



**CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • JANUARY 5, 2026**

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Amendment to the C-2 (General Commercial) Zoning Ordinance 2011-01
Ordinance 2026-01 is to amend Article VI, Sec. 61.3.3 by removing the permitted use of Multi-Family dwellings within the C-2 (General Commercial) Zoning District.
2. Rezoning-Parcel K19 01 004
Bill Gross, acting agent for Steven Buchholz with Friendship Baptist Church, is requesting that Parcel K19 01 004 be re-zoned to PD/R-1 (Planned Development/Single Family Residential). The parcel is located on the south side of W. King Ave. and on the east side of W. Sheffield St. containing approximately 42 acres. The purpose of the rezoning is for a residential project consisting of 150 single family homes. Current zoning is MU (Mixed Use).

II. CALL TO ORDER

William Huebener, Board Member
Angie Halliwell, Board Member
Kathy Markes, Chairwoman
Judy Smith-Burris, Board Member
Becci Shannon, Vice Chairwoman
William Sopp, Board Member
Mike Anderson, Board Member

III. APPROVE MINUTES

1. Minutes of the Previous Meeting

IV. AGENDA ITEMS

1. Amendment to Ordinance 2011-01
The city is requesting to amend Ordinance 2011-01 of KLADO. Ordinance 2026-01 is to amend Article VI, Sec. 61.3.3 by removing the permitted use of Multi-Family Dwellings within a C-2 Zoning District. This will give the city more control and discretion over locations of proposed Multi-Family projects. Staff recommends approval.
2. Easement Agreement-WaWa Convenience Store
Wright Barrs with BW King Truss Plant, LLC has submitted an easement agreement to the city for a 10'x10' utility easement within lot 1 of parcel 095 002K. The Planning Dept. and Public Works agrees with the location and dimensions of the easement. Zoning is C-4. Staff recommends approval.
3. Right of Way Acceptance-Marsh Harbour Subdivision
Joss Josselyn with Josselyn Homes, Inc. has submitted a Quit-Claim Deed requesting the City

of Kingsland to accept a 50' ROW including all infrastructure within Green Turtle Court. The one-year warranty period ended in January of 2025. An inspection of the infrastructure was completed by the Planning Dept. and Public Works on October 8, 2025 and all infrastructure was in good working order. Zoning is PD/R-2. Staff recommends approval.

4. Final Plat-The Preserve at Camden Woods Phase 2C

Ron Sawyer with LIH Holdings, LLC has submitted a final plat application for The Preserve at Camden Woods Phase 2C, consisting of 14 single family lots on approximately 2.20 acres.

The plat was originally part of The Villas at Camden Woods Phase 2 Final Plat. This plat will include Collin Nicholas Dr. Zoning is PD/R-1. Staff recommends approval.

5. Rezone and PD Approval-Parcel K19 01 004

Bill Gross, acting agent for Steven Buchholz with Friendship Baptist Kingsland, Inc. is requesting that parcel K19 01 004 be rezoned to PD/R-1 (Planned Development/Single Family Residential) for a proposed 150 (Max) single family lot development. The applicant is also asking to approve the PD that has been submitted. Current Zoning is MU (Mixed Use). Staff recommends approval of the Rezoning request and PD Submittal.

V. ADJOURNMENT



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: January 5, 2026

City Council Meeting Date: January 12, 2026

Agenda Item: Amendment to Ordinance 2011-01

Summary:

The city is requesting to amend Ordinance 2011-1 of KLADO. Ordinance 2026-01 is to amend Article VI, Sec. 61.3.3 by removing the permitted use of Multi-Family Dwellings within a C-2 Zoning District. This will give the city more control and discretion over locations of proposed Multi-Family projects.

Zoning: N/A

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

ORDINANCE AMENDMENT

CITY OF KINGSLAND, GEORGIA

AN ORDINANCE TO AMEND THE ZONING ORDINANCE ARTICLE VI, SECTION 61.3, C-2 GENERAL COMMERCIAL DISTRICT, TO REMOVE MULTI-FAMILY DWELLINGS AS A PERMITTED USE

WHEREAS, the City of Kingsland has adopted a Zoning Ordinance to regulate land use and development within the City; and

WHEREAS, the City Council finds that the C-2 General Commercial District should serve primarily commercial and community shopping purposes, and multi-family residential uses are no longer appropriate within this district; and

WHEREAS, the Planning Department has recommended amending Section 61.3 of Article VI of the Zoning Ordinance to remove multi-family dwellings as a permitted use.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Kingsland, Georgia, that **Section 61.3 of Article VI of the Zoning Ordinance is hereby amended as follows:**

61.3. C-2, General Commercial District

61.3.1. Intent of district. Within a C-2 General Commercial District, uses are restricted to those which are designed to serve the automobile, its passengers and highway users and to provide community shopping facilities consisting of a wide variety of sales and service facilities.

61.3.2. Required conditions. All businesses servicing, storage or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible, as for example, off-street loading, automobile parking for customers while on the premises, miniature golf courses, and the sale of automobiles or equipment employed shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise or vibration.

61.3.3. Within C-2 General Commercial District, the following uses are permitted:

- (1) All uses permitted in a C-1 or C-1A District except single-family residential and multi-use buildings.
- (2) Travel trailer parks, provided the requirements in Section 80 are met.
- (3) Truck terminals, provided that acceleration and deceleration lanes of at least 200 feet are provided for trucks entering and leaving the site and that the truck traffic so generated will not create a safety hazard or unduly impede traffic movement.
- (4) Theaters, including drive-in theaters, provided acceleration and deceleration lanes of at least 200 feet are provided for the use of vehicles entering or leaving the theater and the volume of concentration of traffic will not constitute a safety hazard or unduly impede highway traffic movements, and provided the screen is not visible from any expressway, freeway, arterial or collector street located within 2,000 feet of such screen.
- (5) Accessory buildings and uses when located on the same lot or parcel of land as the main structure and customarily incidental thereto, provided the requirements in Section 82 are met.

61.3.4. The following uses may be permitted as special exceptions by the City Council in accordance with the provisions of Article XXIV:

(1) Mini-warehouse storage provided the following requirements are met:

- (a) No wholesale warehouse storage use or retail merchandise storage use shall be permitted.**
- (b) Site will be buffered from view along public highways and rights-of-way and where abutting residential area.**
- (c) General provisions of this Ordinance are met as specified in Article VI.**

(2) Columbarium as an accessory use for fee simple churches.

61.3.5. Prohibited Uses

(1) Multi-family dwellings are expressly prohibited in the C-2 General Commercial District.

RESOLUTION NO. 2025-__

CITY OF KINGSLAND, GEORGIA

A RESOLUTION TO ADOPT AN ORDINANCE AMENDING ARTICLE VI, SECTION 61.3, C-2 GENERAL COMMERCIAL DISTRICT, TO REMOVE MULTI-FAMILY DWELLINGS AS A PERMITTED USE

WHEREAS, the City of Kingsland, Georgia, has enacted a Zoning Ordinance to regulate land use; and

WHEREAS, the Mayor and Council have determined that it is in the public interest to remove multi-family dwellings as a permitted use in the C-2 General Commercial District; and

WHEREAS, the City Council has reviewed the recommendation of the Planning Department and held a public hearing in accordance with applicable state law and the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Kingsland, Georgia, that:

1. The Ordinance attached hereto and incorporated herein as Exhibit A, amending Article VI, Section 61.3 of the Zoning Ordinance to remove multi-family dwellings as a permitted use in the C-2 General Commercial District, is hereby adopted.
2. The City Clerk is authorized to update the official Zoning Ordinance to reflect this amendment and to take any administrative actions necessary to implement this change.
3. Grandfathering; Pending Applications and Vested Rights. Nothing in the Ordinance adopted hereby shall be construed to impair, alter, or revoke any vested rights, nor shall it apply to any development, project, application, permit, plan, or inspection that was lawfully submitted to, accepted by, or issued by the City of Kingsland prior to the date of adoption of this Resolution. Any such pending or approved development or permit may proceed to completion in accordance with the zoning regulations and development standards in effect at the time of such submission or issuance, subject to continued compliance with all applicable laws, codes, conditions of approval, and time limitations.
4. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS __ DAY OF _____, 2026.

CITY OF KINGSLAND, GEORGIA



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: January 5, 2026

City Council Meeting Date: January 12, 2026

Agenda Item: Easement Agreement- WaWa Convenience Store

Summary:

Wright Barrs with BW King Truss Plant, LLC has submitted an easement agreement to the city for a 10'x10' utility easement within lot 1 of parcel 095 002K. The Planning Dept. and Public Works agrees with the location and dimensions of the easement.

Zoning: C-4

Is Proposal Consistent with the Comprehensive Plan? N/A

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



General Purpose Utility Easement

Prepared by:

Property Appraiser's Parcel Number: 095002K

THIS INDENTURE, made this 12 day of December, 2025, between BW KING TRUSS PLANT, LLC, whose address is 3708 W Swann Ave Suite 200, Tampa, FL 33609 hereinafter referred to as the Grantor, and CITY OF KINGSLAND, a Political Subdivision of the State of Georgia, whose address is 107 South Lee Street, Kingsland, GA 31548, hereinafter referred to as the Grantee.

WHEREAS, the Grantor owns and holds an interest in that property described in Exhibit "A", attached hereto and by reference made a part hereof; and

WHEREAS, the Grantee desires a general purpose utility easement with the rights of ingress/egress over the same, in the real property; and

WHEREAS, the Grantor has agreed to convey the interest in the real property to the Grantee.

NOW THEREFORE, the Grantor, for good and valuable consideration from the Grantee, the receipt whereof is hereby acknowledged, by these presents does remise, release and quit-claim unto the Grantee, a non-exclusive easement over, under and across that property described in Exhibit "A", attached hereto and by reference made a part hereof.

THE PURPOSE of this easement is to provide water utilities including the constructing, reconstructing, excavating, replacing, removing, operation and maintenance of underground utility lines, and all necessary equipment in connection therewith whether above ground or below ground, together with the right to enter and depart over and upon that portion of Grantor's land as necessary to effect the purposes of the easement herein granted, and to use and occupy that portion of Grantor's land as necessary during construction, reconstruction, replacement, removal, or maintenance of the utility lines for the accommodation of construction equipment and materials, but only over such route as will occasion the least damage and inconvenience to Grantor and with the duty to restore any such routes to the condition existing immediately prior to Grantor's use thereof.

Grantee shall construct the improvements in the easement in a good and workmanlike manner and shall keep the easement free of all liens and encumbrances in connection therewith. Grantee shall maintain the improvements in good condition and repair, at Grantor's sole cost and expense. Grantee shall be solely responsible for any injury to property or persons resulting from Grantor's use of the easement and to the extent permitted by law shall hold Grantor harmless

therefrom, except to the extent caused by Grantor's use of the easement.

Grantor shall not alter, or allow the alteration of, the easement in any way that would impair Grantor's rights or ability to use the easement for its intended purpose. Grantor shall not construct any permanent structures or perform any activities that would impede Grantor's access to or use of the easement for the purposes stated herein. To the extent that Grantor's activities impede Grantor's use of the easement, Grantor shall remove or restore the subject property to useable condition at Grantor's expense.

TO HAVE AND TO HOLD the same with all and singular the appurtenances thereunto belonging or in anywise appertaining to the granting of this easement in law or equity to the only proper use and benefit of the Grantee, or its successors or assigns.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

ATTEST:

BW KING TRUSS PLANT, LLC
By Brightwork Real Estate, Inc, its manager
By T. Austin Simmons, President

Signed, sealed and delivered in the presence of:

[Signature]
1st Witness signature

Wright Barris
1st Witness print name

[Signature]
2nd Witness signature

Ronald Carlson
2nd Witness print name

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 15th day of December, 2025, ___
By T. Austin Simmons (Name), by means of 10 physical presence or ___ online
notarization, who is personally known to me or has produced
_____ as identification.

(SEAL)



Lara Carpenter
Notary Signature
Name: Lara Carpenter
My Commission Expires: 04/13/2029

ATTEST:

City of Kingland
A Political Subdivision of the State of Georgia
By Dr. C Grayson Day, Mayor

Signed, sealed and delivered in the
presence of:

1st Witness signature

2nd Witness signature

1st Witness print name

2nd Witness print name

STATE OF GEORGIA
COUNTY OF CAMDEN

The foregoing instrument was acknowledged before me this ____ day of _____, _____,
By _____ (Name), by means of ____ physical presence or ____ online
notarization, who is personally known to me or has produced
_____ as identification.

(SEAL)

Notary Signature
Name: _____
My Commission Expires: _____

EXHIBIT A

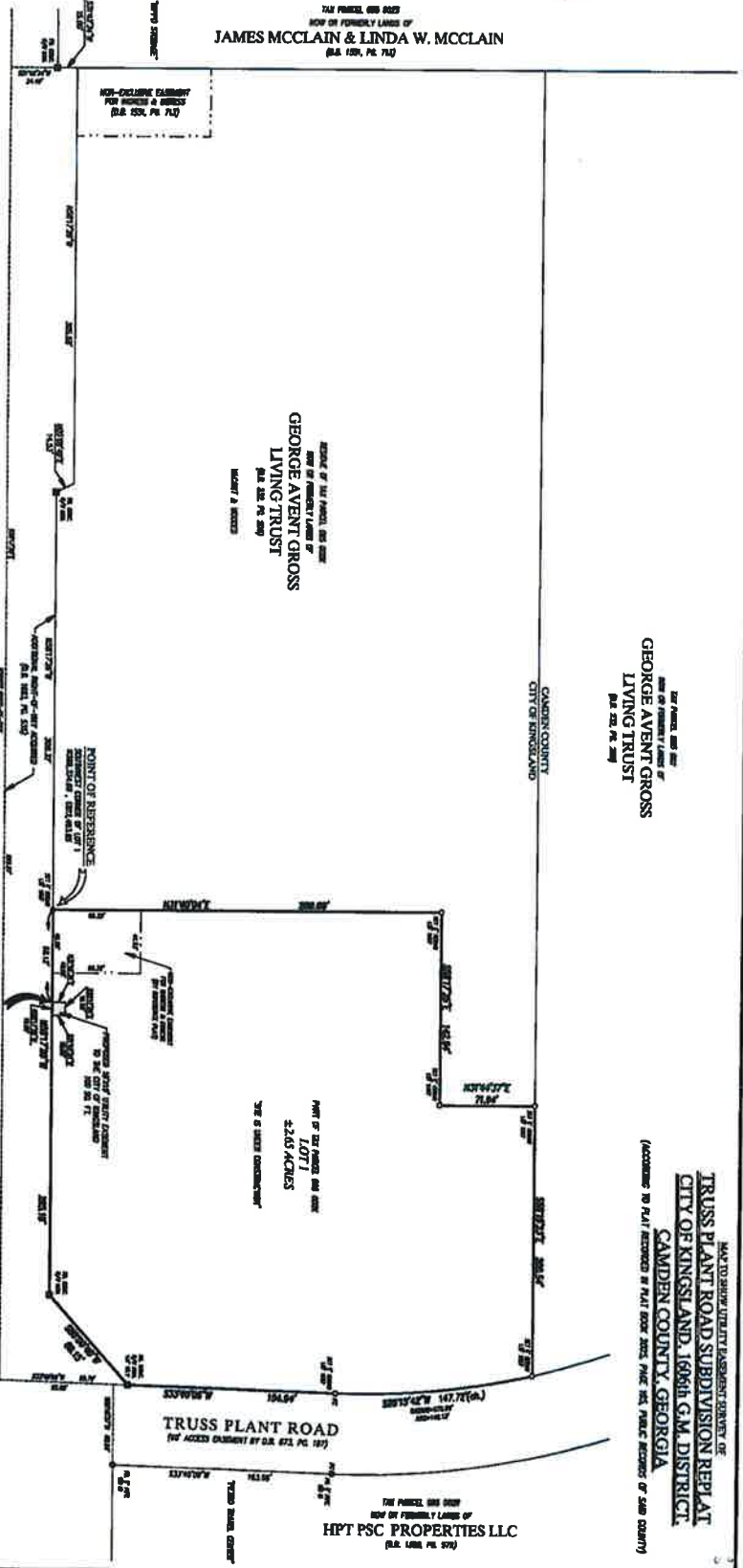
REVISIONS AND RECORDING INFORMATION



PROPERTY OWNED BY:
 JAMES MCCLAIN & LINDA W. MCCLAIN
 2000 W. 10TH STREET
 ATLANTA, GA 30310
 (404) 525-1235

APPROVAL BY THE CITY OF KINGSDALE, GEORGIA
 RE: E. C. GARDNER JR. A/C

TAX PARCEL 000 000
 NEW OR FORMERLY LARGES OF
JAMES MCCLAIN & LINDA W. MCCLAIN
 (P.L. 100, PG. 742)



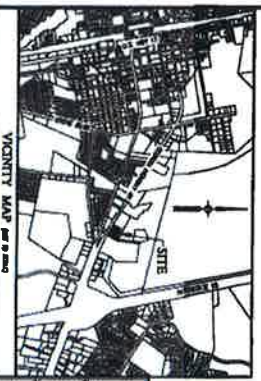
FOR PARCEL 000 000
 NEW OR FORMERLY LARGES OF
GEORGE AVENT GROSS
 LIVING TRUST
 P.L. 100, PG. 200

REPLAT OF THE PARCEL 000 000
 NEW OR FORMERLY LARGES OF
GEORGE AVENT GROSS
 LIVING TRUST
 P.L. 100, PG. 200

GEORGIA STATE HIGHWAY No. 40
 (A 1000' WIDE ROADWAY 41' WIDE)
 (P.L. 100, PG. 1100-1101)

MAP TO SHOW UTILITY EASEMENT SCHEMATIC OF
TRUSS PLANT ROAD SUBDIVISION REPLAT
 CITY OF KINGSDALE, 1608th G.M. DISTRICT
 CAMDEN COUNTY, GEORGIA
 (ACCORDING TO PLAT RECORDED IN PLAT BOOK 2005, PAGE 161, PUBLIC RECORDS OF SAID COUNTY)

THE PARCEL 000 000
 NEW OR FORMERLY LARGES OF
HPT FSC PROPERTIES LLC
 (P.L. 100, PG. 570)



NOTES:

- 1) EXISTING POWER EASEMENT SCHEMATIC IS THE BASIS OF THE REVISIONS TO THE UTILITY EASEMENT SCHEMATIC.
- 2) THE UTILITY EASEMENT SCHEMATIC IS THE BASIS OF THE REVISIONS TO THE UTILITY EASEMENT SCHEMATIC.
- 3) THE UTILITY EASEMENT SCHEMATIC IS THE BASIS OF THE REVISIONS TO THE UTILITY EASEMENT SCHEMATIC.
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- 5) THE UTILITY EASEMENT SCHEMATIC IS THE BASIS OF THE REVISIONS TO THE UTILITY EASEMENT SCHEMATIC.

CLOSURE NOTE:

THE ROAD SHALL BE CLOSED FOR THE DURATION OF THE CONSTRUCTION OF THE UTILITY EASEMENT SCHEMATIC. THE ROAD SHALL BE CLOSED FOR THE DURATION OF THE CONSTRUCTION OF THE UTILITY EASEMENT SCHEMATIC.

EQUIPMENT USED:

ANALOG SURVEYING EQUIPMENT

LEGEND:

- 0 - 0' WIDE ROAD
- 1 - 1' WIDE ROAD
- 2 - 2' WIDE ROAD
- 3 - 3' WIDE ROAD
- 4 - 4' WIDE ROAD
- 5 - 5' WIDE ROAD
- 6 - 6' WIDE ROAD
- 7 - 7' WIDE ROAD
- 8 - 8' WIDE ROAD
- 9 - 9' WIDE ROAD
- 10 - 10' WIDE ROAD
- 11 - 11' WIDE ROAD
- 12 - 12' WIDE ROAD
- 13 - 13' WIDE ROAD
- 14 - 14' WIDE ROAD
- 15 - 15' WIDE ROAD
- 16 - 16' WIDE ROAD
- 17 - 17' WIDE ROAD
- 18 - 18' WIDE ROAD
- 19 - 19' WIDE ROAD
- 20 - 20' WIDE ROAD

P.O. BOX 570
 ST. MARYS, GEORGIA 31534
 (912) 728-1501 FAX
 (912) 728-1509 FAX
 GEORGIA LICENSED
 SURVEYOR FROM No. 1067
 DATE: 08/11/2005



AKM
 SURVEYING, INC.
 SURVEYORS & LAND PLANNERS

BY: [Signature]
 DATE: 08/11/2005



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: January 5, 2026

City Council Meeting Date: January 12, 2026

Agenda Item: Right of Way Acceptance- Marsh Harbour Subdivision

Summary:

Joss Josselyn with Josselyn Homes, Inc. has submitted a Quit- Claim Deed requesting the City of Kingsland to accept a 50' ROW including all infrastructure within Green Turtle Court. The one-year warranty period ended in January of 2025. An inspection of the infrastructure was completed by the Planning Dept. and Public Works on October 8, 2025 and all infrastructure was in good working order. The submitted Quit Claim Deed is attached to this report.

Zoning: PD/R-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball

Planning Director

**Please return to:
Kinney & Hendrix, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, GA 31558**

STATE OF GEORGIA

COUNTY OF CAMDEN

QUIT-CLAIM DEED

THIS INDENTURE, made this 12th day of January, 2026, between **Josselyn Homes, Inc., a Georgia Corporation**, of the first part, and the **City of Kingsland**, a municipal corporation of the State of Georgia, of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid, the receipt whereof is acknowledged, has bargained, sold, and by these presents does remise, convey and forever QUIT CLAIM to the said party of the second part, its successors and assigns, all that lot, tract, or parcel of land lying and being in the City of Kingsland, 1606th G. M. District, Camden County, Georgia, more particularly described as follows:

All of that street identified as Green Turtle Court (50' Right of Way) as more fully and accurately shown and described on that certain plat of survey of prepared by Ernest R. Bennett, Jr., Georgia Registered Land Surveyor No. 2893, signed November 7, 2022, recorded in Plat Book 2022, page 138, Camden County, Georgia, records, together with all improvements located thereon, including roads, infrastructure, and street lights located thereon.

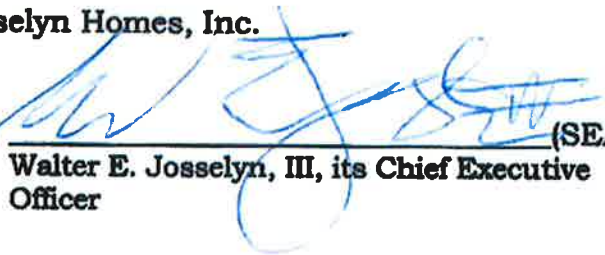
48418

Said Green Turtle Court is being conveyed and dedicated to the City of Kingsland, and accepted by the City of Kingsland, for use as a public right-of-way.


TO HAVE AND TO HOLD the said bargained premises to the said party of the second part, so that neither the said party of the first part nor its successors and assigns, nor any other person or persons claiming under it shall at any time by any means or ways, have, claim, or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.


IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and affixed its seal through its duly authorized officer, the day and year first above written.

Josselyn Homes, Inc.

By:  (SEAL)
Walter E. Josselyn, III, its Chief Executive Officer

Signed, sealed, and delivered in the presence of:



Witness


Notary Public



48418

RESOLUTION ACCEPTING PROPERTY

WHEREAS, there is recorded in Plat Book 2022, page 138, Camden County, Georgia, records, a plat of survey that depicts a certain street for the use of those owning property within the Marsh Harbour Subdivision, which street is within the city limits of the City of Kingsland.

WHEREAS, the aforesaid street has been completed and accepted by the City of Kingsland as required under ordinances of the City of Kingsland; and

WHEREAS, Josselyn Homes, Inc., has tendered to the City of Kingsland a deed conveying the following property:

All of that street identified as Green Turtle Court (50' Right of Way) as more fully and accurately shown and described on that certain plat of survey of prepared by Ernest R. Bennett, Jr., Georgia Registered Land Surveyor No. 2893, signed November 7, 2022, recorded in Plat Book 2022, page 138, Camden County, Georgia, records together with all improvements located thereon, including roads, infrastructure, and street lights located thereon; which deed is acceptable to the City of Kingsland;

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, that the deed from Josselyn Homes, Inc. to the City of Kingsland, Georgia, conveying the aforesaid street within the Marsh Harbour Subdivision, dated January 12, 2026, is hereby accepted by the City of Kingsland. Said Green Turtle Court is being conveyed and dedicated to the City of Kingsland, and accepted by the City of Kingsland, for use as a public right-of-way.

THIS _____ day of _____, 20____.

CITY OF KINGSLAND, GEORGIA

By: _____(SEAL)
Its Mayor

Attest: _____(SEAL)
Its Clerk

BENNETT SURVEYING, INC.
Surveyors and Land Planners

102 Marsh Harbour Parkway, Unit 103
Kingsland, GA 31548
P. O. Box 2729
Brunswick, GA 31521
(912) 258-8899
(912) 265-3856
Fax: (912) 265-9509

December 2, 2025

LEGAL DESCRIPTION OF A PORTION OF MASH HARBOUR, CITY OF KINGSLAND, GEORGIA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF MARSH HARBOUR SUBDIVISION, CITY OF KINGSLAND, 1606th G.M.D., CAMDEN COUNTY, GEORGIA (SAID MARSH HARBOUR SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 2022, PAGE 138, PUBLIC RECORDS OF CAMDEN COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF GREEN TURTLE COURT (A 50 FOOT RIGHT OF WAY), KINGSLAND GEEORGIA.

THE LAND THUS DESCRIBED CONTAINS 1.28 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

TOGETHER WITH ALL WATER AND SEWER SYSTEMS AND INFRASTRUCTURE LOCATED INSIDE SAID RIGHT-OF-WAY AND ALSO TOGETHER WITH ALL DRAINAGE AND UTILITY EASEMENTS REFERENCED ON SAID PLAT OF MARSH HARBOUR SUBDIVISION.



REFERENCE DRAWING No. SD-2-247-10-21

marsh cove roads legal

RESOLUTION ACCEPTING PROPERTY

Whereas, the City of Kingsland has previously approved the subdivision plan of:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF MARSH HARBOUR SUBDIVISION, CITY OF KINGSLAND, 1606th G.M.D., CAMDEN COUNTY, GEORGIA (SAID MARSH HARBOUR SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 2022, PAGE 138, PUBLIC RECORDS OF CAMDEN COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF GREEN TURTLE COURT (A 50 FOOT RIGHT OF WAY), KINGSLAND GEEORGIA.

THE LAND THUS DESCRIBED CONTAINS 1.28 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

TOGETHER WITH ALL WATER AND SEWER SYSTEMS AND INFRASTRUCTURE LOCATED INSIDE SAID RIGHT-OF-WAY AND ALSO TOGETHER WITH ALL DRAINAGE AND UTILITY EASEMENTS REFERENCED ON SAID PLAT OF MARSH HARBOUR SUBDIVISION.

Whereas Walter E. Josselyn, III has tendered to the City of Kingsland a quit claim deed conveying the aforesaid property.

Which deed is acceptable to the City of Kingsland:

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, that the deed from LSSD Settlers Hammock, LLC to the City of Kingsland, Georgia, conveying the aforesaid street and easements within the subdivisions, dated _____, is hereby accepted by the City of Kingsland.

THIS ____ day of _____, 2025

City of Kingsland, Georgia

By: _____

Its Mayor

Attest: _____

Its Clerk

CLERK'S CERTIFICATE

I, Jo Seigler, the duly appointed, qualified and acting Clerk of the City of Kingsland, Georgia, do hereby certify that the attached resolution was duly adopted by the Mayor and Council of the City of Kingsland, Georgia, at its regular meeting held on January 12, 2026, and I do further certify that the copy of the resolution is a true and correct copy of said resolution adopted at said meeting and on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said City this _____ day of _____, 20____.

Jo Seigler



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: January 5, 2026

City Council Meeting Date: January 12, 2026

Agenda Item: Final Plat

Summary: Ron Sawyer with LIH Holdings, LLC has submitted a final plat application for The Preserve at Camden Woods phase 2C, consisting of 14 single family lots on approx. 2.20 acres. The plat was originally part of The Villas at Camden Woods Phase 2 Final Plat. This plat will include Collin Nicholas Drive.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

240168

Jan 2026 Agenda

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA



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

Part A—General Information

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

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

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

Part B — Applicant Only

- 1. Your Name: LIH HOLDINGS, LLC Phone: 912-882-7725 Address: 100 MARSH HARBOUR PARKWAY KINGSLAND, GA 31548
2. Owner, if not same: Name: LIH HOLDINGS, LLC Address: 100 MARSH HARBOUR PARKWAY KINGSLAND, GA 31548
3. What is your interest if you are not the owner?
4. Name of proposed subdivision: THE PRESERVE AT CAMDEN WOODS, PHASE 2C FORMERLY KNOWN AS THE VILLAS AT CAMDEN WOODS.
5. Location of subdivision: Neighborhood: THE VILLAS AT CAMDEN WOODS Street: COLLIN NICHOLAS DRIVE Parcel Number: 107 035 Lot Number:
6. Present zoning: PD-MIXED USE
7. Number of proposed lots: 14 LOTS 1 TRACT
8. Area of proposed subdivision: 2.20
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
- Final Plat (Original and 9 copies)
- Vicinity Map
- Proof of ownership
10. Signed: [Signature] (AKM Surveying) Date: 12/8/25

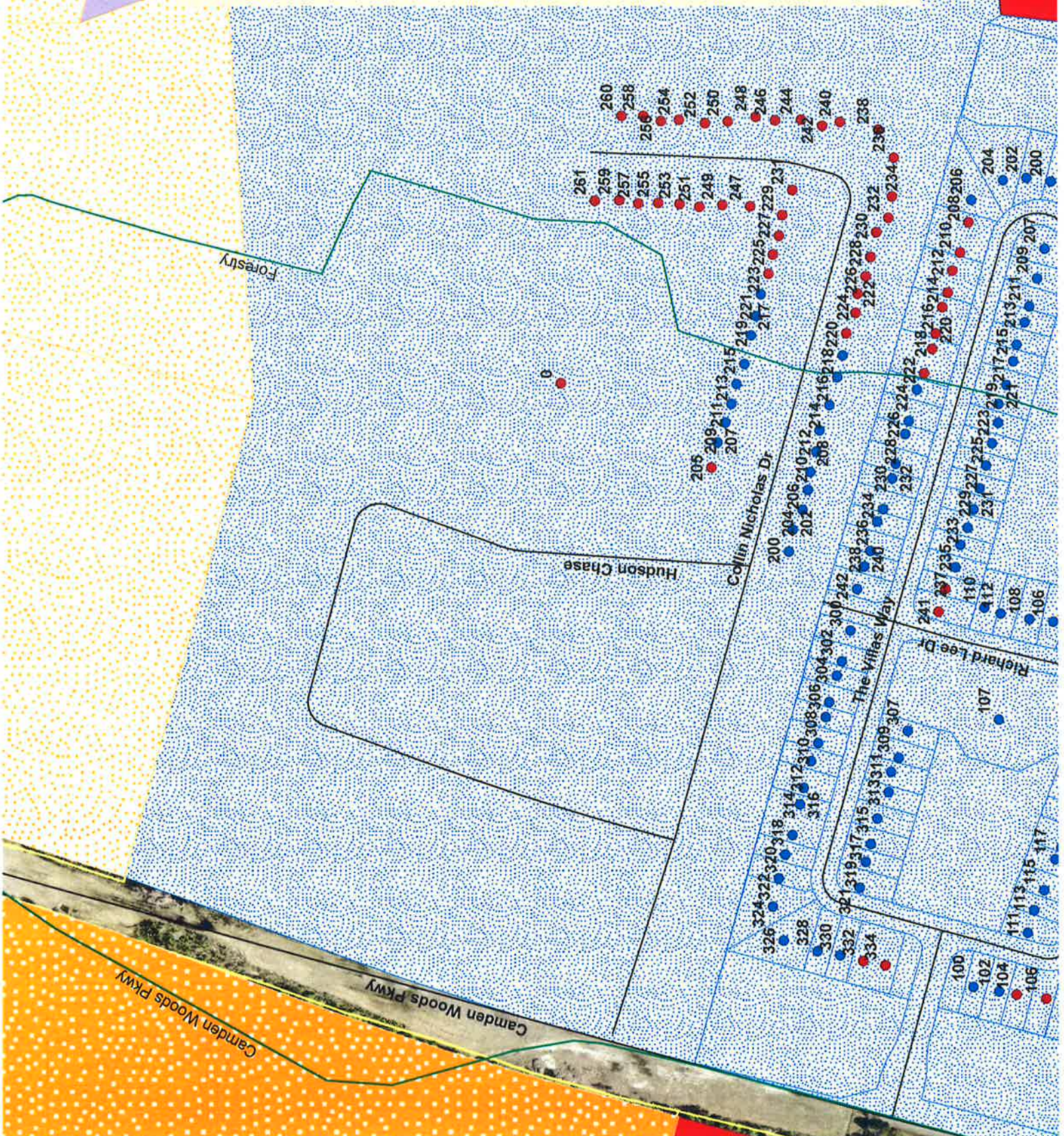
Part C - Planning Official Only

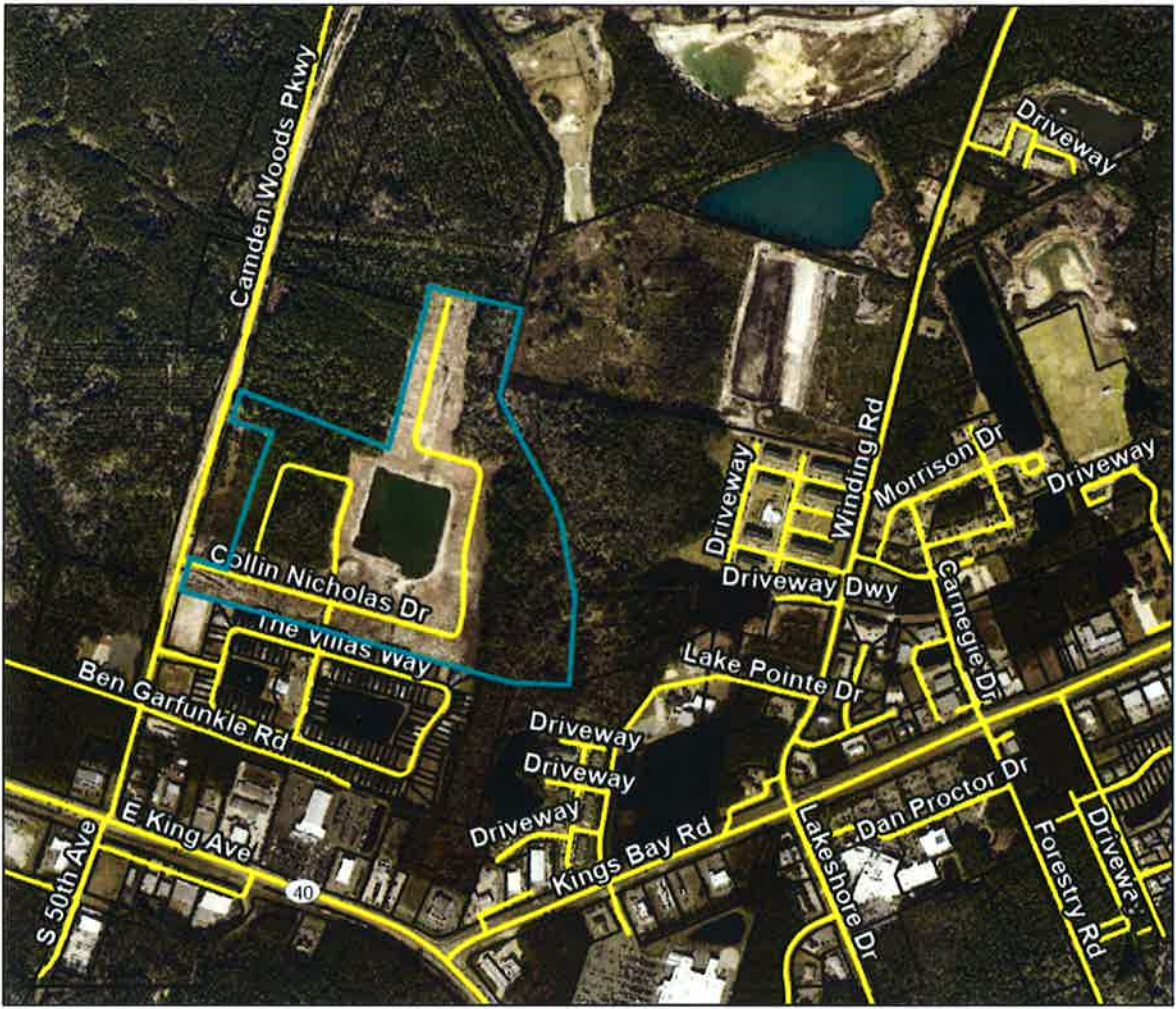
- 1. Date application was filed: 12/10/25
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? (X) Yes () No
3. Checked by: Scott & James
4. Are Final Plat and application complete? (X) Yes () No
5. Correct fee paid? (X) Yes () No () Not applicable
6. Date final plat reviewed by Planning Commission: 1/5/26 () Approved () Disapproved
Conditions of approval or reasons for disapproval:

Kingsland Zoning Map

Zoning 2025

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





- 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 | 107 035 | Owner | LIH HOLDINGS LLC | Last 2 Sales | | | | | |
| Class Code | Residential | | 100 MARSH HARBOUR PARKWAY | Date | 12/13/2024 | Net Price | 0 | Reason | NM |
| Taxing District | KINGSLAND TAD #2 | | KINGSLAND, GA 31548 | | 1/14/2021 | | \$220500 | Qual | U |
| | KINGSLAND TAD #2 | Physical Address | CAMDEN WOODS PKWY | | | | | | U |
| Acres | 77.05 | Assessed Value | Value \$364750 | | | | | | |

(Note: Not to be used on legal documents)

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

Date created: 12/11/2025
Last Data Uploaded: 12/10/2025 8:26:50 PM





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: January 5, 2026

City Council Meeting Date: January 12, 2026

Agenda Item: Rezone & PD Approval

Background:

The surrounding area is a mixture of residential and commercial zonings. This parcel was rezoned to R-1 (Single Family Residential) to MU (Mixed Use) in 2022, however the proposed development did not take place. The potential new owner is asking for the property be rezoned to PD/R-1 for a proposed 150 single family lot (maximum) development with amenities and greenspace areas. The proposed development will be an extension of Hideaway Lakes neighborhood. There will be two entrance/exits on W. Sherrard Ave. and Wilbur St. A conceptual site plan and PD has been submitted and reviewed by the Planning Dept.

Summary:

Bill Gross, acting agent for Steven Buchholz with Friendship Baptist Kingsland, Inc. is requesting that parcel K19 01 004 be rezoned to PD/R-1 (Planned Development Single Family Residential) for a proposed 150 (Max) single family lot development. The applicant is also asking to approve the PD that has been submitted.

Current Zoning: MU (Mixed Use)

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

Jan Agosta
240169

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 | <u>MU</u> | EXISTING USE | <u>VACANT</u> |
| REQUESTED ZONING | <u>PD-R1</u> | REQUESTED USE | <u>SINGLE FAMILY RESIDENTIAL</u> |

PROPERTY OWNER(S)

Name(s) Friendship Baptist Kingsland, Ga. Inc. / Steven Buchholz

Address PARCEL K19 01 004

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: South of W. King Ave., East of S. Sheffield St.

Property Address: PARCEL K19 01 004 109 S. Sheffield St.

Tax Map Reference Number PARCEL K19 01 004 Zoning Map MU

**City of Kingsland Zoning Application
Page Two**

Property Size 42AC Property Frontage 50' s. sheffield st.
50 Wilbur st. 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 _____
THIS DEVELOPMENT WOULD BE A SINGLE FAMILY SUBDIVISION THAT WOULD CONNECT TO AN EXISTING
SINGLE FAMILY SUBDIVISION DEVELOPMENT TO MATCH THE USE OF THE ADJACENT PROPERTIES

Would not be detrimental to property or persons in the area because _____
THIS DEVELOPMENT WOULD BE A SINGLE FAMILY SUBDIVISION THAT WOULD CONNECT TO AN EXISTING
SINGLE FAMILY SUBDIVISION DEVELOPMENT TO MATCH THE USE OF THE ADJACENT PROPERTIES

**Other
Comments:** _____

DISCLOSURE

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

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

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

**City of Kingsland Zoning Application
Page Three**

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

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 |
|-------------------------------|--------------------------------------|
| _____ | _____ |
| _____ | _____ |

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.

W. A. Wilson - Agent

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 Jan. 5th, 2016, 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 Bill Gross
in the amount of \$ 125.⁰⁰.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 12/12/25

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 _____, 200__, by virtue of a deed dated _____, _____, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book _____, Page _____.

Steven Buchholz

Owner's Printed/Typed Name

Steven Buchholz

~~Other Owner's Printed/Typed Name~~
Steven Buchholz
A6EB3325B412414
Other Owner's Signature Date: 12/11/2025

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.

Signed by:
Steven Buchholz
A6EB3325B412414

Owner's Signature

Signed by:
Steven Buchholz
A6EB3325B412414

Other Owner's Signature

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

Bill Gross

Authorized Agent's Name-Printed

Bill Gross

Authorized Agent's Signature

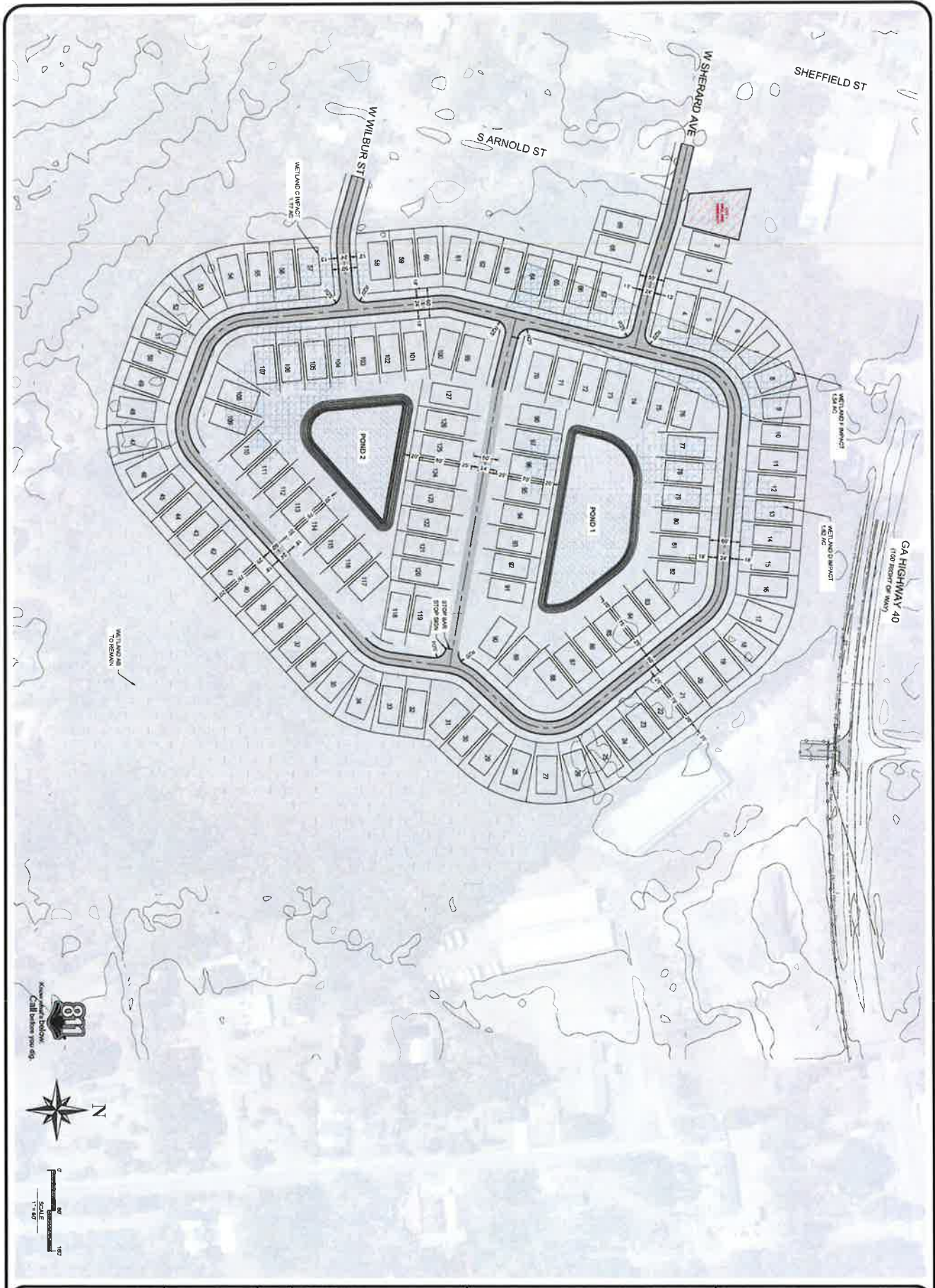
12.11.25

Date

Planning and Zoning

Received by: Scott Kimball

Date: 12/12/25



811
Know what's below.
Call before you dig.

N

SCALE
1" = 40'

01

DRAWN BY: JM
CHECKED BY: JM
DATE: 12/15/2025
SCALE: AS SHOWN
CONTENT:

For Review
REVISIONS SHEET NO.

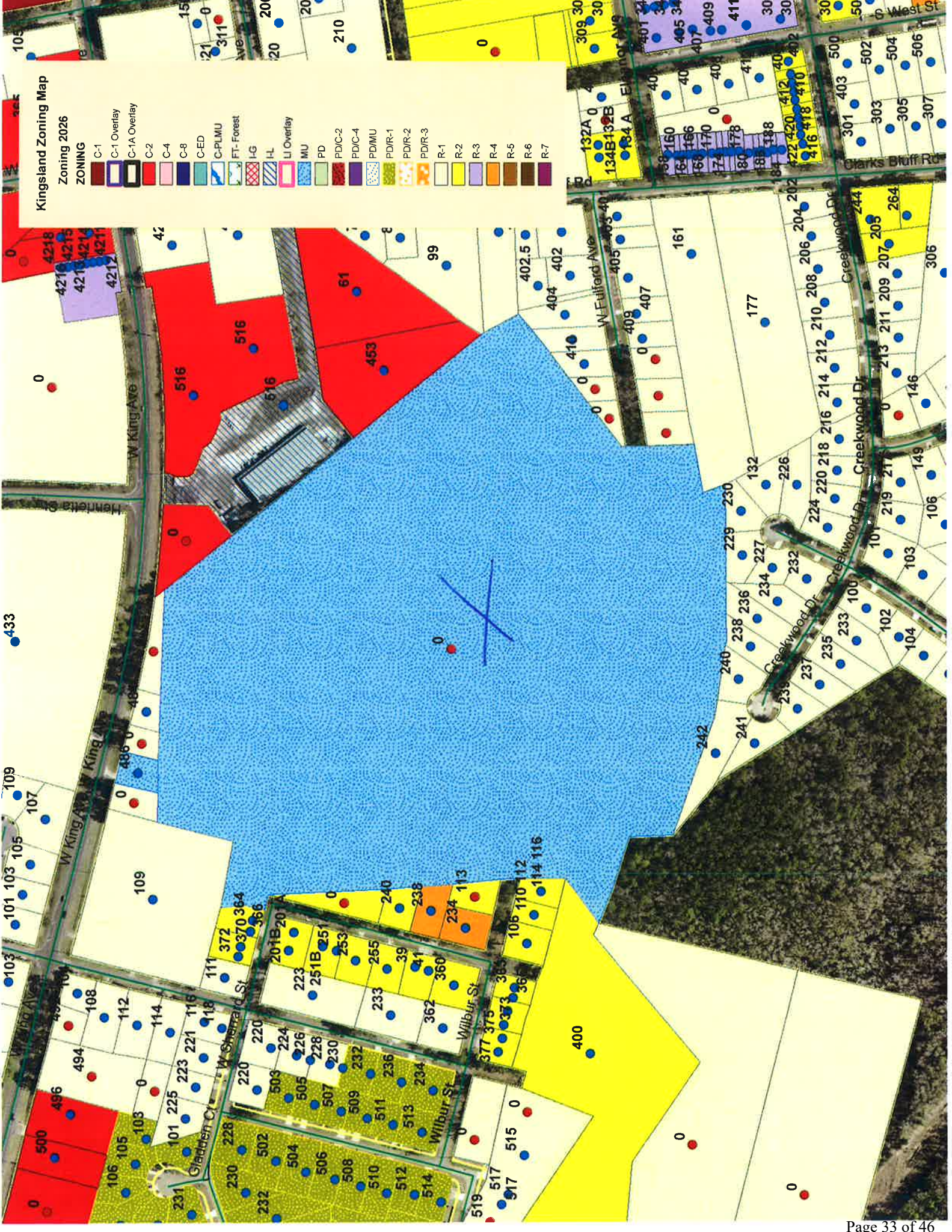
| NO. | DESCRIPTION | DATE |
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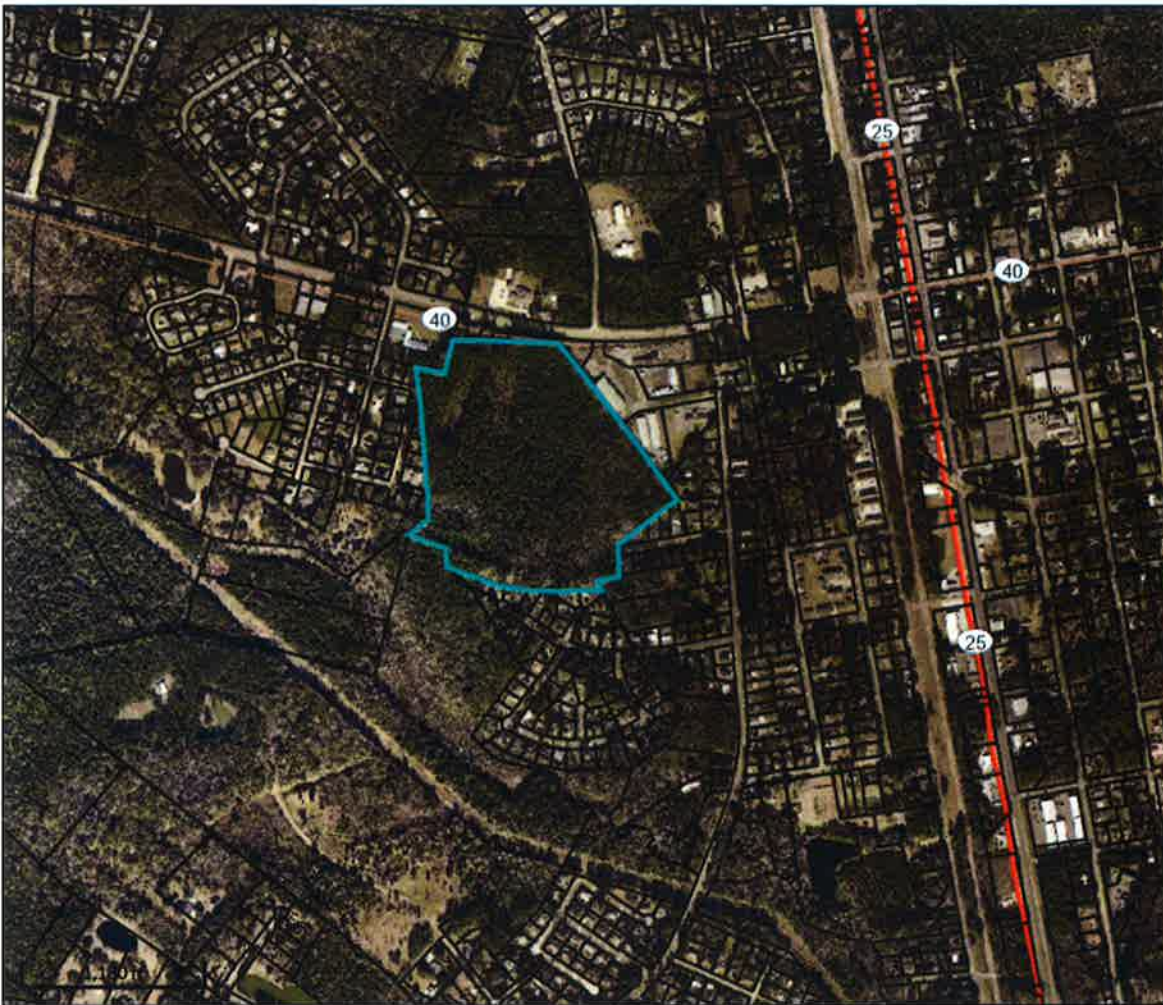
CONCEPT PLAN
KINGSLAND, GEORGIA
PREPARED FOR:
FRIENDSHIP BAPTIST CHURCH

109 Readdick Avenue
Kingsland, GA 31548

Kingsland Zoning Map

- Zoning 2026
- ZONING
- C-1
 - C-1 Overlay
 - C-1A Overlay
 - C-2
 - C-4
 - C-8
 - C-ED
 - C-PLMU
 - FT-Forest
 - I-G
 - I-L
 - LI Overlay
 - MU
 - PD
 - PDIC-2
 - PDIC-4
 - PDIMU
 - PDIR-1
 - PDIR-2
 - PDIR-3
 - R-1
 - R-2
 - R-3
 - R-4
 - R-5
 - R-6
 - R-7





Overview



Legend

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

| | | | | | | | |
|------------------------|--------------|-------------------------|------------------------------|---------------------|------------------|---------------|-------------|
| Parcel ID | K19 01 004 | Owner | FRIENDSHIP BAPTIST CHURCH OF | Last 2 Sales | | | |
| Class Code | Agricultural | | KINGSLAND GEORGIA INC | Date | Net Price | Reason | Qual |
| Taxing District | KINGSLAND | | 480 WEST KING STREET | 2/4/2022 | 0 | CR | U |
| | KINGSLAND | | KINGSLAND, GA 31548 | 2/4/2022 | 0 | CR | U |
| Acres | 41.72 | Physical Address | n/a | | | | |
| | | Assessed Value | Value \$176148 | | | | |

(Note: Not to be used on legal documents)

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Date created: 12/15/2025

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Developed by SCHNEIDER
GEO SPATIAL

**Friendship Subdivision
PD-R1
Kingsland, Georgia**

PLANNED DEVELOPMENT

REZONING APPLICATION

With Land Use Plan and Development Standards

Prepared for:
WHGross, LLC

Submitted to:
The Kingsland Planning Commission and
The Kingsland City Council

December 12, 2025

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SECTION 1

INTRODUCTION AND DESCRIPTION OF PROPOSAL

A. The Property

The subject property (parcel K19 01 004) is located approximately ¼ mile west of Highway 17 in downtown Kingsland, GA.

The property is currently under the jurisdiction of the City of Kingsland is currently zoned MU (Mixed Use).

The total area of the property is approximately 41.72 acres.

B. Property Ownership and Legal Description

Property shows to be currently owned by Friendship Baptist Church of Kingsland GA, INC.

480 West King Street, Kingsland GA 31548

C. Intent of the Friendship Subdivision PD District

The goal of this project is the development of a residential development to allow for single family lots that are smaller than the standard R1 zoning.

D. Planned Development Process

The Planned Development Process is based on the Kingsland Ordinance.

- 1) This document establishes the framework for the anticipated buildout of the project. Land Uses, development density, utility services, and other information pertinent to the development of the project master plan are described herein. This document is submitted to the Staff for review and to the Planning Commission and Board of Commissioners for approval.
- 2) As the project is developed, Preliminary and Final Plats for the project will be prepared and submitted as required to the County for review and approval. These plats will subdivide the project into the various land uses depicted on the Zoning Master Plan. Additional subdivision within these overall parcels may be submitted for approval.
- 3) Site Development Plans will be submitted as required for approval to the City for each portion/phase of the tract to be developed. The Development Plans will describe specific development in detail as studies and designs are prepared. Specific development standards for individual lot setbacks, buffers, minimum lot area, lot coverage, road design standards, building heights and other development standards shall be in accordance with those established in this document or as amended by the Owner/Developer and accepted by the City of Kingsland. Supporting documentation of the appropriate detail is required at each level of approval.

E. Zoning Master Plan and Development Schedule

The project will be constructed in multiple phases over a period of approximately 8 years. Development will occur in accordance with this text and the Zoning Master Plan. Amendments to these documents may be made in the future as specified herein and as allowed by the City of Kingsland Zoning Ordinance. These documents outline the general scope of the development including number of parcels, development standards, open space and other development criteria.

The Zoning Master Plan indicates specific land uses and locations for the various parts of the project. Some future modifications to these land use designations or locations may be dictated by future market conditions, wetlands, or other factors.

Proposed land uses are detailed under Section 2 – Allowed Land Uses and Development Standards. The plan anticipates development of residential uses with related road and utility infrastructure.

Open space and common areas are not specifically addressed on the Zoning Master Plan. The project contains freshwater wetlands under the Jurisdiction of the U.S. Army Corps of Engineers. The stormwater management areas and the non-mitigated wetlands will be used as open space or common areas. Landscaping shall be introduced at entranceways, along major circulation routes, and within the passenger vehicle parking areas.

The provisions of the Zoning Master Plan, Exhibits, and Appendices shall apply to development of the project. In the event of a conflict, the hierarchy of documents is the Zoning Master Plan followed by the City of Kingsland Zoning ordinance.

F. Storm Water Management

Each project/product type within this concept plan is intended to be independent and will be responsible for managing the storm water runoff to meet the City requirements. This plan will provide the surface water storage, conveyance, and control systems needed to comply with all applicable Federal, State, and Local regulations.

As part of the development process, the Owner/Developer will implement Best Management Practices (BMPs) for Storm Water Management. The quantity and quality requirements for the storm water management systems shall meet the City of Kingsland design standards.

G. Wetlands

Freshwater wetlands on the property are typical of coastal Georgia. Approximately 22 percent of the land area in Coastal Georgia above mean high water consists of jurisdictional and isolated freshwater wetlands. This project contains freshwater wetlands which are shown on the surveys in Exhibit A. The concept plan has taken into account what is believed to be the Jurisdictional wetlands on the site. These wetlands will be verified and delineated by the authority having jurisdiction prior to preliminary plating of any phase of this project. The wetlands are subject to changing based on the jurisdictional determination which could require modification to the master layout plan.

H. Water and Sewer Service

Water supply and wastewater collection for the project will be provided by the City of Kingsland. The details of this service, including the need to extend facilities to individual parcels within the project will be coordinated with the city as the development plans for the project progress. These facilities will be constructed and connected to the existing utility systems owned and operated by the City of Kingsland. The need, location, and design of all utility facilities will be coordinated with the City of Kingsland at a later date. All required main extensions of the water and sewer systems will be permitted with the Environmental Protection Division of the Department of Natural Resources.

I. Site Access and Traffic

Traffic is anticipated to enter and exit the site at 2 existing city streets. Refer to the site concept plan for access locations.

J. Dedications to City of Kingsland

a. Dedication of Roads

The Owner/Developer will construct all roads within the project in accordance with City of Kingsland County Standards. All roads that are accessible by the public will be dedicated to City of Kingsland. Private roads will be allowed if approved by the The City of Kingsland Staff/Planning Commission.

b. **Dedication of Water and Sewer Facilities**

The proposed water and wastewater systems will be designed and constructed to City of Kingsland Specifications. The Owner/Developer will dedicate the completed and accepted systems to the City of Kingsland for Ownership, maintenance, and operation.

K. 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 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.

L. Development Standards

Site development within the project will be controlled by the development standards that are established in Section 2 of this document. In the event of a conflict, the hierarchy of documents shall be this document and then the City of Kingsland Subdivision Regulations.

SECTION 2

LAND USE DESIGNATION, DEVELOPMENT STANDARDS, AND DEFINITIONS

A. Introduction

The proposed project will be developed for residential use as indicated on the Zoning Master Plan.

The Zoning Master Plan and Development Standards for project provide the flexibility to adapt the development plan as necessary to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters. Accordingly, the exact location of boundary lines between tracts, the location and size of land uses indicated within tracts and preliminary design concepts for each tract described herein shall be subject to change as phases of the Zoning Master Plan area are submitted for detailed development review over the life of the development. The maximum densities and other conditions of the project will be adhered to unless the zoning is changed as required by this document and the City of Kingsland Zoning Ordinance. All modifications to the Zoning Master Plan will be submitted to the County for Staff and Commission approval.

B. Allowed Land Uses and Development Standards

This following Common Area uses are allowed in all portions of this PD.

- 1) Lakes and Parks
- 2) Roads and Utilities
- 3) Open Space

Development Standards for these uses shall be in conformance with the City of Kingsland.

The following land uses, as designated for each individual planning area, shall be permitted in the Friendship Subdivision PD. The purpose of this section of the PD document is to describe the land uses that are allowed within the individual planning areas of the PD district; however, allowing these land uses does not obligate the owner/developer to provide the uses or facilities stated herein. The development standards for each use are outlined below.

Parcel K1901004

This parcel will include land uses consistent with the following sections of the City of Kingsland

Permitted Residential Uses:

- 1) Single- Family Dwelling (detached)
- 2) Recreation Vehicle/Boat Storage (dedicated only for residence and must meet City Ordinance requirements)
- 3) Amenities

Common area uses as defined in this section are also allowed.

C. General Requirements

All uses permitted in the Friendship Subdivision PD District shall conform to the following standards:

| | One-family Dwelling (50ft) | One-family Dwelling (60ft) | One-family Dwelling (70ft) |
|--------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| Minimum Lot Area | 5,500 SF/DU | 6,600 SF/DU | 7,700 SF/DU |
| Minimum Lot Width | 50 feet | 60 feet | 70 feet |
| Minimum Front Yard | 25 feet | 25 feet | 25 feet |
| Minimum Side Yard | 5 feet | 5 feet | 5 feet |
| Minimum Rear Yard | 20 feet | 20 feet | 20 feet |
| Height | 35 feet | 35 feet | 35 feet |
| Density | 8 DU/Acre | 7 DU/Acre | 6 DU/Acre |

DU = Dwelling Units

- * **Acreage per dwelling unit (DU) is based on the developable area. See definition in Section F.**
- * **Standard R1 lot sizes are also allowed as part of this PD.**

Off-street parking and loading

All uses in this district shall meet all standards set forth in City of Kingsland Ordinance pertaining to off-street parking, loading and other requirements. Single family residential shall have a minimum of 2 off-street parking spaces.

Signs

Signs shall be permitted in this district as provided in the City of Kingsland Zoning Ordinance. Residential signs shall conform to the appropriate section of the zoning ordinance based on the land use.

Preliminary Plat Approval

All uses within this district shall be required to apply for Preliminary Plat Approval and shall comply the City of Kingsland Zoning Ordinance

D. Land Use Table

Overall Land Uses for the Friendship Subdivision PD District shall not exceed the following:

| Land Use | Total |
|---------------------------|---------------------------|
| Single Family Residential | <u>150</u> Dwelling Units |

**NOTE: The max allowed as shown in the table above is not cumulative. This is a maximum allowed for each product type within the PD.*

E. Exceptions to the City of Kingsland Zoning Ordinance and Subdivision Regulations

The project is a residential development. The nature of the development and the creation of a PD – Planned Development District, provide the opportunity to modify certain portions of the development ordinance. This section details the changes to City of Kingsland Ordinances.

F. Definitions of Land Use Terms and Density Terms

1. In the absence of a term definition in this Zoning Master Plan, “Definitions” of the Kingsland City Zoning Ordinance included herein as an Appendix shall apply in the interpretation of this Zoning Master Plan. The locations of specific land uses are described on the Zoning Master Plan, and detailed by Land areas in this text.

2. Open Space

Total open space for the PD District shall be calculated for the boundary of the project and not on a site specific basis for each phase of the project. Open space and common areas are not specifically addressed on the Zoning Master Plan. The project contains freshwater wetlands under the Jurisdiction of the U.S. Army Corps of Engineers that will be included in all open space or common area assessments. Landscaping shall be introduced at entranceways, along major circulation routes, and within the passenger vehicle parking areas.

3. Roads

The project shall have roads designed to the standards of the City of Kingsland Design guidance and Regulations. Roads indicated on the Zoning Master Plan are subject to modification at the time of Preliminary and Final Plat approval based on final lot layout, specific soil conditions, environmental concerns, wetlands, and physical constraints and design parameters.

4. Setbacks and Buffers

Setbacks and buffers shall meet the minimum requirement established herein and shall apply to the perimeter of the project only; provided, however, that any required wetlands and salt marsh jurisdictional setbacks shall apply according to law throughout the project. Setbacks and buffers internal to the project shall be established at the time Development Plan approval.

5. Developable Area

This area refers to the upland portion of the property that is not within an unmitigated jurisdictional wetland or within a power/transmission easement.