PROPERTY OWNER(S)

Name(s) KASANDRA ALLEN

Address 

Phone No. 

Individual Partnership Sole Proprietor Firm Corporation
 Association

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

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

GENERAL INFORMATION

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

Property Address: K11 01 009 - No Address Assigned

Tax Map Reference Number ↓ Zoning Map R-1

**City of Kingsland Zoning Application
Page Two**

Property Size 0.8 Acres Property Frontage 50' Feet

Check One: Paved Road or Unpaved
 Public Water or Individual Well
 Public Sewer or Individual Septic Tank

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because it will
serve as a business providing quality food in a
take out setting

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

Other
Comments: _____

DISCLOSURE

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

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

NO

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

NO

**City of Kingsland Zoning Application
Page Three**

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

NO

CAMPAIGN CONTRIBUTION

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

Elected Officials Name	Amount of Description of Gift
<u>N/A</u>	

SIGNATURE(S) OF OWNER(S)

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

Kassandra Allen
Owner

Owner

Owner

HEARING DATE

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

**City of Kingsland Zoning Application
Page Four**

at their meeting of December 1st, 20025, at 6:00 P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

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

RECEIPT

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

City of Kingsland

BY: Scott Kimball
Planning & Zoning Administrator

Date: 10/30/25



NEES
SET.
151 & 367

HENRY & ASSOCIATES
LAND SURVEYORS

PRINT PART 1 BY:

LEONARD L. HENRY GA. REG. #1842

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



K11-1-9

AMOS RAILVES
NO DEED REF

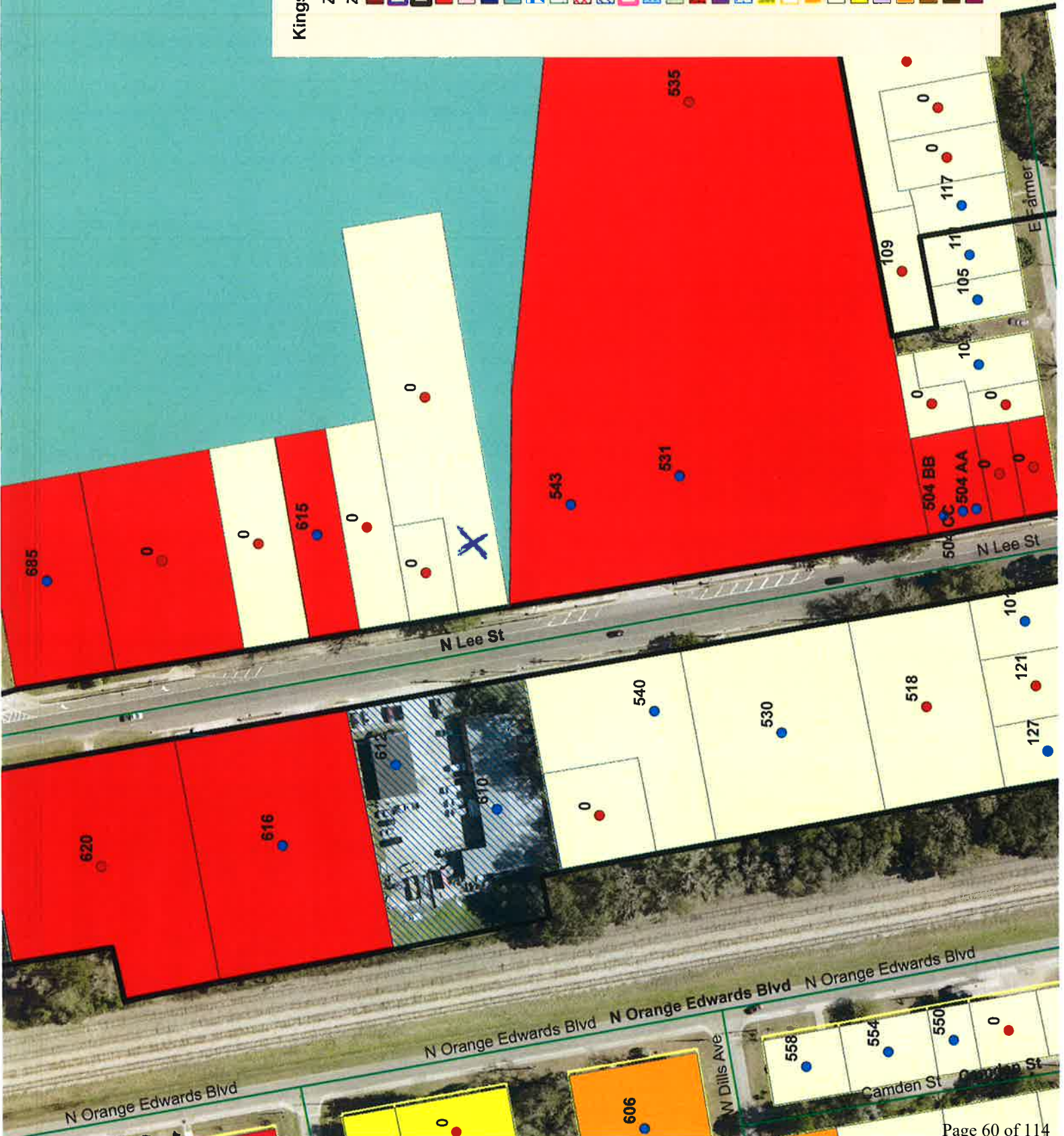


SURV	VERDY JOSE
CITY OF	1606TH, G.
COUNTY OF	CAMDEN

Kingsland Zoning Map

Zoning 2025

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





Overview



Legend

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

Parcel ID	K1101009	Owner	ALLEN KASANDRA	Last 2 Sales			
Class Code	Residential		POST OFFICE BOX 392	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		WOODBINE, GA 31569	7/6/2021	\$2492	TX	U
	KINGSLAND	Physical Address	n/a	1/23/1954	0	FY	U
Acres	0.8	Assessed Value	Value \$43125				

(Note: Not to be used on legal documents)

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

Date created: 11/3/2025

Last Data Uploaded: 10/31/2025 7:38:46 PM

Developed by SCHNEIDER GEOSPATIAL



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: December 1, 2025

City Council Meeting Date: December 8, 2025

Agenda Item: Rezone & PD Approval

Background:

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

Summary:

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

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

Is Proposal Consistent with the Comprehensive Plan? Yes

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

Scott L. Kimball
Planning Director

Dec. 2025
240165

CITY OF KINGSLAND ZONING APPLICATION

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

REQUEST

EXISTING ZONING PD/C-2

EXISTING USE Vacant

REQUESTED ZONING PD/R-1

REQUESTED USE Residential

PROPERTY OWNER(S)

Name(s) DLP KINGSLAND VENTURES LLC

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

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

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

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

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

GENERAL INFORMATION

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

Property Address: SOUTH SIDE OF SCRUBBY BLUFF ROAD

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

City of Kingsland Zoning Application
Page Two

Property Size +/- 314.88 Property Frontage +/- 4531 Feet

Check One: Paved Road or Unpaved
 Public Water or Individual Well
 Public Sewer or Individual Septic Tank

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because _____
the proposed use is residential single family detached only, which aligns with _____
adjacent and nearby residential land uses.

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

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

DISCLOSURE

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

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

None known

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

None known

**City of Kingsland Zoning Application
Page Three**

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

None known



CAMPAIGN CONTRIBUTION

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

Elected Officials Name	Amount of Description of Gift
None known	
<hr/>	<hr/>
<hr/>	<hr/>

SIGNATURE(S) OF OWNER(S)

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

 , Authorized Signatory 
Owner _____
Owner _____
Owner _____

HEARING DATE

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

City of Kingsland Zoning Application
Page Four

at their meeting of December 1st, 2005, at 6:00 P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

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

RECEIPT

Submission fee for rezoning received from Kevin Jund
in the amount of \$ 600.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 11/7/25

AGENT AUTHORIZATION FORM

Ownership Certification


State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated 11/7/2025, 20025, by virtue of a deed dated _____, _____, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 2276, Page 622.

James Boyce


Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

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

Agent Authorization

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

 _____
Authorized Signatory 
Owner's Signature Other Owner's Signature

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

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

Planning and Zoning

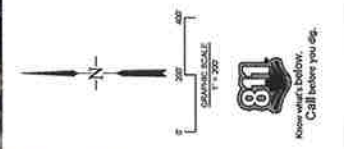
Received by: Scott Kurbat _____ Date: 11/7/25



NOTE:
 1. THIS DOCUMENT IS CONCEPTUAL IN NATURE FOR THE PURPOSE OF OBTAINING PRELIMINARY APPROVAL FROM THE LOCAL GOVERNMENT.
 2. THE PROJECT AND GENERAL LAND USES CONTEMPLATED FOR THIS PROJECT ARE SUBJECT TO THE ENVIRONMENTAL EXISTENT TO THE LOCAL COUNTY.

LEGEND

[Symbol]	EXISTING WASHES
[Symbol]	EXISTING WETLANDS
[Symbol]	PROPOSED SINGLE FAMILY - COTTAGE SR (S4S)
[Symbol]	PROPOSED SINGLE FAMILY - VILLA (S4V) (177)
[Symbol]	PROPOSED SINGLE FAMILY - ESTATE (S4E) (112)
[Symbol]	PROPOSED SINGLE FAMILY - MARSH FRONT (S4M) (29)
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED GREEN SPACE
[Symbol]	PROPOSED STORMWATER AREA (14=15.8 AC)
[Symbol]	PROPOSED PHASE 1
[Symbol]	PROPOSED BUFFER



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

Hines Amenity Quality (Markland comparable)



Hines Home Landscape Quality (Palencia)

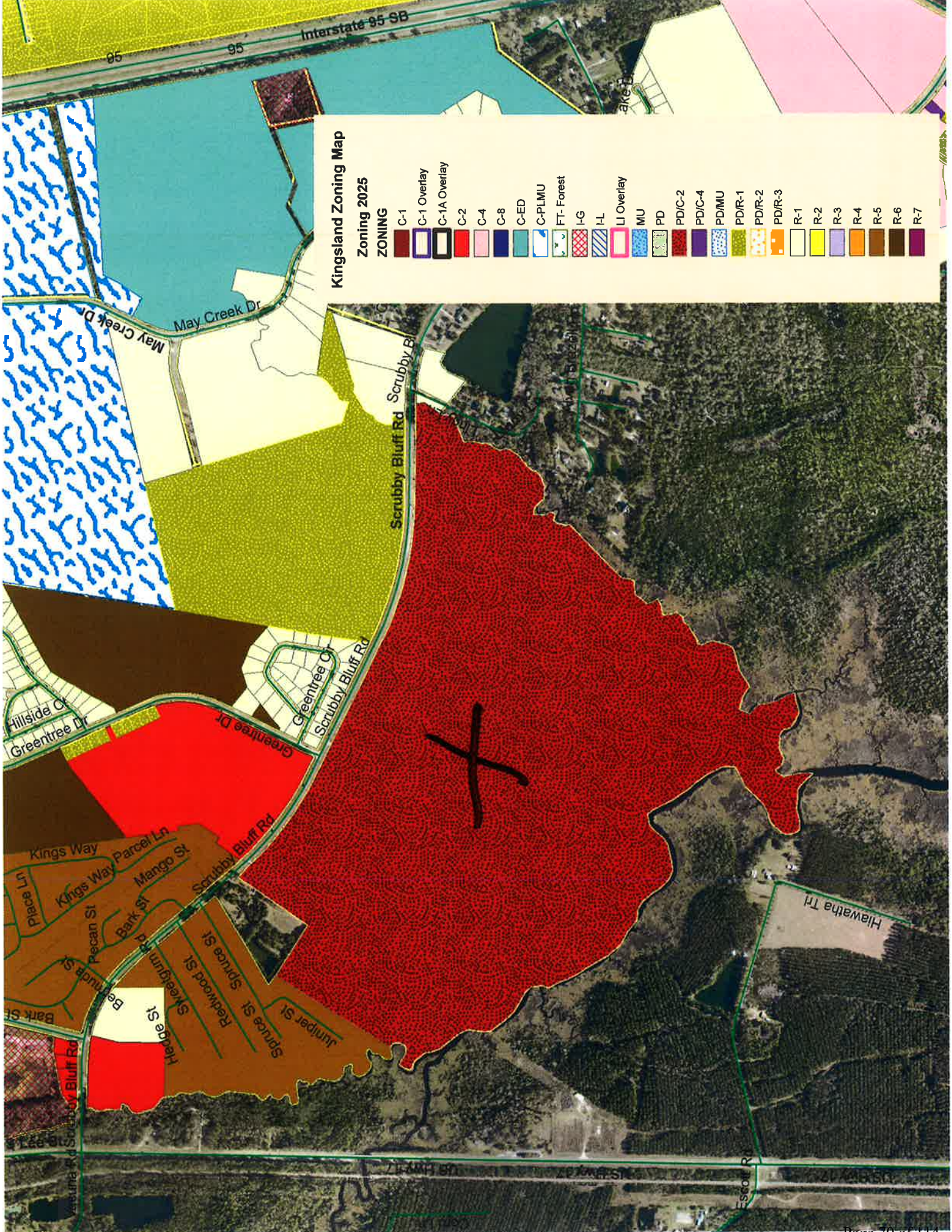


Typical Mature Streetscape at Palencia



Hines Home Landscape Quality (Markland)

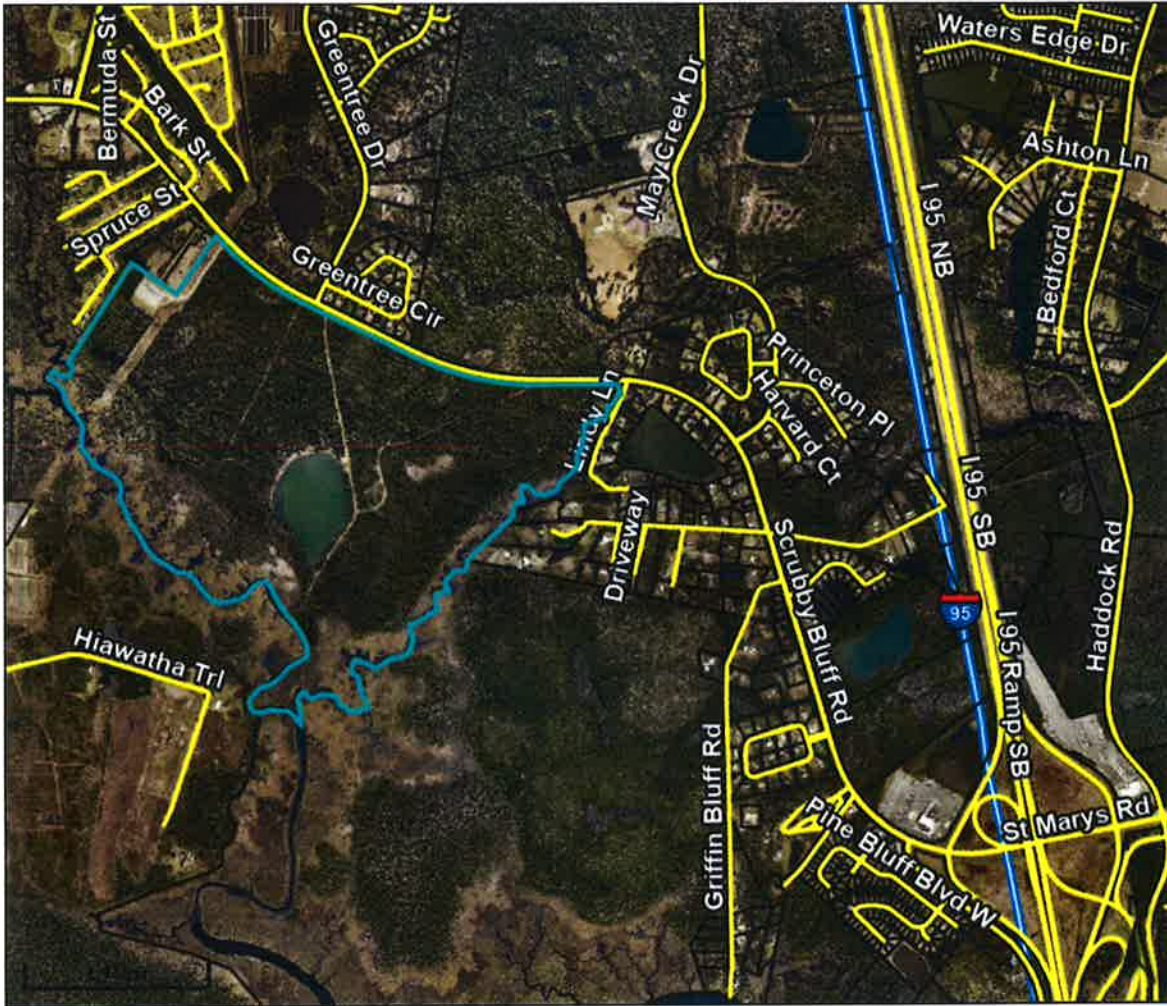




Kingsland Zoning Map

Zoning 2025

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



Overview



Legend

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

Parcel ID	095 027	Owner	DLP KINGSLAND VENTURES LLC	Last 2 Sales			
Class Code	Residential		405 GOLFWAY WEST DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		SUITE 300	10/25/2023	\$5750000	LM	Q
	KINGSLAND		SAINT AUGUSTINE, FL 32095	5/16/2022	0	QC	U
Acres	314.88	Physical Address	n/a				
		Assessed Value	Value \$3158800				

(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: 11/10/2025

Last Data Uploaded: 11/7/2025 7:35:31 PM

Developed by SCHNEIDER GEOSPATIAL

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

1. Project Description

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

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

2. Legal Description

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

3. Standards for Development

A. Permitted Uses

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

B. Intentionally Omitted

C. Density Requirement

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

D. Yard Requirement

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

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

E. Scrubby Bluff Buffer Zone:

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

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

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

4. Dedication of Land for Public Use

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

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

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

6. Provision of Utilities

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

7. Plot Plan

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

8. Multiple Phases and Open Space Requirements

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

9. Conflicts with Development Ordinance

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

10. Home Owner's Association and Restrictive Covenants

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

11. Definitions

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

**A RESOLUTION TO AMEND THE FISCAL YEAR 2024-25
BUDGET RESOLUTION FOR THE CITY OF KINGSLAND
Resolution # 2025-16**

BE IT ORDAINED by the Mayor and Council of the City of Kingsland, Georgia in regular session lawfully assembled for City purposes:

Account Name	Budget Account	Current Budget	Revenue Increases (Decreases)	Expense Increases (Decreases)	Proposed
That it is necessary to amend the budget in the General Fund (100) for an increase in expenditures of the Administration department.					
That the above transaction can be fulfilled by changing the following budget accounts:					
Property taxes	100-00-0000-311100	\$4,900,000	\$12,585		\$4,912,585
Salaries	100-45-1500-511100	\$279,698		\$12,585	\$292,283
			<u>\$12,585</u>	<u>\$12,585</u>	

That it is necessary to amend the budget in the General Fund (100) for an increase in expenditures of the Public Works department.					
That the above transaction can be fulfilled by changing the following budget accounts:					
Local Option Sales Tax	100-00-0000-313100	\$3,300,000	\$86,500		\$3,386,500
Automobile parts	100-60-4100-531101	\$80,000		\$86,500	\$166,500
			<u>\$86,500</u>	<u>\$86,500</u>	

That it is necessary to amend the budget in the General Fund (100), Water/Sewer Fund (505), and Solid Waste Fund (540), for an increase in Overtime expenditures					
That the above transaction can be fulfilled by changing the following budget accounts:					
Local Option Sales Tax	100-00-0000-313100	\$3,386,500	\$169,321		\$3,555,821
Police-Overtime	100-50-3210-511300	\$103,925		\$63,412	\$167,337
Fire-Overtime	100-55-3510-511300	\$150,000		\$99,203	\$249,203
PW-Overtime	100-60-4100-511300	\$15,000		\$6,706	\$21,706
Water/Sewer Revenues	505-00-0000-344210	\$3,607,190	\$8,251		\$3,615,441
W/S Ops-Overtime	505-90-4410-511300	\$50,000		\$8,251	\$58,251
Solid Waste Revenues	540-00-0000-344111	\$1,400,000	\$4,091		\$1,404,091
SW Ops-Overtime	540-85-4510-511300	\$12,000		\$4,091	\$16,091
			<u>\$181,663</u>	<u>\$181,663</u>	

That it is necessary to amend the budget in the General Fund (100), Water/Sewer Fund (505), and Solid Waste Fund (540), for an increase in Workers Compensation expenditures					
That the above transaction can be fulfilled by changing the following budget accounts:					
Property taxes	100-00-0000-311100	\$4,912,585	\$118,261		\$5,030,846
Admin-Workers Compensation	100-45-1500-512700	\$650		\$2,144	\$2,794
Police-Workers Compensation	100-50-3210-512700	\$104,222		\$72,166	\$176,388
PW-Workers Compensation	100-60-4100-512700	\$80,780		\$43,951	\$124,731
Water/Sewer Revenues	505-00-0000-344210	\$3,615,441	\$25,206		\$3,640,647
W/S Ops-Workers Compensation	505-90-4410-512700	\$30,000		\$25,206	\$55,206
Solid Waste Revenues	540-00-0000-344111	\$1,404,091	\$67,334		\$1,471,425
SW Ops-Workers Compensation	540-85-4510-512700	\$25,000		\$67,334	\$92,334
			<u>\$210,801</u>	<u>\$210,801</u>	

That it is necessary to amend the budget in the General Fund (100) to account for year-end accounting entries for retirement contributions.					
That the above transaction can be fulfilled by changing the following budget accounts:					
Transfers In WS	100-00-0000-391160	\$0	\$101,268		\$101,268
Transfers In SW	100-00-0000-391165	\$0	\$25,910		\$25,910
W/S Retirement Contr.	100-45-1500-512450	\$0		\$101,268	\$101,268
S/W Retirement Contr.	100-45-1500-512454	\$0		\$25,910	\$25,910
			<u>\$127,178</u>	<u>\$127,178</u>	

Account Name	Budget Account	Current Budget	Revenue Increases (Decreases)	Expense Increases (Decreases)	Proposed
That it is necessary to amend the budget in the Infrastructure Grant Fund (231) to account for an increase/(decrease) in revenues/expenditures of the fund.					
That the above transaction can be fulfilled by changing the following budget accounts:					
Cash carry forward	231-00-0000-391300	\$6,490,000	\$23,100		\$6,513,100
Transfer out to Capital Projects Fund	231-00-0000-611350	\$6,490,000		\$23,100	\$6,513,100
			<u>\$23,100</u>	<u>\$23,100</u>	

That it is necessary to amend the budget in the Capital Projects Fund (350) to account for an increase/(decrease) in revenues/expenditures of the fund.

That the above transaction can be fulfilled by changing the following budget accounts:					
Transfer in from Special Revenue Fund	350-00-0000-391140	\$6,490,000	\$23,100		\$6,513,100
Cash Carry Forward	350-00-0000-391300	\$3,498,522	\$6,019		\$3,504,541
Police-Mobile communications	350-00-3210-542600	\$0		\$19,169	\$19,169
Fire-Mobile communications	350-00-3510-542600	\$0		\$5,106	\$5,106
PW-Mobile communications	350-00-4100-542600	\$4,006		\$4,844	\$8,850
Cash Carry Forward	350-00-0000-391300	\$3,504,541	\$40,260		\$3,544,801
Buildings-Housing & Dev	350-00-0000-541300	\$0		\$40,260	\$40,260
			<u>\$69,379</u>	<u>\$69,379</u>	

That it is necessary to amend the budget in the Multiple Grant Fund (250) to account for an increase/(decrease) in revenues/expenditures of the fund.

That the above transaction can be fulfilled by changing the following budget accounts:					
CIG Stormwater Grant	250-00-0000-334158	\$0	\$41,400		\$41,400
CIG Stormwater Grant	250-00-0000-521211	\$0		\$41,400	\$41,400
			<u>\$41,400</u>	<u>\$41,400</u>	

That it is necessary to amend the budget in the TAD #2 Fund (273) to account for an increase/(decrease) in revenues/expenditures of the fund.

That the above transaction can be fulfilled by changing the following budget accounts:					
TAD Revenues	273-00-0000-311102	\$70,000	\$379,582		\$449,582
Purchased/Contracted Services	273-45-0000-521000	\$70,000		\$379,582	\$449,582
			<u>\$379,582</u>	<u>\$379,582</u>	

That it is necessary to amend the budget in the Hotel/Motel Tax Fund (276) to account for increases in hotel/motel tax revenues and related transfers to General Fund, CVB Fund, and Revenue Bond Fund.

That the above transaction can be fulfilled by changing the following budget accounts:					
Hotel/motel Tax Revenues	276-00-0000-314100	\$1,400,000	\$138,668		\$1,538,668
Transfer Out to General Fund	276-00-0000-611100	\$546,000		\$54,080	\$600,080
Transfer Out to CVB	276-00-0000-611275	\$616,000		\$61,014	\$677,014
Transfer Out to Revenue Bond	276-00-0000-611500	\$238,000		\$23,574	\$261,574
Transfer In from H/M Tax Fund	100-00-0000-391190	\$546,000	\$54,080		\$600,080
Transfer In from H/M Tax Fund	275-00-0000-391190	\$616,000	\$61,014		\$677,014
Transfer In from H/M Tax Fund	420-00-0000-391190	\$238,000	\$23,574		\$261,574
General Fund Contingency	100-45-1500-574000	\$0		\$54,080	\$54,080
CVB Contingency	275-75-7540-579000	\$762,379		\$61,014	\$823,393
Revenue Bond Fund Contingency	420-00-0000-574000	\$57,281		\$23,574	\$80,855
			<u>\$277,336</u>	<u>\$277,336</u>	

THEREFORE, BE IT RESOLVED, that the City of Kingsland does hereby ordain, resolve, and enact the foregoing budget amendments for the City of Kingsland, Georgia.

Adopted this 8th day of December 2025.

CITY OF KINGSLAND, GEORGIA

Dr. C. Grayson Day, Jr., Mayor

Attest: _____
Jean Seigler, City Clerk

Dec. 8th meeting



License # 6102

City of Kingsland
Post Office Box 250, Kingsland, Georgia 31548
Phone: (912) 729-5613 Fax: (912) 729-7618

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Application will not be accepted unless filled out completely.
(An investigation fee of \$250.00 is due upon submittal.)

NOTE: For on-premise sales and consumption of alcoholic beverages, you MUST meet the following requirements:

- (1) Must be located within the proper zoning district;
- (2) Eating establishments;
- (3) Lounges located within hotels or motels where food is served and consumed: Must have a seating capacity of at least 50 people;
- (4) Private Clubs or association of individuals organized for fraternal or charitable purposes, must have a membership of at least 25 members.

The above requirements are more clearly defined in Sec. 3-3 of Ordinance 2003-23, as amended.

TYPE OF LICENSE APPLYING FOR: (Initial all that applies):

Malt Beverage (Beer) Retail Wine Retail
 Packaged to Go: ju Packaged to Go: ju
 Consumed on Premises: ju Consumed on Premises: ju
 Complimentary Beer/Wine Consumed on Premises ju
 Intoxicating Liquor (distilled/Spirituuous Liquors) By the Drink
 Consumed on Premises _____

Type of Business (Check one): _____ Restaurant Retail Store _____ Private Club
 _____ Hotel Lounge _____ Hotel In-Room Service _____ Bowling Alley
 _____ Golf Course/Club House _____ Temporary-Daily

Seating Capacity: N/A Zoning District: C-2

Before the undersigned attesting officer, duly authorized by law to administer oaths, personally appeared the undersigned applicant for a license or permit for the sale of alcoholic beverages in the City of Kingsland, Georgia, and, being first duly sworn, on oath, states that the information given, statements made, and questions answered in this application are true and correct:

1. State the official name under which the business or establishment to be licensed will be conducted:
Publix Super Markets, Inc. DBA Publix Super Markets, Inc. #1865 / Johnny Wilcox
 Address of Applicant: 1521 E. King Ave., Kingsland, GA 31548
 Phone Number: (_____) _____
 Applicant's Date of Birth: _____ Race W

2. **State the business name under which the business or establishment to be licensed:**
 Publix Super Markets, Inc. DBA Publix Super Markets, Inc. #1865
 Address: 1521 E. King Ave., Kingsland, GA 31548

3. **If applicant is a partnership of any kind, state the names, Social Security numbers, telephone Number and mailing addresses of all members of the partnership:**
 N/A

4. **Attached a copy of partnership Agreement or Articles of Partnership to this Application.** N/A

5. **If Applicant is a corporation, state the following:**
 - (a) **Shareholders' names, Social Security numbers, telephone numbers, and addresses:**
 Please see attached Exhibit A

 - (b) **Officers' names, Social Security numbers, telephone numbers, and addresses:**
 President: Please see attached Exhibit B
 Vice President:
 Secretary:
 Treasurer:

6. **If applicant is a corporation, attach a copy of the Articles of Incorporation:** Please see attached Exhibit C

7. **State the name(s), Social Security number(s), telephone number(s), and mailing address (es) of any Persons or entities, other than those named above, who have any financial interest or beneficial ownership interest in the establishment or business to be licensed:**
 Please see attached Exhibit D

8. **State the name(s), Social Security number(s), and mailing address(es) and birth date(s) of each Manager the establishment or business licensed:**
 TBD

9. **State whether or not the above-named manager(s) has ever been convicted of a crime or has been the subject of an alcoholic beverage license suspension or revocation by the State of Georgia or any other city or jurisdiction:**
 TBD

10. **If the response to the preceding was in the affirmative, state the date, nature, and name of said revoking or suspending body or agency:**

N/A

11. State whether or not the applicant and/or any of the officials, entities, or persons named above have ever been convicted of violating any ordinance, regulation, or law of any jurisdiction with regard to the sale or distribution of alcoholic beverages:
Yes, please see attached Exhibit D

12. If your response to the preceding was in the affirmative, give a detailed description of such violation, including the name of the jurisdiction where the violation occurred:
Please see attached Exhibit D

13. State whether or not any of the individuals or entities identified above have been convicted of any crime and, if so, state a detailed description which includes the nature of the offense, date of conviction, and name of the jurisdiction:
None of the individuals or entities identified on attached Exhibit D have been convicted of any crime

14. If applicant or any of the individuals or entities named above holds an alcohol beverage license from any other jurisdiction or from the State of Georgia, state the name of each such jurisdiction and of the licensed location for any State license or attach a copy of each such license to this application.
Please see attached Exhibit E

15. If the location for which the license is sought has been or is now licensed, state the name of the Business or establishment and the name of the licensee:
N/A

16. IF MY APPLICATION IS APPROVED, I CERTIFY:
(Please initial each of the following)

 That I will abide by all the requirements of the City of Kingsland Code, law of the State of Georgia, and regulations of the State Department of Revenue.

 That I will abide by the opening and closing hours and days on which sales are prohibited as set forth in the Kingsland Code.

 That I will not attempt to transfer any license granted except under the terms and conditions as set forth in the City of Kingsland Code.

 That the business in which I propose to sell alcoholic beverages to be consumed on the premises is not within 600 feet of any church, school ground, college campus, any business entering primarily to terrage persons, or any city-owned or city operated recreational facility (except as approved by council).

 That if a license, as applied for, is granted, I will allow my business premises to be open to inspection at any time by City Officials authorized to conduct inspections of business premises.

 That if I fail to comply with the City of Kingsland code, laws of the State of Georgia, or regulations of the Department of revenue, I understand that my license may be suspended and that no license fee paid shall be refundable.

That if a license for Malt Beverage or Wine Packaged to Go is issued to me, I will sell only in the original, unbroken packaging and will not allow alcoholic beverages to be consumed on premises.

 That the building in which alcoholic beverages are to be sold has been completed according to the Southern Standard Building Code and evidence of ownership or a copy of the lease to said premises is attached hereto.

 That I have never been convicted of any felony involving moral turpitude.

 That I or any proposed employee have not been convicted for the violation of any law involving alcoholic beverages, gambling, or tax law violations. If yes, please list the names, type of conviction, and job title below.

N/A

17. List three references who are not family/relatives or current or future employees:

1. Pete Elenbass
Name

2. Julle Elenbaas
Name

3. Ladonna Cason
Name

18. If at current address for less than three years, list previous address:

N/A

19. Have you ever been convicted of any felony? No. If so please describe:

N/A

20. List any Alcoholic Beverage License currently held, include address and state:

City of Statesboro Alcohol License - Publix Super Markets, Inc. #1733 (101 Tormenta
Way, Statesboro, GA 30458)

21. List any Alcoholic Beverage License previously held, include address and state:

N/A

22. Have you had any administrative sanctions brought against you by any state regulatory agency regarding alcohol sales? No.

N/A

The undersigned hereby stipulates and states that all statements given in this application are true and correct and made for the purpose of inducing aforesaid City to issue or renew said alcoholic beverage license(s). Applicant further states this document is sworn to and subscribed hereto with the full knowledge that any statement herein, given falsely shall constitute perjury and may result in the revocation of the license granted or the refusal to grant such license. The applicant agrees to comply and abide by the City's Alcoholic Beverage Ordinance.

Applicant further acknowledges that application must be fully completed at the time of filing and that applications may not be supplemented, amended, or revised after filing with the Clerk, except to correct misspelling or names.

APPLICANT HEREBY AGREES AND CONSENTS PURSUANT TO PUBLIC LAW 93-579 OF THE PRIVACY ACT OF 1974, THE DISCLOSURE OF INFORMATION OBTAINED IN THIS APPLICATION MAY BE SUBMITTED TO ANY AGENCY OF THE CITY, COUNTY, STATE, AND FEDERAL GOVERNMENT FOR THE PURPOSES OF OBTAINING THE NECESSARY INFORMATION TO PROCESS THE APPLICATION.

INITIAL
 I have read, understand, and will comply with all rules and regulations set forth in Ordinance No. 2002-23. (Available for viewing at City Hall, Kingsland Community Planning & Development Building, or online at www.kingslandgeorgia.com)

Sworn to and subscribed to this 9 day of October , 20 25

 [Signature]
 Johnny E. Wilcox II, District Manager



 [Signature]
 WITNESS
 [Signature]
 NOTARY PUBLIC
 (SEAL)

To be completed by City Officials

Recommendation of Planning Dir. Approve Disapprove [Signature] Initials
 Recommendation of Police Chief Approve Disapprove [Signature] Initials
 Recommendation of Building Insp. Approve Disapprove [Signature] Initials
 Date of Publication 11/6 & 11/13
 Dates of Reading by Council 12/8/25
 Council Voted to: Approve Disapprove [Signature] Initials
 Date License Issued (subject to Council Approval): 12/9/25

Notice of the public hearing on the application for the license shall be published once a week for two weeks in the official newspaper of the city wherein legal advertisement are published. After the application is complete and all information is received by the license officer, a public hearing will be scheduled on the application by the council. In addition, if the proposed location does not have an existing license, a sign shall be posted by the license officer on premises at least 15 days prior to the public hearing.



Kingsland Police Department
111 South Seaboard Street
P.O. Box 250
Kingsland, GA 31548
Phone: 912-729-8254
Fax: 912-729-8628 www.KingslandGeorgia.com

Rick Evans, Chief of Police

Jason Seaward, Deputy Chief

To: Scott Kimball,

November 10, 2025

A background investigation was conducted for the Alcohol Beverage License application submitted by Johnny Wilcox for Publix, 1521 E. King Ave. Kingsland, GA 31548. The findings are:

A local criminal background check was conducted for Wilcox and there was no criminal history located. There is no record of Wilcox having any negative contact with law enforcement with the Kingsland Police Dept. or any law enforcement in the region. An internet/social media search for Wilcox did not locate any information that would disqualify Wilcox from licensing.

I spoke with the one person listed as references on the application.

On 11/07/2025, I spoke with Ladonna Cason, [REDACTED] Cason stated she has known Wilcox for approximately eighteen years. Cason stated she knows of no reason why Wilcox should not be granted this application.

On 11/06/2025 and 11/10/2025, I spoke with Pete Elenbaas [REDACTED] Elenbaas stated he has known Wilcox for approximately sixteen or seventeen years and used to coach his son. Elenbaas stated he knows of no reason why Wilcox should not be granted this application. Elenbaas did state that Julie Elenbaas is his wife and is a teacher so she would not be able to return my call today.

On 11/06/2025 and 11/10/2025, a voicemail was left for Julie Elenbaas a return call.

Based on the above information I believe Johnny Wilcox is qualified for this alcohol license.

Respectfully,

Captain Samantha Swartz
Criminal Investigations Division
Office of Professional Standards
Kingsland Police Dept.
912-729-8624

Exhibit "A"

Publix is the largest employee-owned retail grocery chain in the United States and is privately owned and operated by approximately 255,000 employees. Publix's common stock is made available for sale to eligible active employees and non-employee members of its Board of Directors. Publix's common stock is not traded on a stock exchange and, therefore, does not have a "ticker symbol." The market price of Publix's common stock is determined by its Board of Directors each quarter.

E-VERIFY FORM
CITY OF KINGSLAND AFFIDAVIT
O.C.G.A. § 36-60-6(d) E-VERIFY PRIVATE EMPLOYER AFFIDAVIT OF COMPLIANCE

By executing this affidavit under oath, as an applicant for an Alcohol License
[Occupational Tax Certificate, Alcohol License or other document required to operate a business] as referenced in
O.C.G.A. § 36-60-6(d), from the City of Kingsland, Georgia, the undersigned applicant representing the private employer
known as Publix Super Markets, Inc. [printed name of private employer] verifies one of
the following with respect to my application for the above mentioned document:

- 1) a) On January 1st of the below signed year the individual, firm, or corporation employed more than ten (10) employees.
b) On January 1st of the below signed year the individual, firm, or corporation employed less than ten (10) employees. (Exempt from E-Verify Program)

If the employer selected 1(a) please fill out Section 2 below.

2) The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-90. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as listed below:

142908
Federal Work Authorization User Identification Number

06/01/2011
Date of Authorization

BUSINESS ACCOUNT NO.

309053560
SALES TAX ID NO. (only if Applicant)

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties allowed by such statute.

Executed in Habersville (City), GA (State).


Signature of Applicant 10/9/25
Date

Johnny E. Wilcox II, District Manager
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE ME ON
THIS THE 9 DAY OF October, 2025


NOTARY PUBLIC/SEAL

My Commission Expires: 02/05/2029



CITY OF KINGSLAND, GEORGIA
SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE) FORM
O.C.G.A. § 50-36-1(E)(2) AFFIDAVIT VERIFYING STATUS FOR PUBLIC BENEFIT

By executing this affidavit under oath, as an applicant for a(n) Occupational Tax Certificate, as referenced in O.C.G.A. § 50-36-1, from the City of Kingsland, Georgia, the undersigned applicant verifies one of the following with respect to my application for a public benefit:

1) I am a United States citizen.

Please see link for acceptable forms of identification: <http://law.ga.gov/immigration-reports>

2) I am a legal permanent resident of the United States. **

Please see link for acceptable forms of identification: <http://law.ga.gov/immigration-reports>

3) I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. **

Please see link for acceptable forms of identification: <http://law.ga.gov/immigration-reports>

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

N/A

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

Driver's License (please attach copy of document)

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in Hinesville (City), GA (State).


Signature of Applicant
Date 10/9/25

Johnny E. Wilcox II, District Manager
Printed Name of Applicant

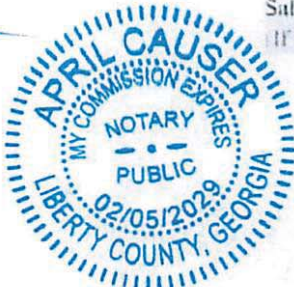
Business License Acct. No. _____

Sales Tax ID No. 309053560
(If Applicable)

SUBSCRIBED AND SWORN BEFORE ME ON
THIS THE 9 DAY OF October, 2025


NOTARY PUBLIC/SEAL

My Commission Expires: 02/05/2029





COGENT  SYSTEMS
Georgia Applicant Processing Services

Acknowledgement

I authorize Cogent Systems, Inc. to conduct a fingerprint based criminal history record check of me.

I understand that Cogent Systems, Inc. will send my fingerprints to the Georgia Crime Information Center for a search of criminal history information in its files and to the Federal Bureau of Investigation for a search of its files when a federal record check is so authorized.

I understand that the electronic results of this fingerprint check will be received by Cogent Systems, Inc. and forwarded to the agency responsible for determining my suitability for the position for which I have applied.

I further understand that Cogent Systems, Inc. will not maintain a copy of my record and that Cogent Systems, Inc. meets all confidentiality and security requirements for handling and dissemination of state and federal criminal history record information.

By:

A handwritten signature in black ink, appearing to read "Johnny E. Wilcox II", written over a horizontal line.

Johnny E. Wilcox II, District Manager

Date:

A handwritten date "6/9/25" in black ink, written over a horizontal line.

December 8th meeting
R



License # 6101

City of Kingsland
Post Office Box 250, Kingsland, Georgia 31548
Phone: (912) 729-5613 Fax: (912) 729-7618

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Application will not be accepted unless filled out completely.
(An investigation fee of \$250.00 is due upon submittal.)

NOTE: For on-premise sales and consumption of alcoholic beverages, you MUST meet the following requirements:

- (1) Must be located within the proper zoning district;
- (2) Eating establishments;
- (3) Lounges located within hotels or motels where food is served and consumed; Must have a seating capacity of at least 50 people;
- (4) Private Clubs or association of individuals organized for fraternal or charitable purposes, must have a membership of at least 25 members.

The above requirements are more clearly defined in Sec. 3-3 of Ordinance 2003-23, as amended.

TYPE OF LICENSE APPLYING FOR: (Initial all that applies):

Malt Beverage (Beer) Retail Packaged to Go: _____ Wine Retail Packaged to Go: _____
 Consumed on Premises: R Consumed on Premises: R
 Complimentary Beer/Wine Consumed on Premises _____
 Intoxicating Liquor (distilled/Spirituos Liquors) By the Drink Consumed on Premises R

Type of Business (Check one): _____ Restaurant _____ Retail Store _____ Private Club
 _____ Hotel Lounge _____ Hotel In-Room Service _____ Bowling Alley
 _____ Golf Course/Club House _____ Temporary-Daily R **BAR + RECREATION FACILITY**

Seating Capacity: 100 Zoning District: C-2

Before the undersigned attesting officer, duly authorized by law to administer oaths, personally appeared the undersigned applicant for a license or permit for the sale of alcoholic beverages in the City of Kingsland, Georgia, and, being first duly sworn, on oath, states that the information given, statements made, and questions answered in this application are true and correct:

1. State the official name under which the business or establishment to be licensed will be conducted:
AVES + SIGHTS INC / NEARBY OUTLET
 Address of Applicant: _____ 31548
 Phone Number: _____
 Applicant's Date of Birth: _____ W

2. State the business name under which the business or establishment to be licensed:

AXES + SIGHTS, INC.

Address: 258 HADDOCK RD KINGSLAND GA 31548

3. If applicant is a partnership of any kind, state the names, Social Security numbers, telephone Number and mailing addresses of all members of the partnerships:

N/A

4. Attach a copy of partnership Agreement or Articles of Partnership to this Application.

5. If Applicant is a corporation, state the following:

(a) Shareholders' names, Social Security numbers, telephone numbers, and addresses:

DEBRA M. QUINN

[Redacted]

[Redacted]

(b) Officers' names, Social Security numbers, telephone numbers, and addresses:

President: DEBRA M. QUINN
same as above

Vice President: _____

Secretary: DEBRA M. QUINN
same as above

Treasurer: _____

6. If the applicant is a corporation, attach a copy of the Articles of Incorporation: ✓
7. State the name(s), Social Security number(s), telephone number(s), and mailing address(es) of any Persons or entities, other than those named above, who have any financial interest of beneficial Ownership interest in the establishment or business to be licensed:

N/A

8. State the name(s), Social Security number(s), and mailing address(es) and birth date(s) of each Manager the establishment or business licensed:

DEBRA M. QUINN
Same as above

9. State whether or not the above-named manager(s) has ever been convicted of a crime or has been The subject of an alcoholic beverage license suspension or revocation by the State of Georgia or Any other city or jurisdiction:

NEVER

10. If the response to the preceding was in the affirmative, state the date, nature, and name of said Revoking or suspending body or agency:

N/A

11. State whether or not the applicant and/or any of the officials, entities, or persons named above
Have ever been convicted of violating any ordinance, regulation, or law of any jurisdiction with
Regard to the sale or distribution of alcoholic beverages:

NEVER

12. If your response to the preceding was in the affirmative, give a detailed description of such
Violation, including the name of the jurisdiction where the violation occurred:

N/A

13. State whether or not any individuals or entities identified above have been convicted of any crime
and, if so, state a detailed description which includes the nature of the offense, date of conviction, and
names of the jurisdiction:

NEVER

14. If applicant or any of the individuals or entities named above holds an alcohol beverage license from
any other jurisdiction or from the State of Georgia, state the name of each such jurisdiction and of the
licensed location for any State license or attach a copy of each such license to this application.

N/A

15. If the location for which the license is sought has been or is now licensed, state the name of the
Business or establishment and the name of the license:

UNLEASHED

16. IF MY APPLICATION IS APPROVED, I CERTIFY:

(Please initial each of the following)

D That I will abide by all the requirements of the City of Kingsland Code, law of the State of Georgia,
and regulations of the State Department of Revenue.

D That I will abide by the opening and closing hours and days on which sales are prohibited as set
forth in the Kingsland Code.

D That I will not attempt to transfer any license granted except under terms and conditions as set forth in the City of Kingsland Code.

D That the business in which I propose to sell alcoholic beverages to be consumed on the premises is not within 600 feet of any church, school ground, college campus, any business entering primarily to teenage persons, or any city-owned or city operated recreational facility (except as approved by council).

D That if license, as applied for, is granted, I will allow my business premises to be open to inspection at any time by City Officials authorized to conduct inspections of business premises.

D That if I fail to comply with the City of Kingsland code, laws of the State of Georgia, or regulations of the Department of Revenue, I understand that my license may be suspended and that no license fee paid shall be refundable.

D That if a license for Malt Beverage or Wine Packaged to Go is issued to me, I will sell only in the original, unbroken package and will not allow alcoholic beverages to be consumed on premises.

D That the building in which alcoholic beverages are to be sold has been completed according to the Southern Standard Building Code and evidence of ownership or a copy of the lease to said premises is attached hereto.

D That I have never been convicted of any felony involving moral turpitude.

D That I or any proposed employee have not been convicted for the violation of any law involving alcoholic beverages, gambling, or tax law violations. If yes, please list the names, type of conviction, and job title below.

17. List three references who are not family/relatives or current or future employees:

1. ROBERT C. SWSATT, JR

Name

2. ROBERT THREFT

Name

3. Kali Hodge

Name

18. If at current address for less than three years, list previous address:

19. Have you ever been convicted of a felony? No If so, please describe:

20. List any Alcoholic Beverage Licenses currently held, include address and state:

None

21. List any Alcoholic Beverage Licenses previously held, include address and state:

None

22. Have you had any administrative sanctions brought against you by any state regulatory agency regarding alcohol sales? No

The undersigned hereby stipulates and states that all statements given in this application are true and correct and made for the purpose of inducing aforesaid City to issue or renew said alcoholic beverage license(s). Applicant further states this document is sworn to and subscribed hereto with the full knowledge that any statement herein, given falsely shall constitute perjury and may result in the revocation of the license granted or the refusal to grant such license. The applicant agrees to comply and abide by the City's Alcoholic Beverage Ordinance.

Applicant further acknowledges that application must be fully completed at the time of filing and that applications may not be supplemented, amended, or revised after filing with the Clerk, except to correct misspelling or names.

APPLICANT HEREBY AGREES AND CONSENTS PURSUANT TO PUBLIC LAW 93-579 OF THE PRIVACY ACT OF 1974, THE DISCLOSURE OF INFORMATION OBTAINED IN THIS APPLICATION MAY BE SUBMITTED TO ANY AGENCY OF THE CITY, COUNTY, STATE, AND FEDERAL GOVERNMENT FOR THE PURPOSES OF OBTAINING THE NECESSARY INFORMATION TO PROCESS THE APPLICATION.

INITIAL DS I have read, understand, and will comply with all rules and regulations set forth in Ordinance No. 2003-23. (Available for viewing at City Hall, Kingsland Community Planning & Development Building, or online at www.kingslandgeorgia.com)

Sworn to and subscribed to this 24th day of October, 2025

Debra M. Quinn
DEBRA M. QUINN

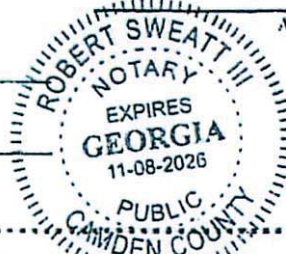
(401) 265 1683

APPLICANT (s)

JAC

 WITNESS

NOTARY PUBLIC
 (SEAL)



To be completed by City Officials

Recommendation of Planning Dir. Approve Disapprove DS Initials

Recommendation of Police Chief Approve Disapprove DS Initials

Recommendation of Building Insp. Approve Disapprove DS Initials

Date of Publication 11/6 & 11/13

Dates of Reading by Council 12/8/25

Council Voted to: Approve Disapprove _____ Initials

Date License Issued (subject to Council Approval): 12/9/25

Notice of the public hearing on the application for the license shall be published once a week for two weeks in the official newspaper of the city wherein legal advertisement are published. After the application is complete and all information is received by the license officer a public hearing will be scheduled on the application by the council. In addition, if the proposed location does not have an existing license, a sign shall be posted by the license officer on premises at least 15 days prior to the public hearing.



Kingsland

Kingsland Police Department
111 South Seaboard Street
P.O. Box 250
Kingsland, GA 31548
Phone: 912-729-8254

Fax: 912-729-8628 www.KingslandGeorgia.com

Rick Evans, Chief of Police

Jason Seaward, Deputy Chief

To: Scott Kimball.

October 30, 2025

A background investigation was conducted for the Alcohol Beverage License application submitted by Debra Quinn for Axes & 8ights Inc, 258 Haddock Rd. Kingsland, GA 31548. The findings are:

A local criminal background check was conducted for Quinn and there was no criminal history located. There is no record of Quinn having any negative contact with law enforcement with the Kingsland Police Dept. or any law enforcement in the region. An internet/social media search for Quinn did not locate any information that would disqualify Quinn from licensing.

I spoke with the three persons listed as references on the application.

On 10/30/2025, I spoke with Robert Sweatt Jr., [REDACTED]. Sweatt stated he has known Quinn for approximately two or three years. Sweatt stated he knows of no reason why Quinn should not be granted this application.

On 10/30/2025, I spoke with Robert Thrift, [REDACTED]. Thrift stated he has known Quinn for approximately four or five years from having her as a client. Thrift stated he knows of no reason why Quinn should not be granted this application.

On 10/30/2025, I spoke with Kali Hodge, [REDACTED]. Hodge stated she has known Quinn for approximately three years from having her as a client. Hodge stated she knows of no reason why Quinn should not be granted this application.

Based on the above information I believe Debra Quinn is qualified for this alcohol license.

Respectfully,

Captain Samantha Swartz
Criminal Investigations Division
Office of Professional Standards
Kingsland Police Dept.
912-729-8624

CITY OF KINGSLAND, GEORGIA
SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE) FORM
O.C.G.A. § 50-36-1(E)(2) AFFIDAVIT VERIFYING STATUS FOR PUBLIC BENEFIT

By executing this affidavit under oath, as an applicant for a(n) Occupational Tax Certificate, as referenced in O.C.G.A. § 50-36-1, from the City of Kingsland, Georgia, the undersigned applicant verifies one of the following with respect to my application for a public benefit:

1) 2 I am a United States citizen.

Please see link for acceptable forms of identification: <http://law.ga.gov/immigration-reports>

2) I am a legal permanent resident of the United States. **

Please see link for acceptable forms of identification: <http://law.ga.gov/immigration-reports>

3) I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. **

Please see link for acceptable forms of identification: <http://law.ga.gov/immigration-reports>

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

The name and verifiable document provided in this affidavit can best be classified as:
_____ (please attach copy of document)

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in Kingsland (City), GA (State).

[Signature]
Signature of Applicant

10/24/25
Date

DEBRA M. QUEEN
Printed Name of Applicant

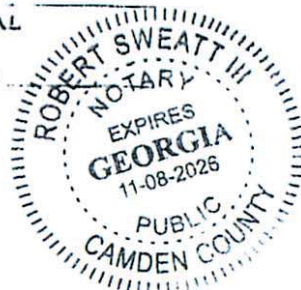
SUBSCRIBED AND SWORN BEFORE ME ON
THIS THE 24 DAY OF October, 20 25

Business License Acct. No. _____

Sales Tax ID No. _____
If Applicable

NOTARY PUBLIC/SEAL

My Commission Expires: _____



**E-VERIFY FORM
CITY OF KINGSLAND AFFIDAVIT
O.C.G.A. § 30-60-60(d) E-VERIFY PRIVATE EMPLOYER AFFIDAVIT OF COMPLIANCE**

By executing this affidavit under oath, as an applicant for any AXES + SIGHTS, Inc / DEBRA M. QUINN [Occupational Tax Certificate, Alcohol License or other document required to operate a business] as referenced in O.C.G.A. § 30-60-60(d), from the City of Kingsland, Georgia, the undersigned applicant representing the private employer known as AXES + SIGHTS, Inc / DEBRA M. QUINN [printed name of private employer] verifies one of the following with respect to my application for the above mentioned document:

- 1) _____ On January 1st of the below signed year the individual, firm, or corporation employed more than ten (10) employees.
- b) On January 1st of the below signed year the individual, firm, or corporation employed less than ten (10) employees. (Employer must be a Georgia resident.)

If the employer selected 1a) please fill out Section 2 below.

2) _____ The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-90. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as listed below:

Federal Work Authorization User Identification Number

BUSINESS ACCOUNT NO.

Date of Authorization

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties allowed by such statute.

Executed in Kingsland, GA state.

Signature of Applicant

Date

DEBRA M. QUINN
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE ME ON
THIS THE 25th DAY OF Oct, 2025

NOTARY PUBLIC SEAL

My Commission Expires





COGENT  SYSTEMS
Georgia Applicant Processing Services

Acknowledgement


I authorize Cogent Systems, Inc. to conduct a fingerprint based criminal history record check of me.

I understand that Cogent Systems, Inc. will send my fingerprints to the Georgia Crime Information Center for a search of criminal history information in its files and to the Federal Bureau of Investigation for a search of its files when a federal record check is so authorized.

I understand that the electronic results of this fingerprint check will be received by Cogent Systems, Inc. and forwarded to the agency responsible for determining my suitability for the position for which I have applied.

I further understand that Cogent Systems, Inc. will not maintain a copy of my record and that Cogent Systems, Inc. meets all confidentiality and security requirements for handling and dissemination of state and federal criminal history record information.

By:



DEBRA M. QUINO

Date:

10/24/25

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF INCORPORATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Axes & Sights, Inc.
a Domestic Profit Corporation

has been duly incorporated under the laws of the State of Georgia on **10/15/2025** by the filing of articles of incorporation in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **10/22/2025**.



Brad Raffensperger

Brad Raffensperger
Secretary of State



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

2026 ALCOHOL LICENSE RENEWALS

RETAIL- BEER & WINE

- 0636 CNR Inc. dba Chevron Food Mart – 130 Boone Ave.
- 0782 Exit 1 BP – 2574 Scrubby Bluff Rd.
- 0795 Georgia Exit 1 Properties, Inc. – 2600 Scrubby Bluff Rd.
- 0799 Nimi Enterprises Inc. – 1315 Ga. Hwy 40 E
- 0802 Publix Supermarket Inc. #455 – 1601 Hwy. 40 E
- 1417 S P Food Mart Inc. – 301 N Lee St.
- 2313 TA Operating LLC dba Petro Stopping Centers – 1105 E King Ave.
- 2416 CVS Pharmacy #5737 – 1402 Boone St.
- 2539 A B C Food mart, Inc.- 100 Maycreek Drive
- 2713 Gope Food Mart Inc. – 500 S Lee St.
- 2888 Walgreens #10856 – 2060 Hwy. 40 E
- 3101 Shri Krishna Associates Inc. – 1355 E King Ave. Suite B
- 3361 Tobacco and Beverage Mart – 800 E King Ave.
- 3874 R A Nelson Enterprises LLC dba Raceway #983 – 1155 E King Ave.
- 4116 Gtrac Express Inc. – 5289 Laurel Island Pkwy.
- 4282 Flash Foods LLC dba Circle K – 1211 E King Ave.
- 4283 Flash Foods LLC dba Circle K – 790 E King Ave.
- 4284 Flash Foods LLC #2745029 – 490 S Lee St.



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

- 4285 *Flash Foods LLC #188 – 1351 Hwy. 40*
- 4625 *Atlantic Travel Center – 1098 Cone Blvd.*
- 4853 *Circle K Stores Inc. #2745100 – 1877 Harriet’s Bluff Rd.*
- 4961 *Race-Trac - 168 Kings Bay Road*
- 5209 *Kings Lake Petroleum Inc. dba South Link 02 – 1371 Hwy. 40*
- 5297 *Friendly Express #86 – 1310 Boone Ave*
- 5535 *M & A Seafood Market – 100 N. Lee St.*
- 5577 *King travel Plaza-Woodbine Trading Company- 1409 Harriet’s Bluff Rd.*
- 5620 *Laurel Food Mart, dba Meer LLC- 7550 Laurel Island Pkwy.*
- 5885 *SHREE DAVISH, LLC – 495 W. King Ave.*
- 5909 *Kingsland Bay RV Resort- 2970 Scrubby Bluff Rd.*
- 6013 *Gregory M. Parker/Parker’s Kitchen- 1215 E. King Ave*
- 6061 *Choose’s #1- 113 Scrubby Bluff Rd.*

BEER & WINE BY DRINK

- 1675 *Ship To Shore Seafood & Steaks – 1947 Commerce Drive*
- 2637 *Angelo’s of Kingsland Inc. – 1371 Hwy. 40 E Suite A*
- 5408 *Cracker Barrel Old Country Store – 1200 Boone Ave.*
- 5574 *Outside The Box Event Center- 801 E. king Ave. Unit B*
- 5681 *Osaka Ichiban 2, Inc. - 1390 E. Boone Ave. (Winn Dixie Shopping Center)*



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

- 5877 Walkabout Camp & RV Park- 742 Old Still Rd.
- 6058 Willie Jewels Old School BBQ- 1621 E. King Ave. –unit G

BEER / WINE / LIQUOR BY DRINK

- 0135 VFW Post 8385 – 150 Camden Woods Pkwy.
- 0830 Kings Bay Moose Lodge #2418 – 610 S. Lee St.
- 2921 Rare Hospitality Inc. dba Longhorn Steakhouse – 121 Crowne Point Pkwy.
- 3879 Tekin Enterprises LLC dba OPS Pizza Kitchen & Café – 1378 Boone St.
- 5319 Outer Banks Seafood & Steaks – 140 The Lakes Blvd. Suite H
- 5446 Kingsland BBQ LLC dba Sonny’s BBQ – 1380 Boone Ave.
- 5482 Ruby Tuesday #4509- 100 Crowne Point Pkwy.
- 5602 Tequila & Sazon Restaurant – 1301 E. King Ave.
- 5629 Fla.-Ga. Railway Heritage Museum – 440 S. Lee St.
- 5637 VCREATZE LLC, dba Laurel Links Golf Course – 233 Marsh Harbour Pkwy.
- 6094 La Islista, LLC- 1010 E. King Ave.- Unit C

COMPPLIMENTARY BEER/WINE

- 5908 NY Nails- 1379 E. King Ave. Suite G

50 Total Alcohol License Renewals

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

TAX ID: K11 01 010

PROJECT 2025110329 LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER 11047464-GPC9596-VBS-GP510E01125
NAME OF LINE/PROJECT: **KINGSLAND POLICE DEPARTMENT- 531 N LEE ST- KINGSLAND (CAMDEN COUNTY) - DISTRIBUTION LINE**

PARCEL NUMBER 001

STATE OF GEORGIA
CAMDEN COUNTY

E A S E M E N T

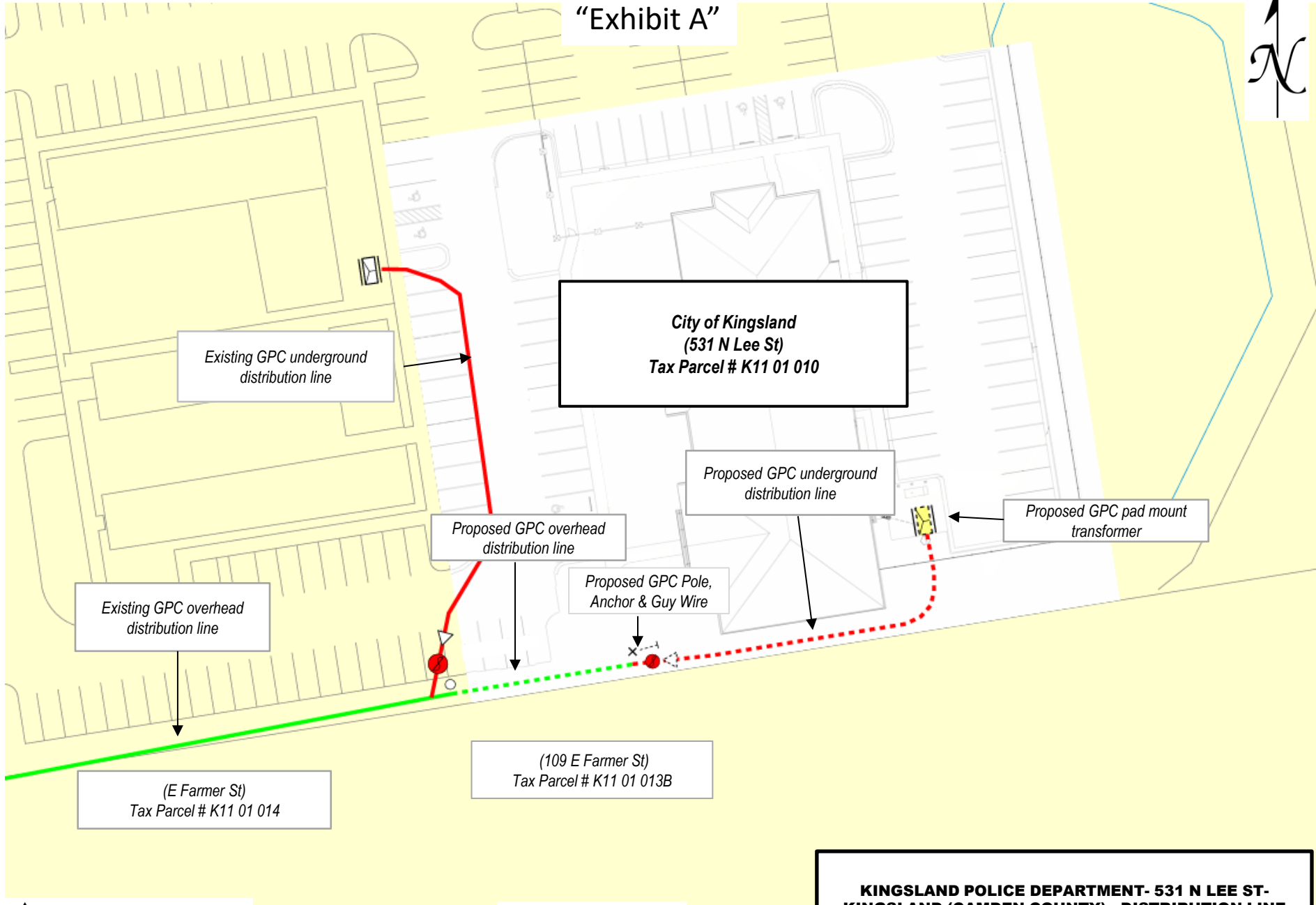
For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, CITY OF KINGSLAND, GEORGIA (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is PO Box 250, Kingsland, GA 31548-0250, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at 531 N LEE ST, KINGSLAND, GA 31548 (Tax Parcel ID No. K11 01 010) in the 1606 GMD (Georgia Militia District) of Camden County, Georgia.

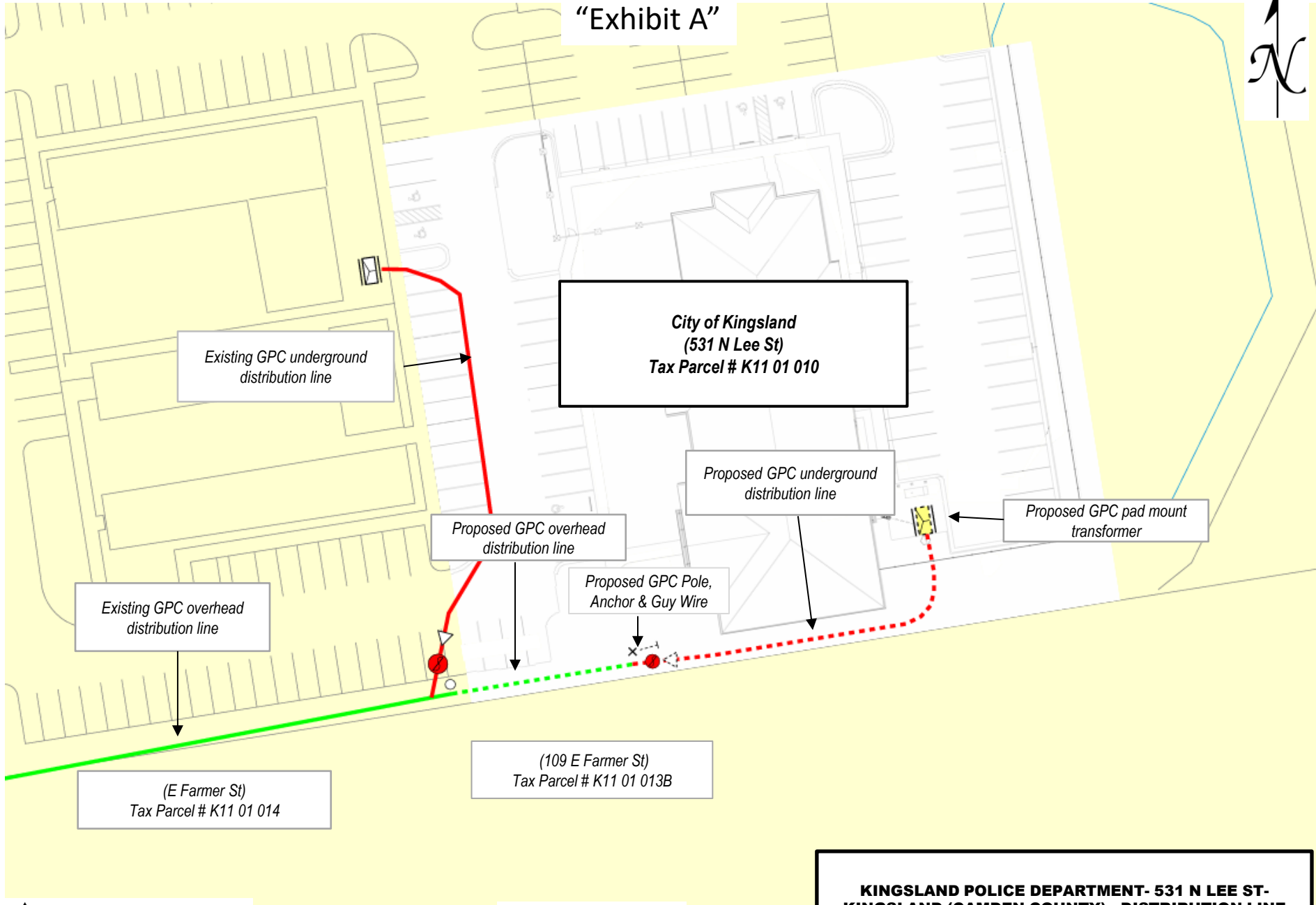
The "Easement Area" is defined as any portion of the Property located (a) within fifteen (15) feet of the centerline of the overhead distribution line(s) as installed in the approximate location(s) shown on "Exhibit A" attached hereto and made a part hereof, (b) within ten (10) feet of the centerline of the underground distribution line(s) as installed in the approximate location(s) shown on "Exhibit A," and (c) within ten (10) feet from each side of any related above-ground equipment and facilities, including without limitation cubicles, transformers and service pedestals, as installed in the approximate location(s) shown in "Exhibit A."

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with poles, wires, transformers, service pedestals, anchors, guy wires and other necessary

“Exhibit A”



“Exhibit A”





Bid Tabulation
Purchase of Regenerative Air Street Sweeper
12/2/25

Vendors	Total Cost	ETA
Environmental Products Group	\$ 314,700.00	30 Days in stock/180 Days if ordered
Adams Equipment	\$ 318,400.00	60 Days
Southern Vac	\$ 333,200.00	260 Days
Southern Vac	\$ 341,680.00	10 Days
Reynolds Warren Equipment Co	\$ 368,244.91	

**STATE OF GEORGIA
CAMDEN COUNTY**

**CITY OF KINGSLAND
SERVICES CONTRACT**

This Services Contract (this "Contract") made and entered into as of December 8, 2025 by and between the **CITY OF KINGSLAND, acting by and through its Mayor and City Council (the "City")** and the **CAMDEN COMMUNITY CRISIS CENTER, INC.**, a non-profit corporation created pursuant to the laws of the State of Georgia (**the "Center"**).

RECITALS

WHEREAS, under the laws of the State of Georgia, family violence between past or present spouses, persons who are parents of the same child, parent and children stepparents and stepchildren, for the parents and foster children, or other persons living or formerly living in the same household is a continuing problem; and

WHEREAS, the Police Department of the City of Kingsland is required to intervene in family violence situations to protect certain innocent person or persons from scenes of actual or potential violence; and

WHEREAS, the Center provides a shelter for victims of family violence when the Police Department finds it necessary for the safety of the victim or potential victim to be removed from an unsafe environment; and

WHEREAS, the Center provides food, shelter, and clothing and other services for victims(s) of family violence; and

WHEREAS, the city desires to retain the services of the Center to provide a safe shelter to residents of the City of Kingsland exposed to or a victim of family violence.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the promises and the mutual covenants, promises and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Recitals

The recitals herein set forth are true.

2. Terms of Contract

This Contract shall be for an initial period of one (1) year commencing on **January 1, 2026** and terminating on **December 31, 2026**, unless sooner terminated in accordance with the provisions of this Agreement, or as extended by written agreement of the parties.

3. Payment

The City shall pay to the Center for its services to victims of family violence the sum of **SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$ 7,500.00)**, per year, which shall be payable on the 1st day of January of each year, until this Contract is terminated.

4. Event of Default; Remedies

The following occurrences shall constitute Events of Default hereunder:

- (a) Center fails to provide the services required of Center over a period time, in family violence situations; or
- (b) Fails to assist the City Police in family violence occurrences; or
- (c) Dissolution of the existence of the Center; or
- (d) Any legal or equitable action is commenced against Center which, if adversely determined, could reasonably be expected to substantially impair the ability of the Center to perform each and every obligation under this Contract.
- (e) Upon the occurrence of any Event of Default, the City may declare this Contract null and void without prior notice to the Center. All unearned city Funds shall be returned to the City.

5. Remedies Cumulative

The remedies provided for the City herein shall not be exclusive but shall be concurrent, in addition to and cumulative of any other remedies the City may have by law. The failure to seek or exercise any remedy shall not be deemed a waiver or foreclose any subsequent remedy.

6. General Conditions

- (a) No Waiver. No Waiver or any provision of this Contract shall waive any other provision of this Contract or preclude the City from declaring a default if the Center is unable to satisfy any such provisions or perform hereunder.
- (b) Notices. All notices hereunder shall be in writing and shall be deemed to

have been sufficiently given or served for all purposes when presented personally or sent by registered or certified mail to the other party hereto at the address set forth herein, with instruction to show to whom delivered and return receipt requested. Each party may notify the other by the same process of any change of such address. Loan requests, disbursements and other routine contract administration may be conducted by regular mail.

If to City: CITY OF KINGSLAND
ATTN: City Manager
P.O. Box 250
Kingsland, Georgia 31548

With a Copy to (which shall not constitute notice):

CITY OF KINGSLAND CITY ATTORNEY
Stephen Blackerby
Brown, Reddick, Bumgartner
5 Glynn Avenue
Brunswick, Georgia 31520

If to Center: CAMDEN COMMUNITY CRISIS CENTER
ATTN: Director
P.O. Box 5159
St. Marys, GA 31558

7. Assignment

This Contract may not be assigned by the Center without the advance written consent of the City.

8. Continuity

This Contract shall be binding upon the legal representative, successors and assigns of each party and shall inure to their benefit; provided, however, that nothing herein said shall be deemed to limit any restriction on assignment imposed upon the Center.

9. Counterpart.

This Contract is executed in two counterparts, which are separately numbered, but each of which is deemed one and the same instrument as the

other.

10. Entire Agreement

This Contract contains the entire terms of this agreement and transaction. They may not be changed, waived or discharged in whole or in part, except by written instrument executed by the party sought to be charged therewith.

11. Severability

If any provision of this Contract, or any portion thereof, should be ruled void, invalid, unenforceable or contrary to public policy by any court of competent jurisdiction, any remaining provisions of this Contract shall survive and be applied, and together with the invalid or unenforceable portion shall be construed, reformed to preserve as much of the original words, terms, purpose and intent as shall be permitted by law.

12. Time of Essence

Time is of the essence of this Contract.

13. Georgia Contract

This Contract shall be governed by and construed in accordance with the laws the State of Georgia.

IN WITNESS WHEREOF, the CAMDEN COMMUNITY CRISIS CENTER,

INC. AND THE CITY OF KINGSLAND have caused these presents to be signed, sealed and delivered all as of the date hereof.

CAMDEN COMMUNITY CRISIS CENTER, INC.

CITY OF KINGSLAND, GEORGIA

By: _____
Director

By: _____
Dr. C. Grayson Day, Jr., Mayor

Attest: _____
Treasurer

Attest: _____
City Clerk

RESOLUTION NO. 17

A RESOLUTION APPROVING AMENDMENT NO. 1 TO THE TAX ALLOCATION DISTRICT #2 – CAMDEN WOODS REDEVELOPMENT PLAN DEVELOPER DEVELOPMENT AGREEMENT BETWEEN CITY OF KINGSLAND, GEORGIA, CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY, and SAWYER AND ASSOCIATES INC.; TO MODIFY CERTAIN COMPLETION DEADLINES AND REIMBURSEMENT AMOUNTS; AND FOR OTHER PURPOSES.

WHEREAS, the City of Kingsland (the “City”), The Camden County Joint Development Authority (The Authority), and Sawyer and Associates, Inc. (the “Developer”) previously entered into that certain Development Agreement dated June 16, 2023 (the “Agreement”) relating to the development and redevelopment of property located within the City’s Tax Allocation District #2 (“TAD #2”); and

WHEREAS, Section 9.4 Amendments and Waivers provides that any provision of this Agreement may be amended or waived if such amendment or waiver is in writing and is signed by the parties; and

WHEREAS, Section 5.1 of the Agreement establishes the requirement for the Developer to commence and complete construction of the Project and associated Redevelopment Costs, with diligence and in a good and workmanlike manner; and

WHEREAS, the Agreement currently requires the Redevelopment Costs Completion to occur on or before December 31, 2026; and

WHEREAS, due to updated project schedules and construction sequencing, the Parties desire to extend the Redevelopment Costs Completion deadline to December 31, 2027; and

WHEREAS, Section 3.4(b) of the Agreement provides that the City shall receive the first \$2.5 million of the Positive Tax Allocation Increment as reimbursement for work related to public infrastructure shown in Exhibit B and Exhibit E as attached and part of the Agreement; and

WHEREAS, updated project cost estimates reflect that the City’s public infrastructure investment has increased, and the Parties desire to amend the Agreement to provide the City with the first \$11,121,964.47 of the Positive Tax Allocation Increment as reimbursement; and

WHEREAS, the Parties find it in the best interest to approve Amendment No. 1 to the Agreement to modify these provisions.

NOW, THEREFORE, the parties hereto agree to amend the Development Agreement as follows:

Section 1. Approval of Amendment.

Amendment No. 1 to the Development Agreement, attached hereto as Exhibit A and incorporated herein by reference, is hereby approved. The Amendment modifies:

1. Section 5.1 to extend the Redevelopment Costs Completion deadline to December 31, 2027; and

2. Section 3.4(b) to increase the City's reimbursement from the first \$2.5 million to the first \$11,168,830.80 of the Positive Tax Allocation Increment.

Section 2. Authorization to Execute.

The Parties are authorized to execute Amendment No. 1 and all related documents necessary to effectuate the intent of this Resolution.

Section 3. Repealer.

All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date.

This Resolution shall be effective immediately upon adoption.

Signature page follows

RESOLVED AND ADOPTED this ____ day of _____, 20__.

CITY OF KINGSLAND, GEORGIA

By: _____
Mayor

ATTEST:

By: _____
City Clerk

[Seal]

CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY

By: _____
Chairman

Attest: _____
Secretary

[Seal]

Sawyer and Associates, Inc.

A Georgia Limited Liability Company

By: _____
President